AGENDA
REGULAR JOINT MEETING OF THE OAKLEY CITY COUNCIL/OAKLEY CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE OAKLEY REDEVELOPMENT AGENCY AND SPECIAL MEETING OF THE OAKLEY PUBLIC FINANCING AUTHORITY

Tuesday, September 22, 2026
6:30 PM
Oakley City Council Chambers located at 3231 Main Street, Oakley, California 94561. Unless stated otherwise on the agenda, every item on the agenda is exempt from CEQA Guidelines Sections 15060(c), 15061(b)(3), 15273, 15378, 15301, 15323 and/or Public Resources Code Section 21065.

Mission Statement: The City of Oakley will create a resilient future that fosters and attracts a vibrant and evolving community that welcomes and values all people.

Vision Statement: The City of Oakley celebrates our unique Delta lifestyle and small-town feel where we ***Live*** in a safe, dynamic community, ***Work*** together to build the future, and ***Play*** in our own backyard.

Agendas are posted in Oakley at Oakley City Hall, outside the gym at Delta Vista Middle School and outside the Library at Freedom High School. Agendas are also posted on the City's website at oakleyca.gov.

You can view reports on the City's website at oakleyca.gov. You can also view reports in person at City Hall, 3231 Main Street, during normal business hours. Any other documents distributed to members of the City Council regarding an item on this agenda are also made available in the lobby on the evening of the City Council meeting.

Pursuant to the Americans with Disabilities Act (ADA), the City will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance, please contact the City at least 48 hours prior to the meeting at 925-625-7000 or cityclerk@ci.oakley.ca.us.

Meeting online Link: https://zoom.us/j/93455380825

Meeting call in telephone number: 669-900-6833 | Meeting ID: 934 5538 0825 (*9 to request to speak | *6 to unmute/mute)

Online Participation:

Members of the public may attend the City Council meeting online via Zoom using the link above or watch the City Council meeting at oakleyca.gov or YouTube. Technical difficulties may occur from time to time. The City will follow the adopted Technology Disruption Policy outlined in City Council Resolution 36-26.

Public Comments:

Members of the public may address the Council on items of interest that are within the City's jurisdiction. In compliance with the Brown Act, the Council may not take action or have discussion on any item that is not listed on the agenda. Public comment on items not listed on the agenda will be heard under the Public Comments section of the agenda. Public comments on items listed on the agenda will be heard as the Mayor calls the item. Please note that public comments are limited to three (3) minutes. The timer on the dais in front of the Mayor will change from green to yellow at one (1) minute and will turn red and beep at three (3) minutes.

In person public comment:

To provide an in-person public comment, please fill out a speaker card located in the lobby and give it to the City Clerk. Please indicate on the card if the topic is for general public comment or for a specific agenda item. The Mayor will call speakers to the podium by name when the item is opened for public comment.

Online Public Comment:

To provide public comment via Zoom, connect to the meeting online at the link above. Use the Raise Hand feature to request to speak (*9 on a telephone) when the Mayor opens public comment. The City Clerk will announce the names of online participants with their hands raised and invite each participant requesting to speak into the meeting as a panelist when it is their turn to speak. Once in the meeting as a panelist, unmute your microphone, turn on your camera if desired, and begin speaking. Once you are done speaking, the City Clerk will move you back to being an attendee.

Written public comment:

If you wish to enter comments into the public record, please complete the online public comment form by 4 pm the day of the meeting.

Please keep cell phones/electronic devices turned off during the meeting. Please be advised that City Council meetings are video recorded and attendees may appear on video.

1. OPENING MATTERS

1.1 Call to Order and Roll Call

1.2 Pledge of Allegiance to the Flag

1.3 HR Professionals Day Proclamation (Jeri Tejeda, Administrative Services Director)
Proclamation

1.4 Contra Costa Mosquito Abatement & Vector Control Update (Michael Krieg & Nola Woods, Public Affairs Director)

1.5 Tech in Action 2027 Presentation (Anthony Anderson)

2. PUBLIC COMMENTS
The public is welcome at this time to address the City Council on items on the Consent Calendar or other items not listed on the agenda but within the Council's jurisdiction. There is an opportunity for the public to comment on other agenda items at the time they are discussed.

3. COUNCILMEMBER COMMENTS

4. CONSENT CALENDAR
Consent Calendar items are typically non-controversial in nature and are considered for approval by the Oakley City Council/ Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Oakley Public Financing Authority with one single action. Staff or the Oakley City Council/ Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Oakley Public Financing Authority who would like an item removed from the Consent Calendar may request the Mayor remove the item.

4.1 Approve Minutes from the Regular Meeting held September 8, 2026 (Kim Snodgrass, City Clerk)
Minutes

4.2 Closed Session Report-Out Memo from the Special Meeting held September 8, 2026 (Derek Cole, City Attorney)
Memo

4.3 Fiscal Year (FY) 2026/27 First Quarter Report on the Capital Improvement Program (Billilee Saengchalern, Public Works Director/City Engineer)
Staff Report

4.4 Adopt a Resolution for the Approval of the Cooperative Agreement with East Contra Costa Regional Fee and Financing Authority (ECCRFFA) CIP 273 Laurel Road Extension Between Teton Road to Sellers Avenue Project (Billilee Saengchalern, Public Works Director/City Engineer)
Staff Report
1. Resolution
2. Cooperative Agreement No 29-25
3. Appropriation Resolution No. 25/10

4.5 Adopt a Resolution Amending the City's Proclamation Policy to Add World Polio Day to the Approved Proclamation List (Kim Snodgrass, Deputy City Clerk)

Staff Report
1. Proposed Resolution
2. Sample Proclamation

5. PUBLIC HEARINGS

5.1 Bridgehead Business Park Properties (GPA 2026-01, RZ 2026-002) - Adoption

of a General Plan Amendment Resolution and Introduction of a Rezone Ordinance (Evan Gorman, Associate Planner)
California Environmental Quality Act (CEQA) determination: find that the project would not have a significant effect on the environment and that a Negative Declaration be adopted.
Staff Recommendation: 1) Receive the Staff Report, 2) Receive Questions from the City Council, 3) Open the Public Hearing, 4) Receive Comments from the Applicant, 5) Receive Public Testimony, 6) Close the Public Hearing, 7) Deliberate, 8) Summarize the Deliberation 9) Adopt the Resolution and Introduce the Ordinance
Staff Report
1. Vicinity Map
2. Notice of Public Hearing
3. Uses Permitted in the Light Industrial Zoning District
4. Uses Permitted in Business Park Zoning Districts
5. Existing and Proposed Land Use Designations
6. Planning Commission Resolution No. 13-26
7. Proposed Resolution
Exhibit A - General Plan Amendment Land Use Diagram
8. Proposed Ordinance
Exhibit A - Rezone Diagram
9. Bridgehead Road Properties Project â€“ Initial StudyNegative Declaration

6. REGULAR CALENDAR

7. REPORTS

7.1 City Manager
(a) City Manager

7.2 Oakley City Council / Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency
(a) Reports from Council Liaisons to Regional Committees, Commissions and Boards AND Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency

(b) Requests for Future Agendas

8. WORK SESSIONS

8.1 Technical Zoning Code Update Work Session – Work Session to Discuss the Technical Zoning Code Update (Jose Cortez, Senior Planner)
Staff Report

8.2 Work Session to Discuss Meeting Minutes Format (Kim Snodgrass, City Clerk)
Staff Report
1. Resolution No. 48-22
2. Closed Captioning Transcript (Granicus)

3. Closed Captioning Transcript (YouTube)
4. Closed Captioning Transcript (Zoom)

9. CLOSED SESSIONS

10. ADJOURN

OAKLEY
CALIFORNIA

Proclamation

2026 Human Resources Professional Day

WHEREAS, the Human Resources Department works hard each day to ensure that the City of Oakley is staffed with high-quality employees and that those employees have a good environment in which to work; and

WHEREAS, the Human Resources Department is instrumental in recruiting, selecting, resourcing, and retaining a high-quality workforce; and

WHEREAS, the Human Resources Department plays a key role in fostering satisfaction and loyalty among employees by allowing for professional growth and development and keeping employees informed about policies, working conditions, compensation, and benefits; and

WHEREAS, the Human Resources Department monitors and manages current and future workforce trends, organizational culture, legal and legislative trends, and ethical and social responsibility; and

WHEREAS, the Human Resources Department is an important part of City leadership and is vital to the overall productivity and efficiency of Oakley's workforce; and

WHEREAS, the Human Resources Department is a valued and respected department that sustains the City's most important asset – its people.

NOW, THEREFORE, BE IT RESOLVED, that I, Hugh Henderson, Mayor of the City of Oakley along with the members of the Oakley City Council do hereby proclaim September 26, 2026 as **Human Resources Professional Day** in Oakley and urge all members of our workforce to express their appreciation to our human resources team members for their dedication and commitment to Oakley's employees and residents.

Dated: September 22, 2026

_____

Hugh Henderson, Mayor

Minutes of the Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Oakley Public Financing Authority held September 8, 2026

1) OPENING MATTERS

1.1 Call to Order and Roll Call

Mayor Henderson called the meeting to order at 6:30 pm.

Roll Call: Councilmember Shaw, Councilmember Williams, Vice Mayor Meadows and Mayor Henderson were present. Councilmember Fuller was absent.

1.2 Pledge of Allegiance to the Flag (Chandler Mulogawa, Almond Grove Elementary School)

Chandler Mulogawa led the Pledge of Allegiance to the Flag.

1.3 Proclamation Honoring Ashley Hopwood on Earning her Girl Scout Gold Award

The proclamation was read by the City Clerk and presented to Ashley by the Mayor.

1.4 Oakley Library Update (Lucia Flores, Oakley's Youth Services Librarian and Gia Paolini, Library Services Manager)

Lucia Flores and Gia Paolini provided the Oakley Library Update.

1.5 California Main Street Update (Brooke Fox, State Coordinator)

Economic Development Analyst, Harumi Murata introduced Brooke Fox, State Coordinator of California Main Street.

Ms. Fox provided a presentation on the California Main Street program.

Councilmember Williams asked a question; Ms. Fox responded.

2) PUBLIC COMMENTS

None

3) COUNCILMEMBER COMMENTS

None

4) CONSENT CALENDAR

4.1 Approve Minutes from the Special Meeting held August 11, 2026 (Kim Snodgrass, City Clerk)

4.2 Approve Minutes from the Regular Meeting held August 11, 2026 (Kim Snodgrass, City Clerk)

4.3 Approve Minutes from the Special Meeting held August 20, 2026 (Kim Snodgrass, City Clerk)

4.4 Closed Session Report-Out Memo from the Special Meeting held August 11, 2026 (Derek Cole, City Attorney)

4.5 Closed Session Report-Out Memo from the Regular Meeting held August 11, 2026 (Derek Cole, City Attorney)

4.6 Ratify Election: Adopt Ordinance No. 7-26 Authorizing the Levy of a Special Tax on Parcels of Land Within Tax Area Zone 202 Within the Oakley Special Police Tax Area for Police Protection Services for the Delta Pointe Plaza Project Located North of Newman Way and Journey Way (APN 037-160-047-9) (Billilee Saengchalern, Public Works Director/City Engineer)

4.7 Waive the Second Reading and Adopt Ordinance No. 10-26 Amending OMC Chapter 5.15 Short-Term Rentals (Jose Cortez, Senior Planner)

4.8 Waive the Second Reading and Adopt Ordinance No. 11-26 Modifying Oakley Municipal Code Section 2.3.002 to Clarify Training Requirements for Planning Commissioners (Derek P. Cole, City Attorney)

4.9 Adopt a Resolution Authorizing the Award of Contract to ODP Business Interiors for the Purchase and Installation of Cubicles and Office Furniture for the Police Department Remodeling Project, Capital Improvement Project Number 343 (Billilee Saengchalern, Public Works Director/City Engineer)

4.10 Annexation No. 50 (Delta Pointe Plaza) to the City of Oakley Community Facilities District No. 2015-2 (Parks, Streetlight, Landscape, and Stormwater Services) (Billilee Saengchalern, Public Works Director/City Engineer)

4.11 Adopt a Resolution Authorizing the Contract Amendment of the East Cypress Road Widening Project (Knightsen Avenue to Jersey Island Road)

Project – Capital Improvement Project (CIP) Number 247 (Billilee Saengchalern, Public Works Director/City Engineer)

It was moved by Vice Mayor Meadows and seconded by Councilmember Williams to adopt the consent calendar. **AYES:** Henderson, Meadows, Shaw, Williams **NOES:** None **ABSENT:** Fuller **RESULT:** Motion Carried 4-0

5) PUBLIC HEARINGS

None

6) REGULAR CALENDAR

6.1 Adoption of a Resolution Appointing One Planning Commissioner to Fill a Vacancy for a Two-Year Term Expiring on February 28, 2027 (Ken Strelo, Community Development Director)

Community Development Director Ken Strelo presented the report and provided an overview of the interview process.

Councilmembers interviewed the three candidates.

Mayor Henderson called for a five-minute recess to allow staff time to tally the votes.

The City Clerk announced the candidate moving forward is Adam Sterud.

It was moved by Vice Mayor Meadows and seconded by Councilmember Shaw to adopt the resolution appointing Adam Sterud to fill the vacant two-year term expiring February 28, 2027. **AYES:** Henderson, Meadows, Shaw, Williams **NOES:** None **ABSENT:** Fuller **RESULT:** Motion Carried 4-0

6.2 Appeal of Planning Commission Decision on 5279 Neroly Road (Evan Gorman, Associate Planner)

Associate Planner Evan Gorman presented the report and advised Council of the five options available to them.

A public comment was provided by Henry Catalan, representing the Appellant, who stated his objection to the adoption of the resolution.

Vice Mayor Meadows stated he likes option two.

Councilmember Williams asked for clarification regarding evidence; City Attorney Derek Cole responded.

Vice Mayor Meadows asked questions; Community Development Director Ken Strelo responded.

Councilmember Williams provided a comment.

It was moved by Vice Mayor Meadows and seconded by Councilmember Shaw to uphold the Planning Commission's decision based on the record. **AYES:** Henderson, Meadows, Shaw, Williams **NOES:** None **ABSENT:** Fuller **RESULT:** Motion Carried 4-0

6.3 Adopt a Resolution Superseding Resolution No. 36-26 to Update Remote Public Participation Guidelines and Public Comment Time Limits (Kim Snodgrass, City Clerk)

City Clerk Kim Snodgrass presented the report.

It was moved by Councilmember Williams and seconded by Vice Mayor Meadows to adopt the superseding resolution updating procedures for remote Public Comment, and correcting minor typographical errors **AYES:** Henderson, Meadows, Shaw, Williams **NOES:** None **ABSENT:** Fuller **RESULT:** Motion Carried 4-0

7) REPORTS

7.1 City Manager
(a) City Manager
(b) Business License Update

City Manager Joshua McMurray noted that the Heart of Oakley Festival will take place on September 19th, and the August business license update is attached.

(c) Police Department Update (Paul Beard, Police Chief)

Police Chief Paul Beard provided an update on the Police Department.

Councilmember Williams and Vice Mayor Meadows provided comments and questions, Chief Beard responded.

(d) Fireworks Update (Kevin Morris, Lieutenant)

Lieutenant Kevin Morris provided an update on the July Fireworks operation.

7.2 Oakley City Council / Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency
(a) Reports from Council Liaisons to Regional Committees, Commissions and Boards AND Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency

Councilmember Shaw reported attending the Cal Cities East Bay Division Board Legislative Day, Josh Harder Day, the Staff Appreciation Lunch hosted by the Rotary, Hot August Nights at Studio 55, and the Oakley Optometry ribbon cutting. She also participated in the Cal Cities East Bay Board Zoom meeting, a Special City Council meeting, the Contra Costa Fire Department virtual meeting, the Tri Delta Transit Board meeting, and the Delta Association of Realtors elected officials' reception. She attended the Freedom High School Homecoming parade and rally, the Elected Women's Luncheon, the Freedom High School Homecoming game, a Library Subcommittee meeting, the Favalora wine tasting room ribbon cutting, and the swearing in for the new

Police Officer. Additionally, she noted that she was nominated to serve another year on the East Bay Division Board for the League of California Cities and was selected to serve as Vice Chair of the League of California Cities Public Policy Committee.

Councilmember Williams reported attending Coffee with the Principal at Freedom High School, Hot August Nights at Studio 55, the Oakley Optometry ribbon cutting, and the Tri Delta Transit Board meeting. She also attended a webinar for Proposition 4 parks funding, the Freedom High School Homecoming parade and rally, and the Mayors' Conference.

Vice Mayor Meadows reported attending the Mayors' Conference, the Rotary Lunch at Freedom High School, the Contra Costa Transportation Authority (CCTA) Planning Committee meeting, a Transplan meeting, and an MCE meeting. He attended the Police Officer swearing in, the Favalora wine tasting room ribbon cutting, the CCTA Technical Committee meeting, and met with Rashidi Barnes of Tri Delta Transit. He noted his attendance at the Delta Association of Realtors Local Government Relations & Political Affairs Committee meeting, and the Freedom High School Homecoming parade and rally.

Mayor Henderson reported attending the Ironhouse Sanitary District meeting, Hot August Nights at Studio 55, Friday Night Bites, the Freedom High School Homecoming parade and rally, and the Mayors' Conference.

(b) Requests for Future Agendas

Councilmember Williams would like to have a discussion on some recommendations from the Police Departments' earlier report on fireworks.

8) WORK SESSIONS

None

9) CLOSED SESSION

9.1 CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: (One potential case)

Mayor Henderson announced the Closed Session item and mentioned the meeting will adjourn after the Closed Session.

10) ADJOURN

There being no further business, the meeting was adjourned at 8:55 p.m.

Respectfully Submitted,

Kim Snodgrass
City Clerk

MEMORANDUM

OAKLEY
CALIFORNIA

Date: September 9, 2026
To: Mayor and City Councilmembers
From: Derek P. Cole, City Attorney
Subject: Closed Session Report-Out Memo

For Consideration at the City Council Meeting of September 22, 2026

Background and Analysis

The City Council considered the following closed session items during its Regular meeting held September 8, 2026:

CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: (One potential case)

Direction was provided to staff. There was no reportable action.

Fiscal Impact

None.

Recommendation

Receive and file this report.

Attachments

None

DATE: September 22, 2026

TO: Joshua McMurray, City Manager

FROM: Billilee Saengchalern, Public Works Director/City Engineer

SUBJECT: Fiscal Year (FY) 2026/27 First Quarter Report on the Capital Improvement Program

Approved and Forwarded to the City Council

Background and Analysis

This report summarizes the status of the various projects in the City of Oakley Capital Improvement Program (CIP) at the end of the First Quarter for FY 2026/27.

The City's CIP is a multi-year forecast of capital needs that includes new construction projects and planned improvements to existing facilities. The CIP establishes structure by identifying, prioritizing, approving, and funding capital improvement projects. Since the demand for capital projects typically exceeds the amount of available funds, projects are prioritized based on the City Council's Strategic Goals.

The following highlights some of the projects and their progress in the First Quarter of FY 2026/27 (July-September 2026):

1. Main Street / Rose Avenue Intersection improvement Project
Project # 211
Schedule: Construction is underway
Budget: $1,520,000
Funding Source: Traffic Impact Fee, Main Street Fund, Measure J, 2014 Bond Benefit, 2012 Bond Benefit, and $50,000 Reimbursement from ISD

The Main Street/Rose Avenue intersection has operated as a stop sign controlled intersection over the past few decades. This mode of operation is no longer sustainable with the current and future traffic volumes at this intersection. Improvements for this project includes new curb, gutter, ADA ramps, sidewalks and a new traffic signal. The design of the project is completed and construction has been awarded to a contractor. Work is scheduled to begin fall of 2026 and anticipated to be completed in spring of 2027.

2. East Cypress Road Widening (Knightsen Avenue to Jersey Island Road) Project
Project # 247
Schedule: Active Construction
Budget: $19,180,000
Funding Source: Traffic Impact Fee Fund, Gas Tax, RMRA, Measure J

The growth and development of new subdivision projects along the East Cypress Road corridor have necessitated various infrastructure improvements to accommodate the increased traffic volumes on this road. This project will widen and improve East Cypress Road from Knightsen Avenue to Jersey Island Road. The improvements will include paving, curb, gutter, sidewalk, median island, storm drain, traffic signals, lighting, and landscaping.

Since the last update, significant project progress has been made across major civil and traffic signal electrical tasks at East Cypress and Broadway Street. Water, sewer, and storm drains are now 100% complete, while irrigation stands at 50%. Concrete work is fully complete on the north side and 80% complete on the south side. Electrical work is 90% finished. Crews have successfully completed rough grading and base rock placement, with asphalt paving scheduled by the end of September. With the completion of the CCWD canal undergrounding, the remaining grading along the south side of the roadway will be installed to complete the roadway segment near Jersey Island Road. Construction of this project is anticipated to be substantially completed this winter with final signing and striping to be completed with the remaining East Cypress Road segments in the spring of 2027.

3. O'Hara Avenue / Carpenter Road Intersection Improvement Project
Project # 263
Schedule: Construction underway
Budget: $450,000
Funding Source: Traffic Impact Fee Fund and Measure J

This project will improve the traffic operations at this intersection by constructing protected left turn lanes on Carpenter Road on both the westbound and eastbound approaches to O'Hara Avenue. Additional improvements include the installation of a video detection system and reconfiguration of the striping at this intersection. Staff have ordered the traffic signal poles for this project and slated to be installed this winter. The design for the roadway improvements part of the project has been completed, and staff will solicit bids for the paving phase of work. It is anticipated that construction of this project will be completed by Spring 2027.

4. Main Street / Delta Road Intersection Improvement Project
Project # 268
Schedule: Construction is underway
Budget: $1,245,000
Funding Source: Traffic Impact Fee and Gas Tax RMRA

The Main Street/Delta Road intersection has operated as a stop sign controlled intersection over the past few decades. This mode of operation is not sustainable and cannot accommodate the additional traffic flows on Main Street and far east Oakley that use Sellers Avenue and Delta Road to access Main Street. The improvements for this project include a new traffic signal at his intersection. The design of the project is completed and construction has been awarded to a contractor. Work is scheduled to begin fall of 2026 and anticipated to be completed in spring of 2027.

5. Laurel Road Extension Project (Teton Road to Sellers Avenue)
Project # 273
Schedule: Design, Environmental, and Right of Way Acquisition to commence
Budget: $6,260,000
Funding Source: Traffic Impact Fee Fund, Gas Tax RMRA, and General Capital Project Fund

This Project will extend Laurel Road from Teton Road to Sellers Avenue, providing an alternate and much needed secondary route for the residents of far east Oakley along East Cypress Road. Currently, the only major access in and out of far east Oakley is via East Cypress Road. This current route along East Cypress Road passes by an elementary and middle school and crosses the Burlington Northern Santa Fe (BNSF) railroad tracks. Traffic volumes have increased over the years and continue to grow with the new housing developments in far east Oakley. Extending Laurel Road from Teton Road to Sellers Avenue will provide much-needed direct access to Highway 4 and job centers in the Bay Area and reduce traffic congestion from East Cypress Road. This project will construct a new bridge across the BNSF railroad tracks and construct a new 4-lane roadway with curb, gutter, sidewalk, medians, and streetlights. In addition, new traffic signals will be constructed at the intersections of Laurel Road/Teton Road and Laurel Road/Sellers Avenue. .

Staff prepared the Request for Proposals (RFP) and advertised it on Friday, June 26, 2026. On July 30, 2026, the City received four proposals from reputable engineering firms. Per the RFP requirements, the evaluation committee is currently reviewing the proposals to select the most qualified and competent consultant for the project's design. Once the review and evaluation are complete, staff will bring a recommendation to the City Council to award the agreement to the selected consultant.

6. Enrico Cinquini Park Construction Project
Project # 281
Schedule: Active construction
Budget: $6,700,000
Funding Source: Park Impact Fee Fund and Reimbursement of $850,000 from HUD

The City completed the design and construct for this park is underway. This beautiful feature packed park for the community will include a new natural turf field, site grading, landscaping and irrigation, a splashpad water feature, a playground, restroom, and a covered picnic area. Due recent changes in building codes, staff is working with designers and manufacturers to update features to this park. Staff is also coordinating with PG&E to obtain the electrical connection needed for recirculating splashpad and restroom structure. The construction is currently underway and is anticipated to be completed by spring 2027.

7. East Cypress Road Widening (Jersey Island Road to Bethel Island Road) Project
Project # 302
Schedule: Active construction
Budget: $25,018,100
Funding Source: East Contra Costa Regional Fee & Finance Authority (ECCRFFA), Traffic Impact Fee Fund, ARPA

The growth and development of new subdivision projects along the East Cypress Road corridor have necessitated various infrastructure improvements to accommodate the increased traffic volumes on this road. This project will widen and improve East Cypress Road from Jersey Island Road to Bethel Island Road. The improvements will include roadway widening, bicycle lanes, curb and gutter, sidewalks, traffic signals, underground utilities, and median landscaping. The widening will complement the similar improvements that are being constructed on East Cypress Road from Knightsen Avenue to Jersey Island Road.

Since the last update, the contractor has made significant progress on utility installations. The 24-inch waterline is nearing completion at 98%, while the 20-inch waterline installation has reached 90% completion. Additionally, demolition and construction of the Ironhouse Sanitary District sewer force main Lower Vault is complete. Earthwork also progressed, with grading operations active on the north side of the site and base rock on the south side, and concrete work is underway for the curb, gutter, and median island. The traffic signal and streetlight foundations are 90% complete, and the associated electrical work is 90% complete as well. The project is anticipated to be completed early summer 2027**.**

8. East Cypress Road Widening at CCWD Canal Crossing Project
Project # 310
Schedule: Construction substantially completed
Budget: $11,000,000
Funding Source: Traffic Impact Fee, General Capital Project Fund, Gas Tax, Streets Maintenance and Rehab Fund, and CCWD Reimbursement

The roadway contractor has successfully completed 100% of the critical tie-ins and utility installations, including the 20-inch and 24-inch water mains, the 14-inch Sanitary Sewer Force Main (SSFM), and the 8-inch gas line. Additionally, the underground canal contractor has finished installing the 10-foot diameter pipe on the south side of East Cypress Road. The canal underground contractor has removed dewatering wells and is currently backfilling to finish grade. The canal underground contractor is on track to complete their work by the end of this month.

9. Magnolia Park Playground Resurfacing and Retrofitting Project
Project # 315
Schedule: Construction underway
Budget: $600,000
Funding Source: Lighting and Landscape District

The Magnolia Park Playground currently has a PIP (poured in place) rubber surface. The PIP has reached the end of its useful life and needs replacement. Many patches and repairs have been made to the existing surfacing, and more are needed. Future patches and repairs will increase the risk of lessening the impact attenuation properties of the existing fall surfacing. This project would replace and upgrade both the loose fill surface and PIP with rubber playground tiles that will have durability and ease of maintenance. The product comes with a lifetime warranty, which is the best in the industry and will adhere to current ADA and safety standards. Furthermore, the City will be replacing the playground equipment that was substantially damaged due to a vandalism (fire) that occurred in this park.

This project is scheduled to begin construction this fall. Crews will begin installing temporary fencing this month. The contractor plans to begin with demolition, installation of base rock, then the installation of the new playground. Delivery of the play equipment is in route. Installation of the new play equipment will take about three weeks. The installation of the new rubber tile surface should take about a week. The whole project is anticipated to be completed by December 2026.

10. Main Street Widening North of Laurel Road to Heartwood Subdivision Project
Project # 316
Schedule: Design is underway
Budget: $1,340,000
Funding Source: Traffic Impact Fee and General Capital Projects

Main Street is a major arterial street in Oakley connections to Laurel Road. The section of Main Street north of Laurel Road is still one lane and cannot accommodate the increased traffic demands on this roadway. This project will widen Main Street from the existing widened section at Heartwood Subdivision to Laurel Road. Staff is currently

working with design engineers and property owners in this area to obtain the necessary public right of way for roadway purposes at this segment of Main Street.

11. **Novarina Park Playground Expansion and Resurfacing Project**
Project # 317
Schedule: Construction underway
Budget: $600,000
Funding Source: Lighting and Landscape District

The playground surfacing at Novarina Park consists of Poured-In-Place (PIP) rubber, which has reached the end of its useful life. Numerous repairs have been made, and further deterioration is ongoing. Continuing to patch the PIP surfacing risks compromising its safety and impact attenuation properties. This project will replace the existing surfacing with rubber playground tiles, taking advantage of their high durability, ease of maintenance, and industry-leading lifetime warranty. In addition to the safety and maintenance benefits, this project will allow for the removal of the deteriorating sand pit/dino-dig area. Although popular, the sand pit is causing significant abrasion damage to the adjacent rubber surfacing and poses sanitation challenges. Its removal will free up additional space for new play equipment to enhance this park.

This project is scheduled to begin construction this fall. The contractor plans to begin with demolition, installation of base rock, then the installation of the new playground. Delivery of the play equipment is in route. Installation of the new play equipment will take about three weeks. The installation of the new rubber tile surface should take about a week. The whole project is anticipated to be completed by December 2026.

12. **Oakley Library & Community Center Project**
Project # 318
Schedule: Design is nearly completed
Budget: $13,000,000
Funding Source: Special Community Projects Fund, General Fund, Public Facilities Impact Fee Fund

The new Oakley Library and Community Center will be constructed at Civic Center campus and adjacent to the Civic Center Park. This project will not only provide a much-needed Library for the community but also provide space for a wide range of community services and uses, including an Emergency Operations Center. The City in collaboration with other stakeholders has committed $13 M to fund the design and construction of this project. The team of project architects and staff are currently working on the design of this project, and it is anticipated that the construction of the project will start fall of this year and be completed by end of 2027 pending any weather delays.

13. Main Street Phase 1 Green Infrastructure Project
Project # 326
Schedule: Design is nearly completed
Budget: $500,000
Funding Source: Gas Tax (Construction) Fund

The Main Street Green Infrastructure Project, extending from East Cypress Road to Almondtree Lane, will meet MRP 3.0 C.3.j Green Infrastructure requirements by converting existing medians to landscape areas along the west side of Main Street into stormwater treatment areas. The project will capture and treat roadway runoff through green infrastructure prior to discharge into the City's existing storm drain system, improving stormwater quality and reducing untreated runoff to downstream waterways. This project is currently in design and will be slated to start construction Spring 2027.

14. Freedom Basin Restroom Project
Project # 331
Schedule: Design is nearly completed
Budget: $700,000
Funding Source: Lighting and Landscape District

Freedom Basin has lacked a permanent restroom facility for years, despite heavy use by youth sports leagues and City programs. Currently, leagues rely on renting portable restrooms, which have led to numerous operational issues, including vandalism, accidents, and unsanitary conditions. This project will construct a permanent, vandal-resistant restroom facility consisting of a precast concrete building. The new restroom will connect to Freedom High School's water and sewer infrastructure, providing potable water access to the park for the first time. A drinking fountain will be installed on the exterior of the building to further support park users. Design is underway and construction is slated to start Summer 2027.

15. FY 2025/26 Street Repair and Resurfacing Project
Project # 333B
Schedule: Construction is underway
Budget: $2,360,000
Funding Source: Gas Tax RMRA, Street Maintenance & Rehab Fund

Each year the pavement conditions change due to wear and tear, and the streets must routinely undergo preventative maintenance to ensure their functionality. The City uses this annual project to perform rehabilitative and preventative maintenance on the public street network through a series of dig-outs, crack sealing, slurry sealing, pavement overlays and removal and replacement of the asphalt surface on streets where it has

failed. This project included street repair and resurfacing in the following subdivisions: Teakwood Neighborhood, Magnolia Park Neighborhood, and Big Bear Neighborhood. The design phase of this project is completed. The construction of this project is slated to begin in September and will be completed by December 2026 pending any weather delays.

16. FY 2026/27 Curb, Gutter, and Sidewalk Repair & Reconstruction Project
Project # 337
Schedule: Project is advertised
Budget: $150,000
Funding Source: Gas Tax Fund RMRA

This project will repair and replace damaged and broken concrete curb, gutter, and sidewalks throughout the City. The construction of this project will eliminate trip and fall accidents caused by sidewalks uplifted by tree root overgrowth and provide safe paths of travel for pedestrians. CIP 337 works in coordination with the 50-50 cost share program that helps the property owners address concrete sidewalk uplifts in a collaborative approach, with the City administering and managing the entire project from start to finish, and property owners pay half the cost of the concrete sidewalk repairs and replacement along the frontage of their properties. The construction of this project is slated to start October 2026 with completion anticipated by December 2026 pending any weather delays.

17. FY 2026/27 ADA Implementation Plan Project
Project # 339
Schedule: Scheduled
Budget: $ 50,000
Funding Source: Gas Tax Fund HUTA

The City's ADA Transition Plan establishes a program to bring the City's programs, procedures, practices, facilities, sidewalks, and curb ramps into compliance with the Americans with Disabilities Act (ADA). The City of Oakley is required to prepare and implement an ADA Transition Plan to meet applicable legal requirements established by the U.S. Department of Justice. The City's ADA Transition Plan was prepared and adopted by the City Council and identified more than $100 million in improvements needed to fully implement the Plan. This annual project represents the City's ongoing effort to address curb ramp ADA deficiencies and implement improvements identified through the ADA Transition Plan. Each year, the City identifies and prioritizes locations requiring improvements and completes targeted curb ramp improvements to improve accessibility throughout the City. Staff is currently working with several local contractors to obtain the proposals for this work. Construction is tentatively scheduled for this fall pending any weather delays.

18. FY 2026/27 Street Repair and Resurfacing Project

Project # 342
Schedule: Design underway
Budget: $1,350,000
Funding Source: Gas Tax Fund HUTA & Street Maintenance & Rehabilitation Fund and Gas Tax Fund RMRA Fund

Each year, pavement conditions change due to normal wear and tear, requiring routine preventative and rehabilitative maintenance to preserve the functionality and service life of the City's street network. The City uses this annual paving to perform a range of pavement maintenance and rehabilitation treatments, including dig outs, crack sealing, slurry sealing, pavement overlays, and removal and replacement of failed asphalt pavement. The FY 2026/27 Street Repair and Resurfacing Project includes improvements along Laurel Road from City Limit to Empire Avenue, Main Street from East Cypress Street to Laurel Road, Empire Avenue from Laurel Road to Main Street. The project is intended to address pavement deficiencies and extend the useful life of the City's roadway infrastructure through targeted maintenance and resurfacing improvements.

Staff has received design proposals from reputable engineering firms. The review process for these proposals are nearly completed and a design contract is anticipated to be presented to City Council for approval in October 2026.

19. Police Department Remodel Project

Project # 343
Schedule: Construction underway
Budget: $2,185,000
Funding Source: General Capital Fund

This project will construct the facility improvements at the Police Department offices that were deemed necessary in the Facility Assessment study performed in spring 2025. The improvements include: remodeling of the Police Department reception area, expansion of Police Department Evidence and Records office spaces and creating additional Police report writing office spaces, constructing a new Police conference and meeting room in the City Hall with private doorways and secure access from Police Department. This project will also replace the carpets, paint the walls and install new cubicles to match the similar work that was performed at City Hall in 2024.

Staff has opened construction bids for this project and plans to present to City Council the award of the construction contract in October 2026. Construction is scheduled to commence November 2026 with completion in spring 2027.

Consistency with the Oakley Strategic Plan 27+

This item is consistent with the Strategic Plan 27+ Community Health and Safety goals.

