



## California Environmental Quality Act (CEQA)

### NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

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

**Lead Agency Name and Address:** City of Oakley, 3231 Main Street, Oakley, CA 94561

**Contact Person and Phone Number:** Kenneth W. Strelo, Senior Planner, (925) 625-7036

**Project Location:** East Cypress Road and Picasso Drive, Oakley, CA 94561; APN 033-012-004; Contra Costa County

**Project Sponsor's Name and Address:** Brentwood MX4 Investments, LP; 1120 Second Street, Suite 118; Brentwood, CA 94513

**General Plan:** Multi-Family Residential (High Density)

**Zoning:** M-12 (Multi-Family Residential) District

**Project Description Summary:** 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.

**Declaration:**

On March 25, 2016, the City of Oakley Planning Division determined that the above project will have no significant effect on the environment and is therefore exempt from the requirement of an Environmental Impact Report. The determination is based on the following findings:

- a) The project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of 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 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.
- b) It will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
- c) It will not have significant impacts, which are individually limited, but cumulatively considerable.
- d) It will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.
- e) No substantial evidence exists that the project will have a significant negative adverse effect on the environment.

Written comments shall be submitted no later than 30 days from the posting date. Appeal of this determination must be made during the posting period.

**Submit comments to:**

City of Oakley  
Attn: Kenneth W. Strelo  
3231 Main Street  
Oakley, CA 94561

**Posting period: March 26, 2016 – April 25, 2016**

Initial Study Prepared By: \_\_\_\_\_  
Kenneth W. Strelo, Senior Planner