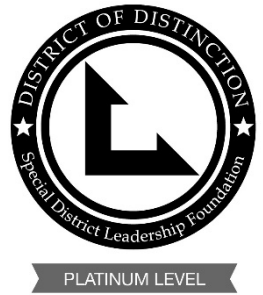




# TOWN OF DISCOVERY BAY

A COMMUNITY SERVICES DISTRICT



## SDLF Platinum-Level of Governance

President – Ashley Porter • Vice-President – Michael Callahan • Director – Kevin Graves • Director – Bryon Gutow • Director – Carolyn Graham

**NOTICE OF THE REGULAR MEETING  
OF THE PARKS AND RECREATION COMMITTEE  
OF THE TOWN OF DISCOVERY BAY  
Wednesday, November 1, 2023, 4:30 P.M.**

**TO ATTEND IN PERSON:** The meeting will be held at the Community Center located at 1601 Discovery Bay Boulevard.

In addition to physical attendance at the address indicated above, the Town of Discovery Bay Community Services District is offering the following teleconferencing options as an alternative means for the public to participate in this meeting.

**TO ATTEND BY ZOOM WEBINAR:** <https://us06web.zoom.us/j/83080753986>

**TO ATTEND BY PHONE:** +1 (669) 444 9171 or +1 (719) 359 4580 **WEBINAR ID:** 830 8075 3986

Download Agenda Packet and Materials at <http://www.todb.ca.gov/>

**Parks and Recreation Committee Members**

*Chair Bryon Gutow*

*Vice-Chair Michael Callahan*

**A. ROLL CALL**

1. Call business meeting to order 4:30 p.m.
2. Roll Call.

**B. PUBLIC COMMENTS (Individual Public Comments will be limited to a 3-minute time limit)**

During Public Comments, the public may address the Committee on any issue within the District's jurisdiction which is not on the Agenda. The public may comment on any item on the Agenda at the time the item is before the Committee for consideration. Any person wishing to speak will have 3 minutes to make their comment. There will be no dialog between the Committee and the commenter as the law strictly limits the ability of Committee members to discuss matters not on the agenda. We ask that you refrain from personal attacks during comment, and that you address all comments to the Committee only. Any clarifying questions from the Committee must go through the Chair. Comments from the public do not necessarily reflect the viewpoint of the Committee members.

**C. DRAFT MINUTES TO BE APPROVED**

1. Approve Parks and Recreation DRAFT Meeting minutes of September 6, 2023.

**D. PRESENTATIONS**

**E. UPDATES**

1. Discovery Bay Boulevard Refresh.
2. Cornell Park Bathrooms.

**F. DISCUSSION**

1. Discussion and Possible Feedback to Remodel Community Center Restrooms.

**G. FUTURE DISCUSSION/AGENDA ITEMS**

**H. ADJOURNMENT**

1. Adjourn to the next Standing Parks and Recreation Committee meeting on January 3, 2024, at the Community Center located at 1601 Discovery Bay Boulevard.

"This agenda shall be made available upon request in alternative formats to persons with a disability, as required by the American with Disabilities Act of 1990 (42 U.S.C. § 12132) and the Ralph M. Brown Act (California Government Code § 54954.2). Persons requesting a disability related modification or accommodation in order to participate in the meeting should contact the Town of Discovery Bay, at (925) 634-1131, during regular business hours, at least forty-eight hours prior to the time of the meeting."

"Materials related to an item on the Agenda submitted to the Town of Discovery Bay after distribution of the agenda packet are available for public inspection in the District Office located at 1800 Willow Lake Road during normal business hours."



# TOWN OF DISCOVERY BAY

A COMMUNITY SERVICES DISTRICT

**SDLF Platinum-Level of Governance**



PLATINUM LEVEL

President – Ashley Porter • Vice-President –Michael Callahan • Director – Kevin Graves • Director – Bryon Gutow • Director – Carolyn Graham

**MINUTES OF THE REGULAR MEETING  
OF THE PARKS AND RECREATION COMMITTEE  
OF THE TOWN OF DISCOVERY BAY  
Wednesday, September 6, 2023, 4:30 P.M.**

**Parks and Recreation Committee Members**

*Chair Bryon Gutow*

*Vice-Chair Michael Callahan*

**A. ROLL CALL**

1. Called business meeting to order 4:30 p.m.
2. Roll Call was taken, and all members were present.

**B. PUBLIC COMMENTS (Individual Public Comments will be limited to a 3-minute time limit)**

- The speaker loves the pool. He also mentioned dead trees on Clipper Drive. He would like to place a landscaping survey on Nextdoor.

**C. DRAFT MINUTES TO BE APPROVED**

1. Approve Parks and Recreation DRAFT Meeting minutes of July 5, 2023.

Vice-Chair Callahan made a motion to approve the Parks and Recreation DRAFT Meeting minutes of July 5, 2023.

Chair Gutow seconded the motion.

Vote: Motion Carried – AYES: 2, NOES: 0, ABSTAINED: 0, ABSENT: 0.

**D. PRESENTATIONS**

None.

**E. UPDATES**

1. Cornell Park Projects.

Presented by Parks and Landscaping Manager Bill Engelman.

Prop 68 Projects Update:

- Basketball court and hoops are completed.
- Remaining projects are BBQ area, refurbishment of lawn area, benches, and garbage receptacles.
- Contract with the Corps will be brought to the Board of Directors meeting tonight.

Committee recommends bringing item to the Board of Directors.

**F. DISCUSSION**

1. Discuss Cornell Park Bathrooms.

Presented by Assistant General Manager Allan Cantando.

