

**CITY OF OAKLAND  
AGENDA REPORT**

OFFICE OF THE CITY CLERK

2007 FEB - 13 PM 3:28

**TO:** Office of the City Administrator  
**ATTN:** Deborah A. Edgerly  
**FROM:** Office of Parks and Recreation  
**DATE:** February 13, 2007

**RE: Recommendation to Adopt the Following Two Pieces of Legislation:**

**1) A Resolution Rejecting All Submitted Proposals and Closing the Request for Proposals (RFP) Process for the Concession at City Stables; and**

**2) A Resolution:**

**1. Authorizing the Office of Parks and Recreation to Enter into Agreements with Equestrian Organizations to Offer Youth Equestrian Programs at City Stables for One Year to Assess the Long Term Viability of the Programs; and**

**2. To Amend and Readopt the City Stables Master Plan**

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**SUMMARY**

Staff has prepared a report and proposed legislation in response to direction given by the January 11, 2007 Rules and Legislation Committee regarding City Stables operations. Staff proposes two resolutions, the first is a resolution to reject all submitted proposals and close the RFP process for the concession at City Stables. The second is a resolution authorizing the Office of Parks and Recreation to enter into agreements with equestrian organizations to offer youth equestrian programs at City Stables for a period of one year in order to assess the long term viability of the programs, and to amend and readopt the City Stables Master Plan.

In April 2006, staff issued a Request for Proposals (RFP) for a concession at City Stables and received proposals from two different equestrian organizations. In July 2006, staff from the Office of Parks and Recreation presented a report to the Life Enrichment Committee of City Council requesting authorization to negotiate a contract with the organization whose proposal received a higher ranking. The Committee directed staff to verify the organization's funding sources and obtain more information about programs proposed to serve inner city youth in Oakland. Staff was not able to verify the organization's financial claims and continued to have concerns that the organization's priorities were not consistent with City Council's stated goals for the site. Staff went on to more closely review the second proposal, but it did not demonstrate enough merit to warrant further discussions or consideration. Staff recommends that City Council reject all proposals responding to the 2006 RFP and close the RFP process for the concession at City Stables.

In order to offer inner city youth opportunities to participate in equestrian programs and keep City Stables open as an equestrian center, staff recommends that the Office of Parks and Recreation enter into agreements with equestrian program providers to begin programs at City

Item: \_\_\_\_\_  
Life Enrichment Committee  
February 13, 2007

Stables in March 2007. After six months of program operations, staff will return to Council to present its long term recommendations for City Stables based on the performance of equestrian programs up to that time.

The City may yet implement facility improvements outlined in the City Stables Master Plan adopted in 1997. That plan must be amended and readopted in order to streamline permitting processes for any project undertaken at the site. Staff recommends that the Master Plan be amended to retain its relevancy and that City Council readopt the City Stables Master Plan as amended.

### **FISCAL IMPACT**

Operating programs at City Stables will not add new costs to the General Purpose Fund. Revenue generated from fee-for-service programs will offset expenditures and may result in generating new revenue. Acceptance of staff's recommendations to operate youth equestrian programs at City Stables would have the following fiscal impacts:

#### **Revenue**

The programs offered at the site will include fee-for-service programs. Revenues generated by the programs will be deposited in the City Stables Trust Account: Trust Fund (7999), Director's Organization (501110), Receipt of Trust Funds Account (48715) City Stables Project (P200910), Central Administration Program (NB01). The City's share of net revenues is estimated at \$10,500 in the first year.

#### **Expenditures**

PG&E expenditures at City Stables last year (2006) were roughly \$1,596 annually (or on average \$133 per month). Increased programming at City Stables would result in greater electricity usage. Staff estimates PG&E would be roughly \$2,400 annually (or an average of \$200 per month), an estimated increase in spending of roughly \$804 annually.

Currently the cost for Pacific Gas & Electric at the site is budgeted in the City Facility Services Fund (4400), PWA Facility Services Plant Operations Organization (30634), Electricity Account (53112), City Stables Program (658M).

East Bay Municipal Utilities District expenditures for water at City Stables in 2006 averaged \$1,764 annually (or an average of \$147 per month). Increased programming at City Stables would result in greater water usage. Staff estimates EBMUD would be \$3,300 annually (or an average of \$275 per month), an estimated increase in spending of roughly \$1,536 annually.

Estimates for EBMUD and PG&E are based on amounts paid while summer camp programs were running at the site and assumes that sprinkler systems will have to be run to manage dust in the arena. Manure and trash removal will be provided under the City's existing contract with Waste Management.

Increased programming at City Stables is likely to result in maintenance service requests for minor issues such as a broken window or a missing padlock. The Public Works Agency has provided a \$4,800 estimate based upon 2 service calls per month, at \$200 per service call plus parts and materials over a 12-month period. Given the age and condition of City Stables, there could be more extensive and costly repairs required to keep the program areas free of hazards. Funding for minor repairs and utilities expenses would be offset by the program revenue collected in the City Stables Trust Account as described above. More extensive or costly repairs could be paid out of the City Stables Project (Project C213720) within the Public Works Agency (PWA) budget.

Weed abatement for the site is currently being addressed through the Wildfire District vegetation management program, and there are no new costs associated with this aspect of site maintenance. Custodial services will be provided by the program service providers.

Expenditures to address health and safety issues at City Stables will not impact the City's General Purpose Fund (1010). Funds for the clean up of the site are available in the City Stables Project (Project C213720) within the Public Works Agency (PWA) budget. Program providers and volunteers will perform much of the cleanup work necessary. Some of the work to clear existing broken paddocks will require professional services roughly estimated at \$10,000 and would leave a balance of \$120,000 available for a project at the site.

### **Capital Improvement Funding**

Under Resolution 76721 C.M.S., City Council authorized designating \$400,000 in Proposition 12 State funds for capital improvements to City Stables. In order for the City to receive the State funds, it first must define, design, and implement the project and submit its expenditures for reimbursement from the State no later than March 2009. Without a project underway soon, the State funding is at risk of being lost. Assessing the program's effectiveness after six months of operation will provide staff enough time to either begin a project or to alert City Council of the need to reallocate the Proposition 12 funding to a different project to avoid loss of grant funds.

City Council also authorized setting aside \$172,000 in one-time City funds for the City Stables project. Some work has been done at the site since the City's funds were allocated. Of the \$172,000 set aside by the City in the City Stables Project (Project C213720), approximately \$130,000 remains. As stated above, the City Stables Project (Project C213720) funds would pay for clean up and removal of safety hazards. Whatever remains in that account could be used toward expenditures for a project at the site or to pay some of the costs involved in developing a new project.

### **BACKGROUND**

The City has been engaged in a search for an appropriate concessionaire for Oakland City Stables since September 2004. In May 2006, the Office of Parks and Recreation received two proposals – one from the Metropolitan Equestrian Preservation Society (MEPS) and one from

Item: \_\_\_\_\_

Life Enrichment Committee

February 13, 2007

Tami and William MacKerracher. Upon initial review, staff did not find either proposal fully adequate, but the Metropolitan Equestrian Preservation Society's proposal ranked higher and staff engaged in discussions with the group to see if the City's requirements for youth programming could be met. In September 2006, staff closed discussions with MEPS and rejected all proposals for a concession at City Stables. MEPS then requested a meeting with the City Administrator to discuss the merits of their proposal. That meeting occurred on December 14, 2006, and included representatives of MEPS's Board of Directors, Office of Parks and Recreation staff, as well as the City Administrator. In that meeting MEPS was offered the opportunity to partner with OPR to operate youth programs at City Stables in lieu of a concessionaire agreement. MEPS declined. In January 2007 staff offered Tami and William MacKerracher the same opportunity to partner with OPR to offer youth programs at City Stables and the MacKerrachers accepted the offer enthusiastically.

*At the January 9, 2007 meeting of the Life Enrichment Committee, staff presented a report recommending that City Stables remain closed. Councilmember Desley Brooks offered a substitute motion that the Office of Parks and Recreation enter into a Memorandum of Understanding (MOU) with Tami MacKerracher to offer youth equestrian programs at City Stables for one year, that staff come back to the Committee in six months with an assessment of the programs, and if the MacKerrachers' programs were successful, then the City should consider entering into a concessionaire agreement with the MacKerrachers for the operation of City Stables. The Committee approved the substitute motion.*

At the January 11, 2007 Rules and Legislation Committee meeting, it was determined that Councilmember Brooks' substitute motion could not be adopted because there had not been sufficient public notice of the item. The Rules and Legislation Committee instructed staff to return to the Life Enrichment Committee on February 13, 2007 with a report and recommendation regarding the operation of City Stables and an MOU with Tami MacKerracher. This report and proposed legislation were prepared in response to the Rules and Legislation Committee action.

## **KEY ISSUES AND IMPACTS**

### **Youth Programs**

In order to offer inner city youth opportunities to participate in equestrian programs and keep City Stables open as an equestrian center, the Office of Parks and Recreation proposes to enter into agreements with equestrian program providers for services. Doing so will enable staff to assess program demand, use, site capacity, community support and other indications of the long term viability of programs at the site. Partners will include Tami and William MacKerracher as well as other equestrian organizations that express interest in partnering with the City to offer youth programs. The MacKerrachers will have a lead role in designing programs, setting schedules, and providing horses for programs. Plans are already underway and OPR expects to begin program operations in March 2007.

Item: \_\_\_\_\_  
Life Enrichment Committee  
February 13, 2007

To start, programs will be offered three days a week. Four to eight well-trained horses will be brought to the stables to be used for youth programming (the number of horses will vary depending on the demand for programs). Programs will include PeeWee Pony, Youth Horsemanship, Work-to-Ride, Adult Horsemanship, and a Future Farmers agricultural program. Classes would be offered on Tuesdays, Fridays, and Saturdays. Outreach would be targeted to inner city, underserved Oakland youth by partnering with OPR recreation centers, local schools, local churches, and other youth organizations. Many of the programs would be offered on a fee-for-service basis. The free Work-to-Ride program offers young people interested in horses but without experience the opportunity to learn about horse breeds, behavior, feeding, and care while helping to maintain the facilities or support the operations. Once the participants have become comfortable working around horses, they would then be eligible for group riding lessons.

The Office of Parks and Recreation expects to be able to serve as many as 75 young people per week with 35% of those participating in free or low fee programs. A summer day camp program geared toward inner city youth would feature an introduction to horse riding and horse care and outdoor educational activities. Summer internships in horsemanship would be available to older and more advanced level youth. Riding lesson programs would be offered to beginners through advanced levels. There would be fee-for-service programs for those who can afford lessons. OPR has already made preliminary contact with other local riding programs and has plans to work directly with Oakland schools to recruit new participants.

After six months, if the programs are well-attended and staff is satisfied with the initial efforts, programming could be expanded. It is hoped that the success of the programs will demonstrate the viability of equestrian programs and justify authorizing the expenditure of capital improvement funds to reopen City Stables as a horse boarding operation in addition to youth programs.

### **Expiration of the City Stables Master Plan**

The Master Plan for City Stables was adopted in April 1997 and therefore will be ten years old in April 2007 (see attached Exhibit A, the original City Stables Master Plan and Exhibit B, the resolution adopting the City Stables Master Plan). Oakland Municipal Code 17.135.050 regarding *Special Requirements for Projects Consistent with Park Master Plans* states that projects qualify for minor conditional use permits only if the Master Plan in question has been adopted within ten years of the date of the application. The City may yet implement facility improvements outlined in the existing plan. The City Stables Master Plan must be readopted in order to streamline permitting processes for any project undertaken at the site. The 1997 City Stables Master Plan makes numerous references to a previous concessionaire, Wildcat Canyon Ranch Youth Program. To retain the plan's relevancy, staff is recommending that the terms "concessionaire" and "program provider" be substituted throughout the document wherever references to the previous concessionaire are made. Also, since there has been no community effort to design a wholly new plan for City Stables and there is not an existing policy governing the extension of the life of a Master Plan, staff is recommending that City Council amend and readopt the 1997 City Stables Master Plan.

### **Expiration of Capital Improvements Funding**

The long process of searching for an appropriate concessionaire for the site has impacted the timelines associated with funding previously set aside for City Stables. In order to be reimbursed by the State under Proposition 12, a project would have to be implemented, completed, and final invoices submitted for reimbursement by March 2009. The grant contract with the State explicitly stipulates due dates to qualify for reimbursement and cannot be extended.

If the proposed programs fail to demonstrate the viability of youth equestrian programs at City Stables, then City Council would be required to make a determination about the allocation of the Proposition 12 funds. The funds could be reallocated to any open space project within the City provided it was developed fully enough for completion and submittal of the final requisite documentation to the State in a timely way. The project would also have to conform to the State's guidelines and be completed by March 2009.

Staff will evaluate the success of youth programs at City Stables and return to Council in September 2007 with a report. If the programs are successful, staff will return with a proposal to negotiate a concessionaire agreement with Tami and William MacKerracher. If the programs are unsuccessful, staff will return to recommend that the State funds be reallocated to another project and that a new project for the City Stables site be devised.

### **SUSTAINABLE OPPORTUNITIES**

Economic: Adoption of this resolution will provide for economic opportunities for local equestrian trainers and teachers who will offer riding lessons and other horse-related instruction at City Stables.

Environmental: Having program providers at City Stables will ensure that the site is maintained and kept free of excessive weeds. Horticultural programs at the site will have an emphasis on land stewardship and sustainable agriculture.

Social Equity: Free and low cost youth equestrian programs targeted to underserved Oakland youth will make horse care and horse riding programs accessible to young people who might not otherwise be exposed to programs of this type.

### **DISABILITY AND SENIOR CITIZEN ACCESS**

Any improvements to City Stables would conform to the requirements of the Americans with Disabilities Act, the Older Americans Act, and other applicable laws.

### **RECOMMENDATION(S) AND RATIONALE**

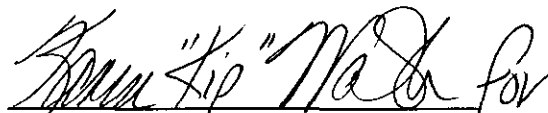
Staff recommends that Council approve two resolutions: 1) a resolution rejecting all proposals and closing the process for the concession at City Stables; and 2) a resolution authorizing the

Office of Parks and Recreation to enter into agreements with equestrian organizations to offer youth equestrian programs at City Stables for one year to assess the long term viability of the programs, and to amend and readopt the City Stables Master Plan.

**ACTION REQUESTED OF THE CITY COUNCIL**

Staff requests that Council approve two resolutions: 1) a resolution rejecting all proposals and closing the process for the concession at City Stables; and 2) a resolution authorizing the Office of Parks and Recreation to enter into agreements with equestrian organizations to offer youth equestrian programs at City Stables for one year to assess the long term viability of the programs, and to amend and readopt the City Stables Master Plan.

