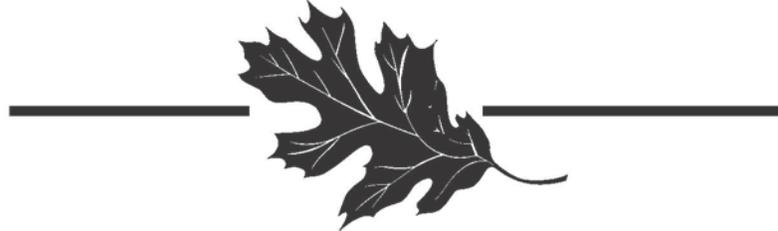


OAKLEY



CALIFORNIA

California Environmental Quality Act (CEQA)

Initial Study

for

**Cypress Self Storage
(GPA 03-15, RZ 05-15, DR 12-15)**

March 2015

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INITIAL STUDY

A. BACKGROUND

1. Project Title: Cypress Self Storage (GPA 03-15, RZ 05-15, DR 12-15)
2. Lead Agency Name and Address: City of Oakley, 3231 Main Street, Oakley, CA 94561
3. Contact Person and Phone Number: Kenneth W. Strelo, Senior Planner (925) 625-7036
4. Project Location: East Cypress Road and Picasso Drive, Oakley, CA 94561; APN 033-012-004; Contra Costa County
5. Project Sponsor's Name and Address: Brentwood MX4 Investments, LP, 1120 Second Street, Suite 118, Brentwood, CA 94513
6. General Plan: Multi-Family Residential (High Density)
7. Zoning: M-12 (Multi-Family Residential) District
8. Project Description Summary:

Application requesting approval of: 1) a General Plan Amendment to amend the land use designation from Multi Family Residential (High Density) to Commercial; 2) a Rezone from M-12 (Multi Family Residential) District to P-1 (Planned Unit Development) District; and 3) Design Review (Development Plan) for new development of a 139,408 sf. self storage facility (up to 3 stories tall) with a 1,024 sf. office building on a 3.29 acre vacant lot located on the southern side of the East Cypress Road and Picasso Drive intersection. The site is zoned M-12 (Multifamily Residential) District. APN 033-012-004.

B. SOURCES

The following documents are referenced information sources utilized for this analysis:

1. BAAQMD Air Quality Standards and Attainment Status table and notes. http://hank.baaqmd.gov/pln/air_quality/ambient_air_quality.htm
2. BAAQMD Updated CEQA Guidelines. May 2011.
3. Biological Resources Assessment Letter Report for the proposed project by FirstCarbon Solutions.
4. California Department of Conservation, Important Farmland Map, Contra Costa County, 2012.
5. City of Oakley 2020 General Plan. Updated February 2, 2016.
6. City of Oakley 2020 General Plan Environmental Impact Report. September, 2002.
7. City of Oakley 2020 General Plan Update Background Report. September 2001.
8. City of Oakley Commercial and Industrial Design Guidelines.
9. City of Oakley Municipal Code.
10. City of Oakley Standard Conditions of Approval.
11. City of Oakley Zoning Map.
12. Contra Costa County General Plan 2005-2020.
13. East Contra Costa County Habitat Conservation Plan and Natural Communities Conservation Plan.
14. Habitat Conservation Planning Survey.
15. Planning Survey Report for the proposed project.
16. Transportation Impact Analysis Cypress Self Storage by Abrams and Associates. March 2016.

C. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology/Soils
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Land Use & Planning
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population & Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation & Circulation
<input type="checkbox"/> Utilities/Service Systems	<input type="checkbox"/> Mandatory Findings of Significance	

D. DETERMINATION

On the basis of this initial study:

- I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Name and Job Title

Agency

E. BACKGROUND AND INTRODUCTION

This initial study provides an environmental analysis pursuant to the California Environmental Quality Act (CEQA) for the proposed project. The applicant has submitted this application to the City of Oakley. The initial study contains an analysis of the environmental effects of the proposed project.

The project Initial Study will rely upon the program level analysis provided in the Oakley 2020 General Plan EIR, as well as site-specific studies prepared for the project, in determination of impacts.