- There has been extensive graffiti and vandalism at the Cornell Park bathrooms.

General Manager Dina Breitstein mentioned several solutions for discussion:

- Tear down the restrooms.
- Tear down the restrooms and purchase an automatic locking restroom unit. They are costly.

Director Gutow suggested getting a quote on fencing for the restrooms.  
The committee would like to see the restrooms remain open.  
Staff will research several options.

Public Comment:

- The speaker suggested cameras and remote locking gates.

2. Discuss Uplighting at Discovery Bay Boulevard at Highway 4.

Presented by Parks and Landscaping Manager Bill Engelman.

- Staff received three quotes for replacing the lighting. They were \$10,000, \$13,000, and \$17,000.
- Solar lighting is not a viable solution for the area.
- Committee recommends bringing the item to a future Board Meeting.

3. Discuss Community Center Parking Lot Issues.

Presented by Assistant General Manager Allan Cantando.

- Cars have been parking on the lawn area in front of the Community Center.
- Staff suggested placing signage throughout the parking lot stating violators are subject to tow.
- Staff suggested contracting with a tow company.

Committee agrees with placing signage.  
Item will be brought to a future Board of Directors Meeting.

Public Comment:

- Speaker suggested the use of large decorative rocks or logs.

4. Discuss Resurfacing of Cornell Park Tennis Courts, Wall Ball Court, and Slifer Park Basketball Court.

Presented by Recreation Supervisor Monica Gallo.

- Staff will bring to the full Board of Directors a proposal to contract with Saviano to resurface one tennis court, two pickleball courts at Cornell Park, and the basketball court at Slifer Park, as well as resurface the wall ball court.

Committee agrees with bringing the item to the full Board of Directors.

5. Discuss the Purchase of a Sit-Down Lawn Mower.

Presented by Parks and Landscaping Manager Bill Engelman.

- Landscaping department currently has only one mower working consistently.
- Pape Machinery has a mower available for purchase for \$15,084.42.

6. Discuss Paws on Parade.

Presented by Recreation Supervisor Monica Gallo.

- The Lions Club would like to hold a Paws on Parade event at the Community Center.

Recreation Supervisor Monica Gallo gave an update on the new operating hours for the grounds:

- September 11<sup>th</sup>- October 1<sup>st</sup> : Close at 7:30p.m.
- October 2<sup>nd</sup> – November 5<sup>th</sup> : Close at 6:30p.m.
- November 6<sup>th</sup> – January 31<sup>st</sup> : Close at 5:00p.m.
- February 1<sup>st</sup> – March 12<sup>th</sup> : Close at 6:00p.m.
- March 13<sup>th</sup> – April 16<sup>th</sup> : Close at 7:30p.m.
- April 17<sup>th</sup> – September : 8:00p.m.

Public Comment:

- Speaker suggested getting lights at the pickleball courts.

**G. FUTURE DISCUSSION/AGENDA ITEMS**

None.

