Master Plan

Lafayette Community Park

L-ン-88

City of Lafayette
Parks and Recreation
January 1988

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City of Lafayette

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LAFAYETTE COMMUNITY PARK MASTER PLAN

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Introduction

A. PROJECT BACKGROUND

During 1979, local citizens banded together to form the Lafayette Park Committee to discuss the creation of a community park. Work included proposed funding ideas, proposed activities and facility layout and a survey. In 1985, the Parks and Recreation Commission began to develop master plan concepts and guidelines for the park. Input has been solicited through individual conversations and two public hearings held with residents of the adjacent neighborhood. The concepts and guidelines were reviewed by the Commissions and the City Council. In June, 1987, Dillingham Associates, landscape architects, were retained to prepare this master plan.

Prior to the 1960's, the site of Lafayette Community Park was used to grow winter cattle feed, walnuts and pears. In the 1960's, the California Department of Transportation (CalTrans) purchased this and other parcels to use for the 77/93 freeway between Pleasant Hill Road and Oakland, via Moraga. After the proposed freeway was abandoned, Caltrans offered to sell the land at auction. The City purchased 56 acres from Caltrans in 1983 as well as 8.2 acres from the Lafayette School District (now used as the Lafayette Community Center) in 1982, and 11 acres to the north of the Community Center in 1973. Existing resources have been focussed on rehabilitating the existing elementary school into a functional community center.

B. RELATED PROJECTS AND REPORTS

Design and implementation of the Lafayette Community Park Master Plan must coordinate with several previous and ongoing projects. Reports and projects reviewed include:

- Lafayette Community Park Master Plan Concepts and Guidelines, Lafayette Parks and Recreation Commision, 1987.

- plans for the development of Lafayette Community Center. The Community Center must be considered to be an important part of the Community Park, not a separate entity. Therefore, although specific plans for the center have been drawn up separately, they must be carefully considered and integrated into the thinking for the master plan.

- Investigation of Las Trampas Creek, Prunuske Chatham, May 1987. This report was prepared for the City of Lafayette and makes recommendations specific to the portion of Las Trampas Creek running through the park site regarding the location of a creek crossing and for erosion control in the creek and riparian zone.

- Erosion Control Master Plan for Las Trampas Creek Progress Report, Camp, Dresser and Mckee Inc., October 1984.

- Las Trampas Creek Repair, Russ Beatty, memo to Park And Recreation Department, May 1986.

- Lafayette General Plan, Lafayette Planning Department, 1987.

C. THE MASTER PLAN PROCESS

The general method used to arrive at the master plan solution began with an analysis of the "supply", i.e., the site and its physical character, and the "demand", the kinds of activities and facilities desired. After understanding these two elements as thoroughly as possible, "demand" was matched to "supply", thus making a diagrammatic plan. The diagram was refined and developed into explicit master plan alternatives(see Appendix). A final selection of the appropriate diagrammatic alternative or combination of alternatives was made. The approved diagrammatic plan has been refined and developed into a master plan. All elements have been carefully fitted into the landscape to optimize their use and minimize their site impact, as well as to create a series of experiences appropriate to Lafayette's major park.

The specific character and quantity of the proposed facilities have been indicated graphically on an overall plan of the park and in this report. Also indicated is an estimate of construction costs and a development phasing plan. A habitat management plan is included to direct the long term care of the site's natural resources.

Future phases of work leading to the actual construction of Lafayette Community Park include the development of accurate base material such as topographic surveys and fence surveys, design development at a larger scale, investigation and commitment of funding sources, and the preparation of construction documents.

II. Existing Site Environment

A. LOCATION AND CONTEXT

The site Lafayette Community Park is a 68 acre parcel of land in the Burton Valley neighborhood. The property is adjacent to and east of the Lafayette Community Center on St. Mary's Road. It is bounded on the south by Rohrer Drive, the east by Sandalwood and Sweetbrier Courts, and by Silverado and Burton Drives on the northeast. Residential development surrounds the site with the exception of the Community Center on the west boundary and the Burton Valley Elementary School on the south and east boundaries.

St. Mary's Road provides the primary local access to the site. Entries to the site occur on St. Mary's Road, Burton Drive and Rohrer Drive. Several existing and proposed biking/hiking/pedestrian trails link the park site with Lafayette's system of open spaces and trails. Along St. Mary's Road, the Lafayette-Moraga trail borders the site. Proposed trails to Lafayette ridge and Las Trampas Regional Park connect with the site at Burton Drive and Rohrer Drive.

Figure 1

Location Map

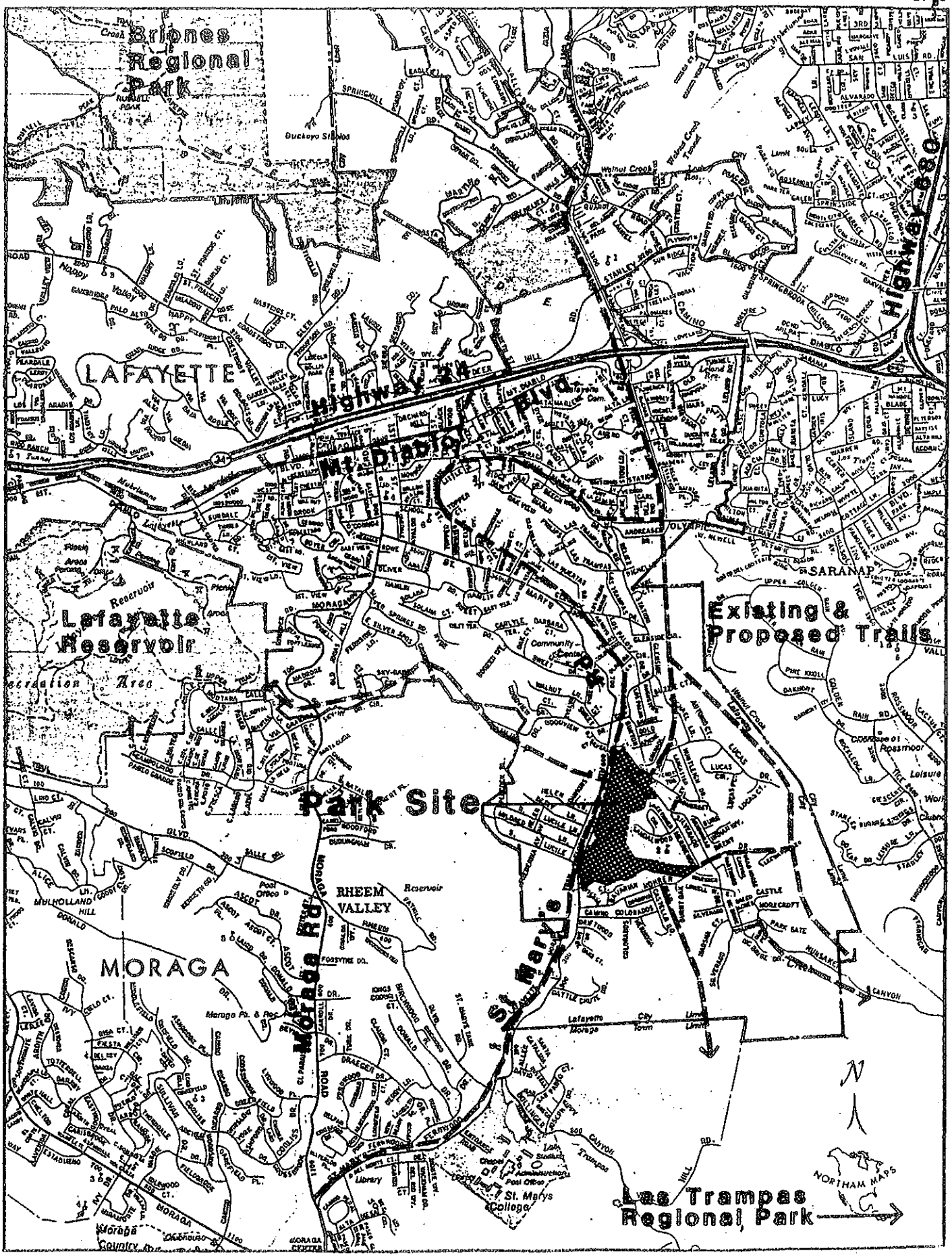
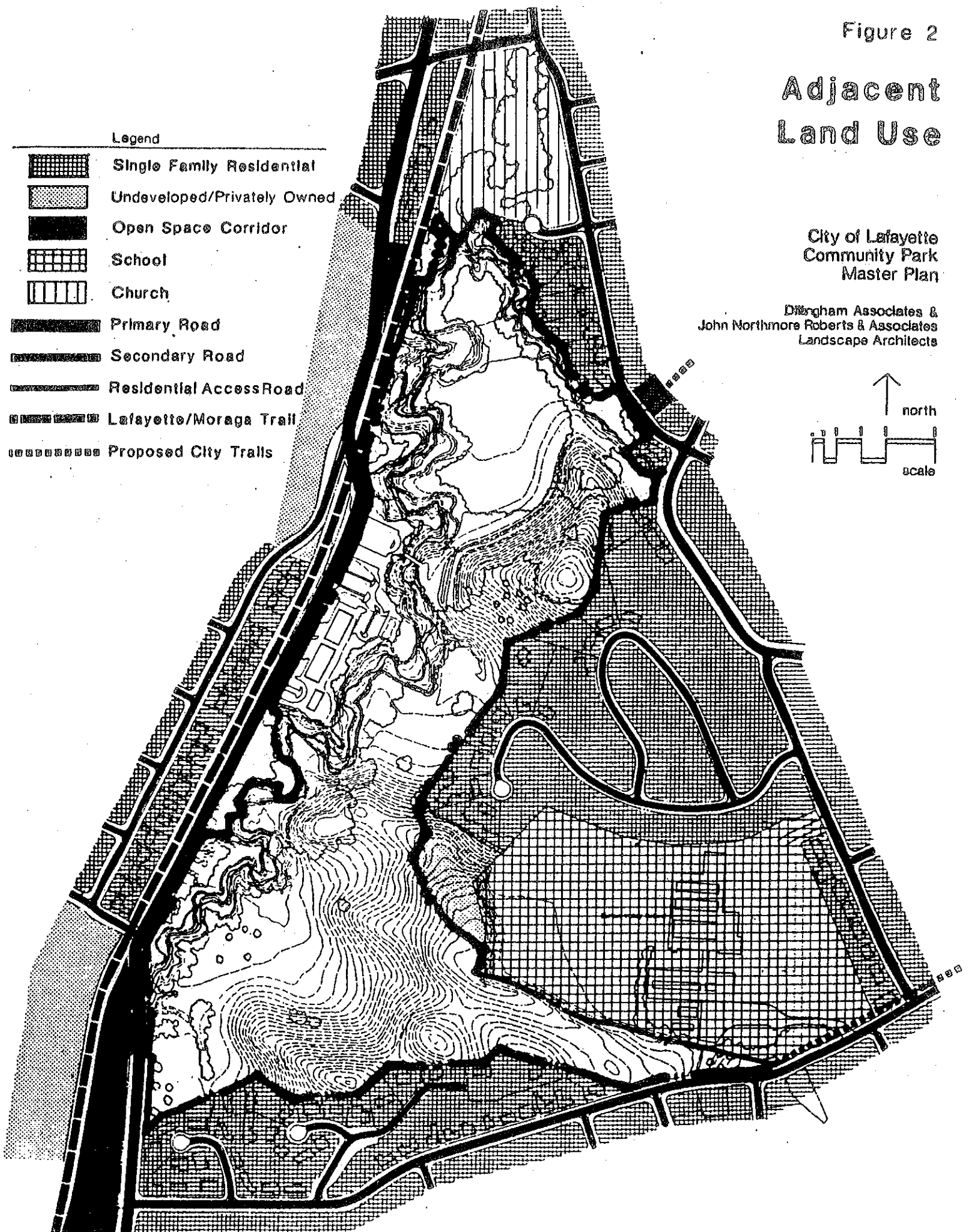


Figure 2

Adjacent Land Use



B. GENERAL SITE DESCRIPTION

The 68 acre site of Lafayette Community park contains a diverse array of physiographic and biotic conditions typical of the Briones and Berkeley hills. Las Trampas Creek has formed a narrow meandering strip with steep-sided scarps along the western edge of the site. Its confluence with Grizzly Creek, a smaller creek which meanders along the park boundary near Burton Drive, occurs at the north end of the site. Zones of dense riparian vegetation accompany the creeks. Flatlands along Las Trampas Creek were originally floodplains, and prior to the 1960's, were used for growing walnuts and pears. Remnants of these orchards remain, although the flatlands can generally be described as being in transition, developing into various vegetative community types. The rolling lands form the highest ground and comprise the majority of the overall site. They support a variety of vegetative communities, including a well-developed oak woodland, open grassland and two eucalyptus groves.

Elevations on the site range from 316' in the ravine of Las Trampas Creek, to 548' atop the highest knoll. Slopes on site range in gradient from 1% (one foot rise in one hundred horizontal feet) in the large flat areas adjacent to Las Trampas Creek, to 60% on the hillsides and nearly vertical in some of the creek escarpments.

C. LAND UNITS

The project site, as a part of the Master Plan design process, was divided into land units emphasizing environmentally differing features. The different environmental features of each land unit have implications for the development and management of that portion of the park. Each land unit influences neighboring units and the site's ecosystem often depends on the interaction of physiographic and biotic features of the entire area. However, each land unit represented does have a number of factors which are homogeneous in nature, giving it a definable and unique character. The most important among those features used to delimit the land units are slope and vegetative community. The land units are the following:

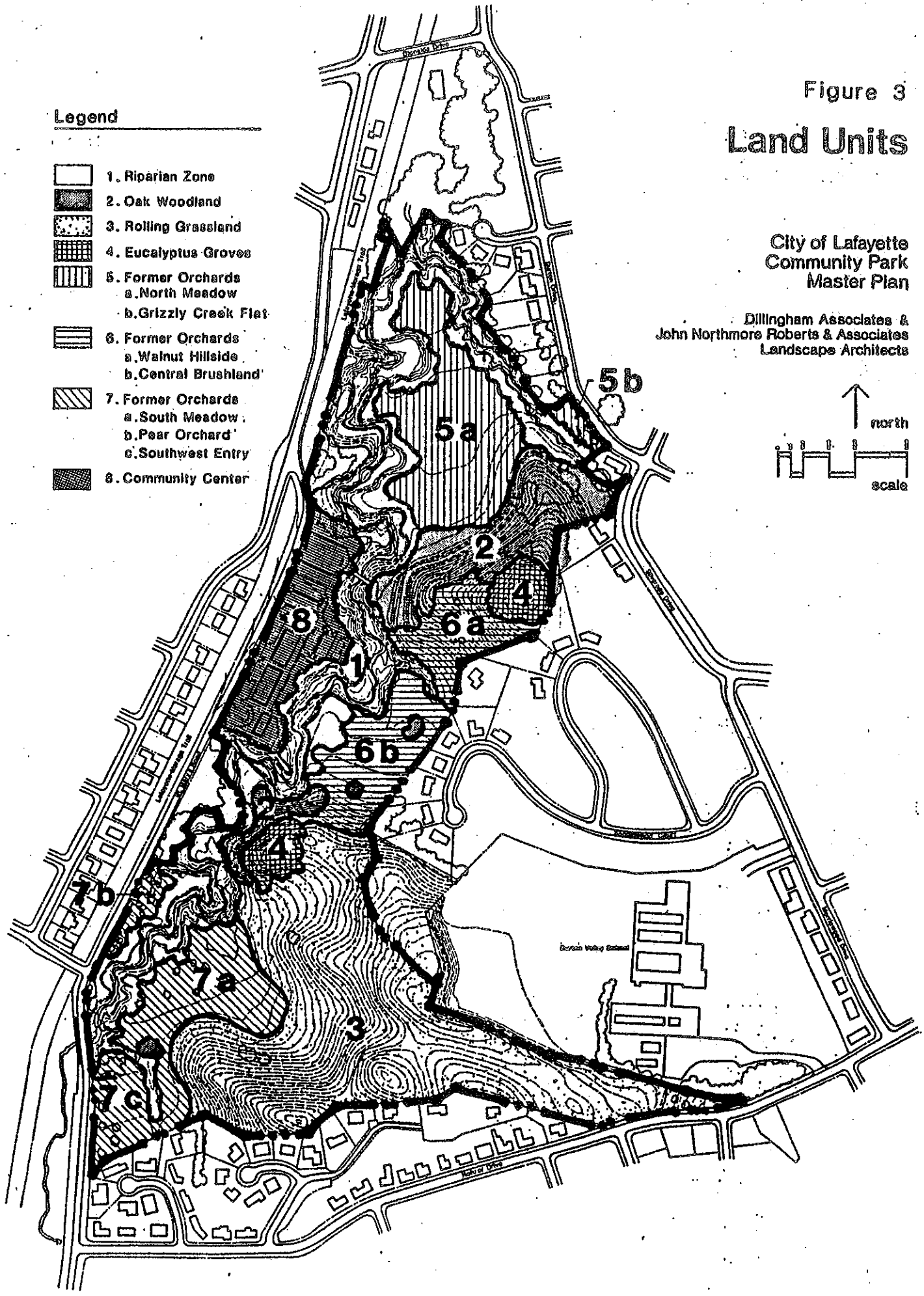
1. Riparian Zone
2. Oak Woodland
3. Rolling Grassland
4. Eucalyptus Groves
5a. North Meadow
 b. Grizzly Creek Flat
6a. Walnut Hillside
 b. Central Brushland
7a. South Meadow
 b. Pear Orchard
 c. Southwest Entry
8. Community Center

Figure 3

Land Units

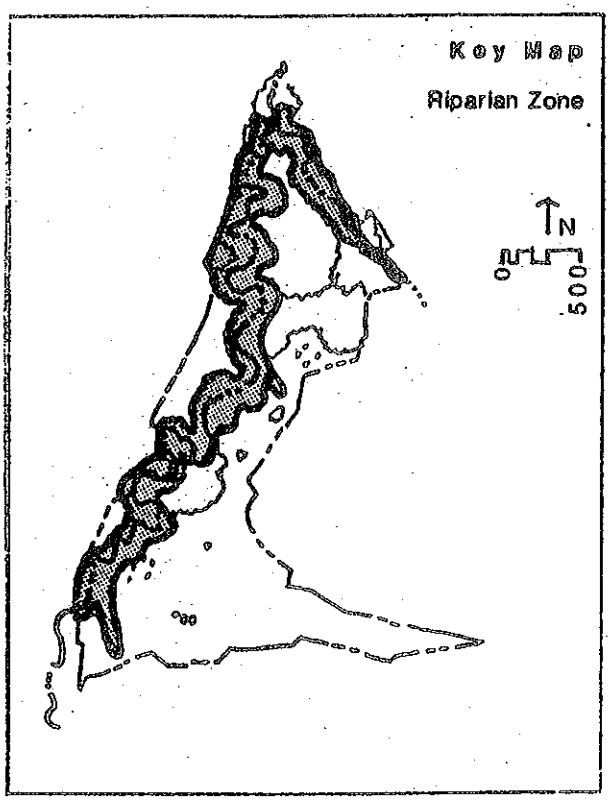
City of Lafayette
Community Park
Master Plan

Dillingham Associates &
John Northmore Roberts & Associates
Landscape Architects



1. Riparian Zone

a. Vegetation



The riparian zone features the most diverse and abundant vegetation of the entire site. It is affected primarily by the presence of the stream, making a cooler, wetter environment, and the abrupt and varying topography, providing plants with a variety of microclimates and soil conditions.

Species present in the riparian zone include:

Trees

Acer negundo
Acer macrophylla
Aesculus californica
Alnus rhombifolia
Juglans Hindsii
Quercus agrifolia
Sambucus caerulea
Salix lasiolepis
Umbellularia californica

Shrubs

Baccharis pilularis
Cornus stolonifera
Corylus cornuta var californica
Cytissus monspessulanus
Holodiscus discolor
Lonicera hispidula
Lotus scoparius
Lupinus albifrons
Physiocarpus capitatus
Rhamnus californica
Ribes Menziesii
Rosa gymnocarpa
Rubus parvifolius
Symphoricarpos mollis
Taxiodendron diversiloba

Herbacious Perennials, annuals, ferns, exotic groundcovers such as Vinca minor

b. Successional tendencies

The riparian zone supports all stages of succession simultaneously. Large older trees shade out understory species, but as individuals die, or topple into the stream due to unstable bank conditions, they turn the soil and allow light to enter, providing opportunities for pioneer species. The riparian zones on the park site appear to be thriving and can be expected to continue supporting healthy vegetation and this natural pattern of constant change. Interrupting the natural pattern are rampant exotic species, such as Vinca minor which, unchecked, will continue spreading and choking out native species. The ultimate result of such an invasion is a less diverse plant community.

c. Water

Water is the defining characteristic of this zone. It has sculpted the physiography, created microclimates favorable to a variety of vegetation and provided a life sustaining resource for wildlife. According to Investigation of Las Trampas Creek, 1987, Prunuske Chatham, the creek bottom has downcut in recent decades. It is now about 30' below its banks. Because the creek has downcut so deeply, there is virtually no danger of flooding. However, the energy of high velocity water moves the creek bottom and scours the toes of the banks. This scouring, along with "out" pressure, the outward movement of groundwater entering the creek on the lower strata of streambank soils, increases the probability of bank failure. Bank failures extend both upstream and downstream of the Community Center site. According to Prunuske Chattam:

> Bank failures have contributed to woody and brushy obstructions in the channel. Some of these are beneficial, others are detrimental. The most threatened riparian assets are perhaps the most valued. the large mature oaks, bays and madrones standing atop the tall steep banks which developed from downcutting, are subject to simply sliding into the creek during saturated soil conditions.

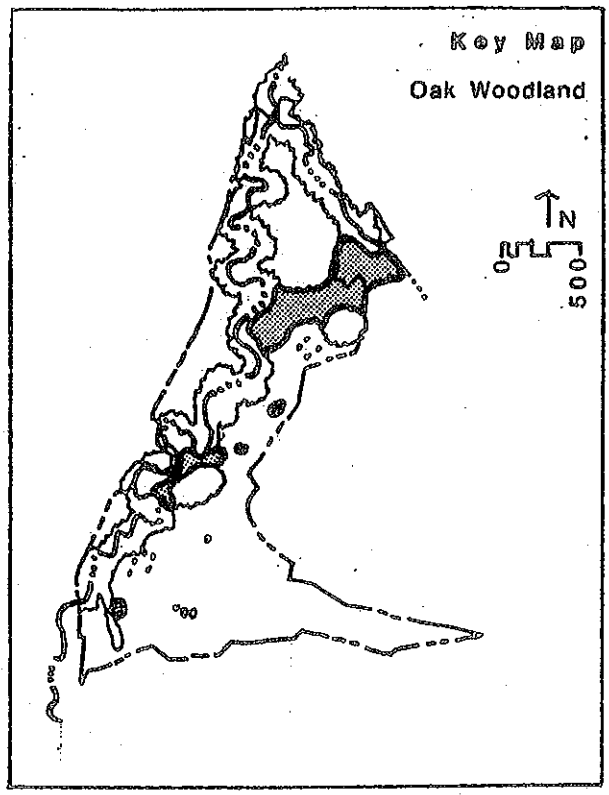
d. Visual/sensual

As stated before, the riparian zone is very lush, rich and diverse. In the few places where access is difficult but possible, the environment is very pleasant, featuring moderated temperatures, the sound and sight of water, and abundant signs of wildlife. The dense vegetation makes an impenetrable swathe in the landscape, visible from high points in the park and making a definite edge to some of the adjacent flat areas.

e. Potentials and Limitations

Due to its biological diversity as well as the presence of water and a pleasant ambience, the riparian zone offers a tempting opportunity for education and passive recreation. However, access will be severely limited by the steep and fragile slopes and the sensitivity of both flora and fauna to development.

2. Oak Woodland



a. Vegetation

The predominant tree in this oak woodland is Quercus lobata, Valley Oak. Also present is Aesculus californica (California Buckeye) as well as specimens of Q. agrifolia, Q. dumosa and Q. kelloggii. In some areas, the understory is very open, consisting of annual grasses. In some areas, Baccharis pilularis (coyote bush), Cytissus monspessulanus (French Broom), Rhamnus californica (Coffeeberry), and Taxiodendron diversiloba (Poison Oak) have clogged the understory.

b. Successional Tendencies

This oak woodland is composed primarily of mature and middle aged trees, with very few seedlings or young trees present. This condition is typical of mature oak woodlands whose overstory shades out young seedlings. Seedlings may be expected to become established where old trees die and topple, leaving a sunny opening. Seedlings may be threatened by wildlife grazing or, with park development, trampling and maintenance brush removal activities.

c. Topography

The major stand of oak woodland on the park site occurs on a northwest facing slope, ranging in grade from 8%-30%.

d. Soils

The oak woodlands occur on Altamont Fontana complex soils. These soils are well drained due to the steep topography, but have low permeability, high shrink-swell potential, and low strength. Because the soil is clay, it is a poor source of topsoil, and where soils are bare, erosion hazard is high.

e. Visual/Sensual Character

As a group, the major oak woodland on the site makes a backdrop to the northern transitional meadow. Individual oak trees are massive and sculptural. The woodland is fairly dry and open, allowing foot traffic through it. In several important access points to major spaces on site, one

has the experience of emerging from the oak woodland and seeing views framed by the limbs of the oak trees. A wide fire access road visually divides the oak woodland.

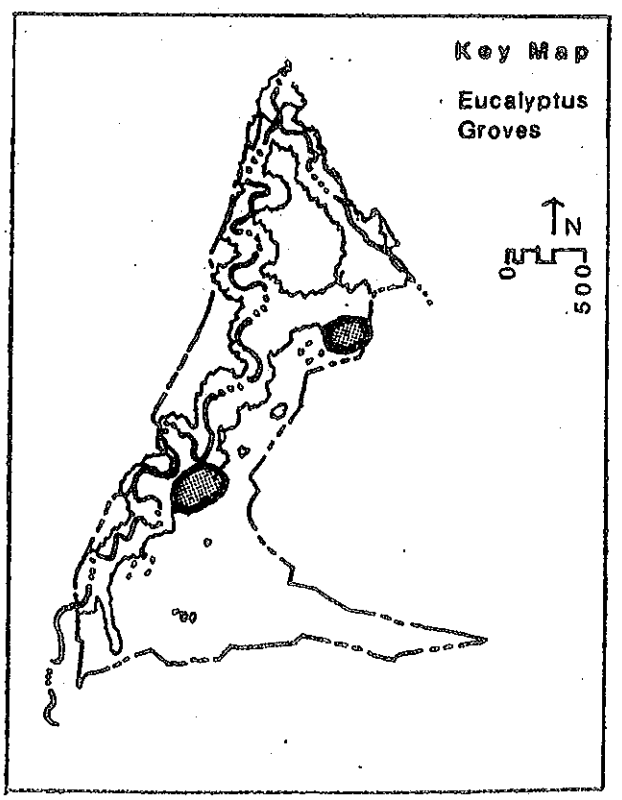
f. Design Potentials and Environmental Limitations

Oak woodland is a beautiful native vegetative community. Because this oak woodland is in good condition and is relatively accessible, it offers a good opportunity for interpretation and education. It will be important to maintain an open understory suitable both to seedling establishment and recreation. Steep slopes prohibit more than minor development. Erosion hazard is medium to high where soils are bare. Some of the soils are currently exposed due to fire breaks or access roads. A 30' wide fire access road runs steeply across the contours and visually dirupts the woodland. Disking for fire control occurs very close to the trunks of some trees, causing concern for damage to their roots. Fire hazard is increased where underbrush has accumulated, providing fuel and a ladder to the crowns of the trees. Fire abatement is generally not required in woodlands except for fire breaks at residential property lines. The risk of falling limbs is relatively low. Poison oak is a hazard to people in some areas.