Fiscal Impact

Each project listed in this report has a budgeted source of funds which has been approved by the City Council. These sources include Grants, Gas Tax, Measure J Sales Tax, Traffic Impact Fees, General Fund, Main Street Fund, and other Special Use funds. There is no fiscal impact associated with this CIP Update, this report is solely for informational purposes, and no funding allocations are requested.

Staff Recommendation

The Oakley City Council should provide comments and input to staff on the CIP report for the First Quarter of FY 2026/27 and accept the report.

DATE: September 22, 2026

TO: Joshua McMurray, City Manager

FROM: Billilee Saengchalern, Public Works Director/City Engineer

Approved and Forwarded to the City Council

SUBJECT: Adopt a resolution for the approval of the Cooperative Agreement with East Contra Costa Regional Fee and Financing Authority (ECCRFFA) CIP 273 Laurel Road Extension between Teton Road to Sellers Avenue Project

Background and Analysis

The East Costa Regional Fee and Financing Authority (ECCRFFA) is a joint powers agency that funds regional transportation improvement projects in eastern Contra Costa County using development impact fees. Member Agencies include the cities of Antioch, Brentwood, Oakley, and Pittsburg, alongside Contra Costa County. ECCRFFA manages the expenditure of the Regional Transportation Development Impact Mitigation (RTDIM) fees from new residential and commercial developments within east Contra Costa County. ECCRFFA's core goal is to mitigate traffic impacts from regional growth by financing major arterial roads, bypasses, and transit infrastructure.

City staff collaborated with ECCRFFA to discuss the needs of our city to improve the roadway network infrastructure to accommodate build-out conditions per our General Plan. The East Costa Regional Fee Program Update prepared in May 2024 includes the addition of three major projects in Oakley.

1. East Cypress Road improvement construction as a 4-lane arterial on a new alignment between Jersey Island Road and Bethel Island Road.
2. Laurel Road Extension as a four-lane arterial from Teton Road to Sellers Avenue and grade separated railroad overcrossing
3. Empire Avenue Widening to construct a four-lane arterial and grade separated railroad overcrossing between Wicklow Way and Neroly Road

On August 8, 2024, ECCRFFA approved a revised Fifth Amendment to the ECCRFFA Joint Exercise of Powers Agreement and approved the project list consistent with the 2024 Program Update approved on June 13, 2024.

With the East Cypress Road improvement construction between Jersey Island Road to Bethel Island Road in progress and slated for completion in late spring 2027, staff

is working towards the next priority to extend Laurel Road between Teton Road to Sellers Avenue to improve our roadway network in this area.

On June 12, 2025, ECCRFAA approved Resolution No. 25/10 appropriating funds to the Laurel Road Extension Project. A draft Cooperative Agreement was prepared to establish the funding agreement between the City of Oakley and ECCRFFA. The resolution states that ECCRFFA's regional share of the Project Development Costs is 31% of the actual Project Development Costs and may be more or less than the allocation of $1,600,000. If the costs come in higher than $1,600,000, CITY would need to return to ECCRFFA to request additional funding.

During our budget retreat on April 23, 2026, City Council fully supported staff to continue with our efforts to proceed with the design of the Laurel Road Extension Project. On June 9, 2026, City Council approved the Fiscal Year 2026/2027 Capital Budget which includes the funding allocation to proceed with the design, environmental, and right of way acquisition for CIP No. 273. City staff have continued to explore the design concepts of the Laurel Road Extension between Teton Road and Sellers Avenue Project and quickly issued the Request for Proposals on June 26, 2026. Staff is currently reviewing four proposals from reputable design firms and will return to City Council for approval of the design contract once a firm is selected.

The approval of the Cooperation Agreement is needed to establish the terms of funding for this project with ECCRFFA prior to the approval of the design contract.

Consistency with the Oakley Strategic Plan 27+

The approval of this agreement is consistent with the Oakley Strategic Plan under our Community Health and Safety Goal to provide safe streets in our City. Laurel Road is a critical segment in the Oakley roadway infrastructure network that will serve existing and future communities in the eastern portion of the City and unincorporated Contra Costa County.

Fiscal Impact

This project has a current budget allocation of $5,600,000. Current amount paid or encumbered to date is $55,020 leaving a balance of $5,544,980. The City was appropriated $1,600,000 for the Laurel Road Extension Project under ECCRFFA's Resolution No. 25/10. The $1.6M will be reimbursed at 31% of invoices billed to EERFFA. In order to keep the original budget in tact, the $1.6M will be allocated each year during the budget based on the reimbursement received. The adoption of this resolution will approve the Cooperative Agreement to define the funding agreement between the City and ECCRFFA.

Staff Recommendation

Staff recommend that the City Council adopt a resolution authorizing the City Manager to execute Cooperative Agreement No. 29-25 with ECCRFFA.

Attachments

Attachment 1 - Resolution

Attachment 2 – Cooperative Agreement No 29-25

Attachment 3 – Appropriation Resolution No. 25/10

RESOLUTION NO. XX-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY TO APPROVE THE COOPERATIVE AGREEMENT WITH THE EAST CONTRA COSTA REGIONAL FEE AND FINANCING AUTHORITY (ECCRFFA) FOR CIP 273 LAUREL ROAD EXTENSION BETWEEN TETON ROAD TO SELLERS AVENUE PROJECT

WHEREAS, on August 8, 2024, ECCRFFA approved a revised Fifth Amendment to the ECCRFFA Joint Exercise of Powers Agreement and approved the project list consistent with the 2024 Program Update approved on June 13, 2024; and,

WHEREAS, the Laurel Road Extension Project between Teton Road to Sellers Avenue CIP No. 273 is one of the projects listed in the project list; and,

WHEREAS, on June 12, 2025, ECCRFAA approved Resolution No. 25/10 appropriating funds to the Laurel Road Extension Project. A draft Cooperative Agreement was prepared to establish the funding agreement between the City of Oakley and ECCRFFA. The resolution states that ECCRFFA's regional share of the Project Development Costs is 31% of the actual Project Development Costs and may be more or less than the allocation of $1,600,000. If the costs come in higher than $1,600,000, CITY would need to return to ECCRFFA to request additional funding; and,

WHEREAS, on June 9, 2026, City Council approved the Fiscal Year 2026/2027 Capital Budget which includes the funding allocation to proceed with the design, environmental, and right of way acquisition for CIP No. 273; and,

WHEREAS, on June 26,2026, City staff released the Request for Proposals seeking for a design firm to begin the design for the roadway extension and grade separated railroad crossing for CIP No. 273. Staff is currently reviewing four proposals from reputable design firms and will return to City Council for approval of the design contract once a firm is selected; and,

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Oakley that Cooperative Agreement 29-25 with ECCRFFA to allocate $1,600,000 for the Project Development Cost of the Laurel Road Extension Project CIP No. 273 is hereby adopted.

PASSED AND ADOPTED by the City Council of the City of Oakley this 22nd day of September 2026 by the following vote.

AYES:
NOES:

ABSTENTION:
ABSENT:

APPROVED:

Hugh Henderson, Mayor

ATTEST:

Kim Snodgrass, City Clerk

Date

COOPERATIVE AGREEMENT No. 29-25
BETWEEN
EAST CONTRA COSTA REGIONAL FEE AND FINANCING AUTHORITY (ECCRFFA)
AND
THE CITY OF OAKLEY

Relative to:
Laurel Road Extension, Teton Road to Sellers Avenue, Project

This Cooperative Agreement ("AGREEMENT") is entered into as of June 12, 2025 ("EFFECTIVE DATE"), by and between the East Contra Costa Regional Fee and Financing Authority ("ECCRFFA"), a joint exercise of powers agency organized as a separate entity by the cities of Antioch, Brentwood, Oakley, and Pittsburg and the County of Contra Costa, and the City of Oakley ("CITY"), a municipal corporation (ECCRFFA and the CITY are sometimes collectively referred to as the "PARTIES," and each as a "PARTY").

RECITALS

A. ECCRFFA and the CITY desire to enter into this AGREEMENT to define a framework to enable the two PARTIES to work cooperatively in developing transportation improvements for the Laurel Road Extension, Teton Road to Sellers Avenue, Project ("PROJECT") in Contra Costa County. The PROJECT is more particularly described in Exhibit A.

B. The members of ECCRFFA signed a Joint Exercise of Powers Agreement ("ECCRFFA JEPA") pertaining to the Regional Transportation Development Impact Mitigation ("RTDIM") Fee in East Contra Costa County. ECCRFFA adopted the East Contra Costa Regional Fee Program Update on June 13, 2024, which added the PROJECT to the RTDIM Fee Program.

C. The PROJECT will receive ECCRFFA funding, in accordance with the fifth amendment to the ECCRFFA JEPA, dated October 22, 2024 ("FIFTH JEPA AMENDMENT"). The ECCRFFA Strategic Plan, approved on June 12, 2025, ("STRATEGIC PLAN") commits to providing an ECCRFFA RTDIM fee contribution of the regional share of the following PROJECT costs: PROJECT-related consultant/contractor costs for design and construction phases (together, the "ELIGIBLE PROJECT COSTS").

D. The CITY is managing the design and construction processes for the PROJECT within the CITY. The CITY will seek ECCRFFA funding for ELIGIBLE PROJECT COSTS that the CITY incurs, in accordance with Exhibit C. Subject to the STRATEGIC PLAN and the requirements of this AGREEMENT, the CITY will request those funds, and ECCRFFA will consider authorizing those funds, for specific ELIGIBLE PROJECT COSTS that the CITY incurs.

NOW, THEREFORE, in consideration of the foregoing, ECCRFFA and the CITY do hereby agree as follows:

Section I.

CITY AGREES:

1. To submit to ECCRFFA requests for appropriation of funds to pay ELIGIBLE PROJECT COSTS for the construction phase of the PROJECT. Each request for appropriation must detail the PROJECT scope, schedule, and proposed funding plan, and shall meet the requirements in Exhibit C. The CITY shall deliver each request for appropriation to ECCRFFA at least sixty (60) days before the funds are needed. The CITY's submittal of a funding request, and ECCRFFA's approval of a funding resolution under Section II.1., does not guarantee RTDIM funds will be available to satisfy the CITY's funding request. ECCRFFA's obligations under any funding resolution are subject to the conditions more particularly described in Section II.1.

2. To apply any funds received under this AGREEMENT to the ELIGIBLE PROJECT COSTS consistent with the terms and conditions specified in the funding resolution approved by ECCRFFA.

3. To allow ECCRFFA to audit all expenditures relating to the PROJECT funded through this AGREEMENT. For the duration of the PROJECT, and for three (3) years following completion of the PROJECT, or earlier discharge of this AGREEMENT, CITY will make available to ECCRFFA and its agents and auditors all records relating to PROJECT expenses the CITY incurs in performance of this AGREEMENT.

4. To provide invoices and progress reports to ECCRFFA, consistent with the requirements of Exhibit C, along with the summary of expenditures to date, and to maintain strict accounting of all ELIGIBLE PROJECT COSTS for which future reimbursement will be requested.

5. Each year during the term of this AGREEMENT, to prepare and provide ECCRFFA, within ninety (90) days of the last day of ECCRFFA's fiscal year, a report that itemizes both (a) the expenditure of all funds received from ECCRFFA for ELIGIBLE PROJECT COSTS during the fiscal year for which the report is prepared, and (b) progress to date in CITY's implementation of the PROJECT during the fiscal year for which the report is prepared.

6. To comply with Contra Costa Transportation Authority's ("CCTA") Policy on the Implementation of Measure J Projects (CCTA Resolution 08-13-P) and all other applicable policies that CCTA or ECCRFFA may adopt in the future.

7. To be responsible for evaluating prospective consultants and contractors to be retained by the CITY and, subsequently awarding contracts for the PROJECT-related work contemplated in this AGREEMENT, consistent with this AGREEMENT and any appropriation resolutions adopted by ECCRFFA in the future.

8. Upon ECCRFFA's request, to provide ECCRFFA copies of all executed contracts and other PROJECT documents between the CITY and consultants, contractors, and others involved in the PROJECT. The CITY shall retain all copies of such executed contracts during PROJECT implementation, and for three (3) years following completion of PROJECT, or the earlier discharge of this AGREEMENT under Section III.2.

9. To oversee and manage PROJECT consultant and contractor activities, including responsibility for schedule, budget, and oversight of the services, consistent with the scope of ECCRFFA funding resolutions.

10. If the PROJECT involves any further right-of-way acquisition, to follow the requirements of state law and the Federal Uniform Acquisition and Relocation Assistance Act and, if applicable, to transfer net proceeds, after deducting auditable costs of sales, to ECCRFFA resulting from the sale of excess lands purchased in whole or in part with RTDIM funds, in the same proportion to the net proceeds as the original contribution of such RTDIM funds was to the purchase price of the original parcel.

11. To obtain all permits, licenses, and land rights necessary for construction of the PROJECT.

12. ECCRFFA's contribution of RTDIM funds to the PROJECT under this AGREEMENT shall not exceed the regional component of the PROJECT, as more particularly described in the STRATEGIC PLAN, which may be updated from time to time by ECCRFFA.

Section II.

ECCRFFA AGREES:

1. In response to a CITY request for appropriation of funds for ELIGIBLE PROJECT COSTS, to consider, within 60 days after receiving such request, whether to adopt a funding resolution, provided that notice of cancellation or termination of this AGREEMENT pursuant to Section III.2. has not been given. ECCRFFA, in its sole discretion, may adopt a funding resolution for ELIGIBLE PROJECT COSTS before ECCRFFA actually has RTDIM funds available to pay the CITY for those costs. Subject to the PROJECT's inclusion in ECCRFFA's Strategic Plan and subject to availability of RTDIM funds collected on or after October 22, 2024, ECCRFFA'S obligation to provide the CITY funds for ELIGIBLE PROJECT COSTS under an

adopted funding resolution is expressly made subject to ECCRFFA's receipt of sufficient RTDIM funds to both (a) meet other ECCRFFA obligations, and (b) to provide funding under the funding resolution, both as determined by ECCRFFA in its sole discretion. ECCRFFA's contribution of RTDIM funds shall not exceed ELIGIBLE PROJECT COSTS, whenever incurred, in accordance with the STRATEGIC PLAN. Upon ECCRFFA's adoption of a funding resolution providing RTDIM funds for ELIGIBLE PROJECT COSTS under this AGREEMENT, the resolution shall be deemed to be incorporated into Exhibit B and, by this reference, made a part of this AGREEMENT notwithstanding the requirements of Section III.7. Each funding resolution will include additional conditions, if any, and the purpose and timing, or projected timing, for release of RTDIM funds to the CITY for the ELIGIBLE PROJECT COSTS. A chronological listing of appropriation resolutions will be included in and made a part of Exhibit B, which is hereby incorporated into this AGREEMENT and made a part hereof. Exhibit B will be updated with each new appropriation resolution. Each request for appropriation of funds will include the most current ECCRFFA overall financial plan for the PROJECT.

2. To provide at least thirty (30) days' advance notice to the CITY if an audit is to be conducted.

3. To provide CITY copies of all future updates of the STRATEGIC PLAN. ECCRFFA shall have sole discretion to revise and update its STRATEGIC PLAN from time to time in the future, to adjust funding commitments for all projects funded with RTDIM funds, provided that ECCRFFA's funding commitment to the PROJECT shall not exceed the ELIGIBLE PROJECT COSTS.

Section III.

IT IS MUTUALLY AGREED:

1. Term: This AGREEMENT will remain in effect until it is discharged, cancelled, or terminated in accordance with Section III.2., excepting only those sections that expressly survive such discharge, cancellation, or termination, as set forth in Section III.14.

2. Discharge: This AGREEMENT shall be subject to discharge as follows:

   a. Except for breach, which is covered in Section III.2(b) below, either PARTY may terminate this AGREEMENT at any time, pursuant to a power created by this AGREEMENT or by law, for causes beyond the control and without the fault or negligence of said PARTY, including any force majeure event, if such causes irrevocably disrupt or render said PARTY's performance impossible under this AGREEMENT. The terminating PARTY shall give written notice of termination under this Section III.2(a) to the other PARTY, specifying both the cause for the termination and the effective date of the termination. Notice of termination under this Section III.2(a) shall be given at least ninety (90) days before the effective date of such termination.

   b. This AGREEMENT may be cancelled by a PARTY for breach of any obligation, covenant or condition set forth in this Agreement by the other PARTY, upon notice to the breaching Party. With respect to any breach which is reasonably capable of being cured, the breaching PARTY shall have thirty (30) days from the date of the notice to initiate steps to cure. If the breaching PARTY diligently pursues cure, such PARTY shall be allowed reasonable time to cure, not to exceed sixty (60) days from the date of the initial notice, unless a further extension is granted by the non-breaching PARTY. On cancellation, the non-breaching PARTY retains the same rights as a PARTY exercising its right to terminate under the provisions of Section III.2(a) and said cancelling PARTY also retains any remedy for breach of the whole AGREEMENT or any unperformed balance.

   c. By mutual written consent of both PARTIES, this AGREEMENT may be terminated at any time.

3. Indemnity: It is mutually understood and agreed, relative to the reciprocal indemnification of ECCRFFA and the CITY:

   a. That neither ECCRFFA, nor any officer, employee, director, agent or subcontractor thereof, shall be responsible for, and the CITY shall fully defend, indemnify, and hold harmless ECCRFFA, its officers, agents, employees, and member agencies against, any damage or liability occurring by reason of anything done or omitted to be done by the CITY, its officers, agents, employees, consultants, or contractors under or in connection with any work, authority, or jurisdiction delegated to the CITY under this AGREEMENT. It is also understood and agreed that, pursuant to Government Code Section 895.4, the CITY shall fully defend, indemnify, and hold ECCRFFA, its officers, agents, employees, and member agencies harmless for any liability imposed for injury, as defined by Government Code Section 810.8, occurring by reason of anything done or omitted to be done by the CITY, its officers, agents,

employees, consultants, or contractors under this AGREEMENT or in connection with any work, authority, or jurisdiction delegated to the CITY under this AGREEMENT.

b. That neither the CITY, nor any officer, employee, director, agent or subcontractor thereof, shall be responsible for, and ECCRFFA shall fully indemnify and hold harmless the CITY against, any damage or liability occurring by reason of anything done or omitted to be done by ECCRFFA under or in connection with any work, authority, or jurisdiction delegated to ECCRFFA under this AGREEMENT. It is also understood and agreed that, pursuant to Government Code Section 895.4, ECCRFFA shall fully indemnify and hold the CITY harmless from any liability imposed for injury, as defined by Government Code Section 810.8, occurring by reason of anything done or omitted to be done by ECCRFFA under this AGREEMENT or in connection with any work, authority, or jurisdiction delegated to ECCRFFA under this AGREEMENT.

4. Notices: Any notice which may be required under this AGREEMENT shall be in writing, shall be effective when received, and shall be given by personal service, or by certified or registered mail, return receipt requested, to the addresses set forth below, or to such addresses which may be specified in writing to the PARTIES hereto.

CITY: City of Oakley
ATTN: City Manager
3231 Main Street
Oakley, CA 94561

ECCRFFA: ECCRFFA Program Manager
Contra Costa County Public Works Department
255 Glacier Drive
Martinez, CA 94553

5. Recitals: The recitals are true and correct and are incorporated in and a part of this AGREEMENT.

6. Additional Acts and Documents: Each PARTY agrees to do all such things and take all such actions, and to make, execute and deliver such other documents and instruments, as shall be reasonably requested to carry out the provisions, intent, and purpose of this AGREEMENT.

7. Integration: This AGREEMENT represents the entire agreement of the PARTIES with respect to the subject matter hereof. No representations, warranties, inducements or oral agreements have been made by any of the PARTIES except as expressly set forth herein, or in other contemporaneous written agreements.

8. Amendment: This AGREEMENT may not be changed, modified, or rescinded except in writing, signed by all PARTIES hereto, and any attempt at oral modification of this AGREEMENT shall be void and of no effect.

9. Independent Agency: ECCRFFA acts under this AGREEMENT as an independent agency. None of ECCRFFA's agents or employees shall be agents or employees of the CITY. The CITY acts under this AGREEMENT as an independent agency. None of the CITY's agents or employees shall be agents or employees of ECCRFFA.

10. Assignment: This AGREEMENT may not be assigned, transferred, hypothecated, or pledged by any PARTY without the express written consent of the other PARTY.

11. Binding on Successors: This AGREEMENT shall be binding upon the successors, assignees, and transferees of ECCRFFA and the CITY. This provision shall not be construed as an authorization to assign, transfer, hypothecate, or pledge this AGREEMENT other than as provided above.

12. Severability: Should any part of this AGREEMENT be determined to be unenforceable, invalid, or beyond authority of either PARTY to enter into or carry out, such determination shall not affect the validity of the remainder of this AGREEMENT which shall continue in full force and effect; provided that, the remainder of this AGREEMENT can, absent the excised portion, be reasonably interpreted to give effect to the intentions of the PARTIES.

13. Counterparts: This AGREEMENT may be executed in one or more counterparts, each of which shall be deemed an original.

14. Survival: Notwithstanding anything to the contrary in this AGREEMENT, the following provisions in this AGREEMENT shall survive the cancellation, expiration, discharge, or termination of this AGREEMENT:

    a. As to the CITY:
       Section I.2. (obligation to apply funds to PROJECT)
       Section I.3. (obligation to allow audit and retain records)
       Section I.4. (obligation to provide remaining invoices and progress reports)
       Section I.5. (for the year in which termination occurs only, to prepare an annual report to the ECCRFFA)
       Section I.8. (obligation to provide copies)
       Section I.9. (obligation to continue to manage PROJECT)
       Section I.10. (obligation to reimburse funds on sale of excess land)

b. As to ECCRFFA:
Section II.3. (obligation to provide notice of audit)

c. As to both PARTIES:
Section III.3. (indemnity obligations)
Section III.11. (successors, assignees, and transferees)

15. Limitations:

a. All obligations of ECCRFFA under the terms of this AGREEMENT are expressly subject to ECCRFFA's continued authorization to collect and expend RTDIM fees in East Contra Costa County, as well as the availability of funding, taking into consideration all of the obligations of ECCRFFA under all outstanding contracts, agreements and other obligations of ECCRFFA in connection with funds for such purposes. The availability of RTDIM funds is based on the collection of development fees, which are not a guaranteed revenue stream. If, for any reason, ECCRFFA's right to collect or expend such RTDIM funds is terminated or suspended in whole or part, or if the amount of fees being collected falls short of the projections in the STRATEGIC PLAN, as may be amended from time to time, ECCRFFA shall promptly notify the CITY in writing, and the PARTIES shall consult on a course of action. If, after twenty-five (25) days, a course of action is not agreed upon by the PARTIES, this AGREEMENT shall be deemed terminated by mutual or joint consent.

b. This AGREEMENT does not guarantee that RTDIM funds will be available for the purposes of this AGREEMENT at the time that the CITY requests funds for ELIGIBLE PROJECT COSTS, according to any funding schedule adopted by the CITY, or at the time ECCRFFA adopts a funding resolution. ECCRFFA's adoption, amendment, or revision of the STRATEGIC PLAN also does not guarantee that RTDIM funds will be available according to the projected schedule of availability of funds in the STRATEGIC PLAN, as adopted, amended, or revised.

16. No Third-Party Beneficiaries. Nothing in this AGREEMENT, express or implied, is intended to confer on any person other than the PARTIES and their successors and assigns any rights or remedies by reason of this AGREEMENT.

17. Governing Law; Construction. This AGREEMENT shall be governed and construed in accordance with California law. The section headings and captions of this AGREEMENT are, and the arrangement of this AGREEMENT is, for the sole convenience of the PARTIES to this AGREEMENT. The section headings, captions, and arrangement of this AGREEMENT do not in any way affect, limit, amplify, or modify the terms and provisions of this AGREEMENT. This AGREEMENT shall not be construed as if it had been prepared by one of the PARTIES, but rather as if both PARTIES have prepared it. The PARTIES to this AGREEMENT and their attorneys have read and reviewed this AGREEMENT and

agree that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply to the interpretation of this AGREEMENT.

18. Waiver. A waiver of breach of any covenant or provision in this AGREEMENT shall not be deemed a waiver of any other covenant or provision in this AGREEMENT, and no waiver shall be valid unless in writing and executed by the waiving PARTY.

The PARTIES have executed this Agreement as of the EFFECTIVE DATE.

CITY OF OAKLEY	**EAST CONTRA COSTA REGIONAL FEE & FINANCING AUTHORITY**
_____	_____
Joshua McMurray, City Manager	Dale Dennis, Program Manager
Attest:	
_____	
Kim Snodgrass, City Clerk	
Approved as to Form:	Approved as to Form: Thomas L. Geiger, County Counsel
_____	_____
Derek Cole, City Attorney	By Liliana Garcia Deputy County Counsel

Attachments

Exhibit A	Description of the Laurel Road Extension, Teton Road to Sellers Avenue, Project
Exhibit B	Compensation Schedule (Listing of Funding Resolutions)
Exhibit C	Method of Payment

COOPERATIVE AGREEMENT No. 29-25
BETWEEN
EAST CONTRA COSTA REGIONAL FEE AND FINANCING AUTHORITY (ECCRFFA)
AND
THE CITY OF OAKLEY

EXHIBIT A

DESCRIPTION OF THE PROJECT

The limits of the project are Laurel Road from its current terminus at Teton Road easterly to Sellers Road, approximately 2,600 in length. The new/extended roadway cross-section will be consistent with the Precise Alignment Study as confirmed with Oakley City Council. The cross section of Laurel Road consists of a 106' width right of way as shown in the preliminary plan attached. This project will construct a new bridge over the BNSF railroad tracks, retaining walls, new 4-lane roadway with curb, gutter, sidewalks, medians, bicycle lanes, and new traffic signals at the intersection of Laurel Road with Teton Road and Sellers Avenue.

COOPERATIVE AGREEMENT No. 29-25
BETWEEN
EAST CONTRA COSTA REGIONAL FEE AND FINANCING AUTHORITY (ECCRFFA)
AND
THE CITY OF OAKLEY

EXHIBIT B

COMPENSATION SCHEDULE

Chronological Listing of ECCRFFA Fund Appropriation Resolutions

Project Number	Resolution Number	DATE	FUNDS APPROPRIATED	CUMULATIVE TOTAL
				0
			TOTAL FUNDS APPRORIATED	0

COOPERATIVE AGREEMENT No. 29-25
BETWEEN
EAST CONTRA COSTA REGIONAL FEE AND FINANCING AUTHORITY (ECCRFFA)
AND
THE CITY OF OAKLEY

EXHIBIT C

METHOD OF PAYMENT

1. The CITY will submit, no more often than monthly, invoices to ECCRFFA which include all costs of the PROJECT for which RTDIM funds are being requested for the stated time period.

2. The invoice shall include the following information. An invoice shall request ECCRFFA funding for only ELIGIBLE PROJECT COSTS:

   A. ELIGIBLE PROJECT COSTS include the regional share of the Construction-phase costs (i.e., construction and construction management) for the PROJECT. The City share of the ELIGIBLE PROJECT COSTS is 69% and the ECCRFFA share (regional) is 31%.

   B. Invoices should include the following:

      a) A listing of the prime consultant/contractor and any sub-consultant/sub-contractor labor costs, broken out by funding resolution.

      b) An itemized list of all other non-labor costs with identification of the activity to which the expense is chargeable.

      c) The invoice submitted by the CITY should include a copy of the consultant/contractor invoice as backup to the above information.

   C. Certification

      The following statement will be included in each monthly invoice submitted by the CITY: “We hereby certify that the funds requested by the City of Oakley are to reimburse the City of Oakley for project costs already incurred and have not been included in a previous invoice request.”

   D. Progress reports

      The CITY will submit a progress report that summarizes the activities covered by the invoice.

3. Subject to the provisions of a funding resolution adopted by ECCRFFA's Board of Directors and the requirements of the AGREEMENT, ECCRFFA will process reimbursement to the CITY within sixty (60) calendar days after receipt by ECCRFFA of an invoice, containing all of the information required under item 2 above. ECCRFFA reserves the right to adjust future reimbursements should subsequent review indicate that an invoice includes ineligible costs.

Appropriation Resolution No. 25/10

for the

Laurel Road Extension, Teton Road to Sellers Avenue Project

EAST CONTRA COSTA
REGIONAL FEE AND FINANCING AUTHORITY

Antioch – Brentwood – Pittsburg – Pittsburg and Contra Costa County

APPROPRIATION RESOLUTION NO. 25/10 A RESOLUTION OF THE EAST CONTRA COSTA REGIONAL FEE AND FINANCING AUTHORITY (ECCRFFA) APPROPRIATING FUNDS TO THE LAUREL ROAD EXTENSION, TETON ROAD TO SELLERS AVENUE PROJECT IN ACCORDANCE WITH COOPERATIVE AGREEMENT NO. 29-25 BETWEEN ECCRFFA AND CITY OF OAKLEY (CITY)
FOR THE LAUREL ROAD EXTENSION, TETON ROAD TO SELLERS AVENUE PROJECT

WHEREAS, the East Contra Costa Regional Fee and Financing Authority ("ECCRFFA") Strategic Plan, dated June 12, 2025, ("Strategic Plan") includes $1,600,000 for the California Avenue Project ("PROJECT"); and

WHEREAS, ECCRFFA and CITY have entered into a Cooperative Agreement No. 29-25 regarding the funding of the PROJECT; and

WHEREAS, CITY has submitted a Request for Appropriation of Funds ("Request") and an overall financial plan for the PROJECT pursuant to Cooperative Agreement No. 29-25; and

WHEREAS, ECCRFFA's Program Manager has reviewed the Request and has determined that (1) the Request is for Eligible Project Costs, as defined in Cooperative Agreement No. 29-25, and (2) the request is consistent with the most recent ECCRFFA Strategic Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE EAST CONTRA COSTA REGIONAL FEE AND FINANCING AUTHORITY, AS FOLLOWS:

RESOLVED, that the Request is consistent with the Strategic Plan and Cooperative Agreement No. 29-25; and

RESOLVED, that the scope of work and conditions set forth in Attachment A of this RESOLUTION, which is incorporated herein as set though set forth at length, are hereby approved; and

Board of Directors:
Susannah Meyer, City of Brentwood - Chair
Aaron Meadows, City of Oakley - Vice Chair
Juan Banales, City of Pittsburg
Diane Burgis, Contra Costa County
Ron Bernal, City of Antioch

RESOLVED, that funds will be disbursed to CITY in accordance with the provisions of Cooperative Agreement No. 29-25, but, unless ECCRFFA determines additional funds are available, not to exceed, on an annual basis, the amounts programmed by fiscal year, as shown in the Strategic Plan; and

RESOLVED, that this appropriation shall expire on December 31, 2028; and

RESOLVED, that this Resolution is incorporated into Exhibit B of Cooperative Agreement No. 29-25, an updated copy of which is attached as Attachment B to this RESOLUTION. Exhibit B in the Cooperative Agreement is replaced with new Exhibit B attached hereto as Attachment B.

PASSED AND ADOPTED at a regular meeting of the Board of Directors held the 12th day of June, 2025, by the following vote:

AYE: Banales, Bernal, Burgis, Meadows, Meyer

NAY: None

ABSENT: None

ABSTAIN: None

Attest:

Dale Dennis

Secretary or Designee

Board of Directors:

Susannah Meyer, City of Brentwood - Chair
Aaron Meadows, City of Oakley - Vice Chair
Juan Banales, City of Pittsburg
Diane Burgis, Contra Costa County
Ron Bernal, City of Antioch

ATTACHMENT A

EAST CONTRA CITY REGIONAL FEE AND FINANCING AUTHORITY
APPROPRIATION RESOLUTION NO. 25/10

Date: June 12, 2025

Amount of Funds: $1,600,000

Appropriated to: City of Oakley

Specific Project: Laurel Road Extension, Teton Road to Sellers Avenue (Project)

Appropriated For: Project Development Costs for Project.

Scope of Work: Environmental, Design or R/W Phases

Other Conditions:

1. Subject to the PROJECT's inclusion in ECCRFFA's Strategic Plan and subject to availability of RTDIM funds collected, ECCRFFA'S obligation to provide the CITY funds for ELIGIBLE PROJECT COSTS under an adopted funding resolution is expressly made subject to ECCRFFA's receipt of sufficient RTDIM funds to both (a) meet other ECCRFFA obligations, and (b) provide funding under the funding resolution, both as determined by ECCRFFA in its sole discretion.
2. ECCRFFA regional share of the Project Development Costs is 31% of the actual Project Development Costs and may be more or less than the allocation of $1,600,000. If the costs come in higher than $1,600,000, CITY would need to return to ECCRFFA to request additional funding.
3. ECCRFFA's obligations under this funding resolution are subject to the terms and conditions of Cooperative Agreement No. 29-25.

Staff Comments: None

ATTACHMENT A

EAST CONTRA CITY REGIONAL FEE AND FINANCING AUTHORITY
APPROPRIATION RESOLUTION NO. 25/10

Total Funds Programmed in the East Contra Costa Regional Fee and Financing Authority Strategic Plan approved on June 12, 2025, for the entire Laurel Road Extension, Teton Road to Sellers Avenue Project (ECCRFFA's Strategic Plan currently in effect):

Period	Amount
FY 2025/26	$1,600,000
Total	**$1,600,000**
Total Authorization to Date:	
Total funds appropriated to date under Cooperative Agreement No. 29-25 for the Project, including this appropriation, are $1,600,000.	
Resolution Adopted:	06/12/2025
Appropriation Resolution No:	25/10
Coop Agreement No:	29-25
Project Sponsor:	CITY
Resolution Amount:	$1,600,000

ATTACHMENT B
EAST CONTRA COUNTY REGIONAL FEE AND FINANCING AUTHORITY
APPROPRIATION RESOLUTION NO. 25/10

COOPERATIVE AGREEMENT No. 29-25
between
EAST CONTRA COUNTY REGIONAL FEE AND FINANCING AUTHORITY
and
CITY OF Oakley

EXHIBIT B

Chronological Listing of Fund Appropriation Resolutions

Project Name	Resolution Number	DATE	FUNDS APPROPRIATED	CUMULATIVE TOTAL
Laurel Road Extension, Teton Road to Sellers Avenue Project	25/10	6/12/2025	$1,600,000	$1,600,000

TOTAL FUNDS APPROPRIATED:	$1,600,000

STAFF REPORT

OAKLEY
CALIFORNIA

Approved and Forwarded to the City Council

DATE: September 22, 2026

TO: Joshua McMurray, City Manager

FROM: Kim Snodgrass, City Clerk

SUBJECT: Adopt a Resolution Amending the City's Proclamation Policy to add World Polio Day to the Approved Proclamation List.

Background and Analysis

On August 9, 2022, the Oakley City Council approved a proclamation policy. In accordance with the policy, the Mayor, without formal action of the City Council, may issue proclamations on behalf of the City Council that adhere to the policy and are on a pre-approved list adopted by the City Council. Proclamations not on the list may be submitted and brought forth to the City Council for consideration. The Rotary Club of Oakley has requested a proclamation recognizing World Polio Day which is not on the pre-approved list; therefore, approval is requested.

Consistency with the Oakley Strategic Plan 27+

Council engagement with community partners is consistent with the Community and Collaborative Partnerships Goal in the Oakley Strategic Plan 27+.

Fiscal Impact

None.

Staff Recommendation

Staff recommends that the City Council review the requested proclamation and either approve or deny.