Respectfully submitted,




Andree V. Jones-Taylor

Director, Office of Parks and Recreation

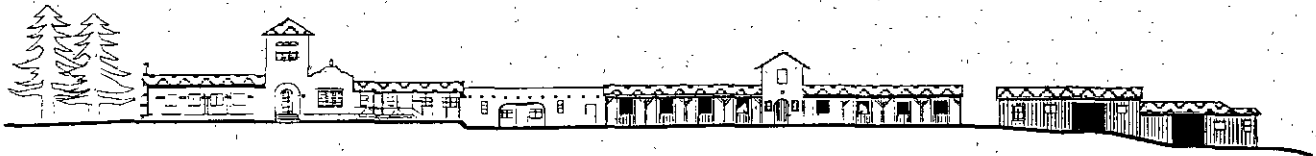
Prepared by:

Kip Walsh, Assistant to the Director  
Office of Parks and Recreation

APPROVED AND FORWARDED TO THE  
LIFE ENRICHMENT COMMITTEE:



Office of the City Administrator



# City Stables Master Plan

Friends of Oakland Park and Recreation  
Oakland, California

December 4, 1996



# City Stables Master Plan

Friends of Oakland Park and Recreation  
Oakland, California

Prepared by *Amphion Environmental Inc.*

December 4, 1996

## Table of Contents

	<i>Page</i>
<b>Executive Summary</b>	1 - 5
<b>City Stables Master Plan</b>	
Master Plan Process Summary	6
Project Goals	7
Site Context	9
City Asset	10
Site History	12
Recommended Master Plan Improvements	
Site Access and Circulation	14
Continued Use of Existing Residential Buildings	17
Continued Use of Existing Agricultural Buildings	19
Improved Existing Equestrian Amenities	21
New Facilities, Programs and Site Improvements	22
Management and Operations	25
Implementation	30
Preliminary Cost Estimates	33
Funding Sources	34
<b>Appendices</b>	
Planning Process	
Project Goals and Objectives	
Historic Preservation Design Guidelines	
<b>Graphics &amp; Illustrations</b>	
<i>Work Process Flow Chart</i>	6
<i>Site Location Map</i>	9
<i>Site Analysis</i>	11
<i>Final Master Plan</i>	15
<i>Existing Building Plans &amp; Elevations</i>	18
<i>Covered Arena - Diagrammatic Plan</i>	21
<i>Final Master Plan Phasing</i>	31

## Executive Summary

The City Stable Master Plan was developed utilizing an interactive process working with a Master Plan Review Committee and members of the surrounding neighborhoods. Through a series of four working sessions and one community meeting (all open to the public) the Committee created a vision for City Stables. This Master Plan documents that vision in terms of project goals, site amenities, facilities, programs, management and operations. An implementation strategy divides the capital improvements into 3 phases that reflect the priorities of the Committee and offers potential funding sources.

City Stables represents a unique asset for the City of Oakland. Through the non-profit group, Wildcat Canyon Ranch Youth Program (WCRYP), the stables offers specialized programs for inner-city youths with educational and recreational experiences, through programs in horseback riding, sustainable agriculture and related fields. The stables also continues its traditional role of providing boarding facilities to private horse owners.

City Stables is located on Skyline Boulevard in the southern Oakland hills. The 7.2 acre site is on the top of the ridge between Grass Valley and the valley containing the Rifle Range Branch of Arroyo Viejo. The surrounding land uses are primarily residential; however, the character of the area is dominated by regional open spaces located east and immediately west of ridge. These relatively undeveloped wildlands lend a rural sense to this portion of the City of Oakland. Contrasting with the rural character of the area is the spectacular distant panoramic views of City of Oakland and urban development surrounding San Francisco Bay.

The existing buildings on the site provide a link to the area's history. The site was once part of the eastern edge of the 43,473 acre Peralta land grant (Rancho San Antonio) that spanned from El Cerrito to San Leandro. The main house and

barns were built in 1939. In the 1950 El Rancho San Antonio, Inc. added to the main buildings. During the 1940s and 50s the site was used by members of the Aahmes Shrine to train their horses in precision riding for parades and public events. From 1973 until the City of Oakland purchased the property in 1994<sup>91</sup> it was operated as Vista Madera Stables.

The Master Plan builds upon the existing amenities and character of the site. The most distinctive characteristic of the site is created by the existing single story building complex with white stucco, red tile roofs and Mission Revival details. This strong architectural theme will be preserved. The proposed uses of existing buildings continues to be compatible with the original building design. The Master Plan focuses on renovating these structures which all show signs of deferred maintenance. More detailed structural, seismic and building code investigations are required to guide future work.

The Plan identifies as priorities a number of issues related to safety and operations of the stable facility adjacent to residences. These improvements include:

- ❖ New fire hydrants to protect the site and ongoing vegetation management to reduce fire hazards.
- ❖ New equipment and improved operations related to manure management, fly control, dust control and light control. This includes a shrub buffer along northern fence line adjacent to residential properties.
- ❖ Regrade the western portion of the site to reorganize the existing paddocks and reduce the amount of water run-off from these horse paddocks onto the neighboring properties. The regrading includes a crib block wall, a new concrete drainage swale that connects underground to the City storm drainage system and raising the grade by fill to reduce the existing 26% slope to approximately 5%. The paddocks will include new horse shelters, fencing and shade trees.
- ❖ A gated, paved, emergency access road between the paddocks that connects with the existing private drive on the west and the stable access drive on the east.
- ❖ An outdoor classroom, vegetable garden and native plant areas that support WCRYP programs.

The Plan also focuses on continued use of the existing structures and maintaining the historic character of the site.

- ❖ The main house continues to be used as an office with informal gathering spaces. The adjacent stable managers quarter's also continues to be used as a residential space. Both of these uses are acceptable within the current "residential" building code classification.
- ❖ The existing classroom will be modified to better use the interior space with an expanded classroom (1,400 square feet) and a restroom developed in the adjacent storage space and laundry area.
- ❖ Agricultural Building #1 will continue to be used as 8 horse stalls, an enclosed workshop and storage areas.
- ❖ Agricultural Building #2 will continue to be used for 16 horse stalls, tack rooms, locker area, break room and horse-tie space for saddling and grooming. A new wash area will be developed outside of this barn that will allow for the washing/ grooming of 3 horses.
- ❖ The existing Feed Storage building will be replaced with a new structure in its current location.
- ❖ Two structures are recommended for removal due to their poor condition -- the storage shed and agricultural building #3. The removal of these structures will provide space for construction of a fully accessible restroom building.

The plan also identifies several improvements to equestrian facilities:

- ❖ Improve safety throughout the site with separated equestrian circulation including a new horse trail adjacent to the entry driveway, new access to western end of open arena, additional trailhead access to connect with trails in Chabot Regional Park, improved hitching posts and visitor tie rails adjacent to the arenas.
- ❖ Improve existing open arena by enlarging area to 230 by 120 feet, installing irrigation system for dust control, providing viewing bleachers adjacent to visitor parking, and installing new lighting system (on time clock and with house side shields).
- ❖ Enlarge the existing covered arena (120 by 65 feet) with a new structure 200 by 85 feet that includes an accessible restroom, bleachers, a flexible meeting

space, kitchen/ food preparation area and covered riding arena (200 by 60 feet).

- ❖ Provide paved parking areas and clearly identify visitor circulation to restrict unauthorized vehicles to the eastern portion of the site. New handicapped accessible parking is proposed adjacent to the main building. Trailer parking will continue to be located adjacent to the access road.
- ❖ Regrade and fence a day turnout pasture. This fenced field will be regraded (with a crib block wall and drainage swale) to be able to serve as overflow parking for vehicles or trailers.

Several new facilities are proposed to improve the public use of the site including:

- ❖ New handicapped accessible restroom facility located north of the existing stable buildings.
- ❖ An irrigated field with picnic tables and perimeter trees that can serve as a picnic meadow and for overflow parking.
- ❖ A fenced paddock and shelter south of the existing feed barn to house small collection of domestic animals such as goats, sheep, chickens and pigs.
- ❖ Vegetable garden area located on southern slope of knoll, with new irrigation system and protected by deer fence.
- ❖ Outdoor classroom area with benches and campfire circle for small group activities.
- ❖ Site wide signage and directions.

The Master Plan is divided into three phases for implementation over the next 20 years with a total capital cost of \$1.6 million. Phase 1 includes immediate changes in operations that address existing neighbor concerns, as well as other longer term improvements to those facilities that shelter horses. Phase 2 continues those programs begun in phase one, adding more the complex features. The final phase focuses on the last 5 years of the twenty year plan to develop the major new facility of the expanded covered arena and complete site grading of turn-out paddock in order for it to also serve as overflow parking. A full description of each element in the phases and a breakdown of the preliminary costs are provided in the master plan.

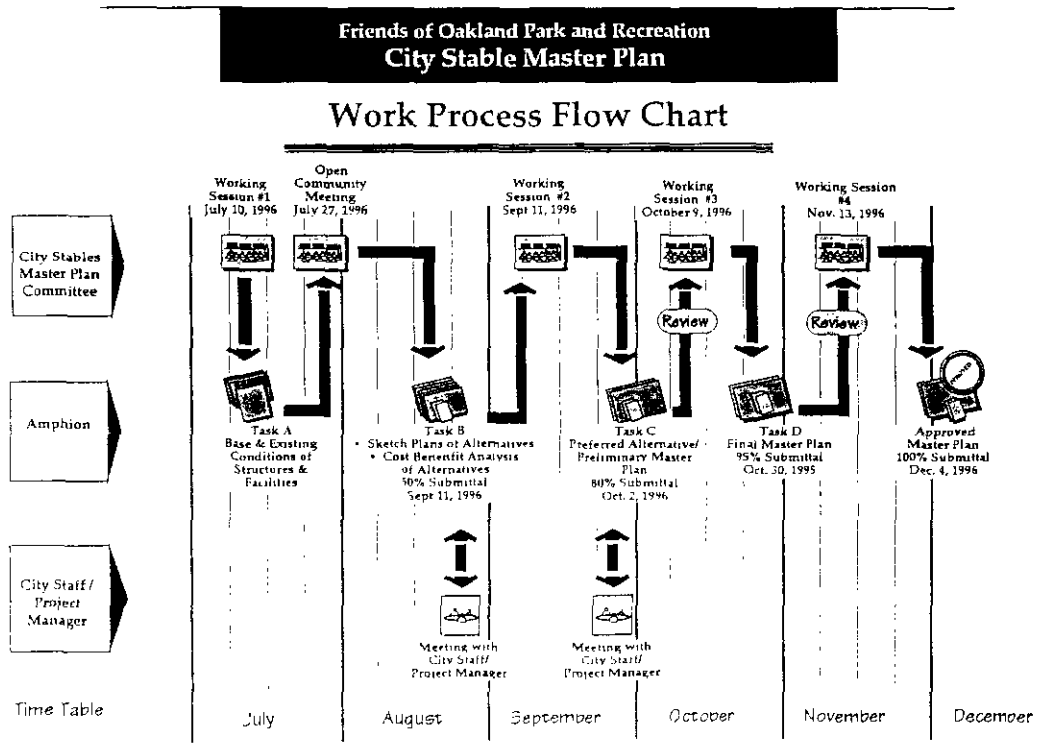
In the past, the City of Oakland has provided basic funding for building renovations, such as roof repairs and repair to the electrical system. WCRYP continues to be supported by grants and revenues generated from the services it provides for its collaborating organizations. The Master Plan identifies a number of additional funding sources, such as fund raising campaigns, private and/or community foundation grants and government funding that will need to be considered as a part of the implementation strategy for City Stables.

# City Stables Master Plan

## Master Plan Process Summary

The development of the City Stables Master Plan utilized an interactive process working with Master Plan Review Committee and members of the surrounding neighborhoods. The Review Committee was made up of neighbors, boarders, interested persons, City Staff, and staff from the concessionaire, Wildcat Canyon Ranch Youth Program. The committee met four times throughout process to provide review and guidance to the Amphion staff. These meetings were also open to any interested members from the surrounding community.

The process began with an kick-off meeting on July 10, 1996 to confirm the proposed schedule, identify program needs and goals, and discuss important factors to be considered during the planning process. Based on input from the first meeting and an open community meeting held July 27th, the consultant





team prepared three preliminary alternatives. These alternatives formed the focus of the second committee meeting on September 11th. During this meeting the committee reviewed each alternative and discussed their likes and dislikes. The preferred alternative was then developed combining the best ideas from each earlier scheme, and reviewed at the October 9th committee meeting. The refined 95% Master Plan were presented to the Review Committee at their fourth and final meeting on November 6th.

### **Project Goals**

City Stables is the only public stable of its kind in Oakland. It is owned by the City and operated by a non-profit group called Wildcat Canyon Ranch Youth Program (WCRYP) whose mission is:

"to provide youth -- particularly inner city youth -- with educational and recreational experiences, through programs in horseback riding, sustainable agriculture, and related fields, to develop their understanding and appreciation of environment and to enhance lifestyle choices and future careers. The program incorporates adult involvement to provide role models, to help encourage initiative and to build community relationships."

Throughout the Master Plan references are made to specific programs and facilities related to WCRYP. Both the programs and facilities represent the types of experiences and operation desired for City Stables regardless of the continued participation by this particular group. The overall goal of the City Stable Master Plan is to provide a realistic development and management program that is fiscally viable in the long run. The plan includes conceptual cost estimates and a phasing scheme for implementation of the recommended site features.

During the first committee meeting 19 objectives were identified that can be categorized as either: 1) program related 2) physical site features or 3) management issues. (These objectives are detailed in the Appendices.) The program objectives recognize the unique role City Stable plays in Oakland's park and recreation system, and encourages community involvement in the stable, providing public education programs through WCRYP and private boarding. Physical site related objectives seek to protect the historic feeling of the site and

maintain the unique characteristics, while developing a safe, quality equestrian facility and accommodating WCRYP's special program needs. Management objectives give priority to stable operations that are critical to maintaining good neighbor relationships with the adjacent residential communities -- security, control of manure odor, dust, fire, erosion, and pests.

The Master Plan is created to serve at least 3 roles:

❖ *Communicate a vision for the future.* ❖

The City Stable Master Plan clearly identifies the vision for the facility. It must be able to convince the City staff, WCRYP staff and board, City Council members, potential funding sources and other investors that the plan represents a viable, exciting future. It needs to communicate the "game plan" for the next 20 years.

❖ *Incorporate existing facilities and programs* ❖

The dream of the future of City Stables clearly identifies what is new and what are existing characteristics to be protected. Enough detail is included in the plan to establish the design quality and identify the size, quantity and general types the proposed new features. Hard questions which the plan addresses include -- What does it look like? What will it cost? How will we pay for it? What changes and what remains the same? What do we do first? The Master Plan provides a blueprint that addresses potential funding and project implementation.