3. Eucalyptus Groves

a. Vegetation

The primary vegetation on the Eucalyptus groves is Eucalyptus globulus (Blue Gum). The understory is sparse, consisting of some annual grasses and poison oak. The ground is covered with heavy leaf and bark litter. The Eucalyptus are exotic species imported from Australia. These groves were probably planted to provide fire wood.



b. Successional Tendencies

Eucalyptus globulus normally has a life span of about 100 years. The largest of the trees on the Eucalyptus Groves are probably in the latter one third of their life span. Dense shade and oils from the leaves of the Eucalyptus trees prevent growth in the understory. New sprouts sprout around the trunks of the older trees. As old trees are cut or fallen, they will sprout vigorously and reproduce themselves unless managed.

c. Topography, soil and water

The northern Eucalyptus Grove occupies the highest point on site, and varies in slope from flat on top to 12%. The Southern grove occupies a slope and high point on a ridge. The slope varies from nearly flat on top to 40%.

Like most of the high areas on this site, the soils are Altamont Fontana Complex.(See Soils discussion under Oak Woodland) featuring low permeability, medium to rapid runoff and a high erosion hazard where soils are bare.

d. Visual/sensual character

The two eucalyptus knolls are prominent landmarks, visible both from within the park and from the neighborhood. Views from the knolls provide an overview of the park and regional vistas. Views into neighboring residential property from parts of the northern grove will require some screening. The lack of underbrush within the eucalyptus groves allows the viewers to see out and sense the great height of the trees. The Eucalyptus groves also feature their distinct smell.

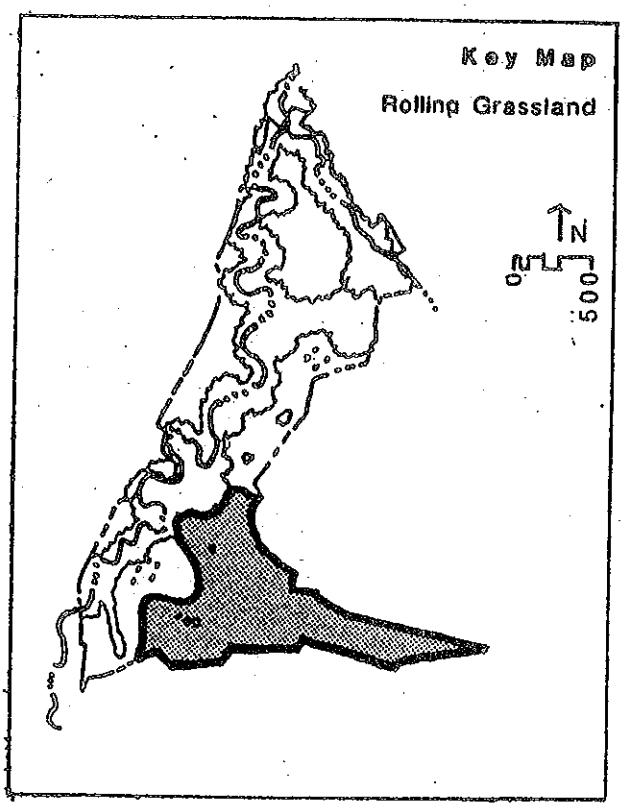
e. Opportunities and Constraints

Occupying two high points on the site, the Eucalyptus knolls are small in area but very special. They are landmarks from within the park and at a distance. Within the groves, the views out and the scale of the vegetation create an impressive ambience. Management problems regarding the Eucalyptus knolls are that the trees are imported exotics, creating a policy dilemma for those favoring native plant communities. Eucalyptus do not weather well in years when frost occurs. Limbs that die back or are weakened can be hard to reach and create a hazard of falling limbs. Deadwood in the trees and the highly volatile leaf litter increases the fire hazard. Poison oak is present. Leaf litter makes the steep slopes slippery. Views into and from neighboring residential properties require mitigation.

4. Rolling Grassland

a. Vegetation

Prior to the 1960's the Rolling Grassland was used to grow winter cattle feed. Existing vegetation is primarily exotic annual grasses. Pest species present are Star Thistle and Artichoke Thistle. Significant clumps of Baccharis pilularis and young oaks have become established in the grassland. As throughout much of California, exotic grasses brought by the Spanish missionaries replaced the native perenial bunchgrasses that were once the dominant grassland species. Although quite different in detail from the native grasses (e.g.: coloring, seasonal variations, flowering, etc), these grasslands are reminiscent of an important historic vegetative community.



b. Successional tendencies

Unless managed and inhibited, brush, primarily Baccharis pilularis, tends to encroach on protected north and east facing slopes and drainages and begins to convert the area into oak or oak-bay woodland.

Grasslands are maintained naturally if climatic conditions are harsh enough (e.g. tops of hills remain bald where heat is the highest and moisture is the lowest), by grazing or by fire. The suppression of these factors and the introduction of exotic species lead to brush encroachment.

This site has small but significant populations of Star thistle and Artichoke thistle. These pest species are very invasive and hard to eradicate, as illustrated by surrounding hillsides which are discolored by rampant populations of thistle.

c. Topography, Water and Soils

The rolling topography of these grasslands is typical of the Briones and Berkeley Hills. Slopes range from 10%-40%. The vegetation varies slightly with the aspect of the slope, reflecting cooler temperatures and moister conditions on the northern and eastern slopes.

Water runs into the swales and collects in the low areas making the clayey soil surface sticky and clumpy. Several swales running together cause the South Meadow to flood in the winter. Similar to high areas on the rest of the site, the soils are the Altamont Fontana complex.

d. Visual/sensual character

The rolling grasslands feel expansive and offer a contrast to other more enclosed parts of the park. They feature distant views of similar rolling grassland, and good views back to the Eucalyptus Knolls. Views of neighboring houses and exotic vegetation are visually disruptive to users of the park.

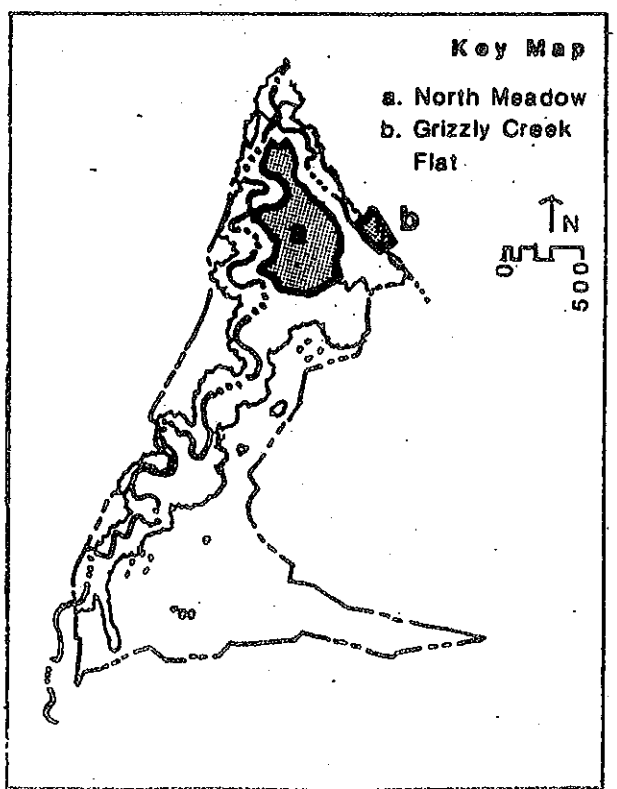
e. Potentials and Limitations

The Rolling Grasslands are important for their height and views, their visual contrast with the rest of the site and wildlife habitat. Steep slopes and clayey soils suggest only minimal development. Good access is available from St. Mary's Road, and Burton Drive and the Elementary School. The school and nearby flatlands adjacent to Las Trampas Creek offer potential parking spaces. Visual access to neighbors must be addressed. Accessibility to motor bikes and off road vehicles is a problem. Current fire abatement access roads and fire breaks are unsightly and exacerbate the high erosion potential where soils are bare (see discussion of fire requirements under Utilities and Requirements). Invading populations of thistle are non palatable to grazers and restrict the ability of humans and wildlife to move through the grassland. Grasslands have relatively low fire hazard, but invading brush and weeds increase fire fuel.

5a. North Meadow
b. Grizzly Creek Flat

a. Vegetation

Both of these areas were walnut orchards. Of the few remaining walnut trees, most have reverted to their hardy native root stock, Juglans Hindsii (California Black Walnut). The grafted Juglans regia (English Walnut), grown for their commercial quality nuts, have died out. Much of the North Meadow is dominated by Baccharis pilularis (Coyote Bush). The flatness of the North Meadow inhibits drainage and creates moist soil conditions, while



at the same time the area is open and sunny. This encourages a variety of tree and shrub species typical of Oak and Riparian Woodland vegetative community types. Grizzly Creek Flat features several magnificent mature Valley Oaks (Quercus lobata) as well as Salix lasiolepis (Arroyo Willow), Aesculus californica (California Buckeye).

b. Successional Tendencies

The presence of many young seedlings in the North Meadow suggests that, if not disturbed, it may convert to an oak woodland or a mixed oak and riparian woodland.

c. Topography, Water and Soils

The North Meadow is the largest flat area on site sith slopes ranging from 1% to 3%. The North Meadow and the Burton Entry are both former flood palins of Las Trampas and Grizzly Creeks and are composed of Clear Lake Clay Soils. Near the confluence of the two creeks, the north end of the North Meadow is the lowest spot on site outside of the ravines. The flatness of these areas along with the low permeability of the soils create poor drainage conditions.

d. Visual/Sensual Qualities

The North Meadow is a natural outdoor room, being fairly open but bound by a hillside covered with oak woodland to the south and enclosed on all other sides by the two creeks and their walls of riparian vegetation. A landslide in Las Trampas Creek has provided views and access (difficult) to the creek from the North Meadow. The northern Eucalyptus Knoll is prominent to the south.

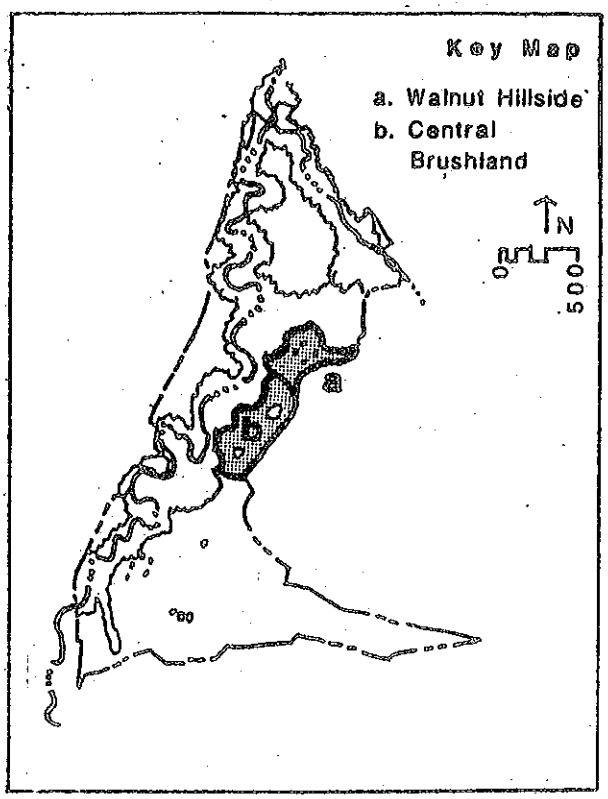
Grizzly Creek Flat functions as an anteroom to the North Meadow. The transition of crossing the Grizzly Creek the emerging into the major outdoor room of the site is a very effective entry sequence.

e. Potential and Limitations

The North Meadow is a very comfortable area, being sunny and open but naturally enclosed by vegetation and having a good view. Its size and flatness suggest development, such as ballfields, as suggested in the Master Plan Guidelines. The northern portion of the meadow makes a sort of annex, which is limited for development by its size and distance from entries. Development should include consideration of setbacks from the creeks.

The North Meadow has close access via Grizzly Creek Flat, and is about 200' from the proposed bridge site to the Community Center with its large parking lot. Grizzly Creek Flat makes a fairly short connection between a major road and a major space within the site. Across Burton Drive from the park property is a city easement for a proposed connecting trail to the Lafayette-Moraga Trail. Grizzly Creek Flat is large and flat enough for some use as parking. However, the existing bridge across Grizzly Creek is a concrete construction for a sewer crossing, and in its present state, probably falls short of standards for public access.

6a. Walnut Hillside
b. Central Brushland



Walnut Hillside and the Central Brushland were Walnut Orchards. In the Central Brushland, the Walnuts have almost completely disappeared. Dense Baccharis Pilularis (Coyote Bush) now covers most of the area, except a wide north-south swathe in the middle and a narrow strip along the property line to the east for fire control. Some large, mature Valley Oaks are present. The west edge of the Brushland merges with Riparian Woodland and with Oak woodland to the southwest. Poison Oak and annual grasses are present throughout. Exotic species from the neighbors' yards to the east have invaded the site.

The remaining trees of the orchard on the Walnut Hillside have reverted to their native root stock. Discing for complete fire abatement plus harsh temperature and moisture conditions of the south facing slope eliminate brush invasion.

b. Successional Tendencies

The Coyote Bush of the Central Brushland is so dense that it inhibits tree growth, but eventually, oak seedlings should establish themselves and the land revert to oak woodland. On the Walnut Hillside, as the Walnut trees die out and if discing continues, the hillside will be a sloped grassy field. Even if discing were discontinued, the dry hot conditions of the slope might inhibit brush invasion. Otherwise, Coyote Bush will probably invade the area and eventually the area would convert into an oak woodland.

c. Topography, Water and Soils

The Central Brushland is fairly flat, ranging from 2% to 4% in slope, while the hillsides on the north and south are about 28% in slope. A drainage from the residential area crosses the Central Brushland, creating a narrow riparian zone. The soils of these two areas are the Altamont-Fontana complex, with high erosion hazard on slopes where the soil is bare.

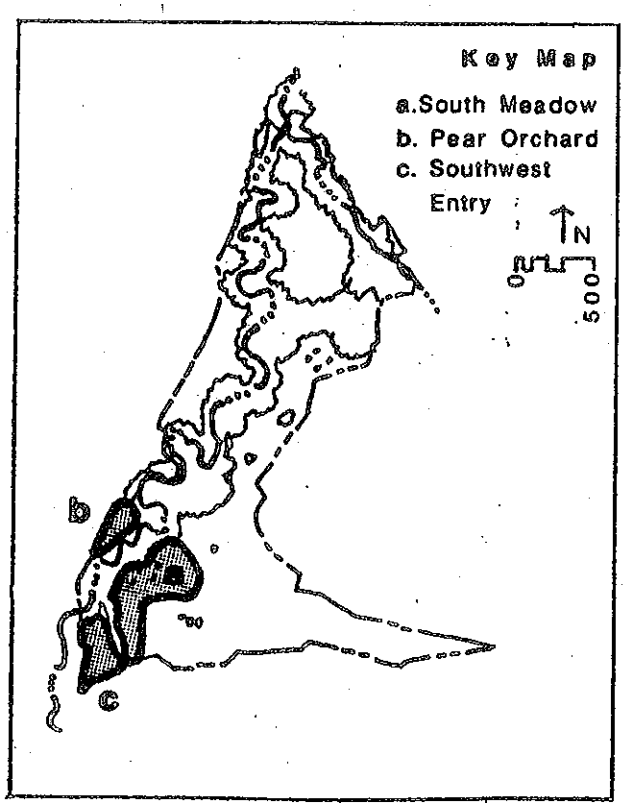
d. Visual/Sensual Qualities

Several large sculptural Valley Oaks punctuate the Central Brushland. One of these is a designated "Heritage Tree". Otherwise, some people might find this area monotonous. Both the Central Brushland and the Walnut Hillside are very close to the residential neighbors to the east. Views of their houses and large exotic vegetation, such as palm trees, are disruptive to the experience of park users. From some areas, the noise of lawnmowers and even of conversations intrude upon the park users, while the presence of park users may produce a noise and privacy problem for the neighbors.

f. Potentials and Limitations

The Central Brushland is a large flat area. It has some beautiful oaks, and the brushland is an interesting transitional plant community as well as a wildlife resource. Major limitations of the Central Brushland and Walnut Hillside are the proximity of the neighbors and the distance to park entries. The closest entry is the propose bridge over Las Trampas Creek, a minimum of 200' walking distance. Dense brush limits access to the area and is a fire hazard.

7a. South Meadow
b. Pear Orchard
c. Southwest Entry



a. Vegetation

The South Meadow and Southwest Entry are remnant walnut orchards while the Pear Orchard is a pear orchard. The grid pattern of the walnut trees (Juglans hindsii, Black Walnut grafted with Juglans regia, English Walnut) has been decimated as many older trees have died or reverted to their native root stock. The pear orchard is recognizable as an orchard, with enough trees remaining to establish a grid pattern. These trees are vigorous and producing a lot of fruit. The groundcover is annual grasses, inhibited by discing for fire control abatement. Some communities of Star Thistle and Artichoke Thistle are present. The Pear Orchard is bound by Las Trampas Creek and St. Mary's road. The southwest entry is bound by Las

Trampas Creek, a riparian swale, St. Mary's road and residential property. The South Meadow is bound by Las Trampas Creek on the west and is continuous with the rolling grassland to the east.

b. Successional Tendencies

Many Walnut trees have died and most of those remaining have reverted to their hardy native rootstock. The city applies "complete abatement" fire control measures to these areas, discing them as completely as possible. Discing turns over the grass and inhibits permanent establishment of shrubs and trees. However, some pest species, such as the Artichoke Thistle, prefer the overturned soil and begin their general invasion of the site in these areas.

With continued discing and trees dying out, these areas will be maintained as grassy fields. Without discing, they can be expected to revert to brushland and riparian or oak/bay woodland, the transition which can be seen in process in the North Meadow and Central Brushland.

c. Topography, Water and Soils

These flat areas are former floodplains of Las Trampas Creek. Slopes range from 2%-8%. Because of the flat topography and low permeability of the Clear Lake Clay soils, drainage is very slow. In particualr, the South Meadow, lying at the bottom of several major drainage swales, experiences wetness and inundation during the rainy winter months. The clay soil has a high shrink swell potential, causing it to crack and become hard in the summer, while it is sticky and clumpy when wet.

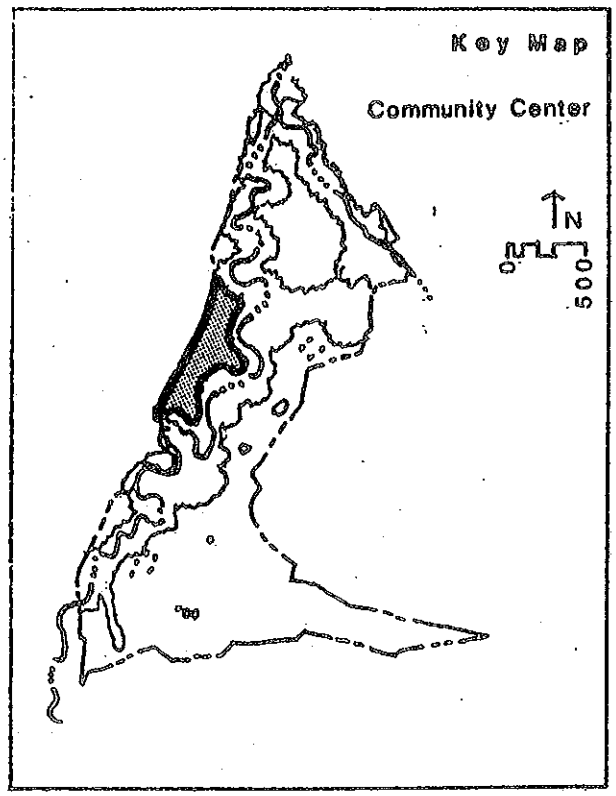
d. Visual/Sensual Qualities

With remnants of the orchard grids still remaining, one sees the effect of cultivation more clearly here than elsewhere on the site. This gives the landscape a tamed feeling. In the Pear Orchard one gets to pick and eat fruit. An old landslide provides a view down into the creek from the Pear Orchard. The disced soils clear the way for foot traffic, but are difficult to walk on.

e. Potentials and Limitations

After the North Meadow, these are the largest flat areas on site. They are very easily accessible from St. Mary's Road, with no stream crossing required. The South Meadow is also accessible to the Rohrer Drive entry. The South West Entry is directly across from a staging area for the Lafayette-Moraga Trail. These factors suggest the possibilities of locating activities or parking in the southern end of the site. Problems include the distance of these areas from the Community Center and the separateness of the Pear Orchard and the South West Entry from the rest of the site. Development must include consideration of soils and water hazards and creek setbacks.

8. Community Center



The existing Community Center occupies a piece of land between Las Trampas Creek and Saint Mary's Road, similar in its physical characteristics to other flat areas along the creek. Formerly Burton Elementary School, the entire site is highly altered, composed of buildings, parking lots and play areas. The Community Center is separated from the main portion of Lafayette Community Park by the ravine and riparian vegetation of Las Trampas Creek. Although proposals for improvements to the Community Center have been drawn up in a separate master plan, the Community Center must be considered to be an important part of Lafayette Community Park, not a separate entity.

Facilities proposed in the Community Center master plan that are of particular importance to the rest of the park include a parking lot of 203 spaces and a bridge from the parking lot across Las Trampas Creek. These facilities make major access possible to potential activity areas in the north and central central portions of the site. The North Meadow and Central Brushland are both about 200' from the proposed bridge crossing. Other facilities proposed for the Community Center include an amphitheatre, a small children's play area and volley ball courts. The existing building provides potential support facilities for the park, such as storage, drinking fountains and restrooms. The Community Center is the most urbanized part of the park and will serve as a gathering and orientation spot for people meeting to go into the park. Signage or other visual clues (such as gate posts) will be important to help people find the bridge entry and to orient them to the layout of the park and its facilities.

D. WILDLIFE

All of the land units on the park site function together to make a rich and varied wildlife habitat. Some animals may stay primarily in one land unit, while others are dependent on a variety of habitats. For example, a frog may spend all of its time in the Riparian Zone, while a deer might drink in the Riparian Zone, sleep in the Central Brushland, and graze in the Rolling Grassland. An important feature of the park site is the abundance of edges and transitions from one type of land unit to another. These transitional areas are very favorable for wildlife. The East Bay Regional Park District rates habitat types according to their "attractiveness". The attractiveness of a habitat type indicates the abundance and diversity of species that occur there. The Riparian Zone is the most "attractive" habitat type on this site, due to the availability of water and the variety of vegetation which create a rich habitat for a variety of bird, mammals, amphibians, snakes, reptiles and insects. The Oak Woodland also rates high on the attractiveness scale, offering acorns, a grassy understory and insects that live in the trees—all important food sources for some birds and mammals. Grasslands, Brushlands and Eucalyptus Groves rate moderately (Redwood and Cypress forests rate the lowest of local vegetative types, neither are present on this site) on the attractiveness rating scale, but offer unique and important contributions for wildlife. The Rolling Grassland is important as a home for small mammals, reptiles and snakes, as a grazing area for deer and as a hunting area for birds of prey. The Eucalyptus Groves provide a perch and a home for birds of prey. Brushland is important as a cover for animals who sleep, hide and nest there. Transitional lands such as the North Meadow are very rich wildlife habitats due to the diversity of species and sizes of the vegetation. Orchards that are disced for fire control are less valuable as wildlife areas because of the lack of groundcover, although orchards still producing fruit provide some food, primarily for birds.

E. EDGE CONDITIONS

The condition of the park site's boundaries and entries have an important effect on the surveillance and security of the park. In addition, what the entry looks like and what one sees from inside the park, including everything visible outside the site boundaries, affects the whole quality of the park experience.

Riparian Edges

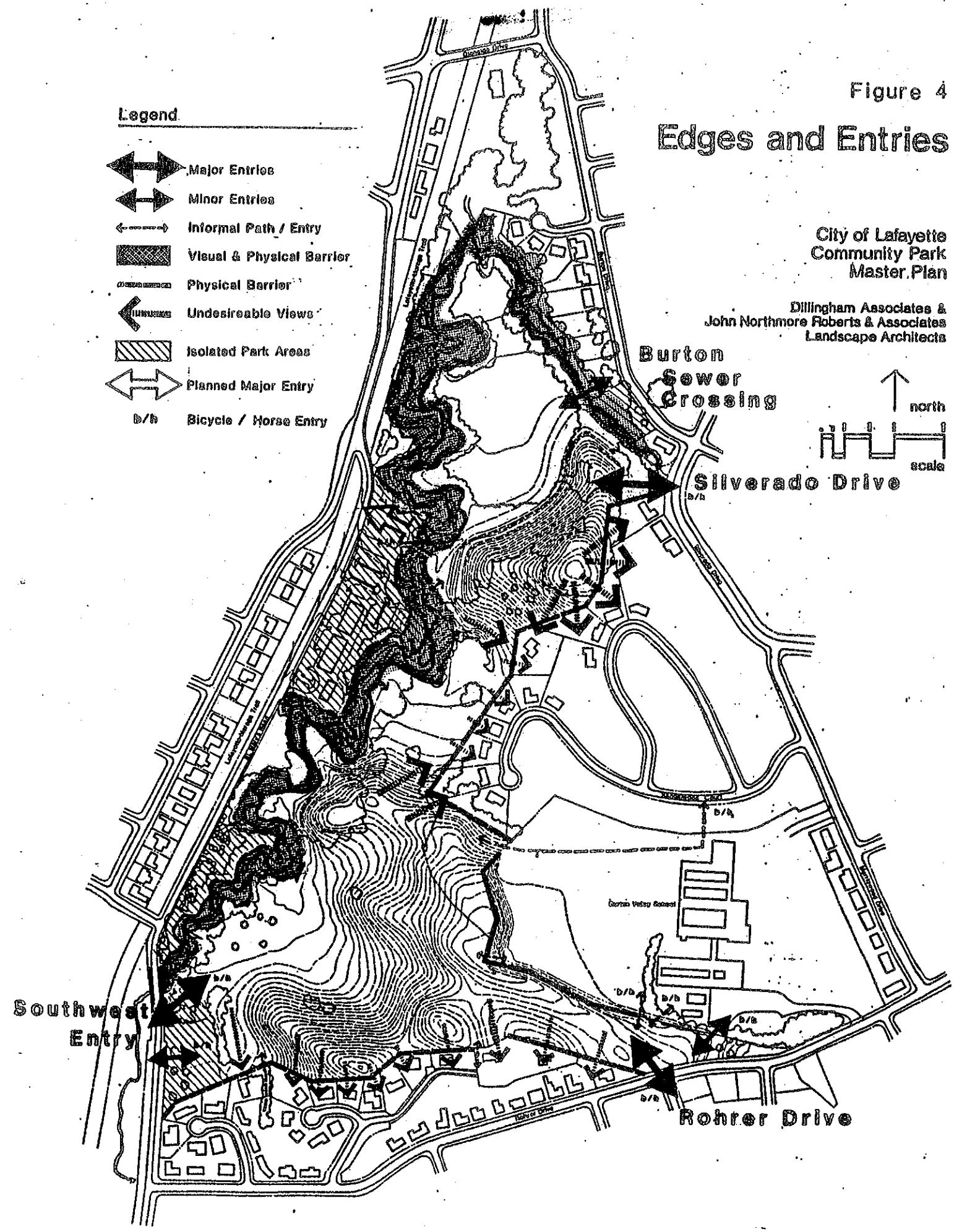
The riparian zones, especially of Las Trampas Creek, make a particularly effective physical and visual boundary. The scarps are so steep and so deep, that are very few informal trails cross the creeks. Dense vegetation, abundant poison oak and brambles help impede passage. There is only one entry into the park that crosses Las Trampas Creek, and one crossing Grizzly Creek. Neither are negotiable by vehicles. There are a few steep paths leading into the creek, but the destination of the users of these paths seems to be the creek itself, not the parkland on the other side. Visually, the dense, tall vegetation makes a complete screen. Since the riparian zones are such strong physical and visual boundaries, land units such as the Pear Orchard, Southwest Entry and Grizzly Creek Flat, which are on the site but outside the riparian zone, feel very separate from the rest of the park.

