

Section IX

COMMUNITY FACILITIES ELEMENT

Goals, Objectives, Policies, and Implementation Measures

Clayton Facility Needs

Adopted: July 17, 1985
Amended: May 6, 1987
Amended: April 6, 1988
Amended: June 28, 1995
Amended: March 20, 2001

COMMUNITY FACILITIES

Goal

To provide for an efficient infrastructure and facility plan and program for improvement of existing infrastructure.

Objective 1

To establish a series of facility plans to identify existing conditions and to identify a program to fulfill current and future needs.

Policies

- 1a Establish a sewer plan and program for providing sewage to non-sewered areas of Clayton.
- 1b Establish a drainage plan that indicates areas subject to flooding and city drainage needs.
- 1c Establish a water plan that includes water origin, storage, main lines and branch lines, and identify system needs.
- 1d Identify private utility plans including program for undergrounding.
- 1e Identify fire protection needs for the City of Clayton and implement them through new development.
- 1f Identify school needs for the City of Clayton.
- 1g Identify needs for public facilities including City Hall capacity, library and cultural facilities.
- 1h Establish a street grade and street setback plan.

Objective 2

To identify the potential for a utility corridor for Clayton.

Policies

- 2a Combine system maps to indicate location of corridor alignments.
- 2b Identify corridor compatibility among systems.
- 2c New major utility lines, communication lines, private pipelines and other linear uses shall be located within designated utility corridors.

(Added by Resolution 10-2001, dated 3/20/01)

Objective 3

To provide cultural and sports facilities for the community.

(Amended by Resolution 21-87, dated 5/6/87)

Policies

- 3a Identify the facilities desired by the community, i.e., soccer/playfield, swimming complex, tennis courts, library, community playhouse and public meeting rooms.

Objective 4

To assist and encourage the development of adequate, affordable and quality child care.

Policies

- 4a Simplify regulations and the permitting process, minimize fees and shorten the approval process.
- 4b Approve permits for child care facilities unless there is a demonstrable reason for denial.
- 4c Support the principle of parental choices for child centers, family day care homes and employment sites.

Implementation Measures

1. Requires fees and/or conditions of development approval from commercial and residential development; identify other funding sources.
2. Prepare a child care facilities ordinance.

[Added by Resolution No. 14-88, dated 4/6/88]

Objective 5

To charge a fee for various municipal services and/or improvements based on actual cost experience of the City or needs of the community as a whole.

Policies

- 5a Review the City fee schedule on an annual basis and either decrease or increase based on actual cost.
- 5b Insure that each new development approved by the City provides necessary improvements to meet the needs of the development and/or the community as a whole.
- 5c Require a Property Development Fee from residential and non-residential for the purpose of capital expenditures as needed.
- 5d Require on off-site improvement fee from residential and non-residential for the purpose of mitigating anticipated traffic impacts as result of the development.
- 5e Require a Parkland Dedication Fee from residential and non residential for the purpose of implementing the Open Space/Conservation Element.

(Amended by Resolution 21-87, dated 5/6/87)

CLAYTON FACILITY NEEDS

The City of Clayton is expected to have the population of 12,100 by the year 2000. This includes incorporation of all the land developed within the planning area. The City will need to provide and maintain facilities for the population stated.

Sewer Facilities

Presently the City of Clayton has limited sanitary sewer service lines supplied by the City of Concord. The main line, known as the Mountaire line, extends from Olive Drive to Kirker Pass Road in a southeasterly direction generally following Mount Diablo Creek to where it intersects with Main Street in Clayton. From there, the line runs through downtown Clayton, serving a few businesses and residences, and out Marsh Creek Road to a point in the vicinity of the Seminary where it ends. The size of the line varies from 18 inches to 6 inches within the City limits of Clayton.

Another sewer line, called the Clayton Road line, extends down Clayton Road, across Kirker Pass and then southerly through the Highlands subdivision until it intersects Pine Hollow Road. It then follows Pine Hollow Road to the Mitchell Canyon Estates. This line serves both the Highlands and a portion of Mitchell Canyon Estates.

Portions of Clayton are in transition from septic to sewer, and eventually most homes will be linked to sewer lines. The Mountaire line currently extends from Concord through Clayton. The line's capacity is adequate but will ultimately need to be upgraded by a parallel line to meet the area's ultimate demand. All future lines into the City will connect up with the Mountaire line necessitating a 27-inch total capacity in the Kirker Pass to Mitchell Canyon Road link.