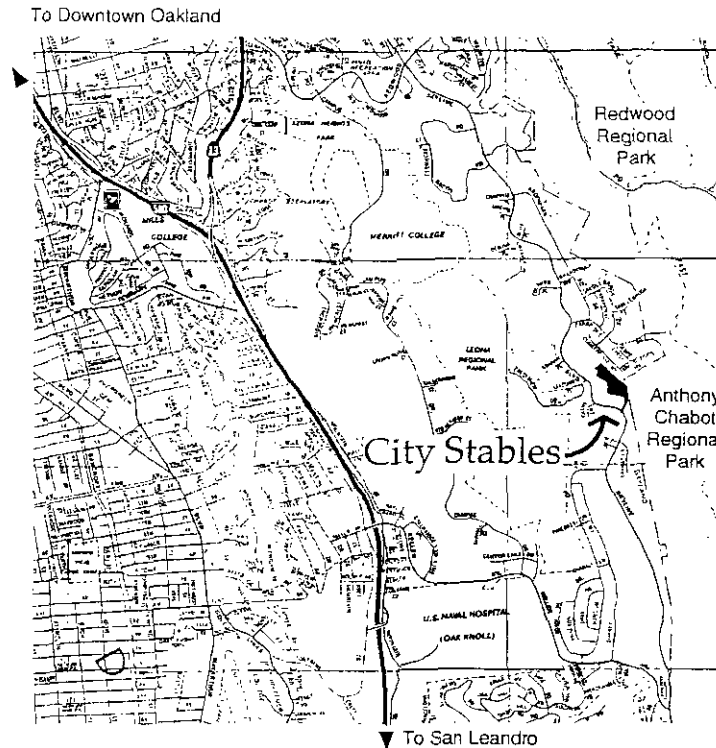
❖ *Develop a document that is approachable and easy to update* ❖

The document needs to be more than just a plan on a shelf -- it should share the exciting vision of the City Stables future. The Master Plan should be approachable on several levels: easy to read, fun to look at, a logical strategy for development, and with clear ideas for implementation. All good planning documents should address a range of audience -- Master Plans need to reach the widest range. The plan must achieve support from decision makers, excite citizens, elicit confidence from neighbors, provide a solid image for potential funding sources, and help the City and WCRYP staff set priorities and direct their energies. The plan must also recognize that things change and that it will be necessary to accommodate future refinement and updates.

## Site Context

City Stables plays a unique role in the City of Oakland. Through the non-profit group, Wildcat Canyon Ranch Youth Program (WCRYP), the stables offers specialized programs for inner-city youths with educational and recreational experiences, through programs in horseback riding, sustainable agriculture and related fields. The stables also continues its traditional role of providing boarding facilities to private horse owners.

City Stables is located on Skyline Boulevard in the southern Oakland hills. The 7.2 acre site is on the top of the ridge between Grass Valley and the valley containing the Rifle Range Branch of Arroyo Viejo. The surrounding land uses are primarily residential with two distinct types of development. The Park Ridge community on the north was developed in the 1970s and contains a network of streets and cul-de-sacs with suburban scale lots. Along Skyline Boulevard are larger residential lots with custom homes built over many years. The character of the area is dominated by regional open spaces located east and immediately west of ridge. These relatively undeveloped wildlands lend a rural sense to this portion of the City of Oakland. A multi-use trail connects City Stables to Anthony Chabot Regional Park, which in turn is linked to the ridge line necklace of parks from San Leandro to Richmond. Chabot Regional Park includes campgrounds, picnic areas and other recreational amenities; yet these are not visible from the stables.

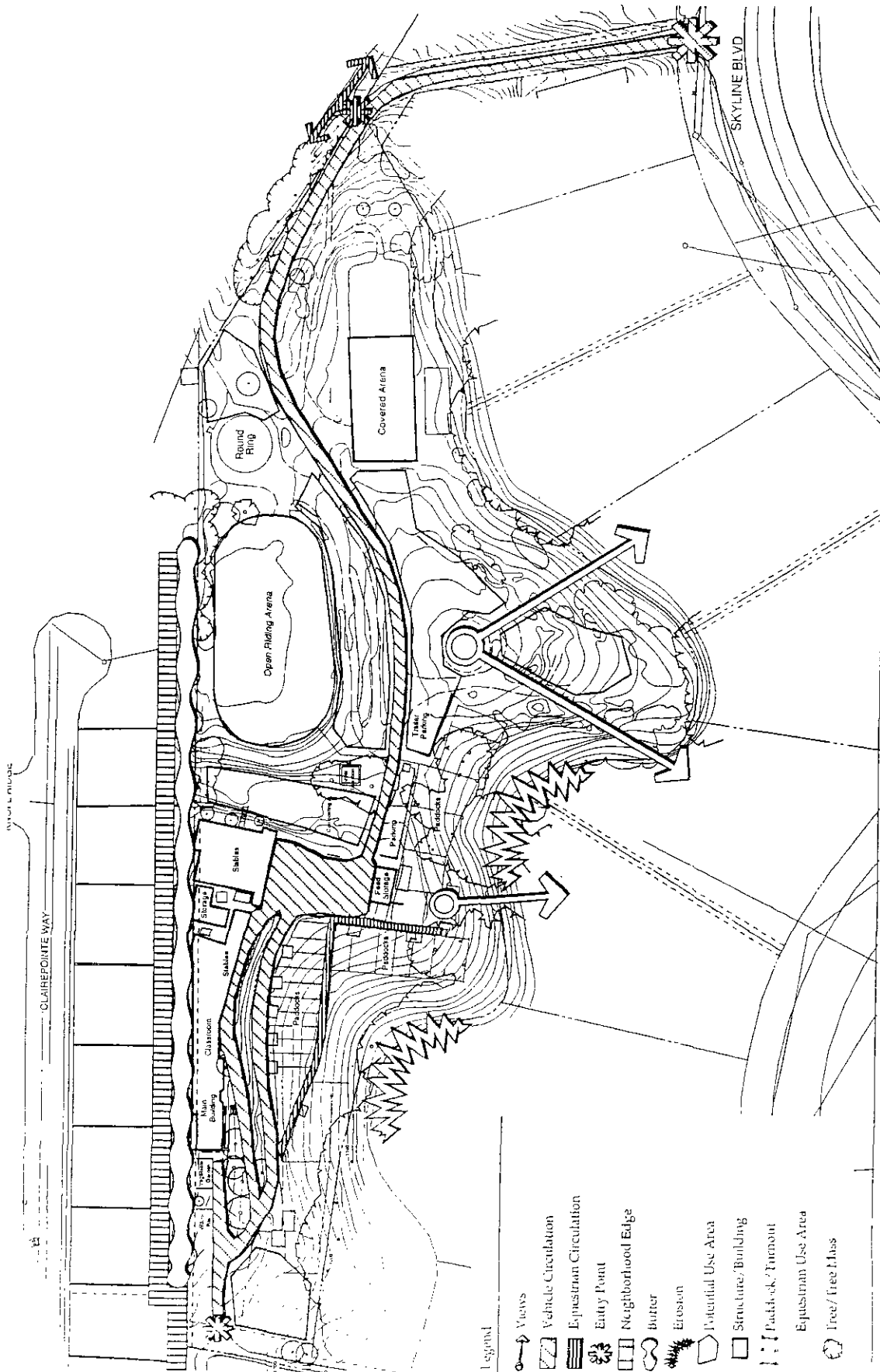


Contrasting with the rural character of the area is the spectacular distant panoramic views of City of Oakland and urban development surrounding San Francisco Bay.

The site is an irregular shape, generally being longer than wide, and almost entirely surrounded by residential development. The north property line adjoins the backyards of approximately 10 homes on Clairepoint Way. These lots are approximately 75 feet wide by 100 feet deep and most of them sit on an elevation higher than stables. Many of the homes are within 25 feet of the north property line. On the southern boundary the residential lots are approximately 1 acre or larger. The homes generally are located farther from the property line and at elevations 10 to 20 feet lower than the stables. The western boundary is a private driveway shared by several homes which provides emergency access to the stables. Approximately one-third of the eastern boundary opens onto Anthony Chabot Regional Park. The remaining two thirds of the eastern boundary is a 30 foot wide access corridor between two residential properties that connects the stables to Skyline Boulevard.

### **City Asset**

City Stables was acquired by the City of Oakland in 199<sup>9/</sup>4. The facility and its programs are relatively unknown to most Oakland citizens. Because the site is remote from the more densely populated areas and other City facilities, the stables will need to "advertise" its existence rather than depending on its physical presence to promote its programs and facilities. Fortunately the nature of the programs and services offered at the stables are not dependent upon "drop in" visitation. The Wildcat Canyon Ranch Youth Program coordinates with several service agencies, local schools and other community groups. The Master Plan encourages long term continuation of this type of community outreach, networking with other groups and offering special programs that can help increase the awareness of this unique asset among the citizens of Oakland. Specific recommendations are also made for physical site access and signage improvements that will make the site more user friendly to the general public visiting this public place.



# Site Analysis

25 July, 1996

**Oakland City Stables**  
**Master Plan**

Amplion Environmental  
 1330 Broadway, Suite 300, Colma, CA 94012  
 510 895 9888

Landscape Architecture  
 510 895 9888



## Site History

The existing buildings on the site provide a link to the area's history. The 7.2 acre site was once part of the eastern edge of 43,473 acres that spanned from El Cerrito to San Leandro that had been granted to Luis Maria Peralta in 1820 by the last Spanish governor of Alta California (Mexico). In 1840 the land was divided among Don Luis's four sons. Ygnacio Peralta received 9,416 acres covering the southernmost portion of the original grant including the lands between the Creek of the Lion (near the present day Coliseum) south to San Leandro Creek. Ygnacio resided in the family adobe located near 34th Avenue and Paxton Avenue (approximately 0.6 miles north east) until a new home was built in what is now San Leandro.

During the next 100 years the rancho was further divided and claimed by American settlers and land holding companies including Robert Simson, the Realty Syndicate Company (Francis 'Borax' Smith's company), and Syndicate Idora Co. In 1938 a beacon for airline pilots was installed on land leased by the United States of America from the Syndicate Idora Co. Ltd. This beacon was officially called "Airway San Francisco - Salt Lake Site No. 1A." The foundation is still visible between the barns and gave the area it's local name "Beacon Hill." In 1939, West Coast Properties (Fred V. Bemis, President) purchased the land and built the existing main house, shed and stables. In 1950, El Rancho San Antonio, Inc. (members of the Aahmes Shrine) purchased the property and built an addition to the house. During the 1940's and 1950's the Aahmes Shrine Rangers trained their black and white pinto horses at the stables and participated in precision riding for parades and public events. In 1973 Harry and Mary Dunn purchased the property and operated the Vista Madera Stables. In 1994<sup>9/</sup> the City of Oakland acquired the property with Measure K bond funding. Today the property primarily includes facilities built after the 1939 development of the major buildings. The most recent facility is the covered arena that was built in 1979 by the Dunns.

The site's historic resources offers an opportunity to incorporate interpretive programs relating to history of the site, the City of Oakland and broader region. The interpretive program can be integrated into youth and public programs related to equine management, small domestic animal husbandry, sustainable

agriculture and reflect the changes through history of these activities. Environmental education and natural history programs can incorporate the existing and proposed native plant materials utilizing both site resources and the adjacent Chabot Regional Park. The buildings and open space provides the opportunity to use both static displays (such as interpretive panels, historic photographs or brochures), as well as develop periodic live interpretive events related to horsemanship skills, care of domestic animals, or agricultural activities. Signage, viewing areas, arenas and flexible meadow open space provides some of the framework needed to support an interpretive program that encourages the general public to visit and learn about the horse ranch.

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## Recommended Master Plan Improvements

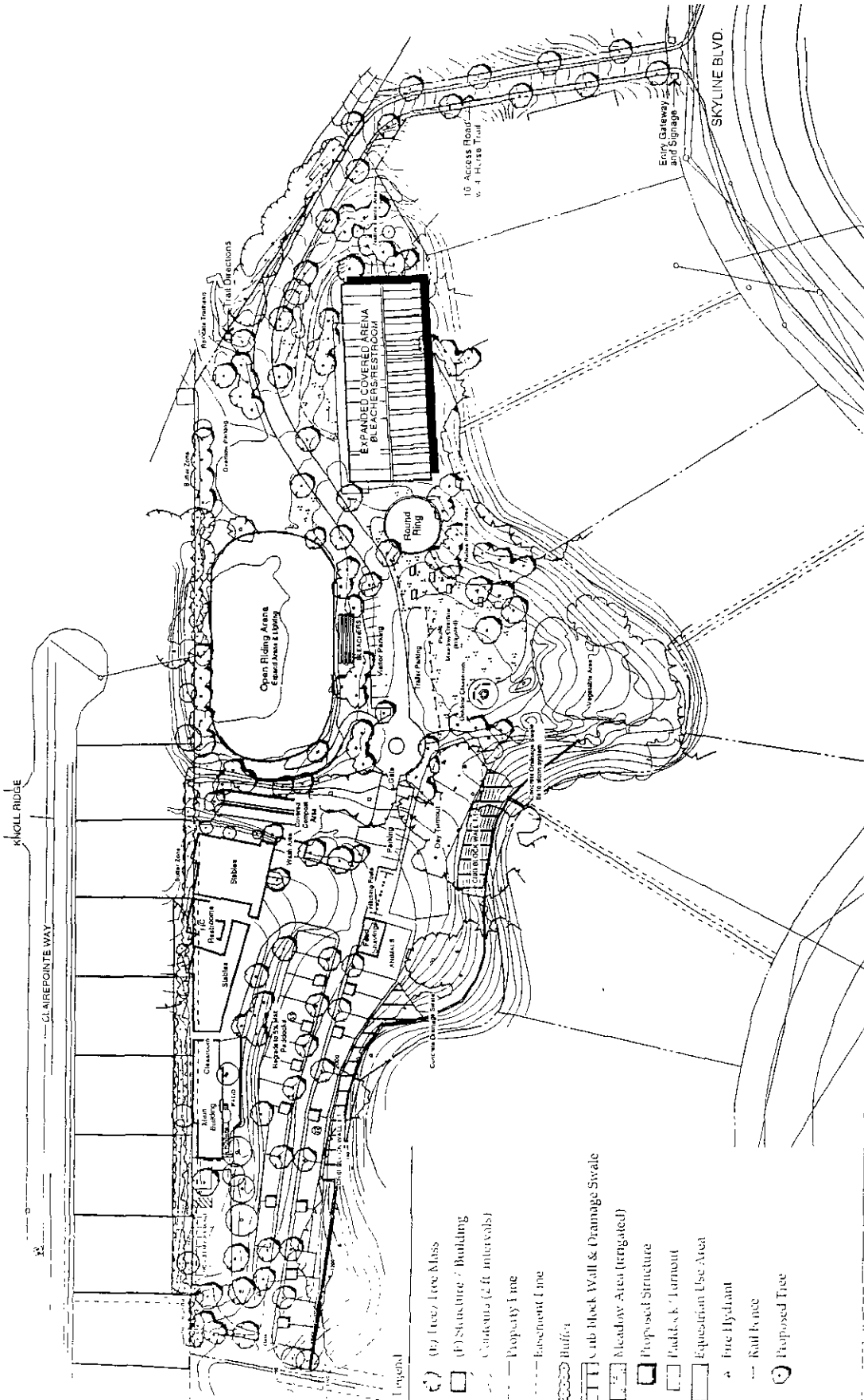
### Site Access and Circulation

Access to the site is from Skyline Boulevard. This scenic boulevard is a four lane road with a wide center median containing mature Monterey Pines and a bridle trail. First time visitors coming from the north often miss the stable entry since they must drive past the driveway to reach the median crossing that permits them to return to the stables. Due to the alignment and limited sight lines along Skyline, it is difficult to identify the appropriate turn off to access the stables. Improved signage is recommended in both directions which is oriented toward the drivers on Skyline Boulevard. The entry will be highlighted by two stucco pillars that reflect the architectural style of the main building and help drivers recognize the driveway. Roadside median barriers and signage should also be maintained to prevent drivers exiting the stables from turning left (into northbound traffic) to cut across the median. Many southbound drivers have unsafely used this as a short cut to save themselves from having to travel north to reach the appropriate cross over.