Figure 4

Edges and Entries

City of Lafayette
Community Park
Master Plan

Dillingham Associates &
John Northmore Roberts & Associates
Landscape Architects



Residential Edges

Residences along the west edge of the site and most of the south edge are fenced along the park boundary and their common property lines. There is very little opportunity or evidence of people entering the site from these residential areas. The exceptions are where residents of the houses enter the park site from their backyards, along a storm sewer at the southern end of the site, and through sites of new homes still under construction and still unfenced along the southern park boundary. There is some evidence of bike riders entering the park through these construction sites.

All along the residential edges of the site, houses, vehicles, private gardens and swimming pools are visible. The fences erected by most neighbors prevent access but are not tall enough to screen views, especially from high points in the park. These views are obtrusive to park users and intrude on the privacy of neighbors. The contrast of homes and exotic vegetation to the expansiveness and more natural plant communities in the site is abrupt. These views destroy the sense one gets from parts of the park of remoteness and getting away from the suburbs. Some homeowners have planted vegetation along their property lines. Monterey Pine has been used as a screen by several property owners in the southern portion of the site. The fences and exotic plants change with each house, giving the park's residential edges a varied and funky look. Some plant species, such as Hypericum and Oleander present the risk of exotic plant invasion into the park.

In the Rolling Grasslands area, most undesireable views of residences from the southernmost fire break along the ridge, and from the neck of land leading to the Rohrer street entry. Along the east edge of the site, most houses are not visible from a distance, due to the high, dense Coyote Bush, but from the firebreak along the property line and from under the oak trees one gets very close views. These houses are so close that noise will be a consideration to park design. The sounds of lawnmowers, other home appliances and even conversations will intrude on the experience of park users, while large groups of park users will be noisy to the neighbors. Because of its height and proximity, the northern Eucalyptus grove presents the most intrusive views of neighbors' back yards. Views from other high spots, such as the southern Eucalyptus grove show more distant, regional views of the neighborhoods that are consistent with the park experience.

In a few places, the boundary between the park and neighbors' property is unclear. This occurs where neighbors have erected fences inside their property lines, or have not developed a portion of their property at all, and the rest of their property is visually continuous with the park.

Burton Valley School Edge

The playfields of Burton Valley School are cut deeply into the hill so that from the park, one can only see them and the school when one is standing

close to the top of the hill looking down, or from the neck of land leading to the Rohrer Drive entry. The school site is bound by a cyclone fence. A formalized entry from the school to the park land lies across from the Rohrer Drive entry. There is only one hole through the cyclone fence with an informal trail to the park property, apparently because the formalized entry is so easy to take. Another lightly used point of entry to the park land is through an unfenced portion of the school property which runs into a pedestrian walk that connects Burton Circle with the school.

F. ENTRIES

There are four major entries to the site: Burton sewer crossing, Silverado Drive, Rohrer Drive and the Southwest entry on St. Mary's Road.

The Southwest entry is across the street from a staging area to the Lafayette-Moraga trail and is easily accessible to pedestrians, horses and dirt bikes. The path into the main southern spaces of the site is restricted by the growth of riparian vegetation.

The Rohrer Drive entry is adjacent to the Burton Valley School. The official entry is a road for the access of fire vehicles, with a locked gate and entry sign forbidding motorized vehicles. However, the actual entry is all along the sidewalk. Broken curbs and various informal trails make access around the gate fairly easy. Unauthorized off-road vehicles drive over the low retaining wall further down the street to get into the site. There is no fence or major vegetation to help define this entry. There is a somewhat formalized entry from the school playfields and another from the school parking lot.

The entry from Silverado Drive is also an access road for fire vehicles with a locked gate. Grizzly Creek comes out of a culvert under this entry. Access is limited to pedestrians, horses, and bicycles when the gate is locked. Larger vehicles are restricted by vegetation and site improvements of the residential property on one side, and by the ravine of Grizzly Creek on the other. This entry is close to the northern Eucalyptus grove, the Oak Woodland and the North Meadow.

The sewer crossing at Grizzly Creek makes a concrete dam that is easy for pedestrians to cross, and possible but somewhat more difficult for bikes. This entry goes directly to the North Meadow and the undeveloped space along Burton Road offers room to park.

Potentials and Limitations

The objectives of modifying the conditions of the site's boundaries and entries include:

- control undesireable use of the park (e.g. high school drinking parties) by restricting access and controlling the entries

- enhance visitors' experience of the park by screening undesireable views

- give neighbors a sense of privacy and security from the public

- discourage the use of informal entries that may be hazardous or environmentally detrimental

- make sure that entries relate both to site activities and to parking or other means of transportation

G. EXISTING SITE USES

Paths

Where people go on site is determined largely by where they enter and by the fire breaks and trails(see figure 5). The vegetation is too dense, there is too much poison oak, and the creek banks are too steep for people to choose making their own paths when the fire breaks and trails are available. The only entries to the park site that are not also fire trails are the Burton Entry, which is met by a fire trail after the sewer crossing on the inside of the creek, and the path across the creek from the community center. The disced fire breaks open up the site for some uses, but are not comfortable to walk on, the ground being broken and clumpy. The present site users tend to stay close to their points of entry.

Users

According to earlier reports, police, neighbors, and evidence on site (e.g. litter, tire tracks), current site users include the following:

Neighbors - neighbors use the site to stroll and enjoy the landscape, as a borrowed view from their homes, and to dump garden trash. The few neighbors who dump trash in the park do so right out of their garden gates. Many neighbors have gates from their yards to the park. The only negative impact of site use by neighbors is dumped material.

Bikers - Most bikers are probably children coming from Burton Valley Elementary School. The rolling topography and lack of vegetation in the Rolling Grasslands make it a favored destination for these users. There is some evidence of motor bikes and other motor vehicles on site. Problems caused by the bikers include the ripping up of grass, soil compaction and erosion, noise, liability for their safety, and the safety of others using the area and sharing the same paths.

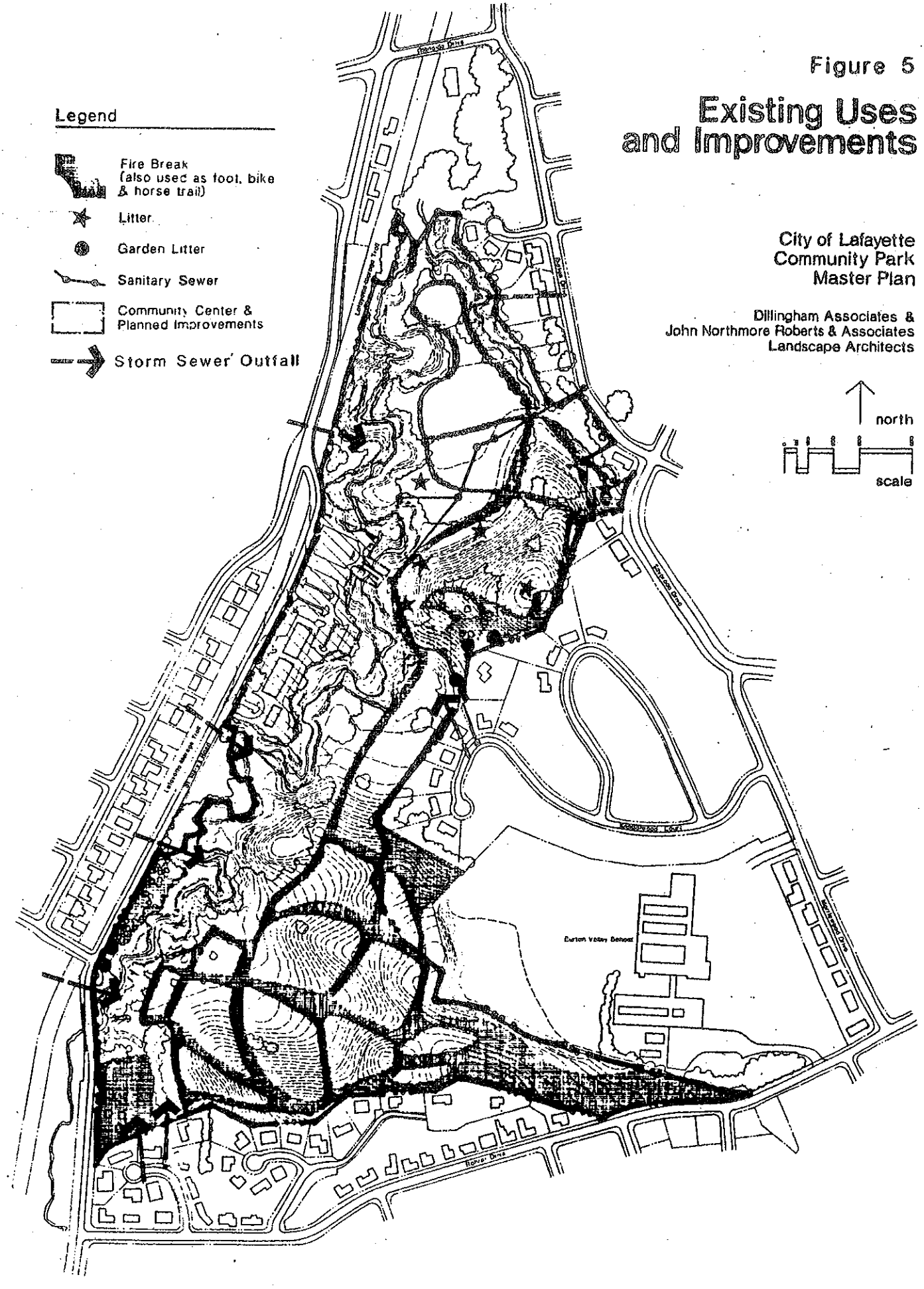
Horse Riders - Horse riders come from the Lafayette-Moraga trail and from stables to the southeast of the site. Problems associated with horses include the safety of riders who gallop with their horses, especially in the

Figure 5

Existing Uses and Improvements

City of Lafayette
Community Park
Master Plan

Dillingham Associates &
John Northmore Roberts & Associates
Landscape Architects



winter when the ground is very muddy and slippery, the safety of potential users who will be sharing the same paths, and to some extent, soil compaction and erosion. In the winter, the horses' hooves leave deep divots in the mud and make the mud worse for people on foot.

High School Partiers - According to trash and other evidence, teenage partiers use the Silverado entrance, where there is a good spot to unload and an easy road to walk on (important at night and when they are carrying heavy supplies) and quick access to the most remote and private spot on site, the North Meadow. The party spots are on very direct clear routes form the Silverado entrance: in the North Meadow and along the edge of the Oak Woodland. Party activities have included fires. This group is probably also responsible for vandalizing the few man-made objects on the site. Vandals have almost completely destroyed the posts for a nature trail, within a year of their erection. The problems associated with this site use are litter, noise, illegal activity, fire danger and vandalism.

Police Suggestions for Control of Undesireable Activities

The Lafayette Police suggest that the most important consideration for security in the development of this site is to provide access for patrol cars. They also suggest that the entry of private cars and motorcycles onto the site be controlled with locked gates, bollards and security fences or walls.

Site Opportunities for Control of Undesireable Activities

Since much of the site is distant from and not visible from heavily used roads, and since most neighboring houses see only a small portion of the site, the ability to control undesireable activities through site survelliance is poor. However, during the daytime, merely having an attractive park that brings many users and activities will discourage undesireable activities. Improved paths will allow police and other emergency vehicles to cruise the site. With only a few weak links, this site has very strong physical boundaries. With few adjustments, the access to the site is very controllable.

H. SITE UTILITIES AND AGENCY REQUIREMENTS

Utilities

The following utilities are present on or adjacent to the Park site (see figure 5), and are within the jurisdiction of the following companies and agencies.

Sanitary Sewer, Central Contra Costa Sanitary District - There is a sanitary sewer from Burton Drive that crosses Grizzly Creek, crosses the North Meadow, and wraps around the hill into the Central Brushland. Sanitary sewer lines are also present along all roads surrounding the site.

Gas and Electric, Pacific Gas and Electric - Gas and electric lines are available along all roads surrounding the site.

Storm Sewer, City of Lafayette Public Works - Storm drains from residential areas across St. Mary's Road empty directly into Las Trampas Creek. Storm drains along the Southern border of the site empty directly into the parkland, as does a storm drain from the neighborhood to the east of the site bordering the Central Brushland.

Water, East Bay Municiple Utility District - Water Mains are available along all roads surrounding the site.

Other Agencies

Other agencies having jurisdiction over the Lafayette Community Park site include the Lafayette Police, the Lafayette Fire Department and the Contra Costa Flood Control District.

Flood Control District - The Lafayette Community Park site is in the City of Lafayette and not actually within the jurisdiction of the Contra Costa Flood Control District. The ordinance for unincorporated areas of the county requires a 3:1 setback for structures, three times the height of the bank set back horizontally from the toe of the bank on both sides of a stream.

Contra Costa County Consolidated Fire District - The Fire District has jurisdiction over Lafayette Community Park in two areas: emergency services and fire hazard control. As part of the Master Plan process, representatives of the Fire District reviewed the Preliminary Lafayette Community Park Master Plan. Their suggestions and requirements are detailed in the Master Plan section of the document.

The City of Lafayette has an exterior fire hazard control ordinance. Requirements for fire abatement-fire breaks, discing, mowing and thinning-are enforced by the Lafayette Fire Department, which is a part of the Contra Costa County Consolidated Fire District. The City's department of Public Works is responsible for carrying out the abatement requirements on city owned property. (See appendix for ordinance.) Current abatement practices on the park site treat some areas of the site as orchards, requiring complete weed removal or discing, and some areas of the site as cropland, requiring fire breaks along property lines, ridges and ditches. In addition, roads are maintained that are not actually required fire breaks, but provide access for the discing machinery. The rationale behind some of the fire abatement patterns is not clear. For instance, former orchards such as the Walnut Hillside, the South Meadow and the Pear Orchard are treated as orchards, requiring complete abatement, discing of the entire area, while in the North Meadow and Central Brushland, which are also former orchards, brush has been allowed to grow with only a few narrow fire breaks and trails.

The advantages of fire breaks and trails in a park are that they open access to the park and that they help prevent and contain fires. The disadvantages include the following: disced firebreaks are hard to walk on; extensive fire breaks are unsightly; too many fire trails spreads access out too much over the site-creating a monotony of use intensity, rather than a balance of concentrated use and low use; fire trails may bring park users to sensitive areas, such as the edges shared with residential properties; fire access trails cut straight up steep slopes in some areas, making a difficult grade for walking and exacerbating erosion problems. Currently, discing patterns come right up to the trunks of oaks at the edge of the oak woodland, causing possible damage to their roots.

Development of the park site may increase fire hazard in some areas, causing the fire department to require more stringent abatement practices. For instance, attracting users to unirrigated ball fields near a brush area would increase the fire hazard. Irrigating a field would remove the fire hazard and eliminate the need for abatement. A picnic area with barbecues might be an unacceptable fire risk on dry grassland, but may be acceptable on a lawn.

Fire breaks and trails are so important as user trails that they must be carefully considered as design elements of the park. They do not need to be disced. Where access is desired, paved trails could fill the requirement for fire breaks. The exact location of fire breaks is somewhat negotiable with the public works department and fire department. Alternate practices, such as mowing (leaving the ground more smooth than discing) may be acceptable in some areas, and the need for fire breaks along riparian areas is questionable. The city may request that the location of access roads be changed, since they are not fire breaks and their location is not determined by ordinance.

III. Program Development

A. INTRODUCTION

The purpose of Program Development analysis is to gain an understanding of the community and its recreational needs in order to select a palette of activities and facilities for Lafayette Community Park. Several sources of information are available to guide recreation facility selection. The primary source for this study is the recommendations of the Parks and Recreation Commission in the Master Plan Concepts and Guidelines. Other sources include a public opinion survey and early master plan work done by a citizens' subcommittee of the Parks and Recreation Commission.

Existing parks and recreation facilities were assessed. A master list was then compiled of all facilities that have been suggested for the park by the Parks and Recreation Commission, the subcommittee and in the survey. These facilities were assessed for their suitability to the Park site and related factors such as parking requirements. Finally, the potential for relatively expensive facilities to generate income was discussed with Parks and Recreation staff. The ability of public facilities to be self supporting is particularly important since Lafayette is a no property tax, low service community.

B. EXISTING PARKS AND RECREATIONAL FACILITIES IN LAFAYETTE

General

Lafayette currently has 20.33 acres of existing developed parkland or about .9 acres/1000 people. This number, which does not include undeveloped lands, the trail system or nearby large regional parks, is very low compared to general state and national standards.

The California State standard for parkland per population is 2.5 acres/1000 people. The National Recreation and Park Association's standard is 10 acres/1000 people. It should be noted that these standards have some limitations: They apply to all communities, ranging from those with very urban conditions, such as San Francisco, to those in rural areas. Very few communities actually are able to provide park areas that meet them.

Although standards such as these are very general and have many limitations, Lafayette clearly has a shortage of the kind of municipal parks that are very close to residences and offer developed recreational facilities. However, part of Lafayette's no property tax - service stance is the assumption that people will provide their own recreational facilities privately.

Playfields

Most of the existing playfields available to the public in Lafayette are those of the schools. The city owns one baseball facility which is leased to and maintained by Little League. The six public and two private schools in Lafayette offer approximately 12 soccer fields and 14 softball fields.

Playfields of two of these schools may become unavailable in the future. In 1982 the Parks and Recreation Commisssion directed a memorandum to the City Council stating that:

> The public testimony given at the City Council's public hearing over the closure of three Lafayette Schools, indicated that the current field demand exceeds the number of fields. The main groups using the fields are LMYA, Lafayette Little League and school sponsored after-school sports.

and

> If the current use on the Lafayette School District and Acalanes School District fields continues at its current high level the fields will become unsatisfactory for play. The fields need frequent rotation in order to let the turf "rest".

Additionally, the Parks and Recreation Department points out that most of the school facilities are not available for use until after school hours when the parking areas of some of the schools are locked.

The Parks and Recreation Department also reports that school ballfields are fully booked all year. In addition to the youth leagues, there is significant demand for adult sports facilities. The department receives about 100 phone calls per year inquiring about adult leagues.

c. Potential facilities

Undeveloped land identified to have park development potential include the Lafayette Community Park site(this project) and the Christianson site, with about 7 level acres.

Summary

Table 1 lists the age groups served by existing recreational facilities that are publicly accessible in or near Lafayette. Regional Park facilities have the obvious disadvantage of distance from Lafayette neighborhoods, while those offered by the schools have limited hours of availability and are not available to all age groups.

The summary shows that the city lacks in overall variety of types of outdoor activities and facilities. Youth and preschooler needs are addressed minimally, but other age groups, as well as families and non-sports groups, are not addressed at all. With the exception of bike/pedestrian/ equestrian trails and youth sports activities, residents of Lafayette must use private facilities or go outside of Lafayette to fill their recreation needs.

Table 1

SUMMARY OF EXISTING FACILITIES ACCESSIBLE TO PUBLIC

Facility	Groups Served	City Facilities	School Facilities	Regional Park**	Lafayette Reservoir
Large group sports					
Softball & baseball fields	Youth	X*	X		
Soccer fields	Youth		X		
Volleyball courts	Youth, Adult	X (proposed)		X	
Small group sports					
Tennis courts	Youth, Adult			X	
Golf Courses	Adult, Elderly			X	
Individual Sports					
Biking, running, equestrian trails	Youth, Adult, Elderly	X (existing & proposed)		X	X
Swimming pool	All ages			X	
Archery range	Youth, Adult, Elderly			X	
Boating/Fishing	All ages			X	X
Other Group Activities					
Outdoor classrooms	All ages	X (proposed)			
Amphitheatre	All ages, families	X (proposed	X	X	X
Picnic areas	All ages, families			X	X
Informal Play					
Children's play area	Preschool	X*		X	
Play fields	All ages		X	X	X
Nature Study/Enjoyment					
Interpretive trails	All ages, families			X	
Variety of environments	All ages, families			X	X

*only one facility provided
**Regional Parks within 20 minute driving time of Lafayette

C. INDICATIONS OF DEMAND

Three documents provide some general indications of desire for possible future recreational facilities. These are the Master Plan Concepts and Guidelines, results of a 1982 recreational facility demand survey, and "wish lists" developed in a brainstorming session by the Parks and Recreation Commission's Park Subcommittee.

Table 2

Recreational facilities listed in Master Plan Concepts and Guidelines:

Trails
5 softball fields
3 soccer fields
group picnicking
day camp/undeveloped nature center
restrooms
concession stands
service vehicle pathway
fruit harvest

Results of 1980 recreational facility demand survey:
(distributed to 120 families: "what facilities would your family use?")

Weekly	Monthly	Yearly
Trails - 180	Picnic Areas - 167	Picnic Areas - 140
Swimming Pool - 117	Trails - 117	Swimming Pool - 73
Tennis Courts - 73	Tennis Courts - 65	Tennis Courts - 52
Tot Lot - 57	Golf Course - 48	Baseball Field - 52
Soccer Field - 54	Baseball Field - 44	Golf Course - 37
Baseball Field - 45	Soccer Field - 41	Trails - 31
Golf Course - 40	Tot Lot - 35	Soccer Fields - 27
Picnic Areas - 24	Swimming Pool - 33	Tot lot - 24

Facilities indicated to be in high demand not included in the Master Plan Concepts and Guidelines: Swimming Pools, Tennis Courts, Tot Lot, Golf Course.

Facilities listed by the Park and Rec Commission's Park Subcommittee:

A. Park Buildings
- Picnic Shleters
- Restroom
- Maintenance storage
- Equipment storage
- Snack bar
- Concession buildings
- Nature Education Center

B. Park Sport Facilities
- Soccer fields
- Baseball (Little League)
- Softball
- Tennis courts and practice backboard
- Football
- Volleyball
- Badminton
- Handball (outdoors)
- Horseshoes
- Shuffleboard (outdoor)
- Bocce Ball

C. Park Amenities
- Shelter/Shade
- Picnic area/barbecue areas
  - organized - barbecues, tables, fire rings
  - free space/meadow areas
- Tot-lot and pre-teen play
  - standard equipment
  - adventure equipment
- Sitting areas
- Band Shell
- Camping
- Steam train
- Group camping
- Senior citizens area
- Amphitheater
- Miscellaneous equipment
  - drinking fountains
  - bike racks
  - flag poles
  - telephones
- Security lighting
- Special pavieng areas/plazas
- Pedestrian and bike trails
- Equestrian trails
- "Little Farm"
- Putting Green
- Driving Range
- Archery Area

Parking facilities

D. SELECTION OF ACTIVITIES

Three important priorities emerge from this analysis:

-Increase the quantity of existing types of facilities. Existing fields and tot lot do not adequately provide for youth sports and preschool play.

-Provide a variety of recreation facilities. Current facilities are geared toward competitive group sports. Recreation must be defined broadly to include a diverse array of experiences.

-Meet the needs of all possible user groups. The summary of existing facilities shows that very few opportunities for recreation have been provided for preschoolers, adults, and the elderly, as well as families and non-sports groups.

Activities and facilities selected to be considered in the Master Plan and Master Plan Alternatives are summarized in Table 3. The alternatives further explore the suitability of each use to the site and compare a variety of levels of development.

Activities for the Community Center have been programmed under a separate master plan. Therefore, activities and facilities selected in this Master Plan are those to be located in all other areas of the park. It is important to think of the Community Center and Park as a single entity. Activities taking place at the Community Center were carefully considered in order to develop a complementary program of activities for the rest of the site.

Table 3

RECREATIONAL FACILITY SELECTION

Facility	Included in MP C & G*	Provided in City	Appropriate to Cmmty Park	Considered in Alternatives	Selected for Master Plan	Remarks
Large group sports						
Softball & Baseball fields	X	X	X	X	X	
Soccer fields	X	X	X	X	X	
Volleyball Courts			X	X		Provided at Community Center
Small group sports						
Tennis Courts			X	X		Too expensive
Golf Course						Requires large space for few users
Bocce Ball, Horseshoes and other small area sports			X	X		Accomodated by park, no special facilities required
Individual Sports						
Biking, running, equestrian trails	X	X	X	X	X	
Swimming Pool			X	X		Generates high parking demand, too expensive
Archery Range			X			Existing ranges in regional parks
Other Group Activities					X	
Day Camp	X		X	X		Accomodated by park, no special facilities required
Nature Center	X		X	X		
Picnic Area	X	X	X	X	X	
Community Garden			X	X		No demand
Native Plant Nursery			X	X		No demand
Informal Play						
Children's Play Area		X	X	X		
Grassy playfields		X	X	X	X	
Natural areas	X		X	X	X	
Nature Study/Enjoyment						
Interpretive trails		X	X	X		Could be added later
Variety of environments	X	X	X	X	X	
Buildings						
Restrooms	X	NA	X	X	X	
Picnic shelters	X		X	X	X	
Concessions	X	NA	X	X		Could be added later
Maintenance yard			X	X	X	

* Master Plan Concepts and Guidelines

This list is intended to show major activities. The number of facilities to be be provided, details such as materials, and equipment such as drinking fountains and benches are considered in the alternatives.