Exhibit IX-1 will provide a map of all as-built lines and anticipated line extensions. The City of Concord will not expand existing lines or develop new ones unless there is additional new development that will pay for it. Main trunk sewer bottlenecks will be addressed at the time of new development.

Sewage treatment is provided by Central Costa County Sanitation District on a regional basis. No new plant or plant expansion is anticipated.

Water Facilities

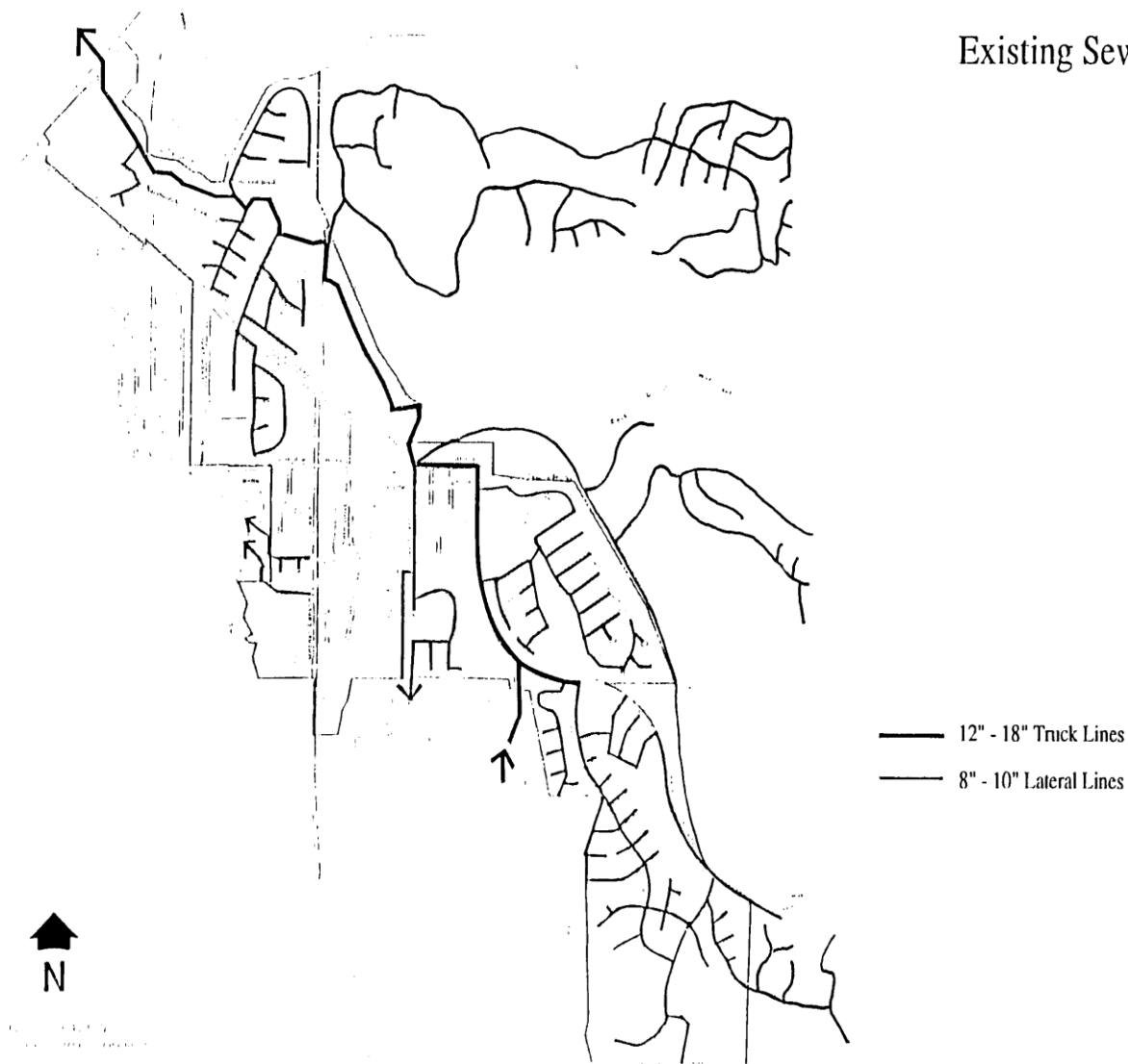
Water facilities include storage, supply, treatment and distribution for residential, commercial, industrial, public and other urban uses. An adequate water supply is and will be available to the planning area at least until the year 2000. Water planning for the area is done by the Contra Costa Water District. The major sources of water are:

1. The Sacramento River
2. Sacramento River via the Contra Costa Water District Canal.

There is adequate water at the source at present and no problem in supply foreseen in the future. However, inferior water quality, due mainly to the periodic intrusion of brackish water into the river system, will be a continuing problem and; there needs to be system improvements to make water available to all parts of the Town Center. There are two zones, 4 and 5. Zone 4 tanks include the Murchio tank and the Pine Hollow reservoir. Zone 5 is fed by the Seminary reservoir and the Kirker Pass reservoir at the Pavilion. Due to need for fire flow in the downtown area, a pressure regulating valve has been placed in the downtown area. Flow must be increased to meet demand for commercial development. This will require construction of a new line for the Town Center. Exhibit IX-2 indicates water locations.

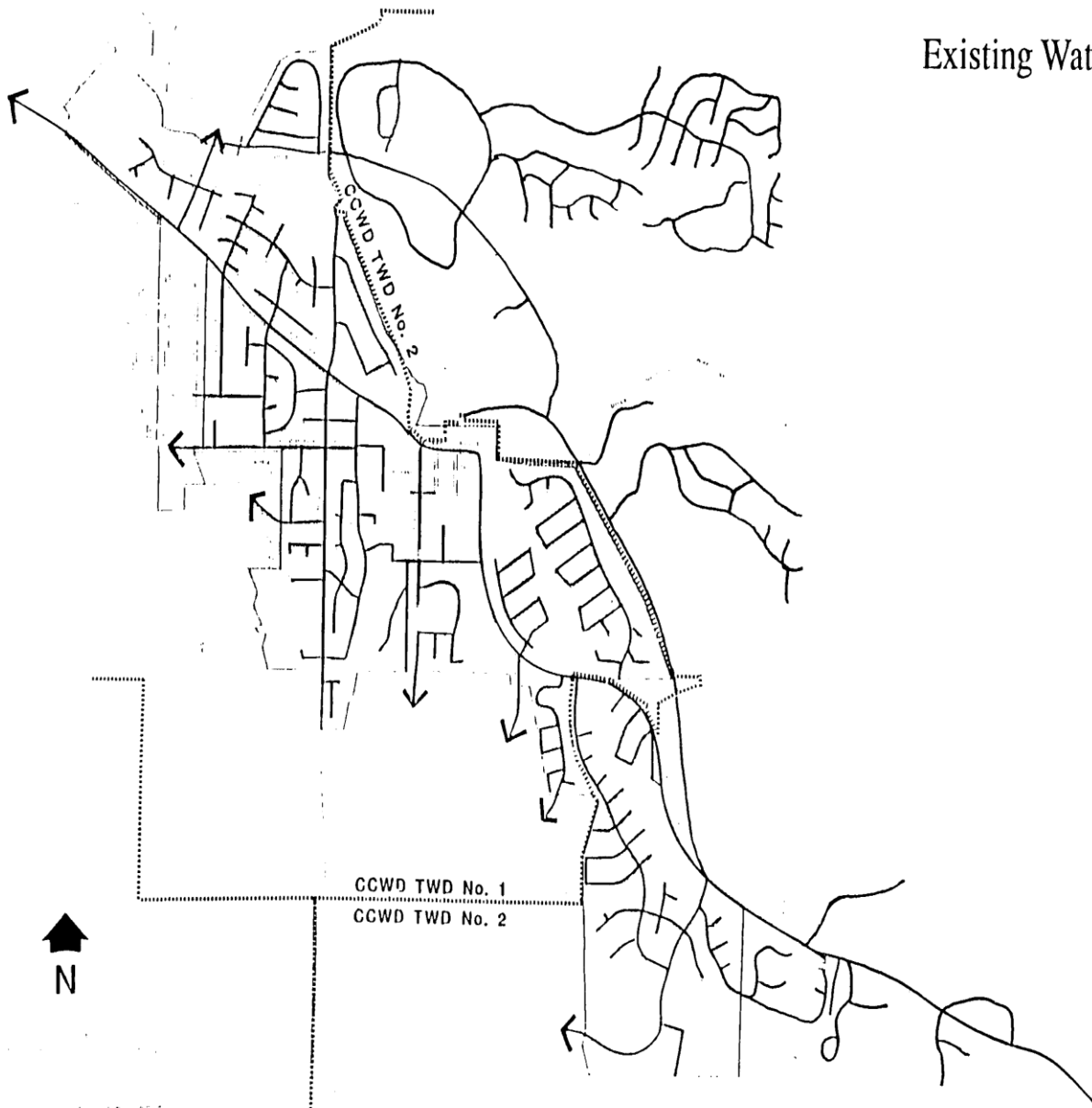
Exhibit IX-1

Existing Sewer Lines



Source: City of Concord Sewer Base Maps

Existing Water Lines



Source: Contra Costa Water District -Maps

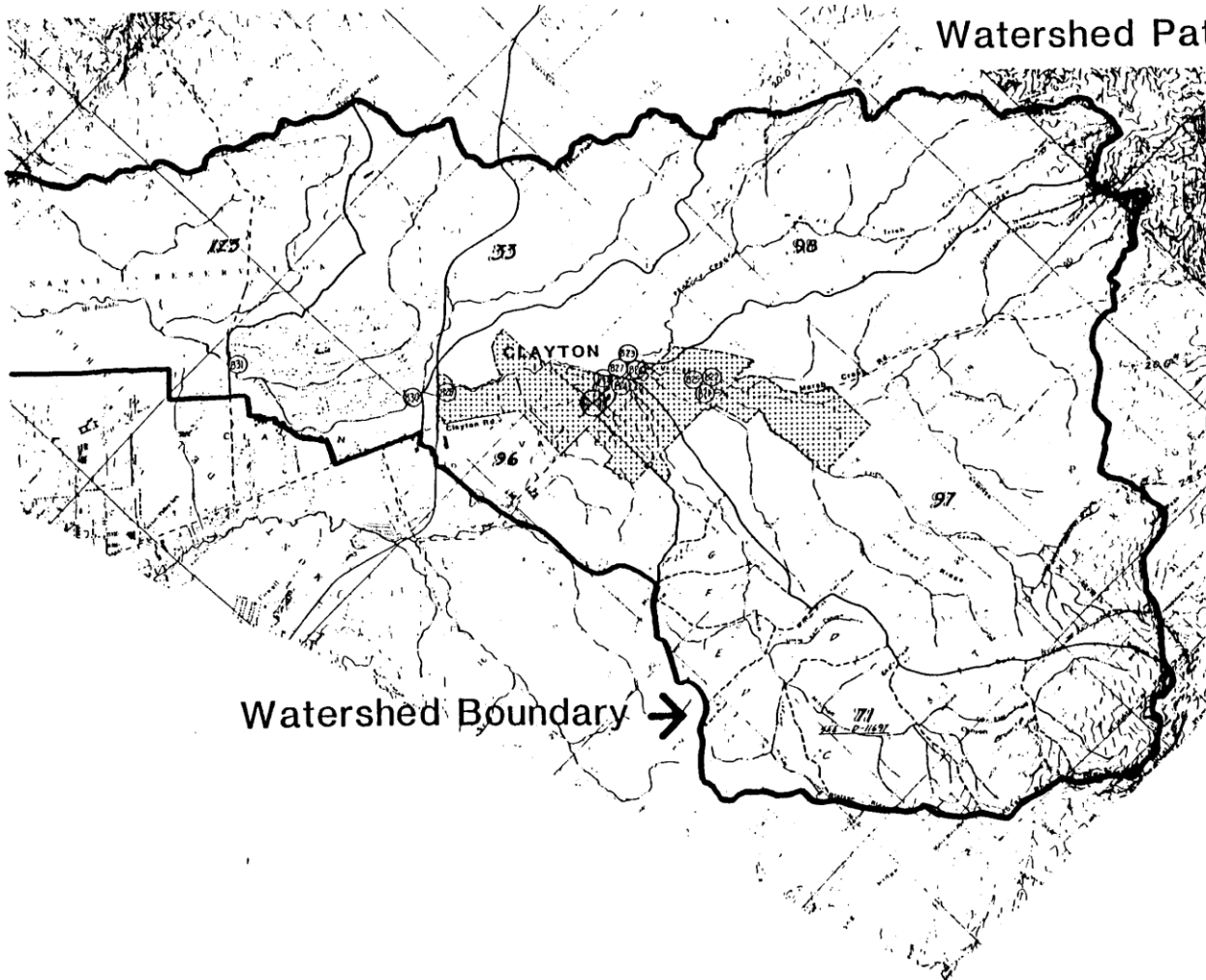
Drainage

Drainage is an important consideration to an area which is changing in character from rural to urban facilities since the total run-off becomes greater in quantity and intensity. The Contra Costa Flood Control and Water Conservation District is a county-wide organization which provides an overall program for the area especially on major creeks such as Mt. Diablo, Mitchell and Donner. Drainage problems should be anticipated prior to development and coordinated with the District. The City of Clayton should develop local drainage standards.