F. PROJECT DESCRIPTION

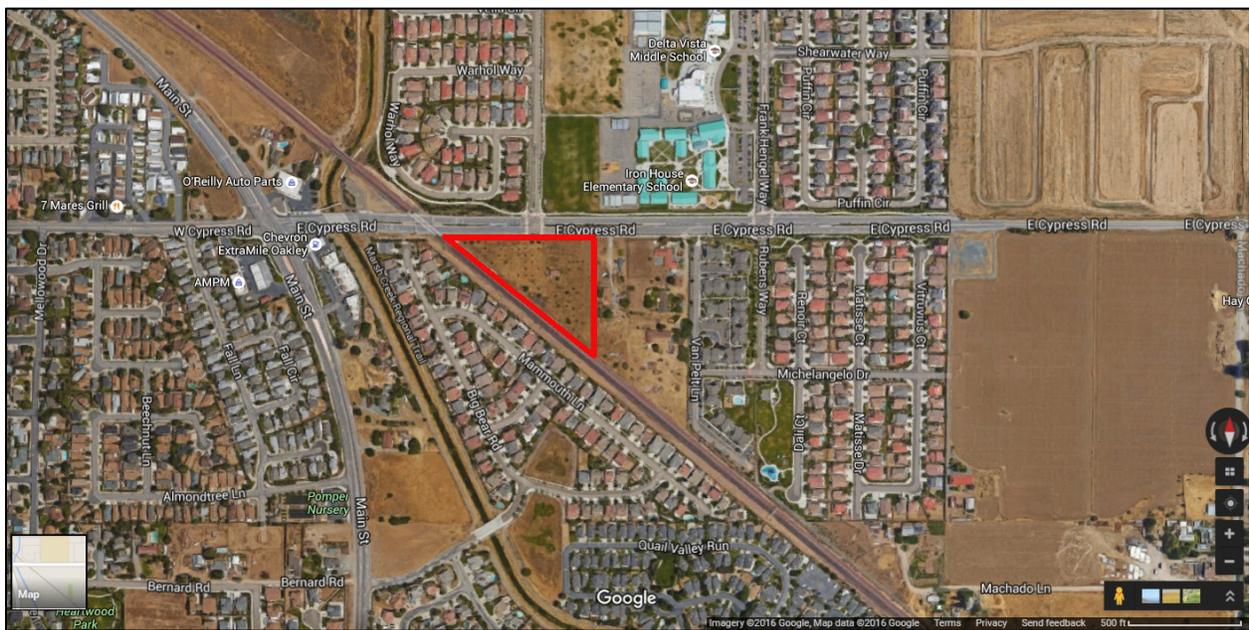
This is a request for approval of: 1) a General Plan Amendment to amend the land use designation from Multi Family Residential (High Density) to Commercial; 2) a Rezone from M-12 (Multi Family Residential) District to P-1 (Planned Unit Development) District; and 3) Design Review (Development Plan) for new development of a 139,408 sf. self storage facility (up to 3 stories tall) with a 1,024 sf office building on a 3.29 acre vacant lot located on the southern side of the East Cypress Road and Picasso Drive intersection. The site is zoned M-12 (Multifamily Residential) District. APN 033-012-004.

Project Location and Surrounding Land Uses

The project site is located on the south side of East Cypress Road at the intersection of East Cypress Road and Picasso Drive, Oakley, CA 94561, Contra Costa County.

The 3.29 acre triangular-shaped project site is currently vacant, but contains an abandoned home and orchard. The northern property line is adjacent to the southern right of way for East Cypress Road (a 4-lane divided arterial road in that location). To the north, beyond East Cypress Road, is an existing single family residential subdivision (Cypress Grove) and a combination elementary school/middle school site (Ironhouse Elementary School and Delta Vista Middle School). The Burlington Northern Santa Fe (BNSF) Railway tracks run directly adjacent to the southwestern property line, with additional single family residential beyond the tracks. These tracks are currently operated for freight and Amtrak trains. To the east of the site, underdeveloped rural residential uses occupy a few lots that are designated Multi-Family Residential (High Density). Beyond those rural lots is an affordable housing apartment complex (Courtyards at Cypress Grove).