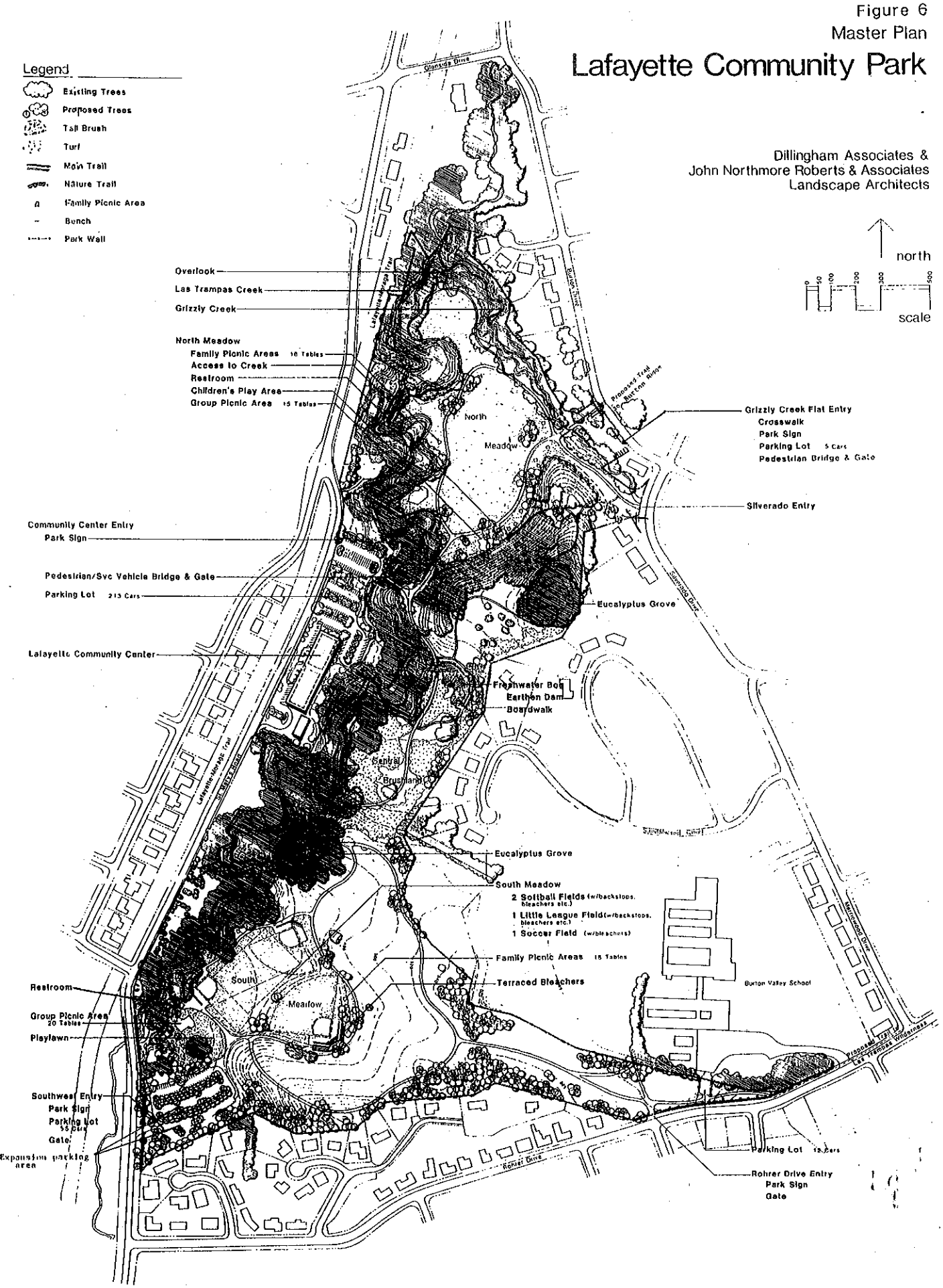
IV.Master Plan

Approved by the City Council: July 1988
Lafayette Community Park Master Plan Map

Figure 6
Master Plan

Lafayette Community Park

Dillingham Associates &
John Northmore Roberts & Associates
Landscape Architects



A. MASTER PLAN DESCRIPTION

Introduction and Park concept

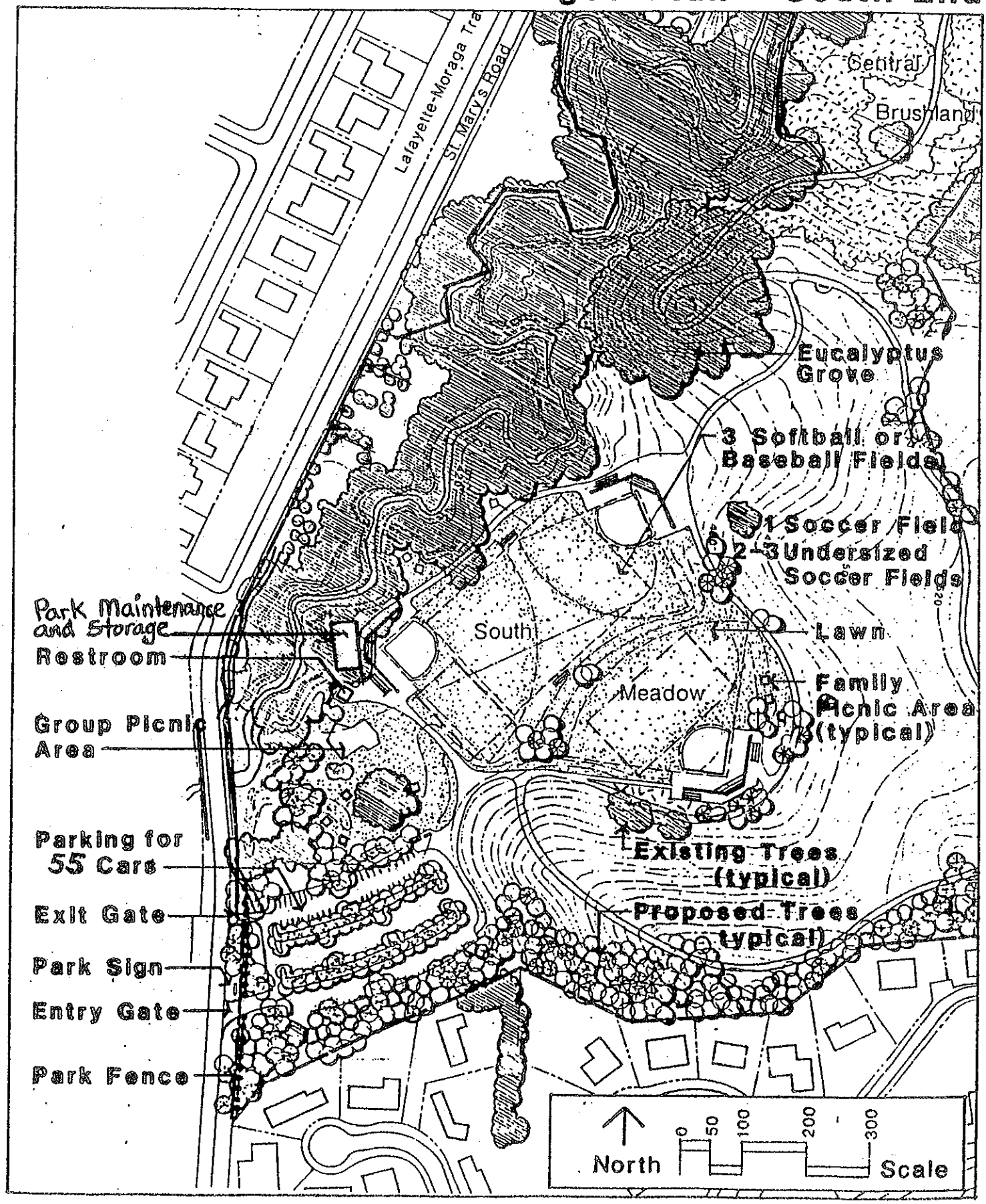
Because Lafayette Community Park will be Lafayette's only major city park, it is important to make the most out of the opportunity to develop the site. The Master Plan Concepts and Guidelines document says that "In the long run, acquisition, development and operation of the park will be one of the City's most significant investments."

The objective of the Lafayette Community Park Master Plan is to carefully fit high quality recreationfacilities with the site's natural features so that both are enhanced. Recreation facilities should not clutter the site, but should be added in a way that improves the visual character of the landscape. For example, the ballfields proposed for the southern end of the park are nestled into the topography so that the hillside makes a natural amphitheatre. Measures such as keeping development out of the riparian zones, slowing the drainage of irrigation water into the creek and limiting the use of non-native plant species will keep disruption of natural processes at a minimum. In addition, not erecting field lights (or any other lighting that would encourage night use), limiting the hours of park use from dawn to dusk, and installing obstacles to unauthorized vehicles at park entrances will further ensure that the Park's natural features are protected and that the Park will be able to provide opportunities for people to get in touch with nature.

The Master Plan for Lafayette Community Park as shown in the plan, Figure 6, and in the following description is the product of the site and program analyses previously described in this document. The final selection of park facilities reflects the city's desire to provide for those activities in the highest demand and to provide a wide range of activities for the many people in Lafayette. It also reflects a high regard for native environments as well as the city's limited budget for Parks and Recreation. The configuration of the site and proposed facilities are such that the park may be developed in phases.

Figure 7

Enlarged Plan - South End



Activity Areas

The shape of the park, the location of developable areas and the proximity of these areas to potential entries and parking lots suggest that the site be divided into three major activity areas: the South End, the North End and the Central Area.

South End - The south end will be the focus of league sports activities and the first area of the park to be developed. The development of this area for high-intensity activities is appropriate for several reasons. The South End has one of the largest flat areas in the park suitable for ballfields. It has better access than the North End or Central Area, being close to St. Mary's Road and requiring no bridges. It is the only area with adequate space to accomodate the parking demand generated by league sports. Visually, ballfields seem compatible with the open bowl of the South End, whereas, backstops and skinned infields might spoil the enclosed, pastoral character of the North Meadow. The design shows the following facilities:

2 full size softball fields, 250' outfields, skinned infields, backstops, dug outs, and portable bleachers. Suitable for adult leagues and Little League.

1 Little League sized baseball field, 200' outfield, skinned infield, dug outs, and portable bleachers.

1 soccer field, 200' X 310', portable bleachers (moved from softball field during soccer season)

2-3 undersized soccer fields. The outfields of the proposed softball and baseball fields are large enough to accomodate several undersized soccer fields appropriate for smaller children, practice, and informal games. The fields will be marked on the turf with chalk so the number and size of the fields may be changed according to desired configuration. Shown on the Master Plan are two fields, one at 100' X 150' and one at 220' X 125'.

1 group picnic area, 20 picnic tables, barbecue pit.

10 family picnic areas, 1-2 tables each,

1 play lawn, associated with group picnic area.

1 parking lot for 55 cars, drop-off/waiting area, plus expansion area if needed. 12 parking spaces are available at Burton Valley Elementary School.

1 restroom area with storage room, water spigot and drinking fountain. Connection to sanitary sewer on St. Mary's Drive. The restroom should be designed so that no seepage of waste ends up in creek.

1 maintenance yard

Miscellaneous equipment such as trash cans and benches will be provided throughout.

The playlawn and ballfield areas will be irrigated lawns. The ballfields occur on two levels. The lower fields require very little grading. The upper softball field is graded slightly so that bleacher seats may be terraced into the hillside. The level change provides a small slope overlooking the lower fields. Proposed groves of trees provide shade and accentuate the amphitheatre shape of the natural topography. The group picnic area and playlawn occupy the most pleasant protected spot in the South End, between the riparian zone and an outstanding existing oak. The restroom and group picnic area are convenient both to the ball fields and the parking lot. Family picnic areas are tucked in along the riparian zone, around the ballfields, and on the playlawn. Views to and from neighboring residential areas are buffered by groves of trees.

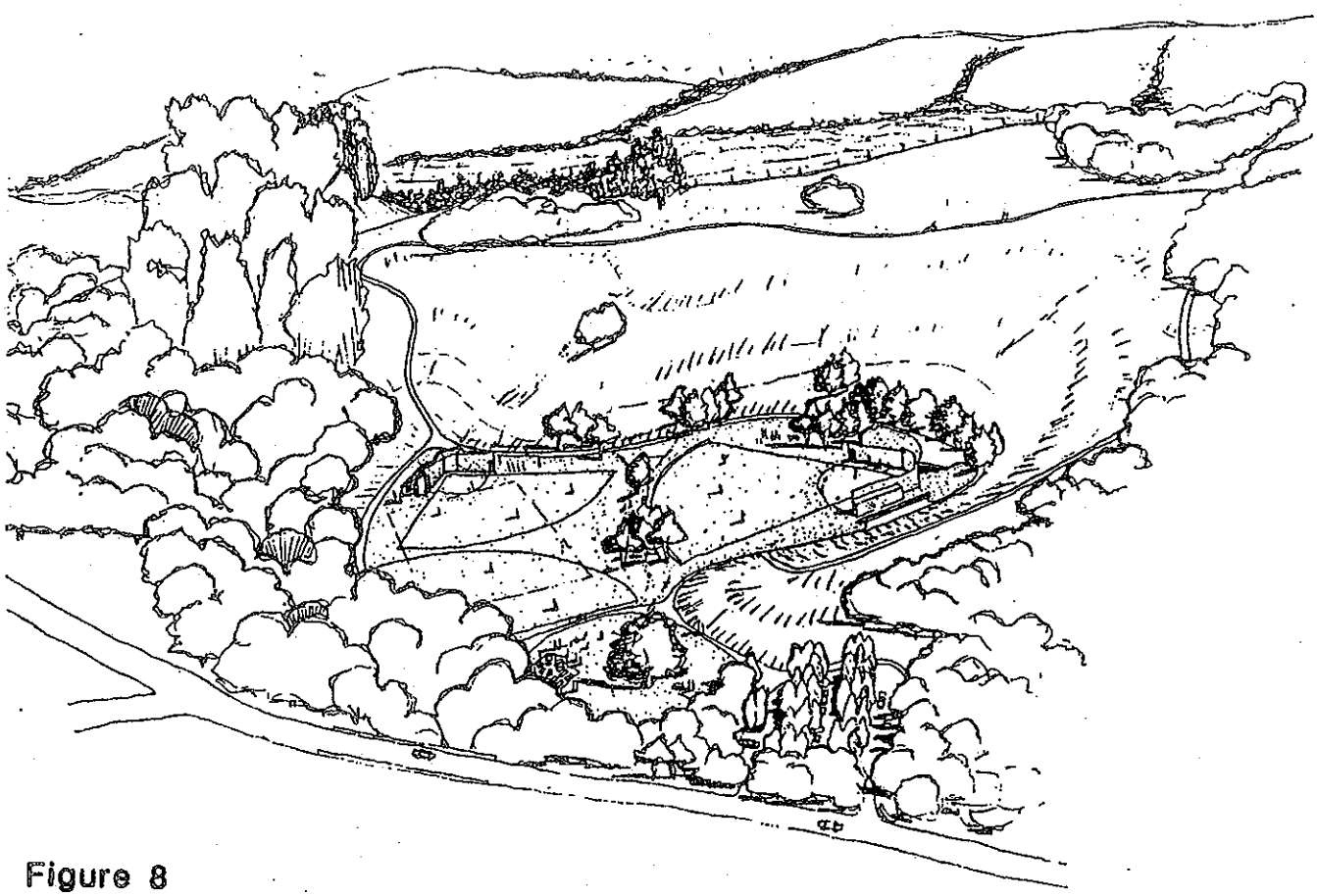


Figure 8
View - South End

A maintenance yard will be provided adjacent to the playfields and provide a place to store equipment necessary for maintaining the park and to hold or dispose of clippings and debris from vegetation management activities. Development of the area will consist primarily of a cyclone fence, a gate, and gravel paving and will be screened with new vegetation.

North End - The north End is to be developed as a traditional city park with large unprogrammed spaces suitable to a wide variety of activities. Lying between two riparian zones and an oak woodland, the North Meadow is probably the most pleasant and ecologically rich of the large open spaces on the park site. The quality of the environment is of some importance to people involved in informal sports activities, picnicking and nature study; whereas, league sports can exist with or without a nice, natural setting.

Therefore, formal ball fields, with backstops, skinned infields, etc, are not proposed for this area. Instead, the playfields are left open for informal ball games, frisbee, bocce ball, horseshoes or whatever activities users provide as well as large group activities such as festivals and day camp. However, the grassy space is large enough that two softball fields and one soccer field could be developed later, should the city find this option desirable. The design shows the following facilities:

8 acres of turf.

1 group picnic area, 20 tables, shelter, barbeque pit, water spigot.

10 family picnic areas, 1-2 tables each,

1 restroom, water spigot, drinking fountain. Connection to existing sanitary sewer on site.

1 parking lot shared with Community Center, space for 213 cars, bulletin board and waiting area.

1 parking lot off of Burton Drive, space for 5 cars.

2 bridges, one to access Burton Drive entry, accessible to pedestrians only, and one to access Community Center parking lot, accessible to service and emergency vehicles (exclusing tanker trucks). Gates or bollards prevent entry of non-authorized vehicles.

When cleared of existing brush and young trees, the North Meadow will be a very large flat open space, with a clearly articulated boundary composed of the Riparian Zone and the Oak Woodland. Entering the meadow from under the woodland canopy from both the Community Center entry and the Grizzly Creek Flat Entry will be quite impressive. The edges of the meadow have been shaped with additional groves of trees to create more intimate and protected subspaces. Existing vegetation from the North Meadow may be saved and replanted according to the plan.

The main trail, accessible to service vehicles, circles the North Meadow. Groups reserving the large group picnic area could be granted temporary vehicular access on this service trail to set up their picnic. A secondary nature trail follows the top of the creek banks and descends to Las Trampas Creek at one point.

Figure 9

Enlarged Plan - North End

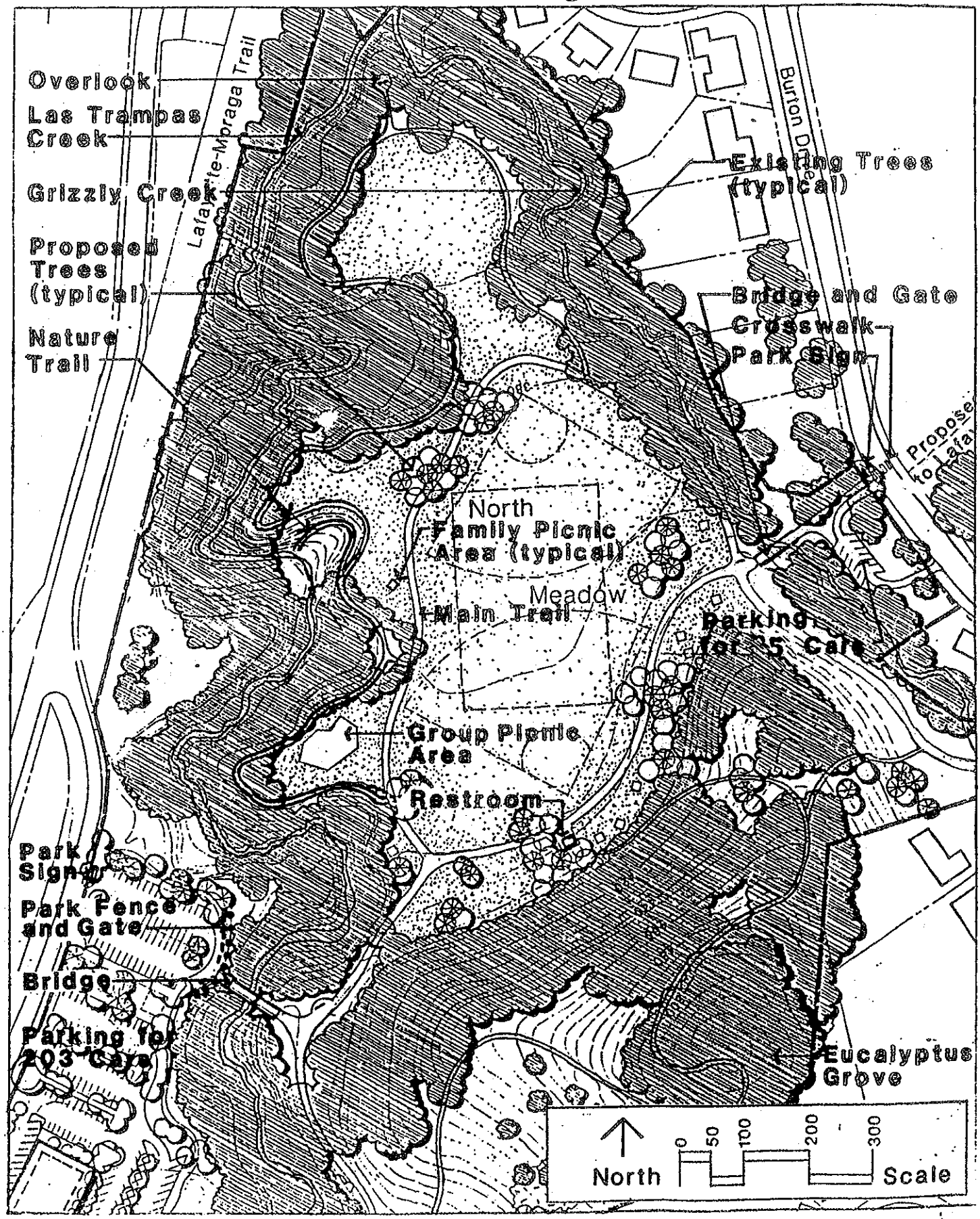
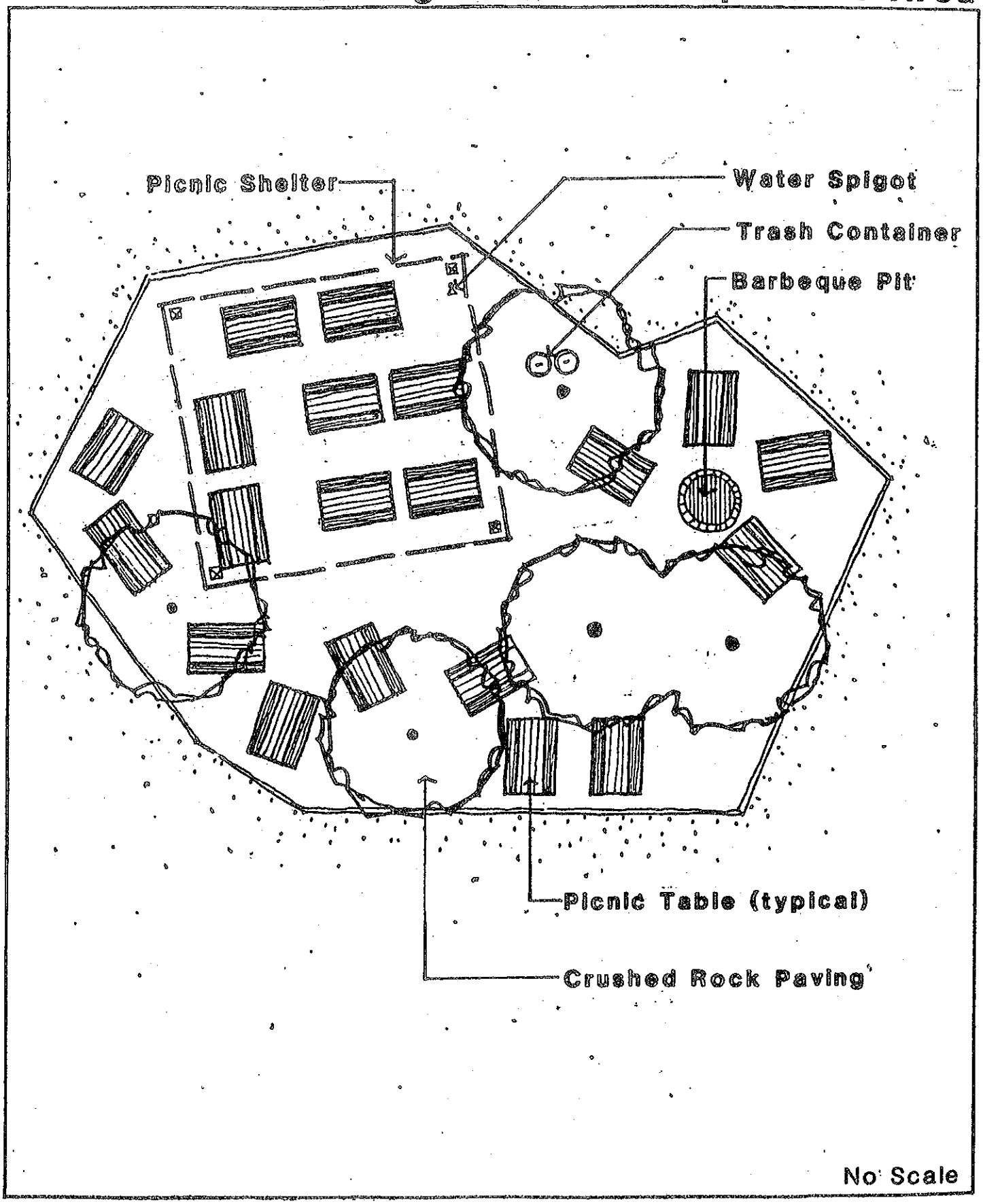


Figure 10

Enlarged Plan - Group Picnic Area



This plan shows the Community Center area developed as shown in the Community Center Master Plan. Minor changes have been suggested to make the park entry more visible and generous. (see Entries, below)

Central area - The Central Area connects the major activity areas at the North and South Ends. This area is an important wildlife habitat and will feature opportunities for nature observation. Large group activities are not encouraged here due to the proximity of neighbors. Facilities include:

1 small freshwater marsh, earthen dam, boardwalk crossing, bench

From the North Meadow the nature trail climbs to the North Eucalyptus Grove, descends to the marsh, crosses the main trail then follows Las Trampas Creek. Tall brush in the area will be kept for wildlife habitat, but thinned and maintained for fire control (see Emergency Access and Fire Control, and Habitat Management Plan, below) and to allow some open as well as enclosed spaces along the main trail.

Parking

Providing an adequate quantity of conveniently located parking for all proposed activities is a service to park users and necessary to avoid undesirable parking along St. Mary's Road and residential streets. 213 parking spaces are already available, or planned in the Community Center Master Plan These include 201 spaces at the Community Center, and 12 spaces at Burton Valley Elementary School. The Community Center itself will generate parking demand. Extra spaces may be used to satisfy some of the additional demand generated by new park facilities. However, new spaces must be provided to accommodatefacilities that push the total demand over 213 parking spaces, and for facilities located at a distance from the Community Center. Opportunities for increasing the number of parking spaces in the North End are very limited, while large flat areas at the South Entry and in the Pear Orchard provide potential parking spaces.

Expansion of the fifty-five (55) car south parking area will be considered if actual park use dictates such an increase. In such case, the City will hold a public hearing or hearings to determine public sentiment on this issue. The amount of the increase will be decided after parking needs and public sentiment are carefully analyzed.

Table 4 shows the analysis used to arrive at the number of parking spaces needed to serve the park. Since parking should be provided close to the activities it serves, the analysis is divided into the two major use areas in the park, the North End and South End. Table 4 lists park facilities, projects an estimate of how many users each will draw, and how much parking demand will be generated at peak use times. In the South End, if all facilities were used to full capacity simultaneously, there could be a shortage of parking spaces. There are many ways to schedule activites to avoid creating too high a parking demand. For instance, the Parks and Recreation Department should not schedule group picnics when all three ball fields are scheduled for continuous use (people arriving early for their scheduled game overlap with people from the previous game). Another possibility is to schedule breaks between ball games, to allow the parking lot to clear.

Table 4

PARKING ANALYSIS

NORTH END: Facility	Peak # Users	Parking Demand
Group Picnic Area 3 per car	150	50 cars
Family Picnic Areas. 3 per car	100	30 cars
Informal Play Fields 3 per car	80	30 cars
Community Center 27,200 SF building @ 5 people/1000 SF 1.5 per car	140	90 cars
Miscellaneous Hikers, Joggers and Day Camp Drop-off		10 cars
TOTAL NORTH END PARKING DEMAND		210 CARS
available/planned parking at Community Center		-201 cars
North End Parking Deficit		9 cars
ADDITIONAL NORTH END PARKING PROPOSED		12 CARS

SOUTH END: Facility	Peak # Users	Parking Demand
League Softball/Baseball Fields 18 players + 2 coaches + 20 visitors = 40 people/field X 3 fields = 120 people, + 80 (allowance for overlap of games) 2 per car	200	100 cars
Group Picnic 3 per car	150	50 cars
Family Picnic 3 per car	100	30 cars
Miscellaneous hikers, joggers etc.		10 cars
SOUTH END PEAK PARKING DEMAND		190 CARS
Available/planned parking at Burton Valley School		- 12 cars
Parking deficit		178 cars
ADDITIONAL SOUTH END PARKING PROPOSED SOUTHWEST ENTRY PARKING LOT		135 CARS*

*Parking estimates are for peak use, when all facilities are used to full capacity simultaneously. The possible shortfall of parking projected for the South End can be addressed through scheduling of activities, see discussion on page 43.

Circulation

The main park trail will be asphalt with a crushed rock strip, accessible to a variety of park users, including pedestrians, bikers, horse riders, and people with baby strollers or in wheelchairs. It will also provide access for service and emergency vehicles(see Emergency Access and Fire Control, below). Primary paths in major use areas, the North End and South End, will be 16 wide to comply with Fire District requirements. Secondary paths will be 12' wide (8' asphalt, 4' crushed rock). In steep areas where clearing and grading may causee excessive soil erosion or removal of important trees, path widths will be minimized, but no less than 10' to allow for emergency access.

A secondary trail system will consist of a simple 4' dirt path, accessible to pedestrians only. This trail is identified as "nature trail" in the plan, and will go through some of the more steep and sensitive areas of the site; along the tops of the banks of Las Trampas Creek, to the North Eucalyptus Grove and around the proposed marsh.

Entries

The two major entries to the park will be at the Community Center and at the Southeast corner of the park along St. Mary's Road. Minor entries will be at Grizzly Creek Flat on Burton Drive, Silverado Drive and at Rohrer Drive and Burton Valley Elementary School.

