

APPENDIX B:
LEIGH CREEKSIDE PARK AMENDED
MASTER PLAN



Leigh Creekside Park Amended Master Plan for the City of Lafayette

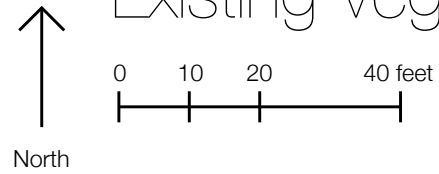
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James Dixon
architect

23 January 2017

Leigh Creekside Park Amended Master Plan

Time Zone Layout with
Existing Vegetation and Tree Removal

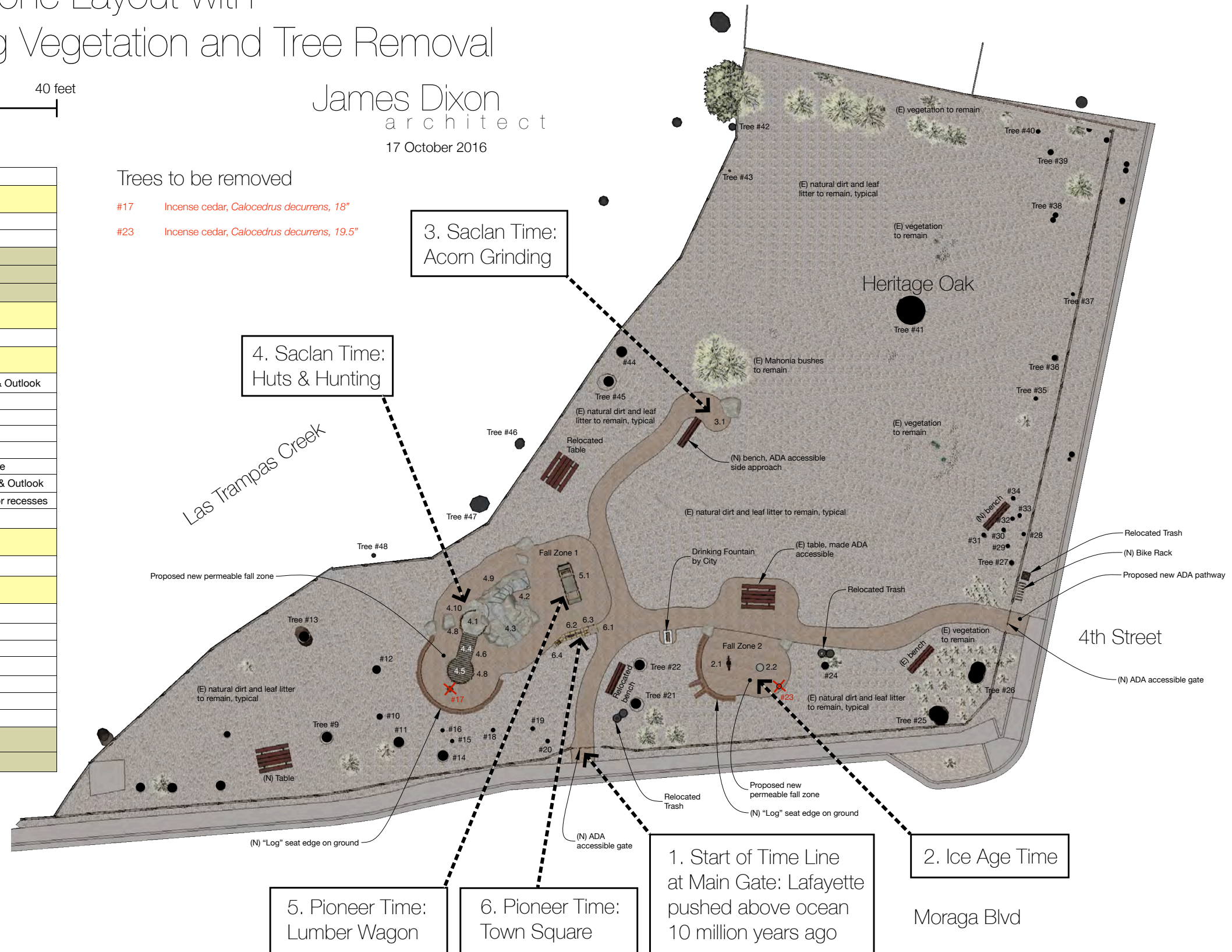


James Dixon
architect
17 October 2016

	Description
2	Ice Age Time
2.1	Spring rider
2.2	Cup Spinner
	Fall Zone 2: Ice Age
	2 boulders
	"Log" Seat Edge
3	Saclan Acorn Grinding
3.1	1 rock with acorn grinding recess
4	Saclan Huts and Hunting
4.1	Boulder Form with boulder weirs & Outlook
4.2	Rock with ADA transfer
4.3	Embankment Slide
4.4	Bridge, 1, to Hunting Platform
4.5	Hunting Observation Platform
4.6	Cargo Net Hammock, under Bridge
4.8	Cargo Net Climber, 2, to Platform & Outlook
4.9	Rock Climbing wall with nodules or recesses
4.10	"Cave" recess, under Outlook
5	Pioneer Time: Lumber Wagon
5.1	Lumber wagon spring rocker
6	Pioneer Time: Town Square
6.1	Low "adobe" walls
6.2	Anvil
	Peter Thomson sign
6.3	Grist Mill Stone
	Elam Brown sign
6.4	General Store Cash Register
	Benjamin Shreve sign
	Fall Zone 1: Saclan Huts, Hunting, Pioneer Time
	"Log" Seat Edge

Trees to be removed

- #17 Incense cedar, *Calocedrus decurrens*, 18"
- #23 Incense cedar, *Calocedrus decurrens*, 19.5"



1. Purpose and Goals

1.1 Purpose

- 1.1.1 Improve the existing park to better serve the needs of people of all ages and abilities in the immediate neighborhood.

1.2 Goals

- 1.2.1 Provide a new park experience for all ages and abilities, with a focus on young children that reflects and interprets Lafayette's history.
- 1.2.2 Make the park more accessible, more educational, more of a neighborhood park, and more enjoyable for all ages.
- 1.2.3 Enhance the feeling of Lafayette as a community that is proud of its past and, because of that pride, is forward-thinking with a deep respect for nature, history, education, and knowledge.
- 1.2.4 Preserve the passive, local use of the park while creating a more inviting space that focuses on Lafayette history¹.
- 1.2.5 Address the change in demographics that has occurred over the past 15 years since the original master plan was adopted in 2000. The neighborhood now has more young families who seek opportunities to socialize in a neighborhood park and to have a place where their children are fully engaged in memorable recreation activities.²
- 1.2.6 Provide a park where people with mobility issues as well as developmental disabilities can enjoy a variety of park amenities that appropriately match their capabilities and interests.³
- 1.2.7 Include a phased development plan that can guide incremental development with available funding and recreational/ educational desires expressed by the neighbors.⁴
- 1.2.8 Create a model park that showcases sustainability and no / low environmental impacts.⁵

¹ PTR Commission minutes, Nov 12, 2014.

² PTR Commission minutes, Nov 12, 2014.

³ PTR Commission minutes, Nov 12, 2014.

⁴ PTR Commission minutes, Nov 12, 2014.

⁵ PTR Commission minutes, Nov 12, 2014.

2. Background

2.1 History of the park and the 2000 master plan

2.1.1 The Lafayette Parks and Recreation Facilities Master Plan, Background Report describes Leigh Creekside Park:

The .6 acre park is located on the corner of Moraga Blvd and 4th Street and bordered on one side by Las Trampas Creek. It is easily accessed by the Lafayette Moraga Regional Trail. A majestic, heritage Valley Oak takes Center stage to numerous other trees and riparian plants. The park provides a shady resting place for people who use the regional trail and an open area for neighborhood kids to play. The name Leigh Creekside Park was adopted to recognize the Leigh family who owned the property and whose estate worked cooperatively with the City to conclude the property transfer transaction.

Specific Amenities: Two picnic tables, benches, a drinking fountain, lawn, creek side views and informal paths.

How it was acquired: Late in 1998, the City Manager noticed that this property was on the market by the Leigh family estate and thought it might be a great neighborhood park. At a public meeting, numerous citizens voiced strong support for a city neighborhood park at this location. The neighbors also submitted a petition with 105 signatures supporting its purchase by the City. Following a Parks, Trails, & Recreation Commission recommendation, the City Council purchased the property subject to obtaining funding from the local citizens and grant sources. The Leigh family agreed to a one-year purchase option at an agreed to price so the necessary money could be raised. In mid-1999, the City was notified that the Legislature and Governor approved a grant for \$375,000. By the fall, the neighbors raised a total of \$33,224. The State funds plus the donations provided enough money to purchase and develop the property as a passive neighborhood park. The City took title of the property on October 21, 1999.

2. Background, continued

2.2 Description of current park usage

- 2.2.1 In order to obtain realistic park visitation numbers for Leigh Creekside Park, usage data was collected between September 5, 2015 and October 6, 2015, during a variety of days, times, and weather conditions.⁶
- 2.2.2 Based on those observations, Leigh Creekside Park is typically used by 238 people per week (34 per day) for activities such as lunch, reading, on-leash and off-leash dog play, filling up a water bottle before or after trail walk, getting a drink of water, resting during walking, checking their phone. The 34 people per week average includes a birthday party that had 27 people attending. The average length of use is 6 minutes.

Leigh Creekside Park visitors per day: 34 people

The age breakdown of Leigh Park visitors:

- 11% preschool children (0-5 years old)
- 8.5% school age children (5-18 years old)
- 54.7% adults (18-55 years old)
- 25.7% seniors (over 55)

Of those users:

- 34.6% dog owners with dogs
- 0% disabled
- 9% drove to the park
- 91% walked and / or bicycled

- 2.2.3 As noted by PTR Staff, Parks Trails & Recreation Commissioners, and local residents, the park is currently underutilized by the full spectrum of people in the neighborhood.

⁶ In order to obtain realistic park visitation numbers for Leigh Creekside Park and similar Lafayette park locations, on September 2, 2015, the PTR Commission authorized Lafayette resident Grace Dixon to utilize volunteers to observe and collect data at 3 locations: Leigh Creekside Park, Brook Street Park, and the Lafayette Elementary School playground. Charts were prepared on which detailed notes were recorded on number of people, mode of travel, approximate age of adults, whether disabled, approximate age of children and whether users were accompanied by dogs. In addition to those categories, the length of stay in parks was noted as were the main activities.

2. Background, continued

2.3 Description of neighborhood involvement to modify the park facilities

- 2.3.1 Starting in September 2013, and culminating in January / February 2014, a 41 year resident and neighbor of Leigh Creekside Park sent out a PTR Commission approved survey to her neighbors who lived along Moraga Boulevard to determine if there was interest and support for adding play structures to the park. Of 250 surveys mailed out, 58 were completed and returned. Of those, 43 supported the addition of some play structures in the park while 15 had concerns or did not support adding play structures to the park.
- 2.3.2 Another 20 year resident of Lafayette and mother of three began a community outreach effort to gather support for the addition of play structures and improved access for disabled people.
- 2.3.3 At the Parks Subcommittee meeting on June 30, 2014, photographs of natural play features were discussed. These ideas were met with approval by the attendees and the Parks Subcommittee to the degree that the Subcommittee concluded there was public support for adding natural looking play elements while maintaining the park's natural setting.
- 2.3.4 Staff met with two play equipment manufacturers who provided concepts utilizing "off the shelf" products. The design proposals were presented on Sept 10, 2014, and were not met with enthusiasm by the community. At that meeting another resident volunteered his time to help with design concepts that offered an enjoyable and memorable playground experience.
- 2.3.5 On September 24, 2014, the resident presented concepts and sample play structures were presented to the Parks Subcommittee. Based on that presentation, the Subcommittee concluded that it would recommend to the PTR Commission to consider alternative design options and retain a professional landscape architect.
- 2.3.6 Based on that recommendation, Lafayette resident Grace Dixon offered to contact her brother, James Dixon, a San Francisco architect, to see if he would volunteer his time to create a professional design concept for the park.

- 2.3.7 On October 8, 2014, Mr. Dixon presented a concept called “Time in the Park” to the PTR Commission. The Commission unanimously supported moving forward with this concept.
- 2.3.8 On November 22, 2014, 39 adult neighbors and 10 children attended an on-site meeting for an opportunity to give feedback to the PTR Commission and Project Architect on the proposed new components.
- 2.3.9 Neighborhood residents continued to attend meetings and provide written and verbal comments at Parks Subcommittee, PTR Commission and City Council meetings.

2. Background, continued

2.4 City-approved plans and documents that guide and constrain the Amended Master Plan for Leigh Creekside Park

- 2.4.1 The City of Lafayette General Plan.
- 2.4.2 The City of Lafayette General Plan EIR (2002).
- 2.4.3 Lafayette Parks and Recreation Facilities Master Plan.
- 2.4.4 Addendum to Revised Draft EIR, Lafayette General Plan Revision, for Lafayette Parks and Recreation Facilities Master Plan.
- 2.4.5 City of Lafayette Municipal Code.
- 2.4.6 Parks Subcommittee Meeting agendas.
- 2.4.7 Parks, Trails & Recreation Commission meeting minutes.
- 2.4.8 Leigh Creekside Park Master Plan, adopted August 8, 2000.
- 2.4.9 Reports by PTR Staff, PTR Director, and other City Staff.
- 2.4.10 Leigh Creekside Park informal survey results.
- 2.4.11 Leigh Creekside Park public comments & public correspondence.
- 2.4.12 City California Environmental Quality Act (CEQA) requirements.
- 2.4.13 Design Review Commission (DRC) and Planning Commission input.
- 2.4.14 City Council input.
- 2.4.15 Leigh Creekside Park Project Description, approved February 9, 2015.
- 2.4.16 2010 California Building Code (CBC) as adopted and modified by Lafayette Municipal Code §3-304.
- 2.4.17 Americans with Disabilities Act (ADA).
- 2.4.18 City of Lafayette Zoning Regulations and Handouts.
- 2.4.19 City of Lafayette Downtown Specific Plan.
- 2.4.20 Fiscal Year Work Plan 2015-16 Work Plan, City of Lafayette.
- 2.4.21 Applicable State and local codes and ordinances.

3. Specific Objectives

3.1 Detailed Objectives for Amending the Park Master Plan

- 3.1.1 Complement the park's natural setting and proximity to the creek.
- 3.1.2 Continue to focus on the Heritage Valley Oak as the park's centerpiece and ensure its continued health. Heritage oak must be protected and an arborist consulted for protecting all tree root zones.
- 3.1.3 Promote passive use on the Northeast / North side and incorporate play features on the Southwest / South side. The locations of the specific "nodes" or "Time Zones" will be identified on the plan but the specific elements within each node / time zone will be decided / refined during the implementation process.
- 3.1.4 Retain the central "meadow" area in a mostly level condition for open play and community gatherings.
- 3.1.5 Incorporate California native plants in areas where they will grow successfully.
- 3.1.6 Incorporate elements of a Lafayette History theme "Time in the Park" as presented to the PTR Commission and public on October 8, 2014, and November 22, 2014, by architect James Dixon.
- 3.1.7 Added structures and plants should be low maintenance.
- 3.1.8 Park features should provide educational benefits.
- 3.1.9 City certified arborist shall determine overall tree health and preservation.
- 3.1.10 Park will serve all ages and abilities with added elements focusing on pre-school to third grade children.
- 3.1.11 Consider compatibility of use by dog owners and their dogs.
- 3.1.12 Use natural looking materials and color scheme that blends with surroundings, no bright colors.
- 3.1.13 Boulders should be sized appropriately for target age groups, some for use by younger children, others for use by older children.

- 3.1.14 No large structures that would impede views across the park and detract from the natural setting.
- 3.1.15 Do not encroach on the creek bank.
- 3.1.16 Provide appropriate safety barrier around perimeter of developed park area, including ADA accessible gates with ADA latches.
- 3.1.17 Use natural surface materials where feasible and natural-looking materials elsewhere.
- 3.1.18 Incorporate views of the riparian area whenever feasible.
- 3.1.19 Present a completed park that allows for phasing of the above elements if funding does not permit full development at one time.