The City of Clayton has entered into the Federal Emergency Management Agency program for flood insurance discussed in the Safety/Seismic Safety Element. The analysis of the 100-Year Flood does not provide adequate information for local drainage problems associated with future development. Future needs must be incorporated in the analysis of channel work needed. Exhibit IX-3 provides information regarding Clayton's watershed.

Exhibit IX-3

Watershed Patterns



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Fire Stations

Fire protection is provided within the study area by the Contra Costa County Consolidated Fire District. The District has a two-pumper unit station located at Clayton and Mitchell Canyon Roads at the present time. The standards established by the District serve as a guide to the placement of future stations in areas where development is relatively low. One fire station (with a pumper unit and crew) should be expected to serve an area within a 5-minute response time.

The District has undertaken some preliminary planning that may result in the relocation of the existing fire station in Clayton to a site closer to Kirker Pass and Concord Boulevard to provide better and more economical area coverage with relation to other existing stations. If the District were to pursue this relocation, it could not occur until Keller Ranch development was approved. Development of the planning area at the proposed densities will require that a new station be located in the planning area. The General Plan recommends the future station to be located in the general vicinity of Marsh Creek Road and the proposed extension of Concord Boulevard.

[Amended by Resolution No. 21-87, dated 5/6/87]

Fire station locations are based on studies undertaken to minimize the conflict with barriers such as freeways, hills, and the creeks. The stations should be located on major streets with good access and multiple direction possibilities. However, because of potential congestion, they should be located away from intersections of major roads.

School Needs

This topic represents an area with a high potential for controversy between the City of Clayton and the Mt. Diablo School district. At present the only school facility in Clayton is Mt. Diablo Elementary School, located at 5880 Mt. Zion Drive. It has slightly over 800 students. Junior high students attend Pine Hollow Intermediate School, located on Pine Hollow Road just outside the City limits. High school students attend Clayton Valley High School, located on Alberta Way in Concord, approximately 2 1/3 miles from the Town Center area.

Mt. Diablo Elementary School does not have the capacity to meet the growth of Clayton. There are no future school sites planned in Clayton. Future capacity should be located in schools in Concord according to one philosophy.

The reduction in funds for schools, shifting population levels and declining enrollment in inner city schools have created the posture of reallocating students to available facilities rather than constructing new facilities. Based on this, the concept of community schools or children walking to the school in their neighborhood may no longer be feasible.

The size of Clayton and its facility limitations makes it important to have central community facilities such as schools to provide information, reinforce the sense of community and create a feeling of place for children.

[Amended by Resolution No. 21-87, dated 5/6/87]

The allocation of school facilities for Clayton must be viewed in the long term. As a potential community of 12,000 people there is great opportunity for the community's support for the schools as well as full-time utilization of school facilities. Mt. Diablo Elementary receives greater community use than any other facility in the District. There is high community concern for the school's welfare and greater potential for community contribution toward enhancement of the facility and its operation. It will be necessary to suggest and investigate alternatives to retain the opportunity of community elementary schools. Clayton and the School district should be open to suggestions and mindful of each others needs.

Traditional child care has been the domain of the mother, relatives or hired nannies. As women have sought to establish careers outside the relatively short child rearing years, both the traditional at home care and career goals have overlapped, creating a need for qualified, convenient and affordable child care services.

An increase in single parent households has increased in recent years creating a demand for child care.

The trend for women and careers and changes in traditional family structure require child care services to be provided within the community. Current child care providers in Clayton and nearby communities have waiting lists. School age children have few choices for after school care.

Parents require child care facilities located near their homes or work or the child's school. The Oakhurst Project is providing a site for a preschool/child care facility. The commercial development of the Oakhurst Project may require child care facilities.

Cooperation and assistance from all segments of the community, including, but not limited to developers, employers, private foundations, public entities and agencies are needed to address the existing and future needs for child care facilities.