Attachments

1. Proposed Resolution
2. Sample Proclamation

RESOLUTION NO. XX-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY AMENDING THE CITY'S APPROVED PROCLAMATION LIST

BE IT RESOLVED by the City Council of the City of Oakley that the City's Approved Proclamation List is hereby Amended to add World Polio Day.

PASSED AND ADOPTED by the City Council of the City of Oakley this 22nd day of September 2026 by the following vote:

AYES:
NOES:
ABSTENTION:
ABSENT:

APPROVED:

_____
Hugh Henderson, Mayor

ATTEST:

_____
Kim Snodgrass, City Clerk

_____
Date

WHEREAS, Rotary is a global network of 1.2 million neighbors, friends, leaders, and problem-solvers who unite and take action to create lasting change in communities across the globe; and

WHEREAS, the Rotary motto, Service Above Self, inspires members to provide humanitarian service, follow high ethical standards, and promote goodwill and peace in the world; and

WHEREAS, Rotary in 1985 launched PolioPlus and in 1988 helped establish the Global Polio Eradication Initiative, which today includes the World Health Organization, U.S. Centers for Disease Control and Prevention, UNICEF, the Gates Foundation and Gavi, the Vaccine Alliance, to immunize the children of the world against polio; and

WHEREAS, polio cases have dropped by 99.9 percent since 1988 and the world stands on the threshold of eradicating the disease; and

WHEREAS, to date, Rotary has contributed more than US$2.9 billion and countless volunteer hours to protecting more than 3 billion children in 122 countries; and

WHEREAS, Rotary is working to raise an additional $50 million per year, which would be leveraged for maximum impact by an additional $100 million annually from the Gates Foundation; and

WHEREAS, these efforts are providing much-needed operational support, medical staff, laboratory equipment, and educational materials for health workers and parents; and

WHEREAS, in addition, Rotary has played a major role in decisions by donor governments to contribute more than $11 billion to the effort; and

WHEREAS, continued political and financial commitment is essential to overcome the final hurdles, strengthen health systems, and ensure that no child anywhere suffers from polio ever again; and

WHEREAS, World Polio Day, observed on October 24, serves as a moment to honor the progress made, recognize the dedication of health workers and volunteers, and renew our collective resolve to finish the job; and

WHEREAS, there are over 24,034 Rotary members in more than 549 clubs throughout California that sponsor service projects to address such critical issues as poverty, disease, hunger, illiteracy, and the environment in their local communities and abroad;

Therefore, I, Hugh Henderson, mayor of the City of Oakley do hereby proclaim October 24, 2026, World Polio Day in Oakley, CA and encourage all citizens to join me and Rotary International in the fight for a polio-free world.

OAKLEY
CALIFORNIA

DATE: September 22, 2026

TO: Joshua McMurray, City Manager

FROM: Evan Gorman, Associate Planner

Approved and Forwarded to the City Council

SUBJECT: Bridgehead Business Park Properties (GPA 2026-01, RZ 2026-002) – Waive the First Reading, Introduce an Ordinance Approving a Rezone, and Adopt a Resolution Approving a General Plan Amendment.

Summary

This is an application from three property owners ("Applicant") requesting approval of a 1) General Plan Amendment (GPA 2026-01) to redesignate the General Plan land use designation of three parcels (6001, 6113, and 6115 Bridgehead Road), totaling approximately 1.36 acres from Business Park ("BP") to Light Industrial ("LI"); 2) and a Rezoning (RZ 2026-002) to re-classify the zoning district for the parcels from BPL (Business Park Low) District to LI (Light Industrial) District ("Project"). No new development is proposed with this application. The sites were developed decades ago through the County process, prior to City incorporation. The approximately 1.36 acre project site is identified by Assessor's Parcel Numbers (APNs) 051-040-041, 051-040-063, and 051-040-064.

Figure 1 – Project Site



Background

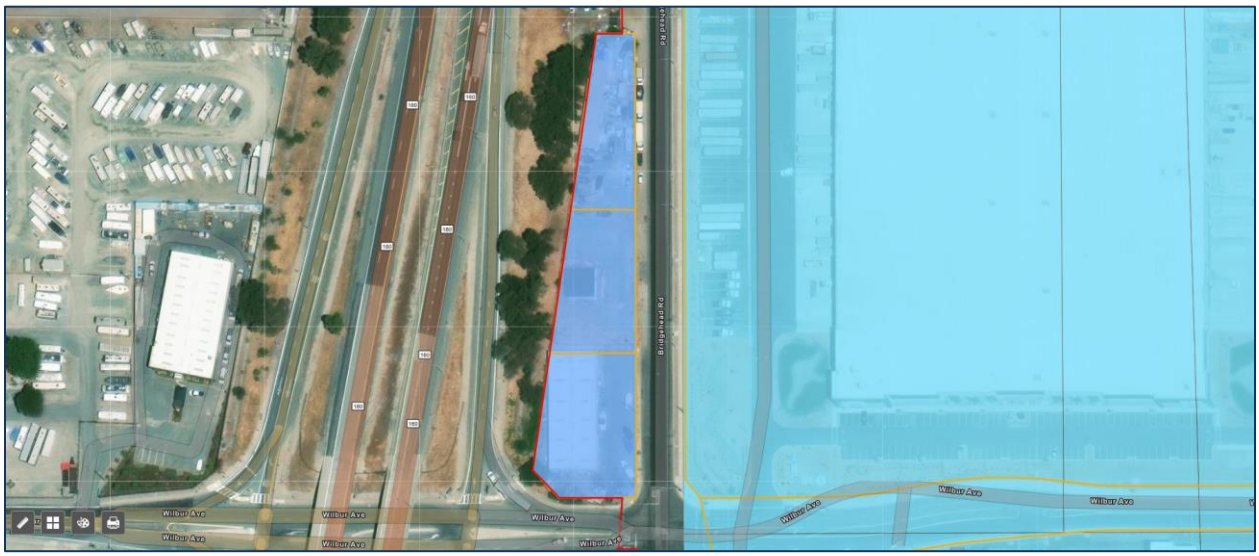
GENERAL PLAN

The subject properties have a Business Park ("BP") General Plan land use designation. This designation provides for professional and administrative offices; medical and dental clinics; laboratories; financial institutions; limited supporting retail and service uses; public and semi-public uses; and similar and compatible uses. The designation is intended to support multi-building employment campuses with integrated parks and open spaces, consolidated parking facilities, and consistent architectural themes.

ZONING

The subject properties are zoned BPL (Business Park Low) District, which is intended to accommodate high-quality business office parks in a campus environment.

Figure 2 – Subject Properties with Business Park General Plan Overlay (center, darker blue)

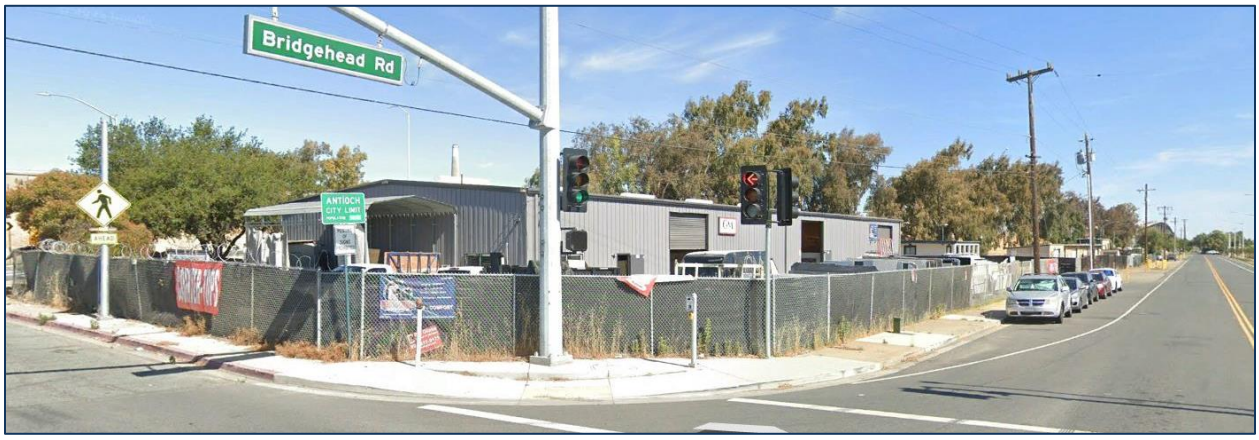


PROJECT SETTING

The project site consists of three distinct parcels under separate ownership, arranged in a north-south alignment. Each property is accessed from Bridgehead Road and is surrounded by tall chain-link and wrought iron fencing. To the east, across the street sits the expansive Oakley Logistics Center. Along the western edge, the Highway 160 on-ramp from Wilbur Avenue rises adjacent to the properties. A Caltrans storage yard and utility building occupy the area to the north on a property located outside the Oakley city limits in unincorporated Contra Costa County. Wilbur Avenue and the Delta

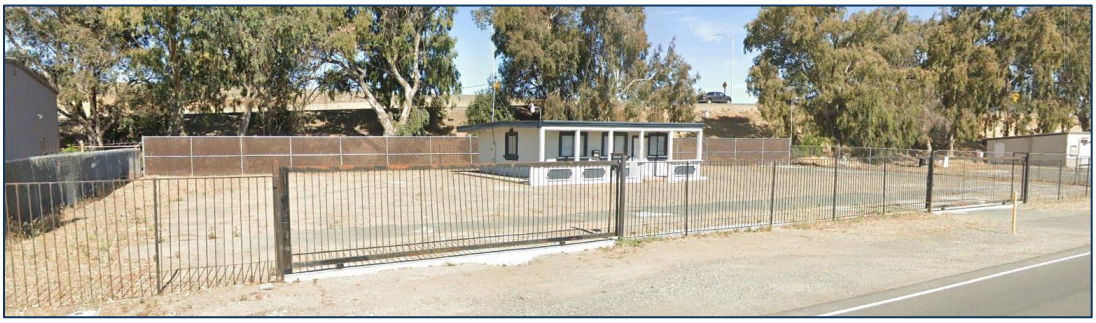
Diablo Bridgehead Pump Station (across Wilbur Avenue) are located to the south of the project site. The pump station is located within the City of Antioch. The nearest residences are a one-third of a mile south of the project site (Sandy Point 3 Mobile Home Park).

Figure 3 – 6001 Bridgehead Road



The southernmost parcel at 6001 Bridgehead Road covers roughly half an acre, making it the largest of the three. Developed in 1981, it features a two-tenant commercial structure with a building occupancy classification appropriate for light industrial use. In building code terms, an occupancy classification identifies how a structure is used and what safety requirements apply. The approximately 9,000-square-foot building covers most of the site and currently houses G.M. Marble & Granite, operated by the property owner.

Figure 4 – 6113 Bridgehead Road



The central parcel at 6113 Bridgehead Road remained vacant for several years before its recent occupancy by Luma Builders, a contractor currently facing enforcement action due to zoning conflicts that prohibit the use “Building Contractor’s Yard” in the current BPL District zoning for the property. A change in land use designation to light

industrial would permit them to operate. The property consists primarily of parking and storage space with a 1,400-square-foot office building in the center of it.

Figure 5 – 6115 Bridgehead Road



The northernmost parcel at 6115 Bridgehead Road is an elongated, paved lot with an approximately 3,000-square-foot utility building featuring a façade dominated by roll-up doors. No use is established on the site currently.

Project Description

GENERAL PLAN AMENDMENT AND REZONE

The Applicant requests approval of a General Plan Amendment for the three subject parcels. The General Plan Amendment would redesignate the properties from Business Park ("BP") to Light Industrial ("LI"), and the Rezone would change their zoning from BPL (Business Park Low) District to LI (Light Industrial) District. Because Oakley Municipal Code ("OMC") Section 9.1.102(g) requires the Zoning Ordinance and Zoning Map to be consistent with the General Plan, the Rezone may take effect only if the General Plan Amendment is approved. The applications are therefore being processed concurrently. The City Council would take final action on the General Plan Amendment by resolution and on the Rezone by ordinance. Changes to zoning district boundaries are governed by OMC Section 9.1.1610. Because the project site consists of three separately owned properties, all three property owners have joined in filing the application, as required by Section 9.1.1610(b)(i)(1).

PROPOSED LIGHT INDUSTRIAL DESIGNATION

The General Plan's Light Industrial designation provides for limited fabrication, manufacturing, processing, packaging, and assembly; wholesale, distribution, warehousing, and storage; vehicle and machinery repair; research and development;

public and semi-public uses; and similar compatible activities. The designation does not allow heavy industrial uses that emit significant amounts of smoke, noise, light, or pollutants. It also directs that uses incompatible with residential development because of noise, vibration, or similar characteristics, not be located where they may affect existing or future residences.

APPLICANT'S RATIONALE

The Applicant identifies market demand for light industrial spaces and the limitations of the existing Business Park designations as the principal reasons for the request. According to the Applicant, small businesses are seeking light industrial rental space in the area, including businesses that could provide support services to the nearby Oakley Logistics Center. The Applicant also notes that several businesses seeking to occupy the properties have been unable to do so because their operations are not permitted in the BPL District. The owners and prospective tenants consider portions of the Business Park use list, including uses such as copying facilities and travel agencies, less aligned with current market conditions and report limited interest from businesses that fit those categories.

SCOPE OF THE REQUEST

The application does not include a site plan or building plans. Approval would change the properties' General Plan designation and zoning classification but would not authorize construction or approve any physical modifications. Any future development or exterior modification would remain subject to the applicable application, review, and permitting requirements of the OMC and California Building Code, including design review under OMC Section 9.1.1604, where applicable. The contractor's yard at 6113 Bridgehead Road could be established. No additional applications for the contractor's yard are expected at this time due to their use of the existing property as-is.

Analysis

GENERAL PLAN CONSISTENCY

The Light Industrial designation fits both the existing development on the site and the character of the surrounding Bridgehead Road corridor. The site is bounded by a Caltrans storage yard, a regional logistics center, an Amazon delivery facility, a wastewater pump station, and a State Route 160 freeway on-ramp. It is separated from the nearest residential use, the Sandy Point 3 Mobile Home Park, by approximately one-third of a mile, with Wilbur Avenue, the SR 160 on-ramp, and industrial and utility parcels in between. Designating the site Light Industrial places industrial-serving land where the supporting infrastructure and compatible neighbors already exist, consistent with the General Plan's direction to concentrate the most intensive non-residential development in northwest Oakley (Policy 2.1.6) and to locate employment centers along major arterials with freeway access (Goal 2.4, Policy 2.4.1). The amendment is limited to the properties' legal designation and the City's Land Use

Diagram and does not change any goal, policy, or program of the General Plan. Staff has reviewed it against the remaining elements and finds it would not create any internal inconsistency, as required by Government Code Section 65300.5.

The amendment also implements the General Plan's economic development framework. The Light Industrial designation expressly prohibits heavy industrial uses (Policy 2.4.2) and, through its use restrictions and performance standards, ensures compatibility with adjacent land uses and sensitive receptors (Policies 2.1.4, 2.1.5, and 2.4.3). In the Economic Development Element, Goals 5.1 and 5.2 and their implementing policies call for retaining existing businesses, recruiting compatible employers, prioritizing employment-generating uses on underutilized parcels, and adding a balanced mix of commercial, office, and light industrial activity (Policies 5.1.1, 5.1.3, 5.2.2, and 5.2.3). Programs 5.2.A and 5.2.C specifically target light industrial uses with minimal impacts, warehousing and distribution, and small-scale and entrepreneurial businesses. The project site is an underutilized, already-improved employment site with existing building space that prospective light industrial tenants cannot currently occupy due to the Business Park designation.

REZONE

Approval of the General Plan Amendment would allow the Rezone to LI District, which would authorize the uses permitted in the Light Industrial District under OMC Section 9.1.602, subject to all applicable zoning regulations. Uses currently permitted in the Business Park Districts under OMC Section 9.1.502, principally administrative and professional offices, financial and business services, and research laboratories would generally no longer be permitted. Complete use lists for both districts are included as Attachments 3 and 4.

The Council must find that the change in district boundaries is required to achieve the objectives of the Zoning Ordinance prescribed in Section 9.1.102(a). Staff has analyzed the change against each of the objectives, and that analysis is set out in full in the proposed resolution. Three objectives bear most directly on this request. First, the buildings on the site were constructed under County entitlements and have occupancy classifications suited to industrial activity. The rezone would therefore support the site's established development pattern rather than introduce an incompatible use into the area. Second, three separately owned, already-improved parcels totaling 1.36 acres will not deliver the business park campus the BPL District envisions without full redevelopment, while light industrial uses can occupy the existing buildings as they stand (Objective 5, most appropriate and beneficial use). It is also noted that due to the limited size and configuration of the properties, it would be challenging to develop them with a campus-style business park due to significant needs for off-street parking that would accompany such a use. Third, light industrial businesses have been turned away at the business license stage under the current

designations, and the rezone would allow the existing buildings to be lawfully occupied and re-tenanted (Objectives 8 and 9, commercial and industrial activity).

STAFF ASSESSMENT

The proposed Light Industrial designations better reflect the existing development, surrounding land use pattern, and practical reuse potential of the three properties. The principal structures were constructed under County entitlements and have building occupancy classifications that accommodate industrial activity. Under the current Business Park designations, several light industrial businesses have been advised during the business license process that they cannot occupy the properties. Approval would allow the existing buildings to be occupied by compatible light industrial businesses without requiring substantial tenant improvements or complete redevelopment. By contrast, achieving the coordinated business park campus envisioned by the BP designation would likely require assembly and comprehensive redevelopment of three separately owned parcels.

The surrounding land uses also support the proposed change. The properties are bordered by logistics, utility, transportation, and storage uses, while the nearest residences are approximately one-third of a mile away. Light industrial use of the properties would therefore continue the established development pattern rather than introduce an incompatible use. Approval would not prevent the City from considering future business park development. Should market conditions change and the properties be assembled for a coordinated business park project, a future owner could seek another General Plan Amendment and Rezone in conjunction with the required development entitlements; however, as mentioned above, this type of development would be challenging given the constrained size and shape of the properties. The present action determines the designations that would apply under current conditions; it does not eliminate the City's ability to consider a different land use proposal in the future.

Planning Commission Recommendation

On August 18, 2026, the Planning Commission held a duly noticed public hearing to consider the proposed Project and Negative Declaration and make a recommendation to the City Council. No written comments were received prior to the hearing, and no members of the public spoke during the meeting, either in person or online. During its discussion, the Planning Commission asked about the types of uses that would be permitted under the Light Industrial designation. Staff reviewed the range of uses allowed in the Light Industrial zoning district and confirmed that the proposed designation was appropriate for the three parcels. A list of permitted and conditionally permitted uses is included as an attachment to this Staff Report.

The Planning Commission then adopted Planning Commission Resolution No. 13-26 by a 3-0 vote, with one Commissioner absent and one seat vacant, recommending that the City Council adopt the Negative Declaration and approve the General Plan Amendment and Rezone. The Commission did not recommend any amendments or additional conditions.

Environmental Review

CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

An Initial Study and Negative Declaration ("IS/ND") dated June 2026 has been prepared for the project pursuant to CEQA. Raney Planning & Management prepared the environmental analysis on behalf of the City of Oakley, which is the Lead Agency. The Initial Study evaluated all 21 environmental topic areas in Appendix G of the CEQA Guidelines. It concluded that the project would not have a significant effect on the environment and that a Negative Declaration is the appropriate environmental document. No mitigation measures are required and no Mitigation Monitoring and Reporting Program is necessary.

The basis for this determination is that the project consists solely of a General Plan Amendment and Rezone with no site-specific development plans, no ground-disturbing activity, and no new construction. Because the site is already fully developed, any future activity that the change facilitates would most likely involve interior improvements or reuse of the existing structures rather than new building construction. The change would ease restrictions on certain on-site uses and support re-tenanting of the existing buildings.

NOTICE OF INTENT AND PUBLIC REVIEW

A Notice of Intent ("NOI") to Adopt a Negative Declaration was circulated for public review and comment from June 10th through July 9th, 2026. The NOI was filed with the Contra Costa County Clerk and the State Clearinghouse, distributed to public agencies and to parties requesting such notice, and posted in the same manner as a Notice of Public Hearing: at locations throughout the City and at the project site.

Findings

Draft findings for the General Plan Amendment and Rezone are set forth in the attached proposed resolution and ordinance.

Consistency with the City of Oakley Strategic Plan 27+

The requested entitlements are consistent with the Community and Economic Development Goal of the Oakley Strategic Plan 27+. Aligning these parcels' land use and zoning designations with their existing development supports productive reuse of vacant and underutilized space, helps small businesses establish and expand within

the City, and positions the properties to provide support services to the adjacent Oakley Logistics Center.

Fiscal Impact

The approval of these entitlements will not impact the General Fund. This is a developer funded account. All Staff time and City of Oakley generated materials are charged to the developer account funded by the Applicant.

Staff Recommendation

Staff recommends the City Council approve the Project through the following actions:

- Adopt a resolution adopting the Project's Initial Study/Negative Declaration and approving a General Plan Amendment (GPA 2026-01), as conditioned; and
- Waive the first reading and introduce an ordinance approving the Rezone (RZ 2026-002).

Attachments

1. Vicinity Map
2. Notice of Public Hearing
3. Uses Permitted in the Light Industrial Zoning District (OMC Section 9.1.602)
4. Uses Permitted in Business Park Zoning Districts (OMC Section 9.1.502)
5. Existing and Proposed General Plan Land Use Designations
6. Planning Commission Resolution No. 13-26
7. Proposed Resolution
   Exhibit A: General Plan Amendment Land Use Diagram
8. Proposed Ordinance
   Exhibit A: Rezone Diagram
9. Bridgehead Road Properties Project – Initial Study/Negative Declaration

Vicinity Map

Bridgehead Business Park Properties (GPA 2026-01, RZ 2026-002)
APN's: 051-040-063, 051-040-064, and 051-040-041



OAKLEY
CALIFORNIA

NOTICE OF PUBLIC HEARING

Notice is hereby given that on **September 22, 2026 at 6:30 p.m.**, or as soon thereafter as the matter may be heard, the City Council of the City of Oakley will hold a Public Hearing at the Council Chambers located at 3231 Main Street, Oakley, CA 94561 for the purposes of considering an application as described below:

Project Name: Bridgehead Business Park Properties (GPA 2026-01, RZ 2026-002)

Project Location: 6001, 6113, and 6115 Bridgehead Road, Oakley, CA 94561 Assessor's Parcel Numbers (APNs): 051-040-041, -063, and-064

Applicant: Brian Markiel, Rene Torres, and Praveen Chand. 6001, 6113, and 6115 Bridgehead Road, Respectively, Oakley CA 94561.

Request: The City of Oakley has received an application from three property owners requesting approval of a 1) General Plan Amendment (GPA 2026-01) to redesignate the General Plan land use designation of three parcels (6001, 6113, and 6115 Bridgehead Road), totaling approximately 1.36 acres from Business Park ("BP") to Light Industrial ("LI"); 2) Rezoning (RZ 2026-002) to re-classify the zoning district for the parcels from BPL (Business Park Low) District to LI (Light Industrial) District. No new development is proposed with this application. The sites were developed decades ago through the County process, prior to City incorporation. The approximately 1.36 Acre project site is identified by Assessor's Parcel Numbers (APNs) 051-040-041, 051-040-063, and 051-040-064.

How to Review: The Staff Report and its attachments will be available for public review, on or before **September 17, 2026** at City Hall, 3231 Main Street, Oakley, CA 94561 or online at https://www.oakleyca.gov/129/Agendas-Minutes by navigating to the **September 22, 2026 City Council** agenda and clicking the project title link. Interested persons are invited to submit written comments prior to and may testify at the public hearing. Written comments may be submitted to Evan Gorman, Associate Planner at the City of Oakley, 3231 Main Street, Oakley, CA 94561 or by email to **Gorman@ci.Oakley.ca.us**.

NOTICE IS ALSO GIVEN pursuant to Government Code Section 65009(b) that, if this matter is subsequently challenged in Court by you or others, you may be limited to raising only those issues you or someone else has raised at a Public Hearing described in this notice or in written correspondence delivered to the City of Oakley City Clerk at, or prior to, the Public Hearing.

Uses Permitted in the Light Industrial Zoning District

b. Permitted Uses. Uses permitted in the L-I district shall be as follows:

1. Auto garage that includes body repair and painting;

2. Building Contractor's Yard;

3. Furniture Manufacturing;

4. Industrial uses which do not necessarily require or use steam generated on the premises as a prime power for the manufacturing process carried on, or extensive loading docks or similar facilities for the receiving or shipment of raw, semi-finished or finished products;

5. Lumber Yard;

6. Pest Control Company;

7. Uses Permitted in Retail Business Districts;

8. Warehouse.

c. Uses Requiring a Conditional Use Permit. In the LI district, the following uses are permitted on the issuance of a conditional use permit:

1. Adult entertainment business shall be conditionally permitted in the Light Industrial zoning district only if location is in full compliance with distance restrictions established herein by Section 6-G-1.4.

2. Commercial Dog Kennel;

3. Industry, Marine-related;

4. Large-scale Boat Storage Facilities;

5. Mini-storage Facility;

6. Recycling – Large Facility;

7. Retail Sales, combined with wholesale facilities;

8. Sheet Metal Shop;

9. Solid Waste Landfill;

10. Solid Waste Transfer Station;

11. Transit-mix Plants;

12. Uses which emit dust, smoke, fumes, noise/vibration, or brilliant light, or are otherwise offensive to the senses or are of a kind of quality that their operation interferes with development or enjoyment of other property in the vicinity; uses included within the meaning of this proviso include, but are not limited to, asphalt plants, food processing plants, wineries, breweries, and other similar uses;

13. Uses Permitted in Agricultural Limited District; and

14. Uses Permitted in General Commercial Districts.

Uses Permitted in Business Park Zoning Districts

b. Permitted Uses. The following uses, or uses determined to be similar by the Community Development Director, are permitted in the BPH [and BPL] District as primary uses:

1. Accessory uses, including but not limited to the following:

a. Sale of personal goods and services, when provided in the principal building, including but not limited to the following:

i. Flower, and news vending;

ii. Ticket outlets; and

b. Other services which are customary appurtenant uses.

2. Accounting Offices;

3. Addressing Services;

4. Administrative, executive, and professional offices, including similar professional occupations;

5. Catering Facilities;

6. Clubs, Lodges, And Fraternal Organizations;

7. Computing Services;

8. Copying Facility, (to include printing and related services);

9. Day Care, limited (= twelve 12 people w/care = 24 hours);

10. Delicatessen;

11. Dry Cleaner/laundry;

12. Employment Agencies;

13. Financial and Business Offices and Related Facilities;

14. Gift Shop;

15. Health and Recreation Facilities;

16. Locksmith Shop;

17. Notary Public;

18. Public Parking Facilities;

19. Public Utility and Service Uses;

20. Research laboratories (experimental and testing),

21. Restaurants without drive-thru facilities;

22. Sidewalk Cafe (with permanent outdoor seating area);

23. Stenographic Services;

24. Travel and Airline Agencies;

25. Veterinarian Office, provided that no office of a veterinarian shall include an animal hospital or kennel; and

26. Warehousing, storage, and distribution facilities as accessory uses but not exceeding ten thousand (10,000) square feet per establishment or not more than sixty percent (60%) of gross floor area per establishment.

c. Uses Requiring a Conditional Use Permit. In the BPH district the following uses are permitted after the issuance of a conditional use permit:

1. Airport;

2. Ambulance Service;

3. Artist's Studio;

4. Assembly Uses;

5. Automobile Gasoline Service Station;

6. Communication facilities (see Section 9.1.202(b)(26));

7. Cultural Institution;

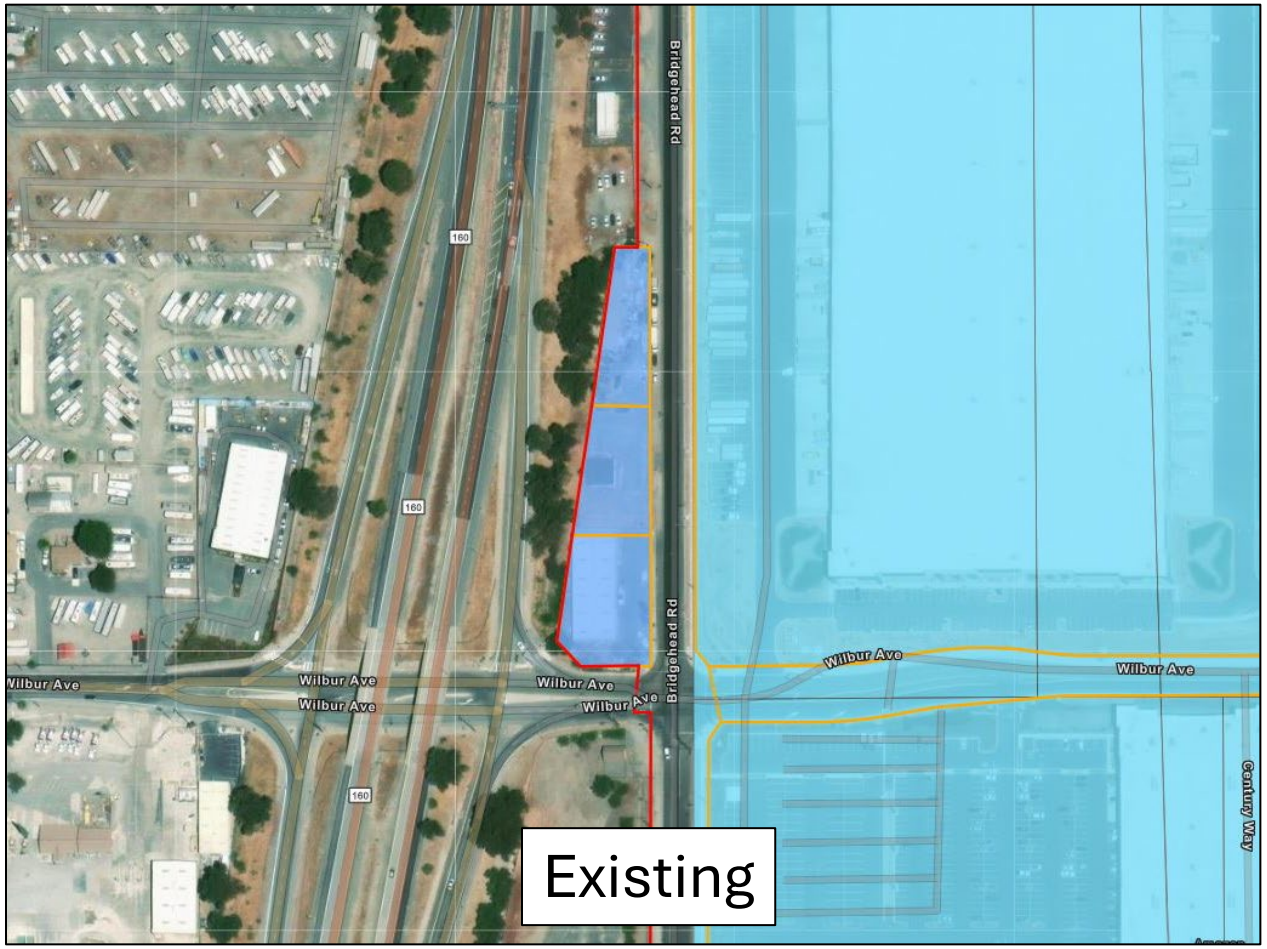
8. Helicopter Landing Facilities (emergency and non-emergency);

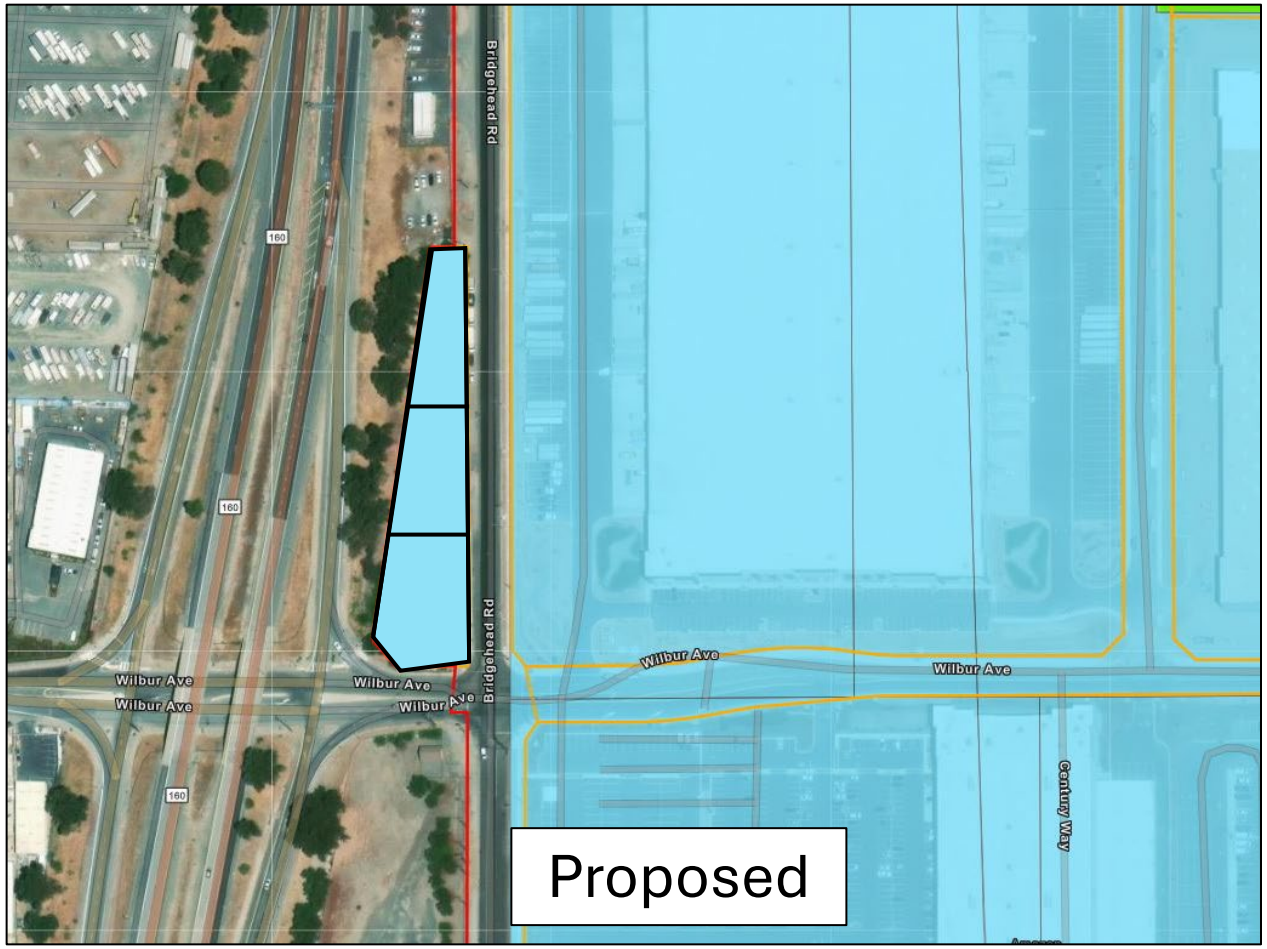
9. Hotels;

10. Other compatible uses as determined by the Planning Commission subject to the granting of a conditional use permit;

11. Parking Facilities, as a principle use;

12. Specialty Food Shops.





LEGEND

- Oakley City Limit
- Oakley Sphere of Influence
- Oakley Planning Area
- Country Costa County Urban Limit Line
- Agriculture
- Agricultural Limited
- Rural Residential
- Residential Very Low
- Residential Low
- Residential Low/Medium
- Residential Medium
- Residential High
- Residential Mobile Home
- Commercial
- Commercial Downtown
- Commercial Recreation
- Business Park
- Light Industrial
- Utility Energy
- Public and Semi-Public
- Delta Recreation
- Parks and Recreation
- Specific Plan

PLANNING COMMISSION
RESOLUTION NO. 13-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OAKLEY MAKING FINDINGS AND RECOMMENDING THAT THE CITY COUNCIL ADOPT AN INITIAL STUDY/NEGATIVE DECLARATION, APPROVE GENERAL PLAN AMENDMENT (GPA 2026-01) AND REZONE (RZ 2026-002) OF APPROXIMATELY 1.36 ACRES AT 6001, 6113, AND 6115 BRIDGEHEAD ROAD (APNS 051-040-041, 051-040-063, AND 051-040-064)

WHEREAS, on March 6, 2026, Brian Markiel, Rene Torres, and Praveen Chand (collectively, "Applicants"), the owners of 6001, 6113, and 6115 Bridgehead Road, respectively, jointly filed an application for: (1) General Plan Amendment GPA 2026-01 to redesignate three parcels totaling approximately 1.36 acres from Business Park ("BP") to Light Industrial ("LI"); and (2) Rezone RZ 2026-002 to rezone the same parcels from BPL (Business Park Low) District to LI (Light Industrial) District ("Project"); and

WHEREAS, on March 19, 2026 the Project applications were deemed complete pursuant to Government Code section 65920 et seq.; and

WHEREAS, the project site is designated Business Park in the Oakley General Plan and zoned BPL (Business Park Low) District; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the City prepared an Initial Study/Negative Declaration ("IS/ND"), dated June 2026, which concluded that the Project would not have a significant effect on the environment and that no mitigation measures are required; and

WHEREAS, the Notice of Intent to Adopt the IS/ND was circulated for public review from June 10, 2026 to July 9, 2026, filed with the Contra Costa County Clerk and State Clearinghouse, distributed to public agencies and interested parties, and posted in accordance with applicable requirements and no comment letters were received; and

WHEREAS, on or before August 7, 2026, notice of the August 18, 2026 public hearing was published, posted, and mailed to property owners within 500 feet of the project site, public agencies, and interested parties in accordance with OMC section 9.1.1610(d); and

WHEREAS, pursuant to Government Code sections 65353 and 65854 and OMC section 9.1.1610(g), the Planning Commission is required to hold a public hearing and transmit a recommendation to the City Council, including a finding regarding whether the proposed change in district boundaries is required to achieve the objectives of the Zoning Ordinance; and

WHEREAS, on August 18, 2026, the Planning Commission held a duly noticed public hearing, received the staff report and presentation, received oral and written testimony, deliberated, and adopted this Resolution recommending approval of the Project; and

WHEREAS, these findings are based on the Oakley General Plan, the Oakley Zoning Ordinance, the IS/ND, the staff report, testimony received at the public hearing, and the documents contained in the Project file (collectively, the "Record"); and

WHEREAS, if any provision of these findings or its application is held invalid, the remaining provisions and applications shall remain in effect.