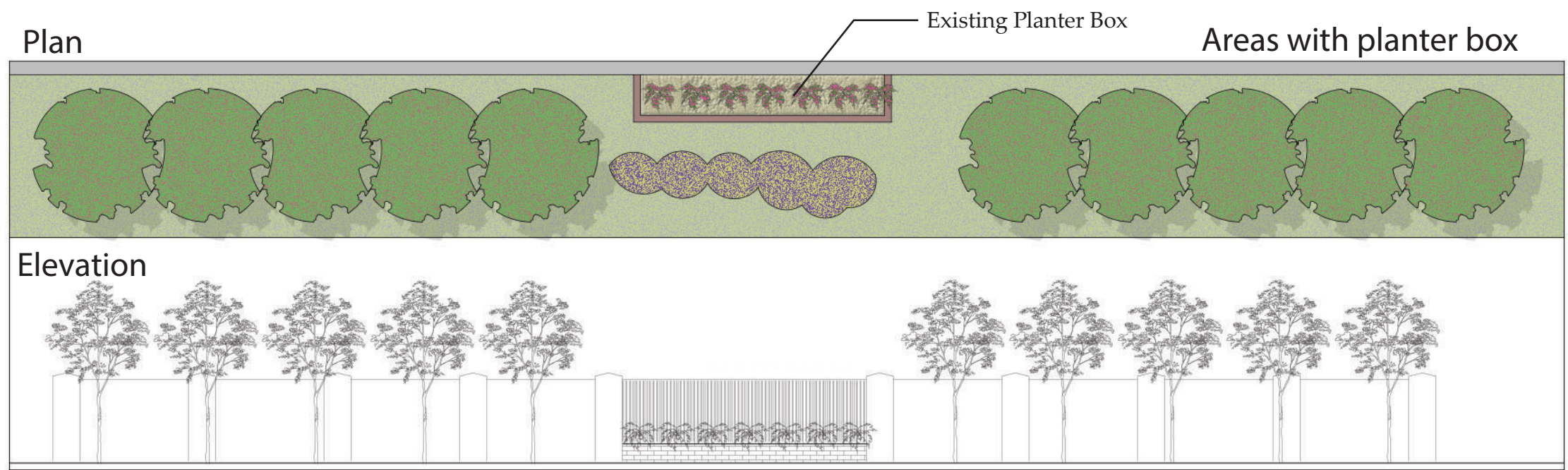
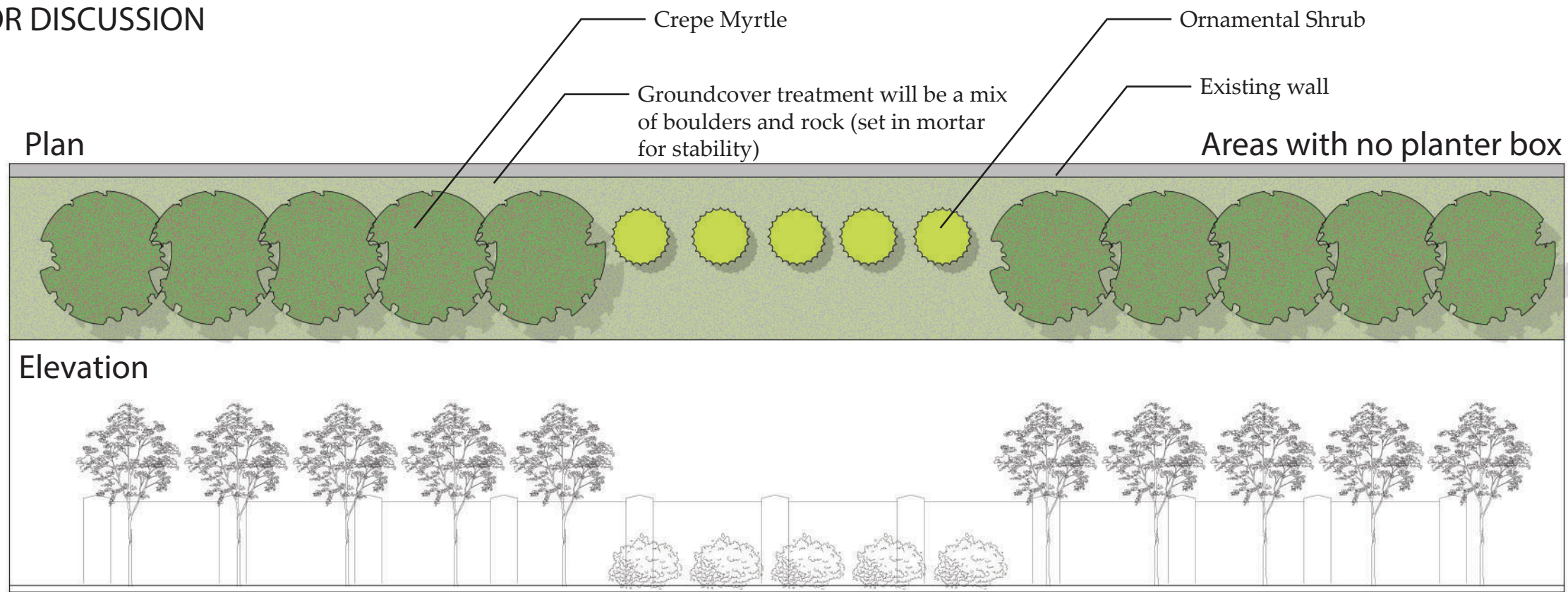
**H. ADJOURNMENT**

1. Adjourned at 5:02p.m. to the next Standing Parks and Recreation Committee meeting on November 1, 2023, at the Community Center located at 1601 Discovery Bay Boulevard.

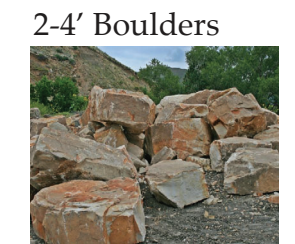
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FOR DISCUSSION



Example Materials



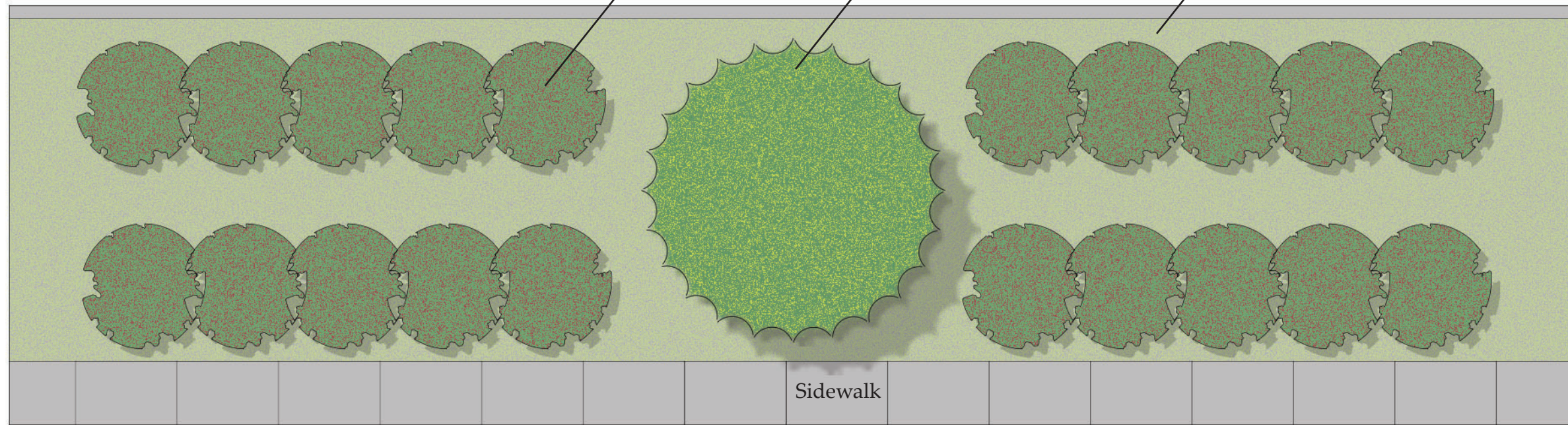
1"=10'

Design Intent: The east side of Discovery Bay Boulevard presents an opportunity to create a distinct pattern of vegetation using ornamental trees and shrubs. It will complement the west side as well.