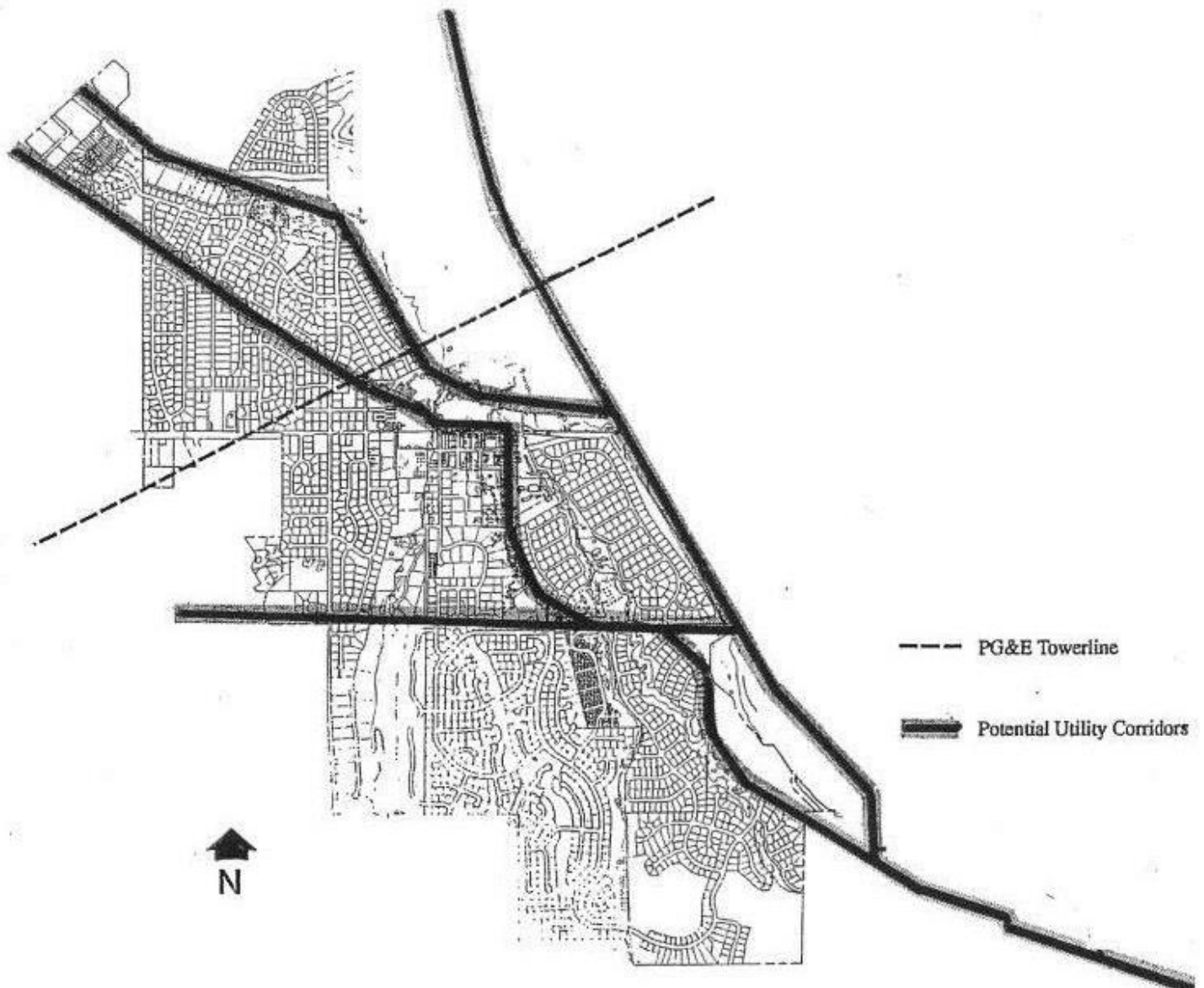
Major Clayton development is limited to Oakhurst buildout. Buildout within the General Plan 2000 will be for small to medium development. Many parcels are zoned for multifamily, which provide an opportunity to encourage child care facilities and programs. Commercial development should provide similar facilities and programs. The use of child care fees and conditions of development approval may be necessary to meet the needs of the community. [Added by Resolution No. 14-88, dated 4/6/88]