THEREFORE, BE IT RESOLVED, based on the foregoing recitals and the entire Record, the Planning Commission makes the following findings:

A. Regarding the application requesting approval of a General Plan Amendment (GPA 2026-01) to redesignate the General Plan Land Use Designation of the subject properties (approximately 1.36-acres) from Business Park (BP) to Light Industrial (LI), the Planning Commission finds that:

1. The proposed amendment is internally consistent with the General Plan. It applies the existing LI designation to approximately 1.36 acres of developed, nonresidential land and is accompanied by a Rezone that would make the Zoning Map consistent with the amended General Plan Land Use Diagram.

2. The amendment is consistent with the General Plan policies that direct intensive nonresidential and employment-generating uses to northwest Oakley, encourage industrial development in locations served by public facilities and major transportation routes, and support retention and expansion of compatible businesses. The site fronts Bridgehead Road, is near State Route 160, and is already served by existing facilities and improvements.

3. The LI designation is appropriate for the site and surrounding land-use pattern. The site is developed with buildings established under County entitlements before City incorporation and is surrounded by industrial, logistics, transportation, utility, and storage uses. The nearest residences are approximately one-third mile to the south and are separated by roadways and intervening nonresidential uses.

4. The amendment would retain the site in an employment-generating, nonresidential designation while allowing a broader range of light-industrial businesses to occupy the existing buildings. The current BP designation has limited lawful occupancy of the existing building space by businesses suited to the site.

5. The amendment will not be detrimental to public health, safety, or welfare. No development is authorized by this action, and any future use or physical development remains subject to the applicable requirements of the Oakley Municipal Code and other law.

B. Regarding the application requesting approval of a Rezone (RZ 2026-02) to rezone the subject properties from BPL (Business Park Low) to Light Industrial (LI), the Planning Commission finds that:

1. The proposed change from BPL to LI is consistent with the General Plan as proposed to be amended by GPA 2026-01 and is required to implement the LI designation shown on the amended General Plan Land Use Diagram.

2. The Rezone is required to achieve the objectives of the Zoning Ordinance identified in OMC section 9.1.102(a). The LI District would foster a workable and compatible relationship among land uses, promote stability and productive use of the existing developed properties, and support industrial and employment-generating activity in an established industrial corridor.

3. The site's location and existing improvements are suitable for the LI District. The site has access from Bridgehead Road, nearby freeway access, existing paved parking and storage areas, and buildings capable of accommodating light-industrial activity. Surrounding industrial, logistics, utility, transportation, and storage uses are compatible with the proposed district.

4. The Rezone would support the City's economic-development objectives by allowing compatible light-industrial businesses to lawfully occupy and reoccupy existing building space, strengthening the tax base and supporting productive use of the properties.

5. Consistent with OMC section 9.1.1610(e)(2), the Rezone is not conditioned. Upon reclassification, the properties will be subject to the regulations of the LI District and all other applicable laws. More intensive uses and future development remain subject to any review and approval otherwise required by the Oakley Municipal Code.

C. Regarding the Initial Study/Negative Declaration associated with this project the Planning Commission finds that:

1. The IS/ND was prepared in accordance with CEQA and the CEQA Guidelines, was circulated for public review, and was considered by the Planning Commission together with the entire Record.

2. Based on the whole Record, there is no substantial evidence that the Project may have a significant effect on the environment. The IS/ND reflects the City's independent judgment and analysis and concludes that mitigation measures are not required.

3. The location and custodian of the documents and materials constituting the Record are the City of Oakley Planning Division, 3231 Main Street, Oakley, California 94561.

D. The Project complies with Measure J Growth Management requirements.

BE IT FURTHER RESOLVED, based on the foregoing findings and the Record, the Planning Commission recommends that the City Council:

1. Adopt the Initial Study/Negative Declaration prepared for the Project, dated June 2026, and direct the filing of a Notice of Determination; and

2. Adopt a resolution approving GPA 2026-01 and amending the General Plan Land Use Diagram to redesignate the project site from BP to LI, as depicted in Exhibit "A"; and

3. Enact an ordinance approving RZ 2026-002 and amending the Zoning Map to reclassify the project site from BPL District to LI District, as depicted in Exhibit "B", effective only upon the effectiveness of GPA 2026-01,

subject to the following Conditions of Approval:

Conditions of Approval

Applicant shall comply with the requirements of the Oakley Municipal Code. Any exceptions must be stipulated in these Conditions of Approval. Conditions of Approval are based on the application received by the Planning Division dated **March 6, 2026**, as well as additional information acquired since that time and made part of the project file.

THE FOLLOWING CONDITIONS OF APPROVAL SHALL BE SATISFIED PRIOR TO ESTABLISHING THE USE UNLESS OTHERWISE NOTED:

Planning Division Conditions

General:

1. The General Plan Amendment (GPA 2026-01) and Rezoning (RZ 2026-002) is approved, as described in the application date stamped by the Planning Division on March 6, 2026, and as modified by the following conditions of approval, subject to final review and approval by the Community Development Director.

2. All conditions of approval shall be satisfied by the owner/developer. All costs associated with compliance with the conditions shall be at the owner/developer's expense.

3. The applicant shall indemnify, defend, and hold harmless the City of Oakley, the City Approving Authorities, and the officers, agents, and employees of the City from any and all claims, damages and liability (including, but not limited to, damages, attorney fees, expenses of litigation, costs of court).

4. Approval of this request shall not waive compliance with any sections of the Municipal Code, State Fire Marshal's regulations, the California Building Code, or any City Ordinances.

ADVISORY NOTES

PLEASE NOTE ADVISORY NOTES ARE ATTACHED TO THE CONDITIONS OF APPROVAL BUT ARE NOT A PART OF THE CONDITIONS OF APPROVAL. ADVISORY NOTES ARE PROVIDED FOR THE PURPOSE OF INFORMING THE APPLICANT OF ADDITIONAL ORDINANCE REQUIREMENTS THAT MUST BE MET IN ORDER TO PROCEED WITH DEVELOPMENT.

A. The applicant/owner should be aware of the expiration dates and renewing requirements prior to requesting building or grading permits.

B. Comply with the requirements of the Ironhouse Sanitary District.

C. Comply with the requirements of the Contra Costa County Fire Protection District.

D. Comply with the requirements of the Diablo Water District.

E. Comply with the requirements of the Building Inspection Department. Building permits are required prior to the construction of most structures.

PASSED AND ADOPTED by the Planning Commission of the City of Oakley this 18th day of August 2026 by the following vote:

AYES: Goudie, Ireland, Price
NOES:
ABSTENTION:
ABSENT: Harvey

APPROVED:

Leonard Price

Leonard Price, Chair

ATTEST:

Kim Snodgrass

Kim Snodgrass, City Clerk

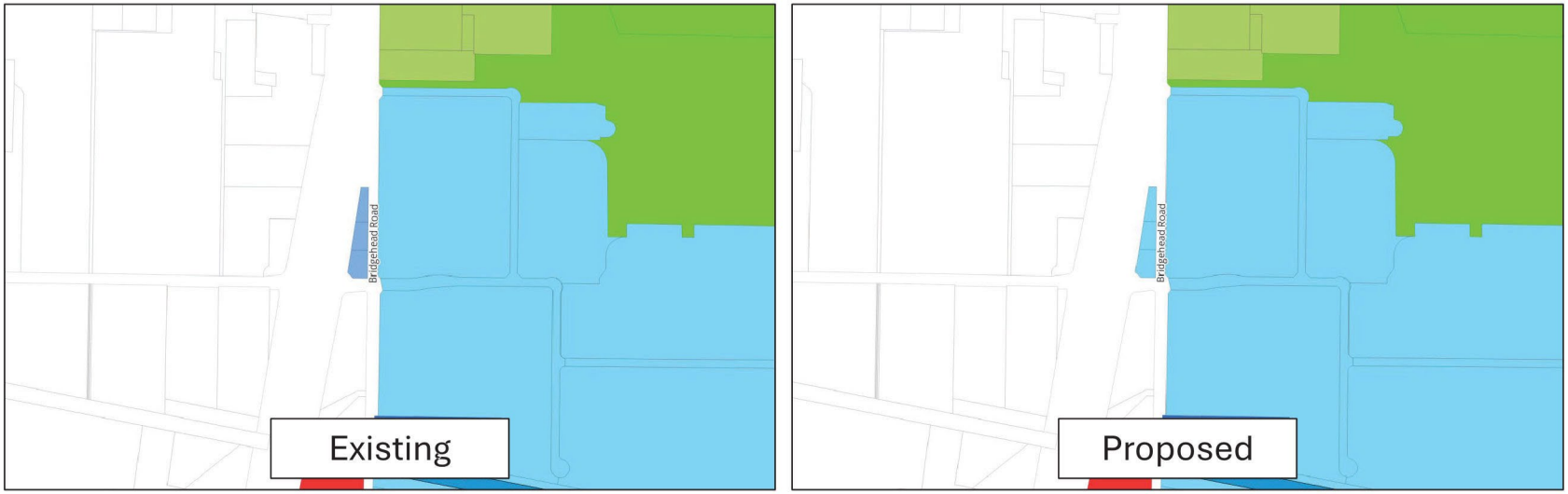
8/25/2026

Date

Exhibit A

Existing and Proposed Land Use Designations

6001, 6113, and 6115 Bridgehead Road



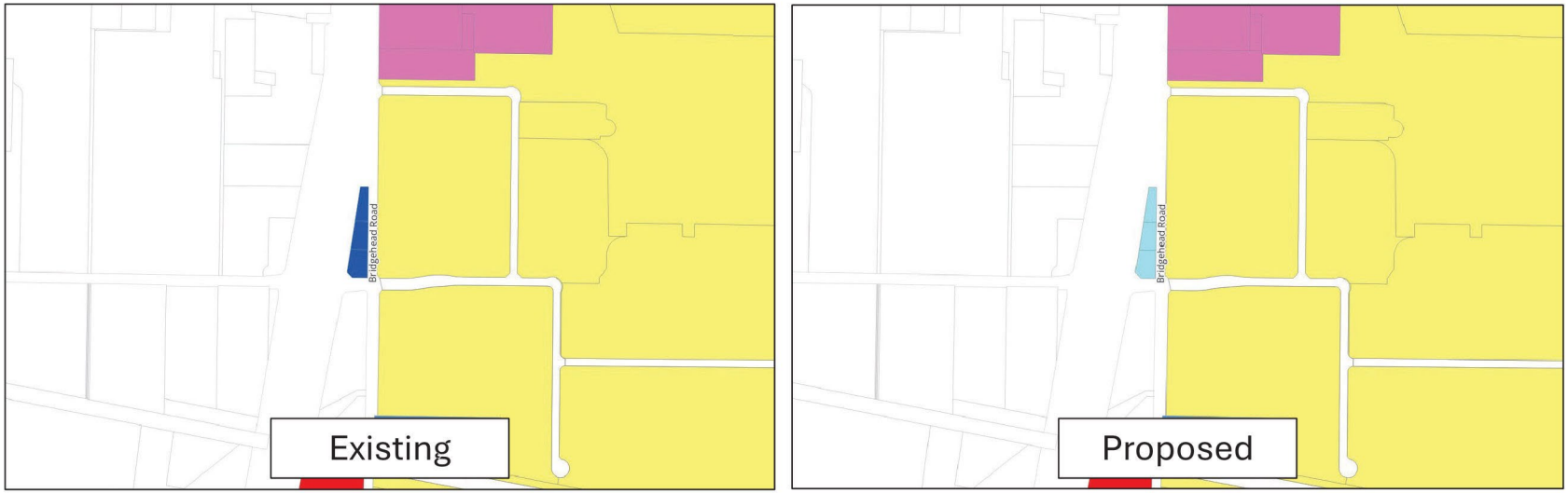
LEGEND

- Agriculture
- Agricultural Limited
- Rural Residential
- Residential Very Low
- Residential Low
- Residential Low/Medium
- Residential Medium
- Residential High
- Residential Mobile Home
- Commercial
- Commercial Downtown
- Commercial Recreation
- Business Park
- Light Industrial
- Utility Energy
- Public and Semi-Public
- Oakley City Limit

Exhibit B

Existing and Proposed Zoning Districts

6001, 6113, and 6115 Bridgehead Road



Residential

- Limited Agriculture
- R-10 10,000 SF Min. Lot Area
- R-12 12,000 SF Min. Lot Area
- R-15 15,000 SF Min. Lot Area
- R-20 20,000 SF Min. Lot Area
- R-40 40,000 SF Min. Lot Area
- R-6 6,000 SF Min. Lot Area
- R-7 7,000 SF Min. Lot Area
- M-9 9 Unit per Acre Muti-family
- M-12 12 Unit per Acre Muti-family
- M-17 17 Unit per Acre Muti-family
- M-30 30 Units per Acre Multi-family
- M-H Mobile Home

Commercial

- RB Retail Business
- C General Commercial
- BPL Business Park Low
- CR-A Commercial Recreation - Aquatic

Industrial

- LI Light Industrial
- UE Utility Energy

Master Planned Districts

- P-1 Planned Development
- SP-1 East Cypress Corrdior S.P. (See separate specific plan map)
- Downtown Specific Plan - Downtown Core
- Downtown Specific Plan - Downtown Support
- Downtown Specific Plan Residential Commercial Conversion Opportunity Area
- Downtown Specific Plan Area

Public and Semi-Public

- P Public and Semi-Public

Open Space / Recreation

- A-4 Agricultural Preserve
- DR Delta Recreation
- PR Parks and Recreation

General

- Oakley City Limit
- Parcels with Split Zoning
- Parcels Yet to be Zoned

RESOLUTION NO. XX-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY ADOPTING AN INITIAL STUDY/NEGATIVE DECLARATION, MAKING FINDINGS, AND APPROVING GENERAL PLAN AMENDMENT (GPA 2026-01) TO REDESIGNATE APPROXIMATELY 1.36 ACRES AT 6001, 6113, AND 6115 BRIDGEHEAD ROAD FROM BUSINESS PARK (BP) TO LIGHT INDUSTRIAL (LI) (APNS 051-040-041, 051-040-063, AND 051-040-064)

WHEREAS, on March 6, 2026, Brian Markiel, Rene Torres, and Praveen Chand (collectively, "Applicants"), the owners of 6001, 6113, and 6115 Bridgehead Road, respectively, jointly filed an application for: (1) General Plan Amendment GPA 2026-01 to redesignate three parcels totaling approximately 1.36 acres from Business Park ("BP") to Light Industrial ("LI"); and (2) Rezone RZ 2026-002 to rezone the same parcels from BPL (Business Park Low) District to LI (Light Industrial) District ("Project"); and

WHEREAS, on March 19, 2026 the Project applications were deemed complete pursuant to Government Code section 65920 et seq.; and

WHEREAS, the project site is designated Business Park in the Oakley General Plan and zoned BPL (Business Park Low) District; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the City prepared an Initial Study/Negative Declaration ("IS/ND"), dated June 2026, which concluded that the Project would not have a significant effect on the environment and that no mitigation measures are required; and

WHEREAS, the Notice of Intent to Adopt the IS/ND was circulated for public review from June 10, 2026 to July 9, 2026, filed with the Contra Costa County Clerk and State Clearinghouse, distributed to public agencies and interested parties, and posted in accordance with applicable requirements and no comment letters were received; and

WHEREAS, on August 18, 2026, the Planning Commission held a duly noticed public hearing, received the staff report and presentation, deliberated, and adopted Planning Commission Resolution No. 13-26 by a 3-0 vote, with one Commissioner absent and one seat vacant, recommending that the City Council adopt the IS/ND, approve GPA 2026-01, and enact an ordinance approving RZ 2026-002; and

WHEREAS, on September 22, 2026, the City Council held a duly noticed public hearing, received the staff report and presentation, considered any oral and written testimony presented, deliberated on the Project, and adopted this Resolution; and

WHEREAS, on September 22, 2026, the City Council also waived the first reading of and introduced an Ordinance approving Rezone RZ 2026-002 and amending the Zoning Map to reclassify the project site from BPL (Business Park Low) District to LI (Light Industrial) District; and

WHEREAS, these findings are based on the Oakley General Plan, the Oakley Zoning

Ordinance, the IS/ND, the staff reports and presentations to the Planning Commission and the City Council, testimony received at the public hearings, and the documents contained in the Project file (collectively, the "Record"); and

WHEREAS, if any provision of these findings or its application is held invalid, the remaining provisions and applications shall remain in effect.

NOW, THEREFORE, BE IT RESOLVED THAT, based on the foregoing recitals and the entire Record, the City Council makes the following findings:

A. Regarding the Initial Study/Negative Declaration prepared for the Project, the City Council finds that:

1. The IS/ND was prepared in accordance with CEQA and the CEQA Guidelines, was circulated for public review, was considered by the Planning Commission on August 18, 2026, and has been considered by the City Council together with the entire Record prior to acting on the Project.

2. Based on the whole Record, there is no substantial evidence that the Project may have a significant effect on the environment. The IS/ND reflects the City's independent judgment and analysis and concludes that mitigation measures are not required.

3. The location and custodian of the documents and materials constituting the Record are the City of Oakley Planning Division, 3231 Main Street, Oakley, California 94561.

B. Regarding the application requesting approval of a General Plan Amendment (GPA 2026-01) to redesignate the General Plan Land Use Designation of the subject properties (approximately 1.36 acres) from Business Park (BP) to Light Industrial (LI), the City Council finds that:

1. The proposed amendment is internally consistent with the General Plan. It applies the existing LI designation to approximately 1.36 acres of developed, nonresidential land and is accompanied by a Rezone that would make the Zoning Map consistent with the amended General Plan Land Use Diagram.

2. The amendment is consistent with the General Plan policies that direct intensive nonresidential and employment-generating uses to northwest Oakley, encourage industrial development in locations served by public facilities and major transportation routes, and support retention and expansion of compatible businesses. The site fronts Bridgehead Road, is near State Route 160, and is already served by existing facilities and improvements.

3. The LI designation is appropriate for the site and surrounding land-use pattern. The site is developed with buildings established under County entitlements before City incorporation and is surrounded by industrial, logistics, transportation, utility, and storage uses. The nearest residences are approximately one-third mile to the

south and are separated by roadways and intervening nonresidential uses.

4. The amendment would retain the site in an employment-generating, nonresidential designation while allowing a broader range of light-industrial businesses to occupy the existing buildings. The current BP designation has limited lawful occupancy of the existing building space by businesses suited to the site.

5. The amendment will not be detrimental to public health, safety, or welfare. No development is authorized by this action, and any future use or physical development remains subject to the applicable requirements of the Oakley Municipal Code and other law.

C. The Project complies with Measure J Growth Management requirements.

BE IT FURTHER RESOLVED THAT, on the above Findings and the Record, the City Council approves the Applicants' request for approval of a General Plan Amendment as shown in Exhibit "A" of this resolution.

PASSED AND ADOPTED by the City Council of the City of Oakley at a meeting held on the 22nd day of September 2026 by the following vote:

AYES:
NOES:
ABSTENTION:
ABSENT:

APPROVED:

_____
Hugh Henderson, Mayor

ATTEST:

_____ _____
Kim Snodgrass, City Clerk Date

Exhibit A: General Plan Amendment Land Use Diagram

Exhibit A

Existing and Proposed Land Use Designations

6001, 6113, and 6115 Bridgehead Road



LEGEND

- Agriculture
- Agricultural Limited
- Rural Residential
- Residential Very Low
- Residential Low
- Residential Low/Medium
- Residential Medium
- Residential High
- Residential Mobile Home
- Commercial
- Commercial Downtown
- Commercial Recreation
- Business Park
- Light Industrial
- Utility Energy
- Public and Semi-Public
- Oakley City Limit

ORDINANCE NO. XX-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OAKLEY APPROVING A REZONE (RZ 2026-002) RECLASSIFYING APPROXIMATELY 1.36 ACRES AT 6001, 6113, AND 6115 BRIDGEHEAD ROAD FROM BPL (BUSINESS PARK LOW) DISTRICT TO LI (LIGHT INDUSTRIAL) DISTRICT (APNS 051-040-041, 051-040-063, AND 051-040-064)

FINDINGS

WHEREAS, on March 6, 2026, Brian Markiel, Rene Torres, and Praveen Chand (collectively, "Applicants"), the owners of 6001, 6113, and 6115 Bridgehead Road, respectively, jointly filed an application for: (1) General Plan Amendment GPA 2026-01 to redesignate three parcels totaling approximately 1.36 acres from Business Park ("BP") to Light Industrial ("LI"); and (2) Rezone RZ 2026-002 to rezone the same parcels from BPL (Business Park Low) District to LI (Light Industrial) District ("Project"); and

WHEREAS, on March 19, 2026 the Project applications were deemed complete pursuant to Government Code section 65920 et seq.; and

WHEREAS, the project site is designated Business Park in the Oakley General Plan and zoned BPL (Business Park Low) District; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the City prepared an Initial Study/Negative Declaration ("IS/ND"), dated June 2026, which concluded that the Project would not have a significant effect on the environment and that no mitigation measures are required; and

WHEREAS, the Notice of Intent to Adopt the IS/ND was circulated for public review from June 10, 2026 to July 9, 2026, filed with the Contra Costa County Clerk and State Clearinghouse, distributed to public agencies and interested parties, and posted in accordance with applicable requirements and no comment letters were received; and

WHEREAS, on August 18, 2026, the Planning Commission held a duly noticed public hearing, received the staff report and presentation, deliberated, and adopted Planning Commission Resolution No. 13-26 by a 3-0 vote, with one Commissioner absent and one seat vacant, recommending that the City Council adopt the IS/ND, approve GPA 2026-01, and enact an ordinance approving RZ 2026-002; and

WHEREAS, OMC section 9.1.102(g) requires the Zoning Ordinance and Zoning Map to be consistent with the General Plan, and RZ 2026-002 may therefore take effect only if GPA 2026-01 is approved; and

WHEREAS, on September 22, 2026, the City Council held a duly noticed public hearing, received the staff report and presentation, considered any oral and written testimony presented, deliberated on the Project, and waived the first reading of and introduced this Ordinance; and

WHEREAS, on September 22, 2026, the City Council adopted a Resolution adopting the Initial Study/Negative Declaration prepared for the Project and approving General Plan Amendment GPA 2026-01, together with the Conditions of Approval applicable to the Project; and

WHEREAS, these findings are based on the Oakley General Plan, the Oakley Zoning Ordinance, the IS/ND, the staff reports and presentations to the Planning Commission and the City Council, testimony received at the public hearings, and the documents contained in the Project file (collectively, the "Record").

NOW, THEREFORE, BE IT RESOLVED THAT, based on the foregoing recitals, findings, and the entire Record, the City Council makes the following findings in support of approval of the project approval for the Rezone (RZ 2026-002).

SECTION 1. Findings

A. Regarding the application requesting approval of a Rezone (RZ 2026-002) to reclassify the subject properties from BPL (Business Park Low) District to LI (Light Industrial) District, the City Council finds that:

1. The proposed change from BPL to LI is consistent with the General Plan as amended by GPA 2026-01 and implements the LI designation shown on the amended General Plan Land Use Diagram.

2. The Rezone is required to achieve the objectives of the Zoning Ordinance identified in OMC section 9.1.102(a). The LI District would foster a workable and compatible relationship among land uses, promote stability and productive use of the existing developed properties, and support industrial and employment-generating activity in an established industrial corridor.

3. The site's location and existing improvements are suitable for the LI District. The site has access from Bridgehead Road, nearby freeway access, existing paved parking and storage areas, and buildings capable of accommodating light-industrial activity. Surrounding industrial, logistics, utility, transportation, and storage uses are compatible with the proposed district.

4. The Rezone would support the City's economic-development objectives by allowing compatible light-industrial businesses to lawfully occupy and reoccupy existing building space, strengthening the tax base and supporting productive use of the properties.

5. Consistent with OMC section 9.1.1610(e)(2), the Rezone is not conditioned. Upon reclassification, the properties will be subject to the regulations of the LI District and all other applicable laws. More intensive uses and future development remain subject to any review and approval otherwise required by the Oakley Municipal Code.

B. The Rezone (RZ 2026-002) application was analyzed under the Bridgehead Business Park Properties Initial Study / Negative Declaration, adopted by the Oakley City Council on September 22, 2026.

C. The Project complies with Measure J Growth Management requirements.

SECTION 2. Property Defined and Rezoned

A. Approximately 1.36 acres of real property located at 6001, 6113, and 6115 Bridgehead Road, Oakley, CA 94561 (APNs 051-040-041, 051-040-063, and 051-040-064).

B. The Zoning Map of the City of Oakley is hereby amended to reclassify the real property described in subsection A from BPL (Business Park Low) District to LI (Light Industrial) District, as depicted in Exhibit "A" attached hereto and incorporated herein by reference. The Community Development Director, or designee, is directed to update the Zoning Map accordingly.

SECTION 5. Effective Date and Posting

This ordinance shall take effect and be in force thirty (30) days from and after the date of its passage. The City Clerk shall cause the ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation, or by publishing a summary of the proposed ordinance, posting a certified copy of the proposed ordinance in the City Clerk's Office at least five (5) days prior to the City Council meeting at which the ordinance is to be adopted, and within fifteen (15) days after its adoption, publishing a summary of the ordinance with the names of the Council Members voting for and against the ordinance.

PASSED AND ADOPTED by the City Council of the City of Oakley on this 22nd day of September 2026 by the following vote:

AYES:
NOES:
ABSTENTION:
ABSENT:

APPROVED:

_____
Hugh Henderson, Mayor

ATTEST:

_____
Kim Snodgrass, City Clerk

_____
Date

I HEREBY CERTIFY that in accordance with Government Code Section 40806, this ordinance is a true and correct copy of a city ordinance. It has been published or posted pursuant to law.

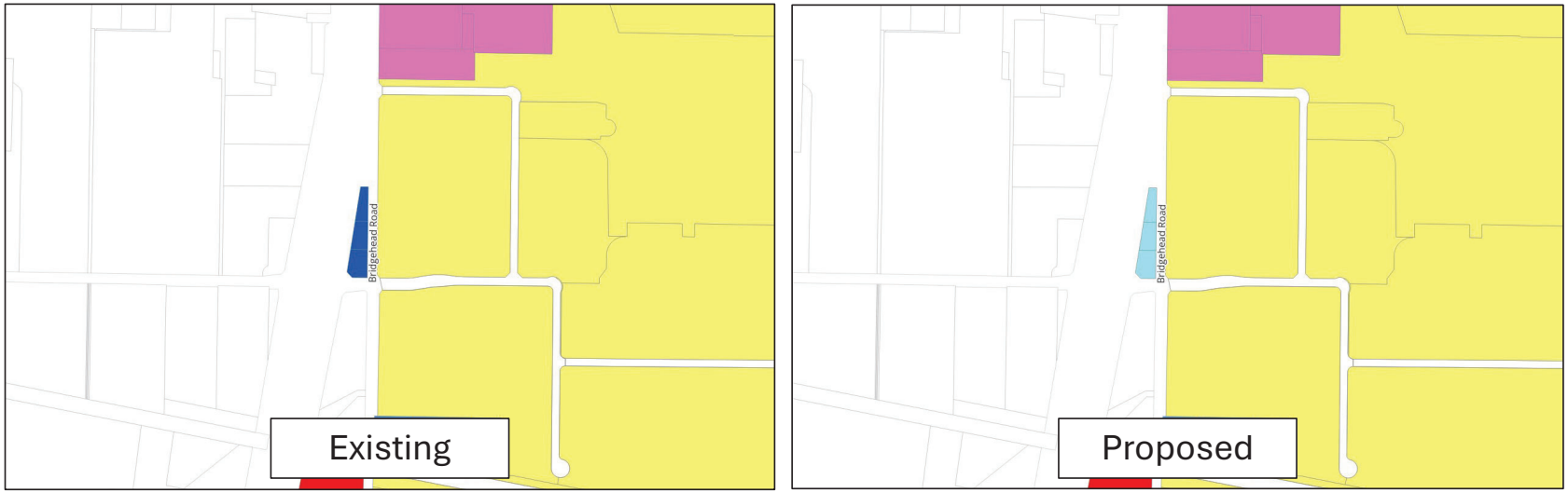
_____
Kim Snodgrass, City Clerk

Exhibit A: Rezone Diagram

Exhibit B

Existing and Proposed Zoning Districts

6001, 6113, and 6115 Bridgehead Road



Residential

- Limited Agriculture
- R-10 10,000 SF Min. Lot Area
- R-12 12,000 SF Min. Lot Area
- R-15 15,000 SF Min. Lot Area
- R-20 20,000 SF Min. Lot Area
- R-40 40,000 SF Min. Lot Area
- R-6 6,000 SF Min. Lot Area
- R-7 7,000 SF Min. Lot Area
- M-9 9 Unit per Acre Muti-family
- M-12 12 Unit per Acre Muti-family
- M-17 17 Unit per Acre Muti-family
- M-30 30 Units per Acre Multi-family
- M-H Mobile Home

Commercial

- RB Retail Business
- C General Commercial
- BPL Business Park Low
- CR-A Commercial Recreation - Aquatic

Industrial

- LI Light Industrial
- UE Utility Energy

Master Planned Districts

- P-1 Planned Development
- SP-1 East Cypress Corrdior S.P. (See separate specific plan map)
- Downtown Specific Plan - Downtown Core
- Downtown Specific Plan - Downtown Support
- Downtown Specific Plan Residential Commercial Conversion Opportunity Area
- Downtown Specific Plan Area

Public and Semi-Public

- P Public and Semi-Public

Open Space / Recreation

- A-4 Agricultural Preserve
- DR Delta Recreation
- PR Parks and Recreation

General

- Oakley City Limit
- Parcels with Split Zoning
- Parcels Yet to be Zoned

City of Oakley
Planning Division

Bridgehead Road Properties Project

Initial Study/Negative Declaration

June 2026

Prepared by

RANEY PLANNING & MANAGEMENT, INC. | 25 years
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Appendices

Appendix A – Air Quality and Greenhouse Gas Emissions – CalEEMod Results
Appendix B – Transportation Assessment Memorandum

INITIAL STUDY/NEGATIVE DECLARATION

A. BACKGROUND

1. Project Title: Bridgehead Road Properties Project

2. Lead Agency Name and Address:
City of Oakley
Planning Division
3231 Main Street
Oakley, CA 94561

3. Contact Person and Phone Number:
Evan Gorman
Associate Planner
(925) 625-7160
gorman@ci.oakley.ca.us

4. Project Location:
6001, 6113, and 6115 Bridgehead Road
Oakley, CA 94561
Assessor's Parcel Numbers (APNs): 051-040-041, -063, and -064

5. Project Applicant Name and Address:
Brian Markiel, Rene Torres, Praveen Chand
6001, 6113, and 6115 Bridgehead Road, respectively
Oakley, CA 94561

6. Existing General Plan Designation: Business Park (BP)

7. Existing Zoning Designation: Business Park Low (BPL)

8. Required Approvals from Other Public Agencies: None

9. Surrounding Land Uses and Setting:

The 1.36-acre project site, identified by APNs 051-040-041, -063, and -064, is located at 6001 Bridgehead Road, 6113 Bridgehead Road, and 6115 Bridgehead Road in the City of Oakley, California. The project site consists of three distinct parcels under separate ownership, arranged in a north-south alignment. Each property is accessed from Bridgehead Road and is surrounded by tall cyclone and wrought iron fencing. The project site is currently developed with an existing 9,000-square-foot (sf) commercial building, 2,875-sf utility building, 812-sf office building, and associated paved parking and storage space. Surrounding existing uses include a California Department of Transportation (Caltrans) storage yard and utility building to the north, within unincorporated Contra Costa County; the Oakley Logistics Center to the east, across Bridgehead Road; Wilbur Avenue, an Amazon Delivery Center, and the Delta Diablo Bridgehead Pump Station to the south; and the State Route (SR) 160 on-ramp from Wilbur Avenue to the west, adjacent to the project site. It should be noted that the Delta Diablo Bridgehead Pump Station is located within the City of Antioch. The City of Oakley General Plan designates the site as BP, and the site is zoned BPL.