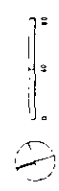
AC Transit's route 46 provides bus service along Skyline Boulevard. This line provides service every 30 minutes on weekdays. The nearest bus stop is a couple hundred feet from the stables entry drive. If possible, AC Transit should be requested to relocate their bus stop to closer to City Stable's driveway. The current locations encourage trespassing by bus riders looking for a short cut to the stables across the neighboring private property. The Plan proposes additional plantings and perhaps fencing along City Stables' southern boundary. However, moving the bus stop should also be considered to reduce trespassing.

First time visitors are often confused by the existing layout of the site. Parking is poorly designated and the office and barns are currently located at the furthest end of the access drive. The Master Plan proposes clarifying visitor access and parking. The plan includes a 20 foot wide entry road and designated parking areas for visitors, boarders and stable personnel. The entry road will be designed





- Legend
- (O) Tree / Tree Mass
  - (B) Structure / Building
  - Contours (2 ft intervals)
  - Property Line
  - Easement Line
  - Buffer
  - Cub Block Wall & Drainage Swale
  - Meadow Area (irrigated)
  - Proposed Structure
  - Paddock / Turnout
  - Equestrian Use Area
  - ▲ Fire Hydrant
  - Rail Fence
  - Proposed Tree



**Oakland City Stables  
Master Plan**

**Final Master Plan**

Arthrop Environmental Landscape Architecture  
1330 Broadway, Suite 300, Oakland, CA 94612 510.467.9888

25 November, 1996

with 16 foot asphalt paved surface and 4 foot wide horse trail with compacted gravel. This will enable two way traffic and emergency vehicles to pass, while providing a safe trail connection for riders and pedestrians to the Skyline Boulevard bridle path. New signage not only identifies the site at Skyline Boulevard, but also directs first time visitors to appropriate parking, picnic sites, trail heads. Gates are provided to keep visitor's vehicles from accessing the barns areas or from using the private road on the northern end of the site as an entry. Keys to these gates will be available to neighbors and emergency services personnel to permit emergency access through the site.

Public vehicles are restricted to the eastern half of the site. While paved drives are provided to each of the barns and paddocks, these are primarily for maintenance, staff or emergency vehicles. Paved visitor/ boarders parking is provided south of the open riding arena with spaces marked for 12 cars. Additional paved parking for boarders is provided adjacent to the turn out area with spaces for 8 cars. A third paved parking area is provided east of the main building with 9 spaces for staff and disabled visitors wishing to access the class room or main building. An overflow parking area is designated south of the open arena. Horse trailer parking continues to be located perpendicular to the main entry drive. This permits easy maneuvering of trailers and loading of horses. Additional trees are planted in the surrounding meadow and adjacent to the visitor parking to help screen the view of parking areas from the surrounding homes. Trailer parking is envisioned for 12 trailers; however, trailers can be stored in the designated overflow parking area during special events. Additional overflow parking also can be provided in the picnic meadow, in the regraded day turnout pasture and north of the covered arena.

At the eastern edge of the site is a trail head that connects to the Goldenrod Trail in Anthony Chabot Regional. The Master Plan recommends that East Bay Regional Park District extend the trail 240 foot along an old trail alignment. This would create access to a proposed fence opening north of the existing trail head and permit riders access to the trail without crossing vehicle traffic. These two trail access points serve a multi-use double track trail used by equestrians, cyclists and hikers. Trail head signage should indicate the southern most trail head connects to Skyline Drive to minimize trespass through the stables to neighboring private property.

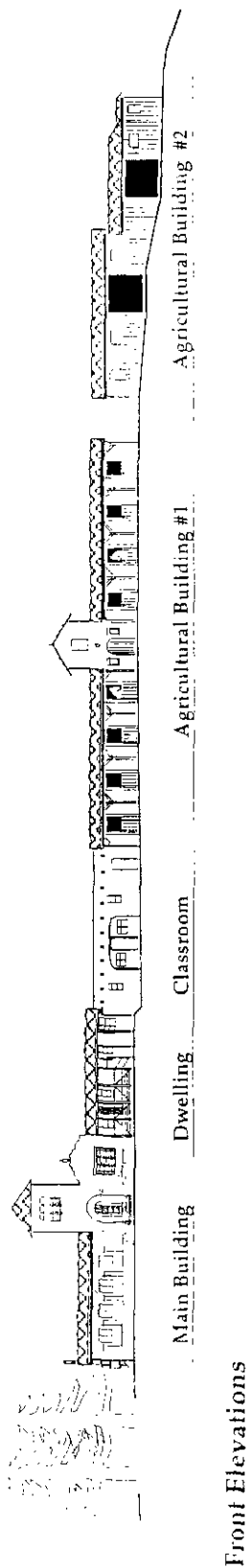
A new East Bay Regional Parks District trail called the Ranch Trail located south of the access point (proposed for FY 96-97) will improve connections from the stables to Bort Meadow, Grass Valley Trail and Skyline Trail. An equestrian camp ground is located in Bort Meadow. A trail connection north of the City Stable trail head to form a loop at the Parkridge Gate was viewed as highly desirable by the Master Planning Committee. However, the East Bay Regional Park District has previously rejected this alignment due to the extremely steep terrain, unstable soils that could cause erosion/ siltation of Grass Valley Creek and undesirable visual impacts to Big Trees Meadow.

Graded earth shoulders are provided along the proposed paved roads for pedestrian and equestrian circulation throughout the stables. Additional graded earth paths provide access to the arenas and other facilities.

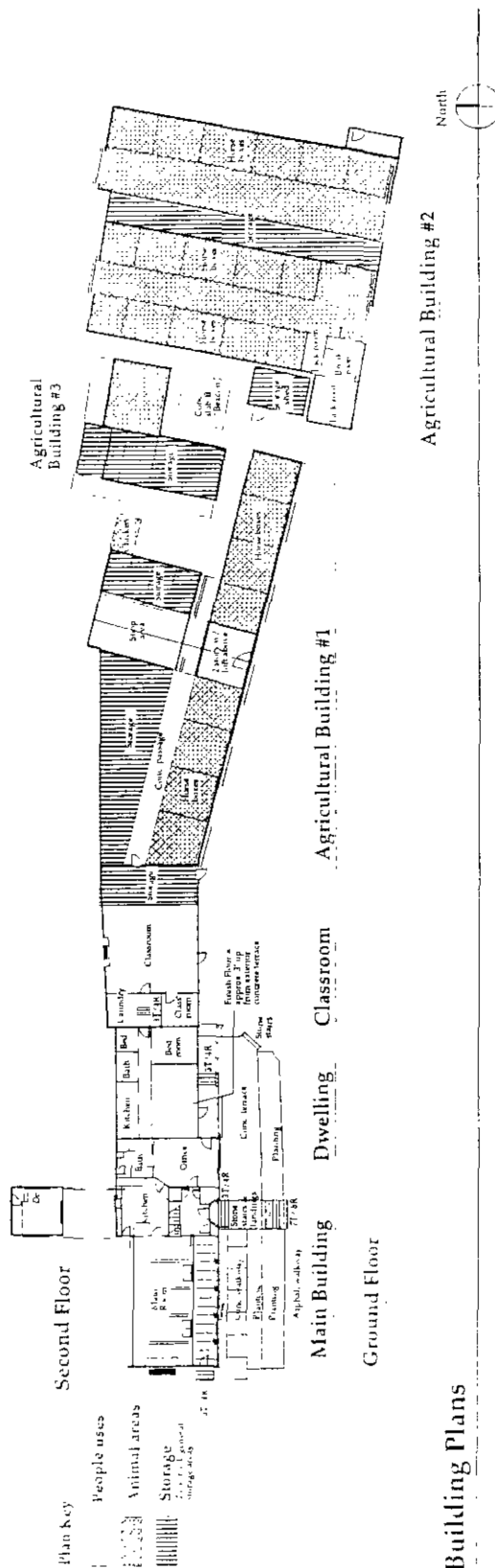
### **Continued Use of Existing Residential Buildings**

The most distinctive characteristic of the site is created by the single-story, building complex located at the highest elevation on the north west side of the site. The white stucco, red tile roof and Mission Revival (or Mediterranean Revival) style details establish a strong architectural theme that can be carried through the Master Plan. Most of the structures show signs of deferred maintenance needing electrical, roof repairs, painting and other work. Many of the repairs were underway simultaneously with the development of the Master Plan. Ongoing maintenance and repair will need to continue as a part of the public use of the facility to improve the public safety and appearance. The Master Plan focuses on defining appropriate use of these facilities and does not include a building code, structural or seismic evaluation of the existing buildings. These evaluations should be completed prior to major improvements to the buildings.

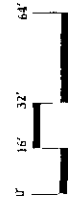
The northern most structure on the site is divided into two separated units: the main house and the stable manager quarters. The Main building includes a large gathering room, enclosed porch, kitchen, office, foyer and watch tower space. Stable manager quarters include a living room, kitchen, bathroom, bedroom and small storage area. The Master Plan proposes to continue the existing uses of these spaces as an office and informal gathering space. The



Front Elevations



Building Plans



Note: Scale is horizontal. Heights not to scale. Area shown is not to scale.

Oakland Stables & Equestrian Center  
 Existing Building Plans & Elevations  
 Amphion Environmental, Inc. Landscape Architecture  
 1330 Broadway, Suite 307 Oakland, CA 94612  
 510.491.9808

main building is currently classified for residential use and would require code changes to upgrade for formal public assembly. The building code precludes the rental of the facility or use for public assembly other than informal "parties." Since the building is a city owned public facility, improvements are recommended to comply with the Americans with Disabilities Act (ADA). These ADA upgrades include re-configuring door widths, providing a ramp for access to the front door, and meeting requirements for restroom layout.

In the future when the City Stable Master Plan is fully implemented, it could be worthwhile to revisit the decision not to reclassify the building for public assembly use. At that time, the demand for public assembly space may make it economical to upgrade the building exits, infrastructure, fire walls, reconcile substandard setbacks and other code requirements to permit the facility to be rated as an A-3 structure by the building code. Such a public assembly rating would permit City Stables to rent the space for events, weddings, meetings or other public gatherings for up to 225 people. The Historic Preservation Design Guidelines included in the Appendices outline the building code related issues and recommendations for maintaining the site resources and architectural features that establish the character of the site.

Connected to the main building is an infill structure that contains a classroom, storage space and laundry. The Master Plan recommends that the classroom expand into the underutilized storage space and that a rated fire wall be constructed between the occupied spaces and the adjoining agricultural building. This will provide approximately 1,400 square feet of class room area and two fire exits. Further design/ engineering investigations should be undertaken to assess the feasibility of converting the laundry room into a public restroom. If this conversion is cost effective an accessible restroom should be installed.

### **Continued Use of Existing Agricultural Buildings**

The City Stables complex also includes several agricultural buildings that are used for horse stalls, tack rooms, locker rooms, workshop and storage. Agricultural Building #1 is connected to the Main Building and Classroom and includes 8 box stalls for horses, an enclosed workshop space, 4 unoccupied box stalls and a small chicken coop/ run. The building appears to have been

constructed in several phases with the storage areas being of generally poorer construction techniques and materials. The Master Plan recommends that the entire structure be retained. The existing uses will continue, with the unoccupied box stalls utilized for additional storage for WCRYP and boarders.

Agricultural Building #2 consists of two separate structures built side-by-side. The western barn includes a central aisle with 10 box stalls, two tack rooms, a break room and horse-tie space for grooming and saddling. The building is accessed from the south with the northern double access doors secured and inoperable due to the proximity of the property line and adjacent residences. The eastern barn includes a central aisle with 6 box stalls on the east side of the building, the west side is built into the slope and has a raised storage area that includes lockers and storage areas for boarders. The barn is also accessed from the south with inoperable northern double access doors. The Master Plan recommends these buildings continue to be used as horse stalls. The tack rooms and break room in the western building should be refurbished to provide secure locker/ tack storage for WCRYP. The existing stove and any other heating devices should be removed. The sink, refrigerator and cabinets should be retained and upgraded as required for use by WCRYP and boarders. The wash area inside of the western barn will also be relocated to a new level outdoor wash area located east of the barns. This proposed wash area is outside of the main flow of people and horse circulation and is large enough to safely accommodate three horses at a time. This wash area will include suitable cross tie posts, a concrete pad and drain that is connected to the new sanitary sewer line that will serve the proposed new restrooms.

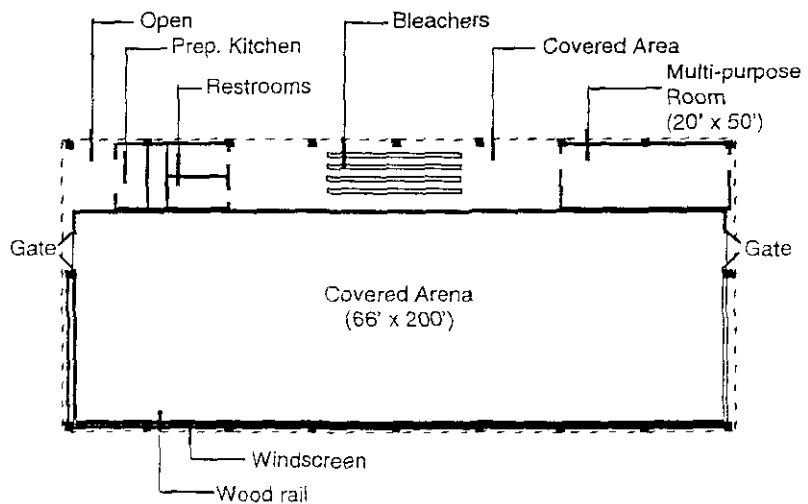
South of the main row of buildings is a large sloping yard paved with asphalt. A new level, compacted gravel area at the southern edge includes 5 new pairs of hitching posts suitable for cross-tying and 2 rails to hold tack. Adjacent to the hitching posts/ saddling area is a simple wood-frame Feed Storage Shed that is enclosed on three sides and open to the north. This shed provides storage of feed and shavings and will continue to be used as long as it remains structurally sound. The proximity to the barns and ease of truck access makes this a functionally ideal location. When the existing shed needs to be replaced a new structure should be built in the same location.

The existing building complex also includes 2 structures that the Master Plan recommends be removed. The freestanding Agricultural Building #3 is located behind the other two barns and is not visible from the majority of the site. This building is an abandoned stable block that is in poor condition, with no foundation. Immediately north of Agricultural Building #2 is a small wooden shed that is also in poor condition and not utilized. These two buildings are proposed for removal to accommodate an accessible restroom building.

**Improved Existing Equestrian Amenities**

The existing 65 by 120 feet covered arena is proposed to be rebuilt to enlarge the covered riding space. The new structure is 200 by 85 feet and includes an accessible restroom building, bleachers for viewing, a flexible office or meeting space and a kitchen/ food preparation area. The office in the Main House will continue to be used by the Wildcat Canyon Ranch Youth Program due to its proximity to the classroom and barns where most of their activities occur. The new structure has improved lighting which includes a timer clock and house-side shields to reduce the impact on adjacent homes. Wind screens are located on the western and northern sides to protect the arena from wind driven rains without entirely enclosing the space. There is a desire that these screens be easy to remove when the protection is not required. A four-foot tall rail fence around the arena helps define the edge of the arena and should reduce horses from "spooking" at the southern end where the adjacent grade drops-off rapidly.