**Figure 1
Project Vicinity Map**



Discretionary Actions

Implementation of the proposed project would require the following discretionary actions by the City of Oakley City Council:

- Adoption of a Negative Declaration
- Approval of a General Plan Amendment
- Approval of a Rezone
- Approval of Design Review

G. ENVIRONMENTAL CHECKLIST

The following Checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. Included in each discussion are project-specific mitigation measures recommended as appropriate as part of the Proposed Project.

For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Potentially Significant With Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than-significant level.

Less-Than-Significant Impact: Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact: The project would not have any impact.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
I. AESTHETICS.				
Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a. The City of Oakley GP EIR (Oakley GP EIR) does not designate the proposed project site a scenic vista. However, Mount Diablo can be seen from the project site and is considered a scenic resource by the Oakley 2020 General Plan (Oakley GP). The project may result in a brief interruption of the view of Mt. Diablo from passing traffic on eastbound East Cypress Road. Although the project would result in buildings that could intermittently obscure views of Mt. Diablo in the distance, the City General Plan anticipated development of the site with multi-family residential at a maximum 36 feet in height. The proposed project would max out at just over 31 feet in height. Therefore, the project would have a **less-than-significant** impact on scenic resources.
- b. The project site is not located within a State scenic highway. Therefore, there is **no impact**.
- c. The project is subject to discretionary design review approval. The site development, landscaping, and building architecture plans are analyzed for consistency with the adopted City of Oakley Commercial and Industrial Design Guidelines. The process of design review will require the project to be designed in a manner that does not result in substantial degrading visual qualities. Therefore, the project would have a **less-than-significant impact** in regards to the degradation of the scenic quality of the site.
- d. Although not substantial, the project may result in additional, but insignificant light or glare. Therefore, the proposed project would result in a **less-than-significant impact** in the creation of light or glare.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
II. AGRICULTURE RESOURCES.				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1977) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Involve other changes in the existing environment which, due to their location or nature, could individually or cumulatively result in loss of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a. The proposed project site is categorized as “Urban and Built-Up Land” on the Contra Costa County Important Farmland Map 2012 published by the Department of Conservation. Since the property is not designated as “Farmland”, the project would have **no impact** to conversion of Farmland to non-agricultural use.
- b,c. The project site is not zoned “agricultural” nor is it under Williamson Act contract. The project would have **no impact** to agricultural zoning or Williamson Act land.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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III. AIR QUALITY.

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

a-c. Oakley is located on the south side of the San Joaquin River Delta, east of the Carquinez Straits. The location between the greater Bay Area and the Central Valley greatly influences the climate and air quality of the area. The City is located at the eastern boundary of the San Francisco Bay Area Air Basin. Oakley is located west of San Joaquin County, which represents part of the neighboring San Joaquin Valley Air Basin. Air quality within the region is under the jurisdiction of the Bay Area Air Quality Management District (BAAQMD). Screening of project was done under the BAAQMD's California Environmental Quality Act Air Quality Guidelines, updated May 2011 (BAAQMD Guidelines).

Although self storage is not specifically listed in the Screening Criteria (Table 3-1) of the BAAQMD Guidelines, several more intense uses that would have similar building construction and site development are listed, such as manufacturing, warehouse, general light industrial, and industrial park. All of those uses would be expected to generate more vehicle trips, include more employees, and contain more pollution generating activities than self storage with a small office space. The screening criteria threshold for those uses is a minimum 541,000 square feet (operational criteria) and 259,000 square feet (construction criteria). The proposed self storage facility would include a maximum of 140,432 square feet of build out. Since the proposed project will result in substantially less square footage for both operational and construction screening criteria for more intense uses, it is expected that the project will result in a **less-than-significant**

impact to the applicable air quality plan, and cumulative impacts associated with the San Francisco Bay Area Air Basin.