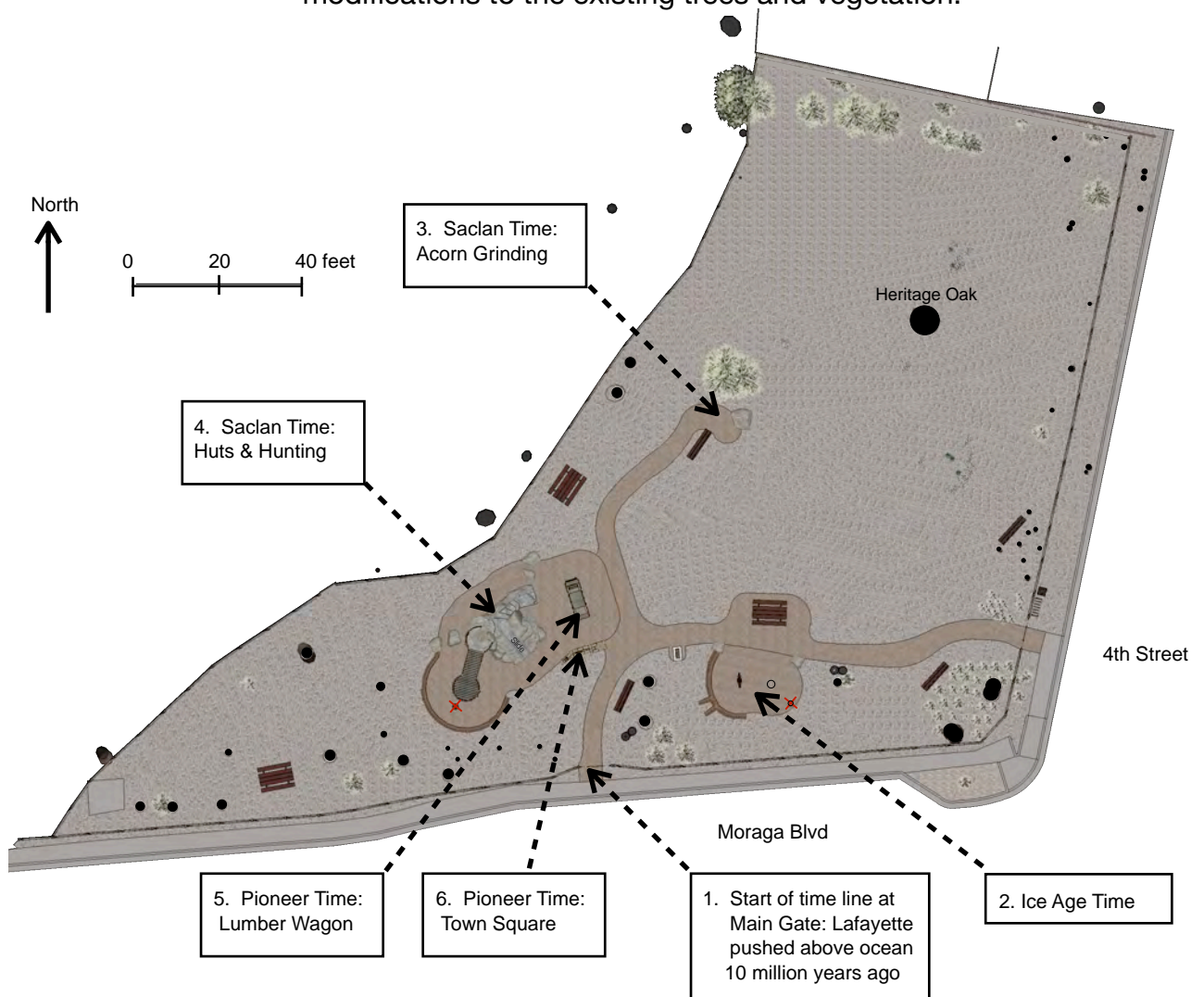
3.2 Standards for a sustainable park that address environmental and economic sustainability

- 3.2.1 Implement Best Management Practices (BMP) and Standards per the City of Lafayette Stormwater Control Quality Guidelines during construction to minimize damage to trees, protect their roots, minimize erosion, sedimentation and water runoff, recycle or re-use excavated earth, use mulch made from trees trimmed on site. Implement a Waste Management Plan (WMP). Responsibly dispose of broken concrete from the existing pathway and foundations. Recycle or re-use the existing picnic tables, benches, and trash receptacles.
- 3.2.2 Repair rather than replace the existing split rail fence at the perimeter (the City will perform this work). The new portions of fence that will be provided as part of the Amended Master Plan will match the existing split rail fence. All the fencing would not require painting. Annual upkeep should be reduced substantially due to the improved method of embedding the posts in gravel rather than concrete. This split rail fencing will reinforce the semi-rural qualities of this residential neighborhood.
- 3.2.3 Minimize / eliminate concentrated water outfall to the creek. No work within creek bank located beyond the existing split rail fence.
- 3.2.4 All play elements in the Time Zones and the site furnishings (picnic tables, benches, bike rack, trash receptacles, and drinking fountain) will be durable and should require little maintenance.
- 3.2.5 No lighting is planned within the park or on adjacent sidewalks. Visiting hours will be from dawn to dusk.

4. Amended Master Plan Elements

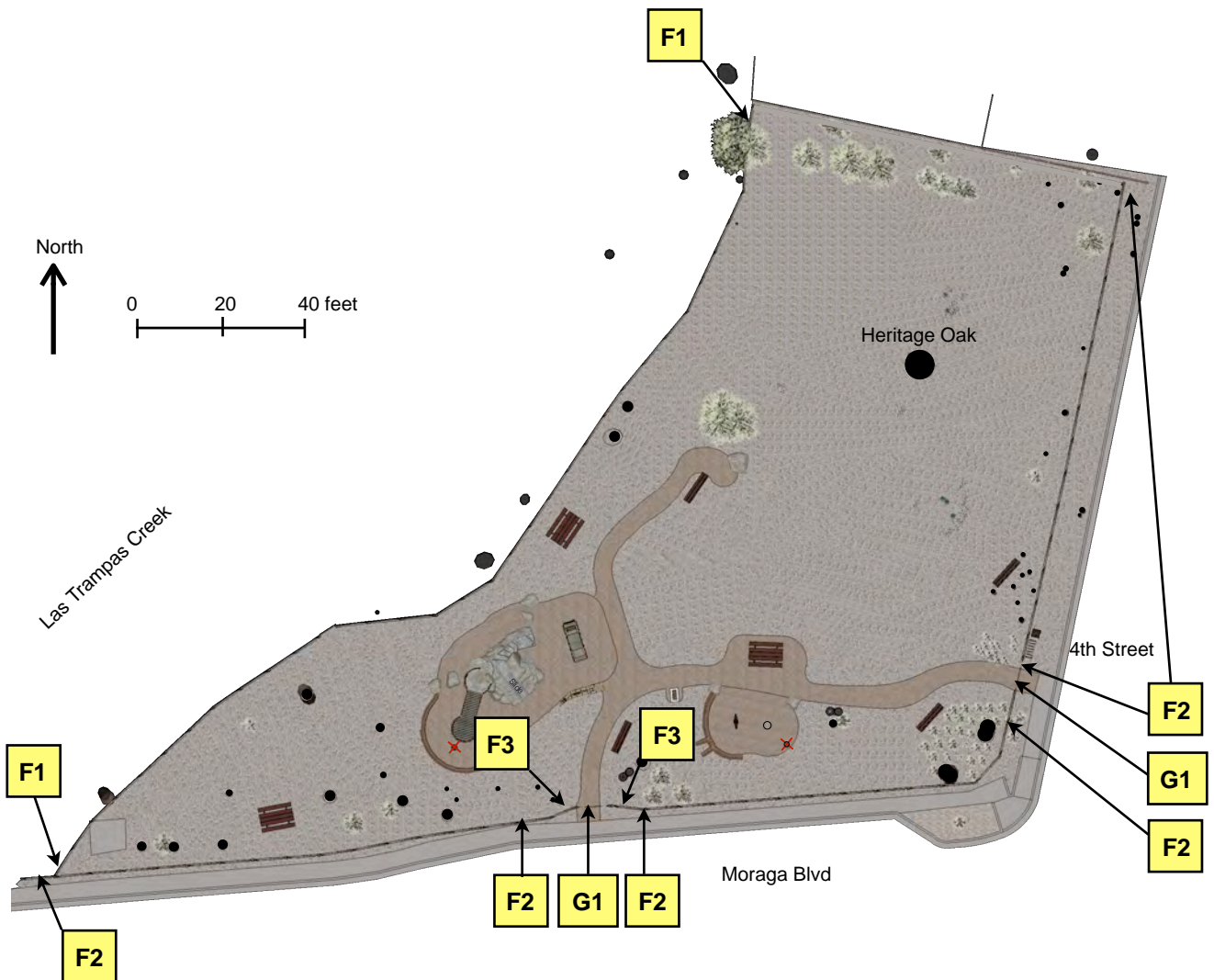
Detailed description of all elements

- Caveat: in the following plans and descriptions, specific equipment and construction details will be part of the implementation process.
- The following detailed descriptions of each element in the Amended Plan will provide:
 - Rationale for each element.
 - Maintenance requirements for each element with emphasis on durability.
 - For those areas with possible range of structures and activities, a list of options.
 - A landscaping section describing the proposed modifications to the existing trees and vegetation.



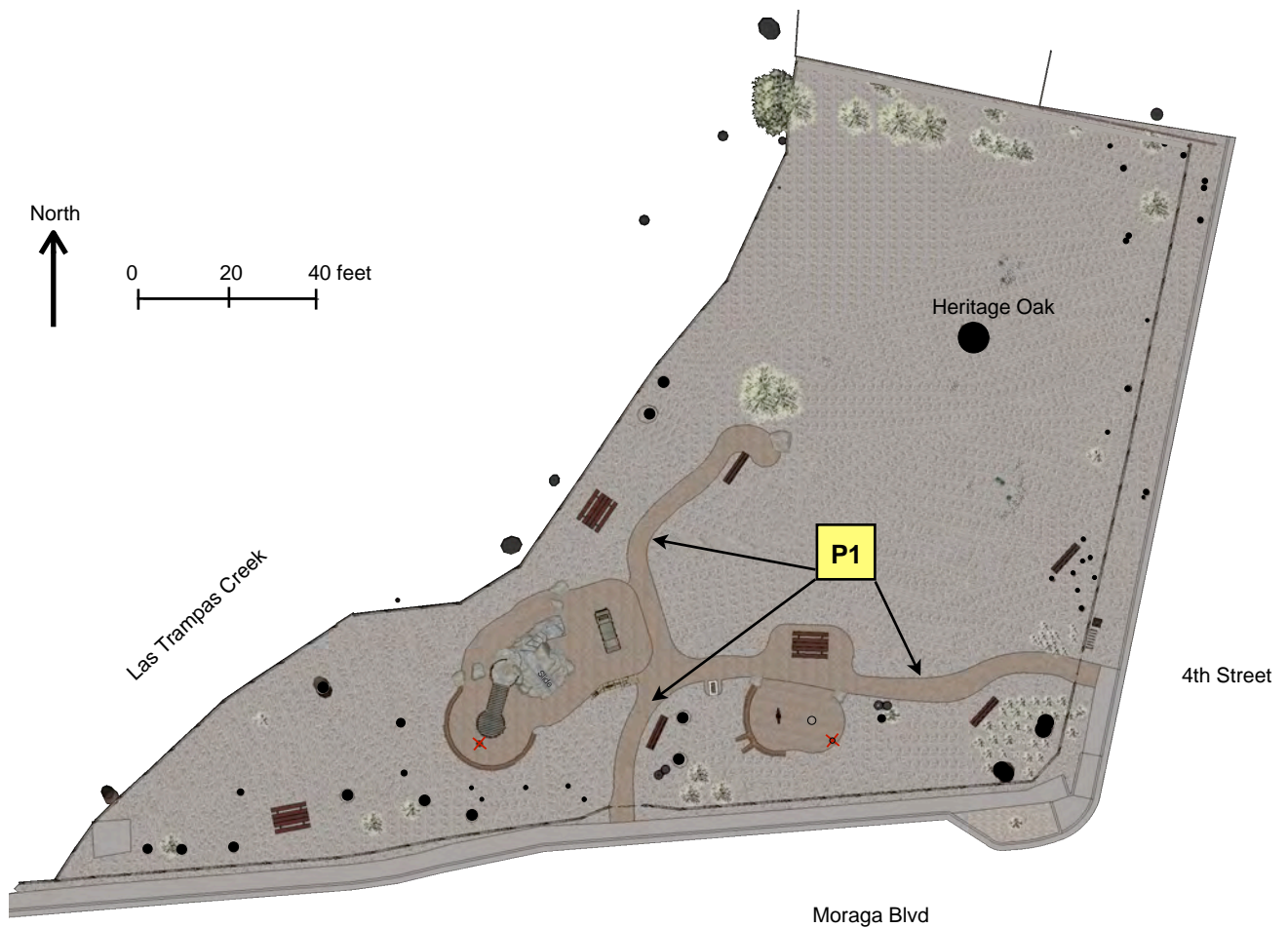
Fencing and Gates

	Description	Rationale/Objective Met	Maintenance	Options
F1	Existing repaired cedar wood split rail fence & existing 2x4 wire (by City).	3.2.2 (see text at paragraph 3.2.2 in preceding pages). Posts were set in concrete thus have base rot, need to be set in gravel.	Minimal, for broken rails	N/A
F2	Existing repaired cedar wood split rail fence & new 2x4 wire (fence repair and wire by City).	3.2.2. Posts, see F1. New wire on park side for child containment.	Minimal, for broken rails	N/A
F3	New cedar wood split rail fence & new 2x4 wire (fence and wire by City). The City will not install new fencing along north property line.	3.1.1, 3.1.12, 3.1.16, 3.1.17, 3.2.2. For full perimeter, match other fencing.	Minimal, for broken rails	
G1	New gate, 3' high, metal frame, self closing hinges, ADA latch. Two of these at entries.	3.1.16. Need gate for child containment, ADA req'd, metal is durable.	Minimal due to durable materials and simple construction	N/A



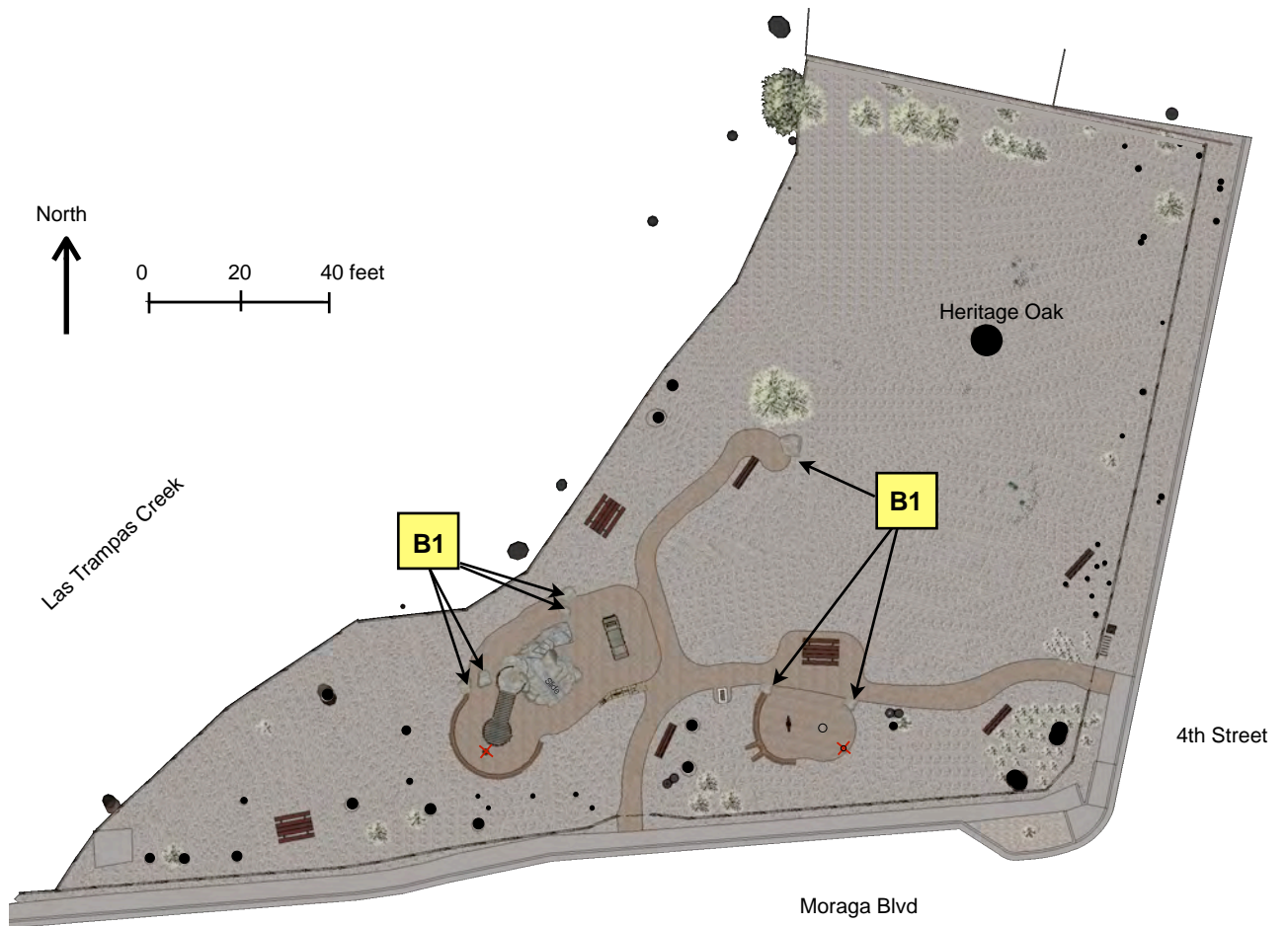
Pathway

	Description	Rationale/Objective Met	Maintenance	Options
P1	Concrete pathway, 4" thick, integral color, #4 rebar at 18" oc each way, on grade and / or on excavated grade. Width of path varies, 4'-6' wide. If excavation is not allowed then walkway placed on raked grade with earth berm at side.	3.1.12, 3.1.17	Minimal due to durable materials.	Permeable concrete or KBI FlexiPave for increased expense.