The existing open arena is improved with a slightly expanded riding area to 230 feet



Covered Arena - Diagrammatic Plan

by 120 feet and new lighting system which includes a timer clock and house-side shields to reduce the impact on adjacent homes. By re-grading the adjacent western slope, new gates and an earth trail permit access at the west end, augmenting the existing access at the east and allowing riders to reach the ring more directly from the barns and paddocks. Viewing bleachers overlook the ring on the south side adjacent to visitor parking. A new irrigation system is installed in the ring to make it easier to water the surface for dust control.

The existing paddocks and horse shelters are reorganized along an improved central circulation spine. The existing 26% slope is regraded to a maximum 5% slope using a 1:1 crib block wall to stabilize the slope. A total of 22 paddocks are provided each with their own horse shelter and with shade trees. Due to the extensive regrading, these shelters and paddock fences will need to be rebuilt using new materials. The shelters will include raised wood platforms to provide the horses with dry flooring and reduce hoof problems associated with excess moisture. Where needed, the paddock fencing can incorporate electric fencing to deter horses from leaning on the new rails. The central spine is an asphalt paved road with earth shoulders maintaining 20 foot clearance from the paddock rails and trees. This road is primarily for emergency access and maintenance vehicles.

The paddocks located east of the Feed Storage are also regraded to provided a day turnout pasture and accommodate overflow trailer parking during events. A crib block wall stabilizes the slope and earth fill bring the existing slope to a maximum of 5%. The proposed concrete storm drainage swale is extended along the base of this regrading area to collect runoff and connect to the city storm sewer system.

### **New Facilities, Programs and Site Improvements**

The stables will include several new features that will improve its public equestrian facilities including: a public restroom building located between Agricultural Building #1 and #2, a fenced turnout area for day use, and a 60 foot diameter fenced round pen. The existing knoll that provides panoramic views is graded to create an irrigated meadow. This area is multi-purpose and can be used for a variety of programs. The meadow includes tie rails, picnic tables and



shade trees at the perimeter to provide additional amenities for both stable users and the visiting public.

Several new facilities are proposed that enrich the specific programs offered by Wildcat Canyon Ranch Youth Program (WCRYP) that currently is based out of City Stable. Their programs provides youth with an opportunity to understand and appreciate the important link between humans and environment. Applying the practical skills gained in the outdoor setting of the City Stables, youth learn lifestyle skills in solving problems, making choices, facing the unknown and dealing with uncertainty. The three facilities are designed to require a minimum of capital improvements and to accommodate other future uses should program demands change. South of the existing feed barn a paddock and shelter is proposed to house a small collection domestic animals such as goats, sheep, chickens and pigs. A second new feature that will enhance the sustainable agriculture program is a fenced vegetable garden area. This area will be enclosed by 8 foot tall deer fences and will have potable water supply to permit irrigation. The third new element is a small outdoor classroom. This will allow WCRYP to incorporate supervised small group activities for students enrolled in their program. It includes a campfire circle in a wide fire resistant area of decomposed granite and movable split log benches.

Tree and shrub plantings are proposed throughout the site to provide a buffer for neighboring residences, screen undesirable views and create an aesthetic character. The entire northern edge of the site is planted along the adjacent residences' fences with a tall dense shrub such as Photinia or Coffeeberry to help screen adjacent homes without blocking their sun light. Shade trees are provided along the entry drive and throughout the paddocks and at the edges of the picnic meadow. Tree selection will focus on native species indigenous to the area, such as Oaks and Redwood. A native garden is proposed south and east of the covered arena that can be used as part of the interpretive programs connecting the sustainable agricultural activities of the vegetable area to the larger ecosystem of Chabot Regional Park.

Ornamental exotic plants will be utilized where a specific function such as a dense, shrub buffer is required and no native species grows appropriately. Fruit and nut trees are proposed in the designated vegetable/ garden areas where they

can be protected from deer. In these locations the crop can be harvested and there is limited risk of the general public slipping on fallen fruit.

All plants selected will be evaluated for fire hazard and overall fuel load. Species such as pines, junipers, eucalyptus, California sagebrush, coyote brush, French broom or other plants that produce large amounts of dead materials, contain volatile oils or are highly flammable will be removed from the site over time and replaced with less hazardous plants. The following plants are among those recommended:

#### **Trees**

<i>Aesculus californica</i>	California buckeye	<i>Arbutus menziesii</i>	madrone
<i>Calocedrus decurrens</i>	incense cedar	<i>Cercis orientalis</i>	redbud
<i>Cercocarpus betuloides</i>	mountain mahogany	<i>Garrya spp.</i>	Silk-tassel bush
<i>Heteromeles arbutifolia</i>	toyon	<i>Juglans californica</i>	California walnut
<i>Rhamnus spp.</i>	buckthorn	<i>Quercus agrifolia</i>	Coast live oak
<i>Sequoia sempervirens</i>	Coast redwood		
Fruit & Nut trees: Almonds, Apple, Plum			

#### **Shrubs**

<i>Arctostaphylos spp.</i>	prostrate manzanita	<i>Ceanothus spp.</i>	ceanothus
<i>Cornus stolonifera</i>	creek dogwood	<i>Fremontodendron spp</i>	flannel bush
<i>Galvesia speciosa</i>	hummingbird flower	<i>Gaultheria shallon</i>	salal
<i>Myrica californica</i>	California wax myrtle	<i>Penstemon spp</i>	penstemon
<i>Ribes spp.</i>	currant	<i>Rhus integrifolia</i>	lemonberry
<i>Romneya coulteri</i>	matilija poppy	<i>Symphoricarpos mollis</i>	snowberry
<i>Trichostema lanatum</i>	woolly blue curls	<i>Vaccinium ovatum</i>	huckleberry
<i>Yucca whipplei</i>	Our Lord's Candle		

#### **Herb and Ground Covers**

<i>Armeria maritima</i>	sea thrift	<i>Asarum caudatum</i>	ginger
<i>Eschscholzia spp.</i>	poppy	<i>Festuca rubra</i>	red fescue
<i>Heuchera maxima</i>	coral bells	<i>Lupinus spp.</i>	lupines
<i>Sisyrinchium bellum</i>	blue eye grass	<i>Zauschneria spp</i>	California fuschia

Signage and information is an important component in this public facility. A new sign and an entryway treatment of two pillars is propose at Skyline Boulevard. Throughout the site information will be provided that will direct visitors. At the trail head directions will be provided of the public trail system in Chabot Regional Park and along Skyline Boulevard to reduce the amount of trespass on private property. The signage program also includes signs to restrict access to barns and paddocks and inform visitors of appropriate behavior around horses and domestic animals.

Site security and safety is also a concern at the City Stable. Site lighting is provided for visitor and rider safety along the road and major pathways. While all major facility lighting is on a timer to shut off the lights when the stable closes, adequate security lighting is provided around the barns, paddocks and main building. Planting materials and perimeter fencing will also be use to help secure the site and reduce trespass onto both the site and neighboring private properties.

### **Management and Operations**

There are several factors associated with the management and operation of the youth programs and private horse boarding at City Stables that are of particular concern to surrounding neighbors. By identifying these issues and establishing acceptable practices in the Master Plan, the City Stable can enhance the support its immediate community and continue to be a good neighbor.

#### Facilities Management

Manure management is one of the major issues since it also contributes to fly control, odor control and fire safety. The stable currently pile-composts its manure, straw and other stall waste materials. This pile at times grows unacceptable large. The Master Plan recommends cleaning stalls and paddocks daily and using an enclosed compost technique with covered bins, covered piles or a system called "Ag Bag" to contain the wastes and speed composting. This permits the stable to produce composted materials that can be used in the sustainable agricultural program, with excess compost being removed from the site (potentially sold locally). Another manure management system that can be explored includes removing the manure from site using a front end loader & dump truck to an alternative location (such as mushroom growers, nurseries or bio-generation for energy production). If this second alternative is utilized, the manure pile needs to be removed weekly to minimize the size, odor and other objectionable characteristics of large open piles.

Dust control of the riding areas primarily impacts the residences located to the north of the open riding arena. Irrigation systems are proposed for both arenas to permit periodic watering to reduce dust.

Erosion and storm water quality control measures include the regrading of the paddock areas and the installation of a concrete drainage swale at the mid slope to catch run-off. This swale should be extended through an available easement and connect to the storm drainage system on Skyline Boulevard.

Fly control measures will be more successful if implemented in conjunction with manure management improvements. An on-going integrated pest management system including sanitation (regular mucking of stalls and elimination of standing water), insecticides (such as residual surface-sprays, repellent sprays, wipes or tags) and other methods (such as fly strips, bait traps or biological control of pupal stages of flies) will need to be available to break the breeding cycles and reduce the fly populations.

Fire safety improvements and vegetation management include both reducing the fuel loads and adding fire hydrants to aid suppression efforts. In addition, the site should be designated a no-smoking facility, both to reduce potential accidental ignitions and in keeping with the programs developed for the site. City Stables is located within the Oakland Fire Prevention and Suppression Assessment District (FPSAD) that was established after the 1991 Oakland-Berkeley Hills Fire to address risks associated with wildland fires in Oakland. Mitigation of hazards on public lands is part of an on-going program funded by the FPSAD and managed by City of Oakland Parks and Recreation. Management techniques appropriate to the City Stables may include goats that graze the mixed grassland, French broom and scrub land areas to reduce fuel build up. There may also be need for some selective removal of highly flammable vegetation or understory shrubs to reduce the potential for fire getting into the tops of these trees, creating fire brands that get carried by winds and igniting fires within adjacent neighborhoods. The City Stable will need to manage its entire property on a regular basis to prevent accidental ignitions related to such sources as hot catalytic converters on cars or discarded cigarettes. Three new fire hydrants are proposed along the major circulation spine to allow for a maximum of 250 foot hose lay to all the occupied buildings. This circulation spine will also serve as emergency access/ egress for surrounding properties.

### Programs

City Stable incorporates the programs developed by the Wildcat Canyon Ranch Youth Program (WCRYP) to reach a diversity of Oakland's youth who typically do not have access to a horse facility or surrounding park lands. The City and WCRYP need to develop long term lease agreements to cement their partnership and ensure that successful youth programs will continue at the site.

"Many urban youth must constantly confront the urgent concerns of violence and the related drug culture in their communities. For many children, traditional classrooms and curricula can not compete with the streets. In-school and after-school enrichment programs, which may offer a safe haven, have increasingly suffered from budget cuts.

Wildcat Canyon Ranch Youth Program offers inner-city and at-risk youth hands-on experience and valuable knowledge about the environment, agriculture, ranching and related fields that may be applied to lifestyle choices and future careers. It provides direct contact with horses -- large animals that youth have never had the opportunity to be near, much less ride upon.

Recent studies have shown that contact with domestic animals and wildlife can improve children's sense of cooperation and self-worth. Environmental activities are a way to reach youth who may not respond well to typical classroom instruction. Healthy alternatives that challenge youth can build self-esteem and develop motivation and responsibility.

Local youth also need to develop a sense of environmental stewardship. The Bay Area and particularly the East Bay are blessed with a network of regional parks that are supported by the communities to which they are adjacent. If youth do not utilize or care about this surrounding natural environment, when it comes time for them to vote, this legacy could be disregarded and lost. At the ranch they find youth generally have little awareness of trees, e.g. they are literally introducing Oakland youth to oak trees. The programs go from there to teach other topics, such as how with least-toxic methods of pest control we can ultimately reduce the pollution on land and in the San Francisco Bay.

WCRYP has recently implemented a collaborative project with the Oakland Unified School District (OUSD) for at-risk secondary students in the district. The program offers a three week course titled "Introduction to Horse Management and Sustainable Agriculture." Fifteen students from OUSD's alternative education program attend each course during the regular school year and receive academic credit upon completing the course work. A similar class for other students in the district is offered during summer school.

Additionally, the Ranch provides extensive after-school, weekend and summer programs to the youth of Oakland and other Bay Area cities. The after-school and weekend program consists of field trips by other youth organizations and schools, as well as the practice sessions of our Youth Rodeo Team. On weekends, they offer a Saturday morning riding group and a work site for the Alameda County Probation Department's Weekend Training Academy(WETA). During the summer the program also offers field trips, summer camps (through Oakland Parks, Recreation and Cultural Affairs OPRCA), camping, youth employment (through three Summer Youth Employment and Training Programs SYETP), and service learning programs.

During 1996 -97 WCRYP is projected to:

- serve over 200 students through OUSD program,
- employ 15 students through SYETP
- provide OPRCA's summer day-camp for 45 campers
- involve over 900 participants in WETA

During 1995, there were over 2,000 daily visits by youth participants through formal programs. Informal visits accounted for many more young people being exposed to the ranch experience. The program encourages and supports the ongoing involvement of youth in ranch activities. No matter which program originally brings a youth to City Stables, they may continue their participation.

The program utilizes the expertise of small farmers, ranchers and other professionals to train students and help foster an interest in animal care,

environmental science, agriculture and veterinary medicine. WCRYP has a youth volunteer program which gives participants the possibility to exchange work at the City Stables for riding privileges and expanded instructional opportunities.

WCRYP works in collaboration with a number of organizations. Major collaborative efforts are with the City of Oakland, The Oakland Unified School District, The Alameda County Probation Department, and the East Bay Conservation Corps. They have also worked with and are planning projects with Bio-Integral Resource Center, Napa County Schools' Equine Husbandry/ Horse Management R.O.P., the Chabot Science Center, and the LITES programs at Mills College.

WCRYP is managed by two co-directors, with assistance from an on-site ranch manager. Governance of the Youth Program is by a seven member board of directors. WCRYP is also supported by a number of advisors who bring additional unique expertise to our projects."

from Program Overview of the Wildcat Canyon Ranch Youth Program

In addition to the formal programs run by Wildcat Canyon Ranch Youth Program there are opportunities to hold special events that bring the larger Oakland Community into contact with the facility. Events related to horses such as "play days," riding exhibitions, special workshops or other equestrian activities may serve as an "open house" several times a year. These types of events should be periodic cooperative ventures including both boarders and WCRYP participants -- giving them a chance to show off this great City Stables.