Community Center - The Community Center area of the park will be developed according to the Community Center Master Plan. However, in the Community Center Master Plan, the parking lot close to the proposed bridge is designated to be an unpaved overflow parking lot. With the development of the park, this area will in fact be an important park entry. This plan suggests some minor modifications to make the park entry more visible and generous. Signage is proposed on St. Mary's Road and at the bridge. A wide, paved waiting area with benches and a bulletin board will be provided at the drop-off area by the bridge. Trees in the parking lot will be arranged so they don't block visibility of the waiting area. To provide access to the north and central parts of the site for service and emergency vehicles, the bridge will be 10' - 12' in width and capable of carrying 2-axle service vehicles (no tanker trucks)Access for emergency vehicles through the parking lot will be as direct as possible. A ramp to the bridge will be provided for emergency vehicles and marked with "no parking" signs. A locked gate or bollards at the bridge will prevent entry of non-authorized vehicles. St. Mary's Road will be widened and a left turn lane created to provide safe access to the parking lot.

Southeast Entry - The southeast entry will be similar to the Community Center Entry with an entry sign, park fence, orientation sign and drop-off area with seating in the parking lot. The main entry to the parking lot will be two-way with a 20' gate. The one-way exit-only drive will have a 12' gate. The Southeast Entry will provide access

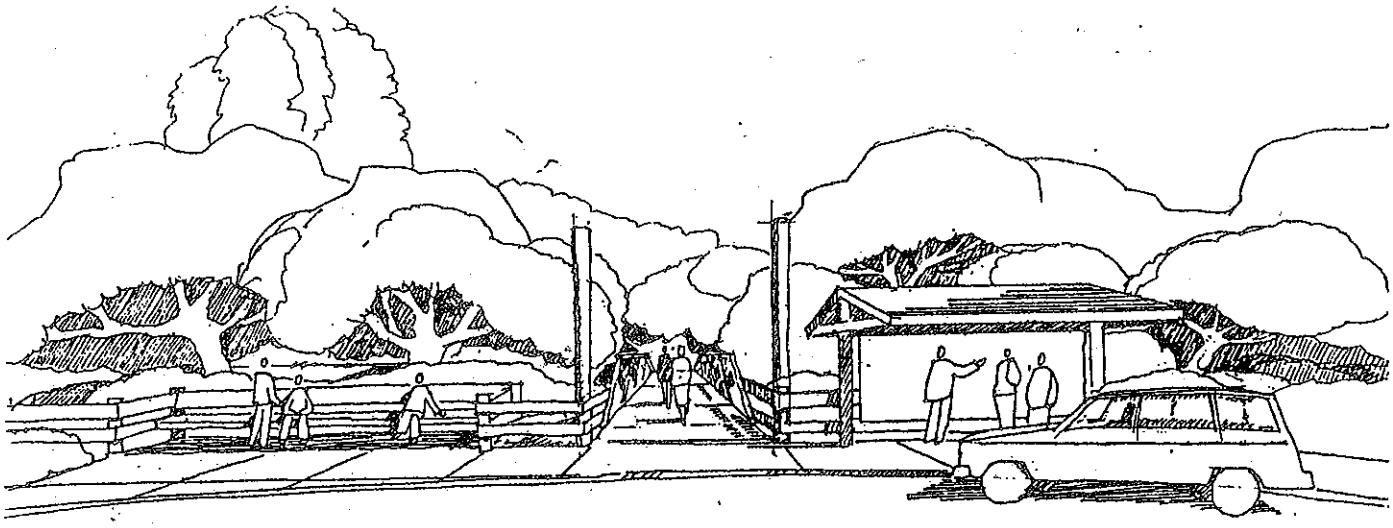


Figure 11
View - Community Center Entry

to the southern portion of the site for service and emergency vehicles, with provisions for clear access and a red painted ramp with "no parking" signs from the parking lot to the trail. St. Mary's road will be widened to create a left turn lane, providing safe access for cars turning from St. Mary's Road into the main parking lot entry, and from both the two-way entry and the one-way exit back on to St. Mary's Road.

Grizzly Creek Flat on Burton Drive - This entry will be marked with an entry sign along the road and will provide a crosswalk to the future Lafayette Trail Connecting to Burton Ridge. The bridge will be designed for use by pedestrians only, with locked bollards to prevent entry of unauthorized vehicles. The 5 car parking area will not encroach upon existing tree driplines.

Rohrer Drive and Burton Valley School - The entry at the intersection of Rohrer Drive and Burnt Oak Drive will have entry sign, park fence and a locked gate. This entry will also provide access for emergency Fire District vehicles. Paths are provided to accomodate children crossing this portion of the site to go to Burton Valley Elementary School, to connect with a proposed trail to Lafayette Ridge, and to the twelve parking spaces available in the school parking lot. These paths will have bollards to prevent unauthorized vehicles from entering the site.

Silverado Drive - This entry will provide access for pedestrians and emergency vehicles to the northern portion of the site. This entry will remain in its existing conditions, with a 16' locked gate and a fire trail. Emergency vehicles will use the current fire trail that follows Grizzly Creek. The current fire abatement equipment access that steeply crosses the ridge and bisects the Oak Woodland will be replanted with oak trees and no longer used for a road.

Edges

Issues that need to be addressed along the edges of the park are undesireable views to and from the neighbors, security, and visibility and identification of the park.

Parts of the park requiring a visual buffer between the park and residential areas will be screened with groves of trees and tall brush. Factors in choosing tree species will be resistance to fire and compatibility with native species(see Habitat Management Plan).

A park fence will be provided near park entries and along areas where unauthorized vehicles might easily enter the park. The purpose of this fence is to mark the park boundaries and to prevent vehicle access rather than to block views. Therefore, the park fence might be a low fence or wall. Las Trampas Creek, with its steep ravine and brambles, is in itself an adequate boundary. Most neighboring residential properties have adequate fences. At park entries, along St. Mary's Road and on Rohrer Drive, a park fence will be one of the typical elements that tell people visually that "this is a park".

Use of Vegetation

Throughout the park, vegetation will be managed in accordance with the Vegetation Management Plan (see Section V of this document). As far as possible, only native plants will be used in developing the park landscape. The exception will be non-native vegetation, such as turf grass, provided to make the park useable for the proposed recreational activities. The edges of turf areas will be carefully arranged and drainage systems installed so that existing native vegetation is not overwatered. Trees and shrubs are used throughout the site to create shade, screen views and enclose space. Trees, shrubs and grasses will be thinned and managed for fire control and pest species control.

Emergency Access and Fire Control

The Lafayette Master Plan has been reviewed by the Contra Costa Consolidated Fire District. Their requirements and suggestions fall into two catagories: access for emergency vehicles and fire abatement procedures. The Master Plan implements the requirements and suggestions of the Fire District as fully as possible. In cases where the Fire District solution is environmentally detrimental, due to excessive grading, soil erosion or removal of important trees, an alternate solution is proposed. Proposed alternate solutions are to be worked out with the Fire District and resolved to the Fire District's

satisfaction during the development phase of design for Lafayette Community Park. Cost estimates in this document are based on the proposed alternates.

1. Fire District Requirement or Suggestion: All major paths throughout the park be a minimum of 16' in width. Steep slopes paved with asphalt and gentle slopes paved with either asphalt or crushed rock.

   Lafayette Community Park Master Plan Proposal: Primary paths in major use areas, the North End and South End, will be 16' wide and paved with asphalt and crushed rock. Secondary paths will be 12' wide paved with asphalt and crushed rock with an additional 4' graded flat and clear of obstructions. In steep areas where clearing and grading causes excessive soil erosion or removal of important trees, paths widths will be minimized, but no less than 10'. In areas where the main path is to be less than 16' in width, cleared, flat pull-out areas will be provided at frequent intervals where fire trucks may pass each other.

   Discussion:

   The Fire District suggest that all main paths throughout the park be accessible to fire trucks with a continuous flow of traffic possible from the North End to the South End of the Park. The 16' width required allows two fire trucks to pass each other in case of emergency. Some areas of the park are severely constrained by topography and existing trees. In making our recommendation, the environmental damage of severe grading and tree removal is weighed against the potential risks of the slight delay caused by fire trucks having to pass at pull outs rather than having a continuous passing lane throughout the park.

2. Fire District Requirement or Suggestion: Turning radii of main paths to be a minimum of 28'.

   LCPMP Proposal: Comply.

3. Fire District Requirement or Suggestion: Fire Trucks be able to enter site from three entries: Silverado Entry, Rohrer Drive Entry and Southwest Entry. (see letter from Fire District in Appendix)

   LCPMP Proposal: Comply

4. Fire District Requirement or Suggestion: Where Fire Truck access is through a parking lot (Southwest Entry), access to be as direct as possible and unobstructed by parking spaces. An access ramp from the parking lot to the main trail will be a no parking zone, painted red, with "no parking" signs.

   LCPMP Proposal: Comply.

5. Fire District Requirement or Suggestion: "Wharf-Type" hydrants be provided, one in the North End, one in the South End, providing access to the park's irrigation system, assume that the irrigation system has sufficient water for Fire District use.

   LCPMP Proposal: Comply.

6. Fire District Requirement or Suggestion: Weed abatement required in Oak Woodland, Walnut Hillside and Rolling Grassland. Several options are possible for fulfilling this requirement, including disced fire breaks (similar to existing pattern in Rolling Grassland), mowing to a height of 3"-4", animal grazing to a height of 3"-4".

   LCPMP Proposal: Comply, using mowing.

   Discussion: Mowing is the preferred method of weed abatement in these areas for several reasons. Existing mowing machinery is capable of negotiating very steep slopes. Current discing patterns in the Rolling Grassland are unsightly and create undesireable paths for park use. In the Oak Woodland, no weed abatement is currently required. The Fire District suggestion for future abatement is due to the increased fire hazard caused by increased park use. Discing may cause erosion in the very steep slopes of the Oak Woodland, and may cause damage to shallow tree roots.

7. Fire District Requirement or Suggestion: A 30' fire break be provided along residential property lines in Central Brushland. Baccharis be broken up into small groups of shrubs with space inbetween groups.

   LCPMP Proposal: Comply.

8. Miscellaneous Comments of Fire District: Avoid use of Eucalyptus trees and Monterey Pines. Good trees for buffers are hardwoods such as Oaks and Buckeyes, and ornamental trees such as Maples. Fire District will "go along" with provisions in Habitat Management Plan section of LCPMP for thinning, removing deadwood and fire ladders in Eucalyptus groves. If trails are named, make them clear and non-redundant for use in Fire District data base.

Surface Water Management

The objectives of a drainage system are to prevent soggy conditions in use areas of the park, to slow the return of irrigation water to the creek, and to allow irrigation water to be filtered through the soil to remove fertilizers and other potential pollutants before it returns to the creek.

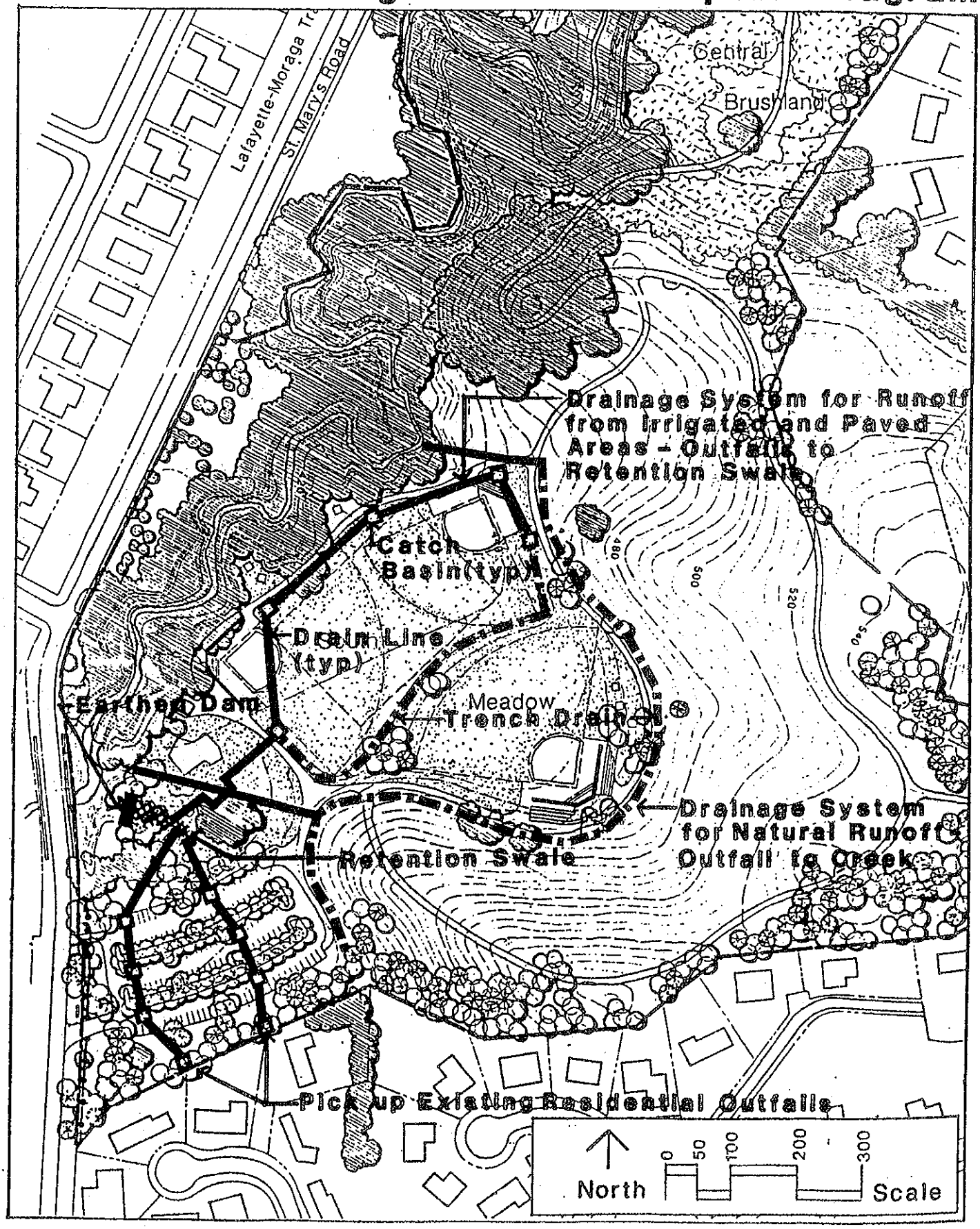
Existing storm drains from residential areas along St. Mary's Road empty directly into Las Trampas Creek, while storm drains along the southern border empty onto the park property.

The South End development will have two separate drainage systems, one for natural surface water and one for water collected from paved areas and irrigated lawns (see figure 6, for a conceptual drainage plan). A trench drain around the ballfield area will intercept excess rain water from the higher elevations. This water will be piped directly to Las Trampas Creek. Careful design of the outfall will prevent the water from causing erosion in the creek. Excess surface water from the existing residential outfalls, the parking lot and from irrigated areas will be piped to a retention swale (near the group picnic area) where it will be allowed to settle into the soil and eventually into the creek.

No drains will be required at the North End. The area will be graded so that excess water from the large irrigated lawn will percolate into soil and/or sheet flow to adjacent creeks.

Figure 12

Drainage Plan - Conceptual Diagram



B. PHASING AND COST ESTIMATE

To develop the cost estimate for Lafayette Community Park the Master Plan has been divided into discrete projects. Projects that would probably be built simultaneously, such as the South End ballfields, parking lot and restrooms, are grouped together in phases. Each project and phase could be constructed separately and timed according to city priorities and financial capabilities. The Phasing Plan shown in Figure 13, reflects a set of programmed priorities, as well as a reasonable order of development considering the physical configuration of the site.

The cost estimate, Table 5, is an estimate only. Quantities are based on a Master Plan drawn at the scale of one inch equals 100 feet. Larger plans to be drawn in the design development phase will provide a more accurate basis for estimating costs. Larger plans and more accurate base information, e.g.: surveys of topography and property lines, may also uncover unanticipated costs. However, the costs and contingency allowance projected below are conservative and should cover some unanticipated costs.

Prices are 1987 prices based on comparisons with bids and actual construction costs of similar projects and manufacturer's estimates.

The prices projected here for contingency, architect and engineer fees, and contractor's overhead and profit are standard allowances used in the profession. They are provided to allow the City to have a realistic range of costs in mind as it investigates funding sources. In actuality, these costs would be broken up according to how the city eventually phases the project may vary a great deal.

Not included are on going costs of maintaining park facilities, carrying out vegetation management policies, and police and other services.

We urge the City to seriously pursue development of this park. It may be interesting to note that this site is nearly 3 million square feet in size. This makes the cost of park development less than one dollar per square foot, certainly a low price to pay for an important recreational amenity that will serve the Community of Lafayette for many years to come.

Figure 13

Phasing Diagram

City of Lafayette
Community Park
Master Plan

Dillingham Associates &
John Northmore Roberts & Associates
Landscape Architects

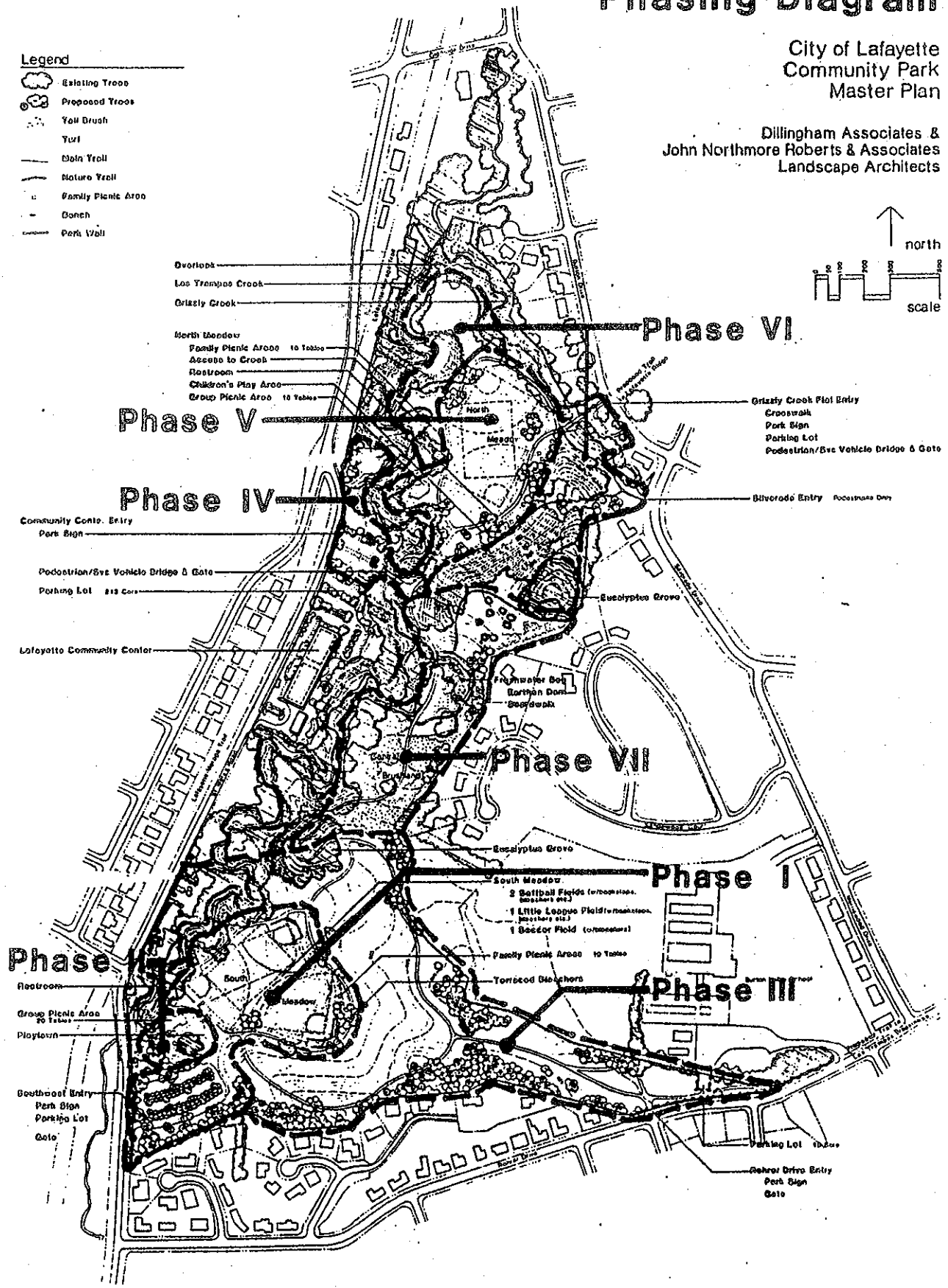


Table 5

Cost Estimate for Construction

COST ESTIMATE SUMMARY

SOUTH END - PHASE I		
PROJECT I - A: SOUTH END BALLFIELDS	$560,680.00	
PROJECT I - B: SOUTH END PARKING LOT & ENTRY	$387,320.00	
PROJECT I - C: SOUTH END RESTROOM	$174,170.00	$1,122,170.00
SOUTH END - PHASE II		
PROJECT II: GROUP PICNIC & PLAY LAWN	$110,520.00	$110,520.00
SOUTH END - PHASE III		
PROJECT III - A: PATHS & ROHRER DR. ENTRY	$240,100.00	$240,100.00
NORTH END - PHASE IV		
PROJECT IV - A: COMMUNITY CENTER ENTRY	$345,490.00	
PROJECT IV - B: MAINTENANCE YARD	$43,000.00	$388,490.00
NORTH END - PHASE V		
PROJECT V - A: GENERAL PARK TRAILS & PLAY MEADOW	$407,010.00	
PROJECT V - B: NORTH END PICNIC & RESTROOM	$292,230.00	$699,240.00
NORTH END - PHASE VI		
PROJECT VI - A: GRIZZLY CREEK FLAT ENTRY	$37,190.00	
PROJECT VI - B: GENERAL PARK TRAILS & TURF EXPANSION	$99,150.00	$136,340.00
CENTRAL AREA - PHASE VII		
PROJECT VII: GENERAL TRAILS & FRESHWATER MARSH	$85,430.00	$85,430.00
TOTAL PARK DEVELOPMENT COST		$2,782,290.00

COST ESTIMATE

Item	Quant	Unit	Cost	Price	Total
SOUTH END - PHASE I					
PROJECT I - A SOUTH END BALLFIELDS					
CLEAR & GRUB	280000	sf	$.05	$14,000.00	$14,000.00
GRADING (Entire South End)					
Excavat. & Fill on Site	2600	cy	$5.50	$14,300.00	
Import Fill	980	cy	$12.00	$11,760.00	$26,060.00
DRAINAGE					
Trench Drain	1850	lf	$15.00	$27,750.00	
Catch Basins	5	ea	$500.00	$2,500.00	
Drain Lines(Avg. 18")	1250	lf	$36.00	$45,000.00	
Earth Dam	300	cy	$15.00	$4,500.00	$79,750.00
SITE CONSTRUCTION					
Infield Mix	675	cy	$40.00	$27,000.00	
Backstop	3	ea	$7,500.00	$22,500.00	
Fence 12' high	300	lf	$30.00	$9,000.00	
Fence 6' high	1210	lf	$15.00	$18,150.00	
Fence 4' high	300	lf	$10.00	$3,000.00	
Benches @ Dugouts	12	ea	$350.00	$4,200.00	
Bleachers	6	ea	$750.00	$4,500.00	
Path-Crushed Rock	15200	sf	$.80	$12,160.00	
Path-Asphalt	19600	sf	$1.50	$29,400.00	
Wood Header	4200	lf	$3.00	$12,600.00	
Trash containers	3	ea	$350.00	$1,050.00	
Security Path Lights	20	ea	$1,700.00	$34,000.00	
Soccer Goals	2	pr	$1,200	$2,400.00	$179,969.00
IRRIGATION					
Turf	201500	sf	$.40	$80,600.00	
Trees			allow	$4,000.00	$84,600.00
PLANTING					
Seed Turf	201500	sf	$.18	$36,270.00	
Trees	40	ea	$85.00	$3,400.00	
Maintenance Period	280000	sf	$.05	$14,000.00	$53,670.00
SUB TOTAL FOR PROJECT I - A					$438,040.00
Construction Contingency and Miscellaneous @ 10%				$43,800.00	
Architect and Engineer Fees @ 8%				$35,040.00	
Contractor's Overhead and Profit @ 10%				$43,800.00	
TOTAL FOR PROJECT I - A					$560,680.00

Item	Quant	Unit	Cost	Price	Total
PROJECT I - B SOUTH END PARKING LOT & ENTRY					
CLEAR & GRUB	129800	sf	$.05	$6,490.00	$6,490.00
DRAINAGE					
Catch Basins	9	ea	$500.00	$4,500.00	
Drain Lines(Avg. 18")	750	lf	$36.00	$27,000.00	$31,500.00
CONSTRUCTION					
Asphalt Paving	51800	sf	$1.50	$77,700.00	
Concrete Curbs	2000	lf	$10.00	$20,000.00	
Concrete Paving	5500	sf	$3.50	$19,250.00	
Benches 12'	2	ea	$1,000.00	$2,000.00	
Trash Containers	1	ea	$350.00	$350.00	
Park Sign	1	ea	$3,000.00	$3,000.00	
Park Fence	350	lf	$20.00	$7,000.00	
Gate 20' wide (2@10 ea)	1	ea	$8,000.00	$8,000.00	
Gate 12' wide (1@12)	1	ea	$5,000.00	$5,000.00	
Bollards (steel)	4	ea	$400.00	$1,600.00	
"No Parking" Sign	2	ea	$400.00	$800.00	
Left Turn Lane	allow			$50,000.00	$194,700.00
LIGHTING					
Security Parking Lot	10	ea	$2,500.00	$25,000.00	$25,000.00
IRRIGATION	allow		$13,500.00	$13,500.00	$13,500.00
PLANTING					
Groundcover	11000	sf	$.25	$2,750.00	
Hydroseed Groundcover	18000	sf	$.17	$3,060.00	
Trees	240	ea	$85.00	$20,400.00	
Maintenance Period	11000	sf	$.05	$550.00	$26,760.00
SUB TOTAL PROJECT 1 - B					$297,950.00
Construction Contingency and Miscellaneous @ 10%				$29,790.00	
Architect and Engineer Fees @ 10%				$29,790.00	
Contractor's Overhead and Profit @ 10%				$29,790.00	
TOTAL FOR PROJECT I - B					$387,320.00

Item	Quant	Unit	Cost	Price	Total
PROJECT I - C SOUTH END RESTROOM					
CLEAR & GRUB	2200	sf	$.05	$110.00	$110.00
CONSTRUCTION					
Header	250	lf	$3.00	$750.00	
Asphalt	1000	sf	$1.50	$1,500.00	
Restroom Building	800	sf	$130.00	$104,000.00	
Sewer Connection	1	ea	$1,000.00	$1,000.00	
Water Connection	1	ea	$1,000.00	$1,000.00	
Drinking Fountain	1	ea	$1,500.00	$1,500.00	
Telephone Connection	400	lf	$5.00	$2,000.00	
Trash Cans	3	ea	$350.00	$1,050.00	
Electric Connection	1	ea	$1,000.00	$1,000.00	
Water Line, 2"	400	lf	$5.00	$2,000.00	
"Wharf-Type" Hydrant	1	ea	$500.00	$500.00	
Sewer Line, 6"	400	lf	$15.00	$6,000.00	
Electric Line	400	lf	$5.00	$2,000.00	$124,300.00
SUB TOTAL PROJECT I - C					$124,410.00
Construction Contingency and Miscellaneous @ 10%				$12,440.00	
Architect and Engineer Fees @ 20%				$24,880.00	
Contractor's Overhead and Profit @ 10%				$12,440.00	
TOTAL FOR PROJECT I - C					$174,170.00