Boulders

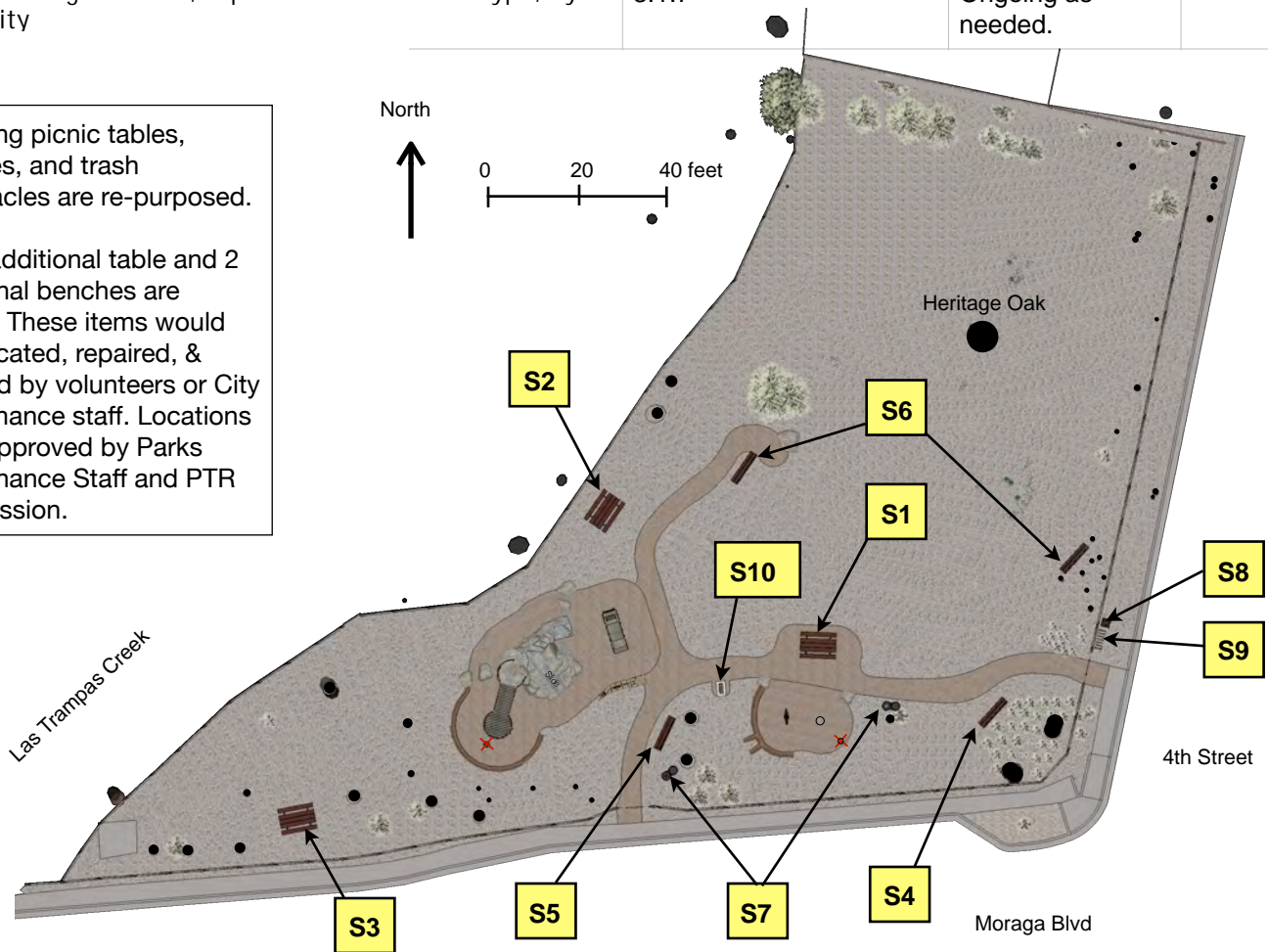
	Description	Rationale/Objective Met	Maintenance	Options
B1	Boulders, Basalt or Granite: 1 - 6' x 4' x 2' (Acorn Grinding) 6 - 4' x 4' x 2' (2 at Ice Age, 4 at Huts & Hunting)	3.1.12, 3.1.13, 3.1.17. For climbing and sitting, sized appropriately for target age groups, some for use by younger children, others for use by older children.	Minimal due to durable material.	



Site Furnishings

	Description	Rationale/Objective Met	Maintenance	Options
S1	Wood picnic table, existing to remain, one of these	3.2.1, 3.2.4 On ADA path.	Minimal, painting and sanding due to durable, solid materials.	
S2	Wood picnic table, existing, relocated, one of these	3.2.1, 3.2.4	Minimal, see S1.	
S3	Wood picnic table, new, match existing, one of these	3.1.7, 3.1.12	Minimal, see S1.	
S4	Wood bench, existing to remain, one of these	3.1.7, 3.2.1, 3.2.4	Minimal, see S1.	
S5	Wood bench, existing, relocated, one of these; see Appendix C for City certified arborist report	3.1.7, 3.2.1, 3.2.4	Minimal, see S1.	
S6	Wood bench, new, match existing, two of these; see Appendix C for City certified arborist report.	3.1.7, 3.2.4, bench at acorn grinding has accessible side approach and is on ADA path	Minimal, see S1.	
S7	Trash receptacles, side-by-side, existing relocated by staff, two of these	3.2.1, 3.2.4	Minimal, durable materials.	
S8	Trash receptacles, single, existing relocated by staff, one of these	3.2.1, 3.2.4	Minimal, durable materials.	
S9	Bike Rack for 6 bikes, new, one of these, location determined by PTR	3.1.7 Durable	Minimal, durable materials.	
S10	Drinking Fountain, replace with ADA Hi-Lo type, by City	3.1.7	Ongoing as needed.	

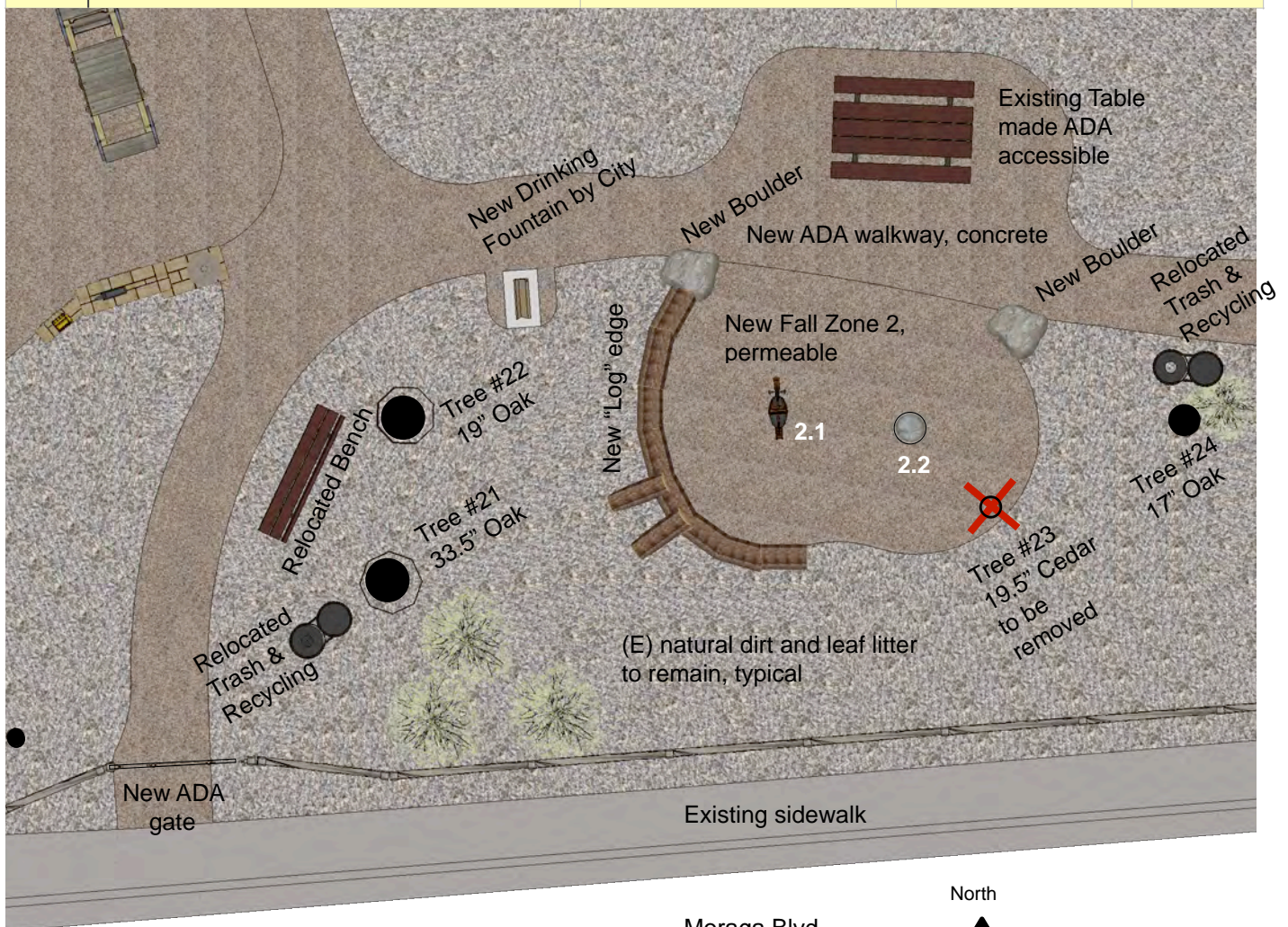
- Existing picnic tables, benches, and trash receptacles are re-purposed.
- One additional table and 2 additional benches are shown. These items would be relocated, repaired, & installed by volunteers or City maintenance staff. Locations to be approved by Parks Maintenance Staff and PTR Commission.



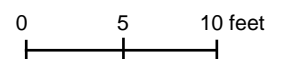
Ice Age Time and Fall Zone 2

Objectives met: Educational per 3.1.6 and 3.1.8. Provides play elements for pre-school children, per 3.1.10, in an area that was identified for play features per 3.1.3. Development of large motor skills, socialization skills, motion play, vestibular development, accessible play per 3.1.10. Durable play elements per 3.1.7, 3.2.4. Scale and height of play elements per 3.1.14. Phasing per 3.1.19.

	Description	Rationale/Objective Met	Maintenance	Options
2	Ice Age Time	See above.		
2.1	Spring rocker	3.1.8, 3.1.10, 3.1.12 Suitable for ages 2-5, ADA accessible approach	Minimal, due to durable materials & simple construction, similar to other City owned spring riders.	
2.2	Spinning cup for sitting child	3.1.8, 3.1.10, 3.1.12 Suitable for ages 4-12, ADA accessible approach	Minimal, see 2.1.	
Fall Zone 2	Pour In Place, custom color mix, on rock base, with perimeter metal edge, "Log" seat edge (concrete to mimic redwood logs), and two boulders	3.1.12, 3.1.17. Provides code required fall zone with durable material that harmonizes with setting. Pour in Place used by City in other parks.	Minimal patching and repair, City uses Pour in Place at its other parks.	



North

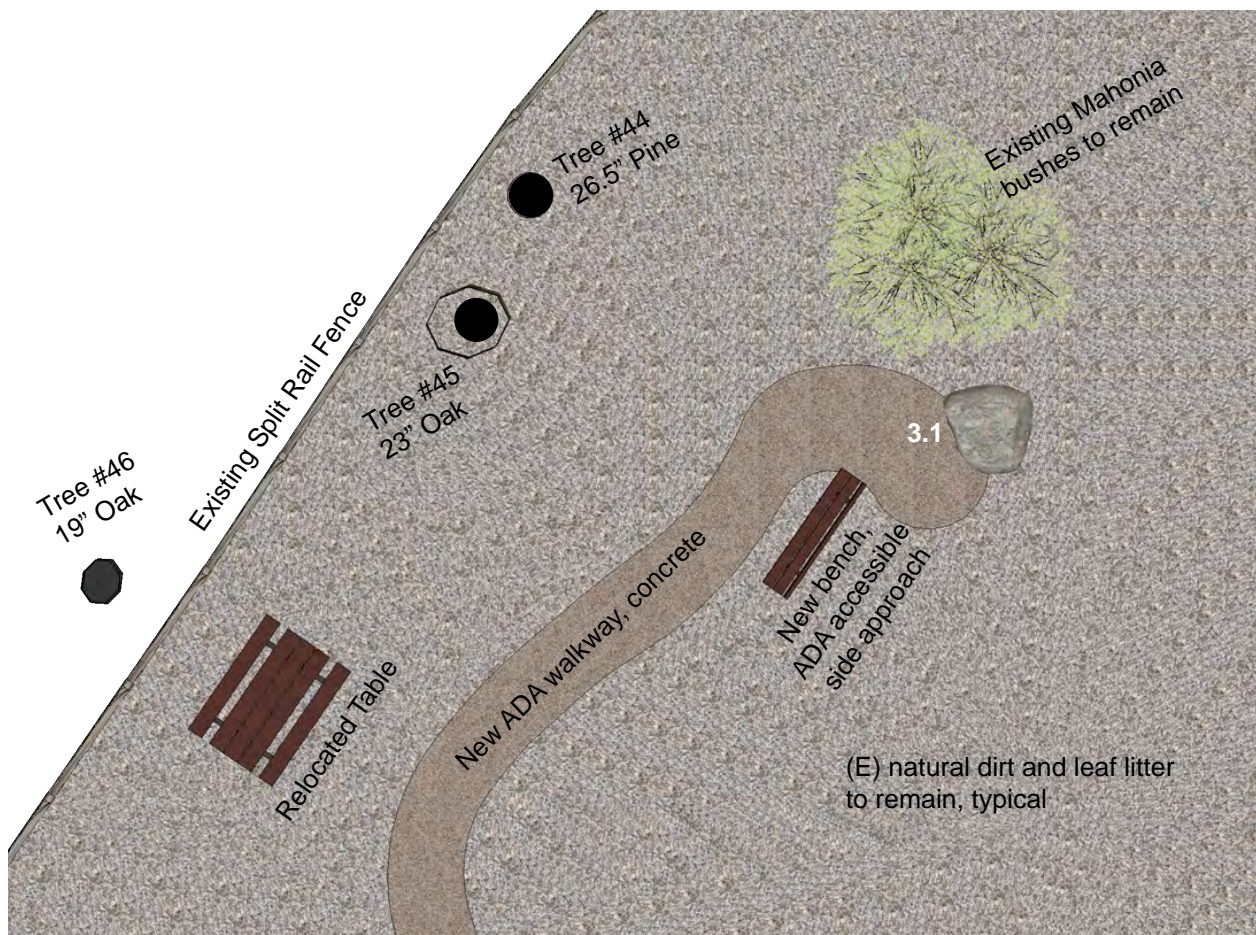


Moraga Blvd

Saclan Acorn Grinding

Objectives met: Educational per 3.1.6 and 3.1.8. Provides quiet and contemplative play for wide range of ages and abilities, per 3.1.10, in an area that was identified for serene use per 3.1.3. Socialization skills. Complements creek and its view per 3.1.1, 3.1.15, 3.1.18. Durable, natural play elements per 3.1.7, 3.1.12, 3.1.17, 3.2.4. Scale and height of play elements per 3.1.14. Phasing per 3.1.19.