- d. The project would not include or result in substantial pollutant concentrations; therefore, the project would have a **less-than-significant impact** related to exposing sensitive receptors to substantial pollutant concentrations.
- e. The project would not include industrial or intensive agricultural use; therefore, the project would not create odors or toxic air contaminants. The proposed project would have **no impact** on odors or toxic air contaminants.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES.				
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a. The Oakley GP Figure 6-1 (Vegetation Types) designates the project site as Agricultural/Ruderal, and Figure 6-2 (Biological Sensitivity) of the Oakley GP indicates that the project site is considered to have Low biological sensitivity. The site contains an existing, but abandoned residence and accessory building. The proposed project site also contains an inactive and dying walnut orchard, which has not been maintained since the mid-1990s.

As part of the project application, FirstCarbon Solutions submitted a Biological Resources Assessment Letter Report (Bio Report). They also submitted a Planning Survey Report (PSR) to comply with and receive permit coverage under the East Contra Costa County Habitat Conservation Plan and Natural Community Conservation Plan (HCP).

Results of the Bio Report summarized the project site does not contain any observable sensitive habitats, but has the potential to support two special-status species (burrowing owls and loggerhead shrike), as well as nesting of birds and raptors protected under the Migratory Bird Treaty Act (MBTA). The Bio Report recommends further studies for burrowing owl would not be required, but that pre-construction surveys for MBTA listed bird species, including Swainson's Hawk, be conducted.

Results of the Planning Survey found no sensitive or special status plant species on site, and applicable animal species will require pre-construction surveys and mitigation that is built into the HCP/NCCP Take Permit. Those species include, Western burrowing owl, Townsend's big-eared bat, Swainson's hawk, and Golden Eagle. Although the Bio Report indicated no further burrowing owl studies would be required, the HCP will require pre-construction surveys and potential mitigation. Also, compliance with the HCP includes compliance with the MBTA. Therefore, since compliance with the HCP is a requirement of development separate from CEQA mitigation, this project will result in a **less-than-significant impact** to sensitive habitats, sensitive communities, and special-status species.

- b. The Bio Report indicates the project site does not include any riparian habitat or other sensitive natural communities. Therefore, there would be **no impact** due to this development.
- c. The Bio Report indicates the project site does not include any wetlands as defined by Section 404 of the Clean Water Act. Therefore, **no impact** would result from the development of the project site.
- d. The project site is surrounded by urban and developed land, and does not support a wildlife corridor and does not contain any watercourses that would support migratory fish. Therefore, the development of the project site would result in **no impact**.
- e. All of the onsite trees are proposed to be removed. Removal of trees within the City of Oakley is subject to Oakley's "Heritage and Protected Trees" ordinance (Section 9.1.1112 of the Oakley Municipal Code). Compliance with this ordinance will result in **no impact** in relation to conflicting with the local policies or ordinance protecting biological resources or trees.
- f. The East Contra Costa County HCP was approved in August 2007, and the City of Oakley approved the implementing ordinance on November 13, 2007. The project is within the City and, therefore, is included in the urban limit line of the HCP. In compliance with the implementing ordinance, the proposed project has completed the HCP Application and Planning Survey to comply with and receive permit coverage under the East Contra Costa County HCP and National Community Conservation Plan. The proposed project will be required to comply with the HCP conservation strategies. Since the project will comply with the

requirements of the HCP, there is no conflict and; therefore, **no impact** in relation to the HCP.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
V. CULTURAL RESOURCES.				
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource on site or unique geologic features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a. The Oakley GP EIR on page 3-149 states that “while there are no officially designated historic structures in Oakley, there are numerous buildings, primarily in the old town area, eligible for such designation or listing [...] Oakley’s historic resources are generally in need of official recognition.” The project site is not listed in the California Register of Historical Resources, nor is it listed in a local register or determined to be a historic resource by the Oakley General Plan. Therefore, there is **no impact**.