## Implementation

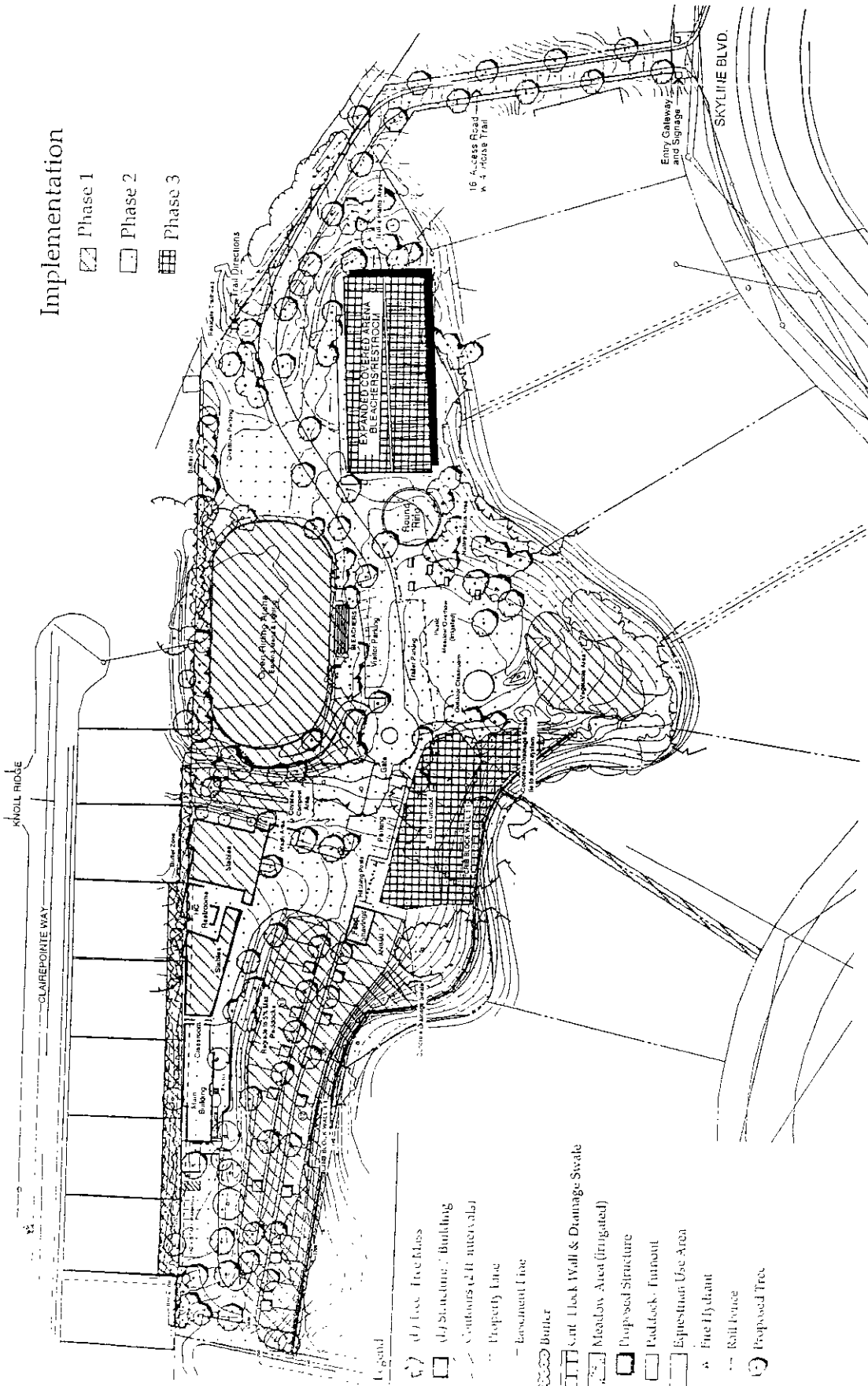
The Master Plan is divided into three phases for implementation over the next 20 years. Phase 1 is viewed as the next 5 years from 1997 through 2001. The first phase includes immediate changes in operations, such as fire hydrants, manure management, dust control, erosion control, noise and light control that address existing neighbor concerns, as well as other longer term improvements to those facilities that shelter horses. Phase 2 focuses on 2001 through 2011 and continues those programs begun in phase one, adding more the complex features. The final phase focuses on the last 5 years of the twenty year plan to develop the major new facility of the expanded covered arena.

The division of the phases represent a logical sequence representative of Master Plan Committee's and Neighborhood's priorities, but it is not definitive. If project funding becomes available and use warrants the development of a feature out of the prescribed sequence, the project should certainly be undertaken, provided it does not create conflicts at a later date. A few of the elements are dependent upon the completion of other features. The phasing indicates where elements must be undertaken concurrently or when they are dependent upon completion of another feature.

### Phase 1

- Install 3 fire hydrants to protect the site. (This requires extending the water service from Clairepoint and is currently under litigation). Begin ongoing annual evaluation and vegetation management to reduce fire hazards.
- Provided need equipment and instigate improved operations related to manure management, fly control, dust control, and light glare control. Plant shrub buffer along northern fence line to assist with dust control and visual screening for neighbors.
- Regrade western portion of site and install retaining wall to reduce slope through paddocks. In conjunction with re-grading, incorporate erosion control measures, new drainage ditch. Install new horse shelters, paddock





### Implementation

- ▨ Phase 1
- ◻ Phase 2
- ▩ Phase 3

## Final Master Plan Phasing

25 November, 1999

### Oakland City Stables Master Plan

Amplion Environmental Landscape Architecture  
 1330 Broadway, Suite 300, Oakland, CA 94612  
 510-893-9888

fences, trees and central road bed (paving of road will be in phase 2 with other road improvement work).

- Renovate open arena with expanded area, irrigation system for dust control, and improved lights with timer and glare control. Regradewestern slope to allow for second entry, access trail and new gates. Install viewing bleachers.
- Begin refurbishing Agricultural Buildings #1, #2, and #3 (horse barns). Remove storage shed and other deteriorating structures to be abandoned. This work will be on-going into phase 2 as additional funding is available.
- Develop outdoor classroom and vegetable garden to meet WCRYP curriculum requirements.
- Coordinate with EBRPD with new trailhead.

### **Phase 2**

- Realign, regrade and repave entry road and provide adjoining compacted gravel trail to Skyline Boulevard from trailheads.
- Install paved auto parking and turnaround. Provide gates at western property line and at public turnaround.
- Installed compacted gravel surfaces at trailer parking.
- Build new accessible public restrooms adjacent to Agricultural Building #1
- Develop irrigated meadow, site planting and irrigation. (Planting and irrigation will begin in Phase 1 and be carried through as additional projects are undertaken)
- Install site wide signage and directions.
- Renovate Main building for ADA compliance incorporating new parking area, outside patio and promenade incorporating access ramp and other interior modifications. Expand classroom into storage area and install fire wall between occupied spaces and barns.
- Replace feed storage shed when existing structure begins to deteriorate.

### **Phase 3**

- Expand cover arena with accessible restrooms, covered bleachers, multipurpose room and prep kitchen. Install windscreens, fencing, dust control irrigation, and improved lighting with timer and glare shields.
- Regrade day turnout paddock and install retaining wall to reduce slope . Connect to drainage ditch developed in phase 1.

**Preliminary Cost Estimates<sup>1</sup>*****Phase 1***

Fire Hydrants and water lines	\$45,500
Manure Management, fly control, dust control & planting	\$75,000
Regrading slope, new paddocks, drainage ditch	\$189,000
Renovate open arena	\$62,000
Refurbish Agricultural Buildings #1, #2, #3	\$125,000
Develop outdoor classroom & vegetable garden	\$12,500
<b>Subtotal Phase 1</b>	<b>\$495,000</b>

***Phase 2***

New entry road and trail	\$26,000
Paved parking and turnaround	\$16,500
Gravel trailer Parking	\$4,500
New public restrooms	\$119,000
Irrigated meadow, site planting & irrigation	\$66,500
Site signage	\$7,500
Renovate main building, classroom & storage area	\$146,000
Horse wash area	23,000
Replace feed storage shed	\$50,000
Round pen	\$11,000
<b>Subtotal Phase 2</b>	<b>\$470,000</b>

***Phase 3***

Expand cover arena	\$400,000
Regrade day turnout area	\$202,000
<b>Subtotal Phase 3</b>	<b>\$602,000</b>

**Grant Total Improvements Costs    \$1,567,000**

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<sup>1</sup> Estimates are from Schematic Costs and are for planning purposes. Assumes contractor installed costs but does not include engineering fees or costs related to City general conditions, permits, fees or environmental review.

## Funding Sources

Integral to future success of City Stables is adequate funding. City Stables is owned by the City of Oakland and managed by the non-profit group Wildcat Canyon Ranch Youth Program. Through this joint agreement, City Stables provides programs and a facility that would otherwise not be available to the citizens of Oakland. However, the increasingly tight fiscal budget of the city requires that alternative sources of funds be secured for capital improvements and operating expenditures.

In the past, the City of Oakland has provided basic funding for building renovations, such as roof repairs and repair to the electrical system. WCRYP is supported by grants and revenues generated from the services it provides for its collaborating organizations. Additional funding sources such as through fund raising campaigns, private and/or community foundation grants and government funding should be evaluated for conditions in which financial support can be fostered.

### City Funding

Allotments from the City can be most effectively used for emergency physical repairs, grant matches or other techniques that leverage the buying power of public moneys. In the future, it is likely that funds outside of departmental budget allocations and the General Fund, such as bond initiatives, will be increasingly relied upon. The bond fund, "Measure K," provided funds to the City Stable for development of this Master Plan. Future projects which the city funds may include fire management through the Oakland Fire Prevention and Suppression Assessment District, or lighting, planting and irrigation projects through the Landscape and Lighting Assessment District. Potential funds may also become available for required renovations to the infrastructure (fire hydrants, electrical system, storm or sanitary sewer lines) through the City's capital improvement project funding mechanisms.

It is critical to augment any City contributions with private funds, since continuation or expansion of city moneys can not be assumed. City funds also can not be allocated for WCRYP's normal daily operating expenses.

Capital Improvement Revenue Sources

Capital Campaigns: In general, donations from individuals account for a high percentage of private sector giving -- over 80% when compared to grants, corporate contributions or bequests. Most of these donations are gathered in community-wide fund-raising programs that often provide not only dollars, but in-kind contributions, matching gifts or volunteer labor. These programs should be a part of a well organized long term capital campaign, as all forms of donations could aid in City Stables reaching its envisioned goals.

The most successful fund-raisers focus on highly visible features that the community can readily identify. Successful campaigns reach out not only to individuals, but also local businesses, special interest groups and corporations or organizations with regional connections. It is critical to have a full time experienced capital campaign director and a dedicated fund raising board or a successful capital campaign. The expense associated with supporting these activities must be a part of the campaign planning. A wide range of creative funding methods including commissioned based salaries, product endorsement, etc. should be considered. The focus of these individuals needs to be different from those involved in the day to day management, programs and operations. A strong relationship with the local media should not be overlooked. City Stables should foster television and newspaper contacts as effective on-going public relations. Corporate and private sponsorship is heightened with an active media involvement program, such as fostered during Summer 1996 between the Oakland Zoo and the Alameda Newspaper Group.

In today's competitive economic market, a non-profit organization is expected to raise the initial 25 to 50% of funds required for the first phase of the campaign prior to announcing the campaign or requesting matching support. Many donors look to the fund raising board as the significant lead contributors and expect a list of names recognizing other significant contributors. Building this fundraising base may take several years prior to the kick-off of the capital campaign. A variety of funding mechanisms should be considered once the capital campaign is in action. Among the possibilities are:

- Individual fund raising campaigns: Strategizing the campaign to allow for mementos, naming opportunities and individual association with specific

elements, such as buildings, benches, signage, lights, plant materials etc. that can effectively spur individual donations.

- In kind services through local clubs or service organizations, work/employment programs or special interest groups.
- Financing projects using bonds as collateral.
- Capital development funds held in trust and targeted for Oakland based Projects
- Leverage options for high visibility projects with the construction industry, equestrian suppliers, etc.

Private or Community Foundation Grants: Grants from private and community foundations are usually awarded as "seed funds" or as challenge incentives encouraging the community to match funds through an organized development program. In many instances funds are give to "joint venture" projects with the intent of encouraging community organizations to work together. The majority of grants are awarded to non-profit groups. There are also opportunities to work jointly with special interest groups to pursue grant funds and strengthen fund requests.

There are a wide variety of foundation grants that provide for program development, construction or capital support. The focus of each Foundation's "giving patterns" changes over time. Identifying the applicable foundations and tailoring the grant application to match the Foundation's interest is a challenge and creative process. Grant writing for City Stable development can be approached from a variety of angles that foundations typically fund: outreach for inner-city youth; education; environment; and sustainable agriculture. Several local foundations may serve as potential funding sources:

- *Walter & Gladys Valley Foundation*
- *San Francisco Foundation*
- *Columbia Foundation*
- *The L.J. Skaggs & Mary C. Skaggs Foundation*
- *The Clorox Company Foundation*
- *Pacific Telesis Foundation*

In addition several other California and National Foundations that have shown interest in funding similar types of education, conservation, or environmental projects in the past:

- *Arco Foundation*
- *William & Flor Hewlett Foundation*
- *John D. & Catherine T. MacArthur Foundation*
- *Matlock Foundation*
- *David & Lucille Packard Foundation*
- *Dean Witter Foundation*

State Government Funding: California grant programs offer additional resources for Master Plan implementation. The State of California sponsors several programs that may be applicable during the life of the Master Plan:

- *Roberti-Z/Berg-Harris Urban Open Space and Restoration Grant Program.* This program funds rehabilitation of park or recreation facilities. It also provides funds for major maintenance performed on an annual or less frequent basis and funds for innovative recreation programs. This is a matching grant program that requires a minimum local match of 30%.
- *Per Capita or Special District Grants.* These grants fund development or rehabilitation of park or recreation facilities.
- *Land and Water Conservation Fund.* These grants fund development or rehabilitation of park or recreation facilities.

Other California funding sources include the Department of Conservation Division of Recycling, Department of Education or the California License Plate fund. These may be approached for assistance for a number of projected improvements.

- *Department of Conservation Division of Recycling.* This is a matching grant fund which sponsors up to 50% of the cost for projects which are creative in using recycled projects.
- *Department of Education.* This grant program offers between \$400 and \$15,000 for environmental education programs. This includes outreach programs and others that provide education programs or schools and learning centers.

- *Environmental License Plate Fund.* This grant program offers between \$10,000 and \$3,000,000 for environmental conservation and restoration of natural habitats.

Federal Government Funding: In addition to the many State offered revenue sources, there are numerous Federal grant organizations set up to provide funding. The Department of Energy has funded numerous science education programs and conducts training around the country.

- *Museum Science Education Program.* This program features assistance for facilities that encourage science literacy within a planned development. It may include any specific aspect of the environment as it relates to an education message involving energy.

Another possible funding organization is the National Endowment for the Humanities. The NEH was established to offer assistance in the study of history, literature, archaeology and other disciplines related to the humanities. Numerous programs include:

- *Division of Education Programs:* This division supports projects designed to improve the substance and coherence of education in the humanities.
- *Division of Public Programs:* This division fosters public understanding and appreciation of the humanities by supporting projects that bring significant insights of these disciplines to general audiences through interpretive exhibitions, media presentations, lectures, symposia, printed materials and reading and discussion groups. Out of school projects for youths are welcome in all programs.

#### Management & Operations Funding

Development of capital funding strategies need to include long term funding requirements. Funding solicitations and capital campaigns will lay the ground work for "patron" development and identify sources for management and operations funds. Opportunities should be developed to create volunteer services, such as the Board of Trustees and other volunteers who donated their time to the non-profit group WCRYP. Formalizing the requests and donation procedures for specialized services and materials can help maximize the funds raised for



management and operations. Management and operations requirements should address all aspects of City Stables and the WCRYP programs including:

- physical maintenance of buildings (exterior & interior), equestrian facilities, grounds and program facilities (classrooms)
- program development and operations
- administrative management such as fund raising, accounting, long and short term planning.