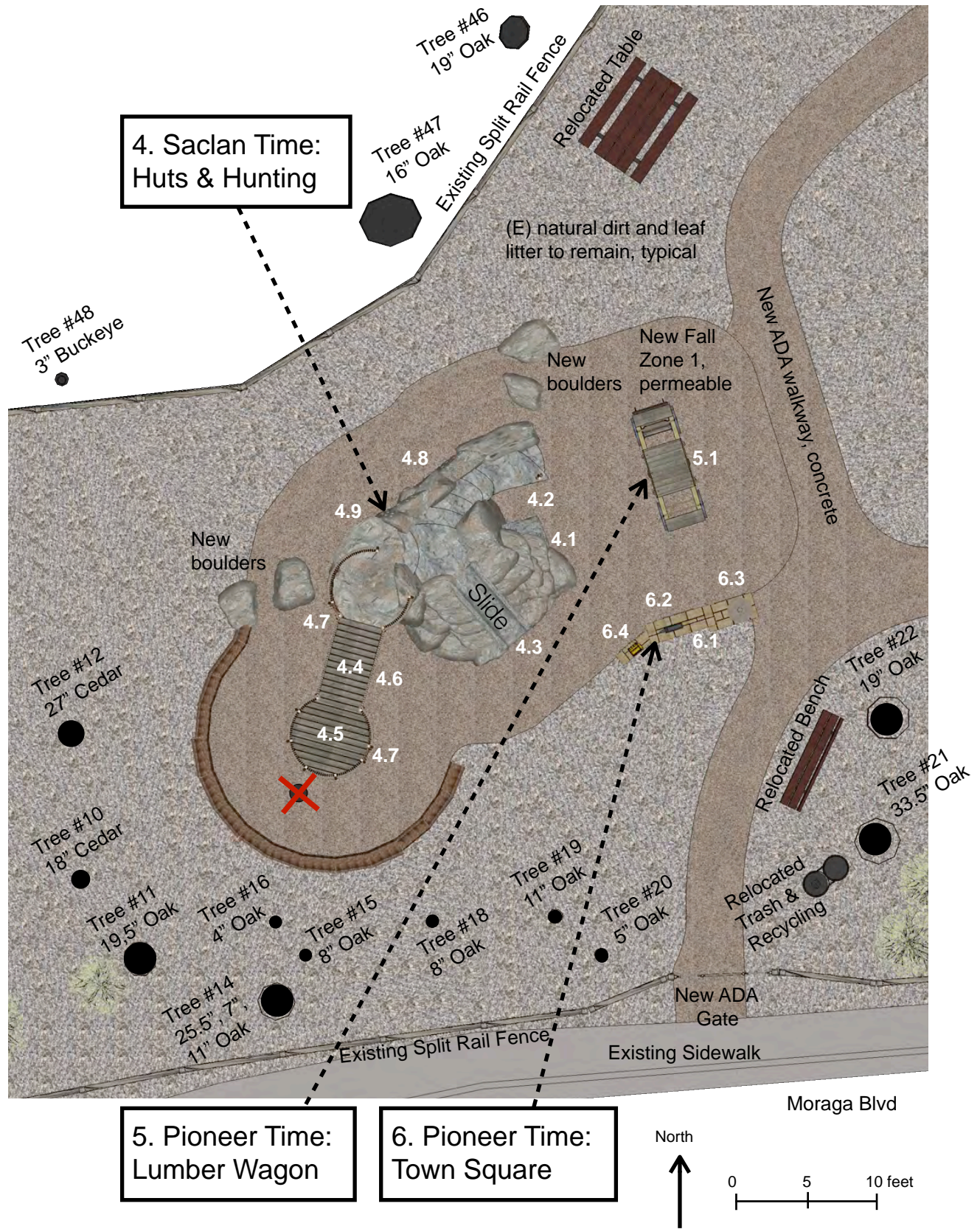
	Description	Rationale/Objective Met	Maintenance	Options
3	Saclan Time: Acorn Grinding, Storytelling	See above.		
3.1	Rock with acorn grinding recess	3.1.7, 3.1.17 Suitable for ages 2-12, ADA accessible	Minimal, durable natural material.	N/A



North



0 5 10 feet



Saclan Huts & Hunting, Pioneer Lumber Wagon, Pioneer Town Square, and Fall Zone 1

Objectives met: Educational per 3.1.6 and 3.1.8. Provides play elements for school-age children, per 3.1.10, in an area that was identified for play features per 3.1.3. Development of large motor skills, socialization skills, motion play, vestibular development, accessible play per 3.1.10. Complements creek and its view per, 3.1.1, 3.1.15, 3.1.18. Durable, natural play elements per 3.1.7, 3.1.12, 3.1.17, 3.2.4. Scale, height, and location of play elements allow for view through park per 3.1.14. Phasing per 3.1.19.

	Description	Rationale/Objective Met	Maintenance	Options
4	Saclan Time: Huts and Hunting	See above.		
4.1	Boulder form with Outlook, 4 boulders at weirs	Suitable for ages 5-12, ADA accessible	Minimal due to solid, durable materials.	N/A
4.2	ADA transfer area from wheelchair to 18" high platform		Minimal, see 4.1	N/A
4.3	Embankment slide		Minimal, see 4.1	N/A
4.4	Bridge to Hunting Observation Platform		Minimal, see 4.1	N/A
4.5	Hunting Observation Platform, Saclan "Hut" is below.		Minimal, see 4.1	N/A
4.6	Cargo net hammock suspended under bridge, for swaying		Minimal, see 4.1	Regular or irregular openings
4.7	Cargo net climber		Minimal, see 4.1	N/A
4.8	Rock wall climbing nodules		Minimal, see 4.1	Nodules on surface or in rock itself
4.9	Rock overhang "cave"		Minimal, see 4.1	N/A
5	Pioneer Time: Lumber Wagon & Spilled Load	See above.		
5.1	Lumber wagon on spring rockers, approx same size at spring rocker platform at Community Center, back support on one side but wheelchair cannot roll in	Suitable for ages 5-12, ADA accessible with transfer from wheelchair	Minimal, due to durable materials & simple construction, similar to other City owned spring rocker.	Off the shelf or fully custom with wagon wheels, etc
6	Pioneer Time: Town Square	See above.		
6.1	Low "adobe" walls for sitting, climbing, and imaginative play. "Adobe" is concrete mimic.	Suitable for ages 2-12, ADA accessible	Minimal, see 4.1	N/A
6.2	Blacksmith: Anvil and Peter Thomson proprietor sign, mounted to "adobe" wall		Minimal, see 4.1	N/A
6.3	Grist Mill: Mill stone and Elam Brown proprietor sign, mounted to "adobe" wall		Minimal, see 4.1	N/A
6.4	General Store: Cash register (concrete mimic) and Benjamin Shreve proprietor sign, mounted to "adobe" wall		Minimal, see 4.1	N/A
Fall Zone 1	Pour In Place, custom color mix, on rock base, with perimeter metal edge, "Log" seat edge (concrete to mimic redwood logs)	3.1.12, 3.1.17 Provide code required fall zone with durable material that harmonizes with setting. Pour in Place used by City in other parks.	Minimal patching and repair, City uses Pour in Place at its other parks.	

Landscape Section: Proposed Modifications to existing trees and vegetation

Description	Rationale/Objective Met	Maintenance	Options
Remove two trees to allow for play features; see Appendix C for City certified arborist report. Create mulch from these removed trees and other arborist required tree trimmings.	3.2.1	N/A	
All existing trees to be assessed by City certified arborist.	3.1.1, 3.1.2, 3.1.9, 3.2.1 Based on recommendations from a City certified arborist, address poor health of existing trees that may be diseased, over-crowded, have structural deficiencies and / or exhibit poor growth habits	Minimal	
Existing plants that do not need to be removed / relocated due to construction will remain.	3.1.1, 3.1.5	Minimal	
If drought conditions persist allow the existing lawn to revert to natural duff. If drought relents, re-configure sprinkler system to lawn area (City cost).	3.1.4, 3.1.11	Minimal	
Any new plantings will be California natives and will be added by volunteers under PTR Dept supervision. See Appendix C for City certified arborist report.	3.1.5	Minimal	
The park will be un-irrigated with the exception of the lawn (and only if drought relents). The one existing hose bibb will be kept.	3.1.5, 3.1.7	Minimal	
The existing signage on the creek bank that identifies riparian plants will remain. This existing signage is beyond the creek fence and therefore is not part of the Amended Master Plan.	3.1.1, 3.1.8, 3.2.3	Minimal	

5. Usage Estimates

5.1 Estimates of type of usage and amount of usage after implementation of Amended Master Plan

- Park usage after implementation of Amended Master Plan:
All ages and abilities will have improved use of the park for sitting, strolling, education, and play. Disabled access pathway and accessible play elements will offer new recreational opportunities for local residents and the developmentally disabled participants at the Las Trampas facility.
- Park usage estimates after implementation of Amended Master Plan:
The park usage estimate for Leigh Creekside Park, after implementation of the Amended Master Plan, can be approximated to usage at Brook Street Park. Like Leigh Creekside Park, Brook Street Park is a City neighborhood park, situated next to a creek that happens to have a popular play component. The following data was recorded at Brook Street Park during 11 days of observations under a variety of weather conditions and during different days of the week and times of day.

Brook Street Park: Average of 63 people per day
Of the 63 people per day using Brook Street Park:
43.2% preschool children (0-5 years old)
14.8% school age children (5-18 years old)
39.6% adults (18-55 years old)
2.4% seniors (over 55)

Of those users:
4.1% dog owners with dogs
0% disabled
7% drove to the park
93% walked and / or bicycled

Average length of visit: 40 minutes

- Peak usage estimate: Using Brook Street Park peak usage of 12 people at highest peak hour, the estimate for Leigh Creekside Park should be similar.
- Maximum usage estimate: A weekend birthday party of 27 people was observed at Leigh Creekside Park, which provides a maximum usage estimate for an event.

- Estimate effect on traffic and parking after implementation of Amended Master Plan:

The project site is situated within a residential neighborhood and is defined as a neighborhood park per the General Plan and Lafayette Parks and Recreation Facilities Master Plan. Neighborhood parks primarily serve a local residential area within 0.5 mile to 1 mile distance and do not include parking.⁷ Leigh Creekside Park averages about 10 visitors per day.⁸ Daily visitors primarily access the site by foot, bicycle, and wheelchair. The area surrounding the project site along Moraga Boulevard and 4th Street does contain enough curb space to accommodate about 22 cars. Based on vehicle counts at the project site, Brooks Street Park, and Lafayette Elementary School Playgrounds, an estimated 8 to 10 cars could access the project site per day after the proposed renovations,⁹ however, the lack of restrooms and the small size of the project site would likely limit the length of time visitors spend on the project site.

Source:

Leigh Creekside Park
Master Plan Amendment Project
for the City of Lafayette

Initial Study/Mitigated Negative Declaration,
and Appendices

September 7, 2016

PLACEWORKS

⁷ City of Lafayette, 2009, Lafayette Park and Recreation Facilities Master Plan, page 5 and 7.

⁸ City of Lafayette, 2009, Lafayette Park and Recreation Facilities Master Plan, Attachment 1, Background Report, page 35

⁹ City of Lafayette, The Parks, Trails and Recreation Commission, Staff Report Minutes, October 14, 2015.

6. Budget Cost Estimates

Construction budget estimates of park amenities

- The budget cost estimate for the Leigh Creekside Park Amended Master Plan carefully considered all structures, materials, labor, site preparation, contingencies, and professional fees associated with a capital project of this type. The \$488,918 budget estimate that was presented to the City Council on May 9, 2016 is the result of preliminary bids, quotes, site visits, shop meetings, and detailed cost analyses with play equipment companies (including Scientific Art Studio); general contractors; subcontractors, fabricators, and installers (including multiple independent sources of fall zone materials and pathway materials); local and national distributors and suppliers; and a landscape architect/professional cost estimator. Quotes were obtained based on drawings, quantity takeoffs, preliminary material selections, and preliminary material installation systems. The budget estimate was also reviewed by the Lafayette City Engineer.
- These are budget estimates for a Master Plan. More developed costs would need to be refined during the design development / construction plans phase.
- Clarification of Costs Not Included in the Leigh Creekside Park Budget Estimate:

The rationale for excluding the following costs from the Leigh Creekside Park Amended Master Plan Budget Estimate is based on experience that these items make excellent community service projects where labor is typically provided by volunteers.

One additional picnic table	\$1,500 for materials
Two new benches	\$ 800 for materials
Relocation of (E) picnic table & bench	\$ 250 for materials
Bike Rack (6 bikes, Grants available through SWAT TDA)	\$ 975 for rack
TOTAL	\$3,525

- Additionally, fence repairs and replacement of the current non-code compliant drinking fountain were regarded as regular city maintenance work that should come under the City's park maintenance budget.

Split Rail Fence Replacement and Repair	\$10,000
New ADA Drinking Fountain	\$ 7,500
TOTAL	\$17,500

- Current Annual Maintenance Costs for Leigh Creekside Park are around \$6,400:
 - Staff researched actual annual maintenance costs for Leigh Creekside Park and determined that the park typically costs \$6,400 a year to maintain. Note that water costs are less during drought years.
 - Water (Non-Drought Year)
 - \$500/year
 - Trash and Graffiti Removal
 - \$1,000/year for manual litter pick-up and graffiti removal.
 - Note: Trash disposal is done by Republic Services at no cost as per contract with City.
 - Landscape care
 - \$4,500/year for weed control, lawn care, and tree care.
 - Drinking fountain
 - \$400/year for parts and labor.
- Projected Annual Maintenance Costs with New Park Elements are \$9,750
 - When the new play structures are installed, current maintenance costs would continue with an additional \$2,350 for new equipment inspections/minor repairs and \$1,000 for additional manual litter pick-up.
 - The city can consider utilizing a maintenance training program offered by the company that makes the customized park features. Residents and local community groups can receive training and perform routine maintenance inspections and repairs.
- Equipment Lifespan
 - Large Climbing Boulder element can last up to 50 years.
 - Platforms can last up to 20 years.
 - Pioneer Town Square can last up to 30 years.
 - Spring Rider, Spinning Cup and Pioneer Wagon can last up to 20 years.
 - Fall Zones can last up to 20 years.
 - “Log” borders can last up to 30 years.
- Playground Replacement Sinking Fund
 - Each year, monies are added to a playground replacement sinking fund and used to replace equipment that has been damaged or has reached the end of its lifespan.

Phased Development

The following phases and associated cost estimates reflect a desire to maximize the amount of play elements in the first phase followed by remaining play elements in phases 2 and 3.

Phasing may be modified and refined based on available funds and neighborhood preferences.

- **Phase 1:**

- ADA pathway
- Saclan Huts and Hunting, Pioneer Lumber Wagon, Fall Zone with “Log” seat edge
- 2 ADA gates

- 1 relocated table (By volunteers)
- 1 relocated bench (By volunteers)
- 3 relocated existing trash receptacles (By City)
- New fencing sections and added wire on new and existing fencing (By City)
- New bike rack (By City)
- New drinking fountain (By City)

- **Phase 2:**

- Ice Age, Fall Zone with “Log” seat edge & boulders

- **Phase 3:**

- Saclan Acorn Grinding
- Pioneer Town Square
- Additional picnic tables, benches, trash receptacles (if desired) to match existing

Summary: Entire project built at one time

Scientific Art Studio	Ice Age	\$ 8,000
	"Log" Seating & Boulders at Fall Zone 2 (Ice Age)	\$ 10,500
	Acorn Grinding	\$ 2,000
	Saclan Huts & Hunting, Pioneer Lumber Wagon	\$ 138,180
	Pioneer Town Square	\$ 16,250
	"Log" Seating at Fall Zone 1 (Huts & Hunting, Lumber Wagon)	\$ 8,750
	SAS Custom Design, Fabrication, Installation, & Contingency	\$ 65,000
	Total SAS Hard + Soft Costs	\$ 248,680
Other Construction Costs	Foundations	\$ 47,500
	Site Improvements	\$ 51,419
	Fall Zone 1: Huts and Hunting, Lumber Wagon	\$ 29,490
	Fall Zone 2: Ice Age	\$ 9,000
Total Construction	\$ 386,089	
	Construction Contingency (for non-SAS work), 15%	\$ 20,611
	Architect, Structural Engineer, Soils Engineer Fees, 10%	\$ 38,609
	General Contractor Overhead and Profit, 10%	\$ 38,609
	Permits and County Fees	\$ 1,000
	Bid Advertisement, Printing, Mailing Bid, Testing, Project Sign	\$ 4,000
Total Project Cost	\$ 488,918	

These are budget estimates for a Master Plan. More developed costs would need to be refined during the design development / construction plans phase.

1 new bike rack, 1 new picnic table, 2 new benches, donated by local citizens and suppliers.