- b-d. According to the Oakley GP EIR (p. 3-148), few archeological or paleontological finds have occurred in the City of Oakley. However, the EIR states that given the rich history of the Planning Area and region, the City will continue to require site evaluation prior to development of undeveloped areas, as well as required procedures if artifacts are unearthed during construction. The City of Oakley adopted Standard Conditions of Approval include language requiring a professional archaeologist certified by the Society of Professional Archaeology (SOPA) to have an opportunity to evaluate the significance of any finds and suggest mitigation, if deemed necessary. Through consultation with applicable Native American Tribes, as provided by the Native American Heritage Commissions Tribal Consultation List, that standard condition will be modified to include the addition of a Native American representative, as approved by the applicable tribes. Through implementation of the modified standard condition of approval, the impact to archaeological/paleontological resources and human remains would be **less-than-significant impact**.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
VI. GEOLOGY AND SOILS.				
Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist - Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a, c, d. The General Plan EIR states that Oakley has been subjected to numerous seismic events, originating both on faults within Contra Costa County and in other locations in the region. Six major Bay Area earthquakes have occurred since 1800 that have affected the County. The City of Oakley is underlain by the Brentwood Faulty that is inferred active because of scattered small magnitude earthquakes near the trace of the fault. However, the maximum credible earthquake (7.0-8.5) anticipated in the Oakley area in a 50 year time period would result from either the San Andreas Fault or Antioch Fault (Oakley GP EIR, 3-12).

The potential for the structures proposed for the site to be damaged by ground rupture or ground shaking is considered to be relatively unlikely, but the possibility exists for damage to occur during an earthquake of moderate magnitude. Also, expansive soils shrink and swell as a result of moisture

changes. This could cause heaving and cracking of slabs-on-grade, pavements, and structures founded on shallow foundations. The soils encountered across the site consisted of non-plastic sand deposits. Non-plastic soils can be expected to display a low expansion potential; therefore, the potential impact of expansive soils can be considered low.

To address potential geotechnical issues with the project, as part of the City's Standard Conditions of Approval, the applicant is required to submit a geotechnical report to the City Engineer for review that substantiates the design features incorporated into the project, including but not limited to grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections.

The project area is relatively flat; therefore, landslides do not represent a likely hazard. Seismic impacts, including the associated hazards posed by ground shaking and liquefaction, are primarily restricted to buildings and structures.

Implementation of applicable standard conditions of approval will ensure that all geotechnical recommendations specified in the geotechnical report are properly incorporated and utilized in design and that **less-than-significant impact** would result.

- b. The project site consists of an inactive and non-maintained orchard with an abandoned home and accessory structure. Construction of the project would involve the disturbance and possible relocation of topsoils, rendering earth surfaces susceptible to erosion from wind and water; however, as part of the City's Grading Ordinance, the applicant is required to submit an Erosion Control Plan that utilizes standard construction practices to limit erosion effects during construction of the project. Implementation of the Grading Ordinance will ensure that construction of the project results in a **less-than-significant impact** related to soil erosion.

- e. The project proposes to use a septic tank and leach field. The use of septic tanks and leach fields are subject to the review, approval and permitting by Contra Costa Environmental Health. Since, the septic system is required to be approved and meet the criteria of the Contra Costa Environmental Health, it is assumed to have a **less-than-significant impact** on soils supporting septic systems.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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VII. GREENHOUSE GAS EMISSIONS.

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict with applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a. In May 2011, the BAAQMD updated GHG emission CEQA thresholds of significance. The thresholds are divided into two categories; non-stationary source projects, and stationary source projects. The proposed project is a stationary source project. Established construction related impact thresholds for GHG emissions do not exist; however, the BAAQMD CEQA Air Quality Guidelines identify operational related impact thresholds. The operational thresholds are as follows:

- Compliance with Qualified Greenhouse Gas Reduction Strategy; or
- 1,100 metric tons (MT) of carbon dioxide equivalent per year (CO2e/yr); or
- 4.6 MT CO2e/service population (SP)/yr (residents + employees).