Program funds and fees from private boarders will continue to offer the bulk of money for operations and management. Continuation of profitable programs and refinement of desirable programs to make them more profitable will be a on-going part of City Stable management.

## Planning Process

### **City Stable Master Plan Committee**

The Master Plan for City Stables was developed through a planning process that included four working sessions with a Committee made up of neighbors, boarders, interested persons, City Staff, and staff from the concessionaire, Wildland Canyon Ranch Youth Program. The committee met four times throughout process to provide review and guidance to the Amphion staff.

#### Working Session #1 - July 10, 1996.

The focus of the first working session was to confirm the proposed process and identify program needs and goals. The committee was asked to describe important factors to be considered in developing the plan. These considerations formed the basis for the preliminary Goals and Objectives and provided program guidance for developing three site alternatives.

#### Working Session #2 - September 11, 1996

At the second workshop three site alternatives were presented that provided a variety of site improvements and new facilities. A preliminary cost comparison was presented with improvement cost ranging from under \$400,000 to approximately \$1.1 million. The committee selected elements from each of the three schemes to be developed into a preferred draft master plan.

#### Working Session #3 - October 9, 1996

A draft Master Plan was distributed to committee members and the interested public prior to this working session. The draft plan provided a written description of the preferred improvements, recommended uses of the facility as well as management and operations considerations. A preliminary cost estimate was provided which identified project development in three phases. A drawing was included that depicted the arrangement of the proposed improvements. The focus of the meeting was a discussion of the preferred master plan and refinement of some of the proposed elements. The group also prioritized the improvements and discussed potential funding sources.

#### Working Session #4 - November 6, 1996

The 95% draft Master Plan was distributed to committee members and the interested public prior to this working session. The plan was a update of the previous draft refining the written description, graphics and preliminary cost estimate. The focus of the meeting was on the elements that had been changed since the October meeting as well as confirmation of the priorities. The group discussed additional refinements and the next steps need toward implementation of the Plan.

### **Community Meeting**

A community meeting was held on Saturday July 27 from 10:30 AM until noon. to provide an overview of the plan and invite public participation in the planning process. Flyers announcing the meeting had been distributed to the surrounding neighborhood and available at the stables. Nineteen participants signed in, most of whom live in the adjacent community.

Mr. Smith welcomed the participants to the meeting and gave a brief overview of the history of Wildcat Canyon Ranch Youth Program and the programs run at City Stables. Ms. Miller reviewed the planning process, project schedule, future opportunities for public review/ participation, as well as the contents of typical master plans. Mr. Stohler provided an overview of existing site conditions and site opportunities and constraints.

After the introduction and presentation, Ms. Miller facilitate a public input session. She reviewed preliminary goals and objectives and asked for comments from the group. The following ideas and concerns were raised by participants:

- ❖ The WCRYP manages its youth well; however there was concern expressed about the bare earth being a source for rocks that could be thrown at surrounding houses.
- ❖ The down wind homes get a lot of dust from the arena. The master plan needs to look at ring additives.
- ❖ Local springs or wells may be a source for water on the project. There is a well house to the north west (off of the property).
- ❖ Some of the problems have been experienced from the time the stable was used for boarding; especially erosion and people using the adjacent yards as a shortcut from Skyline Boulevard bus stop.
- ❖ A new fire hydrant is needed on the site.
- ❖ Grade changes from the newest house have resulted in erosion and excess dirt and water down the private road west of the site.
- ❖ The stables needs improve the standards of its appearance. The deteriorated buildings need to be fixed and painted. The stalls need to be cleaned out. Manure needs to be hauled out more frequently to reduce the amount on site. Look into birds for fly control.
- ❖ Concerned about the run-off from the covered arena.
- ❖ Manure composting critical to reduce odors.
- ❖ Goal of 30 horses, 1/3 WCRYP and 2/3 private boarders.
- ❖ There needs to be improved signage for the facility and to reduce trespassing on private property. Hikers come off the EBRPD Goldenrod trail and have no idea how to connect with other trails to the north.
- ❖ Work with EBRPD to improve trail connections. Goldenrod trail will be opening a horse camp soon.
- ❖ Minimize impact of the programs on neighbors. A buffer is important especially along the houses to the north (that front onto Clarepointe Way).
- ❖ Fly and dust control are important to neighboring houses.
- ❖ At the driveway intersection with Skyline provide a one way sign and some type of barrier to prevent drivers from illegally crossing the median. The existing situation in dangerous.
- ❖ Neighbors located to the north of the site are concerned about maintaining sun. The buffer is important but it should be tall shrubs or small trees to not block solar access.
- ❖ Provide timers for the lights around the arenas with house side shields.
- ❖ Establish hours of use: 6:30 am - 9:30 or 10:00 PM to respect neighbors privacy.

- ❖ Screen horse trailers from view with plantings of trees or shrubs.

As a wrap up the participants were reminded they were invited to attend future committee meetings. Participants were also encouraged to take extra comment sheets and project schedules and inform their neighbors or any others they think might be interested in the planning process for City Stables.

## Participants

### City Stables Master Plan Committee

Judi Bank, Metropolitan Horsemen's Association

Chelsey Sibley

Jody Merriam, Oakland Parks Recreation & Community Affairs

Lila & Jack Wahrhaftig, Neighbors

Paul Breeke-Miesner

Carol Babington, Boarder

Lise Stampfli-Torme, Citizens of Oakland for Open Space

Howard Neal, Friends of Oakland Park & Recreation

Harvey Smith, Wildcat Canyon Youth Ranch Program

### Community Meeting Participants

Anne Woodell

Charlotte Misner

Geo & Hetty Chong

Bob Kinney

Susan Burnett

Lori and Rich Kline

Dona & Bernie McCabe

Judi Bank

Petalyn Swart

Katherine Moore

Bill Schurer

Jack & Lila Whahaftig

Howard Neal

Julie Habiger

Geoffrey Porter

### Amphion Staff

Cheryl Miller, Project Manager

Scott Stohler, Project Designer

Nancy Bardach, Project Architect

## Project Goals and Objectives

- ❖ Provide a realistic development and management program that is fiscally viable in the long run. Develop conceptual costs estimates and phasing scheme for implementation of the plan.

### Programs

- ❖ Encourage community involvement in the Stables.
- ❖ Develop programs through which private boarders and the public work together, such as horse shows, mentoring programs, play days etc.
- ❖ Expand the current Western style riding program to include English style such as dressage, 3 day events, jumping etc. to display the different elements of equestrian arts.
- ❖ Provide public outreach programs for youth and disabled. Wildcat Canyon Ranch Youth Program focuses on horse care, riding and training, sustainable agriculture, environmental education programs and adult peer mentoring programs. Identified utilization of the site to allow program link to Oakland Schools and other youth programs. At-risk youth programs are often attractive to grant funders and may provide a needed implementation edge.
- ❖ Change the name from "City Stables."

### Physical Site Features

- ❖ Maintain the uniqueness of the site and the rural feeling of the area. Protect the historic feeling of the site and buildings. Develop design guidelines for preservation of the historic nature of the property.
- ❖ Develop the facility to complement, not compete with the other horse barns in the East Bay.
- ❖ Identify public areas versus areas for boarders/ equestrians to provide for safety of visiting public and reduce liability to private boarder.
- ❖ Recommend changes to existing buildings, trails, horse arenas, parking areas, vehicle and pedestrian circulation, and other facilities to create an improved facility and quality animal care.
- ❖ Provide improved or additional equestrian facilities such as a lighted arena for riding after work (in winter dark) and a turnout ring.
- ❖ Add permanent water supplies, fencing and raised bed for WCRYP program's vegetable garden areas.
- ❖ Identify a location and develop tent platforms suitable for WCRYP program's

small group overnight camping.

- ❖ Add fire hydrants and maintain roads for emergency vehicles for fire safety.

**Management**

- ❖ Continue a well run program in bringing at-risk youth into the neighborhood while maintaining the security of surrounding property owners.
- ❖ Develop a manure management plan. Location of composting area is critical: must be accessible, but minimize impacts to surrounding uses.
- ❖ Develop a dust mitigation program at the arenas.
- ❖ Develop an erosion control program.
- ❖ Provide a vegetation management program to reduce fire hazards on site.
- ❖ Provide a noise control program.

## Historic Preservation Design Guidelines

Oakland City Stables  
13560 Skyline Blvd., Oakland CA

### Introduction

Oakland City Stables, situated on a 7.2 acre wooded knoll above Skyline Boulevard in Oakland, consists of a number of buildings along the top of the hill, a feed storage building, an open arena and a covered arena, paddocks and open fields. The structures at the hilltop are a complex of three closely spaced buildings. Both human and horse-related (or 'Agricultural' as the code calls them) uses or activities occur in the existing buildings. The complex currently houses a public riding and training program for Oakland youth, and boards privately owned horses.

Preliminary review of the historic resources at the site and local archives indicated that while the site may have locally valuable resources there is no documentation to support either state or national significance. From a preservation standpoint this translates to a practical approach of adaptive reuse of the structures rather than historic restoration. It is recommended that the site be recognized as having a distinctive style and architectural features and that efforts be made to protect these character defining aspects.

*The buildings throughout the site are of similar scale with various roofing and exterior wall materials. The structures also have small scale historical features worth restoring or protecting during future renovations. A preliminary code review has been undertaken to understand the potential regulations that may apply to continued or future use of the site. Following that review is a list of the defining historic features that may serve as a guide for future work. The last section includes a site chronology and a list of archives used during this research.*

### I. Building Code Related Issues

#### Location on Property

Code requires fire-resistive protection of exterior walls and openings (door and window) if the structure is located close to a property line. In this site, without a survey or property title search, it is not certain exactly where the legal back property line is. It may be so close to the structures as to require, during future building upgrades, extensive fire resistive work at the north walls of all proximate buildings.

#### Building Type/ Building Materials

The current buildings' construction materials and areas are considered to be construction type VN, the least fire-resistant category in the code. All new roofing is required by Oakland fire district regulations to be Class A, highly fire-resistant.

#### Allowable Area of Buildings and Uses (occupancies)

The Agricultural buildings are assumed in the future to continue as equestrian stable and animal husbandry occupancies. All three structures are considered to be a single type VN building, approximately 9200 square feet in area, and need no particular code-driven renovations except for fire-resistive back walls (see Location on Property above) and the addition of more fire exits, since maximum distance of travel to a fire exit cannot exceed 300 feet.



OPR: City Stables - Reject Proposals for Concession and Implement Youth Programs

Potential future uses (occupancies) of the other buildings are listed below, with the maximum number of people (Code-defined) permitted to occupy them.

- Assembly (A-3) 225 people
- Educational (E) 169 people
- Office (B) 34 people
- Residential (R-3) 12 people

A small eating and drinking establishment (*for under 50 people*) would also be allowable in the 'Office' category.

The primary code-required upgrade required at the existing buildings is to provide a fire separation between the human-use buildings and the stables. This can be done two ways:

- 1) Build an 'area separation wall' between the Storage room east of the Classroom and the stables at Agricultural Building #1, and continue this fire-resistive wall 30" above the roof and possibly through the front and back walls.

For Assembly and Educational occupancy, this wall should be 4-hour rated. This would have to be an 8"-16" masonry wall or a 7" thick concrete wall (designed for the required fire-rating) on a concrete foundation. For Office or Residential, this wall can be 1 hour rated.

- 2) Build two, fire-rated exterior bearing walls, one at the Classroom's east wall, one at the stable's west wall, separating the structures into two buildings, for Code analysis. The 10 foot gap between buildings may be open to the sky or may remain roofed over, as a 'pedestrian walkway'.

For Assembly, Educational and Office occupancy, these two new walls must be 1-hour rated and may have 3/4 hour rated openings in them, for light and air but not for code fire exiting. For Residential use, no fire rating is required by code.

### **Building Exiting and Access**

Each of the above occupancies requires a minimum of two required fire exits, but given the elongated and segmented spaces, more would be required for safety. Since the structures and equestrian program are open to the public, proper 'access' provisions are also required to meet federal Americans with Disabilities Act (ADA) requirements incorporated into the California UBC/ Title 24 Code. This means, at a minimum, add a handicapped ramp up to the Main House front door, widen interior doorways and passageways for wheelchair use, and install handicapped accessible public restrooms.

Other code requirements have to do with accessibility to the site for handicapped members of the public. Site requirements include accessible parking spaces, a route of travel from these to the facility's 'front door', including ramps up steep slopes, if needed.

### **Seismic/ Engineering Check**

A seismic and structural review of all structures is recommended, although it is not a part of this preliminary review.

### **Modifications to Existing Structures, per Code**

New work or additions to the existing buildings must comply with new, current codes, and cannot reduce the safety of the existing structures or cause them to be in violation of any Code provisions. Such renovations will not require the entire building to be brought up to code.

The 'historic' value of the structures might permit some exceptions to code, or use of the Historic Building Code, if agreed to by the building official, and provided the local jurisdiction (Oakland) designates the buildings as 'historic', provided that unsafe conditions, per Code, are corrected, and if "the restored buildings...will be no more hazardous based on life safety, fire safety and sanitation than the existing buildings."

## II. Historic Preservation Design Guidelines

**Philosophy/ Preservation Approach:** A preservation approach compatible with adaptive reuse is recommended for City Stables. The preliminary review of site history and existing resources did not indicate any resources that meet the National or State Register Criterion for historic sites. The site may have local significance; however, the lack of documentation (plans, photos, written or oral histories) and the limited scope of this investigation could not support a strong restoration approach.

The lack of register level significance does not negate the value of City Stables from an architectural, cultural or aesthetic view point. The Secretary of Interior's Standards for Rehabilitation offer an internationally accepted approach to identifying and protecting those features that contribute to the historic value of the site. They focus on retaining as much of the historic fabric as possible -- repairing rather than replacing. These standards recognize the need for new features, such as access ramps, and recommend that they not damage historical elements. Most importantly is the criteria for research and documentation prior to actual work so as not to create a false "historic" look that never actually existed except in the imagination of a designer.

These standards look at the main components of the structures and site, as well as how to integrate modern public uses such as health and safety codes and energy retrofitting. The following offers an overview of the standards and how they might be applied to City Stables. More details can be found in the actual standards available from the Preservation Assistance Department of the National Park Service.

### A. Building Exteriors

#### 1. Building Materials

- a. Maintain the overall facade, with its buildings linked by scale and appearance, and its palette of compatible materials and styles.
- b. Stone:
  - Maintain existing stone features and surface finishes such as chisel cut stone stairs at Main House and stone floor edging visible at (enclosed) Verandah.
  - Maintain/ repoint brick chimney at west wall of Main House.
- c. Stucco: Maintain exterior stucco surface texture and white paint color at Main House, Dwelling and Classroom buildings.
  - Restore stucco archways at Verandah openings, remove infill walls, windows and non-complying exterior door at west face.
  - Repair stucco arch at northwest corner of Main House.
- d. Wood features:
  - Maintain board siding and doors, wood framed windows, identify original paint colors.
  - Repair wood posts, bracing at porch to match
  - Retain wood post pattern at stucco wall of Classroom
- e. Metal work features:
  - Keep metal roof materials at Agricultural Buildings.
  - Maintain metal worked hand railings

- Maintain metal worked door hinges @ Main House front door
- Maintain metal worked horseshoe handles @ stall doors

**2. Roof:**

- Maintain existing cornice & parapet shapes, finials and details
- Maintain front facade line. Should code require Agriculture and Classroom buildings be separated, with pedestrian walkway between the opening should be designed with some type of arch or other feature to maintain the connected front facade.
- Clay Tile: maintain roofing tiles' size, color and pattern; maintain tile-covered, mansard roof facade at fronts of buildings.