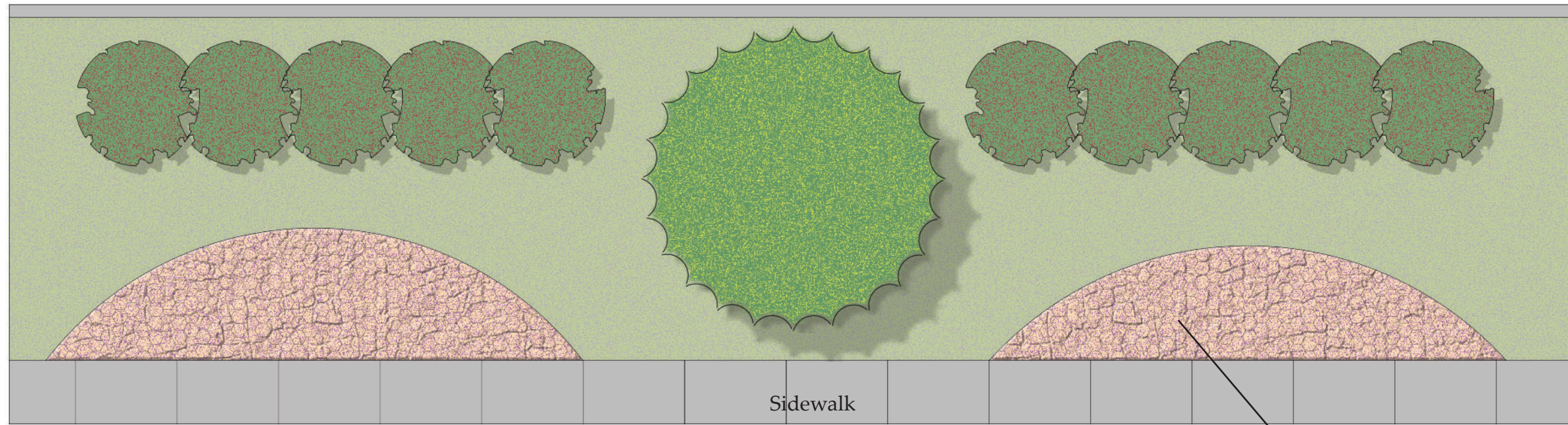


FOR DISCUSSION

Plan

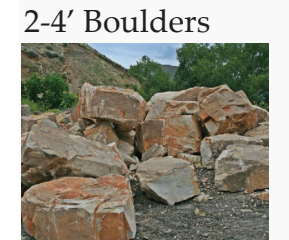


Plan



← N  
1"=10'