The thresholds do not specifically address self storage facilities. However, other land uses, such as industrial park and manufacturing only exceed the thresholds when buildings reach 65,000 sf. and 89,000 sf., respectively. The proposed self storage would exceed these thresholds if only looking at the square feet of building. But, the GHG related impacts generated by industrial parks and warehouses are expected to be substantially greater than that of a mostly passive self storage. All but the small office area of the self storage is not air conditioned, eliminating much of the offsite generated GHG emissions caused by energy consumption. Also, only the office area will contain plumbing and hot water. For the purposes of measuring operation emissions related to the buildings, the vast majority of the project would only generate GHG emissions related to lighting and vehicle trips. It would more equivalent to compare the office space to the criteria for office space in the BAAQMD thresholds, which is set at 53,000 sf. Since the project only contains approximately 1,024 sf. of office space and the rest of the buildings are self storage, it is assumed that it would create a **less-than-significant impact** toward greenhouse gas emissions.

b. A qualified GHG Reduction Strategy that could be applied to the proposed project has not yet been adopted. In addition, the City of Oakley does not have any adopted plans or policies aimed at reducing GHG emissions that would be applicable to the proposed project. Therefore, the proposed project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs, and there would be **no impact**.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS.				
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a-c. The routine transport, use, or disposal of hazardous materials is not typically associated with personal self storage uses. Accordingly, the proposed project would not likely create hazards to the public or the environment from transportation, use, or disposal of hazardous materials, or from reasonably foreseeable upset and accident conditions involving likely release of hazardous materials into the environment. Also, the project will not emit hazardous emissions or handle hazardous waste, and therefore would not result in a potentially significant impact to the nearest schools (Ironhouse Elementary and Delta Vista Middle), located approximately directly north of the project site and across East Cypress Road.

Based on the above information, the project would create a **less-than-significant** impact in the applicable categories.

- d. The proposed project site is not located on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, resulting in **no impact**.
- e, f. The project site is not located within two miles of any public or private airports. Therefore, the development of the proposed project would result in **no impact** regarding safety issues related to airport use.
- g. Development of the project site would not interfere with an adopted emergency response plan or emergency evacuation plan. Construction vehicles would be located onsite and would therefore not impede the flow of traffic along East Cypress Road. Therefore, **no impact** would occur.
- h. The project site is bordered by urban communities. Wild lands do not exist in close proximity to the project site. The likelihood of wildfires in the project area is not significant. Therefore, wildfires would have **no impact** on the proposed project.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY.				
Would the project:				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year floodplain structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a.f. The proposed project would involve very minimal potential erosion and discharge of sediment in nearby storm drainage or result in degradation of water quality because it will be almost completely developed and is subject to implementation of a Stormwater Control Plan pursuant to the California Regional Water Quality Control Board Municipal Regional Stormwater NPDES Permit. The potential impacts related to water quality and waste discharge would be **less-than-significant impacts**.
- b. The Oakley GP EIR (p. 3-119) states that groundwater is a source of water in Contra Costa County, mostly in rural areas. Several small public and private water companies extract underground water through wells and convey it to nearby customers. The Oakley GP EIR states that sources not served by the Diablo Water District (DWD) that use water wells are located primarily south of Laurel Road and east of Main Street. The project is located north of Laurel Road and would be served by the DWD. The existing well on the site is abandoned, and is required to be removed. The only impact to groundwater would be minimal and due to the addition of impervious surface that captures and filters runoff into the onsite bio-swales and eventually into the storm drain system. Therefore, the project would have a **less-than-significant** impact to groundwater resource supply and/or recharge.
- c-e. The Oakley GP EIR states that “Increased development associated with General Plan build-out may lead to an increase in impervious surfaces being created where permeable soils currently exist.” The proposed project will result in almost complete site development with either building rooftops or pavement. However because the site is relatively flat and does not contain any streams or channels, the existing runoff characteristics will not result in any flooding or erosion. Also, the storm drain collection system to the north has been deemed adequate to handle runoff caused by development of the project site. Therefore, development of the site will result in a **less-than-significant impact** to existing drainage and runoff.
- g-i. Substantial areas within Contra Costa County are subject to flooding. The Federal Emergency Management Agency (FEMA) indicates a majority of the County’s creeks and shoreline areas lie within the 100-year flood plain. The proposed project is not located within an area of the 100-year flood plain as depicted in Figure 8-3 of the Oakley GP. Areas deemed to be within the 100-year flood plain are subject to flooding during a storm likely to occur once every one hundred years. Because the project is not located within an area affected by the 100-year flood plain, there is **no impact**.
- j. A tsunami is a sea wave caused by submarine earth movement. A seiche is an oscillation of the surface of a lake or landlocked sea. The project site is not in close proximity to the ocean, a land locked sea, or lake to be at risk from inundation from these phenomena. The land is relatively flat and has a low risk of being impacted by mudslides. Therefore, the potential impact from these phenomena is **less-than-significant**.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
X. LAND USE AND PLANNING.				
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plans, policies, or regulations of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating on environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a. The project will not physically divide a community as it will completely exist within an existing 3.29-acre parcel that is currently adjacent to railroad tracks and an arterial street. The project would have **no impact** on dividing an established community.