10. Project Description Summary:

    The Bridgehead Road Properties Project (proposed project) would include a General Plan Amendment (GPA) to redesignate the General Plan land use designation for the project site from BP to Light Industrial, as well as a rezone of the project site from BPL to Light Industrial (LI). The proposed GPA and rezone are policy-level in nature and would establish an updated land use designation and zoning district governing the types and intensities of uses that may be considered on the project site in the future. The project site is currently developed with existing improvements; the proposed GPA and rezone would not approve any specific development proposal, site plan, construction activities, grading, or infrastructure improvements.

11. Status of Native American Consultation Pursuant to Public Resources Code Section 21080.3.1:

    In compliance with Assembly Bill (AB) 52 (Public Resources Code [PRC] Section 21080.3.1), a project notification letter was distributed to the chairpersons of the following tribes on March 23, 2026: Amah Mutsun Tribal Band of Mission San Juan Bautista, Muwekma Ohlone Indian Tribe of the San Francisco Bay Area, Chicken Ranch Rancheria of Me-Wuk Indians, Muwekma Ohlone Indian Tribe of the San Francisco Bay Area, Guidiville Indian Rancheria, Nashville Enterprise Miwok-Maidu-Nishinam Tribe, Indian Canyon Mutsun Band of Costanoan, North Valley Yokuts Tribe, Tule River Indian Tribe, the Ohlone Indian Tribe, Wilton Rancheria, and the Confederated Villages of Lisjan Nation. Two responses from the foregoing tribes were received within the consultation period, from the Amah Mutsun Tribal Band of Mission San Juan Bautista and the Confederated Villages of Lisjan Nation. The City consulted with both tribes, including sending requested information. Consultation with both tribes has since been closed.

B. SOURCES

The following documents are referenced information sources used for the purposes of this Initial Study/Negative Declaration (IS/ND):

1. Bay Area Air Quality Management District. *2022 California Environmental Quality Act Guidelines*. Available at: https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines. Accessed May 2026.
2. Bay Area Air Quality Management District. *Air Quality Summary Reports*. Available at: https://www.BAAQMD.gov/about-air-quality/air-quality-measurement/air-quality-summaries. Accessed May 2026.
3. Bay Area Air Quality Management District. *California Environmental Quality Act Air Quality Guidelines*. April 20, 2022.
4. Bay Area Air Quality Management District. *Justification Report: CEQA Thresholds for Evaluating the Significance of Climate Impacts From Land Use Projects and Plans.* April 20, 2022.
5. California Air Resources Board. *Air Quality and Land Use Handbook: A Community Health Perspective*. April 2005.
6. California Department of Conservation. *California Important Farmland Finder.* Available at: https://maps.conservation.ca.gov/dlrp/ciff/. Accessed March 2026.
7. California Department of Conservation. *Tsunami Hazard Area Map*. Available at: https://maps.conservation.ca.gov/cgs/informationwarehouse/ts_evacuation/. Accessed April 2026.

8. California Department of Forestry and Fire Protection. *Fire Hazard Severity Zone Viewer*. Available at: https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones. Accessed March 2026.
9. California Department of General Services. *CalGreen.* Available at https://www.dgs.ca.gov/bsc/calgreen#:~:text=The%20code%20was%20developed%20by%20the%20California,2019%20CALGreen%20Code%20*%2016%20CALGreen%20Code. Accessed May 2026.
10. California Department of Housing and Community Development. *CalGreen Application and Scope*. Available at https://www.hcd.ca.gov/building-standards/calgreen/application. Accessed May 2026.
11. California Department of Resources Recycling and Recovery (CalRecycle). *Facility/Site Summary: Potrero Hill Landfill (48-AA-0075)*. Available at: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1194?siteID=3591. Accessed March 2026.
12. California Department of Transportation. *California State Scenic Highway System Map.* Available at: https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways. Accessed March 2026.
13. California Energy Commission. *Renewables Portfolio Standard – RPS*. Available at: https://www.energy.ca.gov/programs-and-topics/programs/renewables-portfolio-standard. Accessed March 2026.
14. California Environmental Protection Agency. *Cortese Data Resources.* Available at: https://calepa.ca.gov/sitecleanup/corteselist/. Accessed April 2026.
15. City of Oakley. *City of Oakley 2020 General Plan Draft Environmental Impact Report*. September 2002.
16. City of Oakley. *City of Oakley Focused General Plan Update*. Adopted January 11, 2022.
17. City of Oakley. *Comprehensive Emergency Management Plan*. October 2025.
18. City of Oakley. *Parks, Trails, and Recreation Master Plan 2020.* Summer 2007.
19. Contra Costa Conservation and Development. *2016 Agricultural Preserves Map.* Available at: https://www.contracosta.ca.gov/DocumentCenter/View/882/Map-of-Properties-Under-Contract. Accessed March 2026.
20. Contra Costa County Fire Protection District. *2024 Annual Report*. Available at: https://www.cccfpd.org/167/Annual-Reports. Accessed March 2026.
21. Department of Toxic Substances Control. *Hazardous Waste and Substances Site List (Cortese)*. Available at: https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=6113+Bridgehead+Road+. Accessed April 2026.
22. Diablo Water District. *2020 Urban Water Management Plan.* June 2021.
23. Federal Emergency Management Agency. *Flood Insurance Rate Map 06013C0144G.* Effective September 30, 2015.
24. Fehr & Peers. *Bridgehead Properties Rezoning – Transportation Review.* April 30, 2026.
25. Ironhouse Sanitary District. *Sewer System Management Plan*. Updated April 2017.
26. Native American Heritage Commission. *Re: Tribal Consultation Under CEQA, Bridgehead Business Park Properties Project, Contra Costa County.* April 7, 2026.
27. State Water Resources Control Board. *GeoTracker*. Available at: https://geotracker.waterboards.ca.gov/map/. Accessed April 2026.

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 "Less Than Significant with Mitigation Incorporated" or as indicated by the checklist on the following pages.

☐ **Aesthetics**	☐ **Agriculture and Forest Resources**	☐ **Air Quality**
☐ **Biological Resources**	☐ **Cultural Resources**	☐ **Energy**
☐ **Geology and Soils**	☐ **Greenhouse Gas Emissions**	☐ **Hazards and Hazardous Materials**
☐ **Hydrology and Water Quality**	☐ **Land Use and Planning**	☐ **Mineral Resources**
☐ **Noise**	☐ **Population and Housing**	☐ **Public Services**
☐ **Recreation**	☐ **Transportation**	☐ **Tribal Cultural Resources**
☐ **Utilities and Service Systems**	☐ **Wildfire**	☐ **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
Evan Gorman, Associate Planner	City of Oakley
Printed Name	For

E. INTRODUCTION

This IS/ND provides an environmental analysis pursuant to the California Environmental Quality Act (CEQA) for the proposed project. The application was submitted to the City of Oakley, which is the Lead Agency for the purposes of CEQA review. The information and analysis presented in this document is organized in accordance with the order of the CEQA checklist in Appendix G of the CEQA Guidelines.

In December 2002, the City of Oakley adopted the Oakley General Plan and the Oakley General Plan Environmental Impact Report (EIR). The General Plan EIR was a program-level EIR, prepared pursuant to Section 15168 of the CEQA Guidelines (Title 14, California Code of Regulations [CCR], Sections 15000 et seq.). The General Plan EIR analyzed full implementation of the Oakley General Plan and identified measures to mitigate the significant adverse project and cumulative impacts associated with the General Plan.

In January 2022, the City of Oakley adopted the Focused General Plan Update and the Focused General Plan Update IS/ND. The Focused General Plan Update IS/ND analyzed implementation of the Focused General Plan Update. The Focused General Plan Update amended the City's existing General Plan to bring the document into compliance with State requirements related to environmental justice, mobility, and climate change and adaptation. The Focused General Plan Update also updated the setting information, and provided minor revisions to the goals, policies, and programs in the following elements: Land Use, Growth Management, Open Space and Conservation, Parks and Recreation, Noise, and Economic Development. All updates were applied to be consistent with current conditions, to remove policies and programs that have already been implemented or are no longer applicable, to update policies and programs to reflect current City practices, and to clarify the City's approach to achieving the vision and goals of the General Plan.

Pursuant to CEQA Guidelines Section 15150(a), the City of Oakley General Plan, Focused General Plan Update, General Plan EIR, and Focused General Plan Update IS/ND are incorporated by reference. The aforementioned documents are available online at:

- https://www.ci.oakley.ca.us/departments/planning-zoning/reference-documents/; and
- https://www.ci.oakley.ca.us/general-plan-update/

The impact discussions for each section of this IS/ND have been largely based on information in the Oakley General Plan, Focused General Plan Update, Oakley General Plan EIR, and Focused General Plan Update IS/ND, as well as project-specific technical studies. All technical reports and modeling results prepared for the project analysis are available at: https://www.ci.oakley.ca.us/ceqa-documents/.

F. PROJECT DESCRIPTION

The following section provides a comprehensive description of the proposed project in accordance with CEQA Guidelines, including the project location and setting, and project components.

Project Location and Setting

The 1.36-acre project site is located at 6001 Bridgehead Road, 6113 Bridgehead Road, and 6115 Bridgehead Road in the City of Oakley, California (see Figure 1 and Figure 2).

Figure 1
Regional Project Location



Figure 2
Project Site Boundaries



The project site consists of three distinct parcels under separate ownership, arranged in a north-south alignment. The project site is currently developed with an existing 9,000-sf commercial building, 2,875-sf utility building, 812-sf office building, and associated paved parking and storage space.

Surrounding existing uses include a Caltrans storage yard and utility building to the north, within unincorporated Contra Costa County; the Oakley Logistics Center to the east, across Bridgehead Road; Wilbur Avenue, an Amazon Delivery Center, and the Delta Diablo Bridgehead Pump Station to the south; and the SR 160 on-ramp from Wilbur Avenue to the west, adjacent to the project site. It should be noted that the Delta Diablo Bridgehead Pump Station is located within the City of Antioch. The City of Oakley General Plan designates the site as BP, and the site is zoned BPL.

Project Components

The proposed project would include a GPA to amend the City of Oakley General Plan land use designation for the project site, as well as a rezone to reclassify the site's zoning district. The proposed GPA would change the land use designation of the project site from BP to Light Industrial and the proposed rezone would reclassify the site from BPL to LI.

The City of Oakley's Municipal Code permits a number of different uses under the LI zoning district. Specifically, the Municipal Code's Title 9.1.602 permits the following uses:

1. Auto garage that includes body repair and painting;
2. Building Contractor's Yard;
3. Furniture Manufacturing;
4. Industrial uses which do not necessarily require or use steam generated on the premises as a prime power for the manufacturing process carried on, or extensive loading docks or similar facilities for the receiving or shipment of raw, semi-finished or finished products;
5. Lumber Yard;
6. Pest Control Company;
7. Uses Permitted in Retail Business Districts;
8. Warehouse.

In the LI zoning district, the following uses are permitted on the issuance of a conditional use permit:

1. Adult entertainment business shall be conditionally permitted in the Light Industrial zoning district only if location is in full compliance with distance restrictions established by Section 6-G-1.4 of the Municipal Code;
2. Commercial Dog Kennel;
3. Industry, Marine-related;
4. Large-scale Boat Storage Facilities;
5. Mini-storage Facility;
6. Recycling – Large Facility;
7. Retail Sales, combined with wholesale facilities;
8. Sheet Metal Shop;
9. Solid Waste Landfill;
10. Solid Waste Transfer Station;
11. Transit-mix Plants;
12. Uses which emit dust, smoke, fumes, noise/vibration, or brilliant light, or are otherwise offensive to the senses or are of a kind of quality that their operation interferes with development or enjoyment of other property in the vicinity; uses included within the

meaning of this proviso include, but are not limited to, asphalt plants, food processing plants, wineries, breweries, and other similar uses;
13. Uses Permitted in Agricultural Limited District; and
14. Uses Permitted in General Commercial Districts.

In addition, all uses permitted in Retail Business (RB) Districts are also permitted by-right and all permitted uses in General Commercial (C) are permitted with the issuance of a conditional use permit in areas zoned LI. Uses requiring a temporary use permit are not included under the LI zoning district.

The proposed GPA and rezone are policy-level in nature and would establish an updated land use designation and zoning district governing the types and intensities of uses that may be considered on the project site in the future. The project site is currently developed with existing improvements, including existing commercial and office buildings that would not be altered by the proposed project. The proposed GPA and rezone would not approve any specific development proposal, site plan, construction activities, grading, or infrastructure improvements. Thus, this IS/ND includes a policy-level analysis of the environmental impacts associated with reasonably foreseeable development facilitated by the proposed GPA and rezone. This IS/ND does not include a project-level analysis of future development for which additional discretionary entitlements (i.e., Site Plan and Design Review, Tentative Subdivision Map, Use Permit, etc.) could potentially be required; rather, such development would be subject to future CEQA analysis when project-level information is available.

Discretionary Actions

The proposed project would require the following approvals from the City of Oakley:

- Adoption of the IS/ND;
- GPA from BP to Light Industrial; and
- Rezone from BPL to LI.

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. 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.

Less Than 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.

I. AESTHETICS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	✖
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	☐	☐	☐	✖
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	✖
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	✖	☐

Discussion

a,c. Examples of typical scenic vistas include mountain ranges, ridgelines, or bodies of water as viewed from a highway, public space, or other area designated for the express purpose of viewing and sightseeing. In general, a project's impact to a scenic resource would occur if development of the project would substantially change or remove a scenic resource. A scenic resource includes any such areas designated by a federal, State, or local agency. According to the General Plan, Oakley's scenic resources include the waterways of the Delta, Dutch Slough, Marsh Creek, and Contra Costa Canal, habitat areas, and open space land. Other scenic resources include the view of Mount Diablo west of the City.[1] The project site is located along the northern boundary of the City of Oakley, and is surrounded by existing commercial and industrial development. Views of the Delta, Dutch Slough, Marsh Creek, Contra Costa Canal, and Mount Diablo are not available from the project site. Thus, implementation of the proposed project would not have a substantial adverse effect on a scenic vista.

The proposed project would include a GPA to change the land use designation of the project site from BP to Light Industrial as well as a rezone from BPL to LI, and does not include any specific development proposals or new structures. Nonetheless, approval of the proposed GPA and rezone could result in reasonably foreseeable consequences related to development of the project site. For example, the proposed GPA and rezone would ease restrictions for certain on-site uses and allow for additional uses within the existing on-site commercial and office buildings, which could help facilitate increased re-tenanting potential. New building construction would not be anticipated to indirectly result from the proposed project due to the developed nature of the project site; if construction were to occur in the future, construction activities would most likely consist of interior improvements or redevelopment of the existing on-site structures, rather than development of new structures. Any future on-site development would be unlikely to result in alterations to the appearances or height of the existing on-site commercial and office buildings. Furthermore, considering the project site is currently developed with existing improvements, including existing commercial and office buildings and an associated paved parking lot and storage space, any future development of the project site would serve as an extension of the existing development in the project vicinity. Therefore, the proposed project would not have an adverse effect on a scenic vista or substantially

[1] City of Oakley. *City of Oakley Focused General Plan Update* [pg. 6-24]. Adopted January 11, 2022.

degrade the existing visual character or quality of the project area, and ***no impact*** would occur.

b. The City of Oakley is located in California's Bay Area, 37 miles east of San Francisco in the northern region of Contra Costa County. The project site is located along the northern boundary of the City of Oakley, and is surrounded by existing commercial and industrial development. According to the California Scenic Highway Mapping System, portions of SR 160 located to the north of the project site are listed as Officially Designated State Scenic Highways; however, the portions of SR 160 located within the City boundaries are listed as "Eligible" for designation.[2] Thus, officially designated scenic highways are not located within the vicinity of the project site. Because the project site is not located in the vicinity of an officially designated State scenic highway, the proposed project would not damage any scenic resources within a State scenic highway. In addition, as previously discussed, the project site is currently developed with existing commercial and office buildings. As such, the site does not include rock outcroppings, nor are the site's existing structures considered historic buildings. Therefore, ***no impact*** related to damaging scenic resources within a State scenic highway would occur.

d. As noted previously, the project site is currently developed with existing commercial and office buildings and, therefore, includes existing sources of light or glare. In addition, the project site is generally surrounded by existing commercial and industrial development, and streetlights are provided along Bridgehead Road and SR 160. Thus, the project site and vicinity already contain existing sources of light and glare, including, but not limited to, headlights on cars traveling along the adjacent roadways, exterior light fixtures, light reflecting off windows, and interior light spilling through windows.

The proposed project would include a GPA to change the land use designation of the project site from BP to Light Industrial as well as a rezone from BPL to LI, and does not include any specific development proposals or new structures. Any future development facilitated by the proposed GPA and rezone would likely consist of interior improvements or redevelopment of the existing on-site structures, rather than the development of new structures. Although redevelopment of existing on-site structures could modify lighting in the area, given the developed nature of the project area, it is not anticipated that new sources of light and glare from redevelopment would be substantial. Additionally, implementation of General Plan policies and City Design Guidelines designed to minimize light and glare generated by new development would reduce any impacts that would occur related to future on-site development. Furthermore, pursuant to Section 9.1.1604 of the City's Municipal Code, any future on-site development would be required to undergo a Design Review prior to final project approval to ensure that development of the project would be in compliance with the City's Commercial and Industrial Design Guidelines. For example, the Commercial and Industrial Design Guidelines require light industrial uses that emit brilliant light to obtain a conditional use permit. As such, should any future on-site development emit brilliant light, the future project applicant would be required to obtain a conditional use permit, which would require additional CEQA review.

Therefore, the proposed project would result in a ***less-than-significant*** impact related to the creation of new sources of light and glare.

---

[2] California Department of Transportation. *California State Scenic Highway System Map*. Available at: https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways. Accessed March 2026.

II. AGRICULTURE AND FOREST RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	✖
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	✖
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	✖
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	✖
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	✖

Discussion

a,e. Pursuant to the California Department of Conservation (DOC) Farmland Mapping and Monitoring Program, the project site is designated as "Urban and Built-Up Land."[3] Therefore, the site does not contain, and is not located adjacent to, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. In addition, the project site is not currently used for agricultural purposes. Furthermore, while the proposed project includes a GPA and rezone, the City's General Plan currently designates the site for urban uses.

Based on the above, development of the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use or result in the loss of forest land to non-forest use. Thus, ***no impact*** would occur as a result of the proposed project.

b. The project site is zoned BPL, which does not permit agricultural uses. Furthermore, the site is not under an active Williamson Act contract.[4] Therefore, the proposed project would not conflict with existing zoning for agricultural use or conflict with a Williamson Act contract, and ***no impact*** would occur.

c,d. The project site is not zoned forest land (as defined in PRC Section 12220[g]), timberland (as defined by PRC Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104[g]). Therefore, the proposed project would have ***no impact*** with regard to conversion of forest land or any potential conflict with forest land, timberland, or Timberland Production zoning.

[3] California Department of Conservation. *California Important Farmland Finder.* Available at: https://maps.conservation.ca.gov/dlrp/ciff/. Accessed March 2026.

[4] Contra Costa Conservation and Development. *2016 Agricultural Preserves Map.* Available at: https://www.contracosta.ca.gov/DocumentCenter/View/882/Map-of-Properties-Under-Contract. Accessed March 2026.

III. AIR QUALITY. *Would the project:*	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	✖	☐
b. 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?	☐	☐	✖	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	✖	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	✖	☐

Discussion

a,b. The City of Oakley is located in the San Francisco Bay Area Air Basin (SFBAAB), which is under the jurisdiction of the Bay Area Air Quality Management District (BAAD). The SFBAAB area is currently designated as a nonattainment area for State and federal ozone, State and federal fine particulate matter (PM) 2.5 microns in diameter ($PM_{2.5}$), and State respirable particulate matter 10 microns in diameter (PM_{10}) ambient air quality standards (AAQS). The SFBAAB is designated attainment or unclassified for all other AAQS. It should be noted that on January 9, 2013, the U.S. Environmental Protection Agency (USEPA) issued a final rule to determine that the Bay Area has attained the 24-hour $PM_{2.5}$ federal AAQS. Nonetheless, the Bay Area must continue to be designated as nonattainment for the federal $PM_{2.5}$ AAQS until such time as the BAAD submits a redesignation request and a maintenance plan to the USEPA, and the USEPA approves the proposed redesignation. The USEPA has not yet approved a request for redesignation of the SFBAAB; therefore, the SFBAAB remains in nonattainment for 24-hour $PM_{2.5}$.

In compliance with regulations, due to the nonattainment designations of the area, the BAAD periodically prepares and updates air quality plans that provide emission reduction strategies to achieve attainment of the AAQS, including control strategies to reduce air pollutant emissions through regulations, incentive programs, public education, and partnerships with other agencies. The current air quality plans are prepared in cooperation with the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG).

The most recent federal ozone plan is the 2001 Ozone Attainment Plan, which was adopted on October 24, 2001, and approved by the California Air Resources Board (CARB) on November 1, 2001. The plan was submitted to the USEPA on November 30, 2001, for review and approval. The most recent State ozone plan is the 2017 Clean Air Plan, adopted on April 19, 2017. The 2017 Clean Air Plan was developed as a multi-pollutant plan that provides an integrated control strategy to reduce ozone, PM, toxic air contaminants (TACs), and greenhouse gases (GHGs). Although a plan for achieving the State PM_{10} standard is not required, the BAAD has prioritized measures to reduce PM in developing the control strategy for the 2017 Clean Air Plan. The control strategy serves as the backbone of the BAAD's current PM control program.

The aforementioned air quality plans contain mobile source controls, stationary source controls, and transportation control measures to be implemented in the region to attain the

State and federal AAQS within the SFBAAB. Adopted BAAD rules and regulations, as well as the thresholds of significance, have been developed with the intent to ensure continued attainment of AAQS, or to work towards attainment of AAQS for which the area is currently designated nonattainment, consistent with applicable air quality plans. For development projects, BAAD establishes significance thresholds for emissions of the ozone precursors reactive organic gases (ROG) and oxides of nitrogen (NO_X), as well as for PM_{10} and $PM_{2.5}$, expressed in pounds per day (lbs/day) and tons per year (tons/yr). The thresholds are listed in Table 1. Thus, by exceeding the BAAD's mass emission thresholds for construction and/or operational emissions of ROG, NO_X, or PM_{10}, a project would be considered to conflict with or obstruct implementation of the BAAD's air quality planning efforts.

Table 1
BAAD Thresholds of Significance

Pollutant	Construction	Operational	
	Average Daily Emissions (lbs/day)	Average Daily Emissions (lbs/day)	Maximum Annual Emissions (tons/yr)
ROG	54	54	10
NO_x	54	54	10
PM_{10} (exhaust)	82	82	15
$PM_{2.5}$ (exhaust)	54	54	10

Source: BAAD, Air Quality Guidelines, April 2022.

Particulate matter can be split into two categories: fugitive and exhaust. The BAAD thresholds of significance for exhaust are presented in Table 1. It should be noted that BAAD does not maintain quantitative thresholds for fugitive emissions of PM_{10} or $PM_{2.5}$, rather, BAAD requires all projects within the district's jurisdiction to implement Basic Construction Mitigation Measures (BCMMs) related to dust suppression.

The project site is currently developed with existing improvements, including existing commercial and office buildings that would not be altered by the proposed project. The proposed GPA and rezone would not approve any specific development proposal, site plan, construction activities, grading, or infrastructure improvements. Thus, the proposed project would not have the potential to result in any construction-related criteria pollutant emissions. If any future development that would require construction activities is proposed on-site, such development would be subject to future CEQA analysis when project-level information is available.

However, the proposed GPA and rezone would change the land use designation of the project site from BP to Light Industrial and the zoning designation of the site from BPL to LI. Given that the proposed GPA and rezone would change the types and intensities of uses that may be considered on the project site in the future, the proposed project could result in a change in operational emissions associated with the project site. Thus, operational air quality emissions were estimated for both the currently allowed uses and the proposed uses using the California Emissions Estimator Model (CalEEMod) version 2022.1.1.43 – a Statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify air quality emissions, including GHG emissions, from land use projects. The model applies inherent default values for various land uses, including construction data, vehicle mix, trip length,

average speed, compliance with the 2022 California Building Standards Code (CBSC), etc.

As discussed in Section XVII, Transportation, of this IS/ND, a Transportation Assessment Memorandum was prepared for the proposed project by Fehr & Peers, which identified and compared the potential trips that could occur from the currently allowed on-site uses and the proposed uses (see Appendix B). According to the Transportation Assessment Memorandum, the most intensive use allowed under both the existing and proposed land use and zoning designations would be a high-volume fast-food restaurant, which would result in approximately 8,296 daily weekday trips. However, because the high-volume fast-food restaurant would be allowed under both the existing and proposed land use and zoning designations and because square footage under both scenarios would be the same, the emissions associated with this most intensive land use would not change under the proposed project scenario. Thus, to provide a more reasonable estimate of operational emissions that would be generated by both the currently allowed uses and the proposed uses on-site, the Office Park land use was selected within the CalEEMod modeling to represent the uses allowed under the BP land use designation and the General Light Industrial land use was selected within the CalEEMod modeling to represent the uses allowed under the Light Industrial land use designation. Such land uses were chosen to represent the typical emissions that could occur under each scenario. In addition, the trip rates were left as the CalEEMod defaults for both scenarios to provide a reasonable average assumption related to project traffic. Given that the project site is currently developed, the modeling for both scenarios assumed an operational year of 2026. All CalEEMod modeling results are included as Appendix A to this IS/ND.

According to the CalEEMod results, the proposed GPA and rezone would result in a net change in emissions as shown in Table 2.

Table 2
Maximum Unmitigated Operational Emissions

	ROG		NO_X		PM_{10}*		$PM_{2.5}$*	
	lbs/ day	**tons/ yr**	**lbs/ day**	**tons/ yr**	**lbs/ day**	**tons/ yr**	**lbs/ day**	**tons/ yr**
Currently Allowed Uses	0.91	0.13	0.47	0.07	0.01	0.002	0.01	0.002
Proposed Uses	0.63	0.10	0.32	0.05	0.01	0.003	0.01	0.003
Net Change	*-0.28*	*-0.03*	*-0.15*	*-0.02*	-	*+0.001*	-	*+0.001*
Threshold of Significance	**54**	**10**	**54**	**10**	**82**	**15**	**54**	**10**
Exceeds Threshold?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

* Denotes emissions from exhaust only. BAAD has not yet adopted PM thresholds for fugitive emissions.

Source: CalEEMod, May 2026 (see Appendix A).

As shown in the table, the proposed GPA and rezone would result in a net decrease in ROG and NO_X, and a net increase in PM_{10} and $PM_{2.5}$. However, operational criteria pollutant emissions associated with the proposed project would be below the applicable thresholds of significance for all criteria pollutants.

Based on the above, the proposed project would not be considered to conflict with or obstruct implementation of any applicable air quality plan.

Cumulative Emissions

Past, present and future development projects contribute to the region's adverse air quality impacts on a cumulative basis. By nature, air pollution is largely a cumulative impact. A single project is not sufficient in size to, by itself, result in nonattainment of AAQS. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's contribution to the cumulative impact is considerable, then the project's impact on air quality would be considered significant. In developing thresholds of significance for air pollutants, BAAD considered the emission levels for which a project's individual emissions would be cumulatively considerable. The thresholds of significance presented in Table 1 represent the levels at which a project's individual emissions of criteria air pollutants or precursors would result in a cumulatively considerable contribution to the SFBAAB's existing air quality conditions. If a project exceeds the significance thresholds presented in Table 1, the proposed project's emissions would be cumulatively considerable, resulting in significant adverse cumulative air quality impacts to the region's existing air quality conditions.

Because the proposed project would not result in construction-related emissions and operational emissions would be below the applicable thresholds of significance, the proposed project would not be expected to result in a cumulatively considerable contribution to the region's existing air quality conditions.

Conclusion

As stated previously, the applicable regional air quality plans include the 2001 Ozone Attainment Plan and the 2017 Clean Air Plan. According to BAAD, if a project would not result in significant and unavoidable air quality impacts, after the application of all feasible mitigation, the project may be considered consistent with the air quality plans.

As discussed above, the proposed project would not result in construction-related emissions and operational emissions would be below the applicable thresholds of significance. Therefore, the proposed project would not conflict with or obstruct implementation of the applicable air quality plans, violate any air quality standards or contribute substantially to an existing or projected air quality violation, or result in a cumulatively considerable net increase in any criteria air pollutant, and impacts would be considered ***less than significant***.

c. Some land uses are considered more sensitive to air pollution than others, due to the types of population groups or activities involved. Heightened sensitivity may be caused by health problems, proximity to the emissions source, and/or duration of exposure to air pollutants. Children, pregnant women, the elderly, and those with existing health problems are especially vulnerable to the effects of air pollution. Accordingly, land uses that are typically considered to be sensitive receptors include residences, schools, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and medical clinics. The nearest sensitive receptor to the project site is a mobile home park located approximately 1,630 feet south of the site.

The major pollutant concentrations of concern are localized carbon monoxide (CO) emissions and TACs, as well as regional effects of emissions of criteria pollutants, which are addressed in further detail below.

Localized CO Emissions

Localized concentrations of CO are related to the levels of traffic and congestion along streets and at intersections. High levels of localized CO concentrations are only expected where background levels are high, and traffic volumes and congestion levels are high. Emissions of CO are of potential concern, as the pollutant is a toxic gas that results from the incomplete combustion of carbon-containing fuels such as gasoline or wood. CO emissions are particularly related to traffic levels.

In order to provide a conservative indication of whether a project would result in localized CO emissions that would exceed the applicable threshold of significance, BAAD has established screening criteria for localized CO emissions. According to BAAD, a proposed project would result in a less-than-significant impact related to localized CO emission concentrations if all of the following conditions are true for the project:

- The project is consistent with an applicable congestion management program established by the county congestion management agency for designated roads or highways, regional transportation plan, and local congestion management agency plans;
- The project traffic would not increase traffic volumes at affected intersections to more than 44,000 vehicles per hour; and
- The project traffic would not increase traffic volumes at affected intersections to more than 24,000 vehicles per hour where vertical and/or horizontal mixing is substantially limited (e.g., tunnel, parking garage, bridge underpass, natural or urban street canyon, below-grade roadway, etc.).

While BAAD has established the foregoing screening criteria for potential impacts, it should be noted that the SFBAAB has been in attainment of California AAQS (CAAQS) and National AAQS (NAAQS) for CO for more than 20 years.[5] Due to the continued attainment of CAAQS and NAAQS, and advances in vehicle emissions technologies, the likelihood that any single project would create a CO hotspot is minimal. With regard to the proposed project, according to the Transportation Assessment Memorandum prepared by Fehr & Peers, the uses allowed on-site under the proposed general plan land use and zoning designation could generate a maximum of 8,296 daily weekday trips, 330 of which would be during the AM peak hour, and 742 during the PM peak hour (see Appendix B).[6] The maximum of 1,072 total peak hour trips per day generated by the land uses allowed under the proposed General Plan and zoning designation would be the same maximum as existing conditions and, thus, is not anticipated to significantly increase traffic volumes at any nearby intersections to more than 44,000 vehicles per hour. Furthermore, areas where vertical and/or horizontal mixing is limited due to tunnels, underpass, or similar features do not exist in the project area. Therefore, based on the BAAD's screening criteria for localized CO emissions, the proposed project would not be expected to result in substantial levels of localized CO at surrounding intersections or generate localized concentrations of CO that would exceed standards or cause health hazards.

[5] Bay Area Air Quality Management District. *Air Quality Summary Reports*. Available at: https://www.BAAQMD.gov/about-air-quality/air-quality-measurement/air-quality-summaries. Accessed May 2026.

[6] Fehr & Peers. *Bridgehead Properties Rezoning – Transportation Review.* April 30, 2026.

TAC Emissions

Another category of environmental concern is TACs. CARB's Air Quality and Land Use Handbook: A Community Health Perspective (Handbook) provides recommended setback distances for sensitive land uses from major sources of TACs, including, but not limited to, freeways and high traffic roads, distribution centers, gas dispensing facilities, and rail yards. CARB has identified diesel particulate matter (DPM) from diesel-fueled engines as a TAC; thus, high volume freeways, stationary diesel engines, and facilities attracting heavy and constant diesel vehicle traffic are identified as having the highest associated health risks from DPM. Health risks associated with TACs are a function of both the concentration of emissions and the duration of exposure, where the higher the concentration and/or the longer the period of time that a sensitive receptor is exposed to pollutant concentrations would correlate to a higher health risk. As noted above, the nearest sensitive receptor to the project site is a mobile home park located approximately 1,630 feet south of the site.

With regard to construction-related TAC emissions, as discussed previously, the project site is currently developed with existing improvements, including existing commercial and office buildings that would not be altered by the proposed project. The proposed GPA and rezone would not approve any specific development proposal, site plan, construction activities, grading, or infrastructure improvements. Thus, the proposed project would not have the potential to result in any construction-related TAC emissions. If any future development that would require construction activities is proposed on-site, such development would be subject to future CEQA analysis when project-level information is available.

However, the proposed GPA and rezone would change the land use designation of the project site from BP to Light Industrial and the zoning designation of the site from BPL to LI. Given the uses allowed within the Light Industrial and LI land use and zoning designations the proposed GPA and rezone could result in new sources of operational TACs on-site. Specifically, the industrial uses allowed under the Light Industrial and LI land use and zoning designations could potentially result in heavy-duty diesel truck traffic.

The CARB Handbook considers distribution centers involving heavy-duty diesel truck traffic as a source of substantial TAC emissions. A distribution center is defined by CARB as an industrial warehouse that accommodates more than 100 heavy-duty trucks per day, more than 40 trucks with operating transport refrigeration units (TRUs) per day, or where TRU unit operations exceed 300 hours per week. DPM is a highly dispersive gas, and concentrations of DPM decline rapidly with distance.[7] Based on the CARB's Handbook, an 80 percent drop-off in pollutant concentrations occurs at approximately 1,000 feet from a distribution center. Therefore, the CARB Handbook's recommended setback distance for sensitive land uses from distribution centers is 1,000 feet. As discussed above, the nearest sensitive receptor is located approximately 1,630 feet away from the project site. Therefore, if future on-site tenants would result in the generation of more than 100 heavy-duty trucks per day, more than 40 trucks with operating TRUs per day, or TRU unit operations that exceed 300 hours per week, such uses would be located further than the CARB Handbook's recommended setback distance for sensitive land uses from distribution centers. As such, the proposed project would not expose any existing sensitive receptors to any new permanent or substantial TAC emissions during operations.

[7] California Air Resources Board. *Air Quality and Land Use Handbook: A Community Health Perspective*. April 2005.

Criteria Pollutants

The BAAD thresholds of significance were established with consideration given to the health-based air quality standards established by the NAAQS and CAAQS, and are designed to aid the district in achieving attainment of the NAAQS and CAAQS.[8] Although the BAAD's thresholds of significance are intended to aid achievement of the NAAQS and CAAQS for which the SFBAAB is in nonattainment, the thresholds of significance do not represent a level above which individual project-level emissions would directly result in public health impacts. Nevertheless, a project's compliance with BAAD's thresholds of significance provides an indication that criteria pollutants released as a result of project implementation would not inhibit attainment of the health-based regional NAAQS and CAAQS. Because project-related emissions would not exceed the BAAD's thresholds, and, thus, would not inhibit attainment of regional NAAQS and CAAQS, the criteria pollutants emitted during project implementation would not be anticipated to result in measurable health impacts to sensitive receptors. Accordingly, the proposed project would not expose sensitive receptors to excess concentrations of criteria pollutants.