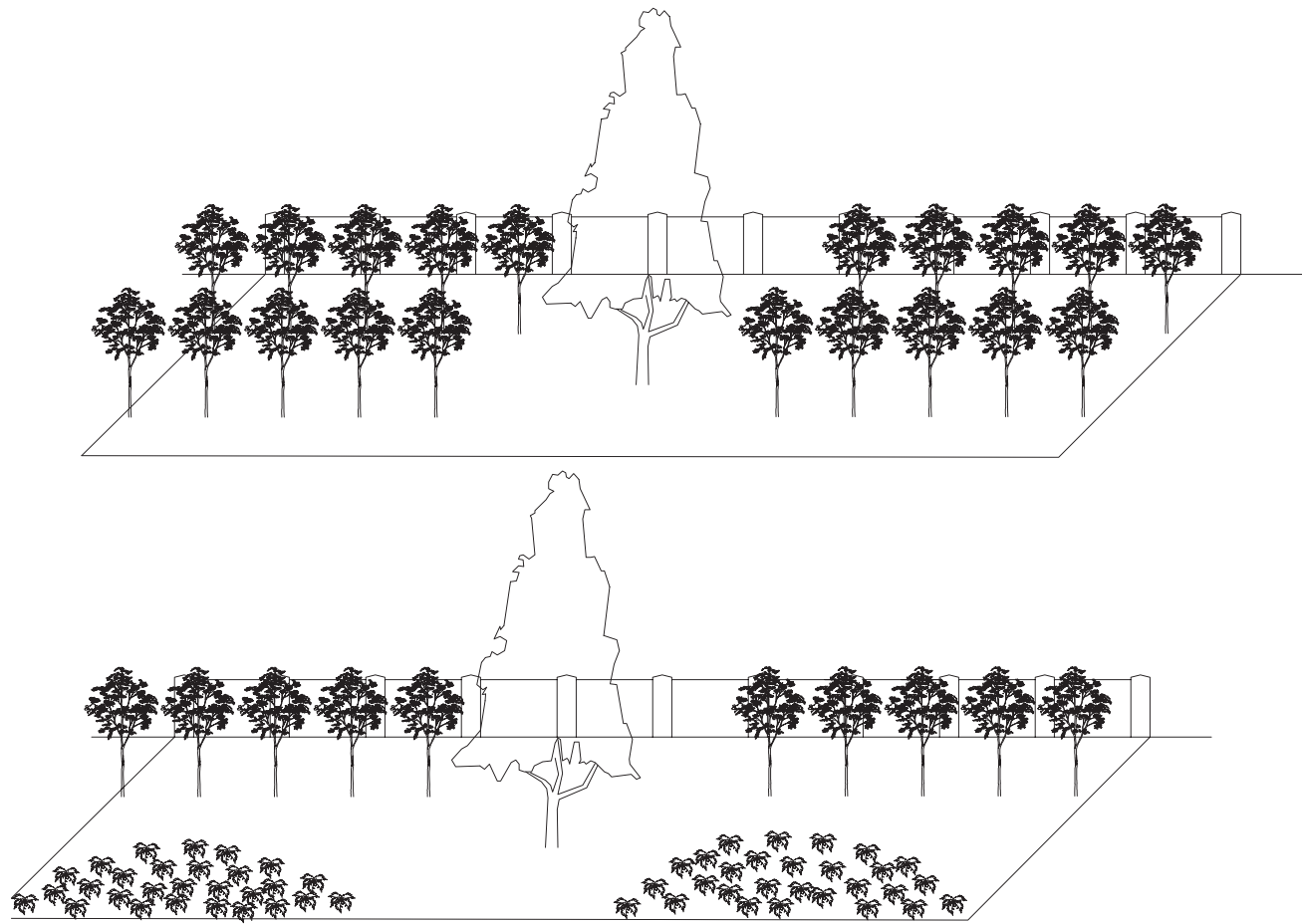
Example Materials



FOR DISCUSSION

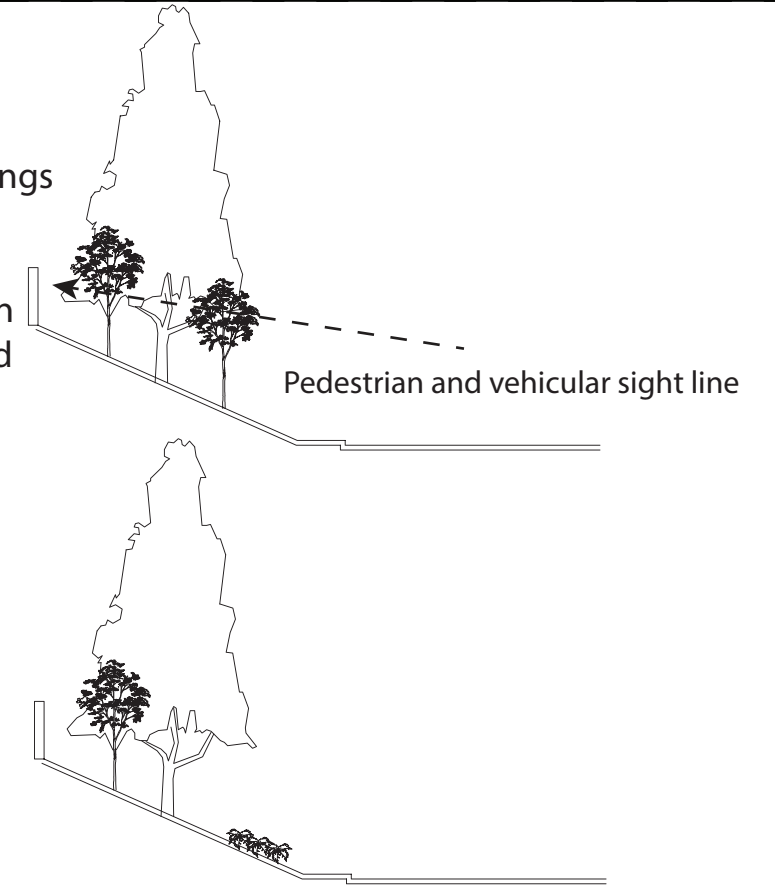
Vignette 1:

- Row plantings to create a visual block off the wall, yet planted with enough distance to be clear of wall failure
- Introduce large pines for winter interest and texture
- Large swaths of colorful vegetative groundcover



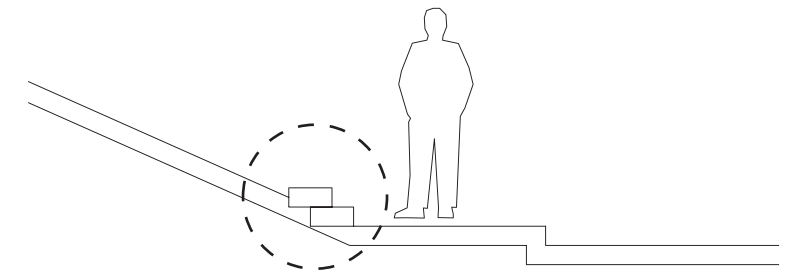
Vignette 2:

- Shows slope and how plantings can create a visual barrier
- Areas with no sound wall can be treated with a cobble and rock surface to discourage bike and motorbike use



Vignette 3:

- Create edge treatment to separate material and to keep it from leaking onto sidewalk
- Preventative measure to discourage bikes and motorbikes from riding the slope





# DELTA FENCE CO. INCORPORATED®

## PROPOSAL/CONTRACT

51036

"WE'LL FENCE YOU IN-OR THEM OUT"  
LICENSE NO. 470301



P.O. BOX 830  
BRENTWOOD, CA 94513  
PHONE 925-634-5990  
FAX 925-634-0520

Proposal To: TOWN OF DISCOVERY BAY	Date: 9-29-23
Address: 1601 DISCOVERY BAY BLVD	Phone No.: 925-628-7906
City: DISCOVERY BAY State: CA ZIP: 94505	Fax No.:
Attn: MONICA (mgallo@todb.ca.gov) (acantando@todb.ca.gov)	Site Phone: 925-628-6732
	PO Number:
Ship To: CORNEL PARK RESTROOMS	Job No.:
Address:	Material Installed: <input checked="" type="checkbox"/>
City: DISCOVERY BAY State: CA ZIP:	Material Only: <input type="checkbox"/>