- b. The City of Oakley GP designates the project site as Multi-Family Residential (High Density). It is zoned M-12 (Multi-Family Residential) District. As part of the project, the applicant is requesting the property’s land use be designated to Commercial and then rezoned to P-1 (Planned Unit Development) District. The P-1 is necessary because the existing “C” (General Commercial) District only allows self storage uses when designed in conjunction with retail frontage. The proposed project will not contain a retail frontage. Also, due to the triangular shape of the lot, the C District development regulations would inhibit the proposed layout. Although the proposed project is not consistent with the existing General Plan land use designation and zoning, approval of the proposed land use designation amendment and rezone would result in consistency in both areas. Without approval of the land use designation amendment and rezone, the project, as proposed, could not be approved.

With City Council approval of the proposed Commercial designation and P-1 District, the project would have **no impact** regarding conflicts with any applicable land use plans, policies, or regulations of an agency with jurisdiction over the project.

- c. As previously mentioned in the “Biological Resources” section of this initial study, projects within the City of Oakley are subject to compliance with the East Contra Costa Habitat Conservation Plan (HCP). The proposed project has submitted the necessary application documents to comply with the HCP. Therefore, **no impact** would occur from conflict with such a plan.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XI. MINERAL RESOURCES.				
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a,b. The Contra Costa County General Plan 2005-2020 states that the most important mineral resources that are mined in the County include crushed rock near Mt. Zion, on the north side of Mt. Diablo, in the Concord area; shale in the Port Costa area; and sand and sandstone deposits, mined from several locations, but focused in the Byron area. Figure 8-4, Mineral Resource Areas, of the Contra Costa County General Plan, lists deposits of diabase, domengine sandstone, and clay. None of these deposits are shown in the Oakley area. Therefore, **no impact** to mineral resources would occur as a result of the construction of the proposed project.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XII. NOISE.				
Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a - d. The proposed project involves the construction of up to approximately 140,000 square feet of single and multi-story storage buildings and ancillary office space, as well as site associated development. Once completed and operating, the project is not expected to generate significant noise levels. Ground vibrations may be present during construction; however these will be temporary in nature. Also, construction of the project is subject to the Oakley Municipal Code, which addresses allowable hours of construction and use of certain powered machinery. As a result, the project would have a **less-than-significant** impact in regards to the exposure of persons to or generation of noise levels in excess of standards established in the Oakley General Plan, ground borne vibrations, permanent noise levels, and temporary or periodic noise levels.

e,f. The proposed project is not within an airport land use plan or within the vicinity of a private airstrip. Therefore, development of the site would result in **no impact** regarding airport noise generation.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XIII. POPULATION AND HOUSING.				
Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a. An impact to population and housing is considered significant if the project would induce substantial population growth in an area either directly or indirectly. The proposed project will be placed on a site currently designated for multi-family development. Approval and construction of the project would eliminate the potential for additional housing on the site. Therefore, a **less-than-significant** impact would occur in regards to the project increasing substantial population growth in an area that has not been previously anticipated for such growth.

- b,c. One abandoned house and accessory building currently exist on the project site. Both buildings are proposed to be removed. Approval and implementation of the proposed project would remove buildings but not displace any substantial housing that would necessitate replacement housing, not would the project displace people from their homes, since the existing residence is not habitable. Therefore, the project would result in **no impact**.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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XIV. PUBLIC SERVICES.