Item	Quant	Unit	Cost	Price	Total
SOUTH END - PHASE II					
PROJECT II SOUTH END GROUP PICNIC & PLAYLAWN					
CLEAR & GRUB	70400	sf	$.05	$3,520.00	$3,520.00
CONSTRUCTION					
Header around oak	300	lf	$3.00	$900.00	
Header-group picnic	250	lf	$3.00	$750.00	
Crushed Rock	3300	sf	$.90	$2,970.00	
Group BBQ Pit		allow		$4,000.00	
Picnic Tables	40	ea	$1,000.00	$40,000.00	
Trash Cans	8	ea	$350.00	$2,800.00	
Concrete (10x10 pads for family picnic)	1000	sf	$3.50	$3,500.00	$54,920.00
IRRIGATION					
Turf	32200	sf	$.50	$16,100.00	
Trees, drip system		allow		$1,620.00	$17,720.00
PLANTING					
Seed Turf	32200	sf	$.18	$5,800.00	
Trees	36	ea	$85.00	$3,060.00	$8,860.00
SUB TOTAL PROJECT II					$85,020.00
Construction Contingency and Miscellaneous @ 10%				$8,500.00	
Architect and Engineer Fees @ 10%				$8,500.00	
Contractor's Overhead and Profit @ 10%				$8,500.00	
TOTAL FOR PROJECT II					$110,520.00

SOUTH END - PHASE III

PROJECT III - A
PATHS & ROHRER ENTRY

Item	Quant	Unit	Cost	Price	Total
CLEAR & GRUB	2500	sf	$.05	$130.00	$130.00
CONSTRUCTION					
Park Sign	1	ea	$1,500.00	$1,500.00	
Park Fence	750	lf	$20.00	$15,000.00	
Orientation Sign	1	ea	$1,000.00	$1,000.00	
Bollards (steel)	8	ea	$400.00	$3,200.00	
Path-Crushed Rock	17200	sf	$.80	$13,760.00	
Path-Asphalt	34400	sf	$1.50	$51,600.00	
Path-Wood Headers	8600	lf	$3.00	$25,800.00	
Trash Containers	2	ea	$350.00	$700.00	$112,560.00
PLANTING					
Drip Irrigation		allow		$ 21,000.00	
Trees	600	ea	85	$ 51,000.00	$72,00.00
SUB TOTAL PROJECT III - A					$184,690.00
Construction Contingency and Miscellaneous @ 10%				$ 18,470	
Architect and Engineer Fees @ 10%				$ 18,470	
Contractor's Overhead and Profit @ 10%				$ 18,470	
TOTAL FOR PROJECT III - A					$240,100.00

NORTH END - PHASE IV

PROJECT IV - A
COMMUNITY CENTER ENTRY

Item	Quant	Unit	Cost	Price	Total
CLEAR & GRUB	1000	sf	$.05	$50.00	$50.00
SITE CONSTRUCTION					
Bridge (100' long - 12' wide)			allow	$135,000.00	
Concrete Paving	2300	sf	$3.50	$8,050.00	
Park Fence	130	lf	$20.00	$2,600.00	
Bollards	4	ea	$400.00	$1,600.00	
Benches 6'	5	ea	$800.00	$4,000.00	
Entry Sign	1	ea	$3,000.00	$3,000.00	
Orientation Sign	1	ea	$1,000.00	$1,000.00	
Asphalt Paving	21900	sf	$1.50	$32,850.00	
Concrete Curb	720	lf	$10.00	$7,200.00	
"No Parking" Sign	1	ea	$400.00	$400.00	
Left Turn Lane	allow		$70,000.00	$70,000.00	$265,700.00
SUB TOTAL PROJECT IV - A					$265,750.00
Construction Contingency and Miscellaneous @ 10%				$26,580.00	
Architect and Engineer Fees @ 10%				$26,580.00	
Contractor's Overhead and Profit @ 10%				$26,580.00	
TOTAL FOR PROJECT IV - A					$345,490.00

PROJECT IV - B
MAINTENANCE YARD

Item	Quant	Unit	Cost	Price	Total
SITE CONSTRUCTION					
Clear & Grub	12200	sf	$.05	$610.00	
Gravel - crushed	12200	sf	$.80	$9,760.00	
6' Cyclone Fence	400	lf	$15.00	$6,000.00	
Gate, 12'	1	ea	$5,000.00	$5,000.00	
Sign	1	ea	$300.00	$300.00	$21,670.00
IRRIGATION			allow	$8,000.00	$8,000.00
PLANTING					
Trees	40	ea	$85.00	$3,400.00	$3,400.00
SUB TOTAL PROJECT IV - B					$33,070.00
Construction Contingency and Miscellaneous @ 10%				$3,310.00	
Architect and Engineer Fees @ 10%				$3,310.00	
Contractor's Overhead and Profit @ 10%				$3,310.00	

Item	Quant	Unit	Cost	Price	Total
NORTH END PHASE V					
PROJECT V - A GENERAL PARK TRAILS, PLAY MEADOW					
CLEAR & GRUB	335000	sf	$.05	$16,750.00	$16,750.00
GRADING Excavat. & Fill on Site	300	cy	$5.00	$1,500.00	$1,500.00
SITE CONSTRUCTION Path-Crushed Rock	15600	sf	$.80	$12,480.00	
Path-Asphalt	28800	sf	$1.50	$43,200.00	
Wood Header	6300	lf	$3.00	$18,900.00	
Bench (6 ft.)	1	ea	$800.00	$800.00	
Dirt Path	500	lf	$1.50	$750.00	
"Wharf-Type" Hydrant	1	ea	$500.00	$500.00	$76,630.00
IRRIGATION	280000	sf	$.40	$112,000.00	$112,000.00
PLANTING Seed Turf	280000	sf	$.35	$98,000.00	
Trees	125	ea	$85.00	$10,630.00	$108,630.00
TOTAL PROJECT V - A					$315,510.00
Construction Contingency and Miscellaneous @ 10%				$31,550.00	
Architect and Engineer Fees @ 9%				$28,400.00	
Contractor's Overhead and Profit @ 10%				$31,550.00	
TOTAL FOR PROJECT V - A					$407,010.00

Item	Quant	Unit	Cost	Price	Total
PROJECT V - B					
NORTH END GROUP PICNIC, FAMILY PICNIC AND RESTROOM					
SITE CONSTRUCTION					
Sewer Connection	1	ea	$1,000.00	$1,000.00	
Sewer Line	50	lf	$20.00	$1,000.00	
Water Connection	1	ea	$1,000.00	$1,000.00	
Water Line - 2"	800	lf	$5.00	$4,000.00	
Water Line - 1"	250	lf	$4.00	$1,000.00	
Water Fountain	1	ea	$1,500.00	$1,500.00	
Electric Connection	1	ea	$1,000.00	$1,000.00	
Electric Line	800	lf	$5.00	$4,000.00	
Asphalt	700	sf	$1.50	$1,050.00	
Concrete Pads	1000	sf	$2.50	$2,500.00	
Crushed Rock Paving	23000	sf	$.80	$18,400.00	
Wood Header	4600	lf	$3.00	$13,800.00	
Shelter (1200 sf)	1200	sf	$35.00	$42,000.00	
Hose Bib	1	ea	$60.00	$60.00	
Tables	40	ea	$1,000.00	$40,000.00	
Barbecue Pit	1	ea	$4,000.00	$4,000.00	
Trash Cans	11	ea	$350.00	$3,850.00	
Restroom Building	600	sf	$150.00	$90,000.00	
Bench (6 ft.)	1	ea	$800.00	$800.00	$216,460.00
SUB TOTAL PROJECT V - B					$216,460.00
Construction Contingency and Miscellaneous @ 10%				$21,650.00	
Architect and Engineer Fees @ 15%				$32,470.00	
Contractor's Overhead and Profit @ 10%				$21,650.00	
TOTAL FOR PROJECT V - B					$292,230.00

Item	Quant	Unit	Cost	Price	Total
NORTH END PHASE VI					
PROJECT VI - A GRIZZLY CREEK FLAT - ENTRY					
CLEAR AND GRUB	3000	sf	$.05	$150.00	$150.00
GRADING Fine Grading	3000	sf	$.25	$750.00	$750.00
SITE CONSTRUCTION					
Concrete Curbs	100	lf	$10.00	$1,000.00	
Asphalt Paving	4300	sf	$1.50	$6,450.00	
Concrete Wheel Stops	12	ea	$20.00	$240.00	
Bridge (50' long 10' wide)	1	ea	allow	$15,000.00	
Wood Headers	260	lf	$3.00	$780.00	
Park Sign	1	ea	allow	$3,000.00	
Cross Walk	1	ea	allow	$500.00	
Sign ("one-way")	1	ea	allow	$300.00	$28,170.00
SUB TOTAL PROJECT VI - A					
Construction Contingency and Miscellaneous @ 10%				$2,820.00	
Architect and Engineer Fees @ 12%				$3,380.00	
Contractor's Overhead and Profit @ 10%				$2,820.00	
TOTAL FOR PROJECT VI - A					$37,190.00
PROJECT VI - B NORTH END TRAILS & TURF EXPANSION					
CLEAR AND GRUB	116300	sf	$.05	$5,820.00	$5,820.00
SITE CONSTRUCTION					
Dirt Path - 4 ft wide	35000	sf	$.50	$17,500.00	
Bench (6 ft.)	1	ea	$800.00	$800.00	$18,300.00
IRRIGATION	74800	sf	$.50	$37,400.00	$37,400.00
PLANTING					
Seeded Lawn	74800	sf	$.18	$13,460.00	
Trees	15	ea	$85.00	$1,280.00	$14,740.00
TOTAL PROJECT VI - B					$76,260.00
Construction Contingency and Miscellaneous @ 10%				$7,630.00	
Architect and Engineer Fees @ 10%				$7,630.00	
Contractor's Overhead and Profit @ 10%				$7,630.00	
TOTAL FOR PROJECT VI - B					$99,150.00

Item	Quant	Unit	Cost	Price	Total
CENTRAL AREA - PHASE VII					
PROJECT VII GENERAL PARK & TRAILS & FRESHWATER MARSH					
CLEAR & GRUB	374000	sf	$.05	$18,700.00	$18,700.00
GRADING On-site Cut and Fill and Earthen Dam	300	cy	$7.50	$2,250.00	$2,250.00
SITE CONSTRUCTION					
Path-Crushed Rock	4400	sf	$.80	$3,520.00	
Path-Asphalt	11200	sf	$1.50	$16,800.00	
Wood Header	2800	lf	$3.00	$8,400.00	
Dirt Path - 4' wide	5000	sf	$.50	$2,500.00	
Log Bench (placement)	allow		$300.00	$300.00	
Boardwalk	250	sf	$25.00	$6,250.00	
Handrails on Dam	100	lf	$8.00	$800.00	
Benches 5'	1	ea	$600.00	$600.00	$39,170.00
IRRIGATION	allow		$4,600.00	$4,600.00	$4,600.00
PLANTING					
Tall Shrubs	40	ea	$30.00	$1,200.00	
Trees	55	ea	$85.00	$4,680.00	
Marsh Plants	allow		$500.00	$500.00	$6,380.00
SUB TOTAL PROJECT VII					$64,720.00
Construction Contingency and Miscellaneous @ 10%				$6,470.00	
Architect and Engineer Fees @ 12%				$7,770.00	
Contractor's Overhead and Profit @ 10%				$6,470.00	
TOTAL FOR PROJECT VII					$85,430.00

ure 6

ost Estimate for Maintenance

Item	Quant	Unit	Cost	Price	Total
RSONNEL					
ull time persons w/benefits	2	ea	$30,000.00	$60,000.00	
sonal persons @ $5-6/hr	2	ea	$6,000.00	$12,000.00	
BTOTAL					$72,000.00
QUIPMENT					
ucks(1/2 ton), $14,000 ea. amortize over 6 years	2	ea	$2,300.00	$4,600.00	
ding mowers $8,000 ea. amortize over 3 years	2	ea	$2,700.00	$5,400.00	
ng mower $30,000 ea. amortize over 3 years	1	ea	$10,000.00	$10,000.00	
BTOTAL					$20,000.00
ERATING COSTS					
otal vehicle miles	20000	mi	$.30	$6,000.00	
pplies - seed, fertilizer, equip repair	allow			$10,000.00	
BTOTAL					$16,000.00
TAL					$108,000.00

TE: Costs projected are for yearly maintenance costs of the entire, fully veloped park. Maintenance costs after the completion of Phase 1 would total ut $45,000 per year and would increase as the park is developed and maintenance sponsibilities increase. There will be equipment costs spread over various year the park grows in size. If the city has no equipment currently, significant sts will be required in the first year for maintenance equipment:

Truck	1 ea	$1,400.00
Riding mower	1 ea	$8,000.00
Misc.	allow	$15,000.00
Total		$37,000.00

V. Habitat Management Plan

A. GENERAL

The site of Lafayette Community Park supports a rich variety of natural and introduced habitats. The development of recreational facilities requires a commitment to a management plan that will help to prevent erosion, wildfires and degradation to stream quality, while protecting and enhancing the high quality of vegetative communities and wildlife habitats present in the park. The following segments outline management objectives and the policies needed to accomplish them. Refer to the discussion of Land Units in Section II, Existing Site Environment, for descriptions of Lafayette Community Park's natural features.

B. VEGETATION

General

Objectives:

To promote the growth of native species, and to limit the spread of non-native species in the park.

To carry out vegetation management practices without the use of pesticides.

Policies:

As far as possible, use only native species in the development of the park landscape. The exception will be the use of vegetation required for recreational uses, such as turf grasses.

Use mechanical and hand methods for all vegetation management procedures requiring the removal of vegetation.

Riparian Woodland

Objectives:

To preserve the riparian woodland areas in a condition which is as nearly representative of the natural occurence of this association as is consistent with adopted city policies regarding erosion control and slide repair at Lafayette Community Center.

To manage the woodland to optimize wildlife habitat.

To control and eventually eliminate infestations of French Broom and Vinca minor.

Policies:

Allow all areas of riparian woodland to persist and increase in extent without active management.

All plans for erosion control, slide repair, and any other improvements in the riparian zone shall include measures to protect and preserve existing riparian vegetation and topography surrounding the improvement.

All plans for erosion control, slide repair, and any other improvements in the riparian zone shall include plans to revegetate damaged areas with species representative of the native riparian community.

Use mechanical and hand removal to control French Broom and Vinca.

Oak Woodland

Objectives:

To maintain existing oak woodlands in the park.

To preserve outstanding individual oak trees, whether or not within an oak woodland association.

To promote regeneration of oak woodlands.

To control fire hazard due to build up of underbrush.

Policies:

Modify current fire break patterns so that discing does not endanger oak trees. Reroute fire access road around oak woodland.

Protect oaks from overwatering due to site development.

Protect oaks from mechanical damage and damaging changes in their environments, such as paving over their roots, due to site development.

Use hand labor to remove poison oak and brush near areas of high public use and where buildup of underbrush presents a fire hazard.

Cut and maintain grass at a height of 3"-4" or less and remove clippings.

Identify and protect oak seedlings with wire fencing to prevent grazing, trampling, or accidental removal.

Eucalyptus Groves

Objectives:

To establish and maintain conditions in all eucalyptus groves which prevent or minimize uncontrollable wildfires.

To minimize danger from falling limbs

To contain groves of Eucalyptus within their present limits and prevent spread into adjacent areas.

Policies:

Reduce fuel levels by selective thinning, removal of deadwood, and removal of lower branches which provide a fire ladder to upper branches. Mechanical and hand methods shall be used.

Maintain a 30' fire break between the northern Eucalyptus Grove and nearby houses.

Hand remove Eucalyptus seedlings outside the present limits of the Eucalyptus groves.

Grassland

Objectives:

To maintain a significant portion of Lafayette Community Park in grassland vegetation.

To maintain conditions in all grasslands which prevent or minimize uncontrollable wildfire.

To control and eliminate infestations of exotic or "weed" plant material such as artichoke thistle and star thistle.

To encourage certain remnant orchards to revert to grassland.

Policies:

Maintain grassland as the primary vegetation cover in those areas of the park where grassland is the existing vegetative communnity type. The primary means of maintaining grassland and preventing succession to brushland will be mechanical crushing and hand removal of brush.

Identify and monitor areas of perennial grassland in order to protect them and encourage their survival and spread.

Cut and maintain grass by mowing at a height of 3"-4" or less.

Control Artichoke Thistle and Star thistle wherever they occur on the site by hand and mechanical removal. Also control Artichoke Thistle and Star Thistle on adjacent unfenced properties to prevent extensive spread of seed into park land.

Brushland

Objectives:

To maintain Brushland areas in a way which reduces the potential for wildfires spreading from them into adjacent developed areas.

Within the limits of the objective above, to maintain brushland and its natural successive vegetation along the park's western edge as a buffer between park and residential uses.

To manage the brushland and its natural successive vegetation so that a rich wildlife habitat is maintained.

To manage the brushland to prevent its uncontrolled spread and to allow park user circulation.

Policies:

Maintain a 30' fuelbreak as required by fire department along residential property lines.

Break-up continuous brush cover into natural appearing clumps or islands of varied size and shape, and into individual specimen shrubs. The principal guideline to follow is to retain between 30 to 40 percent of brush areas in brush crown cover. Separate brush islands and/or specimen shrubs by at least two times the maximum crown diameter of the larger clump or specimen, but not less than 100 feet between clumps or individual shrubs. Prune all dead material from remaining brush. Selectively prune live branches in the lower third of the shrubs.

Introduced Vegetation

Objectives:

To minimize the use of exotic vegetation within the park.

To plant new vegetation in a way that is visually compatible with the existing conditions of the park.

To minimize the impact of installation and maintainance of landscaped areas on adjacent native plant communities.

To limit the spread of introduced exotic vegetation into the park.

To provide turf areas planted with suitable ornamental and/or exotic species appropriate for playfields, picnic areas and other recreational areas as specified in the master plan.

To screen undesireable views between the park property and adjacent residential properties.

Policies:

As far as possible, use only native vegetation to achieve park objectives.

Install and maintain lawns as required for recreational use only where specified in the master plan.

Install a screen of trees along residential property lines, using native species wherever possible. The screen shall not be continuous, but placed strategically to minimize undesireable views according to site conditions.

Other than in specified lawn and planting areas, automatic irrigation and maintenance fertilizer shall not be used.

Where introduced exotic species spread beyond the intended limits of landscaped areas, remove by mechanical and/or hand labor.

Existing Pest Species and Exotic Vegetation

Objectives:

To manage remnant orchards to allow them to revert to grassland, brushland, woodland, or as recreational areas as specified in the Master Plan.

To manage Eucalyptus groves as specified above.

To eliminate Star and Artichoke Thistles, see above.

To manage grassland to maintain grassland community, even if it is largely made up of exotics, encourage native perennial grasses.

To eliminate Poison Oak in high use areas.

To otherwise minimize and eliminate exotic vegetation within park without adversely affecting the recreational uses which take place in or near them.

Policies:

Cease discing remnant orchards where they are to be allowed to revert to brushland or woodland.

Throughout the park, remove rampant pest species as specified above by hand and mechanical methods.

Remove poison oak in high use areas by hand and mechanical methods.

C. WILDLIFE

Objectives:

To provide habitat for indigenous species.

To remove untagged domestic dogs and feral domestic cats where their presence conflicts with the previous objective or conflicts with recreational uses.

Policies:

Pursue vegetation management policies which encourage indigenous vegetation (see above).

Trap and remove untagged domestic dogs and feral domestic cats where their presence conflicts with the previous objective or conflicts with recreational uses.

D. WATER

Objectives:

To minimize the impact of irrigating landscaped areas on the volume and velocity of stream flows and on stream water quality.

Policy:

Reduce impact of runoff from irrigation by slowing water drainage as much as possible, using trench drains, sumps, and retention basins. Route drainage away from oak trees.

Other than in specified lawn and planting areas, automatic irrigation and maintenance fertilizer shall not be used.

E. SOIL

Objectives:

To minimize erosion in the park.

To prevent damage to park improvements due to naturally occuring landslides in the creek.

To repair and revegetate slides in a way that protects riparian woodland and is consistent with adopted city policies regarding erosion control and slide repair.

Policies:

Construct fences or walls and gates where necessary to exclude illegal access to the park by motorized vehicles.

Where possible, design park trails with a gradient below 10%.

Revegetate slopes greater that 20% where vegetation has been removed for fire abatement vehicle access.

Locate park buildings away from creeks, at least three times the height of the bank from the toe of the bank.

All plans for erosion control, slide repair, and any other improvements in the riparian zone shall include measures to protect and preserve existing riparian vegetation and topography surrounding the improvement.

All plans for erosion control, slide repair. and any other improvements in the riparian zone shall include plans to revegetate damaged areas with species representative of the native riparian community.

VI. Appendix

Appendix A

Lafayette Community Park

Master Plan Concepts and Guidelines
(draft)

Original: 1/10/86 D. Beardsley
Revised: 1/21/86 D. Beardsley & A. Wondolowski
Revised: 1/28/86 Park Subcommittee
Revised: 2/12/86 Parks & Recreation Commission
Revised: 11/2/86 D. Beardsley & S. Dalcamo
Revised: 12/10/86 Parks Subcommittee
Revised: 3/25/87 Parks Subcommittee

Table of Contents

I. Introduction

A. Purpose and Role of Lafayette Parks and Recreation

Lafayette Parks and Recreation is one of five major functions provided by the City of Lafayette in Contra Costa County, California. The City is governed by an elected five member City Council, responsible for providing direction and establishing policies and objectives.

The City Council is advised on matters relating to park and recreation opportunities by an appointed commission of nine volunteers.

Parks and Recreation objectives, enumerated below, are intended to assist the public, City Council, Commission members, City staff, and other governmental agencies to clearly understand the purpose of the City's role in parks and recreation:

1. To provide diversified neighborhood and community park and recreation services, thus giving Lafayette residents opportunities for creative use of indoor and outdoor leisure time.
2. To cooperate with other public agencies in the acquisition and development of recreation facilities and programs.

B. Master Plan Guidelines/Purpose of This Document

This document contains four majpr sections: Natural Resources Evaluation, Land Use Development Plan, Natural Resources Management Plan, and Environmental Impact Report. Other chapters of the report serve as background material.

1. The Natural Resource Evaluation section presents the natural attributes and constraints of the site. It highlights the naturally occurring conditions that impact use alternatives. This section establishes the foundation for presenting the Resource Management Plan.

2. The purpose of the Land Use Developement Plan is to direct future park development by: outlining expected levels of use and development, delineating general park character, planning access points and circulation systems, and dividing the park into areas that reflect potential uses.

The LUDP is based on several sources of information, including public interest, as expressed in correspondence or at public hearings, and existing or emerging City policies.

3. The Natural Resource Management Plan (NRMP) proposes objectives and policies with which to manage the land, water, vegetation and wildlife resources of the parkland.

4. The Environmental Impact Report (EIR), as mandated by State law, discusses the environmental impacts which could result from the proposed LUDP and suggests mitigation for possible significant impacts. Other project alternatives are also discussed.

C. Location and Description

Lafayette Community Park is a 67 acre parcel of land in the Burton Valley neighborhood of Lafayette. The property is adjacent to the Lafayette Community Center on St. Mary's Road. While not contiguous, it is bound on the south by Rohrer Drive, the east by Sandalwood and Sweetbrier Courts, and Silverado Drive transverses the northeastern portion of the site.

The City purchased 56 acres from the California Department of Transportation in 1983. The City also purchased 8.2 acres from the Lafayette School District (which is now used as the Lafayette Community Center), and 11 acres to the north of the Community Center in 1973. This document incorporates by reference and design a small portion of the Community Center property as an element of design for the park.

The park site contains a diverse and biologically productive array of flora and fauna. The vegetation communities are in generally good condition. The property can be described as having three distinct land forms.

The first is the riparian lands, dominated primarily by Las Trampas Creek. The creek has formed a narrow, meandering strip of steep-sided scarps along the western edge of the site. Less well developed streams, such as Grizzly Creek near Burton Drive, also conform to this land form.

The next major land form is made up of the flat area next to Las Trampas Creek. Formerly flood plains, these areas were walnut and pear orchards until fairly recently.

The last major land form consists of the rolling lands, forming the highest ground, punctuated by stands of eucalyptus trees. Above the flood plains, these lands comprise the majority of the overall site.

A combination of natural features and property lines create two distinct spaces to the north and south, connected by a trail. Each area is flat and contains walnut and pear orchards.

Existing uses include occasional hikers and equestrians. Motorcycles and four wheel drive vehicles have become accustomed to using the site, thus creating

soil erosion and compaction problems.

The parkland has a common boundry for a portion of its east side with Burton Valley Elementary School. A cyclone fence separates ballfields and a parking area. The fence was erected years ago to prevent children from exiting the school grounds into basically abandoned property.

D. Ownership and Administration

The City of Lafayette holds fee title to the site. Power, water and sewer easements encroach minimally on the property.

The site will be managed by the Lafayette Parks and Recreation Department.

E. Park Name

The name "Lafayette Community Park" has been attached to the site since it was purchased by the City Council. No other name has been referenced nor have any specific names been identified for interior portions of the site.

II. Background

A. Parkland Acquisition and Planning History

There is not a great deal of information available about the history of the site. In the 1960's, the California Department of Transportation (CalTrans) purchased this and other parcels to use for the 77/93 freeway between Pleasant Hill Road and Oakland, via Moraga. Caltrans abandoned the freeway proposal in 1974 and Lafayette chose not to build its own road in 1977. In 1979, Caltrans offered to sell the land at auction. Lafayette Mayor Norm Tuttle began negotiations to purchase what is now the Lafayette Community Park. Two adjacent parcels were purchased in 1983 for a total of $710,150.

During 1979, local citizens banded together to form the Lafayette Park Committee to discuss the creation of a community park. Suggestions for its use included trails, nature areas, open space, and playfields for baseball, softball, and soccer. Other ideas included a 9 hole "executive" golf course, picnic areas and a tot lot.

The Community Center property, located across the creek from the property, was purchased in 1982 for $500,000. Available resources have been focused on rehabilitating the school into a functional center. In 1985, the Parks and Recreation Commission began public meetings, initiating the first steps toward creation of a master plan for the parkland.

B. Adjacent Land Use

Residential development surrounds the site with the exception of the Community Center on the northwest boundary of the park.

There are no significant land use changes contemplated as of this writing.

C. Existion Recreation Facilities in Lafayette

The population of Lafayette is approximately 23,000. The relative position of the parkland makes it accessible to residents of Moraga, Walnut Creek, and the Rossmoor community.

There are existing City owned parklands within Lafayette. However, none offer the wide spectrum of opportunities contemplated for the Lafayette Community Park. Existing public facilities include:

a. Brook Street Neighborhood Park: .38 acres- benches, play structures, water fountain

b. Plaza Park: .25 acres- downtown
c. 711 St.Mary's Road: 11.5 acres- two little league fields, snack shack, small meeting room and parking
d. Community Center: 8.2 acres- indoor recreation and other opportunities with parking

The City has a system of interconnecting recreational hiking and equestrial trails. Trails continue to be developed in accordance with the Lafayette Trails Master Plan.

At the present time, there are limited recreation opportunities available at Lafayette school sites. The fields at each school are used after school and on weekends by groups including LMYA, Little League, and the LMSC soccer organization. In addition, the outdoor facilities are available for occasional unstructured use. Their use is restricted to non-school hours. During these hours, parking areas are frequently locked. The school sites are as follows:

a. Lafayette School: 7 acres
b. Vallecito School: 9 acres
c. Montecito School: 9 acres
d. Stanley Intermediate School: 9 acres
e. Springhill School: 8 acres
f. Happy Valley School:9.5 acres
g. Burton Valley School: 27 acres
h. Acalanes High School- 30 acres

Lafayette residents also have available to them other recreation opportunities provided by non-city agencies. The East Bay Municipal Utility District operates the Lafayette Reservoir. The facility offers three miles of paved jogging and bicycling trails and one reservable group picnic site that can handle up to 150 persons. There are 80 individual picnic tables, many with bar-b-que units. The EAST Bay Regional Park District offers the Lafayette-Moraga Trail, a 7 mile stretch of trail from the east end of Lafayette past Moraga. The trail has opportunities for bicycling, jogging, walking and equestrian use.