Summary: If project built in phases

Phase 1	Huts & Hunting, Pioneer Lumber Wagon, Fall Zone 1 with "Log" seating, ADA pathway, and gates. • Site prep and arborist at work area only.	
	Play Equipment Hard Costs: Huts & Hunting, Lumber Wagon	\$ 146,930
	Play Equipment Soft Costs: Huts & Hunting, Lumber Wagon	\$ 51,995
	Fall Zone 1 with "Log" seating and boulders	\$ 29,490
	Foundations	\$ 38,500
	ADA pathway	\$ 18,600
	Gates	\$ 4,000
	Bike rack, benches, picnic table (donated)	\$ 0
	Site Prep & Arborist	\$ 14,410
	Subtotal	\$ 303,925
	Construction Contingency (for non-SAS work), 15%	\$ 15,750
	Architect, Structural Engineer, Soils Engineer Fees, 10%	\$ 30,392
	General Contractor Overhead and Profit, 10%	\$ 30,392
	Permits and County Fees	\$ 500
	Bid Advertisement, Printing, Mailing Bid, Testing, Project Sign	\$ 4,000
	Project Cost for Phase 1	\$ 384,959

Summary: If project built in phases

Phase 2	Ice Age, Fall Zone 2 with "Log" seating and boulders. • Site prep and arborist at work area only.	
	Play Equipment Hard Costs: Ice Age	\$ 18,500
	Play Equipment Soft Costs: Ice Age	\$ 6,547
	Fall Zone 2 with "Log" seating & boulders	\$ 9,000
	Foundations	\$ 4,000
	Site Prep & Arborist consultation	\$ 7,205
	Subtotal	\$ 45,251
	Phasing Cost for General Contractor remobilization	\$ 15,000
	Construction Contingency (for non-SAS work), 20% (increased from 15% because construction costs rise with time)	\$ 4,041
	Architect, Structural Engineer, Soils Engineer Fees, 10%	\$ 4,525
	General Contractor Overhead and Profit, 10%	\$ 4,525
	Permits and County Fees	\$ 250
	Bid Advertisement, Printing, Mailing Bid, Testing, Project Sign	\$ 4,000
	Project Cost for Phase 2	\$ 77,593

Phase 3	Saclan Grinding and Pioneer Town. • Site prep and arborist at work area only.	
	Play Equipment Hard Costs: Saclan Grinding, Pioneer Town	\$ 18,250
	Play Equipment Soft Costs: Saclan Grinding, Pioneer Town	\$ 6,458
	Foundations	\$ 5,000
	Site Prep & Arborist consultation	\$ 7,205
	Subtotal	\$ 36,913
	Phasing Cost for General Contractor remobilization	\$ 15,000
	Construction Contingency (for non-SAS work), 20% (increased from 15% because construction costs rise with time)	\$ 2,441
	Architect, Structural Engineer, Soils Engineer Fees, 10%	\$ 3,691
	General Contractor Overhead and Profit, 10%	\$ 3,691
	Permits and County Fees	\$ 250
	Bid Advertisement, Printing, Mailing Bid, Testing, Project Sign	\$ 4,000
	Project Cost for Phase 3	\$ 65,987

Phasing Cost Analysis		
	Cost if built at one time	\$ 488,918
	Cost if built in 3 phases	\$ 528,539
	Additional Cost if built in Phases	\$ 39,620

Leigh Creekside Park: Budget Estimate

Estimated costs presented on May 9, 2016 for City Council Meeting

2. Ice Age		
2.1	Spring rider, one	\$ 4,000
2.2	Cup Spinner, one	\$ 4,000
	Foundations	\$ 4,000
Subtotal this Time Zone		\$ 12,000
Fall Zone 2	Fall Zone material including rock base, excavation, grading, perimeter steel edging, & placement	\$ 9,000
	2 Boulders	\$ 3,000
	"Log" Seat Edge, concrete to mimic redwood logs	\$ 7,500
Subtotal Fall Zone B		\$ 19,500
3. Saclan Acorn Grinding		
3.1	One rock with acorn grinding recesses	\$ 2,000
Subtotal this Time Zone		\$ 2,000
4. Saclan Huts & Hunting		
4.1	Boulder form with Outlook, 4 boulders at weirs	\$ 76,000
4.2	Boulder with ADA transfer	incl
4.3	Embankment Slide	\$ 5,000
4.4	Bridge, 1, to hunting platform	\$ 11,725
4.5	Hunting observation platform, 1	\$ 24,455
4.6	Cargo net hammock, under Bridge	\$ 3,000
4.7	Cargo net climbers	\$ 4,000
4.8	Rock climbing nodules or recesses	\$ 3,000
4.9	"Cave" recess, under Outlook	incl
	Foundations	\$ 32,000
Subtotal this Time Zone		\$ 159,180
5. Pioneer Time: Lumber Wagon		
5.1	Lumber wagon spring rocker	\$ 11,000
	Foundations	\$ 6,500
Subtotal this Time Zone		\$ 17,500
6. Pioneer Time: Town Square		
6.1	Low "adobe" walls	\$ 8,000
6.2	Anvil, mounted to wall	\$ 2,500
	Peter Thomson sign	\$ 750
6.3	Grist mill stone, mounted to wall	\$ 2,500
	Elam Brown sign	\$ 750
6.4	General Store Benjamin Shreve sign	\$ 750
	1 cash register	\$ 1,000
	Foundations	\$ 5,000
Subtotal this Time Zone		\$ 21,250
Fall Zone 1	Fall Zone material including rock base, excavation, grading, perimeter steel edging, & placement	\$ 29,490
	"Log" Seat Edge, concrete to mimic redwood logs	\$ 8,750
Subtotal Fall Zone A		\$ 38,240
Pathway	ADA pathway: Concrete, integral color.	\$ 18,600
Subtotal Pathway		\$ 18,600
Gates	New gates & side panels: 3' high, metal frame 2 ADA gates & side panels	\$ 4,000
Subtotal Fencing		\$ 4,000
Site Preparation	Site clearing, raking to remove loose material. Remove irrigation lines and sprinkler heads. Remove / relocate irrigation boxes. Use mulch from removed and trimmed trees, not imported mulch.	\$ 5,400
	Arborist to remove 2 trees, make mulch from removed wood, spread mulch at trees, fertilize, & on-site consultation	\$ 4,500
	Mitigation payment for 2 removed trees	\$ 3,419
	Tree protection fencing and wood pallets at larger trees	\$ 5,000
	Runoff barriers	\$ 4,000
	Construction fencing	\$ 3,000
	Chemical Toilet	\$ 500
	Temporary Power, hookup and monthly charge	\$ 3,000
Subtotal Site Preparation		\$ 28,819
Total Site Furnishings, Pathway, Site Prep, & Gates		\$ 51,419

7. Public Involvement and Approval Process

Description of the process to develop the Amended Master Plan

- Public involvement was solicited with meeting notices that were posted on the City website. Additionally, signs were posted at the park itself for the site meetings. Local news articles and online public sites provided additional information.
- The project architect reviewed the public emails, survey results, public comments, public emails, and followed direction from the PTR staff, PTR Parks Subcommittee, the PTR Commission, and the City Council to reconcile and balance the varying interests in preparing the Amended Master Plan.
- The project architect reviewed the existing City-approved plans and documents that guide and constrain future improvements to Leigh Creekside Park; see section 2.4 on page 6 for a full list.
- The project architect had a professional survey made of the site by a local surveyor, Rick Humann. That survey identified all site elements, including existing utilities, trees locations and tree drip lines. That survey is the basis for the Amended Master Plan.
- An onsite meeting was held with the Design Review Commission (DRC) on December 18, 2015 to receive input and concerns, and to discuss potential design features and options.
- The public meetings were held on the following dates: ¹⁰
 1. September 11, 2013, PTR Commission
 2. October 20, 2013, PTR Parks Subcommittee
 3. November 13, 2013, PTR Commission
 4. December 11, 2013, PTR Commission

¹⁰ Agendas, minutes, etc available at the City of Lafayette web site, <http://www.ci.lafayette.ca.us/city-hall/city-departments/parks-trails-recreation/parks-trails-rec-commission>

5. January 29, 2014, PTR Parks Subcommittee
6. February 12, 2014, PTR Commission
7. February 26, 2014, PTR Parks Subcommittee
8. March 10, 2014, City Council
9. March 12, 2014, PTR Commission
10. April 9, 2014, PTR Commission
11. May 14, 2014, PTR Commission
12. June 11, 2014, PTR Commission
13. June 30, 2014, PTR Parks Subcommittee
14. July 9, 2014, PTR Commission
15. August 6, 2014, PTR Parks Subcommittee
16. August 13¹¹, 2014, PTR Commission
17. September 10, 2014, PTR Commission
18. September 24, 2014, PTR Parks Subcommittee ¹²
19. October 8, 2014, PTR Commission ¹³
20. October 21, 2014, PTR Parks Subcommittee
21. November 12, 2014, PTR Commission
22. November 22, 2014, public meeting at park site to review the architect's full scale mock ups of proposed areas of play equipment, landscape elements, and pathways.
23. December 3, 2014, PTR Parks Subcommittee
24. December 10, 2014, PTR Commission
25. January 14, 2015, PTR Commission

¹¹ Official minutes are mis-dated as August 11, 2014 on the cover sheet, which would have been a Monday, but the subsequent pages of the minutes have August 13 in the footer, which would have been a Wednesday.

¹² Meeting where resident presented design ideas.

¹³ Meeting where James Dixon presented the "Time in the Park" conceptual park plan.

26. January 26, 2015, City Council
27. January 28, 2015, PTR Parks Subcommittee
28. February 9, 2015, City Council
29. February 11, 2015, PTR Commission
30. March 4, 2015, PTR Parks Subcommittee
31. March 11, 2015, PTR Commission
32. March 25, 2015, PTR Parks Subcommittee
33. April 8, 2015, PTR Commission
34. April 29, 2015, PTR Parks Subcommittee
35. May 13, 2015, PTR Commission
36. May 27, 2015, PTR Parks Subcommittee
37. June 10, 2015, PTR Commission
38. June 24, 2015, PTR Parks Subcommittee
39. July 8, 2015, PTR Commission
40. July 28, 2015, PTR Parks Subcommittee
41. August 12, 2015, PTR Commission
42. September 2, 2015, PTR Commission Special Meeting
43. September 9, 2015, PTR Commission
44. September 30, 2015, PTR Commission
45. October 14, 2015, PTR Commission
46. November 11, 2015, PTR Commission
47. December 9, 2015, PTR Commission
48. December 18, 2015, DRC meeting at Leigh Creekside Park with full scale chalk outline of play features and fall zones
49. January 13, 2016, PTR Commission
50. January 26, 2016, City Council

51. February 9, 2016, City Council
52. March 14, 2016, City Council
53. April 13, 2016, PTR Commission
54. May 9, 2016, City Council
55. May 11, 2016, PTR Commission
56. June 8, 2016, PTR Commission
57. June 27, 2016, City Council
58. October 12, 2016, PTR Commission
59. October 17, 2016, Planning Commission
60. December 5, 2016, Planning Commission
61. January 23, 2017, City Council

8. Environmental Compliance

- Please refer to the document:

Leigh Creekside Park

Master Plan Amendment Project

for the City of Lafayette

Initial Study/Mitigated Negative Declaration, and Appendices

November 22, 2016

Prepared by PLACEWORKS

Appendix A: Leigh Creekside Park Master Plan 2000

J. Rollas
CITY CLERK

8-28-00
DATE

City of Lafayette Staff Report

For: Lafayette City Council
By: The Parks, Trails and Recreation Commission and Jennifer Russell, Parks & Recreation Director
Date Written: August 16, 2000
Meeting Date: August 28, 2000
Subject: LEIGH CREEKSIDE PARK MASTER PLAN

Introduction

With the purchase of Leigh Creekside Park, the City has preserved an exquisite piece of property as a public park. The property has the creek and the regional trail situated next to it. Located near the middle of the property is a centennial oak and, together with several more trees, the park will provide a resting place for the many families and trail users who are likely to visit. The park also gives those who live in this crowded neighborhood an open area to enjoy a family picnic, observe the wildlife and flowing creek or play a game of catch.

The Parks & Recreation Department and the Parks, Trails & Recreation Commission are pleased to present the Leigh Creekside Park Master Plan as prepared by Paul Niemuth and Associates.

Background

On November 24, 1998, the City Council approved the City Manager's request to initiate a public process for determining whether to acquire the property at the corner of Moraga Blvd. and Fourth Street for a neighborhood park.

The Parks, Trails & Recreation Commission was asked to spearhead an effort to solicit neighborhood support, both conceptual and financial.

On December 9, 1998, the Parks, Trails & Recreation Commission held a public meeting attended by about 40 people who voiced strong support for a city neighborhood park at this location. A neighbor submitted a petition with 105 signatures supporting the purchase of the property. The Parks, Trails & Recreation Commission voted unanimously to recommend the purchase of the property for use as a city neighborhood park.

On December 14, 1998, after hearing public testimony and discussing the issue, the City Council decided to purchase the property subject to obtaining funding from volunteer and grant sources. A purchase option was approved to allow one year to raise the necessary money. The Council also directed the Planning Commission to determine conformance with the General Plan. On December 30, 1998 the Planning Commission determined that acquisition of the land for park purposes was consistent with the goals and policies of the General Plan.

On August 9, 1999 the City Council passed resolution No. 56-99 approving an application for State Grant Funds in the amount of \$375,000 for the purchase of Leigh Creekside Park. On July 19, 1999 the City was notified that the Legislature and Governor approved the grant.

From December 1998 through September 1999, the neighbors worked diligently to solicit donations and were able to raise a total of \$33,224. These funds, together with the State funds, provided enough money to purchase the property.

S.C.

The City took title of the property on October 21, 1999. The name Leigh Creekside Park was adopted to recognize the Leigh Family who owned the property and whose estate worked willingly with the City to conclude the transaction. The park was dedicated on October 23, 1999.

The Parks & Recreation Department hired Paul Niemuth & Associates to work with the neighbors and the Commission to create a Master Plan.

On site public meetings were held on November 7, 1999 and March 18, 2000 to share design concepts and obtain input and feedback from the general public, particularly the neighbors. Notes from these two meetings are attached. The majority of people wanted the park to substantially retain its natural appearance with informal paths and native plants.

The Park Improvement Advisory Group (P.I.A.G.) met on February 24, 2000 to review a preliminary Master Plan. P.I.A.G. members included representatives from the Design Review Commission, the Parks, Trails and Recreation Commission, Public Works, City Engineering and the Planning Department. P.I.A.G. comments have been incorporated into the plan and notes from the meeting are attached.

The Design Review Commission reviewed the Master Plan at its August 8, 2000 meeting and approved the design elements of the plan.

Two arborists were brought in to evaluate the large oak tree. The tree is currently in good condition, although the original grade around the tree has been raised by imported soil to the site. This will be corrected as the Master Plan is implemented.

An onsite meeting was held with Rick Buys of the Contra Costa Risk Management Insurance Authority to discuss the City's liability risk. Mr. Buys said that as long as the City does not build a pathway down to the creek, the natural setting gives the City some immunity. He recommended the creekside fence slats be close enough to slow down a toddler. He said that signs should include the word "hazard" i.e. "Hazardous Natural Creek Conditions, No Access Allowed". The recommended Master Plan includes both of these measures, thus reducing the liability risk to a very low level.

Master Plan

The attached Master Plan for Leigh Creekside Park reflects public input, meets the community needs and provides a safe and enjoyable environment for the citizens of Lafayette. In addition, conditions will be restored to maximize the survival of the grand oak which is the centerpiece.

The Planning Department has informed us that publicly owned parks are permitted within an R-6 zoning district and therefore a Land Use Permit is not required. The project is categorically exempt from the CEQA per section 15304.

Recommendation

APPROVE THE LEIGH CREEKSIDE PARK MASTER PLAN AS PRESENTED BY PAUL NIEMUTH AND ASSOCIATES.

Attachments:

- Leigh Creekside Park Master Plan
- Legal Description
- Notes from public meetings at park site
- Comments from P.I.A.G. meeting
- Arborist's report