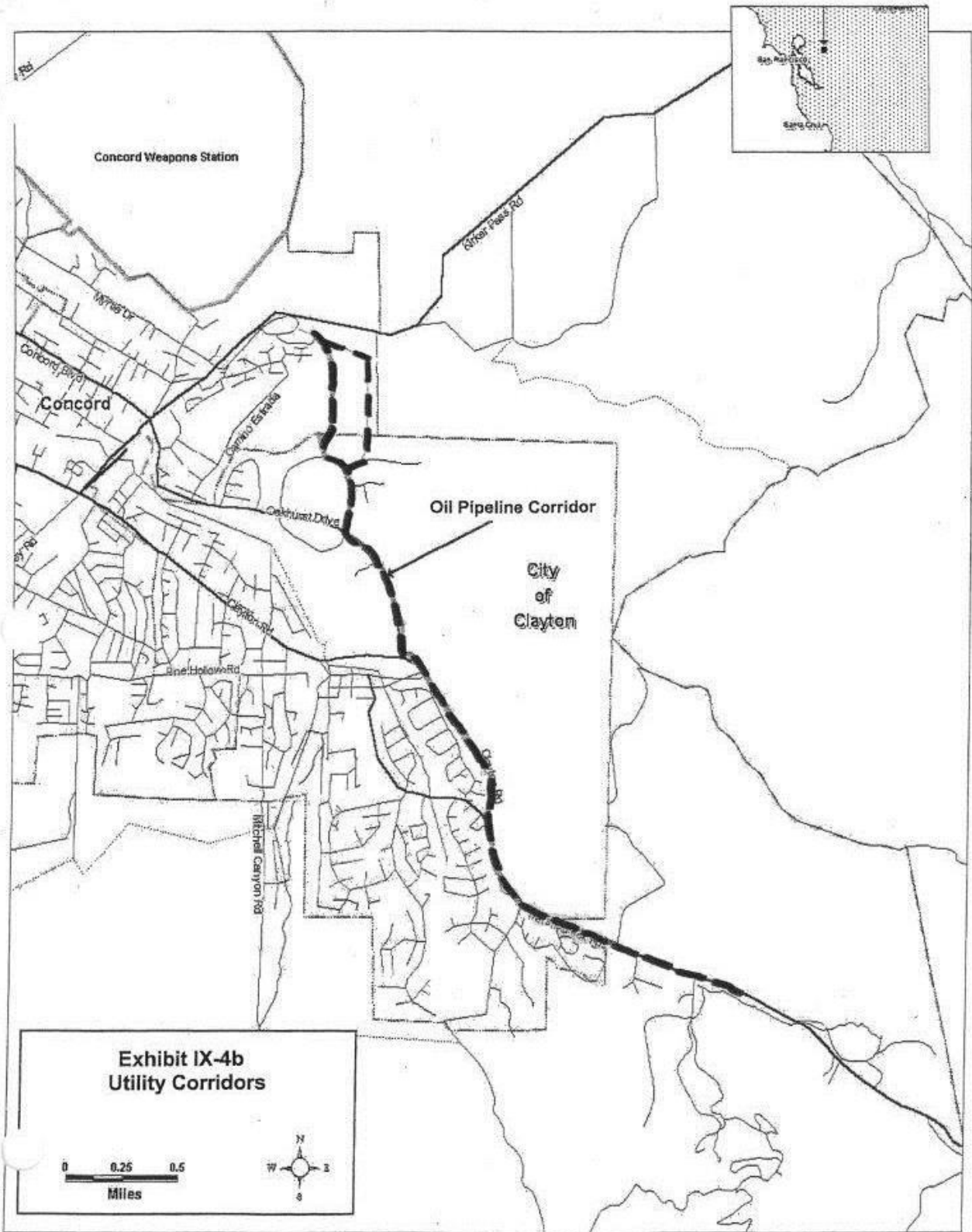
Underground Utility Corridors

The location of sewer lines, water lines, power services, communication lines, private pipelines and other linear uses should be coordinated into utility corridors to facilitate access, protection, and reduction of impacts to the environment and adjacent uses. Utility corridors are indicated in Exhibits IX-4a and b. [Amended by Resolution No. 10-2001, dated 3/20/01]