Conclusion

Based on the above discussion, the proposed project would not expose any sensitive receptors to substantial concentrations of pollutants, including localized CO, TACs, or criteria pollutants, during construction or operation. Therefore, the proposed project would result in a ***less-than-significant*** impact related to the exposure of sensitive receptors to substantial pollutant concentrations.

d. Emissions of principal concern include emissions leading to odors, emission that have the potential to cause dust, or emissions considered to constitute air pollutants. Air pollutants have been discussed in questions 'a' through 'c' above. Therefore, the following discussion focuses on emissions of odors and dust.

Pursuant to the BAAD CEQA Guidelines, odors do not have a numerical threshold of significance, but are generally identified through confirmed complaints. Manifestations of a person's reaction to odors can range from psychological (e.g., irritation, anger, or anxiety) to physiological (e.g., circulatory and respiratory effects, nausea, vomiting, and headache).[9] The presence of an odor impact is dependent on a number of variables including: the nature of the odor source; the frequency of odor generation; the intensity of odor; the distance of odor source to sensitive receptors; wind direction; and sensitivity of the receptor. Due to the subjective nature of odor impacts, the number of variables that can influence the potential for an odor impact, and the variety of odor sources, quantitative analysis to determine the presence of a significant odor impact is difficult. Typical odor-generating land uses include, but are not limited to, wastewater treatment plants, landfills, and composting facilities. The proposed GPA and rezone would not allow any such odor-generating land uses to operate on the project site. Odors could occur from cooking activities at restaurants; however, such uses are allowed under both the existing and proposed General Plan and zoning designations. Therefore, such uses and any associated odors would not be considered a significant change from existing potential on-site odors. Additionally, the proposed GPA and rezone would not approve any specific development proposal, site plan, construction activities, grading, or infrastructure

[8] Bay Area Air Quality Management District. *2022 California Environmental Quality Act Guidelines*. April 2022.
[9] Bay Area Air Quality Management District. *California Environmental Quality Act Air Quality Guidelines* [pg. 5-16]. April 20, 2022.

improvements. Thus, the proposed project would not have the potential to cause substantial objectionable odors.

BAAD regulates objectionable odors through Regulation 7, Odorous Substances, which does not become applicable until the Air Pollution Control Officer (APCO) receives odor complaints from ten or more complainants within a 90-day period. Once effective, Regulation 7 places general limitation on odorous substances and specific emission limitations on certain odorous compounds, which remain effective until such time that citizen complaints have not been received by the APCO for one year. The limits of Regulation 7 become applicable again when the APCO receives odor complaints from five or more complainants within a 90-day period. Thus, although not anticipated, if odor complaints associated the project site are made, the BAAD would ensure that such odors are addressed, and any potential odor effects are minimized or eliminated.

With respect to dust, as noted previously, the proposed GPA and rezone would not approve any specific development proposal, site plan, construction activities, grading, or infrastructure improvements. The project site is currently developed with existing improvements, including existing commercial and office buildings that would not be altered by the proposed project. Therefore, the proposed project would not have the potential to result in substantial emissions of dust related to construction. In addition, as discussed in question ‘a’ above, emissions of particulate matter are anticipated to be below BAAD thresholds during operations. Thus, project operations would not include sources of dust that could adversely affect a substantial number of people.

Based on the above, the proposed project would not result in emissions (such as those leading to odors) adversely affecting a substantial number of people, and a ***less-than-significant*** impact would occur.

IV. BIOLOGICAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	✖
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☐	✖
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	✖
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?	☐	☐	☐	✖
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	✖	☐
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?	☐	☐	✖	☐

Discussion

a-d. According to the General Plan EIR, the City of Oakley General Plan Area supports a diverse assemblage of plant and wildlife species. The potential for a particular habitat to support special-status species depends on numerous factors, including microhabitat, human disturbance levels, and current site conditions. The project area is currently developed with existing improvements, including existing commercial and office buildings and an associated paved parking lot and storage space. Given the developed nature of the project site and surrounding area, habitat that supports special-status species, including riparian habitat or wetlands, does not exist on-site or in the project vicinity. According to Figure 6-1, Biological Sensitivity, of the Oakley General Plan, the project site is located in an area of low biological sensitivity.[10]

The proposed project would include a GPA to change the land use designation of the project site from BP to Light Industrial as well as a rezone from BPL to LI and does not include any specific development proposals and would not include any ground disturbing activities. Notwithstanding, approval of the proposed GPA and rezone could result in reasonably foreseeable consequences related to future development of the project site. For example, the proposed GPA and rezone would ease restrictions for certain on-site uses and allow for additional uses within the existing on-site commercial and office buildings, which could help facilitate increased re-tenanting potential. New building construction would not be anticipated to indirectly result from the proposed project due to the developed nature of the project area. If construction were to occur in the future,

[10] City of Oakley. *Focused General Plan Update* [pg. 6-9]. Adopted January 11, 2022.

construction activities would most likely consist of interior improvements or redevelopment of the existing on-site structures, rather than the development of new structures. Such construction activities would not include ground disturbing activities, and the proposed project would not alter the existing area of disturbance within the project site. Furthermore, as discussed above, habitats that support special-status species do not exist on-site or in the project vicinity. Therefore, the proposed project would not result in impacts to any existing on-site habitat and new, undisturbed habitat would not be impacted by any future construction activities.

Any future on-site development facilitated by the proposed project would be reasonably expected to consist of improvements to the existing on-site commercial and office buildings, rather than new construction, and due to the developed nature of the project area, the proposed project would not have the potential to adversely affect protected species or sensitive natural habitats. Therefore, ***no impact*** would occur.

e. Several existing trees are currently located along the southwestern boundary of the project site. Section 9.1.1112, Heritage and Protected Trees, of the Oakley Municipal Code, includes a tree preservation and protection ordinance identifying trees to be protected, when a tree permit is required, tree replanting and replacement requirements, and other provisions for the protection of trees within the City. The City defines a protected tree as any tree adjacent to or part of a riparian habitat, foothill woodland, or oak savanna that measures 20 inches or larger and an indigenous tree that measures 40 inches or larger or as a California native oak that measures at least 50 inches in circumference (15.6 inches diameter).

The proposed project would include a GPA to change the land use designation of the project site from BP to Light Industrial as well as a rezone from BPL to LI and does not include any specific development proposals and would not include any ground disturbing activities. Any future development facilitated by the proposed GPA and rezone would likely consist of interior improvements or redevelopment of the existing on-site structures, rather than the development of new structures. Such improvements would not facilitate any direct changes to the physical environment, including the removal of any existing on-site trees, and new building construction would not be anticipated to indirectly result from the proposed project due to the developed nature of the project area. Should future on-site construction activities require the removal of any on-site trees, such activities would be required to comply with Section 9.1.1112 of the Oakley Municipal Code as described above.

Based on the above, the proposed project would not conflict with Section 9.1.1112, Heritage and Protected Trees, of the Oakley Municipal Code. Therefore, impacts related to conflicts with local policies, ordinances, or conservation plans, such as a tree preservation policy or ordinance, would be ***less than significant***.

f. The project site is located within the boundaries of the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (ECCC HCP/NCCP), which is intended to provide an effective framework to protect natural resources in the County, including special-status species. The ECCC HCP/NCCP covers 28 fish, plant, and wildlife species which are afforded varying degrees of protection under CEQA, the California Endangered Species Act, the U.S. Endangered Species Act, the Migratory Bird Treaty Act (MBTA), and other local, State, and federal regulations. Section 9.2.712 of the Oakley Municipal Code requires project applicants to pay all applicable fees according to the Fee

Zone Map of the ECCC HCP/NCCP. The project site is shown on the ECCC HCP/NCCP Fee Zone Map as Fee Zone I. As discussed above, the proposed project does not include any specific development proposals and would not include any ground disturbing activities. Rather, the proposed GPA and rezone would ease restrictions for certain on-site uses and allow for additional uses within the existing on-site commercial and office buildings, which could help facilitate increased re-tenanting potential. New building construction would not be anticipated to indirectly result from the proposed project due to the developed nature of the project area. If construction were to occur in the future, construction activities would most likely consist of interior improvements or redevelopment of the existing on-site structures, rather than the development of new structures. Such construction activities are not anticipated to include ground disturbing activities, and the proposed project would not alter the existing area of disturbance within the project site. Should any future on-site construction activities or improvements result in new ground disturbance, such activities would be required to participate in the ECCC HCP/NCCP, which includes all ground- or habitat-disturbing projects and activities that occur within the urban development area under the definition of "covered activities."[11] Compliance with the ECCC HCP/NCCP would include payment of mitigation fees, the funds from which would be used to mitigate for loss of special-status wildlife species and special-status plant species. Payment of fees and compliance with the applicable ECCC HCP/NCCP Conservation Measures would minimize direct impacts and ensure that any future improvements facilitated by the proposed project would not conflict with an HCP.

Based on the above, the proposed project would not conflict with the ECCC HCP/NCCP. Therefore, impacts related to conflicts with the provisions of an adopted HCP, NCCP, or other approved local, regional, or State habitat conservation plan would be ***less than significant***.

[11] East Contra Costa County Habitat Conservancy. *Covered Activities.* Available at: http://cocohcp.org/280/Covered-Activities. Accessed May 2026.

V. CULTURAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☐	☐	✖	☐
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	☐	☐	✖	☐
c. Disturb any human remains, including those interred outside of dedicated cemeteries.	☐	☐	✖	☐

Discussion

a-c. Historical resources are features that are associated with the lives of historically important persons and/or historically significant events, that embody the distinctive characteristics of a type, period, region or method of construction, or that have yielded, or may be likely to yield, information important to the pre-history or history of the local area, California, or the nation. Examples of typical historical resources include, but are not limited to, buildings, farmsteads, rail lines, bridges, and trash scatters containing objects such as colored glass and ceramics.

According to the General Plan EIR, officially designated historic structures do not currently exist within the City. While numerous buildings within the City are eligible to be officially designated as historic structures, such buildings are primarily located in the old town area, which does not include the project area. Nonetheless, the existing on-site building located at 6113 Bridgehead Road, within the southern portion of the project site, was constructed in 1961 and, thus, is eligible to be officially designated as a historic structure. As such, the potential for disturbance of any historic structures or unknown cultural resources to occur is low. However, the proposed project does not include any specific development proposals and would not include any ground disturbing activities. In addition, new building construction would not be anticipated to indirectly result from the proposed project due to the developed nature of the project site. If construction were to occur in the future, construction activities would most likely consist of interior improvements or redevelopment of existing structures, rather than new development. Such improvements would not adversely affect any historic defining features, such as the facades or foundations of the existing on-site buildings. As such, the proposed project would not adversely impact the historic value of the existing on-site building located at 6113 Bridgehead Road. Should future building modifications be facilitated by the proposed GPA and rezone, compliance with the policies included in the City's General Plan would ensure any known or unknown on-site historic, cultural, prehistoric, or archaeological resources be preserved, protected, or renovated. Furthermore, a search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was conducted for the project site, which yielded a negative result.[12] Given the negative SLF result, as well as the modern construction of the majority of the on-site commercial buildings and the highly disturbed nature of the project site, the discovery of previously unrecorded subsurface cultural and archaeological resources is unlikely. Therefore, the proposed project would not cause a substantial adverse change in the significance of a cultural resource pursuant to Section 15064.5, or disturb any human remains, and, thus, a ***less-than-significant*** impact would occur.

[12] Native American Heritage Commission. *Re: Tribal Consultation Under CEQA, Bridgehead Business Park Properties Project, Contra Costa County*. April 7, 2026.

VI. ENERGY. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	✖	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	✖	☐

Discussion

a,b. The proposed project would include a GPA and rezone, and does not include site-specific development plans, designs, or proposals at this time. While the proposed project would not directly result in increased energy use relative to existing conditions, approval of the proposed project could result in reasonably foreseeable future development within the site, and additional energy use may occur. However, the lack of site-specific development applications, including the design and location of specific improvements, makes the quantification of the project's energy usage highly speculative at this time.

The main forms of available energy supply are electricity, natural gas, and oil. A description of the 2025 California Green Building Standards Code and the Building Energy Efficiency Standards, with which new development is required to comply, as well as discussions regarding the potential effects related to energy demand during construction and operation, are provided below. It should be noted that, while on-site development of new structures is not currently proposed, any future improvements to the existing buildings may be subject to future versions of the California Green Building Standards Code and the Building Energy Efficiency Standards. Such standards are anticipated to be more stringent than current standards.

California Green Building Standards Code

The 2025 California Green Building Standards Code, otherwise known as the CALGreen Code (CCR Title 24, Part 11), is a portion of the 2025 CBSC, which became effective with the rest of the CBSC on January 1, 2026. The purpose of the CALGreen Code is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. The provisions of the code apply to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure throughout California. Because new structures are not included as part of the proposed project, additional regulation by the 2025 CALGreen Code would not be required. However, as noted above, any future improvements would be subject to the then-current building code (as would any project within the City).

Building Energy Efficiency Standards

The 2025 Building Energy Efficiency Standards is a portion of the CBSC, which expands upon energy efficiency measures from the 2022 Building Energy Efficiency Standards. resulting in a reduction in energy consumption from the 2022 standards for residential structures. Energy reductions relative to previous Building Energy Efficiency Standards would be achieved through various regulations including requirements for the use of high efficacy lighting, improved water heating system efficiency, and high-performance attics and walls.

Construction Energy Use

Construction of any future on-site improvements facilitated by the proposed project would involve on-site energy demand and consumption related to use of oil in the form of gasoline and diesel fuel for construction worker vehicle trips, hauling and materials delivery truck trips, and operation of off-road construction equipment. In addition, diesel-fueled portable generators may be necessary to provide additional electricity demands for temporary on-site lighting, welding, and for supplying energy to areas of the site where energy supply cannot be met via a hookup to the existing electricity grid. However, potential future construction activities, including the off-site extension of any necessary utilities, would not differ from what is currently allowed under existing land use and zoning designations. In addition, such activities would not involve the use of natural gas appliances or equipment.

Even during the most intense period of construction, due to the different types of construction activities (e.g., site preparation, grading, paving, limited amounts of building construction), only portions of the project site would be disturbed at a time, with operation of construction equipment occurring at different locations on the project site, rather than a single location. In addition, due to the developed nature of the project area, as well as the existing on-site commercial and office buildings, the proposed project is not anticipated to result in any ground disturbing activities, including grading, or new building construction. If construction were to occur in the future, construction activities would most likely consist of interior improvements or redevelopment of the existing on-site structures, rather than the development of new structures. As such, any future on-site construction activities would be less intense, and would use less energy, than construction activities associated with development of a vacant site. Furthermore, all construction equipment and operation thereof would be regulated pursuant to the CARB In-Use Off-Road Diesel Vehicle Regulation, which is intended to reduce emissions from in-use, off-road, heavy-duty diesel vehicles in California by imposing limits on idling, requiring all vehicles to be reported to CARB, restricting the addition of older vehicles into fleets, and requiring fleets to reduce emissions by retiring, replacing, or repowering older engines, or installing exhaust retrofits. The In-Use Off-Road Diesel Vehicle Regulation would subsequently help to improve fuel efficiency and reduce GHG emissions. Technological innovations and more stringent standards are being researched, such as multi-function equipment, hybrid equipment, or other design changes, which could help to reduce demand on oil and emissions associated with construction.

Based on the above, the temporary increase in energy use during construction of future on-site improvements or development facilitated by the proposed project would not result in a significant increase in peak or base demands or require additional capacity from local or regional energy supplies. Future development would be required to comply with all applicable regulations related to energy conservation and fuel efficiency, which would help to reduce the temporary increase in demand.

Operational Energy Use

Energy use associated with operation of any future on-site improvements or development facilitated by the proposed project would be typical of light industrial uses, requiring electricity for interior and exterior building lighting, product storage, security systems, and more. Maintenance activities during operations, such as landscape maintenance, would involve the use of electric or gas-powered equipment. In addition to on-site energy use,

future on-site development would result in transportation energy use associated with vehicle trips generated by employee commutes and the movement of goods.

As previously discussed, the proposed project does not include any specific development proposals. Because the project site is currently developed with existing commercial and office buildings, operation of the existing on-site uses currently generates energy demand. Given that any future development facilitated by the proposed GPA and rezone would likely consist of interior improvements or redevelopment of the existing on-site structures, rather than the development of new structures, any increases in operational energy use associated with the proposed project would be unlikely to be substantial.

Any future development would be subject to all relevant provisions of the most recent update of the CBSC (CCR, Title 24, Part 11), including the Building Energy Efficiency Standards. Adherence to the most recent CALGreen Code and Building Energy Efficiency Standards, and all applicable actions included in the City's Climate Action Plan (CAP) would ensure that future development within the project site would consume energy efficiently. As such, required compliance with the CBSC would ensure that the building energy use associated with future permitted uses on-site would not be wasteful, inefficient, or unnecessary. In addition, electricity supplied to future on-site buildings would comply with the State's Renewable Portfolio Standard (RPS), which requires investor-owned utilities, electric service providers, and community choice aggregators to increase procurement from eligible renewable energy resources to 60 percent of total procurement by 2030, and 100 percent by 2045.[13] Thus, a portion of the energy consumed during operations would originate from renewable sources. With regard to transportation energy use, future development would be required to comply with all applicable regulations associated with vehicle efficiency and fuel economy. In addition, as discussed in Section XVII, Transportation, of this IS/ND, the proposed project would meet the applicable Contra Costa Transportation Authority (CCTA) vehicle miles travelled (VMT) screening criteria, and would result in a less-than-significant impact related to VMT.

Based on the above, compliance with the State's latest Energy Efficiency Standards would ensure that future development of the project site would implement all necessary energy efficiency regulations.

Conclusion

Based on the above, the proposed project, as well as future construction and operations on the project site would not result in wasteful, inefficient, or unnecessary consumption of energy resources or conflict with or obstruct a State or local plan for renewable energy or energy efficiency, and a ***less-than-significant*** impact would occur.

[13] California Energy Commission. *Renewables Portfolio Standard – RPS*. Available at: https://www.energy.ca.gov/programs-and-topics/programs/renewables-portfolio-standard. Accessed March 2026.

VII. GEOLOGY AND SOILS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Directly or indirectly cause 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 or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	✖	☐
ii. Strong seismic ground shaking?	☐	☐	✖	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	✖	☐
iv. Landslides?	☐	☐	✖	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	✖	☐
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?	☐	☐	✖	☐
d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	✖	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	✖
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	✖	☐

Discussion

a-d. The project site is currently developed with existing improvements, including existing commercial and office buildings and an associated paved parking lot and storage space; thus, the proposed project would not include ground disturbing activities, and would not alter the existing area of disturbance within the project site. Furthermore, any future land use activity that may be facilitated by the proposed GPA and rezone would likely be limited to improvements to the existing on-site buildings or redevelopment of the project site.

As identified in the General Plan EIR, with implementation of General Plan policies and programs designed to reduce the potential damage to people, property, or infrastructure from seismic activity, a less-than-significant impact would occur. Implementation of existing regulations outlined by the CBSC would ensure the potential for substantial adverse effects due to exposure to seismic related ground failure and soil liquefaction would also be less than significant. It should be noted that the existing on-site commercial and office buildings were previously constructed in compliance with all relevant regulations outlined by the CBSC. In addition, any future on-site development and improvements to the existing on-site buildings would be required to comply with the most recent regulations outlined by the CBSC.

Furthermore, soil erosion would not occur due to interior improvements or redevelopment of existing structures, because construction activities that cause soil erosion, such as

grading, would not occur during the renovation of existing structures. As a result, the proposed project would result in a ***less-than-significant*** impact related to geology and soils including exposing people or structures to potential risks involving seismic related ground shaking or failure, soil erosion, and soil liquefaction.

e. The proposed project would include a GPA and rezone, and does not include site-specific development plans, designs, or proposals at this time. As such, the construction or operation of septic tanks or other alternative wastewater disposal systems is not included as part of the project. In addition, the existing on-site commercial and office buildings are connected to the City's existing public sewer system. Therefore, ***no impact*** would occur regarding the capability of soil to adequately support the use of septic tanks or alternative wastewater disposal systems.

f. As discussed in Section V, Cultural Resources, of this IS/ND, the project area is highly disturbed and has been previously developed; thus, the disturbance of any unique paleontological resource or site or unique geologic feature is unlikely to occur. The proposed GPA and rezone would ease restrictions for certain on-site uses and allow for additional uses within the existing on-site commercial and office buildings, which could help facilitate increased re-tenanting potential within existing on-site commercial and office buildings. New building construction would not be anticipated to indirectly result from the proposed project due to the developed nature of the project area. If construction were to occur in the future, construction activities would most likely consist of interior improvements or redevelopment of the existing on-site structures, rather than the development of new structures. Such improvements would not require deep excavations that could unearth previously unknown paleontological resources. Therefore, the proposed project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature and, thus, a ***less-than-significant*** impact would occur.

VIII. GREENHOUSE GAS EMISSIONS. *Would the project:*	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	✖	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	☐	☐	✖	☐

Discussion

a,b. Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on Earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Implementation of the proposed project would cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO_2) and, to a lesser extent, other GHG pollutants, such as methane (CH_4) and nitrous oxide (N_2O) associated with area sources, mobile sources or vehicles, utilities (electricity), water usage, wastewater generation, and the generation of solid waste. The primary source of GHG emissions for the project would be mobile source emissions. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO_2 equivalents ($MTCO_2e$/yr).

The proposed project is located within the jurisdictional boundaries of BAAD. The most recent BAAD Air Quality Guidelines were released in April 2022.[14] The updated GHG thresholds address more recent climate change legislation, including Senate Bill (SB) 32, and consist of land use project operational GHG emissions thresholds and stationary source GHG emissions thresholds. The land use project threshold of significance should be applied to all GHG emissions of a project that do not require an air district permit. For example, where a project has GHG emissions associated with natural gas appliances or vehicle miles traveled (VMT), the land use threshold would apply. However, if the project has GHG emissions from sources permitted by the air district, such as generators, boilers, or other relevant equipment, the GHG emissions from permitted sources would not be subject to the land use threshold of significance but instead would be subject to the BAAQMD's stationary source threshold. Many projects require the use of both land use and stationary source thresholds, which are discussed in further detail below.

Construction GHG emissions are a one-time release and, thus, are not typically expected to generate a significant contribution to global climate change. Neither the City nor BAAD have an adopted threshold of significance for construction-related GHG emissions and do not require quantification of construction-related GHGs. In addition, the proposed GPA

[14] Bay Area Air Quality Management District. *2022 California Environmental Quality Act Guidelines.* April 2022.

and rezone would not approve any specific development proposal, site plan, construction activities, grading, or infrastructure improvements. Thus, the proposed project would not have the potential to result in significant amounts of construction-related GHG emissions.

However, as discussed previously, the proposed GPA and rezone would change the land use designation of the project site from BP to Light Industrial and the zoning designation of the site from BPL to LI. Given that the proposed GPA and rezone would change the types and intensities of uses that may be considered on the project site in the future, the proposed project could result in a change in operational GHG emissions associated with the project site. Thus, operational GHG emissions were estimated for both the currently allowed uses and the proposed uses using CalEEMod under the same assumptions discussed in Section III, Air Quality, of this IS/ND (see Appendix A). Operational GHG emissions for both the currently allowed uses and the proposed uses are presented in Table 3.

Table 3
Unmitigated Operational GHG Emissions ($MTCO_2e$/yr)

Source	Currently Allowed Uses	Proposed Uses	Net Change
Mobile	88.39	42.49	-45.90
Area	0.19	0.19	-
Energy Consumption	51.63	42.49	-9.14
Water Usage	5.57	5.77	+0.20
Solid Waste Generation	3.68	4.91	+1.23
Refrigerants	0.00	0.55	+0.55
Total Operational GHG Emissions	**149.46**	**102.56**	**-46.90**

Source: CalEEMod, May 2026 (see Appendix A).

Potential impacts related to operational GHG emissions resulting from implementation of the proposed project are considered in comparison with BAAD's adopted thresholds of significance below.

BAAD Thresholds of Significance

The BAAD's adopted thresholds of significance for GHG emissions consist of land use project operational GHG emissions thresholds and stationary source GHG emissions thresholds, and address recent climate change legislation, including SB 32.

The land use project operational GHG emissions thresholds are qualitative and consist of two distinct categories of criteria that must be met: Buildings and Transportation. According to the land use project operational GHG emissions thresholds of significance, a project must either include specific project design elements (e.g., exclude use of natural gas, achieve a specific reduction in project-generated VMT below the regional average) or be consistent with a local GHG reduction strategy that meets the criteria under State CEQA Guidelines Section 15183.5(b).[15] On June 10, 2025, the City of Oakley adopted the City of Oakley CAP, however, the City of Oakley CAP is not a qualified GHG reduction strategy under CEQA

[15] Bay Area Air Quality Management District. *2022 California Environmental Quality Act Guidelines*. Available at: https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines. Accessed May 2026.

Guidelines Section 15183.5(b). Thus, the following analysis focuses on the new BAAD GHG thresholds related to specific project design elements.

In addition, according to the BAAD CEQA Guidelines GHG emissions from stationary sources permitted by the air district are subject to the BAAD stationary source threshold of 10,000 $MTCO_2e$ per year. A stationary source consists of an emission source with an identified emission point, such as a stack at a facility. Mobile sources that are associated with the stationary source such as trucks, ships, and rail should also be considered. Major stationary sources are typically associated with industrial processes, such as refineries and power plants. Minor stationary sources include gasoline-dispensing stations and dry-cleaning establishments. Examples of other air district–permitted stationary sources include backup diesel generators, boilers, heaters, flares, cement kilns, and other types of combustion equipment, as well as non-combustion sources, such as coating or printing operations.

If the project is determined to be consistent with the BAAD Buildings and Transportation criteria, and stationary source GHG emissions are determined to be less than 10,000 $MTCO_2e$ per year, then the project would result in a less-than-significant impact related to GHG emissions.

Land Use Project Operational GHG Emissions Thresholds

According to the BAAD's thresholds of significance, in order to find a less-than-significant GHG impact, projects must include, at a minimum, the following project design elements:

1. The project will not include natural gas appliances or natural gas plumbing (in both residential and nonresidential development);
2. The project will not result in any wasteful, inefficient, or unnecessary energy usage as determined by the analysis required under CEQA Section 21100(b)(3) and Section 15126.2(b) of the State CEQA Guidelines;
3. The project will achieve a reduction in project-generated VMT below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted SB 743 VMT target, reflecting the recommendations provided in the Governor's Office of Planning and Research's (OPR's) Technical Advisory on Evaluating Transportation Impacts in CEQA; and
4. The project will achieve compliance with off-street EV requirements in the most recently adopted version of CALGreen Tier 2.

With regard to the first criterion, as discussed in the BAAD Justification Report for the quantitative GHG thresholds,[16] new land use development projects must be built without any natural gas infrastructure. However, the proposed GPA and rezone would not approve any specific development proposal, site plan, construction activities, grading, or infrastructure improvements. Accordingly, the proposed project would not be considered a "new land use development project." The proposed GPA and rezone are policy-level in nature, and, as a result, the first criterion is not applicable to the proposed project.

Regarding the second criterion, as discussed in Section VI, Energy, of this IS/ND, the proposed project would comply with all applicable federal, State, and local regulations

[16] Bay Area Air Quality Management District. *Justification Report: CEQA Thresholds for Evaluating the Significance of Climate Impacts From Land Use Projects and Plans.* April 20, 2022.

regarding energy use during project operations. Therefore, as discussed therein, the proposed project would not result in any wasteful, inefficient, or unnecessary energy usage and, as a result, the proposed project would be consistent with the second criterion.

With respect to the third criterion, as discussed in Section XVII, Transportation, of this IS/ND, the regionwide average VMT per capita is approximately 15.4 VMT per employee. Given that the regionwide VMT is less stringent than the citywide average, and the applicable VMT threshold would be 15 percent below the regionwide average VMT per capita, calculated to be 13.1 per employee (15.4 x 0.85 = 13.1). Based on the VMT analysis conducted by Fehr & Peers, the on-site employment uses allowed under the proposed land use and zoning designations would generate approximately 11.8 daily VMT per employee. Therefore, the proposed project would be consistent with the third criterion.

With regard to the fourth criterion, as discussed in the BAAD Justification Report for the quantitative GHG thresholds,[17] the CalGreen Tier 2 off-street electric vehicle requirements are focused on new land use development projects, which involve the planning, design, operation, construction, use, and occupancy of newly constructed buildings or structures on a statewide basis,[18] which includes additions and alterations of non-residential structures, and all occupancies.[19] However, the proposed GPA and rezone would not approve any specific development proposal, site plan, construction activities, grading, or infrastructure improvements. Accordingly, the proposed project would not be considered a "new land use development project." The proposed GPA and rezone are policy-level in nature, and, thus, the CalGreen Tier 2 off-street electric vehicle requirements would not be applicable to the proposed project. As a result, the fourth criterion is not applicable to the proposed project.

Stationary Source GHG emissions thresholds

As discussed above, according to the BAAD CEQA Guidelines, GHG emissions from stationary sources permitted by the air district are subject to the BAAD stationary source threshold of 10,000 $MTCO_2e$ per year. The proposed GPA and rezone would change the types and intensities of uses that may be considered on the project site in the future, which could result in stationary source GHG emissions such as emissions from emergency generators and operational off-road equipment (i.e., forklifts), as well as mobile source emissions associated with hauling truck traffic.

Because the future proposed uses are unknown, stationary source GHG emissions have not been specifically quantified. However, when considering the total unmitigated operational GHG emissions resulting from the proposed uses (see Table 3), including all non-stationary source GHG emissions, emissions would be well below the BAAD's stationary source threshold of 10,000 $MTCO_2e$ per year. Therefore, any future stationary source GHG emissions associated with the proposed uses, such as emissions from emergency generators and operational off-road equipment (i.e., forklifts), as well as mobile source emissions associated with hauling truck traffic, are anticipated to be well within the 10,000 $MTCO_2e$ per year stationary source threshold established by BAAD.

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17 Bay Area Air Quality Management District. *Justification Report: CEQA Thresholds for Evaluating the Significance of Climate Impacts From Land Use Projects and Plans.* April 20, 2022.

18 California Department of Housing and Community Development. *CalGreen Application and Scope*. Available at https://www.hcd.ca.gov/building-standards/calgreen/application. Accessed May 2026.

19 California Department of General Services. *CalGreen.* Available at https://www.dgs.ca.gov/bsc/calgreen#:~:text=The%20code%20was%20developed%20by%20the%20California,2019%20CALGreen%20Code%20*%2016%20CALGreen%20Code. Accessed May 2026.

Conclusion

Based on the above, the proposed project would not be considered to generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. In addition, as discussed above and shown in Table 3, the proposed project would likely result in a net reduction in GHG emissions. Overall, a ***less-than-significant*** impact would occur related to GHG emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	✖	☐
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?	☐	☐	✖	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	✖
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?	☐	☐	☐	✖
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 or excessive noise for people residing or working in the project area?	☐	☐	☐	✖
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	✖	☐
g. Expose people or structures, either directly or indirectly, to the risk of loss, injury or death involving wildland fires?	☐	☐	✖	☐

Discussion

a. The proposed project involves approval of a GPA to change the land use designation of the project site from BP to Light Industrial, as well as a rezone from BPL to LI, and does not include any site-specific development, designs, or proposals at this time. Thus, the proposed project would not involve the routine transport, use, or disposal of hazardous materials. While the proposed GPA and rezone could indirectly facilitate future building improvements, the land uses permitted under the Light Industrial land use and LI zoning designations are not typically associated with the routine transport, use, disposal, or generation of substantial amounts of hazardous materials. According to the General Plan EIR, while the Light Industrial land use designation provides for fabrication, manufacturing, processing, packaging and assembling uses; wholesale, distribution, warehousing and storage uses; vehicle and machinery repair; research and development; industrial parks; and public/semi-public uses, heavy industrial uses that emit significant amounts of pollutants and hazardous materials are not allowed.

While not currently anticipated, in the event that future operations associated with the proposed project involve the routine use, transport, or disposal of hazardous materials, such materials would be safely managed in accordance with applicable regulations and would be subject to City review depending on the type or quantity of chemicals proposed for use. For example, the proposed project would be required to comply with the regulations set forth by 22 CCR Section 66263, which establishes procedures for the safe handling of hazardous material operations and transportation, as well as requires transporters of hazardous materials to track waste from the point of origin to the final

destination to ensure that releases of hazardous wastes into the environment would not occur, including the discharge of hazardous wastes into soils, drainage systems, and surface and ground water systems. In addition, 22 CCR Section 66263.31 requires transporters of hazardous materials to clean up any hazardous waste discharge that occurs during transportation to the extent that hazardous waste discharge do not present a hazard to human health or the environment. Furthermore, the use of hazardous materials is regulated in part by the California Occupational Safety and Health Administration (OSHA), including requirements for safety training, availability of safety equipment, hazardous materials exposure warnings, and emergency action and fire prevention plan preparation. OSHA enforces the hazard communication program regulations, which include provisions for identifying and labeling hazardous materials, describing the hazards of chemicals, and documenting employee-training programs. Compliance with such measures and regulations would ensure that, if hazardous materials are used on-site, such materials would not present a significant hazard.

Based on the above, the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials into the environment. Thus, a ***less-than-significant*** impact would occur.

b. As previously discussed, the proposed GPA and rezone would ease restrictions for certain on-site uses and allow for additional uses within the existing on-site commercial and office buildings, which could help facilitate increased re-tenanting potential. New building construction would not be anticipated to indirectly result from the proposed project due to the developed nature of the project site. If construction were to occur in the future, construction activities would most likely consist of interior improvements or redevelopment of existing structures, rather than new development. Such improvements would not include ground disturbing activities and would not alter the existing area of disturbance within the project site. Nonetheless, future on-site construction activities could involve the limited use of heavy equipment, which would contain fuels and oils, and various other products such as concrete, paints, and adhesives. However, contractors would be required to comply with all California Health and Safety Codes and local City ordinances regulating the handling, storage, and transportation of hazardous and toxic materials. Thus, future on-site construction activities would not 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.

Because the existing on-site buildings located at 6113 and 6115 Bridgehead Road were constructed in 1961 and 1981, respectively, the potential exists for the buildings to contain hazardous materials. As such, future on-site development, including potential renovation and demolition of the existing on-site buildings, could expose construction personnel or nearby receptors to hazardous materials including, but not limited to, asbestos, lead, and polychlorinated biphenyls (PCBs). However, as discussed above, the proposed GPA and rezone would ease restrictions for certain on-site uses and does not include site-specific development plans, designs, or proposals at this time. As such, the proposed project would not expose construction personnel or nearby receptors to hazardous materials. In addition, any future on-site development that would include demolition of the existing on-site buildings would require approval of a demolition permit from the City. Furthermore, any future on-site development would be required to comply with all applicable regulations set forth by OSHA in CCR Title 8, Sections 1529 and 1532.1. Such universally applicable regulations would be currently required if development were to occur under the existing conditions of the project site; as such, the proposed project would not result in a significant

difference. The OSHA regulations contain requirements for air monitoring, work practices, respiratory protection, etc. that are triggered by the presence of any detected levels of asbestos and lead, respectively. Compliance with the regulations set forth by OSHA in CCR Title 8, Sections 1529 and 1532.1 would ensure that any future on-site development would not expose construction personnel or nearby receptors to hazardous materials.