Style of Fence: Chain Link	Overall Height: --	Height of Fabric: --
Style of Fabric: Galvanized	Gauge: 9 ga	Mesh: 1" Sq
Line Post: -- Spaced: --	Set/Driven in Concrete: --	Terminal Posts Set in Concrete: Flanged
Top: 1 5/8" OD Rail	Brace Rail: --	Bottom: 1 5/8" OD Rail
		Gate Frame/Swing: 1 5/8" OD
		Gate Frame/Slide: --
Required Deposit:		

156 Lin. Ft. Complete Chain Link Fence 19" H + Gable Ends

4 Ea. Walk Gates: 56 1/2" Open - Standard - 8 ft High  
Ea. Drive Gates:  
Ea. Slide Gates:

End Posts:  
Corner Posts:  
Gate Posts:

Specials: Install panels in all opening of existing restroom with 1" mesh, galvanized chain link fabric.

Prevailing Wages

Customer responsible for repairs to underground lines should any be damaged during construction.

2ea Complete Erection Restrooms	\$26,810.00
Complete	
Complete	

Total Complete: \$26,810.00

Sketch

ON SITE - MR ALAN CANTANDO  
925-308-9042

2 - LOCATIONS A & B

Acceptance: The above proposal when accepted by Credit and an officer of Delta Fence Co., Inc, of its main office, becomes two parties and is not subject to cancellation.

ACCEPTED - DELTA FENCE CO., INC

ACCEPTED-PLEASE SIGN AND RETURN W/DEPOSIT

X Steve Caldwell

DATE: 9-29-23

X

DATE: **E2**



# Town of Discovery Bay

*"A Community Services District"*

## STAFF REPORT

**Meeting Date**  
November 1, 2023

**Prepared By:** Monica Gallo, Recreation Programs Supervisor  
**Submitted By:** Dina Breitstein, General Manager

### Agenda Title

Discussion and Possible Feedback to Remodel Community Center Restrooms.

### Recommended Action

Discussion and Possible Feedback to Remodel Community Center Restrooms.

### Executive Summary

With the Community Center growing in popularity between the newly refurbished swimming pool, wallball, tennis and pickleball courts, dog park, special community events and our new patio project, staff feels it is time for an upgrade to our restrooms.

The two larger restrooms, men's and women's went through a modest freshening up when the property was first purchased in 2013. Although they have held up well over the past 10 years, they are in need of remodeling. Currently, there is only one stall, one sink and two showers in each restroom. One of the showers in the women's room does not work and as you can see from the attached pictures they have been well used over the years.

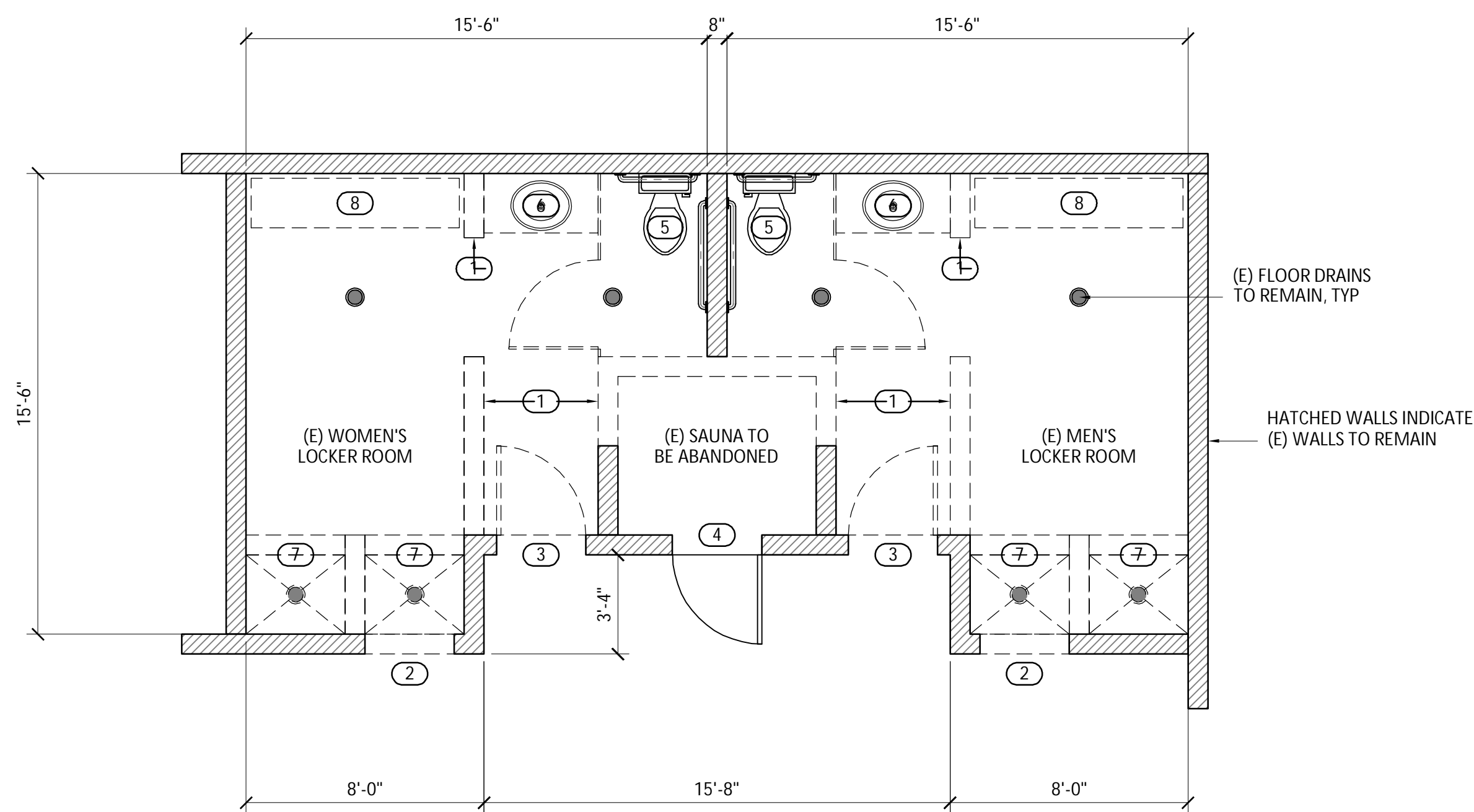
Attached for your review and consideration are restroom building plans. Staff have redesigned the restrooms to include two stalls, two sinks and one shower. Staff is looking for feedback from the Committee.