D. Public Use and Demand

1. Existing Uses

The site has been available for public use for many years by virtue of its location and lack of fencing. Uses have included hiking, picnicking, equestrian, nature study, and biking. In addition, portions of the site have been used for dumping of debris and off road vehicle/motorcycle riding.

Security is provided by Lafayette Police services

(contracted through the County) as well as passive surveillance by adjacent property owners. Surrounding neighbors also enjoy a use of the parkland since few have constructed fences.

2. Recreation Needs in California

The State of California Department of Parks and Recreation published a recreation survey titled "Recreation Needs is California", February 1982, revised March 1983 which analyzed the recreational needs of California's urban residents. Recreational case studies of the special populations - Black, Hispanic, Filipino, disabled, elderly, low-income and autoless were included in the study because of the lower-than-average recreation participation levels found in 1980.

Among the findings of the study were that:
- Of the 2.1 billion participation days in recreation away from home, more than 2/3 took place within one hour's travel of home.
- Recreation activities most frequently engaged in away from home are jogging, bicycling, field sports, partying, and picnicking.
- Recreation activities that people most desire are outdoor, nature-type activities such as fishing, camping, hiking, backpacking, boating, and horseback riding.
- Special populations (Black, Hispanic, Filipino, disabled, elderly, low-income, and autoless) have recreational desires similar to the general population's, but have more limited opportunities and are affected to a larger extent by barriers (work, family responsibilities, lack of leisure time, fear for personal safety, lack of skill and equipment, limited incomes, lack of transportation, lack of a recreation partner, and lack of information.)
- Rapidly changing social conditions are intensifying existing leisure barriers, especially for special populations.
-State population is projected to increase 18% by 1990. Participation in visiting historic and cultural areas and in outdoor, nature-type recreation activities, such as hiking, backpacking, camping, fishing, and boating, is projected to increase even faster than population growth.
- Public recreation agencies will be unable to keep up with increases in demand for recreation facilities.

In analyzing the recreational trends in California, the report found that "The largest increases in participation are expected in non-strenuous outdoor activities. These activities

will grow at a faster rate than the population, and could grow even faster if certain restraints are reduced. This finding indicated a need for nature-oriented parks in urban areas. These parks should provide a maximum feeling of open space with a minimum of support facilities required to accommodate outdoor activities (camping, boating, hiking, nature appreciation, swimming, and fishing). Where sufficient areas of this type cannot be provided in the cities, they should be made available as close as possible to metropolitan areas. Public transit to these areas must be provided for inner-city residents, particularly on weekends and holidays. We can also expect some increase in demand for outdoor recreation on trips to more remote destinations. New facilities and transportation services need to be developed to meet this increased demand for nature-oriented parks currently beyond the reach of many urban residents."

In summary, primary recreation needs of Californians are:
- Safe, secure recreation areas.
- Recreation areas and programs that increase opportunities for social interaction.
- Recreation facilities and programs that bring families together.
- Recreation opportunities that do not require long travel time.
- Recreation programs that accomodate non-traditional leisure schedules.
- Effective ways of informing people about recreation opportunities.
- An expanded transportation network.
- Recreation skills training, particularly for outdoor activities.
- Nature-oriented parks in and near metropolitan areas.
- Concentration of new local parks where deficiencies exist, or in rapidly growing communities.
- Improved landscaping, lighting, maintenance, and security patrols for parks in inner-city areas.
- Increased citizen involvement in local park planning, construction and operation.
- Incentives to promote private-sector provision of nature-oriented facilities and programs.
- Neighborhood case studies conducted at the local level to provide insight into leisure needs.

3. Lafayette Citizen Input on Park Resources and Future Development

The process of establishing a master plan for the

Lafayette Community Park used public workshops as the major oppportunity for members of the community to express their ideas on the potential development and uses of the parkland. In addition, informal meetings, community surveys and individual input help frame this document.

In early 1985, the Lafayette Chamber of Commerce commissioned a public opinion survey to learn more about Lafayette residents. Specifically, the survey's focus was to identify local issues and to determine voter attitudes towards these issues and various sectors of the community. This information was gathered through a voter telephone survey conducted from January 15-23, 1985. Drawing from a sample of 5% of the electorate (17,035 voters), 735 Lafayette residents were actually contacted. 488 (54% of the sample) completed the questionaire.

One of the conclusions of the survey was that "additional and/or improved parks and recreational facilities would be welcomed by a majority of the residents". When specifically asked what Lafayette needs most, the number two response (16%) was more parks and recreational facilities. The first response was solving traffic problems (20%). The third response was parking, especially in the BART area.

During 1985, the Parks and Recreation Commission developed a schematic plan based on a set of basic goals and objectives dealing with planning and development along with maintenance and management. The following goals and objectives were approved by the Commission with the understanding that elements could be changed, added and deleted as more information and detail became available:

a. Planning and Development

1. Because of the diversity within the proposed parkland, a recognition needs to be made regarding separate management units. In addition, the park is a separate and distinct unit from the Community Center and will require funding up and above that needed to operate and maintain the Community Center.

2. Parking would be allowed on the perimeter of the park property adjacent to external roadways.
   -No driving will be allowed through the park due to topographic constraints and costliness.

3. In addition to internal trails, trail connections should provide linkage with existing and proposed community trails.
   a. Staging areas should be provided on the perimeter of the park.

b. There should be a "network" of trails within the park that support different types of trail activities including equestrian, bicycle and pedestrian.

4. Establish a Vegetation/Habitat Management Plan. Any development should recognize the value of naturalized/native communities, especially riparian areas and oak woodlands.

5. Every effort should be made to allow the riparian areas to remain in their natural state, except in areas where erosion threatens existing or future capital improvements.

6. The Park should be primarily for the enjoyment of the citizens of Lafayette and the surrounding communities.

7. It should accomodate physically and mentally disabled individuals.

b. Maintenance/Management

1. The City's goal is to make the park financially self sufficient, maximizing sources of outside funding.
2. The cost of maintaining the park should be as low as possible.

On October 2, 1985 the Commission invited property owners adjacent to the parklands to a work session at the Community Center. The Commission shared available information about where the plan was headed and as much detail about the plan as possible. Attendees were told they would be notified of future meetings and that similar meetings would be held with as many people involved as possible to ensure that interested people had an opportunity to express their views. Finally, the process would culminate with at least one public hearing and adoption of a Land Use Development (Master) Plan/EIR for the site.

On March 26, 1986 the Commission again invited property owners to a meeting to review proposed uses of the Community Park. The minutes of the gathering are attached as Exhibit A.

III. Natural Resources Evaluation

One of the central issues in developing the Master Plan for the Community Park has been to find a balance between the residents' desires for additional outdoor recreation oportunities and the limitations of the site to accomodate those needs. Recognition of the important diversity of existing flora and fauna is an initial step.

The following are partial lists of the plant and animal life on the site. It will be expanded as additional information becomes available.

A. Vegetation

1. Trees

Acer negundo (Box Elder)
Acer macrophylla
Aesculus californica (Buckeye)
Alnus rhombifolia (White Alder)
Arbutus Manziesii (Madrone)
Juglans Hindsii (Black Walnut)
Juglans regia grafted to above (English Walnut)
Quercus agrifolia (Coast Live Oak)
Quercus Dumosa
Quercus Kelloggii
Quercus Lobata
Sambucus caerulea (Blue Mulberry)
Salix lasiolepis (Arroyo Willow)
Umbellularia californica (Bay)

2. Shrubs

Adenostoma fasciculatum (Chamise)
Baccharis pilularis (Coyote Brush)
Castanopsis chrysophylla var minor (Chinquapin)
Cornus stolonifera (Creekside Dogwood)
Corylus cornuta var californica (Hazlenut)
Cytissus monspessulanus (French Broom-introduced)
Heteromeles artofolia (Toyon)
Holodiscus discolor (Ocean Spray)
Lonicera hispidula (Honeysuckle)
Lotus scoparius (Trefoil)
Lupinus albifrons (Bush Lupine)
Physocarpus capitatus (Ninebark)
Rhamnus californica (Coffeeberry)
Ribes Menziesii (Canyon Gooseberry)
Rosa gymnocarpa (Wild Rose)
Rubus parvifolius (California Blackberry)
Symphoricarpos mollis (Snowberry)
Taxiodendron diversiloba (Poison Oak)

3. Herbaceous Perennials (annuals & ferns)

4. Weedy plants (Vinca Major & Pampas grass)

B. Animal Life

1. Birds
   Nesting Red Tail Hawks
   Nesting Great Horned Owls
   Cooper's Hawks
   Sparrow Hawks
   California Jays
   Stellar Jays
   Rufus Sided Towhees
   Brown Towhees
   Misc. Sparrows.
   Western Bluebirds
   California Woodpeckers
   Mocking Birds
   Black Headed Grossbeaks
   California Quail

2. Mammals
   Deer
   Racoons
   Red Squirrels
   Opposum
   Fox
   Small rodents (mice, rats, moles, gophers, shrews).

3. Amphibians
   California Newts
   California Tree Frogs
   Red legged Frogs

4. Reptiles
   Blue Bellied Lizards
   Northern Alligator Lizards

5. Snakes
   Gophers
   Ringed Necks
   Garters
   Green Racers

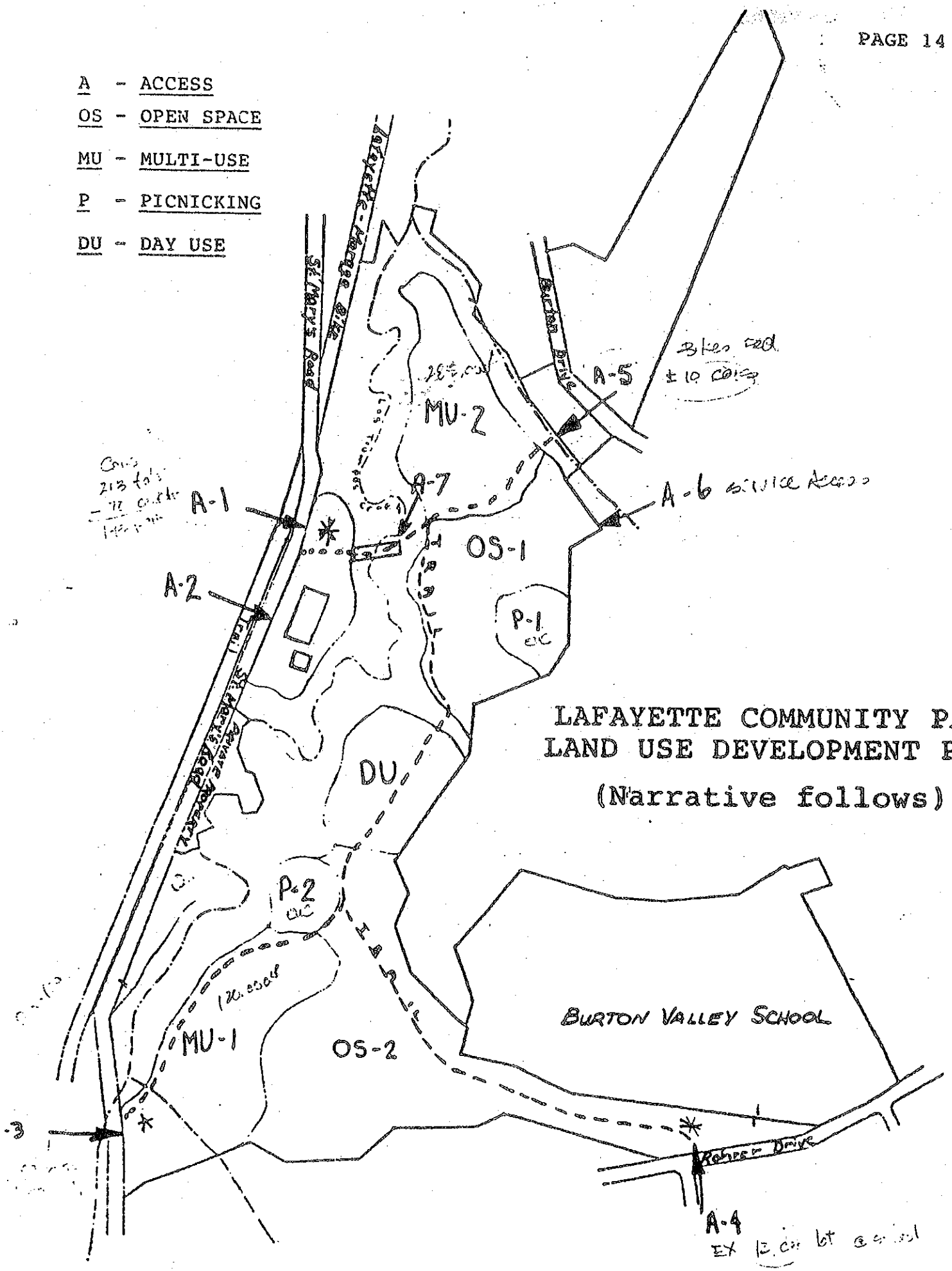
A - ACCESS

OS - OPEN SPACE

MU - MULTI-USE

P - PICNICKING

DU - DAY USE



LAFAYETTE COMMUNITY PARK
LAND USE DEVELOPMENT PLAN

(Narrative follows)

IV. Land Use Development Plan

A. Development Program

1. Concept of Development

Lafayette Community Park is and will become increasingly important as a City resource. A blend of active and passive outdoor recreation opportunities can occur in a mix of highly developed and natural settings. It is a unique place with which a community can identify, reflecting a wide range of values and priorities. In the long run, acquisition, development and operation of the park will be one of the City's most significant investments. It is therefore extremely important to reflect existing community needs in the development of the site. It is essential to keep in mind that a Master Plan is a goal which may very well continue to change.

With the unique features and site limitations in mind, one of the major goals of the plan is to make the most of the recreational and educational potentials of the parkland by facilitating a variety of educational and recreational opportunities. The emphasis of the Plan is to reflect the rural/urban character of the community.

The Plan reflects the care that must be taken to create a balance between public use and resource protection in order to ensure that the park resources are not adversely affected by public use. Conversely, in some instances public use will be dictated by natural forces, such as the creeks, which will continue to pursue their own paths.

The only way to meet the above goals is through sound planning, development, management and operational practices.

2. Land Use Zones and Access

The Land Use Development Plan divides the parkland into zones that contain different levels of development and use. Major development will take place in Multi-Use areas with improvements directed at access and concentrated improvements. Development will be minimal in Open Space areas allowing trail development and perhaps minor improvements such as picnic tables and benches. Except in a few select instances, there will be no development in the riparian Zone. This area is specifically set aside for its natural values, educational opportunities and unique setting.

The intent of this document is to discuss land use in general terms and leave specific details about facilities to the design phases of a Capital

Development Plan. In order to give the reader an idea of the scale and type of facility proposed, a brief description is given. Numbers given for parking spaces, cost estimates, etc., are estimates. Only a detailed design study can determine precise capacities, facilities and costs.

a. Riparian
An area extending approximately 100 feet in either direction from the center of Las Trampas Creek and Grizzly Creek. The area would be crossed by a bridge (pedestrian and maintenance vehicle) in the vicinity of the Community Center. The constantly changing nature of the creek channel creates a unique environment which should not be subject to development.

b. Open Space
The two areas designated as OS-1 and OS-2 serve as both buffers between other uses and refuge for wildlife considering the more intensely developed areas of the park. Trails through OS-1 would be minimal except for a major pedestrian and service vehicle surfaced pathway connecting the two multiple use areas. OS-2 would be kept as open grass land for meadow activities.

c. Multiple Use
The Multi Use areas designated as MU-1 and MU-2 would be dedicated to intensive use for field sports, organized recreation and picnicking. The goal is to provide the maximum number of fields within the constraints of the terraine and with consideration of the natural habitats The fields would provide support systems for restrooms, and possible concession stands. There is a possibility that security and/or night lighting may be necessary. The MU-2 site would possibly accomodate three ballfields and at least two league soccer fields. The MV-1 site would accomodate two ballfields and be connected to one regulation soccer field.

d. Picnicking
The areas P-1 and P-2 are prominate points where views command the lower settings. Here single and clusters of picnic tables would be located and perhaps made available on a reservation basis if demand warrants such use restrictions.

e. Day Use
There is one area designated as DU for a combination of picnicking, day camp and undeveloped nature center. The area is isolated from the other activities, but conveniently

located near the primary access point and the Community Center.

f. Access

There are five access points presented on the Plan. A-1 would be the primary northern parking area which would also accomodate the Community Center. This area would be considered the primary "staging area" for the park. The parking lot would be designated to shield it from St. Mary's Road and paved for year around use. This would also provide trail access to the Lafayette-Moraga Regional Trail to the northwest portion of the park.

A-2 would also be a developed trail access from the Lafayette Moraga Regional Trail on the south, across St. Mary's Road. The crossing would require improvements such as striping and warning lights.

A-3 would be the primary parking facility for the southern end of the park. The lot would be kept as far away from adjacent properties as possible and landscaped to reduce and/or eliminate visual and sound impacts on park neighbors.

A-4 utilizes an existing 12 car parking lot which can be accessed from either Burton Valley School or Rohrer Drive.

A-5 would provide pedestrian and bicycle access from Burton Drive to the northeast portion of the parkland. A small scale (10 car) parking area may be necessary in an effort to discourage parking on the neighborhood streets.

A-6 would be a service access on Silverado Drive.

A-7 would provide pedestrian, bicycle, equestrian, and service access from A-2 to MV-2.

g. Orchard

The existing pear orchard would be kept in its current state except for a more aggressive litter and weed abatement program, perhaps coupled with a tree improvement program utilizing volunteers and offering the fruit to community organizations.

B. Funding

The following funding recommendations[1] are presented to help prioritize orderly improvements. In addition, the true maintenance costs (including staffing) must be recognized or initial investments will be lost in very short order. While creative ways may be available to reduce the City's cost to operate and maintain the park, there will be a bottom line expense to making the park available for

Lafayette citizens.

Consideration has been given to developing fee generating facilities. Most notably, P-1 and P-2 will fill a community need and detailed design should not lose track of the original intent of attempting to generate as much revenue as is feasible without destroying the existing resources.

The most significant cost impacts may be in the collaborative strength of the City and community sports organizations. Working together it may be possible to expand the number of available multi-purpose sites for field sports, with minimal need for what would otherwise be a need to significantly increase park maintenance funding. This master plan anticipates such a collective effort in both the development and operation of significant portions of the park.

C. Plan Administration and Implementation

The Master Plan will be finalized, using the services of a comsultant, and will be presented to the public at City Council meetings. Following plan approval, determination will have to be made regarding the kind of environmental document that will be required. This is a very important step without which the City cannot qualify for federal and state grant funds.

The intent is to proceed with actual design and construction as soon as possible. Actual timing will depend on the funds that are made available and the level of community support given the project.

V. Natural Resources Management Plan

A. General

Objectives
- To accomodate parkland oriented recreation activities without damage to the natural resources of the site.
- To provide opportunities for the study of the flora and fauna, as well as the ecological principles which apply in a riparian situation without damage to the natural resources of the site.

Policies
- The City will make all reasonable efforts to eliminate non-indigenous species which have been introduced to and are reproducing on the site.

B. Vegetation

1. Landscaped Areas

Objectives
- To avoid the introduction of non-indigenous plants which could reproduce outside of the planned landscaped areas.
- Use management practices that encourage the restoration of natural plant communities.

Policies
- The City use indigenous California native trees in the landscaped areas.

2. Trees

Objective
- To preserve the existing stands of native plants and trees on the site.

Policy
- The City will avoid damage to the existing tree stands which might occur as part of management practices, such as disking or creating fire breaks.
- As non-native trees die or become public hazards, native species will be used for re-planting

3. Grassland

Objective
- To maintain a significant portion of the park as a grassland.

Policies
- The City will maintain the area shown as OP-2 as a grassland, using mowing and mechanical brush clearing.

4. Oak Woodlands

Objective
- To manage the oak woodlands in a condition which preserves a flora representative of the natural occurence on the site.

C. Wildlife

1. Mammals

Objectives
- To keep domestic dogs and cats from living in a feral state on the site.
Policies
- The City will require domestic dogs on the site to be leashed.
- The City will trap and remove unauthorized and untagged domestic dogs and feral domestic cats. Only live traps will be used for this purpose. Trapped domestic animals will be surrendered to Contra Costa County Animal Control Officers.

D. Water
Objectives
- To assure an acceptable quantity and quality of water for domestic and fire protection use on the parkland.
Policies
- The City will construct and maintain a water supply system in sufficient amounts to provide fire protection needs and the planned visitor uses of the site.

E. Soil

Objectives
- To limit erosion damage to the natural resources of the site.
Policies
- The City will construct and maintain the waterbars, crossdrains and stormwater drainage facilities needed to control erosion resulting from existing and relocated roads and trails.

March 26, 1986 Public Workshop (16 people in attendance)
Introduction by Dennis Beardsley, Parks Subcommittee Chairman

Dennis Beardsley shared a land use map from last October. Since October a time schedule was developed and a master plan was drafted. The audience was given a copy of the time schedule, the master plan table of contents and Chapter 4 (Land Use). The Commission is presently at step 3 of the time schedule which is "public workshop #2". By April the Commission hopes to get Council's approval to file a Conditional Use permit. Beardsley identified parking areas on the land use map. He said we'll be using consultants to give feedback on practicalities of construction projects. We're hoping to have an approved Master Plan and Environmental Impact Report by October 1986. Also a Set of Standards and Set of Costs.

A Vegetation Management program will be part of the Master Plan. It may call for the elimination of Eucalyptus trees. Active recreation will be removed from creekbank areas. Irrigation is only planned for play fields. The Commission won't establish actual sizes of parking areas until consultants have made recommendation. The Commission supports no field lighting and recommends a dawn to dusk park.

At this point the audience was asked to comment. There was a discussion re: locating parking on existing school property. A member of the audience asked if policing was being considered. Beardsley said yes. A member of the audience asked if lighting was included would neighbors be consulted. Petersen said yes. Beardsley talked about the low use areas for nature and daycamp use. Resident expressed concern about having this sort of use next to fenced back yards. Dennis said no neighbors have expressed opposition. Resident said she does not want to see Eucalyptus trees cut down. Another women said she's noticed many limbs have fallen. Beardsley said we're not planning on clear-cutting the Eucalyptus. We may replant with native trees as Eucalyptus trees die. Resident commented on his support of using school grounds as a parking area. One resident is totally against any parking at Reed and Rohrer for people who want to use the park. Beardsley pointed out that if on-street parking is currently not a problem then off-street parking would not be considered. One resident wanted red zones painted to discourage parking in his driveway. Audience seemed split on need to provide off-street parking. Petersen felt parking area at Reed/ Rohrer should be excluded altogether from the plan. Resident asked if any improvements planned for next year.

Beardsley said only work on entrance points and engineering studies are planned. Commission will be submitting a 3 year Capital Improvements budget. Commission doesn't plan to try to save pear trees. As they die out natives would replace them. One resident wanted a manicured park area. Wondolowski said ball field area will probably have picnic tables nearby. Commission felt irrigated lawn areas for picnicking are too expensive to maintain. Commission said since elementary schools are closing down- not as many fields are available and there is a high demand. Resident asked if the Commission has come up with an estimate for total cost. Beardsley said not yet but it will be part of Master Plan. Commission is taking the stand that if it can't be maintained it won't be built. One neighbor said she was grateful to Commission for allowing their comments. Resident suggested putting restrictions on horses galloping. Beardsley felt there will be restricted areas provided for horseback riding. Resident asked if Little League fields at 711 St. Mary's Road would be closed down. Beardsley said this is not currently a consideration. Beardsley thanked everyone for attending.

Master Plan

MASTER PLAN CONCEPTS AND GUIDELINES

Theme/Objective:
Provide facilities for high demand activities such as organized softball, soccer, group picnicking and trail use while maintaining a high regard for native environments. Fields to be suitable for league play, convenient to parking.

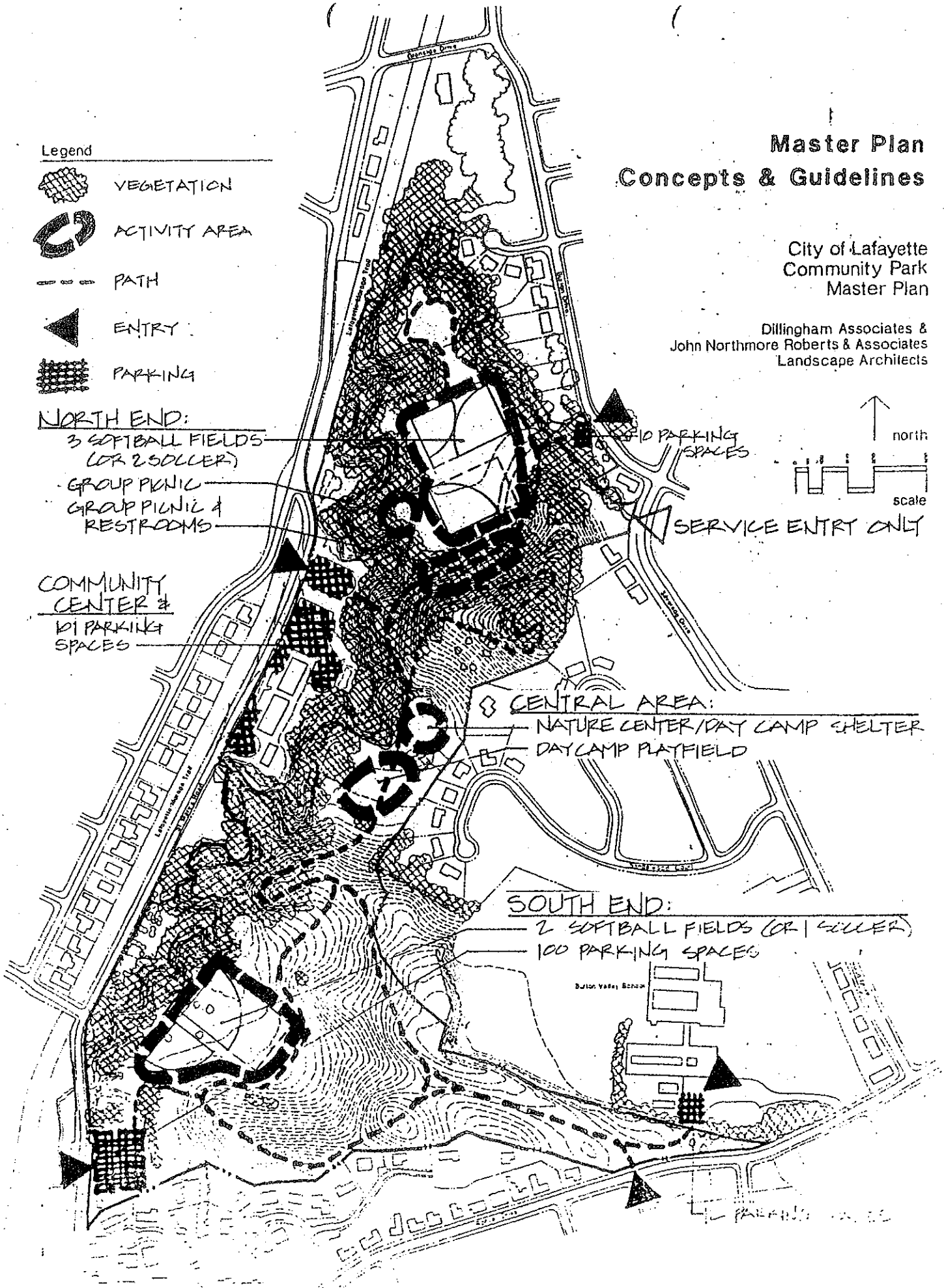
Materials/Elements:
Official sports facilities with irrigated fields, backstops, etc. Paths to be paved or smooth surface suitable for running, bicycles, strollers and maintenance vehicles. High contrast between developed and undeveloped areas.