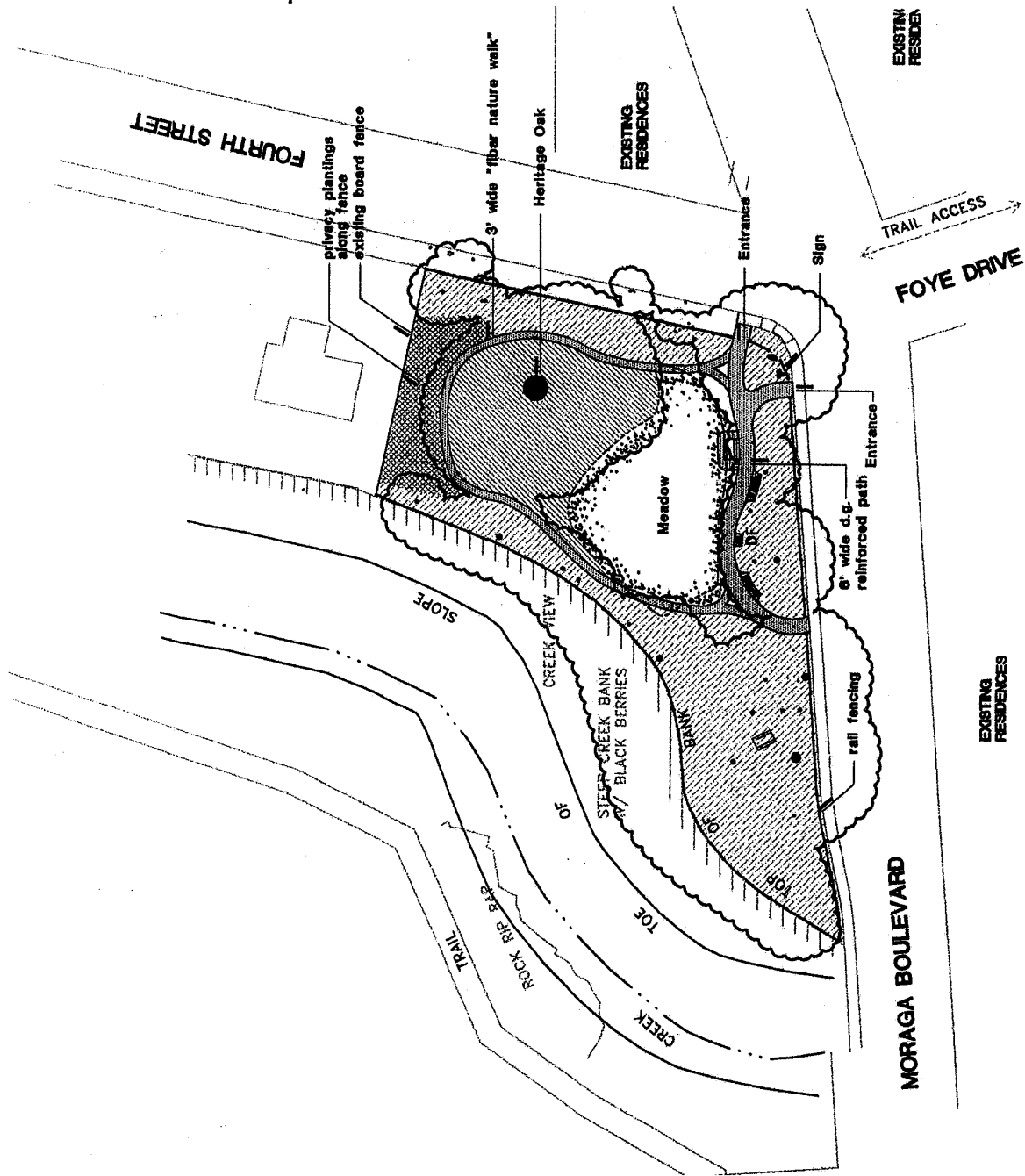


LEGEND

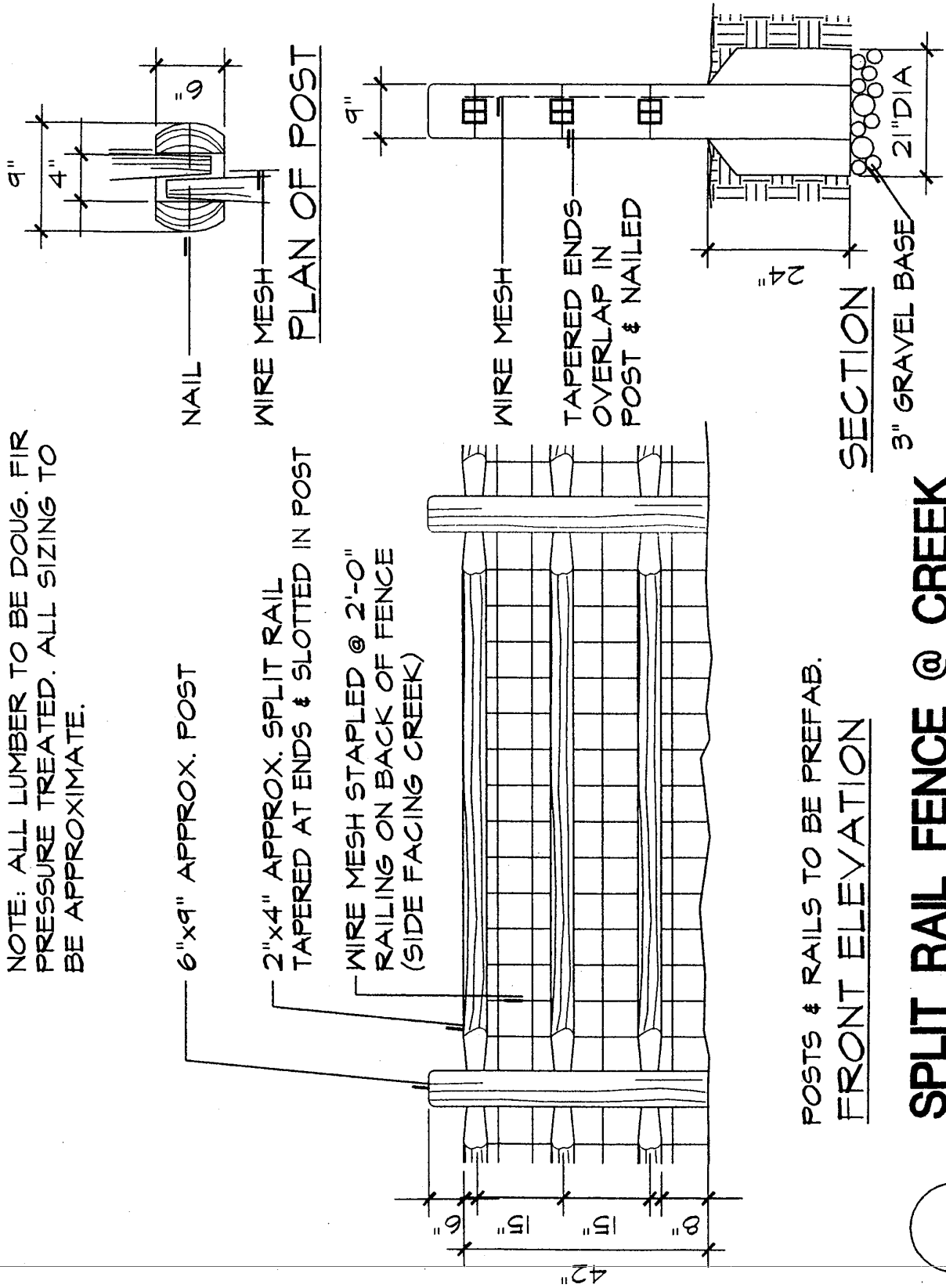
- ⊕ TRASH
- ☐ DRINKING FOUNTAIN
- ☐ PICNIC TABLE
- BENCH
- RAIL FENCING @ CREEK
W/ 2x4 WIRE FABRIC
- STANDARD RAIL FENCING
AT BACK OF WALK
- EXISTING TREES

PLANTING LEGEND

- ▨ PRIVACY/ SCREEN PLANTING
4'-6" HIGH
- ▨ NON-IRRIGATED
HYDROSEED MIX
- ▨ IRRIGATED MEADOW
- ▨ NATIVE DROUGHT TOLERANT
PLANTINGS W/ MANUAL
IRRIGATION



NOTE: ALL LUMBER TO BE DOUG. FIR
PRESSURE TREATED. ALL SIZING TO
BE APPROXIMATE.



6"x9" APPROX. POST

2"x4" APPROX. SPLIT RAIL
TAPERED AT ENDS & SLOTTED IN POST

WIRE MESH STAPLED @ 2'-0"
RAILING ON BACK OF FENCE
(SIDE FACING CREEK)

POSTS & RAILS TO BE PREFAB.
FRONT ELEVATION

SPLIT RAIL FENCE @ CREEK

NTS

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain real property situated in the City of Lafayette, County of Contra Costa, State of California, described as follows:

Lots 9A and 10 to 13 of Block 8 as said lots and block are delineated and so designated on that certain Map entitled, "Map No. 1, Lafayette Homesites by the R.N. Burgess Company, a portion of the Rancho Laguna de los Palos Colorados, Contra Costa County California", filed in the office of the County Recorder of Contra Costa County, California, on the 5th/6th days of October, 1914, Map Book 12, Page 226.

Commonly known as: 959 - 4th Street
Assessors Parcel Nos.: 233-051-36
233-051-37
233-051-38
233-051-39
233-051-40

**Lafayette Parks & Recreation Commission
Minutes of the November 7, 1999 Special Meeting
Leigh Creekside Park Master Plan**

CALL TO ORDER

Chair Small called the meeting to order at 2:00 PM.

ROLL CALL

Present: Commissioners: Small, Sticha, Deal, Keegan-Twombly and Singer
Lafayette City Manager Steven Falk and
Lafayette Parks & Recreation Director Jennifer Russell
Landscape Architect Paul Niemuth
Neighbors: Jil Plummer, Evan Kieser, Janet & Mario Vicencio, Dick Jensen,
Jennifer Nadeau, Anina Hutchison and Tom and Diane Elliott

LEIGH CREEKSIDE PARK MASTER PLAN

Chair Small welcomed everyone and introduced the commissioners, Steve Falk and Paul Niemuth. She explained that we are beginning the Master Plan process which will establish the features of the park.

Paul Niemuth showed the group a plot plan with the existing trees, roads and creek. The plot plan also showed a potential pathway configuration that circled the park and had three separate entrances: one on Moraga Blvd. and two on 4th Street. Paul described the different materials that can be used for the paths, i.e. granite, dirt, asphalt. Several neighbors said they wanted a rural, natural setting.

ACCESS

The Vicencios expressed concern over the entrance that was nearest their home. Due to an existing problem of people partying at the end of the street, they believed an entrance near their home might encourage further problems. Jennifer Nadeau agreed and did not like the idea of a perimeter pathway. Shirley Siegel supported the use of walkways because they directed people to areas instead of allowing people to wander all over the park. Another neighbor supported a single entrance/exit so the park wasn't used as a short cut. The neighbors preferred the corner entrance at Moraga Rd. and 4th street. No one supported parking within the park. There was consensus that parking should be on Moraga Blvd. and that parking should be discouraged on 4th street. Jennifer Nadeau pointed out that casual carpooling is occurring on Moraga Blvd. and that a stop sign at Moraga Blvd. and 4th street is probably warranted.

USES

A neighbor asked if there were any conditions imposed by the previous owner. City Manager Falk said there were none other than naming the park after the Leigh's. There was consensus that dogs should be allowed but with safeguards such as signs that say "Dogs must remain on leash" and doggie pots, like at the Reservoir, be provided. Commissioner Twombly asked about picnic tables. The neighbors liked the idea of a couple of picnic tables but they were concerned about garbage and yellow jackets. There was overall consensus that trash receptacles

(CONTINUED ON NEXT PAGE)

are necessary but should look as natural as possible. City Manager Falk was concerned about trash pick-up which yielded the suggestion not to locate receptacles too close to the street to prevent overuse. There was resounding agreement that there should be no barbecues and no porta-potties. Evan Kieser shared his vision which included 2 picnic tables, one by the creek and one near the center of the park, a bench under the large oak and one overlooking the creek and paths leading to the tables and benches. Commissioner Singer asked if anyone was interested in play equipment, i.e. swings. One neighbor said he thought it was more important to provide natural areas for kids because there are several parks/schools with play equipment but few natural settings nearby. Other neighbors agreed. There was consensus that a split rail fence was preferred. Paul Niemuth asked about the character of the meadow. Parks & Recreation Director Russell was concerned over the maintenance required by turf - mowing, watering, fertilizing, aerating and didn't think it went with the natural setting. It was mentioned that there is a healthy population of raccoons and deer that could cause damage to turf. There was consensus about a more natural style of meadow. One neighbor suggested native grass and wildflowers. Jennifer Nadeau mentioned that local nursery schools and Las Trampas Center would frequently use the park. There was more discussion about the pathways. The Parks & Recreation Director preferred a wood chip path because it matched the existing ground cover and was easier to maintain than decomposed granite. She also believed it was best to start with minimal benches and picnic tables and see where pathways naturally develop. The group discussed access to the creek. There was consensus that, for safety reasons, access should be discouraged but that any fencing should accommodate the wildlife and meander naturally, not in a straight line. No one seemed to want a deck structure built onto the creek bank as a creek overlook.

SIGNING

It was agreed that the best sign location was between the two cork oaks at the corner of 4th and Moraga Blvd. The City Manager thought the sign should include a brass plaque describing who the Leighs were so that future generations would understand why the park was named after them. Everyone liked the markers that identified the many tree species. There was discussion re: making permanent markers.

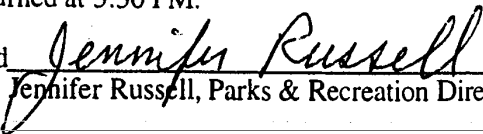
PLANTING

There was consensus that more trees, preferably natives, be planted and that the Vicencios be consulted about any trees that might be planted near their property because they did not want their view or sunlight obstructed.

Paul Niemuth will consider all of these comments and suggestions when he creates the Master Plan. Neighbors, as well as the general public, will be notified of future meetings.

The meeting was adjourned at 3:30 PM.

Respectfully Submitted


Jennifer Russell, Parks & Recreation Director

Notes from the February 24, 2000 PIAG Meeting

ATTENDANCE:

Present:

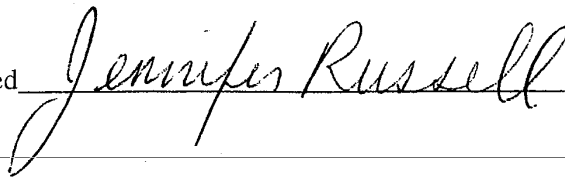
Ron Lefler, Public Works
Tom Lee, Design Review Commission
Jennifer Russell, Parks & Recreation
Kathy Small, Parks & Rec. Commission
Carol Singer, Parks Subcommittee
Paul Niemuth, Landscape Architect

Absent:

Jeanne Ateljevich, Landscape Architect
Mike Moran, City Engineering Dept.
Betsy Van Popering, Planning Dept.

- ❖ After reviewing the preliminary Master Plan that was presented by Paul Niemuth and Associates, the following action items were created.
- ❖ Paul Niemuth will contact Jeanne Ateljevich to discuss meadow planting and irrigation, protection of the oaks and overall site planting.
- ❖ The size of the "Leigh Creekside Park" sign shall be reduced. Jennifer Russell suggested that Paul Niemuth look at the Lamorinda Petanque sign as an example of a smaller, attractive, wooden sign.
- ❖ Paul Niemuth will recommend path materials that are accessible to wheelchairs and people with mobility challenges.
- ❖ Paul Niemuth will talk to Mike Moran regarding the need for a crosswalk, curb cuts in the existing sidewalk and overall accessibility issues. Paying for the costs of any street/sidewalk improvements will need to be worked out.
- ❖ Jennifer Russell will contact an arborist and schedule a time for an analysis of the large oak's health.
- ❖ Paul Niemuth will provide cost options for different types of fencing material.
- ❖ Kathy Small and Jennifer Russell will follow up with EBMUD regarding a donation of a water meter.
- ❖ The group agreed that there should be a public meeting at the park prior to presenting the Master Plan to the ~~Planning Commission~~ City Council.

Respectfully Submitted



Lafayette Parks & Recreation Department
Notes from the March 18, 2000 Public Meeting for the
Leigh Creekside Park Master Plan

Present: Council Member Erling Horn
Parks & Recreation Commission Chair Kathy Small and
Commissioners Kristopher Rasmussen, Carol Singer, Geoff Bellenger
and Fran Sticha
Lafayette Parks & Recreation Director Jennifer Russell
Landscape Architect Paul Niemuth
25 Neighbors (List on file at the Parks & Recreation Office)

LEIGH CREEKSIDE PARK MASTER PLAN

Parks & Recreation Director Russell welcomed everyone and invited them to ask questions and make recommendations concerning the first draft of the Master Plan. She introduced landscape architect Paul Niemuth.

Mr. Niemuth went over the features that had been recommended by the neighbors at the first, on-site meeting on November 7, 1999. These included:

- ❖ Retaining natural look
- ❖ Informal pathways using soft materials
- ❖ No walkways next to 4th street.
- ❖ A drinking fountain
- ❖ Trash receptacles
- ❖ No more than two picnic tables
- ❖ A natural looking meadow
- ❖ A small identification sign
- ❖ A privacy plant screen of low growing shrubs to act as a buffer for the nearest neighbor
- ❖ Doggie Pots (places to get and dispose of plastic bags)

Mr. Niemuth displayed a drawing and explained how the above features were incorporated. A neighbor said he had met an arborist who was looking at the large oak. The Parks & Recreation Director reported that the arborist had been hired by the City to review the health of the large oak. She further said the arborist's preliminary findings indicated that the property had been graded and a lot of dirt put on top of the root crown causing root rot. The arborist recommended getting a second opinion which has already been scheduled for next week.

Commissioner Bellenger asked if removal of the large oak would change the current plan. Hearing no definitive answer, the Parks & Recreation Director asked the neighbors if they would like another oak planted in its place. There was a general consensus to do this. There was another suggestion to plant two oak trees in its place.

A neighbor asked about the fencing. Mr. Niemuth showed a sketch of the proposed fencing and explained that the wooden fencing along the creek would also have wire as an added safety feature. The neighbors voiced approval. Other neighbors asked about signing. Parks & Recreation Director Russell said that signs

would be installed showing the rules, i.e. Open dawn to dusk, Dogs must be on a leash at all times, etc. She further explained that specific rules and policies would be set by the Parks & Recreation Commission and be based upon neighborhood comments. Neighbors were encouraged to write their suggestions and send them to the Parks & Recreation office.

A suggestion was made to study creek bank stability. The former property owner had installed structures to slow down erosion. Mr. Niemuth said that engineers have advised him that it can be better to repair a problem when it occurs rather than guess what the creek might do. He said that any future creek study would need to involve the City Engineer.

A suggestion was made to put the EBRPD trail on the park property and build a bridge across the creek thereby removing the trail from the road. Commission Chair Small said she had talked to EBRPD about development of the park and they had expressed no interest in doing this. She also said the cost of the bridge was prohibitive and not in the scope of the project. Other neighbors expressed strong opposition to this idea.

Commissioner Bellenger asked the neighbors what they thought about the current traffic situation and if a stop sign or additional crosswalks were warranted. A majority of the neighbors did not want a stop sign and believed the current crosswalks were adequate.

The neighbors applauded the design and believed it was a fair representation of their interests.

The meeting completed at 10:50 A.M.

Respectfully Submitted Jennifer Russell
Jennifer Russell, Parks & Recreation Director

→ P.S. TREE UPDATE: The large oak tree *will not* need to be removed. The rot that was found was superficial and the rest of the root system appears to be sound. Whew, what a relief!