### Previous Relevant Board Actions for This Item

### Attachments

Restroom Building Plans.  
Current Restroom Picture.

AGENDA ITEM: F1



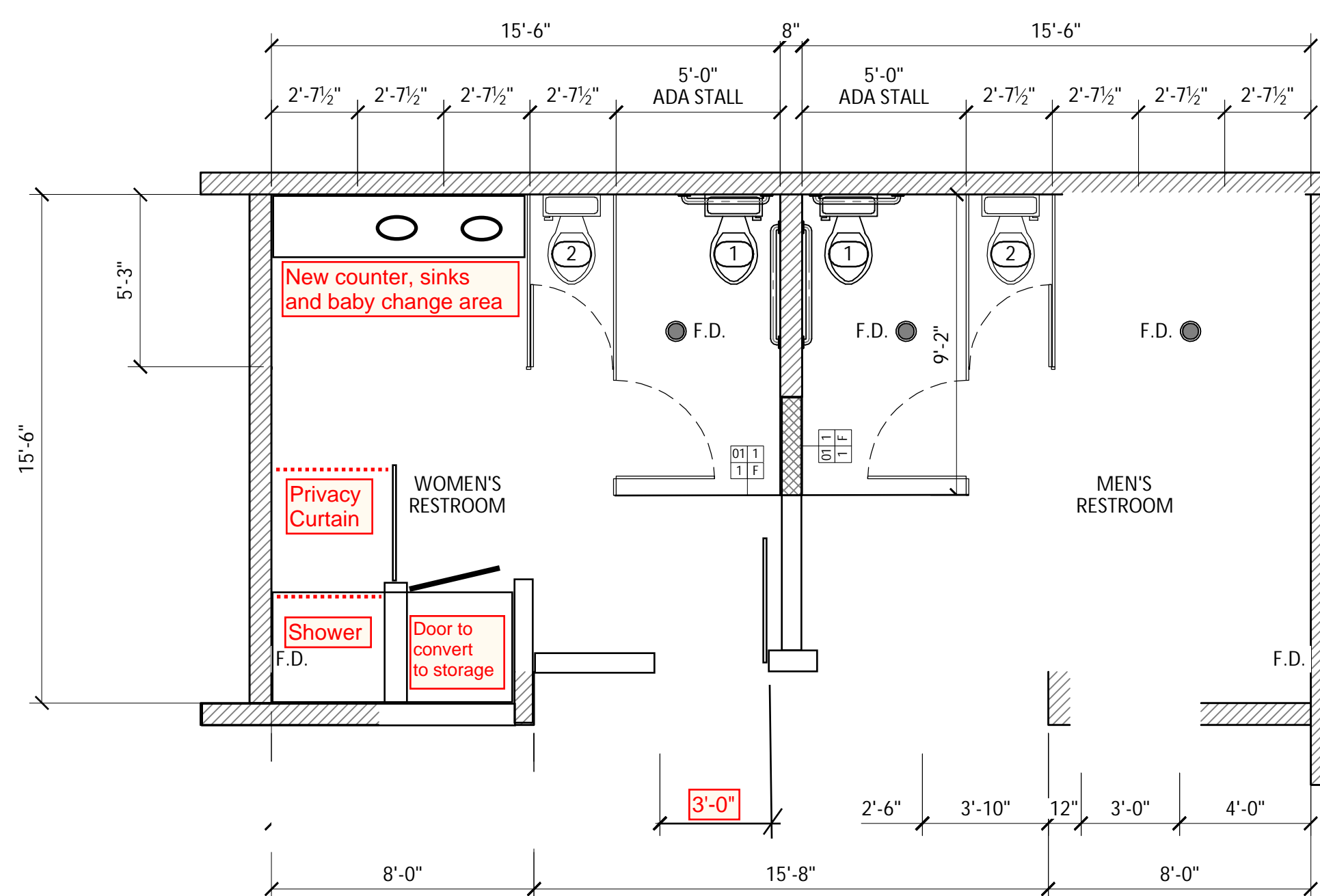
**DEMOLITION GENERAL NOTES:**

1. ALL APPLICABLE STATE & LOCAL LAWS AND CODES SHALL BE FOLLOWED.
2. ANY CHANGES OR UNCLEAR PORTIONS OF THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING.
3. ANY CONDITION NOT SPECIFICALLY COVERED IN THIS PLAN OR UNUSUAL CONDITIONS ENCOUNTERED DURING DEMOLITION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING.
4. ALL PLAN DIMENSIONS SHALL BE VERIFIED PRIOR TO START OF WORK IN ACCORDANCE WITH AS-BUILT CONDITIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
5. CONTRACTOR SHALL COORDINATE INGRESS/EGRESS AND HAUL ROUTES WITH THE OWNER PRIOR TO START OF WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR ESTIMATIONS THAT TAKES INTO REGARD DEMOLITION PREPARATION, AS WELL AS MEANS AND METHODS OF DEMOLITION. CONTRACTOR SHALL VISIT THE SITE AS REQUIRED TO ACCOMPLISH THE WORK, AND TO BECOME FAMILIAR WITH SCOPE AND SERVICES OF WORK REQUIRED.
7. PROTECT ALL SITE MECHANICAL, ELECTRICAL, AND PLUMBING DURING DEMOLITION. ITEMS INCLUDED BUT ARE NOT LIMITED TO ANY HOSE BIBBS, DRINKING FOUNTAINS, ELECTRICAL CONDUIT, SITE ELECTRICAL, AND BURIED PIPING NOT CALLED OUT FOR DEMOLITION ON PLANS. CONTRACTOR TO VERIFY WITH AS-BUILTS AND SITE CONDITIONS FOR EXISTING CONDITIONS OF SITE. ENGINEER NOT RESPONSIBLE FOR ANY ITEMS FOUND IN THE FIELD NOT SHOWN ON THIS DOCUMENT.