Program	Parking
North End:	
League softball fields (3)(or 2 soccer)	120 cars
Group Picnic Areas (2)	30
Restroom	
Central Area:	
Day Camp	10
Nature Center	
South End:	
League softball fields (2)(or 1 soccer)	80
Hikers, joggers, misc. others	10
Community Center	70
TOTAL PEAK PARKING DEMAND	320 cars
Available/planned parking at Community Center and Burton Valley Elementary School	- 213 cars
Additional Parking Provided in this plan	107 cars

Master Plan
Concepts & Guidelines

City of Lafayette
Community Park
Master Plan

Dillingham Associates &
John Northmore Roberts & Associates
Landscape Architects



Appendix B

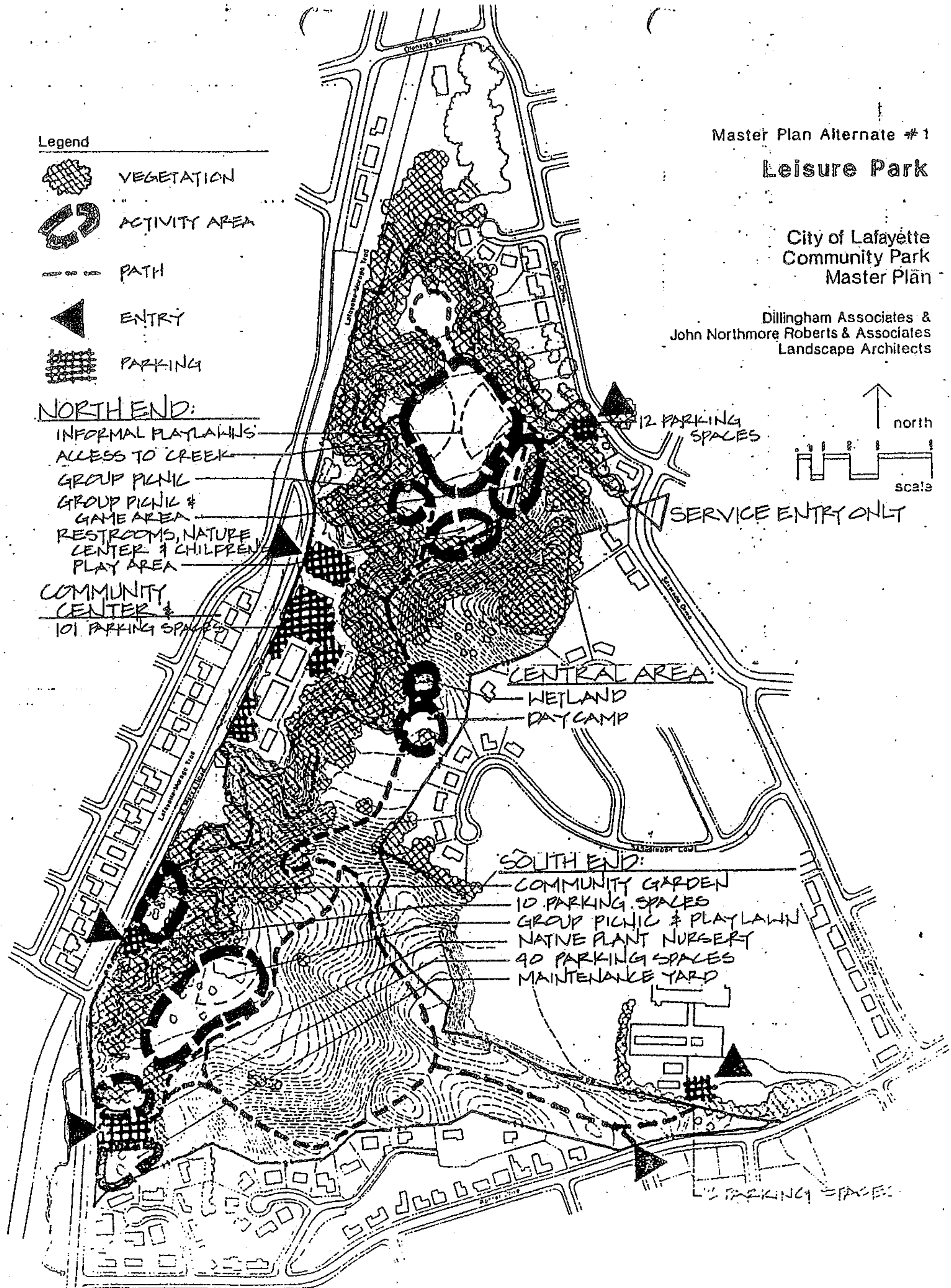
Master Plan Alternate # 1:

LEISURE PARK

Theme/Objective:
Create a series of pleasant, naturalistic settings containing a very diverse range of activities serving as many user groups as possible, especially informal groups and families. Idea of traditional city park.

Materials/Elements:
Developed areas to be designed for heavy use, but "naturalistic", to fit in with undeveloped areas. Paths to be paved or smooth surface suitable for a variety of uses and service access. Some ballfields to be without backstops. Barbecues in irrigated picnic areas.

Program	Parking
North End:	
Informal softball fields(2)(or 2 soccer) and various informal playlawns	40
Group picnic areas (2)	70
Nature Center	
Restroom	
Children's play area	10
Game area (bocce, horseshoes)	
Access to creek	
Central Area:	
Day camp	10
Wetland	
South End:	
Informal softball(or soccer) field and informal play lawn	20
Group Picnic area	30
Community garden/orchard	5
Native Plant Nursery	
Maintenance Yard	
Community Center	70
Hikers, joggers, misc. others	10
TOTAL PEAK PARKING DEMAND	255 cars
available/planned parking at Community Center and Burton Valley School	-223
Additional parking provided in this plan	52 cars


Master Plan Alternate #1
Leisure Park
City of Lafayette
Community Park
Master Plan
Dillingham Associates &
John Northmore Roberts & Associates
Landscape Architects
north
scale
Legend
VEGETATION
ACTIVITY AREA
PATH
ENTRY
PARKING
NORTH END:
INFORMAL PLAYLAWNS
ACCESS TO CREEK
GROUP PICNIC
GROUP PICNIC & GAME AREA
RESTROOMS, NATURE CENTER & CHILDREN PLAY AREA
COMMUNITY CENTER &
101 PARKING SPACES
12 PARKING SPACES
SERVICE ENTRY ONLY
CENTRAL AREA:
WETLAND
DAYCAMP
SOUTH END:
COMMUNITY GARDEN
10 PARKING SPACES
GROUP PICNIC & PLAYLAWN
NATIVE PLANT NURSERY
40 PARKING SPACES
MAINTENANCE YARD

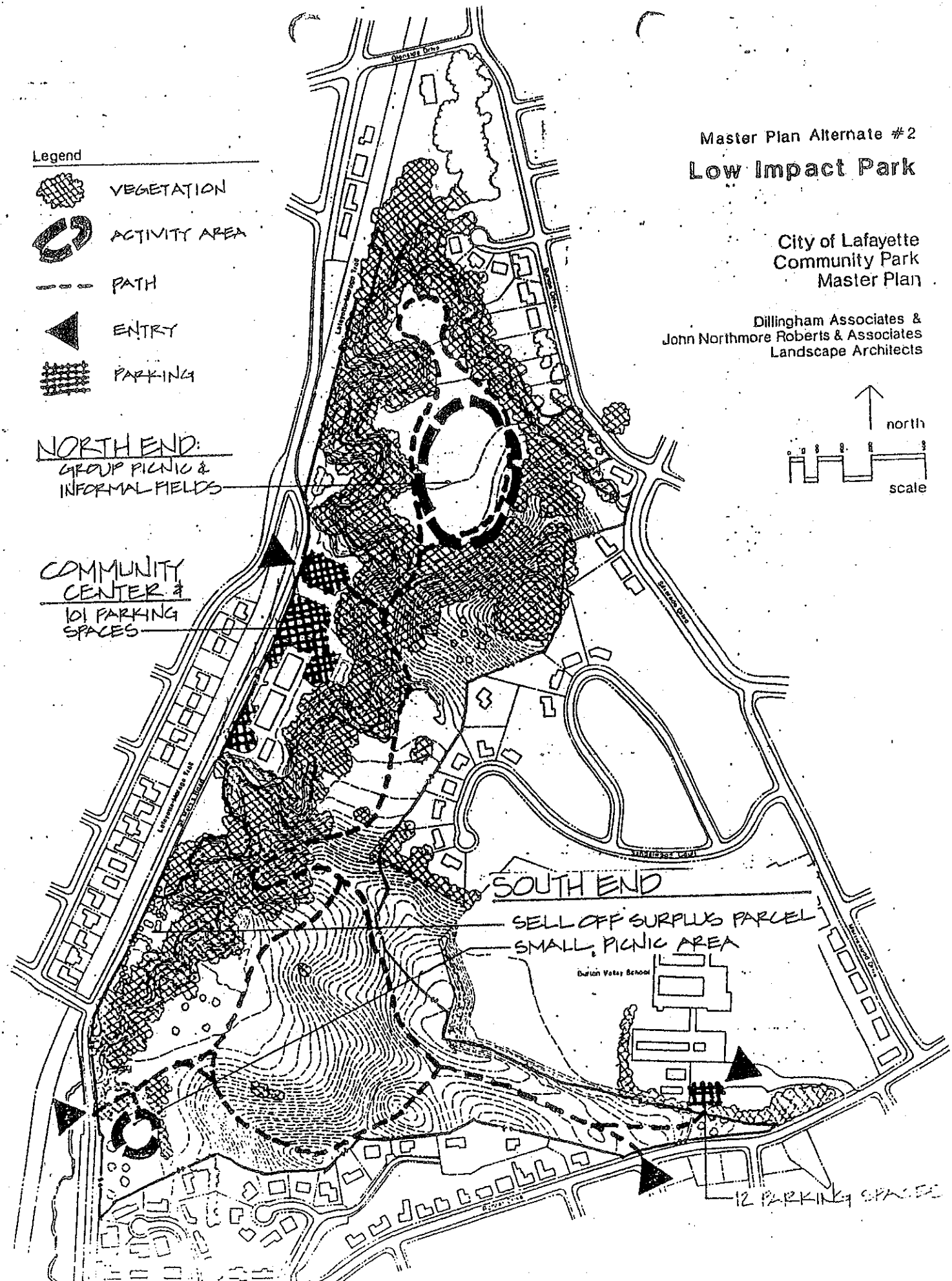
Master Plan Alternate #2:

LOW IMPACT PARK

Theme/Objective:
Maximize habitat preservation, minimize development impact. Emphasize nature study, picnicking, strolling and other non-structured activities.

Materials/Elements:
Minimal irrigation, paths to be cleared trails or crushed rock. Implements such as benches to be primitive and minimal. No barbeques.

Program	Parking
North end:	
Informal fields	40
Nature trail	
Picnic area	30
South end:	
Small Picnic Area	10
Hikers, joggers, misc. others	10
Community Center	70
TOTAL PEAK PARKING DEMAND	160 cars
Available/planned parking at Community Center and Burton Valley School	-213
Parking Surplus	+37 cars


Master Plan Alternate #2
Low Impact Park
City of Lafayette
Community Park
Master Plan
Dillingham Associates &
John Northmore Roberts & Associates
Landscape Architects
Legend
VEGETATION
ACTIVITY AREA
PATH
ENTRY
PARKING
NORTH END:
GROUP PICNIC &
INFORMAL FIELDS
COMMUNITY
CENTER &
101 PARKING
SPACES
north
scale
SOUTH END
SELL OFF SURPLUS PARCEL
SMALL PICNIC AREA
Burton Valley School
12 PARKING SPACES

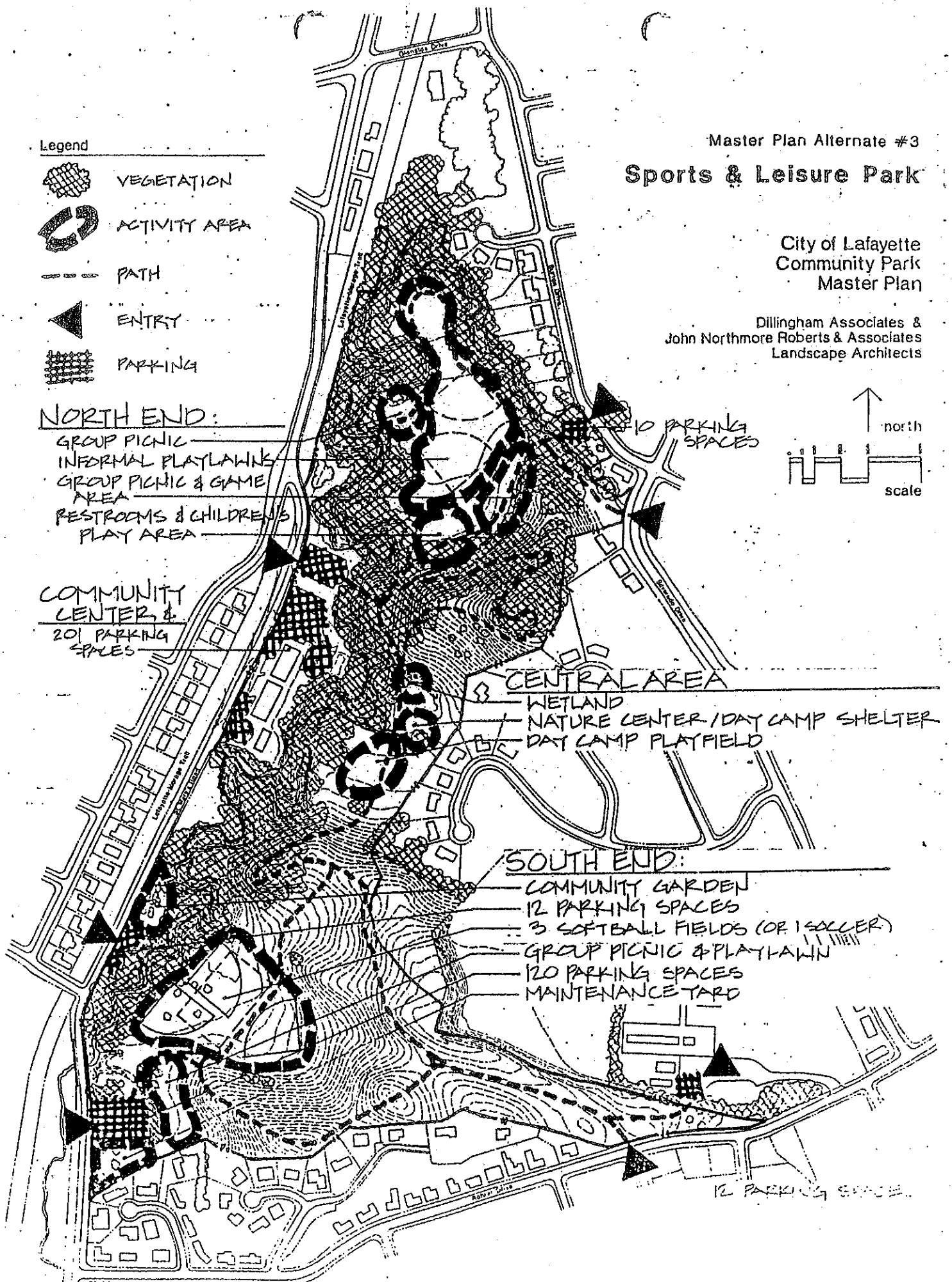
Master Plan Alternate #3:

SPORTS AND LEISURE PARK

Theme/Objective:
Consider site as two parks with differents characters. Use northern part of the site, with its superior natural setting, for diverse leisure uses--such as adult informal play, picnicking, nature study and children's play area--that are dependent on a pleasant natural setting and benefit from close access to the Community Center. Concentrate facilities for league sports in the southern portion of the site. League sports function well independently, and don't require proximity to a variety of activities.

Materials/Elements:
Northern part of site--emphasis on pleasant settings that contain activities, naturalistic. Southern--sports area suitable for league play with backstops, irrigation, etc. Paths to be paved or smooth surface for running, bicycles, strollers, and service vehicles.

Program	Parking
North end:	
Informal softball fields (2)(or 2 soccer) and various informal playlawns	40
Group Picnic Areas (2)	60
Restroom	
Access to Creek	
Children's play area	10
Game Area (Bocce, Horseshoes, etc)	
Central area:	
Wetland	
Daycamp	10
Nature Center	
South end:	
League softball fields (3)(or 2 soccer)	120
Maintenance Yard	
Community Garden/Orchard	5
Group picnic and playlawn	30
Hikers, joggers, misc. others	10
Community Center	70
TOTAL PEAK PARKING DEMAND	355 cars
Available/planned parking at Community Center and Burton Valley School	-213
Additional parking proposed in this plan	142 cars


Legend
VEGETATION
ACTIVITY AREA
PATH
ENTRY
PARKING
Master Plan Alternate #3
Sports & Leisure Park
City of Lafayette
Community Park
Master Plan
Dillingham Associates &
John Northmore Roberts & Associates
Landscape Architects
north
scale
NORTH END:
GROUP PICNIC
INFORMAL PLAYLAWNS
GROUP PICNIC & GAME AREA
RESTROOMS & CHILDREN'S PLAY AREA
10 PARKING SPACES
COMMUNITY CENTER &
201 PARKING SPACES
CENTRAL AREA
WETLAND
NATURE CENTER / DAY CAMP SHELTER
DAY CAMP PLAYFIELD
SOUTH END:
COMMUNITY GARDEN
12 PARKING SPACES
3 SOFTBALL FIELDS (OR 1 SOCCER)
GROUP PICNIC & PLAYLAWN
120 PARKING SPACES
MAINTENANCE YARD
12 PARKING SPACES

Appendix C

CONTRA COSTA COUNTY CONSOLIDATED FIRE DISTRICT

2010 GEARY ROAD PLEASANT HILL, CA 94523-4694

(415) 930-5500

BUREAU OF FIRE PREVENTION

August 18, 1988

Lafayette Community Center
500 St. Mary's Road
Lafayette, CA 94549

Attn: Jennifer Russell
Recreation Director

SUBJECT: Lafayette Community Park

Dear Ms. Russell:

In response to our meeting on August 16, 1988 regarding the subject park:

As discussed, the three access roads to the proposed park will be adequate. The proposed bridge will not be required by this office as long as no major structures are proposed for the site.

If you have any questions, please contact this office.

Sincerely,

Chester H. Nelson
Fire Inspector

CHN:vw

CONTRA COSTA COUNTY CONSOLIDATED FIRE DISTRICT

FIRE CHIEF
William F. Maxfield

2010 Geary Road
Pleasant Hill, California 94523-4694

TELEPHONE (415) 930-5500

November 23, 1987

Planning Commissioners
City of Lafayette
251 Lafayette Circle
Lafayette, CA 94549

Dear Commissioners:

RE: Lafayette Community Park

Fire District representatives met with Maggi Johnson from Dillingham Associates on October 26, 1987 to review a preliminary plan of the proposed Lafayette Community Park. The following concerns were discussed at that time:

1. At the present time, Silverado and Rohrer Drive provide extremely limited access to the proposed park area. Two additional access points should be established off St. Mary's Rd. as well as Burton Rd. for quick emergency vehicle access.

2. Fire Engine 17, located at 620 St. Mary's Rd. is the first emergency responder to the park, for fire, medical emergencies and other public service requests. Emergency entrances through parking lots should be constructed so as to keep access clear at all times.

3. The proposed bridge providing access from Burton Dr. to the park should be constructed so as to provide access for emergency vehicles. Upon completion of this bridge the fire trail off Silverado Drive may be abandoned.

4. Roadways within the park shall be constructed so as to provide a continuous all-weather driving surface of not less than 20 feet unobstructed width, and not less than 13'6" of vertical clearance for emergency vehicles. Road and walking path design should also subdivide fuels into manageable areas in the event of fire.

5. Access roads within the park shall not exceed 20% grade, shall have a minimum inside turning radius of (28-35) feet, and must be capable of supporting the imposed loads of fire apparatus (16 ton) and other emergency vehicles. Gates should be 16-20' in width and be designed for quick access and Fire District lock system.

6. Maintain a 30 foot wide firebreak along road connecting the north and south meadows.

7. Maintain a 30 foot minimum firebreak adjacent to all residential property lines.

8. Maintain vegetation in the Central Brushland in groupings rather than large expanses. Vegetation should be a fire resistive type. This will help prevent children, who may start a fire, from becoming entrapped in the heavy brush. In the event of a fire it will aid in fire containment efforts, which in turn means less fire loss in acreages and less potential for spread to surrounding structures.

9. Maintain flash fuels below the South Meadow in accordance with abatement standards.

10. Provide a water source within park boundaries with a 2 1/2" male, U.S. national standard thread, for re-supplying water to fire apparatus.

11. Fire resistive materials should be utilized in all construction of restrooms, offices, etc.

If I can be of any further assistance, please feel free to contact me.

Sincerely,

Bill Stice

Bill Stice
Assistant Operations Chief

WAS:ccr

cc: Lt. Michael Weymouth, Lafayette Police Department
Dillingham Associates
Lafayette City Manager
Lafayette City Council

LAFAYETTE
SETTLED 1848 — INCORPORATED 1968

PARKS & RECREATION DEPARTMENT
LAFAYETTE COMMUNITY CENTER
500 ST. MARY'S ROAD
LAFAYETTE, CA 94549

September 19, 1998

Inspector Richard Ryan
Contra Costa County Consolidated Fire District
2010 Geary Rd.
Pleasant Hill CA 94523

Dear Inspector Ryan,

Enclosed is a site map for the Lafayette Community Park. As you can see, there are currently three firetruck entrances to the park. The Parks & Recreation Commission is proposing the construction of a fourth entrance via a bridge from the Lafayette Community Center to the northern area of the park. It is the Commission's opionion that the three current access points for emergency fire vehicles is adequate and therefore the bridge can be for pedestrian access only. We hope you will concur with this opinion.

Please send your response to the Lafayette Parks & Recreation Department, 500 Saint Mary's Road, Lafayette, CA 94549.

Thank you for your attention to this matter.

Yours sincerely,

Jennifer Russell

Jennifer Russell, Director
Lafayette Parks & Recreation

cc: Parks & Recreation Commission
City Engineer

The bridge is not needed for Emergency vehicles.

The bridge CAN be used for Pedestrians only.

CONTRA COSTA COUNTY
FIRE PROTECTION DISTRICT
2010 GEARY ROAD
PLEASANT HILL, CA 94523-4394

Richard Ryan 9-15-98

TELEPHONE: (510) 284-2232

CONTRA COSTA COUNTY CONSOLIDATED FIRE DISTRICT

2010 GEARY ROAD PLEASANT HILL, CA 94523-4694

(415) 930-5500

BUREAU OF FIRE PREVENTION

DIVISION OF EXTERIOR FIRE HAZARD CONTROL

_____ NOTICE TO ABATE

_____ EXTERIOR FIRE HAZARD

_____

Dear Property Owner of Parcel #_____ _____ DATE OF INSPECTION

An inspection of existing conditions is made throughout the Fire District several times a year in order to determine the potential fire situation. Removal or abatement of weeds a or combustible debris is necessary in accordance with the Abatement Requirements listed o the reverse side. SUCH ABATEMENT MUST BE MAINTAINED.

LAWS: This Notice is issued in accordance with Part 2.7 and Part 5, Division 12, Califor nia State Health and Safety Code, and pursuant to District Ordinance 86/71.

RESULTS OF INSPECTION

/ / Abate all dry grass and/or weeds on parcel (see Abatement Requirements on reverse si

/ / Provide firebreaks (see Abatement Requirements on reverse side).

/ / Remove all combustible rubbish, trimmings, trash from parcel.

/ / Unsatisfactory abatement - more required.

/ / Regrowth maintenance abatement required.

REMARKS: _____

_____

_____

_____

_____

SEE ABATEMENT REQUIREMENTS ON REVERSE SIDE

The property will be re-inspected after _____. If the above abatement has not been completed and maintained thereafter, the Fire District may complete such abatement. Any costs incurred by this District, including an administration charge up to 100%, will constitute an assessment and be a lien on the above property and shall be collected as County taxes.

EXPLANATION OF TERMS USED IN THIS NOTICE

I. Complete Abatement - removal of all possible grass.

II. Firebreaks - a continuous strip of disced or dozed ground following as closely as possible to the property line and along one side or all interior fence lines, ditches and on top of all ridges. When terrain is too steep or rugged for a tractor, a mowed firebreak may be required; (also see: All properties I-2).

II. Discing or Rototilling - as much grass as possible must be turned under the dirt. Grass left laying on the surface or large clumps of dirt with grass showing, are not acceptable. The first discing should be in spring with another in June. If discing is not started until the ground begins to harden in late May or early June, the results may not be acceptable and another type of abatement will be necessary.

IV. Mowing - grass must be cut and maintained to a height of 3 inches or less and cuttings must be removed from property. Mowing instead of discing is acceptable on residential parcels up to one acre, on areas too steep for tractors or where specified in these abatement requirements. Mowing of parcels larger than one acre may sometimes be allowed with special permission of this Fire District Weed Abatement Division. If it is allowed, the grass must be cut and maintained to a height of 3 inches or less and a 30-foot wide disced, dozed or sprayed firebreak is required

V. Spraying - any grass left standing or laying must be no longer than 3 inches by May 15th.

ABATEMENT REQUIREMENTS

The following are minimum abatement requirements. The Fire District may require additional or more stringent abatement on certain properties because of special problems with terrain, land use growth, location or the fire history of the area.

I. All Properties: Also see requirements for individual property size, use and location.

1. All structures, permanent or temporary, must have at least a 30-foot wide firebreak on each side or to the property line whichever is nearer.

2. Property lines with curbs and/or sidewalks must have a minimum 5-foot wide area cleared of all grass and combustible rubbish along the curb and/or sidewalk. Any area between curb and sidewalk must also be cleared.

3. Property lines bordering residential properties must have a minimum 5-foot wide area cleared of all grass and combustible rubbish, extending the length of the common property line when the otherwise required abatement does not come to at least one foot of these com property lines. This 5-foot wide area must be mowed, sprayed or cleared by hand work.

4. All obstacles to weed abatement equipment such as chunks of concrete, piles of dirt, etc must be removed, buried or leveled. If concrete or the like is buried, it must be at least 1 foot under the surface.

5. Rubbish, trash and other unsafe conditions:
   A. All rubbish, trash, trimmings or litter shall be abated or otherwise removed from the property.
   B. All conbustible materials being stored shall be neatly stacked and have all combustible growth cleared for 30 feet around it.

II. The following described properties require COMPLETE ABATEMENT:

1. All Properties Except Grazing and Planted for Harvest:
   A. 10 acres or less,
   B. 11 to 20 acres within a quarter mile of a residential area,
   C. orchards of any size including under trees.

III. The following described properties require FIREBREAKS:

1. Pasture Land:
   A. 15-foot wide firebreaks if a sufficient number of animals is grazing to steadily reduce the height of grass in the summer months to 3 inches or less by the end of Aug.
   B. 30-foot wide firebreaks if the number of animals is not sufficient to steadily reduce the height of grass in summer months to 3 inches or less by the end of August.
   C. If enough weeds of the type animals do not eat exist on grazing land and are determined by the Fire District to be a fire hazard, you may be notified to remove them.

2. Crop Land:
   A. 15-foot wide firebreaks for dry type crop if crop is to be harvested by mid-June.
   B. 30-foot wide firebreaks for dry type crop that will not be harvested until later.