Lafayette Parks, Trails & Recreation Commission
Minutes from Saturday, March 31, 2001
Leigh Creekside Park Study Session

Meeting on site at Leigh Creekside Park.

Present:

City Council Members Carol Federighi and Erling Horn

Parks, Trails & Recreation Commission Members: Kathy Small, Fran Sticha, Geoffrey Bellenger, Carol Singer and Kevin Twombly

Creeks Committee Members: Bill Robbins, Leonard Ratto, Carl Piercy and Jeff Gilman,

Friends of Lafayette Creeks Member William Hansen

City Staff Members Jennifer Russell and Fred Toth

Residents: Norma Ratto, Jennifer Nadeau, Alice McDevitt, Joan Allen J. Long and Mr. Jensen

Planning Commission Member: Jeanne Ateljevich

PTR Commission Chair Twombly called the meeting to order at 1:00pm. He explained that the purpose of the meeting was to discuss the appropriateness of allowing people access to the creek bank for educational and restoration purposes. Creeks Committee Member Carl Piercy said there is grant money through the Urban Streams Restoration Program and the Creeks Committee has submitted an application for educating children (primarily highschool students) about riparian systems and habitat. He said the Creeks Commission wanted to discuss creek bank restoration and erosion control at Leigh Creekside Park. Planning Commissioner Jeanne Ateljevich asked Mr. Piercy what the Committee's definition of "restoration" was. He said it was restoring the creek bank to its natural condition. Joyce Long, who lives close to the park, expressed concern about the effect plant removal and creek bed clean-up would have on the stream flow. She mentioned that changing the speed or direction of the water can cause erosion problems up or down stream. Another neighbor asked if the Department of Fish and Game will be consulted. Mr. Piercy said it would. Another neighbor asked if students would be allowed to go up and down the creek bank or restricted to a specific area. Mr. Piercy said they would be restricted to a small area to take water samples. Commissioner Sticha said that Leigh Creekside Park may or may not be the best public access location and that the purpose of this meeting was to encourage an open dialogue with city groups and park neighbors. Chair Twombly said we were a long way from making a specific recommendation to the City Council regarding using Leigh Creekside Park as a "riparian classroom". Those who were present

walked down the creek bank to look at specific sites. One was underneath the Moraga Blvd. overpass. Mr. Jensen, who lives close to the park, thought that allowing public access to the creek at this location was a bad idea because it would introduce more kids to a sensitive area where there is already a problem of teens using the area for illegal purposes. Planning Commissioner Ateljevich pointed out that most of the plants on the creekbank were non natives and that replacing them would need to be done very carefully so as not to strip the bank of the vegetation that's holding the dirt in place.

Chair Twombly thanked people for coming and said the Commission would be discussing this matter at a future meeting.

The Commission adjourned to its next regular meeting on April 11, 2001 at the Lafayette Community Center, 500 Saint Mary's Road, Lafayette, CA.

Respectfully submitted by Jennifer Russell, Parks & Recreation Director



March 28, 2000

City of Lafayette-Community Center
500~~0~~ St., Marys Road
Lafayette, CA 94549

Attn: Jennifer

Re: Large Valley Oak at the new park at 4th & Moraga Blvd.

Dear Jennifer:

On Monday, March 20th, Michael Baeksky who is a consulting arborist and myself inspected the root crown of the large Valley Oak. Because I found some fungal decay on my first inspection, I felt it was necessary to excavate the root crown deeper and do a more thorough inspection of this area with Mr. Baeksky.

Fortunately, we found that this decay was nearly all superficial and that there were only a couple of pockets of slightly deeper decay. It is our opinion based on what we were able to observe that the root system of the tree is relatively sound and healthy. No inspection of the canopy was done.

I have re-placed the excavated soil to a lower level which will be healthier for the tree. When landscaping for the park is done a trough should be dug from base of the tree to the creek or to the street to allow this lower area to drain.

As you know, no human activities should be encouraged under the tree's canopy and this area kept as natural as possible.

This inspection was done from ground level and hidden defects in the trees structure may exist that are not visible and thus not noted in this letter.

Respectfully submitted,

Lew Edwards
Certified Arborist #WC-3528

P.O. BOX 6131 · MORAGA, CALIFORNIA 94570 · (925) 376-6528

**C. Jennifer Russell, Parks and Recreation Director
Leigh Creekside Master Plan**

Jennifer Russell, Parks and Recreation Director, stated that it was her pleasure to present the Leigh Creekside Master Plan. She indicated that she has been very happy with the whole project. The neighbors have been behind it and very positive about it. She stated that Paul Niemuth is here and would give the Council an overview of the features.

Paul Niemuth, Landscape Architect, stated that this has been a positive experience for him as well. He noted that all the neighbors came out and supported what they were doing. He indicated that the basic concept for this park is to preserve the heritage oak tree. They did not want to do anything that had any sort of negative impact on that oak tree, and the park lends itself to preserving it. He stated that the residents were concerned about privacy. He indicated that they will have plantings that will provide privacy but not block views. They didn't want to provide access or encourage parking along 4th Street, which would further impact the already narrow streets. Therefore, they do not have walkways down that street. There is an existing walkway along Moraga Boulevard, which they are keeping. He noted that there are two entrances into the park. There is a handicapped walkway through the park and wheelchair-accessible benches and picnic table along that path. They have a nature walk in back of the oak tree so that an experimental garden can be put there as a place to educate kids about the types of plantings that could be around them in this area. He indicated that another benefit is having the creek and trail adjacent to that. He noted that there is a small sign at the entry. He advised that there will be two different types of fencing; one is a security fence along the top and bank of the creek, and the other is a rail at the back.

Mayor Strauss opened the public hearing.

Speakers:

CARL PIERCY, 923 Carol Lane. Mr. Piercy indicated that he is speaking as Chair of the Creeks Committee. He stated that he reviewed the plan but did not have an opportunity to attend any of the meetings. He indicated that since a creek goes by this parcel, his Committee has some interest in it. He was very glad to hear Mr. Niemuth talk about education of children. He advised that he has on their docket for next year, a plan for partnering with the Lafayette Art & Science Foundation to have a curricula which includes the Kids and Creeks aspect. He also has on the docket, plans to approach them with the idea of a demonstration planting along that bank. Mr. Piercy pointed out on the drawing that he does not have a problem with the fence that the neighborhood wants, to keep toddlers from falling off the bank. However, the Kids and Creeks program and every program he has heard of says that when you're teaching kids about creeks, you want to get the kids down in the creeks. He indicated that the policy of the City of Lafayette is they do not want kids down in the creeks, because there is going to be some liability in that. He commented that he has to laugh when the Council is discussing a skateboard park and putting money into that, but they can't let kids in the creek. Mr. Piercy believes that they need a little more realistic view of the potential liabilities in

such things. He is suggesting that there be a gate in the security fence so that organized groups can get down to the creek.

Mayor Strauss questioned if there is access from the other side. Mr. Piercy stated that there is access, but you have to go down underneath the bridge. He indicated that there is a natural trail that kids have made that comes up from the creek bed approximately 50 feet from the south edge of the property. He suggested that a gate be provided at that location with a public works lock on it so that groups and maintenance people could get down to that bank. He noted that he saw a drawing and specifications for the fence, and it is 42 inches high. He pointed out that if you have 42-inch rail and are sitting in a chair, you are looking right at the rail. He suggested dropping it down to 3 feet.

Vice-Mayor Samson asked why they would need a gate if they had a 3-foot fence. Mr. Piercy stated that the idea is to get the fence down low enough so it doesn't obstruct the view.

Mayor Strauss suggested hearing from Mr. Niemuth as to whether Mr. Piercy's suggestion is problematic. Mr. Niemuth stated that there is no problem with having a gate. It doesn't allow access but doesn't necessarily encourage access. He indicated that one of the City's concerns is unsupervised access and the lawsuits that could then happen. He stated that the height of the fence is really related to code and suggested discussing that with the risk management person. He noted that typically in public areas a 42-inch high railing is required, and that is why that fence is 42 inches high.

City Manager Falk indicated that in the scoping session he went to it was suggested there may be a bench somewhere along the top of the bank looking down into the creek. He asked if that dropped off of the plan. Mr. Niemuth replied that it did not necessarily drop off. He stated that it is going to take some exact placement and there was a lot of discussion about it. He indicated that a lot of these things need to be fine-tuned.

Councilmember Tatzin asked Mr. Niemuth if they developed a cost estimate. Mr. Niemuth stated that they looked at a budget for the fencing, and the number was around \$15,000. They had \$30,000 for a water meter, but he gathers they now can get that for no money. Ms. Russell clarified that they can get the water meter for a lot less money. Mr. Niemuth is not sure of what the actual number is. He believes it is around \$50,000. Ms. Russell indicated that there is approximately \$70,000 in the budget for this year. Mr. Niemuth noted that there are a few drainage things and a minor amount of irrigation. He believes they can conceivably come under that budget, depending on what is added during the design process.

Ms. Russell pointed out that the staff report was very clear on the fact that if you create pathways, that is where the liability starts. She noted that the skatepark is different, because people are doing those activities at their own risk. She believes the City needs to be careful about creating paths down to the creek.

Councilmember Horn believes it is reasonable to include a gate. There is no point in having a piece of City property that is not accessible by anyone with a fence. He feels there is a clear educational benefit to this for the community, and that is one of the reasons the park is there. He thinks they should have a gate there. He supports putting the fence at 36 inches, as long as risk management approves it.

It was M/S/C (Tatzin/Federighi) to approve the Leigh Creekside Master Plan as presented by Paul Niemuth with the amendments of including a gate to facilitate access for City staff and the reduction of the fence height to 36 inches, if Risk Management determines those amendments to be acceptable. Staff was directed to meet with Risk Management to determine if they view the addition of the gate and the reduction of the fence height as problematic. Vote: 5-0.



NOTICE OF EXEMPTION

FILED
JUL 18 2000
S.L. WEIR, COUNTY CLERK
CONTRA COSTA COUNTY
BY: Silva DEPUTY

TO: County Clerk
County of Contra Costa
Martinez, CA 94553

FROM: City of Lafayette
Planning Services Division
P.O. Box 1968
Lafayette, CA 94549

Project Title: Leigh Creekside Park

Project Location: Corner of 4th Street and Moraga Blvd. Lafayette

Project Location: _____ Project Location: _____

Description of Nature, Purpose, and Beneficiaries of Project

Create a municipal park for Lafayette citizens.

Name of Public Agency Approving Project City of Lafayette

Name of Person or Agency Carrying Out Project Jennifer Russell, Parks & Rec. Director

Exempt Status: (Check One)

- Ministerial (Sec. 15073)
- Declared Emergency (Sec. 15071 (a))
- Emergency Project (Sec. 15071 (b) and (c))
- Categorical Exemption. State type and section number.

Minor alterations to land, Guidelines Section 15304.

Reasons why project is exempt:

No buildings proposed. No grading. Essentially only landscaping and benches.

Contact Person	Area Code	Telephone	Extension
<u>Jennifer Russell</u>	<u>925</u>	<u>284-2232</u>	

If filed by Applicant:

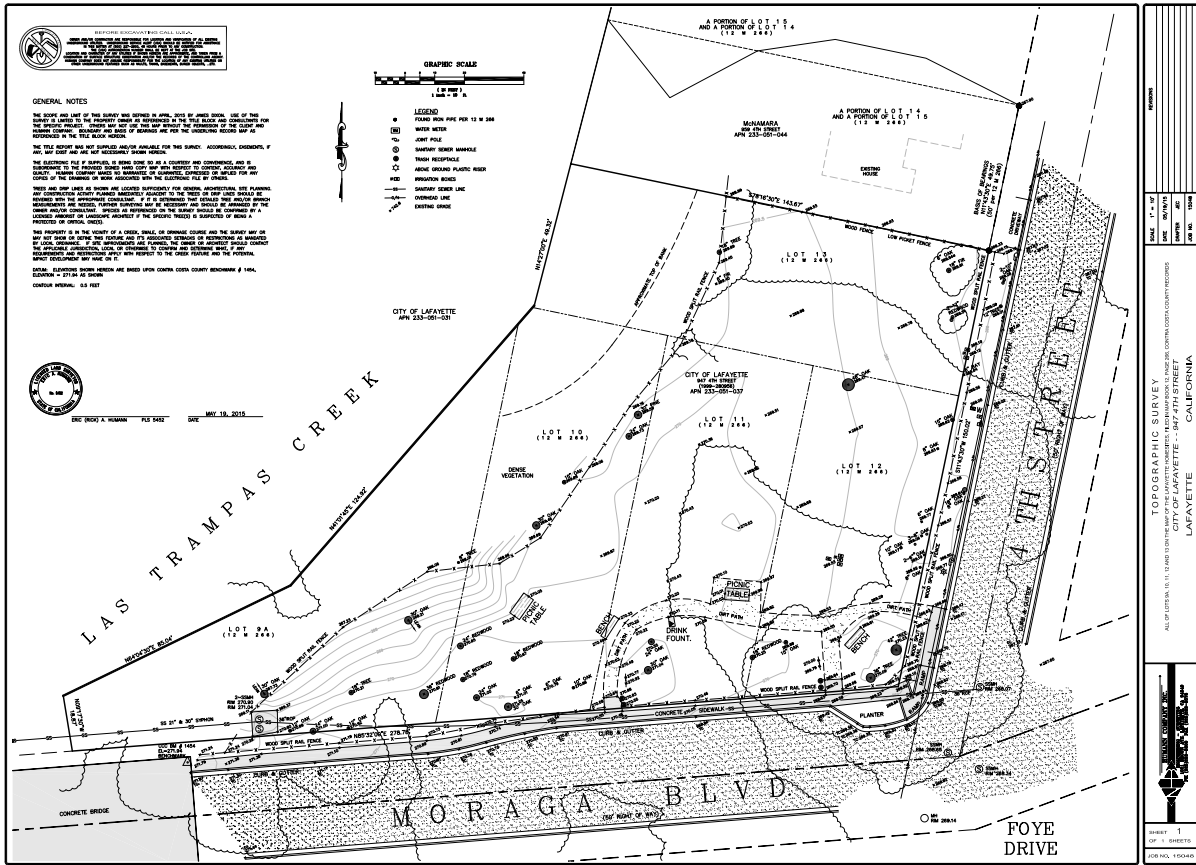
1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? YES NO

Date Received for Filing _____

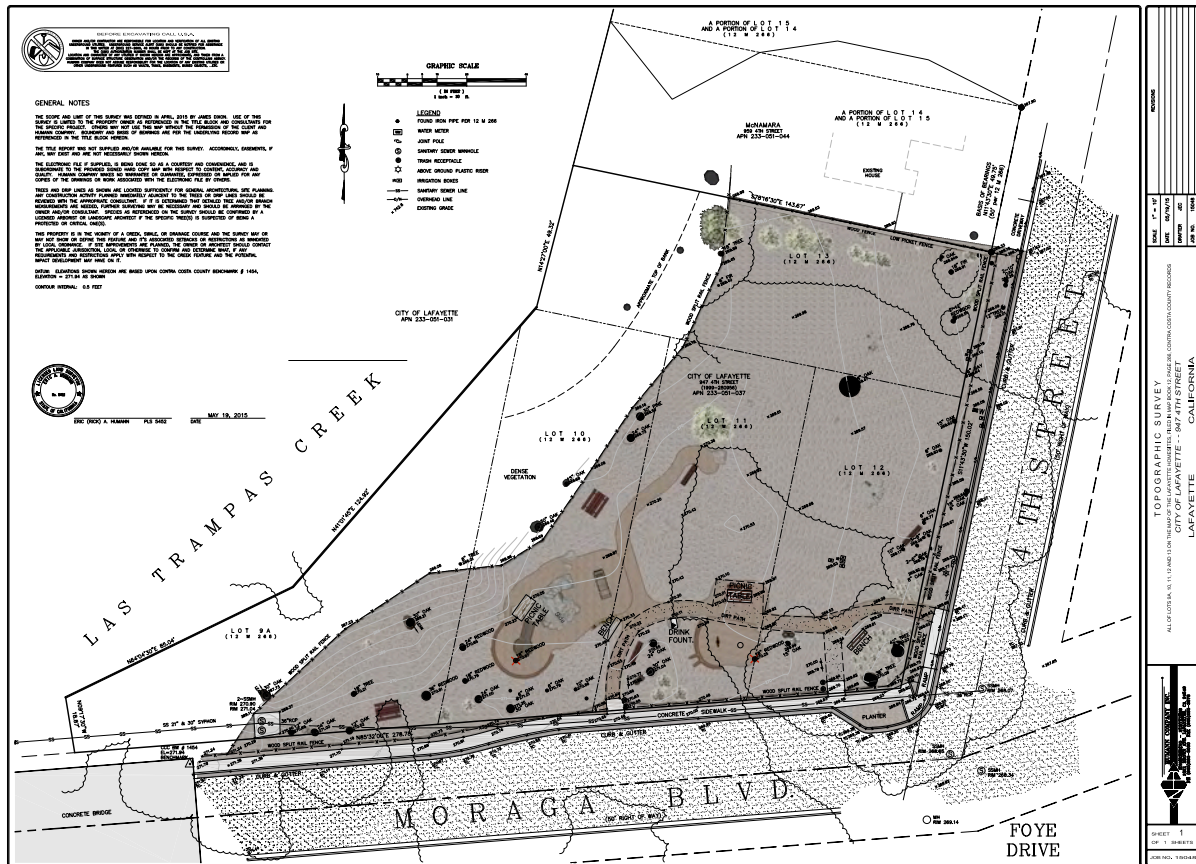
Jennifer Russell
Signature
Parks and Recreation Director
Title

POST OFFICE BOX 1968
3675 MT. DIABLO BLVD., SUITE 210, LAFAYETTE, CA 94549-1968
TELEPHONE: (510) 284-1968 FAX: (510) 284-3169

Appendix B: Leigh Creekside Park Survey & Site Plan of Amended Master Plan



Survey prepared by
Rick Humann,
licensed surveyor



Site Plan of
Amended
Master Plan on

Appendix C:

City Certified Arborist Review of
Leigh Creekside Park
Amended Master Plan dated October 17, 2016

September 28, 2016
Prepared by INSIDEOUT

September 28, 2016

Jennifer Russell, Director
City of Lafayette Parks
Trails & Recreation
500 Saint Mary's Road
Lafayette, CA 94549

Re: Leigh Creekside Park Amended Master Plan

Dear Jennifer,

Per the City's direction, I have reviewed the Amended Master Plan for the Leigh Creekside Park, dated October 17, 2016, prepared by James Dixon.