Based on the above, any future on-site development would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials. Thus, a ***less-than-significant*** impact would occur.

c. The nearest school relative to the project site is Orchard Park School, which is located approximately 0.95-mile southeast of the project site. Therefore, the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, and ***no impact*** would occur.

d. California Environmental Protection Agency (Cal EPA) has compiled a list of data resources that provide information regarding the facilities or sites identified as meeting the "Cortese List" requirements, pursuant to Government Code 65962.5. The components of the Cortese List include the Department of Toxic Substances Control (DTSC) Hazardous Waste and Substances Site List,[20] the list of leaking underground storage tank (LUST) sites from the State Water Resources Control Board (SWRCB) GeoTracker database,[21] and the list of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO) from the SWRCB.[22]

The project site is not included on the DTSC Hazardous Waste and Substances Site List, SWRCB's list of solid waste disposal sites, list of LUST sites, or list of active CDO and CAO. Therefore, the proposed project would not create a significant hazard to the public or the environment related to being located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5. Thus, a ***less-than-significant*** impact would occur.

e. The nearest airport to the project site is the Byron Airport, located approximately 13.86 miles southeast of the project site. Therefore, the project site is not located within two miles of any public airports and does not fall within an airport land use Planning Area. Accordingly, ***no impact*** would occur related to a safety hazard or excessive noise for people residing or working in the project area.

f. In October 2025, the City of Oakley adopted a Comprehensive Emergency Management Plan (CEMP).[23] The primary purpose of the CEMP is to provide strategic guidance designed to assist policy makers and City staff in the prevention of, preparation for, mitigation of, response to, and recovery from natural, civil, and technological disasters. The proposed project is an amendment to a policy-level document that does not include

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20 Department of Toxic Substances Control. *Hazardous Waste and Substances Site List (Cortese)*. Available at: https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=6113+Bridgehead+Road+. Accessed April 2026.

21 State Water Resources Control Board. *GeoTracker*. Available at: https://geotracker.waterboards.ca.gov/map/. Accessed April 2026.

22 California Environmental Protection Agency. *Cortese Data Resources.* Available at: https://calepa.ca.gov/sitecleanup/corteselist/. Accessed April 2026.

23 City of Oakley. *Comprehensive Emergency Management Plan*. October 2025.

site-specific development proposals, and any future on-site building improvements that could be indirectly facilitated by the proposed project would not be expected to interfere with City regulations regarding emergency access or implementation of the CEMP. As a result, the proposed project would have a ***less-than-significant*** impact with respect to impairing the implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan.

g. Issues related to wildfire hazards are discussed in Section XX, Wildfire, of this IS/ND. As noted therein, the project site is not located within a Very High or High Fire Hazard Severity Zone (FHSZ).[24] In addition, the project site is currently developed with existing improvements, including existing commercial and office buildings and an associated paved parking lot and storage space, and is generally bordered by existing development. The developed nature of the area surrounding the project site would help to prevent the spread of wildfire to the site. Thus, the potential for wildland fires to reach the project site would be relatively limited. The proposed project would not 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, and a ***less-than-significant*** impact would occur.

[24] California Department of Forestry and Fire Protection. *Fire Hazard Severity Zone Viewer*. Available at: https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones. Accessed March 2026.

X. HYDROLOGY AND WATER QUALITY. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	✖	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	✖	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site;	☐	☐	✖	☐
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	✖	☐
iii. 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; or	☐	☐	✖	☐
iv. Impede or redirect flood flows?	☐	☐	☐	✖
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	✖
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	✖	☐

Discussion

a, ci-ciii. The proposed project includes a GPA to change the land use designation of the project site from BP to Light Industrial, as well as a rezone from BPL to LI, and does not include any specific development proposals. Notwithstanding, approval of the proposed GPA and rezone could result in reasonably foreseeable consequences related to future on-site development. For example, the proposed GPA and rezone would ease restrictions for certain on-site uses and allow for additional uses within the existing on-site commercial and office buildings. While this could help facilitate increased re-tenanting potential within the existing buildings, new building construction would not be anticipated to indirectly result from the proposed project due to the developed nature of project site. If construction were to occur in the future, construction activities would most likely consist of interior improvements or redevelopment of the existing on-site structures, rather than the development of new structures. In addition, given that the project site is currently developed with existing commercial and office uses, as well as associated paved parking and storage space, the majority of the site consists of developed, impervious surfaces. Thus, any future on-site development would not increase impervious surfaces or on-site surface runoff in a manner that would result in flooding or exceed the capacity of stormwater drainage systems in the project area. Furthermore, all future development would be required to comply with all local, State and federal measures related to water quality protection, including the City's National Pollutant Discharge Elimination System (NPDES) permit as well as Municipal Code Sections 6.9.306 and 6.9.404, which would require any future on-site development to submit an Erosion and Sediment Control Plan.

Based on the above, the proposed project would not violate water quality standards or waste discharge requirements, alter the drainage pattern of the site resulting in erosion or siltation, increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or otherwise degrade water quality during construction. Thus, a ***less-than-significant*** impact would occur.

b,e. Potable water service within the City of Oakley is provided by the Diablo Water District (DWD), which operates a groundwater supply system comprised of two wells in the City. According to the DWD 2020 Urban Water Management Plan (UWMP), the wells are connected to the East Contra Costa Subbasin. As discussed in the DWD 2020 UWMP, the Department of Water Resources has designated the East Contra Costa Subbasin as a medium-priority basin that is not in overdraft conditions.[25] In addition, according to the DWD 2020 UWMP, the primary water supply for distribution within the City is treated surface water.[26] As a result, any increase in water demand associated with the proposed project would be primarily met through surface water supply, rather than groundwater.

The project site represents a relatively small area compared to the overall surface area of the East Contra Costa Subbasin. Furthermore, as discussed above, the project site is currently developed with existing commercial and office uses and the majority of the site consists of developed, impervious surfaces. Thus, the project site does not currently represent a significant source for groundwater recharge. While the proposed project does not include any specific development proposals, if construction were to occur in the future, construction activities would most likely consist of interior improvements or redevelopment of the existing on-site structures, rather than the development of new structuresand would be unlikely to alter the area of impervious surfaces within the site. As such, any impervious surfaces associated with future on-site uses would not interfere substantially with groundwater recharge within the East Contra Costa Subbasin.

Therefore, the proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the East Contra Costa Subbasin. In addition, the project would not conflict with or obstruct implementation of the DWD 2020 UWMP. Thus, a ***less-than-significant*** impact would occur.

civ. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06013C0144G, the project site is located within an Area of Minimal Flood Hazard (Zone X), which is not identified as a Special Flood Hazard Area (SFHA).[27] Additionally, pursuant to Section 6.12.134 of the City's Municipal Code, any future on-site development would be required to provide adequate drainage to reduce flood hazards. Thus, any future on-site land use activity would not be exposed to risks from flood hazards and ***no impact*** would occur related to the proposed project impeding or redirecting flood flows.

d. As discussed under question 'civ' above, the project site is not located within a flood hazard zone. Tsunamis are defined as sea waves created by undersea fault movement,

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25 Diablo Water District. *2020 Urban Water Management Plan.* June 2021.
26 *Ibid.*
27 Federal Emergency Management Agency. *Flood Insurance Rate Map 06013C0144G.* Effective September 30, 2015.

whereas a seiche is a long-wavelength, large-scale wave action set up in a closed body of water such as a lake or reservoir. The project site is located approximately 48 miles from the California coastline and approximately 0.39-mile south of the San Francisco Bay tributaries. According to the Department of Conservation's California Tsunami Maps, the project site is not located within a tsunami hazard area.[28] Therefore, it is not anticipated that the project would be affected by flooding risks associated with tsunamis. Furthermore, seiches do not pose a risk to the proposed project because closed bodies of water do not exist in the project vicinity. Overall, the proposed project would not result in a risk related to the release of pollutants due to project inundation flooding, tsunami, or seiche, and ***no impact*** would occur.

[28] California Department of Conservation. *Tsunami Hazard Area Map*. Available at: https://maps.conservation.ca.gov/cgs/informationwarehouse/ts_evacuation/. Accessed April 2026.

XI. LAND USE AND PLANNING. *Would the project:*		Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a.	Physically divide an established community?	☐	☐	✖	☐
b.	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	✖	☐

Discussion

a. A project risks dividing an established community if the project would introduce infrastructure or alter land uses so as to change the land use conditions in the surrounding community, or isolate an existing land use. The proposed GPA and rezone would ease restrictions for certain on-site uses and allow for additional uses within the existing on-site commercial and office buildings, which could help facilitate increased re-tenanting potential. New building construction would not be anticipated to indirectly result from the proposed project due to the developed nature of the project site. Additionally, if construction were to occur in the future, construction activities would most likely consist of interior improvements or redevelopment of the existing on-site structures, rather than the development of new structures and, thus, would not cause any direct changes to the physical environment of the project area. Furthermore, future on-site uses provided under the Light Industrial land use and LI zoning designations would be generally consistent with existing commercial and industrial development in the project vicinity. As such, any future development of the project site would serve as an extension of the existing development in the project vicinity.

   Based on the above, the proposed project would not physically divide an established community, and a ***less-than-significant*** impact would occur.

b. As discussed above, the proposed project would include a GPA to change the project site's General Plan land use designation from BP to Light Industrial, as well as a rezone from BPL to LI. If the proposed project is approved, the proposed GPA and rezone would be adopted within the City's Development Code and, thus, the proposed project would not result in conflicts with the City's General Plan or Development Code. Furthermore, this checklist question is specifically focused on a project's inconsistency with land use policies or regulations adopted for the purpose of avoiding or mitigating an environmental effect. The proposed GPA and rezone do not include amendments that pertain to regulations adopted for the purpose of avoiding or mitigating an environmental effect. Rather, the proposed GPA and rezone would ease restrictions for certain on-site uses and allow for additional uses within the existing on-site commercial and office buildings, which could help facilitate increased re-tenanting potential. Thus, a ***less-than-significant*** impact would occur.

XII. MINERAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?	☐	☐	☐	✖
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?	☐	☐	☐	✖

Discussion

a,b. The City of Oakley General Plan EIR states that the only viable mineral resource currently mined in the City of Oakley is sand.[29] In addition, the General Plan does not identify any known mineral resource areas within the Planning Area, including the project site. Thus, the proposed project would not result in the loss of availability of a known mineral resource or a locally important mineral recovery site, and the proposed project would result in ***no impact*** related to mineral resources.

[29] City of Oakley. *City of Oakley 2020 General Plan Draft Environmental Impact Report* [pg. 278]. September 2002.

XIII. NOISE. *Would the project result in:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	✖	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	✖	☐
c. For a project located within the vicinity of a private airstrip or 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?	☐	☐	☐	✖

Discussion

a,b. The discussion below presents information regarding sensitive noise receptors in proximity to the project site, applicable noise standards, the existing noise environment, and the potential for the proposed project to result in noise impacts during project construction and operation. The following terms are referenced in the sections below:

- Decibel (dB): A unit of sound energy intensity. An A-weighted decibel (dBA) is a decibel corrected for the variation in frequency response to the typical human ear at commonly encountered noise levels. All references to dB in this report will be A-weighted unless noted otherwise.
- Day-Night Average Level (L_{dn}): The average sound level over a 24-hour day, with a +10 decibel weighing applied to noise occurring during nighttime (10:00 PM to 7:00 AM) hours.
- Equivalent Sound Level (L_{eq}): The average sound level over a given time-period.
- Maximum Sound Level (L_{max}): The maximum sound level over a given time-period.
- Median Sound Level (L_{50}): The sound level exceeded 50 percent of the time over a given time-period.
- Community Noise Equivalent Level (CNEL): The 24-hour average noise level with noise occurring during evening (7:00 PM to 10:00 PM) hours weighted by a factor of three and nighttime hours weighted by a factor of ten prior to averaging.

Sensitive Noise Receptors

Some land uses are considered more sensitive to noise than others, and, thus, are referred to as sensitive noise receptors. Land uses often associated with sensitive noise receptors generally include residences, schools, libraries, hospitals, and passive recreational areas. Noise sensitive land uses are typically given special attention in order to achieve protection from excessive noise. The project site is generally surrounded by existing commercial and industrial uses. As such, noise sensitive receptors do not exist in the vicinity of the project site. The nearest sensitive receptor to the project site is a mobile home park located approximately 1,630 feet south of the site.

City Noise Standards

The City of Oakley General Plan Noise Element establishes a noise level standard of 70 dB as normally acceptable at commercial land uses and 75 dB at industrial land uses. In

addition, General Plan Policy 9.1.6 establishes levels of significance for changes in noise exposure, which are summarized in Table 4.

Table 4
Significance of Changes in Noise Exposure

Ambient Noise Level Without Project, L_{dn}	Increase Required for Significant Impact
<60 dB	+5.0 dB or more
60-65 dB	+3.0 dB or more
>65 dB	+1.5 dB or more

Source: City of Oakley General Plan Noise Element, 2002.

The following sections use the aforementioned thresholds of significance to determine if noise impacts associated with the construction and operation of the proposed project would occur.

Construction Noise

The proposed project would include a GPA and rezone, and does not include any specific development plans, designs, or proposals. While the proposed GPA and rezone could indirectly facilitate increased on-site activity, new building construction would not be anticipated to indirectly result from the proposed project due to the developed nature of the project site. Rather, the proposed GPA and rezone would ease restrictions for certain on-site uses and allow for additional uses within the existing on-site commercial and office buildings, which could help facilitate increased re-tenanting potential. Any limited construction that could occur associated with the interior improvements or redevelopment of the existing on-site commercial and office buildings would be required to comply with Section 4.2.208 of the City's Municipal Code, which restricts noise-producing construction activities to weekday hours between 7:30 AM and 7:00 PM Monday through Friday, and from 9:00 AM to 7:00 PM on weekends, as well as Section 4.2.208(c) which prohibits the operation of machinery in a manner causing excessive noise between the hours of 10:00 PM and 8:00 AM. In addition, any noise generated by future construction actives would likely be limited to interior improvements (thus dampening construction noise), and would be short in duration and temporary in nature. Furthermore, noise sensitive receptors are not located within the vicinity of the project site. As such, temporary noise increases associated with construction activities, such as noise from internal combustion engines and construction equipment, including generators and air compressors, would not result in noise increases at noise sensitive receptors in excess of the City's standards of significance established by General Plan Policy 9.1.6. Therefore, impacts resulting from noise levels temporarily exceeding the threshold of significance due to construction would be less than significant.

Operational Noise

As discussed above, the proposed project does not include any specific development proposals, and would not include any ground disturbing activities. Any future development facilitated by the proposed GPA and rezone would likely consist of interior improvements or redevelopment of the existing on-site structures, rather than the development of new structures. Because the project site is currently developed with existing commercial and office buildings, operational noise typically associated with commercial and office uses is

currently generated on-site. Given that the proposed GPA and rezone would ease restrictions for certain on-site uses and allow for additional uses within the existing on-site commercial and office buildings, which could help facilitate increased re-tenanting potential, any increases in operational noise levels generated by the proposed project would be unlikely to be substantial. In addition, while certain on-site uses, including, but not limited to fabrication, manufacturing, processing, distribution, and vehicle and machinery repair, could occur more frequently due to the easing of restrictions on development under the Light Industrial land use designation, the project site is located adjacent to existing commercial and industrial uses. As such, any operational noise associated with future on-site Light Industrial uses would be generally consistent with the existing uses in the project vicinity. Thus, implementation of the proposed project would not directly result in the generation of increased noise levels within the City, and would not expose sensitive receptors to excess noise levels.

Furthermore, as discussed in Section XVII, Transportation, of this IS/ND, the most intensive allowable use under both the existing and proposed land use and zoning designations would be a high-volume fast-food restaurant, which would result in approximately 8,296 daily weekday trips. Accordingly, the proposed GPA and rezone would not allow for the development of new, more intensive, uses that would generate more daily trips than is currently allowed on-site. In addition, the land uses allowed under the proposed Light Industrial land use designation and LI zoning would generally result in the generation of fewer daily trips than the land uses currently allowed on-site under the existing BP land use designation and BPL zoning. Therefore, any future on-site uses facilitated by the proposed project would not result in substantial increase traffic noise level increases in the project vicinity.

Conclusion

Based on the above, the proposed project would not result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project site in excess of standards established in the City's General Plan and the Municipal Code. Thus, a ***less-than-significant*** impact would occur.

b. Similar to noise, vibration involves a source, a transmission path, and a receiver. However, while noise is generally considered to be pressure waves transmitted through air, vibration usually consists of the excitation of a structure or surface. As with noise, vibration consists of an amplitude and frequency. A person's perception of the vibration depends on their individual sensitivity to vibration, as well as the amplitude and frequency of the source and the response of the system which is vibrating.

Vibration is measured in terms of acceleration, velocity, or displacement. A common practice is to monitor vibration in terms of peak particle velocities (PPV) in inches per second (in/sec). Standards pertaining to perception as well as damage to structures have been developed for vibration levels defined in terms of PPV. Human and structural response to different vibration levels is influenced by a number of factors, including ground type, distance between source and receptor, duration, and the number of perceived vibration events. According to the California Department of Transportation (Caltrans), the threshold for architectural damage to structures is 0.20 in/sec PPV, and continuous vibrations of 0.10 in/sec PPV or greater would likely cause annoyance to sensitive receptors.

As discussed above, the proposed project does not include any site-specific development plans, designs, or proposals at this time. Thus, implementation of the proposed project would not directly result in the generation of increased vibration levels within the City, and would not expose sensitive receptors to excess noise levels. While the proposed GPA and rezone could indirectly facilitate increased on-site activity, new building construction would not be anticipated to indirectly result from the proposed project due to the developed nature of the project site. Rather, the proposed GPA and rezone would ease restrictions for certain on-site uses and allow for additional uses within the existing on-site commercial and office buildings, which could help facilitate increased re-tenanting potential. If construction were to occur in the future, construction activities would most likely consist of interior improvements or redevelopment of the existing on-site structures, rather than the development of new structures. As such, vibration-generating activities including grading, placement of utilities (including off-site utility connections), and the construction of buildings are not anticipated to occur as a result of the proposed project.

Furthermore, typical vibration levels produced by construction equipment at 50 feet are generally below Caltrans' threshold for damage to residential structures (0.20 in/sec PPV) or Caltrans' threshold for annoyance (0.1 in/sec PPV). The project site is generally surrounded by existing commercial and industrial uses and noise sensitive receptors do not exist in the vicinity of the project site; the nearest sensitive receptor within the project area is located approximately 1,630 feet from the nearest project site boundary. Therefore, sensitive receptors would be located farther than 50 feet away from any future construction activities that would occur within the project site, ensuring that any future construction does not exceed Caltrans' threshold for damage to residential structures (0.20 in/sec PPV) or Caltrans' threshold for annoyance (0.1 in/sec PPV).

Therefore, the proposed project would not result in the generation of excessive groundborne vibration or groundborne noise levels, and a ***less-than-significant*** impact would occur.

c. The nearest airport to the site is the Byron Airport, located approximately 13.86 miles southeast of the site. The project site is not covered by an existing airport land use plan. In addition, the proposed project does not include any site-specific development proposals, and any future land use activity facilitated by the proposed GPA and rezone would not be located within two miles of a public or private airport. As such, the proposed project would not expose people residing or working in the project area to excessive noise levels associated with airports. Thus, ***no impact*** would occur.

XIV. POPULATION AND HOUSING. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Induce substantial unplanned 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)?	☐	☐	✖	☐
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	✖	☐

Discussion

a,b. The proposed project does not include any specific development proposals and, thus, direct development would not occur as a result of the proposed project. In addition, the site's existing and proposed land use and zoning designations do not provide for residential uses and the City's existing residential zoning districts would not be affected by the proposed GPA and rezone. As such, the proposed project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere, nor would the proposed project be expected to induce substantial population growth in the area. As a result, the proposed project would result in a ***less-than-significant*** impact related to population and housing including inducing substantial population growth or the displacement of a substantial amount of existing housing and/or people.

XV. 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:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Fire protection?	☐	☐	✖	☐
b. Police protection?	☐	☐	✖	☐
c. Schools?	☐	☐	✖	☐
d. Parks?	☐	☐	✖	☐
e. Other Public Facilities?	☐	☐	✖	☐

Discussion

a-e. The proposed project would include a GPA to change the land use designation of the project site from BP to Light Industrial, as well as a rezone from BPL to LI, and does not include any specific development proposals or new structures. Direct development would not occur as a result of the proposed project. Additionally, if future development were to occur as a result of the proposed project, development would most likely consist of the re-tenanting of existing on-site commercial and office buildings, or improvements or redevelopment of the existing buildings due to the developed nature of the project site.

The City of Oakley is located within the Contra Costa County Fire Protection District (CCCFPD), which provides fire suppression and prevention, emergency medical, rescue, ambulance transport, and public education services.[30] Additionally, police protection services are provided to the City of Oakley by the Oakley Police Department. As previously discussed, the project site is currently developed with existing commercial and office uses. Given that the existing on-site uses are currently provided fire and police protection services by the CCCFPD and Oakley Police Department, respectively, any future on-site development provided by the proposed project would not result in an increased need for police or fire protection services.

The Oakley Union Elementary School District and Liberty Union High School District provide public educational services with the City of Oakley. As stated in Section XIV, Population and Housing, of this IS/ND, the proposed project is not expected to induce substantial population growth in the area. Therefore, the proposed project would not increase the need for schools or other public facilities. Impacts related to parks and recreation are discussed in Section XVI, Recreation, below.

Based on the above, the proposed project would have a ***less-than-significant*** impact related to the need for new or physically altered public facilities, the construction of which could cause significant environmental impacts.

[30] Contra Costa County Fire Protection District. *2024 Annual Report*. Available at: https://www.cccfpd.org/167/Annual-Reports. Accessed March 2026.

XVI. RECREATION. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Would the project 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?	☐	☐	✖	☐
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?	☐	☐	✖	☐

Discussion

a,b. The proposed project would include a GPA and rezone, and does not include any site-specific development plans, designs, or proposals at this time. While the proposed project would not directly result in increased demand for recreational facilities relative to existing conditions, approval of the proposed project could result in reasonably foreseeable future development of the site, and additional demand for recreational facilities may occur. While the proposed GPA and rezone would ease restrictions for certain on-site uses and allow for additional uses within the existing on-site commercial and office buildings, which could help facilitate increased re-tenanting potential, the proposed Light Industrial land use and LI zoning designations do not allow for residential uses. As such, the proposed project would not result in any increases in population within the City. Therefore, implementation of the proposed project would not directly increase demand for recreational facilities. Additionally, as discussed in Section XIV, Population and Housing, the City's existing residential zoning districts would not be affected by the proposed GPA and rezone, and the proposed project is not expected to induce substantial population growth in the area. Therefore, it is not expected that demand for recreational facilities within the City of Oakley would substantially increase with the implementation of the proposed GPA and rezone, such that construction of new recreational facilities would be required. Thus, a ***less-than-significant*** impact would occur with regard to recreation facilities.

XVII. TRANSPORTATION. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	✖	☐
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	✖	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	✖	☐
d. Result in inadequate emergency access?	☐	☐	✖	☐

Discussion

a. The law has changed with respect to how transportation-related impacts may be addressed under CEQA. Traditionally, lead agencies used Level of Service (LOS) to assess the significance of such impacts, with greater levels of congestion considered to be more significant than lesser levels. Mitigation measures typically took the form of capacity-increasing improvements, which often had their own environmental impacts (e.g., to biological resources). Depending on circumstances, and an agency's tolerance for congestion (e.g., as reflected in its general plan), LOS D, E, or F often represented significant environmental effects. In 2013, however, the Legislature passed legislation with the intention of ultimately doing away with LOS in most instances as a basis for environmental analysis under CEQA. Enacted as part of SB 743 (2013), PRC Section 21099, subdivision (b)(1), directed the Governor's Office of Land Use and Climate Innovation (LCI) to prepare, develop, and transmit to the Secretary of the Natural Resources Agency for certification and adoption proposed CEQA Guidelines addressing "criteria for determining the significance of transportation impacts of projects within transit priority areas. Those criteria shall promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses. In developing the criteria, [LCI] shall recommend potential metrics to measure transportation impacts that may include, but are not limited to, vehicle miles traveled, vehicle miles traveled per capita, automobile trip generation rates, or automobile trips generated. The office may also establish criteria for models used to analyze transportation impacts to ensure the models are accurate, reliable, and consistent with the intent of this section."

CEQA Guidelines Section 21099(b)(2) further provides that "[u]pon certification of the guidelines by the Secretary of the Natural Resources Agency pursuant to this section, automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion *shall not be considered a significant impact on the environment* pursuant to [CEQA], except in locations specifically identified in the guidelines, if any." (Italics added.)

Pursuant to SB 743, the Natural Resources Agency promulgated CEQA Guidelines Section 15064.3 in late 2018, which became effective in early 2019. Subdivision (a) of that section provides that "[g]enerally, vehicle miles traveled is the most appropriate measure of transportation impacts. For the purposes of this section, 'vehicle miles traveled' refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Except as provided in subdivision (b)(2) below (regarding roadway capacity), a project's effect on automobile delay shall not constitute a significant environmental impact."

Please refer to Question 'b' for a discussion of VMT.

Project Trip Generation

A Transportation Assessment Memorandum was prepared for the proposed project by Fehr & Peers to identify the proposed project's potential trip generation and any transportation related impacts associated with such (see Appendix B).[31] The Transportation Assessment Memorandum included a trip generation analysis to compare the total potential weekday trips that could be generated by on-site uses under the existing and proposed General Plan land use and zoning designations. Project vehicle trip generation rates were obtained from the Institute of Transportation Engineers (ITE) Trip Generation Manual (12th Edition). The results of the trip generation analysis are presented in Table 2 of the Transportation Assessment Memorandum.

To provide a conservation analysis of the proposed project's potential trip generation, the Transportation Assessment Memorandum considered development of the site with the most intensive uses allowed under both the existing and proposed land use and zoning designations. According to the Transportation Assessment Memorandum, the most intensive use under both the existing and proposed land use and zoning designations would be a high-volume fast-food restaurant, which would result in approximately 8,296 daily weekday trips. As such, the proposed GPA and rezone would not allow for the development of new, more intensive uses that would generate more daily trips than is currently allowed on-site. In addition, as shown in Table 2 of the Transportation Assessment Memorandum, the land uses allowed under the proposed land use and zoning designations would generally result in the generation of fewer daily trips than the uses currently allowed on-site under existing conditions.

Pedestrian, Bicycle, and Transit Facilities

The proposed project's potential impacts related to pedestrian, bicycle, and transit facilities are discussed below.

Pedestrian Facilities

Pedestrian facilities are comprised of crosswalks, sidewalks, pedestrian signals, and off-street paths, which provide safe and convenient routes for pedestrians to access destinations such as institutions, businesses, public transportation, and recreation facilities. Sidewalks currently exist along both sides of Bridgehead Road along the southern portion of the project site; however, the existing sidewalk along the western side of Bridgehead Road, adjacent to the project site, terminates at 6113 Bridgehead Road. The existing sidewalk along the eastern side of Bridgehead Road extends to the north, beyond the project site, and connects to other existing sidewalks in the project vicinity. In addition, sidewalks currently exist along both sides of Wilbur Avenue in the vicinity of the project site. Existing sidewalks would facilitate pedestrian traffic to and from the project site and the surrounding commercial and industrial uses.

The proposed project would include a GPA and rezone, and does not include any specific development plans, designs, or proposals. While the proposed GPA and rezone could indirectly facilitate increased on-site activity, new building construction would not be anticipated to indirectly result from the proposed project due to the developed nature of the project site. Rather, the proposed GPA and rezone would ease restrictions for certain on-site uses and allow for additional uses within the existing on-site commercial and office

[31] Fehr & Peers. *Bridgehead Properties Rezoning – Transportation Review.* April 30, 2026.

buildings, which could help facilitate increased re-tenanting potential. As such, the proposed project would not result in the construction of any new pedestrian facilities and does not include any specific development proposals that would conflict with existing pedestrian facilities in the project vicinity. Therefore, the proposed project would not result in the creation of a conflict with any adopted programs, plans, ordinances, or policies addressing pedestrian facilities. Overall, a less-than-significant impact would occur related to pedestrian facilities.

Bicycle Facilities

Approximately 29 miles of bicycle facilities are installed throughout the City of Oakley, including 15 miles of Class II on-street bicycle lanes and 12.4 miles of Class I multi-use paths.[32] The nearest existing bicycle facility to the project site is the Class II bicycle lane located along the eastern side Bridgehead Road, immediately east of the project site. In addition, the City's General Plan and the City of Oakley Parks, Recreation, and Trails Master Plan 2020[33] indicate that several new bicycle facilities are planned to be constructed in the project vicinity, including a Class II bicycle lane along Wilbur Avenue, as well as a future extension of the Marsh Creek Regional Trail to the east of the project site. As discussed above, the proposed project would include a GPA and rezone, and does not include any specific development plans, designs, or proposals. As such, the proposed project would not result in the construction of any new bicycle facilities and does not include any specific development proposals that would conflict with existing bicycle facilities in the project vicinity.

Based on the above, bicycle facilities would be accessible from the project site, and the proposed GPA and rezone would not interfere with the future construction of any planned bicycle facilities. Therefore, the proposed project would not result in the creation of a conflict with any adopted programs, plans, ordinances, or policies addressing bicycle facilities, and a less-than-significant impact would occur related to bicycle facilities.

Transit Facilities

Tri-Delta Transit provides transit services in the City of Oakley and operates three lines connecting Brentwood and the Pittsburg/Bay Point Bay Area Rapid Transit (BART) station. The following Tri-Delta Transit Routes currently operate in the project vicinity:

- Route 300: the Antioch BART/Brentwood Park & Ride route is a weekday express route connecting Brentwood to the Antioch BART station through the City of Oakley. The route travels along Main Street and operates from 4:00 AM to approximately 8:00 PM with 15 to 30-minute headways.
- Route 383: the Blue Goose Park/Antioch BART route, connects the City of Oakley to the City of Antioch, as well as connecting to Blue Goose Park on Adams Lane in the City of Brentwood. The route provides weekday service on both clockwise and counterclockwise directions. The counterclockwise route runs with approximate one-hour headways, and the clockwise route runs twice during the AM peak hour period only.
- Route 391: the BART/Pittsburg/Antioch/Oakley/Brentwood route provides weekday service to most East County cities. Route 391 operates from 4:06 AM to 1:28 AM with headways that range between 30 and 74 minutes.

[32] City of Oakley. *City of Oakley General Plan Focused General Plan Update* [pg. 3-18]. Adopted January 11, 2022.
[33] City of Oakley. *Parks, Trails, and Recreation Master Plan 2020.* Summer 2007.

Transit facilities do not currently exist in the vicinity of the project site. The project site is located approximately 2.1-miles from the closest bus stops, which are located southeast of the project site at the intersection of Charles Way and Main Street. Continuous pedestrian and bicycle facilities connecting the project site to the bus stops do not currently exist. Due to the long walking distance and lack of existing pedestrian and bicycle facilities, the proposed project would likely generate a minimal number of new transit trips. As such, the proposed project would not result in substantial increases in transit demand, and any demand added to the transit system could be adequately accommodated by the existing/planned transit system. In addition, the proposed project does not include any specific development plans, designs, or proposals and would not result in substantial modification or the removal of any existing or planned transit facilities or preclude the implementation of any proposed or existing facilities in the project vicinity. Furthermore, given that any future development facilitated by the proposed GPA and rezone would likely consist of interior improvements or redevelopment of the existing on-site structures, rather than the development of new structures, any future on-site uses would be unlikely to generate greater demand for transit services than the existing on-site commercial and office uses.

Overall, the proposed project would not conflict with a program, plan, ordinance, or policy addressing transit service, and a less-than-significant impact would occur.

Conclusion

Based on the above, a ***less-than-significant*** impact would occur related to conflicting with a program, plan, ordinance, or policy addressing the circulation system, including transit, bicycle, and pedestrian facilities.

b. Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project's transportation impacts. Pursuant to Section 15064.3, analysis of VMT attributable to a project is the most appropriate measure of transportation impacts. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Although the City of Oakley has not yet established any standards or thresholds regarding VMT, pursuant to Section 15064.3(b)(3), a lead agency may analyze a project's VMT qualitatively based on the availability of transit, proximity to destinations, etc. While changes to driving conditions that increase intersection delay are an important consideration for traffic operations and management, the most appropriate method of analysis does not fully describe environmental effects associated with fuel consumption, emissions, and public health. Rather, Section 15064.3(3) changes the focus of CEQA transportation impact analysis from measuring impact to drivers to measuring the physical impact of driving.

The City of Oakley has not formally adopted any criteria, standards, or thresholds to assess transportation impacts associated with increases in VMT generated by development within the City. As a result, the VMT guidelines established in the 2022 CCTA Technical Procedures were applied to the proposed project. The CCTA considers employment generating uses to have a significant impact on VMT if the project generated home-work VMT per worker is higher than 85 percent of the home-work VMT per worker in the subject municipality or unincorporated authority subregion, or 85 percent of the existing Bay Area regionwide average home-work VMT per worker, whichever is less stringent.

As part of the Transportation Assessment Memorandum prepared for the proposed project, Fehr & Peers used the CCTA travel demand model to conduct a VMT analysis for the project (see Appendix B).[34] The Transportation Assessment Memorandum included a select zone analysis using the CCTA travel demand model to estimate average daily VMT for employment generating uses whereby all trips generated by on-site development were tracked through the City's transportation system.

According to the Transportation Assessment Memorandum, the citywide average daily VMT is approximately 10.6 VMT per employee and the regionwide average daily VMT is approximately 15.4 VMT per employee. Given that the regionwide average daily VMT is less stringent than the citywide average, the applicable VMT threshold for the proposed project would be 13.1 VMT per employee (15.4 x 0.85 = 13.1). Based on the VMT analysis conducted for the proposed project, Fehr & Peers determined that on-site employment uses allowed under the proposed land use and zoning designations would generate approximately 11.8 daily VMT per employee. As such, Fehr & Peers concluded that the baseline VMT associated with the proposed project would be below the applicable regionwide VMT standard. Thus, the proposed project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3(b), and a ***less-than-significant*** impact would occur.

c,d. The proposed project would include a GPA and rezone, and does not include any site-specific development plans, designs, or proposals at this time. In addition, the proposed project would not grant any entitlements for development that would result in design hazards or affect emergency access within the City of Oakley. While the proposed GPA and rezone could indirectly facilitate increased on-site activity, new building construction would not be anticipated to indirectly result from the proposed project due to the developed nature of the project site. Rather, the proposed GPA and rezone would ease restrictions for certain on-site uses and allow for additional uses within the existing on-site commercial and office buildings, which could help facilitate increased re-tenanting potential. If construction were to occur in the future, construction activities would most likely consist of interior improvements or redevelopment of the existing on-site structures, rather than the development of new structures. Additionally, any future on-site building improvement projects would be required to comply with applicable City engineering standards related to access and roadway design.

Based on the above, the proposed project would not substantially increase hazards due to a geometric design feature or incompatible uses, or result in inadequate emergency access, and a ***less-than-significant*** impact would occur.

[34] Fehr & Peers. *Bridgehead Properties Rezoning – Transportation Review.* April 30, 2026.