Exhibit IX-4a
Utility Corridors



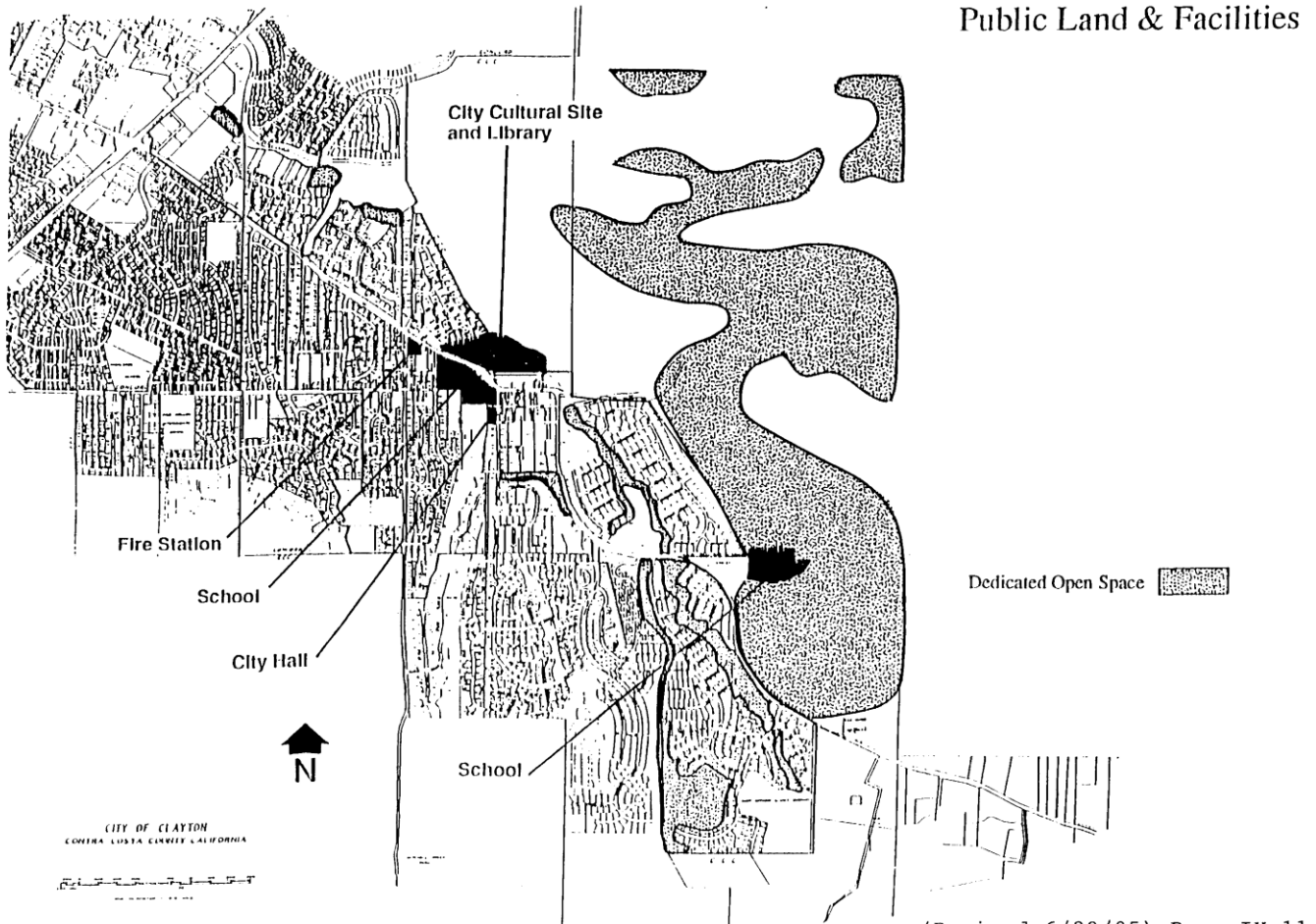
[Amended by Resolution No. 10-2001, dated 3/20/01]



Public Facilities

Exhibit IX-5 indicates the land area owned by the City. This area is divided between open space areas and facilities.

Exhibit IX-5



Acquisition of Sites

Sites may need to be acquired for schools, parks or other public facilities needs to be supported. For instance, in event the fire station on Clayton Road is relocated, the City should acquire the present facility for a library or other public facility.

City Hall

The structure is 2,400 square feet in size and provides facilities for City staff and the Police Department.

Library

The County Library Administration Office acknowledges the lack of adequate library service in the southeast Concord-Clayton area, and has set as one of the top priorities additional service to this general area.

The basic criteria for the establishment of a library outlet in a community is that the library system furnish adequate library service in response to the facility furnished by the City. Generally a 1.5 to 2 acre site is required by the County, located on a well-traveled arterial. Most sites are in the proximity of schools. The County standard used to determine facility size is one square foot of total floor space for each two persons in the service area. Coupled with other County library system services, such as bookmobile service, central depository and referencing facilities, Clayton should plan for a local library facility of 15,000 to 20,000 square feet. Public-owned land or land dedicated for public purpose should be considered for a library site.

Cultural Center

The construction of a community facility that would include a library, meeting rooms and other features located in the Town Center would create a focal point for the community.

Originals\General Plan\Community Facilities - Sec IX



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