Amended Master Plan Summary

Similar to the revised Site Improvement Plan, dated January 22, 2016, the Amended Master Plan shows a number of proposed historically themed (ice age, hunter-gatherer, pioneer, etc.) play structures and educational activities (a climbing, artificial boulder rock structure, lumber wagon, cargo nets, elevated platforms, etc.) most of which are ADA compliant and meant for children ranging from 9 months to 12 years of age. To augment the existing site features: additional picnic tables, accessible walkways, benches, trash receptacles and bike racks area proposed.

The designer has addressed previous concerns raised by the community and previous reviews:

- The previous northern trail that looped around the Heritage Oak has been eliminated
- Many of the play structures have been reduced in size with smaller 'fall zones'
- The play structures located along Moraga Boulevard have been pulled back in an effort to help preserve existing trees and maintain the wild character along the edge of the park

Two existing trees are deemed for removal: an 18" Incense cedar and 19.5" Incense cedar.

Observations & Recommendations for the Amended Master Plan

1. Two proposed bench locations are within close proximity to existing trees. In an effort to minimize root disturbance, please retain an arborist to perform an exploratory root search, via an air spade¹, to determine if there is a conflict with the post locations of the benches and any roots. The exact location of the bench may be adjusted accordingly based on this information.
2. It appears the proposed 'Ice Age Time' site feature is relatively exposed for views from Moraga Boulevard. Consider native, supplemental plantings between the fall zone and sidewalk to help buffer the introduction of the feature. Mass plantings in drifts of 3 to 5 species to reflect the natural character of the setting.

For required mitigation measures for the two tree removals and any other recommendations still germane to the proposed site improvements, please refer to our previous memorandum dated February 10, 2016 and the original Tree Inventory dated November 4, 2015.

Please contact me with any questions or if additional information is needed.

Sincerely,

INSIDEOUT DESIGN, INC



Pennell Phillips

City Landscape Consultant
Landscape Architect, CLA 5602
Certified Arborist, WE-6608A

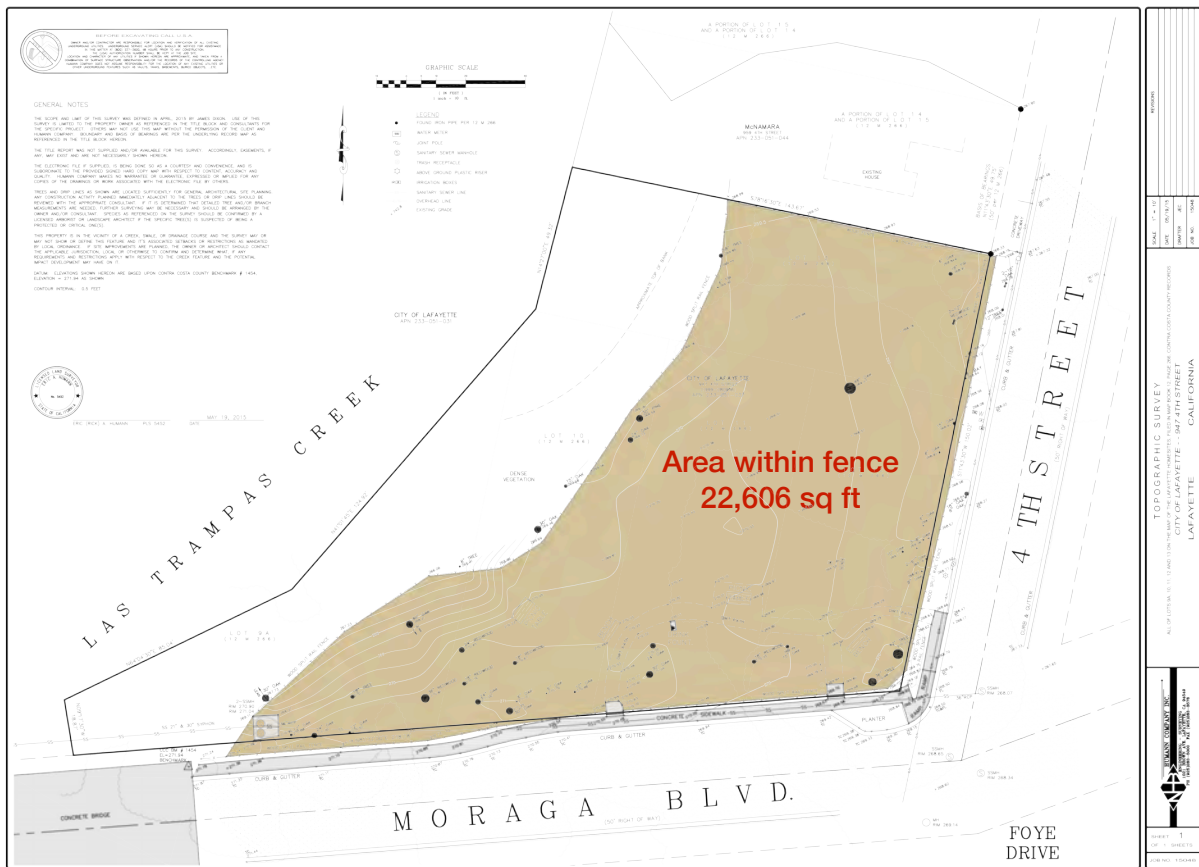
¹Air spade: a pneumatic tool that removes soil, via highly compressed air, minimizing root damage

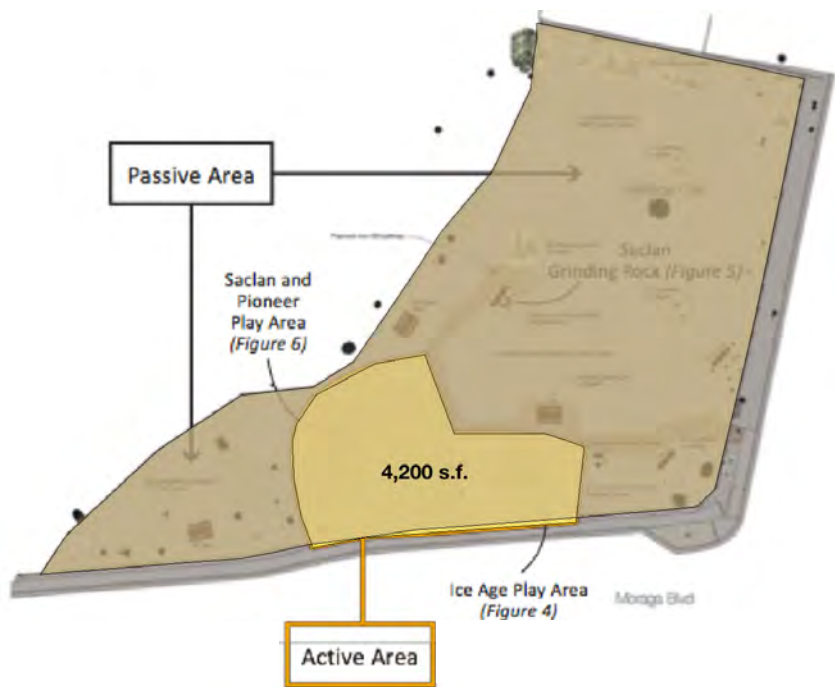
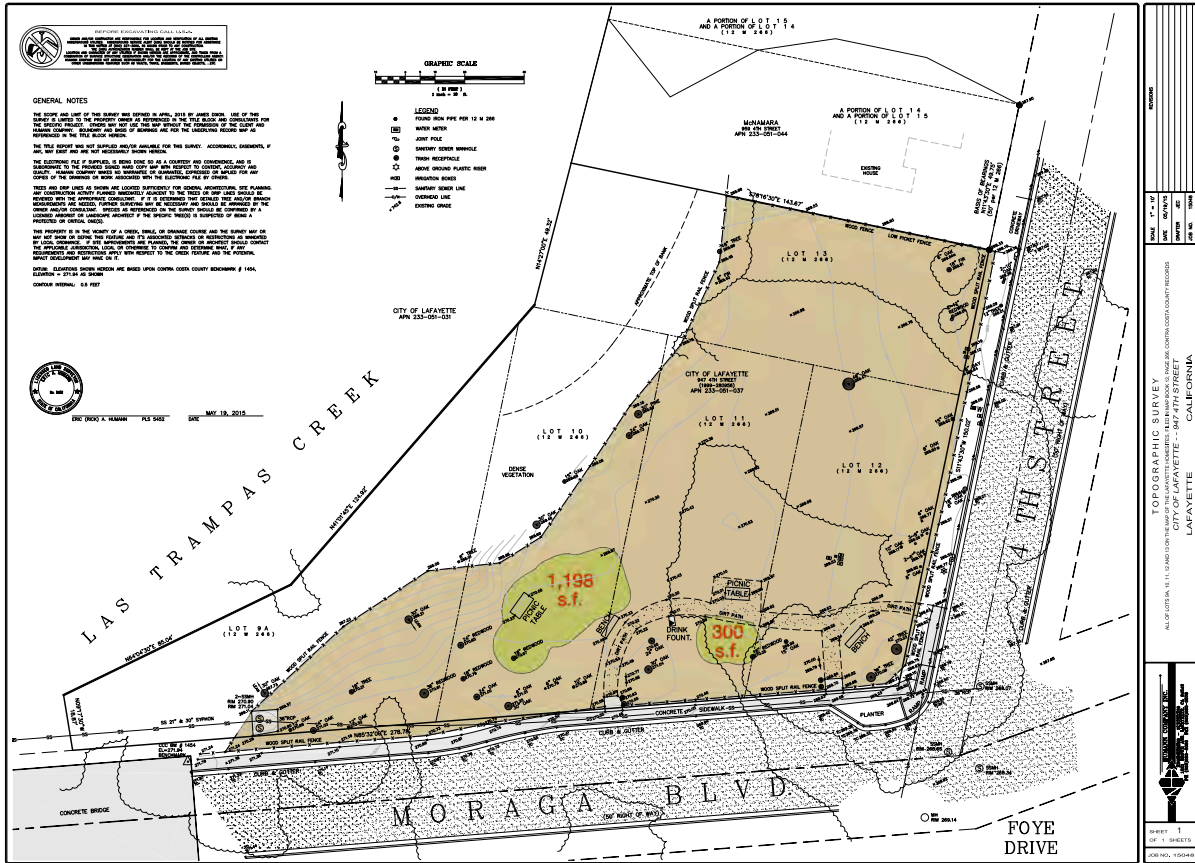
Appendix D:

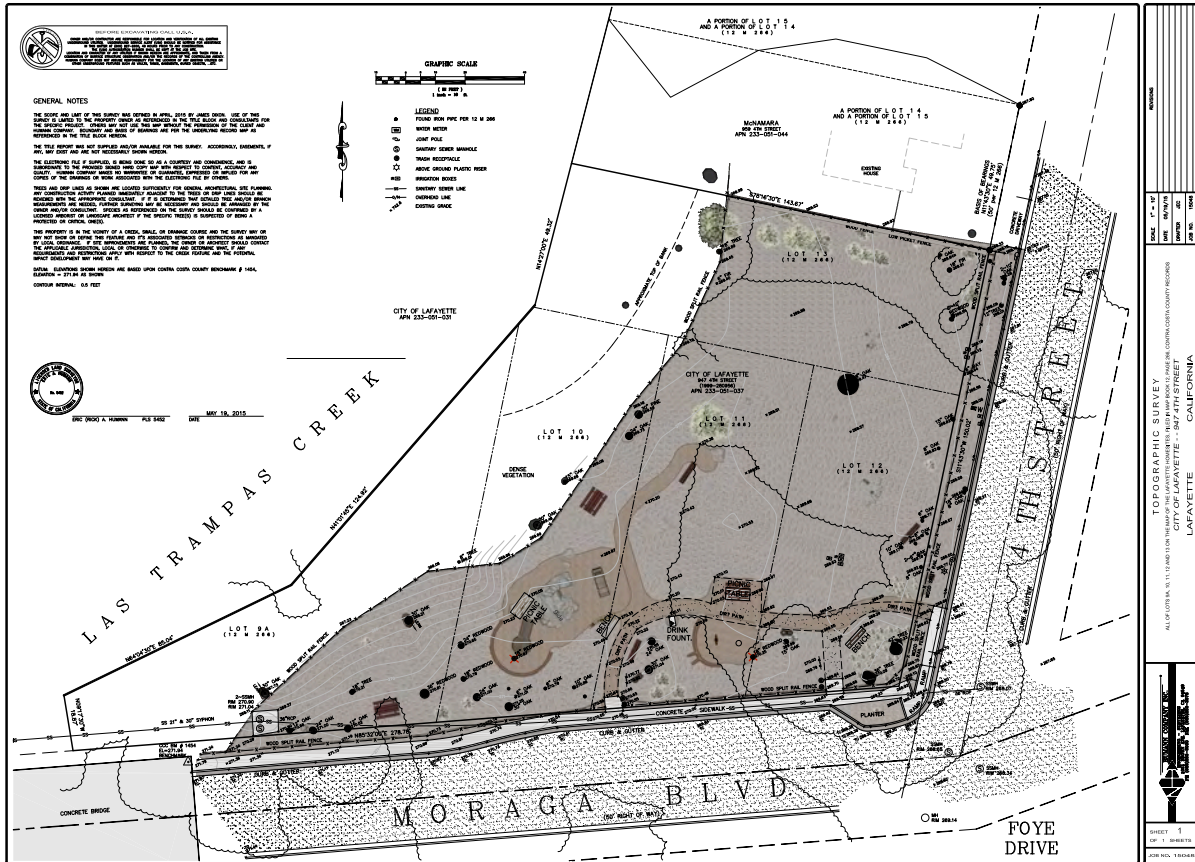
Passive and Active Area Calculations & Area Graphics

Passive and Active Area Calculations & Area Graphics

	Area in square feet	% of total area within fence
Area within split rail fence	22,606	100%
Play Elements and Fall Zones		
Ice Age (300 sf) + Pioneer (1,198 sf) = 1,498 s.f.	1,498	6.63%
Dirt and Pathway within Active Area	2,702	11.95%
Total Area of Play Elements, Fall Zones, Dirt, and Pathway within Active Area	4,200	18.58%









NOTICE OF EXEMPTION

FILED JUL 18 2000 S.L. WEIR, COUNTY CLERK CONTRA COSTA COUNTY BY: [Signature] DEPUTY

TO: County Clerk
County of Contra Costa
Martinez, CA 94553

FROM: City of Lafayette
Planning Services Division
P.O. Box 1968
Lafayette, CA 94549

Project Title: Leigh Creekside Park

Project Location: Corner of 4th Street and Moraga Blvd. Lafayette

Project Location: Project Location:

Description of Nature, Purpose, and Beneficiaries of Project

Create a municipal park for Lafayette citizens.

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Exempt Status: (Check One)

- Ministerial (Sec. 15073)
Declared Emergency (Sec. 15071 (a))
Emergency Project (Sec. 15071 (b) and (c))
[X] Categorical Exemption. State type and section number.

Minor alterations to land, Guidelines Section 15304.

Reasons why project is exempt:

No buildings proposed. No grading. Essentially only landscaping and benches.

Table with 4 columns: Contact Person, Area Code, Telephone, Extension. Row 1: Jennifer Russell, 925, 284-2232

If filed by Applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? YES [checked] NO

Date Received for Filing

[Signature] Jennifer Russell
Signature
Parks and Recreation Director
Title

POST OFFICE BOX 1968
3675 MT. DIABLO BLVD., SUITE 210, LAFAYETTE, CA 94549-1968
TELEPHONE: (510) 284-1968 FAX: (510) 284-3169

Appendix B:

Data Counts for

Leigh Creekside Park

Brook Street Park

Lafayette Elementary