**3. Windows:**

- a. Wood windows at Main House: Repair glazing, glazing compound and painted wood trim in original styles, colors, materials.
- b. Metal windows at Main House, Verandah: remove added wall filling original arches and remove added metal windows. Investigate appropriate type of porch railing.

**4. Entrances and Porches:**

- a. Develop handicapped access ramp to front door in compatible style and materials that is structurally independent of building. Retain door alcove.
- b. If the Verandah remains enclosed and the existing top landing and stairs at west end of Main Building must be rebuilt for safe exiting and hand railings must be added, replicate original stonework; make addition 'removable' in future.

**B. Building Interiors**

**1. House**

- a. Structural systems:
  - Maintain appearance of chain-anchored, exposed log beams at living room ceiling
  - Conceal any seismic work recommended by Structural Engineers, if possible.
- b. Interior spaces, features and finishes: Preserve size, configuration of important rooms, spaces.
  - Second floor, tower room; metal stair railing
  - Main living room, and its beams, windows, French doors
  - Wagon wheel light fixture
  - Fireplace: stone surround and mantel
  - Floor finish at front door
- c. Mechanical system:
  - Retain & repair existing system rather than replacing it
  - Maintain existing duct openings, etc. as is
  - Kitchen equipment

**2. Agricultural Buildings**

- a. Structural systems:
  - Maintain appearance and structural performance of existing; upgrade as required in same materials
  - Conceal any seismic work recommended by Structural Engineers, if possible.
- b. Interior spaces, features and finishes:
  - Wood planking
  - Stall doors, hardware
- c. Mechanical systems, if any
  - Maintain existing duct openings, etc. as is

**C. Building Site**

1. Identify and retain circulation routes as defined by sidewalks, fences, or planting.
2. Continue search for documentation on historic site layout, circulation patterns and plant materials. Incorporate into proposed master plan as feasible.
3. Signage should not attempt to mimic a "historic" style, but rather be low key and compatible with the overall architectural features.
4. Site Lighting: new light fixtures shall be unobtrusive and clearly modern rather than 'theme' historic.

**D. Health & Safety Code requirements**

- New hand railings
- New stairs, fire exits
- Maintain/ restore appearance of stone landings if rebuilt.
- New access
- Maintain same roofing materials in all buildings, if possible, when installing Class A, per fire code requirements.
- New restrooms in Main House, and throughout site.

**E. Energy Retrofitting**

1. Maintain appearance of any features modified for energy improvements.
  - Maintain appearance of doors modified for energy improvements.
  - French doors to living room: if open Verandah is restored, repair French doors to maintain original appearance while making them weather tight.
  - Weather stripping, door seals and the like added at human habitation buildings shall be concealed.
  - Any work at windows in second floor tower at Main House - keep original spool-cut wood frames

### III. Chronology

- 1820 Don Luis Maria Peralta was given a large land grant, Rancho San Antonio, by the Spanish governor, Soto. Included in it was the present day site of Oakland City Stables.
- 1840 Ygnacio Peralta inherited the land.
- ? 133.5 acres were deeded to Robert Simson.
- 1901 Realty Syndicate Co. (Francis 'Borax' Smith's company) foreclosed on the property & later went bankrupt & lost the land.
- 1938 Beacon for airline pilots, installed and removed about 1970. "Airway San Francisco - Salt Lake Site No. 1A" For the beacon, 55/1000 of an acre were leased by the U.S.A. from Syndicate Idora Co. Ltd. owners

During the 40's and 50's at this site the Shriners trained their black and white pintos in precision riding for parades and public events.

- 1939 West Coast Properties (President, Fred V. Bemis) purchased the land and built the main house, shed and stables. The property is described in City Building Permit ledger as "North side of Skyline Boulevard - 1.7 miles east of Redwood Road."

#### Building Permit Applications #:

- A 77740 N - 1.7 mi. E. of Redwood Road (1 story, 3 room dwelling)
- A 77741 N - 1.7 mi. E. of Redwood Road (1 story stable)
- A 77742 N - 1.7 mi. E. of Redwood Road (1 story feed shed)
- A 78943 N - 1.7 mi. E. of Redwood Road (addition)
- 1940? Redwood water tank was placed on the hillside (water supply for Hillcrest Estates.) EBMUD sold the redwood tank when Madrone Reservoir was built. There was also a USGS survey monument on this site.
- 1950 El Rancho San Antonio, Inc. (five businessmen, horsemen, who belonged to the Aahmes Shrine) purchased the property and added to the house (presumably the link between the house and the stables, where the Classroom is currently.)
- 1956 Aahmes Shrine Rangers, precision horse troop, hosted their annual Wild West Show here. For this event they "converted a large raw area into a neat show ring."
- 1973 Harry & Mary Dunn bought the property and ran Vista Madera Stables, boarding about 60 horses.
- 1979 (Building Permit Application) the Dunns built the covered arena.
- 1990 City of Oakland bought 7.2 acres @ \$2,250,000

#### Archival Resources

- City of Oakland
- Historic records staff in the Office of City Planning
  - Building Permits records

Oakland Library	Oakland History Room collection at Main Branch
Aahmes Shrine	Now in San Leandro; telephone conversations with several people (photo research) who remember the Shriners' use of the site' in the 1940's and 50's.
News Clippings File	At City Stable office. on site.
Oakland Museum	Photographic archives check ongoing. No photos identified in collection

# OAKLAND CITY COUNCIL

RESOLUTION NO. 73891 C. M. S.

INTRODUCED BY COUNCILMEMBER \_\_\_\_\_



## RESOLUTION AUTHORIZING ADOPTION OF THE OAKLAND CITY STABLES MASTER PLAN DATED DECEMBER 4, 1996 AND REVISED ON APRIL 24, 1997

WHEREAS, the City of Oakland purchased the Oakland City Stables (formerly Vista Madera Stables) with Measure K funds in the amount of \$2.225 million in 1991; and

WHEREAS, in 1995 the Oakland City Council authorized the Friends of Oakland Parks and Recreation to manage funds providing emergency facility repairs and development of a long range master plan for the Oakland City Stables; and

WHEREAS, the Friends of Oakland Parks and Recreation developed a committee of community representatives, horse enthusiasts, educators, and City staff to assist in developing the Oakland City Stables Master Plan (the Oakland City Stables Master Plan Committee); and

WHEREAS, the Oakland City Stables Master Plan Committee selected an Oakland-based consultant to develop the Oakland City Stables Master Plan; and

WHEREAS, the Oakland City Stables Master Plan was completed and approved by the Oakland City Stables Master Plan Committee on December 4, 1996; and

WHEREAS, the Parks and Recreation Advisory Commission reviewed the Oakland City Stables Master Plan at their regular meeting on April 23, 1997 and recommended the plan for adoption provided that the named concessionaire be replaced in the text with "concessionaire"; and

WHEREAS, the conditions of approval from the Parks and Recreation Advisory Commission were met on April 24, 1997; and

WHEREAS, the Life Enrichment Agency, Parks, Recreation and Cultural Services approve of the April 24, 1997 revision of the Oakland City Stables Master Plan and recommend adoption; now therefore be it

RESOLVED: That the Oakland City Council finds the Oakland City Stables to be a unique and valued public facility in the City of Oakland; and be it

FURTHER RESOLVED: That the Oakland City Council hereby finds the Oakland City Stables Master Plan to be a comprehensive document; and be it

FURTHER RESOLVED: That the Oakland City Council adopt the Oakland City Stables Master Plan dated December 4, 1996 and revised April 24, 1997; and be it

FURTHER RESOLVED: That the Office of the City Attorney has approved this resolution as to form and legality and a copy will be on file at the Office of the City Clerk.

IN COUNCIL, OAKLAND, CALIFORNIA, OCT 28 1997, 19    

PASSED BY THE FOLLOWING VOTE:

AYES-BRUNNER, CHANG, ~~DE LA FUENTE~~, MILEY, NADEL, RUSSO, SPEES, REID, and PRESIDENT HARRIS — 8

NOES- None

ABSENT- None

ABSTENTION- None

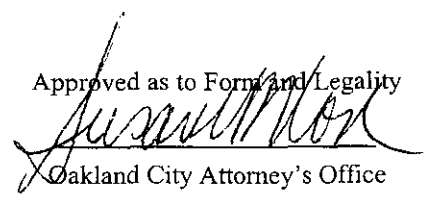
Excused - De la Fuente - 1

ATTEST: Ceda Floyd  
CEDA FLOYD  
City Clerk and Clerk of the Council  
of the City of Oakland, California



OFFICE OF THE CITY CLERK  
OAKLAND

Approved as to Form and Legality



Oakland City Attorney's Office

2007 FEB -1 PM 3:00

# OAKLAND CITY COUNCIL

RESOLUTION NO. \_\_\_\_\_ C.M.S.

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## RESOLUTION REJECTING ALL SUBMITTED PROPOSALS AND CLOSING THE REQUEST FOR PROPOSALS (RFP) PROCESS FOR THE CONCESSION AT OAKLAND CITY STABLES

**WHEREAS**, the City is the fee simple owner and the Office of Parks and Recreation is the custodial agency of the real property located at 13560 Skyline Boulevard, Oakland, California, known as "City Stables"; and

**WHEREAS**, the Office of Parks and Recreation is responsible for overseeing and managing the operations of City Stables which has historically been provided by a concessionaire; and

**WHEREAS**, in April 2006, the Office of Parks and Recreation issued a Request For Proposals for the concession at City Stables and received two proposals; and

**WHEREAS**, a panel of horse owners, equestrians, City Stables neighbors and City staff ranked the two proposals based on an objective set of criteria; and

**WHEREAS**, at the July 11, 2006 Life Enrichment Committee meeting of the City Council, Parks and Recreation staff presented a recommendation to begin negotiations with the first-ranked organization; and

**WHEREAS**, the Committee directed staff to verify the organization's funding sources and obtain more information about programs proposed to serve inner city youth in Oakland; and

**WHEREAS**, at the July 25, 2006 City Council meeting Parks and Recreation staff presented a recommendation requesting that City Council allow staff more time to research the organization's financial backing and program plans; and

**WHEREAS**, staff were not able to verify the organization's financial claims and continued to have concerns that the organization's priorities were not consistent with City Council's stated goals for the site; and

**WHEREAS**, on December 14, 2006, in a meeting with the City Administrator, representatives of the organization rejected an offer to partner with the Office of Parks and Recreation to offer youth equestrian programs at City Stables in lieu of a concessionaire agreement; now, therefore, be it

**RESOLVED:** that the City Council hereby rejects all submitted proposals and closes the RFP process for the concession at City Stables; and be it

**FURTHER RESOLVED:** That the Office of the City Attorney has approved this resolution as to form and legality and a copy will be on file in the Office of the City Clerk.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2007.

**PASSED BY THE FOLLOWING VOTE:**

AYES- BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID and  
PRESIDENT DE LA FUENTE

NOES-

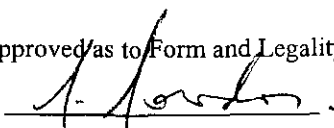
ABSENT-

ABSTENTION-

ATTEST: \_\_\_\_\_

LaTonda Simmons  
City Clerk and Clerk of the Council  
of the City of Oakland, California

OFFICE OF THE CITY CLERK  
2007 FEB -1 PM 3:29

Approved as to Form and Legality  
  
Oakland City Attorney's Office

# OAKLAND CITY COUNCIL

RESOLUTION No. \_\_\_\_\_ C.M.S.

## RESOLUTION

1. **AUTHORIZING THE OFFICE OF PARKS AND RECREATION TO ENTER INTO AGREEMENTS WITH EQUESTRIAN ORGANIZATIONS TO OFFER YOUTH EQUESTRIAN PROGRAMS AT CITY STABLES FOR ONE YEAR TO ASSESS THE LONG TERM VIABILITY OF THE PROGRAMS;**
2. **AND TO AMEND AND READOPT THE CITY STABLES MASTER PLAN**

**WHEREAS**, City Stables offers a unique opportunity to provide specialized programs to underserved youth in Oakland; and

**WHEREAS**, the City wishes to preserve City Stables' natural beauty and utilize the property as an equestrian center; and

**WHEREAS**, the City has been engaged in a search for an appropriate concessionaire for City Stables since September 2004 and has rejected all proposals; and

**WHEREAS**, as part of its mission, the Office of Parks and Recreation offers quality recreation services, activities and programs open to all Oakland residents and visitors; and

**WHEREAS**, the Office of Parks and Recreation has the capacity to enter into agreements with equestrian organizations to offer equestrian programs specially designed to serve inner city youth; and

**WHEREAS**, the Master Plan for City Stables was adopted in April 1997 and therefore will be ten years old in April 2007; and

**WHEREAS**, the original Master Plan for City Stables makes numerous references to the Wildcat Canyon Ranch Youth Program (WCRYP), a past concessionaire at City Stables that no longer operates the site; and

**WHEREAS**, the existing City Stables Master Plan will retain its relevancy if the terms "concessionaire" and "program provider" are substituted in place of the terms "Wildcat Canyon Ranch Youth Program" and "WCRYP" with each term being substituted as appropriate to the meaning of the original text; and

**WHEREAS**, Oakland Municipal Code 17.135.050 regarding *Special requirements for projects consistent with Park Master Plans* states that projects qualify for minor conditional use permits only if the Master Plan in question has been adopted within ten years of the date of the application; and

**WHEREAS**, the City may still implement facility improvements outlined in the existing plan, therefore, the City Stables Master Plan must be readopted to expire in 2017, in order to streamline permitting processes for projects at the site; now, therefore, be it

**RESOLVED:** that the City Council hereby authorizes the Office of Parks and Recreation to enter into agreements with equestrian organizations to offer youth equestrian programs at City Stables for a period of one year within the City Administrator's financial limits of contracting authority in order to assess the long term viability of the programs; and be it

**FURTHER RESOLVED:** that the City Council hereby amends the City Stables Master Plan to substitute the terms "concessionaire" and "program provider" in place of the terms "Wildcat Canyon Ranch Youth Program" and "WCRYP" with each term being substituted as appropriate to the meaning of the original text; and be it

**FURTHER RESOLVED:** that the City Council hereby readopts the City Stables Master Plan as filed and approved in 1997 and hereby amended, therefore extending the validity of the Master Plan to 2017; and be it

**FUTHER RESOLVED:** That the Office of the City Attorney has approved this resolution as to form and legality and a copy will be on file in the Office of the City Clerk.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2007.

**PASSED BY THE FOLLOWING VOTE:**

AYES- BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID and PRESIDENT DE LA FUENTE

NOES-

ABSENT-

ABSTENTION-

ATTEST: \_\_\_\_\_  
LaTonda Simmons  
City Clerk and Clerk of the Council  
of the City of Oakland, California