8. THE CONTRACTOR SHALL COORDINATE DEMOLITION WITH OTHER TRADES AND SHALL PROTECT ALL EXISTING WORK, EQUIPMENT, PIPING, FITTINGS, ETC. THROUGHOUT THE CONTRACT.
9. ALL DEMOLISHED DEBRIS AND EQUIPMENT IS TO BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR (UNLESS NOTED OTHERWISE) AS REQUIRED BY LOCAL & STATE REGULATIONS.

EXISTING RESTROOM DEMOLITION PLAN KEY	
1	EXISTING WALL TO BE DEMOLISHED
2	EXISTING WALL TO BE DEMOLISHED FOR NEW DOOR INSTALLATION
3	EXISTING DOOR TO BE DEMOLISHED
4	EXISTING DOOR TO REMAIN
5	EXISTING TOILET, GRAB RAILS, AND FIXTURES TO REMAIN. EXISTING PARTITION TO BE DEMOLISHED.
6	EXISTING SINK AND FIXTURES TO BE DEMOLISHED
7	EXISTING SHOWERS TO BE DEMOLISHED
8	EXISTING LOCKERS TO BE REMOVED

EXISTING RESTROOM DEMOLITION PLAN  
1/4" = 1'-0"

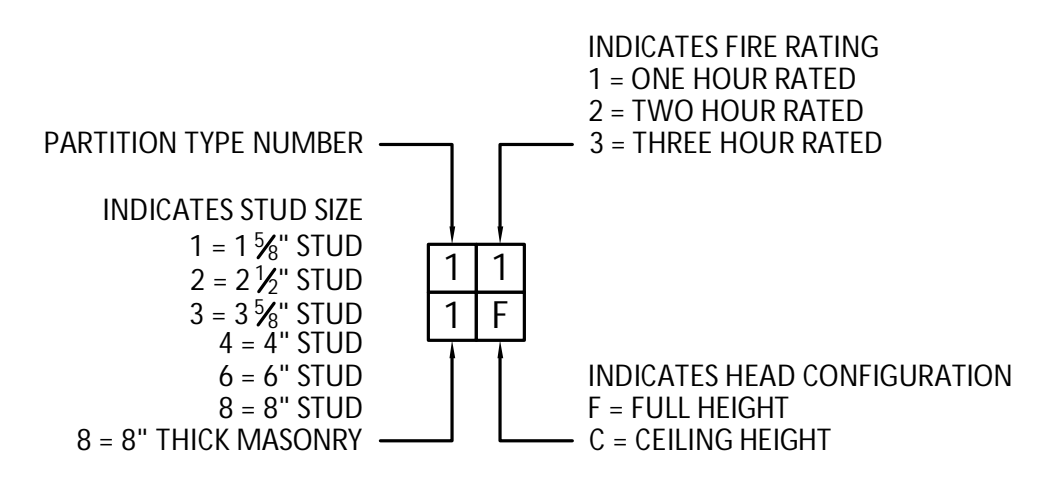
1



RENOVATED RESTROOM PLAN KEY	
1	EXISTING TOILET, GRAB RAILS, AND FIXTURES TO REMAIN
2	NEW TOILET AND FIXTURES
3	NEW URINAL
4	NEW SINK

- NEW WALL - ONE HOUR RATED
- DOOR TAG (NUMBER/TYP)
- WALL TYPE TAG

**ENLARGED WALL TAG**



RENOVATED RESTROOM PLAN  
1/4" = 1'-0"

2

F1-1

RESTROOM BUILDING PLANS  
DISCOVERY BAY COMMUNITY CENTER  
POOL RENOVATION  
1601 DISCOVERY BAY BOULEVARD  
DISCOVERY BAY, CALIFORNIA

REV	DATE	DESCRIPTION

REVIEW SET  
NOT FOR  
CONSTRUCTION

PROJECT NO:	BE186102
SCALE:	AS NOTED
DATE:	01/10/2020
DRAWN:	E. NUÑEZ
DESIGNED:	J. McCLELLAND
APPROVED:	J. McCLELLAND

A1.0



F1-2