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a. The City of Oakley is provided fire protection by the East Contra Costa Fire Protection District (ECCFPD). All new development is subject to the East Contra Costa Fire Protection District’s impact fee, which is based on total square footage of building. The project proponent is required to pay the fee at the time of building permit issuance, and would therefore cover the project’s fair share of fire protection services. Payment of the fee is a requirement of development and would result in a **less-than-significant** impact to fire protection services.
- b. The proposed project is not expected to create any significant drain on police service that would result in the need for new or physically altered facilities, or any changes to police service in order to maintain the current levels of service. The project site is within the current police service area for the City of Oakley and will not add any additional residents to the City that would affect the police officer/citizen ratio. Also, the project is conditioned to participate in the funding of the City’s Special Police Services Tax by voting to approve the special tax for the parcel. Therefore, the project has a **less-than-significant** impact on police services.
- c. The project will not result in any new students, and therefore will result in **no impact** to schools.
- d. The proposed project is subject to the City’s Park Acquisition and Improvement impact fees, which are based on total square footage of buildings. The project proponent is required to pay the fee at the time of building permit issuance, and would therefore cover the project’s fair share of park services. Payment of the fee is a requirement of development and would result in a **less-than-significant** impact to park services.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XV. RECREATION.				
Would the project:				
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a,b. See discussion for XIV. Public Services section d.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XVI. TRANSPORTATION/CIRCULATION.				
Would the project:				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a,b. I March of 2016, Abrams and Associates conducted a Transportation Impact Analysis for the project. The analysis studied Existing Conditions, Existing Plus Project, Baseline (No Project) Conditions, Baseline Plus Project Conditions, Cumulative Conditions, and Cumulative Plus Project Conditions. None of the conditions analyzed resulted in any significant project specific impacts to the study intersections or streets. The project would contribute to cumulative impacts. However, the project will be subject to payment of the City and Regional traffic impact fees which will pay the projects fair share of cumulative impacts. Therefore, the project will have a **less-than-significant impact** to both increases in traffic and level of service.
- c. Byron Airport is located south of the project site in the southern portion of the Community of Byron; however, the proposed project would not require any changes to existing regional air traffic activity. Therefore, **no impact** would occur.
- d. The proposed project would not include any unusual design features in the layout of the streets that would increase hazards. Therefore, **no impact** would result from the buildout of the proposed development.

- e. The proposed project would not interfere with existing emergency access routes and would not create any new situations where additional emergency routes would be required. Therefore, **no impact** would occur.
- f. The proposed project will be able to provide a sufficient amount of off-street parking. Therefore, the proposed project would provide for adequate parking and **no impact** would result.
- g. The project would not interfere or result in any changes to alternative transportation. Therefore, the proposed project would have **no impact** to alternative transportation.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS.				
Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a, b, d, e, f, g. The project will not generate significant amounts of wastewater or solid waste, or have the need for significant treated water. Only the office space is planned to include plumbing services and generate solid waste. Therefore, the project will have a **less-than-significant impact** to the wastewater facilities, landfills, and water treatment facilities.
- c. The project will not result in the construction of any new storm drainage facilities, and it has been determined that the facilities north of the project are adequate to handle build out of the applicable drainage area, of which the project is included. The project will result in a net increase in impervious surface, but not require new facilities. Therefore, there is **no impact**.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a. As mentioned previously, the Oakley GP states that the project site has a low biological sensitivity. However, although unlikely, the possibility exists that the project site supports special-status species and/or serves as foraging habitat for these species. This Initial Study includes discussion regarding compliance with the East Contra Costa Habitat Conservation Plan/ Natural Communities Conservation Plan. Therefore, the proposed project would have **less-than-significant** impacts to special-status species and sensitive natural communities.
- b. The future planned use of the property is Multi-Family Residential. Construction of the project is less intense than the planned build out of the site. Preservation of the existing state of this parcel would not result in any long-term environmental goals that have been established by the City of Oakley. The project is consistent with the proposed General Plan land use designation of Commercial and proposed P-1 District zoning. Therefore, the impact is **less-than-significant**.
- c,d. As analyzed earlier in the document, the project will have cumulative impacts on air quality. Mitigation measures have been established by the Bay Area Air

Quality Management District, and those mitigation measures have been implemented into this project. Therefore, after implementation of the sponsored mitigation measures, the project will create **less-than-significant** cumulatively considerable impacts.