XVIII. TRIBAL CULTURAL RESOURCES. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).	☐	☐	✖	☐
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	✖	☐

Discussion

a,b. As discussed in Section V, Cultural Resources, of this IS/ND, the project area is highly disturbed due to the existing on-site commercial development. The proposed GPA and rezone would ease restrictions for certain on-site uses and allow for additional uses within the existing on-site commercial and office buildings, which could help facilitate increased re-tenanting potential. New building construction would not be anticipated to indirectly result from the proposed project due to the developed nature of the project site. If construction were to occur in the future, construction activities would most likely consist of interior improvements or redevelopment of existing structures, rather than new development. Such improvements would not require deep excavations that could unearth previously unknown tribal cultural resources. Therefore, the potential for the proposed project to disturb any unknown tribal cultural resources is low. Furthermore, a search of the NAHC SLF was conducted for the project site, which yielded a negative result.[35] Given the negative SLF result, as well as the highly disturbed nature of the project site associated with the existing on-site commercial development, the discovery of previously unrecorded subsurface cultural and archaeological resources is unlikely.

In compliance with AB 52 (PRC Section 21080.3.1), a project notification letter was distributed to the chairpersons of the following tribes on March 23, 2026: Amah Mutsun Tribal Band of Mission San Juan Bautista, Muwekma Ohlone Indian Tribe of the San Francisco Bay Area, Chicken Ranch Rancheria of Me-Wuk Indians, Guidiville Indian Rancheria, Nashville Enterprise Miwok-Maidu-Nishinam Tribe, Indian Canyon Mutsun Band of Costanoan, North Valley Yokuts Tribe, Tule River Indian Tribe, the Ohlone Indian Tribe, Wilton Rancheria, and the Confederated Villages of Lisjan Nation. Two responses from the foregoing tribes were received within the consultation period, from the Amah Mutsun Tribal Band of Mission San Juan Bautista and the Confederated Villages of Lisjan Nation. The City consulted with both tribes, including sending requested information. Potential impacts to tribal cultural resources were not identified by either responding tribe

[35] Native American Heritage Commission. *Re: Tribal Consultation Under CEQA, Bridgehead Business Park Properties Project, Contra Costa County*. April 7, 2026.

and consultation with both tribes has since been closed. In the event that future on-site ground-disturbing activity occurs, the applicable recommendations received from the tribes would be included as Conditions of Approval by the City.

Based on the above, the proposed project would not cause a substantial adverse change in the significance of a tribal cultural resource and, thus, a ***less-than-significant*** impact would occur.

XIX. UTILITIES AND SERVICE SYSTEMS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	✖	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	✖	☐
c. 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?	☐	☐	✖	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	✖	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	✖	☐

Discussion

a-c. The proposed project would include a GPA and rezone, and does not include site-specific development plans, designs, or proposals at this time and, thus, would not directly result in the relocation or construction of new or expanded utilities. Because the project site is currently developed with existing commercial and office buildings, impacts related to water, wastewater treatment, storm water drainage, electric power, natural gas, and telecommunications facilities associated with development of the site have been evaluated in the General Plan EIR. Furthermore, because the proposed project does not include site-specific development plans, designs, or proposals at this time, the proposed project would not require major upgrades to, or extension of, existing infrastructure.

As discussed in Section X, Hydrology and Water Quality, of this IS/ND, Potable water service within the City of Oakley is provided by DWD. Pursuant to the DWD's 2020 UWMP, DWD's primary water supply for the distribution system is treated surface water from the United States Bureau of Reclamation's Central Valley Project (CVP), which is purchased from the Contra Costa Water District (CCWD). According to the DWD 2020 UWMP, the DWD's projected water supply exceeds the anticipated water demand for normal, single-dry, and multiple-dry years until at least the year 2040.[36] Due to the developed nature of the project site, any future development facilitated by the proposed project would not be expected to increase water demands to a level that would exceed what was previously analyzed by the DWD UWMP. In addition, given that the proposed project does not include site-specific development plans, designs, or proposals at this time, the proposed project would not require major upgrades to, or extension of, existing water supply infrastructure.

[36] Diablo Water District. *2020 Urban Water Management Plan* [pg. 5-5 to 5-6]. June 2021.

Sanitary sewer services are provided to the City of Oakley by the Ironhouse Sanitary District (ISD), which operates and maintains a sewer system comprised of collection, treatment, and effluent recycling facilities. The existing sewer system collects wastewater flows from individual developments within the City and conveys them to ISD's Water Recycling Facility. Wastewater is ultimately treated and stored either at the facility in a 76 million gallon holding pond, or the treated water outfalls in the San Joaquin River. The Water Recycling Facility has an average daily flow of 2.3 million gallons per day (MGD) and a treatment capacity of approximately 4.3 MGD.[37] Given that the proposed project does not include any specific development proposals, and any future on-site land use activity that could be indirectly facilitated by the project would be relatively small compared to the size of the service area of the ISD, adequate capacity would be available to serve any future development facilitated by the proposed project. Additionally, given that the project site is currently developed with existing commercial and office uses, any increase in wastewater flows associated with future on-site uses would likely be insubstantial. Furthermore, because the proposed project does not include site-specific development plans, designs, or proposals at this time, the proposed project would not require major upgrades to, or extension of, existing wastewater infrastructure.

Electricity and telecommunications utilities would be provided by way of connections to existing infrastructure located within the immediate project vicinity. PG&E would provide electricity services to the project site, while AT&T would provide telecommunication services. Given that the proposed project does not include site-specific development plans, designs, or proposals at this time, the proposed project would not require major upgrades to, or extension of, existing infrastructure.

Therefore, the proposed project would result in a ***less-than-significant*** impact related to the relocation or construction of new or expanded utility systems, water service systems, and wastewater treatment facilities.

d,e. Solid waste, recyclable materials, and compostable material from the City of Oakley is hauled to Potrero Hills Landfill, located in Solano County. The landfill has a maximum permitted throughput of 4,330 tons per day. According to the California Department of Resources Recycling and Recovery (CalRecycle), the Potrero Hills Landfill has a remaining capacity of 13,872,000 cubic yards out of a total permitted capacity of 83,100,000 cubic yards.[38]

As discussed previously, the proposed project does not include any specific development proposals. While the proposed GPA and rezone would ease restrictions for certain on-site uses and allow for additional uses within the existing on-site commercial and office buildings which could indirectly facilitate increased on-site activity, any increases in solid waste generation could be accommodated by the remaining capacity at the Potrero Hills Landfill. Additionally, given that the project site is currently developed with existing commercial and office uses, any increase in solid waste generated by future on-site uses would likely be insubstantial. Furthermore, pursuant to the CALGreen Code, any future on-site improvements or constructions would be required to divert at least 65 percent of construction waste, thereby further reducing the amount of solid waste generated by the

[37] Ironhouse Sanitary District. *Sewer System Management Plan* [pg. I-3]. Updated April 2017.
[38] California Department of Resources Recycling and Recovery (CalRecycle). *Facility/Site Summary: Potrero Hill Landfill (48-AA-0075)*. Available at: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1194?siteID=3591. Accessed March 2026.

proposed project. Therefore, the proposed project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals and would comply with federal, State, and local management and reduction statutes and regulations related to solid waste. Thus, a ***less-than-significant*** impact related to solid waste would occur as a result of the proposed project.

XX. WILDFIRE. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	✖	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	✖	☐
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	✖	☐
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	✖	☐

Discussion

a-d. According to the California Department of Forestry and Fire Protection (CAL FIRE) Fire and Resource Assessment Program (FRAP), the project site is not located within a Very High or High FHSZ.[39] In addition, the project site is currently developed with existing improvements, including existing commercial and office buildings and an associated paved parking lot and storage space, and is generally bordered by existing development. The presence of existing urban development and paved areas would preclude the uncontrolled spread of wildfire. Thus, the proposed project would not result in substantial risks or hazards related to wildfires, and a ***less-than-significant*** impact would occur.

[39] California Department of Forestry and Fire Protection. *Fire Hazard Severity Zone Viewer*. Available at: https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones. Accessed March 2026.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Does the project have the potential to substantially 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, substantially 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. 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)?	☐	☐	✖	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	✖	☐

Discussion

a. As discussed in Section IV, Biological Resources, and Section V, Cultural Resources, of this IS/ND, although the proposed GPA and rezone would ease restrictions for certain on-site uses and allow for additional uses within the existing on-site commercial and office buildings, the proposed project does not include specific development proposals and would not include any ground disturbing activities. Any future development facilitated by the proposed project would likely consist of interior improvements or redevelopment of the existing on-site structures, rather than the development of new structures. Such improvements would not facilitate any direct changes to the physical environment, and the proposed project would not alter the existing area of disturbance within the project site.

Considering the above, the proposed project would not: 1) degrade the quality of the environment; 2) substantially reduce or impact the habitat of fish or wildlife species; 3) cause fish or wildlife populations to drop below self-sustaining levels; 4) threaten to eliminate a plant or animal community; 5) reduce the number or restrict the range of a rare or endangered plant or animal; or 6) eliminate important examples of the major periods of California history or prehistory. Therefore, a ***less-than-significant*** impact would occur.

b. As demonstrated in this IS/ND, all potential environmental impacts that could occur as a result of project implementation would be reduced to a less-than-significant level through compliance with the applicable General Plan policies, Municipal Code standards, and other applicable local and State regulations. All cumulative impacts related to air quality, noise, and transportation are less than significant and do not require mitigation. Additionally, given the scope of the project in comparison to buildout of the City's planning area, any incremental effects would not be considerable relative to the effects of all past, current, and probable future projects. Therefore, when viewed in conjunction with other closely related past, present, or reasonably foreseeable future projects, implementation of the proposed project would not result in a cumulatively considerable contribution to cumulative impacts, and the project's incremental contribution to cumulative impacts would be ***less than significant***.

c. As described in this IS/ND, any changes in land use activity associated with the proposed project would comply with all applicable General Plan policies, Municipal Code standards, other applicable State and local regulations included herein. In addition, as discussed in the Air Quality, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, and Noise sections of this IS/ND, the proposed project would not cause substantial effects to human beings, including effects related to exposure to air pollutants, geologic hazards, GHG emissions, hazardous materials, and noise. Therefore, the proposed project would result in a ***less-than-significant*** impact.

Appendix A
Air Quality and Greenhouse Gas Emissions – CalEEMod Results

Bridgehead Road Properties - Existing Custom Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Bridgehead Road Properties - Existing
Operational Year	2026
Lead Agency	City of Oakley
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.60000
Precipitation (days)	20.6000
Location	38.01309348683608, -121.75101378277829
County	Contra Costa
City	Oakley
Air District	Bay Area AQMD
Air Basin	San Francisco Bay Area
TAZ	1360
EDFZ	1
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.43

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Office Park	12.6870	1000sqft	1.36000	12,687.0	0.00000	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.3. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.95810	0.91252	0.41918	3.94406	0.00800	0.01386	0.65745	0.67131	0.01329	0.16673	0.18002	11.7833	1,071.12	1,082.90	1.27001	0.04878	2.67288	1,131.86
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.83085	0.79006	0.47065	3.28191	0.00747	0.01288	0.65745	0.67033	0.01255	0.16673	0.17928	11.7833	1,018.41	1,030.20	1.27623	0.05227	0.09936	1,077.78
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.74709	0.71255	0.36137	2.62193	0.00578	0.01205	0.48348	0.49553	0.01168	0.12263	0.13432	11.7833	845.869	857.652	1.26360	0.04226	0.88105	902.718
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.13634	0.13004	0.06595	0.47850	0.00105	0.00220	0.08824	0.09043	0.00213	0.02238	0.02451	1.95086	140.043	141.994	0.20920	0.00700	0.14587	149.455

2.4. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.53175	0.49934	0.31293	3.30696	0.00736	0.00515	0.65745	0.66260	0.00482	0.16673	0.17155	—	748.953	748.953	0.03529	0.03143	2.64202	761.842

Area	0.41517	0.40760	0.00464	0.55175	0.00003	0.00098	—	0.00098	0.00074	—	0.00074	—	2.26903	2.26903	0.00010	0.00002	—	2.27721
Energy	0.01118	0.00559	0.10160	0.08535	0.00061	0.00772	—	0.00772	0.00772	—	0.00772	—	309.651	309.651	0.04121	0.00392	—	311.850
Water	—	—	—	—	—	—	—	—	—	—	—	5.42441	10.2447	15.6691	0.55787	0.01342	—	33.6139
Waste	—	—	—	—	—	—	—	—	—	—	—	6.35889	0.00000	6.35889	0.63555	0.00000	—	22.2476
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.03085	0.03085
Total	0.95810	0.91252	0.41918	3.94406	0.00800	0.01386	0.65745	0.67131	0.01329	0.16673	0.18002	11.7833	1,071.12	1,082.90	1.27001	0.04878	2.67288	1,131.86
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.50265	0.46745	0.36905	3.19656	0.00686	0.00516	0.65745	0.66261	0.00483	0.16673	0.17156	—	698.518	698.518	0.04160	0.03493	0.06850	710.034
Area	0.31702	0.31702	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.01118	0.00559	0.10160	0.08535	0.00061	0.00772	—	0.00772	0.00772	—	0.00772	—	309.651	309.651	0.04121	0.00392	—	311.850
Water	—	—	—	—	—	—	—	—	—	—	—	5.42441	10.2447	15.6691	0.55787	0.01342	—	33.6139
Waste	—	—	—	—	—	—	—	—	—	—	—	6.35889	0.00000	6.35889	0.63555	0.00000	—	22.2476
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.03085	0.03085
Total	0.83085	0.79006	0.47065	3.28191	0.00747	0.01288	0.65745	0.67033	0.01255	0.16673	0.17928	11.7833	1,018.41	1,030.20	1.27623	0.05227	0.09936	1,077.78
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.37049	0.34527	0.25748	2.26449	0.00515	0.00384	0.48348	0.48733	0.00360	0.12263	0.12623	—	524.854	524.854	0.02892	0.02492	0.85019	533.852
Area	0.36542	0.36169	0.00229	0.27210	0.00002	0.00048	—	0.00048	0.00037	—	0.00037	—	1.11897	1.11897	0.00005	0.00001	—	1.12301
Energy	0.01118	0.00559	0.10160	0.08535	0.00061	0.00772	—	0.00772	0.00772	—	0.00772	—	309.651	309.651	0.04121	0.00392	—	311.850
Water	—	—	—	—	—	—	—	—	—	—	—	5.42441	10.2447	15.6691	0.55787	0.01342	—	33.6139
Waste	—	—	—	—	—	—	—	—	—	—	—	6.35889	0.00000	6.35889	0.63555	0.00000	—	22.2476
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.03085	0.03085
Total	0.74709	0.71255	0.36137	2.62193	0.00578	0.01205	0.48348	0.49553	0.01168	0.12263	0.13432	11.7833	845.869	857.652	1.26360	0.04226	0.88105	902.718
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.06761	0.06301	0.04699	0.41327	0.00094	0.00070	0.08824	0.08894	0.00066	0.02238	0.02304	—	86.8956	86.8956	0.00479	0.00413	0.14076	88.3854
Area	0.06669	0.06601	0.00042	0.04966	< 0.000005	0.00009	—	0.00009	0.00007	—	0.00007	—	0.18526	0.18526	0.00001	< 0.000005	—	0.18593
Energy	0.00204	0.00102	0.01854	0.01558	0.00011	0.00141	—	0.00141	0.00141	—	0.00141	—	51.2662	51.2662	0.00682	0.00065	—	51.6202

Water	—	—	—	—	—	—	—	—	—	—	—	0.89807	1.69612	2.59420	0.09236	0.00222	—	5.56516
Waste	—	—	—	—	—	—	—	—	—	—	—	1.05279	0.00000	1.05279	0.10522	0.00000	—	3.68334
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00511	0.00511
Total	0.13634	0.13004	0.06595	0.47850	0.00105	0.00220	0.08824	0.09043	0.00213	0.02238	0.02451	1.95086	140.043	141.994	0.20920	0.00700	0.14587	149.455

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Office Park	0.53175	0.49934	0.31293	3.30696	0.00736	0.00515	0.65745	0.66260	0.00482	0.16673	0.17155	—	748.953	748.953	0.03529	0.03143	2.64202	761.842
Total	0.53175	0.49934	0.31293	3.30696	0.00736	0.00515	0.65745	0.66260	0.00482	0.16673	0.17155	—	748.953	748.953	0.03529	0.03143	2.64202	761.842
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Office Park	0.50265	0.46745	0.36905	3.19656	0.00686	0.00516	0.65745	0.66261	0.00483	0.16673	0.17156	—	698.518	698.518	0.04160	0.03493	0.06850	710.034
Total	0.50265	0.46745	0.36905	3.19656	0.00686	0.00516	0.65745	0.66261	0.00483	0.16673	0.17156	—	698.518	698.518	0.04160	0.03493	0.06850	710.034
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Office Park	0.06761	0.06301	0.04699	0.41327	0.00094	0.00070	0.08824	0.08894	0.00066	0.02238	0.02304	—	86.8956	86.8956	0.00479	0.00413	0.14076	88.3854
Total	0.06761	0.06301	0.04699	0.41327	0.00094	0.00070	0.08824	0.08894	0.00066	0.02238	0.02304	—	86.8956	86.8956	0.00479	0.00413	0.14076	88.3854

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Office Park	—	—	—	—	—	—	—	—	—	—	—	—	188.420	188.420	0.03048	0.00369	—	190.284
Total	—	—	—	—	—	—	—	—	—	—	—	—	188.420	188.420	0.03048	0.00369	—	190.284
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Office Park	—	—	—	—	—	—	—	—	—	—	—	—	188.420	188.420	0.03048	0.00369	—	190.284
Total	—	—	—	—	—	—	—	—	—	—	—	—	188.420	188.420	0.03048	0.00369	—	190.284
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Office Park	—	—	—	—	—	—	—	—	—	—	—	—	31.1951	31.1951	0.00505	0.00061	—	31.5036
Total	—	—	—	—	—	—	—	—	—	—	—	—	31.1951	31.1951	0.00505	0.00061	—	31.5036

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Office Park	0.01118	0.00559	0.10160	0.08535	0.00061	0.00772	—	0.00772	0.00772	—	0.00772	—	121.230	121.230	0.01073	0.00023	—	121.566
Total	0.01118	0.00559	0.10160	0.08535	0.00061	0.00772	—	0.00772	0.00772	—	0.00772	—	121.230	121.230	0.01073	0.00023	—	121.566

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Office Park	0.01118	0.00559	0.10160	0.08535	0.00061	0.00772	—	0.00772	0.00772	—	0.00772	—	121.230	121.230	0.01073	0.00023	—	121.566
Total	0.01118	0.00559	0.10160	0.08535	0.00061	0.00772	—	0.00772	0.00772	—	0.00772	—	121.230	121.230	0.01073	0.00023	—	121.566
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Office Park	0.00204	0.00102	0.01854	0.01558	0.00011	0.00141	—	0.00141	0.00141	—	0.00141	—	20.0711	20.0711	0.00178	0.00004	—	20.1267
Total	0.00204	0.00102	0.01854	0.01558	0.00011	0.00141	—	0.00141	0.00141	—	0.00141	—	20.0711	20.0711	0.00178	0.00004	—	20.1267

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.27150	0.27150	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.04552	0.04552	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.09815	0.09057	0.00464	0.55175	0.00003	0.00098	—	0.00098	0.00074	—	0.00074	—	2.26903	2.26903	0.00010	0.00002	—	2.27721
Total	0.41517	0.40760	0.00464	0.55175	0.00003	0.00098	—	0.00098	0.00074	—	0.00074	—	2.26903	2.26903	0.00010	0.00002	—	2.27721
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Consum Products	0.27150	0.27150	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.04552	0.04552	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.31702	0.31702	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.04955	0.04955	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.00831	0.00831	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.00883	0.00815	0.00042	0.04966	< 0.000005	0.00009	—	0.00009	0.00007	—	0.00007	—	0.18526	0.18526	0.00001	< 0.000005	—	0.18593
Total	0.06669	0.06601	0.00042	0.04966	< 0.000005	0.00009	—	0.00009	0.00007	—	0.00007	—	0.18526	0.18526	0.00001	< 0.000005	—	0.18593

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Office Park	—	—	—	—	—	—	—	—	—	—	—	5.42441	10.2447	15.6691	0.55787	0.01342	—	33.6139
Total	—	—	—	—	—	—	—	—	—	—	—	5.42441	10.2447	15.6691	0.55787	0.01342	—	33.6139

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Office Park	—	—	—	—	—	—	—	—	—	—	—	5.42441	10.2447	15.6691	0.55787	0.01342	—	33.6139
Total	—	—	—	—	—	—	—	—	—	—	—	5.42441	10.2447	15.6691	0.55787	0.01342	—	33.6139
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Office Park	—	—	—	—	—	—	—	—	—	—	—	0.89807	1.69612	2.59420	0.09236	0.00222	—	5.56516
Total	—	—	—	—	—	—	—	—	—	—	—	0.89807	1.69612	2.59420	0.09236	0.00222	—	5.56516

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Office Park	—	—	—	—	—	—	—	—	—	—	—	6.35889	0.00000	6.35889	0.63555	0.00000	—	22.2476
Total	—	—	—	—	—	—	—	—	—	—	—	6.35889	0.00000	6.35889	0.63555	0.00000	—	22.2476
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Office Park	—	—	—	—	—	—	—	—	—	—	—	6.35889	0.00000	6.35889	0.63555	0.00000	—	22.2476
Total	—	—	—	—	—	—	—	—	—	—	—	6.35889	0.00000	6.35889	0.63555	0.00000	—	22.2476
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Office Park	—	—	—	—	—	—	—	—	—	—	—	1.05279	0.00000	1.05279	0.10522	0.00000	—	3.68334
Total	—	—	—	—	—	—	—	—	—	—	—	1.05279	0.00000	1.05279	0.10522	0.00000	—	3.68334

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Office Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.03085	0.03085
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.03085	0.03085
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Office Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.03085	0.03085
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.03085	0.03085
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Office Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00511	0.00511
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00511	0.00511

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Office Park	140.445	20.8067	9.64212	38,203.7	931.149	137.948	63.9271	253,290

5.10. Operational Area Sources

5.10.1. Hearths

Land Use	Hearth Type	Unmitigated (number)	Mitigated (number)
Office Park	Wood Fireplaces	0	0
Office Park	Gas Fireplaces	0	0
Office Park	Propane Fireplaces	0	0
Office Park	Electric Fireplaces	0	0
Office Park	No Fireplaces	0	0
Office Park	Conventional Wood Stoves	0	0
Office Park	Catalytic Wood Stoves	0	0
Office Park	Non-Catalytic Wood Stoves	0	0
Office Park	Pellet Wood Stoves	0	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0.00000	0.00000	23,890.5	7,963.50	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00000
Summer Days	day/yr	180.000

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)

Office Park	337,153	203.983	0.0330	0.0040	378,271

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Office Park	2,830,765	0.00000

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Office Park	11.7989	0.00000

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Office Park	Household refrigerators and/or freezers	R-134a	1,430.00	0.01679	0.60000	0.00000	1.000000
Office Park	Other commercial A/C and heat pumps	R-410A	2,088.00	0.00180	4.00000	4.00000	18.0000

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

8. User Changes to Default Data

8.1. Justifications

Screen	Justification
Land Use	Lot acreage adjusted to represent overall acreage of the project site.

8.3. Land Use

Model Parameter	Units	Default Value	New Value
Lot Area	acre	0.29125	1.36000
Landscape Area	sq. ft	—	0.00000

Bridgehead Road Properties - Proposed Custom Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Bridgehead Road Properties - Proposed
Operational Year	2026
Lead Agency	City of Oakley
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.60000
Precipitation (days)	20.6000
Location	38.01309348683608, -121.75101378277829
County	Contra Costa
City	Oakley
Air District	Bay Area AQMD
Air Basin	San Francisco Bay Area
TAZ	1360
EDFZ	1
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.43

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
General Light Industry	12.6870	1000sqft	1.36000	12,687.0	0.00000	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.3. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.66250	0.63208	0.29521	2.17076	0.00425	0.01465	0.29695	0.31160	0.01426	0.07531	0.08957	14.1005	606.569	620.669	1.46989	0.02997	4.49581	670.844
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.55121	0.52710	0.31591	1.56914	0.00399	0.01367	0.29695	0.31062	0.01352	0.07531	0.08883	14.1005	581.520	595.620	1.47265	0.03153	3.33342	645.167
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.57652	0.55070	0.29325	1.64399	0.00375	0.01394	0.26615	0.28009	0.01369	0.06751	0.08119	14.1005	556.058	570.159	1.46983	0.02948	3.77049	619.461
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.10522	0.10050	0.05352	0.30003	0.00068	0.00254	0.04857	0.05112	0.00250	0.01232	0.01482	2.33450	92.0618	94.3963	0.24335	0.00488	0.62425	102.559

2.4. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.24018	0.22554	0.14134	1.49366	0.00332	0.00233	0.29695	0.29928	0.00218	0.07531	0.07749	—	338.280	338.280	0.01594	0.01419	1.19333	344.102

Area	0.40591	0.39834	0.00464	0.55175	0.00003	0.00098	—	0.00098	0.00074	—	0.00074	—	2.26903	2.26903	0.00010	0.00002	—	2.27721
Energy	0.01641	0.00821	0.14922	0.12535	0.00090	0.01134	—	0.01134	0.01134	—	0.01134	—	255.402	255.402	0.02827	0.00185	—	256.661
Water	—	—	—	—	—	—	—	—	—	—	—	5.62198	10.6178	16.2398	0.57819	0.01390	—	34.8382
Waste	—	—	—	—	—	—	—	—	—	—	—	8.47852	0.00000	8.47852	0.84740	0.00000	—	29.6635
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.30248	3.30248
Total	0.66250	0.63208	0.29521	2.17076	0.00425	0.01465	0.29695	0.31160	0.01426	0.07531	0.08957	14.1005	606.569	620.669	1.46989	0.02997	4.49581	670.844
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.22703	0.21113	0.16669	1.44379	0.00310	0.00233	0.29695	0.29928	0.00218	0.07531	0.07749	—	315.500	315.500	0.01879	0.01578	0.03094	320.702
Area	0.30776	0.30776	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.01641	0.00821	0.14922	0.12535	0.00090	0.01134	—	0.01134	0.01134	—	0.01134	—	255.402	255.402	0.02827	0.00185	—	256.661
Water	—	—	—	—	—	—	—	—	—	—	—	5.62198	10.6178	16.2398	0.57819	0.01390	—	34.8382
Waste	—	—	—	—	—	—	—	—	—	—	—	8.47852	0.00000	8.47852	0.84740	0.00000	—	29.6635
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.30248	3.30248
Total	0.55121	0.52710	0.31591	1.56914	0.00399	0.01367	0.29695	0.31062	0.01352	0.07531	0.08883	14.1005	581.520	595.620	1.47265	0.03153	3.33342	645.167
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.20394	0.19006	0.14174	1.24655	0.00284	0.00212	0.26615	0.26826	0.00198	0.06751	0.06949	—	288.920	288.920	0.01592	0.01372	0.46801	293.873
Area	0.35616	0.35243	0.00229	0.27210	0.00002	0.00048	—	0.00048	0.00037	—	0.00037	—	1.11897	1.11897	0.00005	0.00001	—	1.12301
Energy	0.01641	0.00821	0.14922	0.12535	0.00090	0.01134	—	0.01134	0.01134	—	0.01134	—	255.402	255.402	0.02827	0.00185	—	256.661
Water	—	—	—	—	—	—	—	—	—	—	—	5.62198	10.6178	16.2398	0.57819	0.01390	—	34.8382
Waste	—	—	—	—	—	—	—	—	—	—	—	8.47852	0.00000	8.47852	0.84740	0.00000	—	29.6635
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.30248	3.30248
Total	0.57652	0.55070	0.29325	1.64399	0.00375	0.01394	0.26615	0.28009	0.01369	0.06751	0.08119	14.1005	556.058	570.159	1.46983	0.02948	3.77049	619.461
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.03722	0.03469	0.02587	0.22749	0.00052	0.00039	0.04857	0.04896	0.00036	0.01232	0.01268	—	47.8340	47.8340	0.00264	0.00227	0.07748	48.6540
Area	0.06500	0.06432	0.00042	0.04966	< 0.000005	0.00009	—	0.00009	0.00007	—	0.00007	—	0.18526	0.18526	0.00001	< 0.000005	—	0.18593
Energy	0.00300	0.00150	0.02723	0.02288	0.00016	0.00207	—	0.00207	0.00207	—	0.00207	—	42.2847	42.2847	0.00468	0.00031	—	42.4021

Water	—	—	—	—	—	—	—	—	—	—	—	0.93078	1.75790	2.68868	0.09573	0.00230	—	5.76786
Waste	—	—	—	—	—	—	—	—	—	—	—	1.40372	0.00000	1.40372	0.14030	0.00000	—	4.91112
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.54676	0.54676
Total	0.10522	0.10050	0.05352	0.30003	0.00068	0.00254	0.04857	0.05112	0.00250	0.01232	0.01482	2.33450	92.0618	94.3963	0.24335	0.00488	0.62425	102.559

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Light Industry	0.24018	0.22554	0.14134	1.49366	0.00332	0.00233	0.29695	0.29928	0.00218	0.07531	0.07749	—	338.280	338.280	0.01594	0.01419	1.19333	344.102
Total	0.24018	0.22554	0.14134	1.49366	0.00332	0.00233	0.29695	0.29928	0.00218	0.07531	0.07749	—	338.280	338.280	0.01594	0.01419	1.19333	344.102
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Light Industry	0.22703	0.21113	0.16669	1.44379	0.00310	0.00233	0.29695	0.29928	0.00218	0.07531	0.07749	—	315.500	315.500	0.01879	0.01578	0.03094	320.702
Total	0.22703	0.21113	0.16669	1.44379	0.00310	0.00233	0.29695	0.29928	0.00218	0.07531	0.07749	—	315.500	315.500	0.01879	0.01578	0.03094	320.702
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Light Industry	0.03722	0.03469	0.02587	0.22749	0.00052	0.00039	0.04857	0.04896	0.00036	0.01232	0.01268	—	47.8340	47.8340	0.00264	0.00227	0.07748	48.6540
Total	0.03722	0.03469	0.02587	0.22749	0.00052	0.00039	0.04857	0.04896	0.00036	0.01232	0.01268	—	47.8340	47.8340	0.00264	0.00227	0.07748	48.6540

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Light Industry	—	—	—	—	—	—	—	—	—	—	—	—	77.3554	77.3554	0.01251	0.00152	—	78.1203
Total	—	—	—	—	—	—	—	—	—	—	—	—	77.3554	77.3554	0.01251	0.00152	—	78.1203
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Light Industry	—	—	—	—	—	—	—	—	—	—	—	—	77.3554	77.3554	0.01251	0.00152	—	78.1203
Total	—	—	—	—	—	—	—	—	—	—	—	—	77.3554	77.3554	0.01251	0.00152	—	78.1203
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Light Industry	—	—	—	—	—	—	—	—	—	—	—	—	12.8071	12.8071	0.00207	0.00025	—	12.9337
Total	—	—	—	—	—	—	—	—	—	—	—	—	12.8071	12.8071	0.00207	0.00025	—	12.9337

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

General Light Industry	0.01641	0.00821	0.14922	0.12535	0.00090	0.01134	—	0.01134	0.01134	—	0.01134	—	178.046	178.046	0.01576	0.00034	—	178.540
Total	0.01641	0.00821	0.14922	0.12535	0.00090	0.01134	—	0.01134	0.01134	—	0.01134	—	178.046	178.046	0.01576	0.00034	—	178.540
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Light Industry	0.01641	0.00821	0.14922	0.12535	0.00090	0.01134	—	0.01134	0.01134	—	0.01134	—	178.046	178.046	0.01576	0.00034	—	178.540
Total	0.01641	0.00821	0.14922	0.12535	0.00090	0.01134	—	0.01134	0.01134	—	0.01134	—	178.046	178.046	0.01576	0.00034	—	178.540
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Light Industry	0.00300	0.00150	0.02723	0.02288	0.00016	0.00207	—	0.00207	0.00207	—	0.00207	—	29.4776	29.4776	0.00261	0.00006	—	29.5594
Total	0.00300	0.00150	0.02723	0.02288	0.00016	0.00207	—	0.00207	0.00207	—	0.00207	—	29.4776	29.4776	0.00261	0.00006	—	29.5594

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.27150	0.27150	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.03626	0.03626	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Landscape Equipm	0.09815	0.09057	0.00464	0.55175	0.00003	0.00098	—	0.00098	0.00074	—	0.00074	—	2.26903	2.26903	0.00010	0.00002	—	2.27721
Total	0.40591	0.39834	0.00464	0.55175	0.00003	0.00098	—	0.00098	0.00074	—	0.00074	—	2.26903	2.26903	0.00010	0.00002	—	2.27721
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.27150	0.27150	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.03626	0.03626	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.30776	0.30776	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.04955	0.04955	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.00662	0.00662	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.00883	0.00815	0.00042	0.04966	< 0.000005	0.00009	—	0.00009	0.00007	—	0.00007	—	0.18526	0.18526	0.00001	< 0.000005	—	0.18593
Total	0.06500	0.06432	0.00042	0.04966	< 0.000005	0.00009	—	0.00009	0.00007	—	0.00007	—	0.18526	0.18526	0.00001	< 0.000005	—	0.18593

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Light Industry	—	—	—	—	—	—	—	—	—	—	—	5.62198	10.6178	16.2398	0.57819	0.01390	—	34.8382
Total	—	—	—	—	—	—	—	—	—	—	—	5.62198	10.6178	16.2398	0.57819	0.01390	—	34.8382
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Light Industry	—	—	—	—	—	—	—	—	—	—	—	5.62198	10.6178	16.2398	0.57819	0.01390	—	34.8382
Total	—	—	—	—	—	—	—	—	—	—	—	5.62198	10.6178	16.2398	0.57819	0.01390	—	34.8382
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Light Industry	—	—	—	—	—	—	—	—	—	—	—	0.93078	1.75790	2.68868	0.09573	0.00230	—	5.76786
Total	—	—	—	—	—	—	—	—	—	—	—	0.93078	1.75790	2.68868	0.09573	0.00230	—	5.76786

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Light Industry	—	—	—	—	—	—	—	—	—	—	—	8.47852	0.00000	8.47852	0.84740	0.00000	—	29.6635

Total	—	—	—	—	—	—	—	—	—	—	—	8.47852	0.00000	8.47852	0.84740	0.00000	—	29.6635
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Light Industry	—	—	—	—	—	—	—	—	—	—	—	8.47852	0.00000	8.47852	0.84740	0.00000	—	29.6635
Total	—	—	—	—	—	—	—	—	—	—	—	8.47852	0.00000	8.47852	0.84740	0.00000	—	29.6635
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Light Industry	—	—	—	—	—	—	—	—	—	—	—	1.40372	0.00000	1.40372	0.14030	0.00000	—	4.91112
Total	—	—	—	—	—	—	—	—	—	—	—	1.40372	0.00000	1.40372	0.14030	0.00000	—	4.91112

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Light Industry	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.30248	3.30248
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.30248	3.30248
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Light Industry	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.30248	3.30248
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.30248	3.30248

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Light Industry	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.54676	0.54676
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.54676	0.54676

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
General Light Industry	62.9275	25.2471	63.4350	21,030.2	417.209	167.388	420.573	139,430

5.10. Operational Area Sources

5.10.1. Hearths

Land Use	Hearth Type	Unmitigated (number)	Mitigated (number)
General Light Industry	Wood Fireplaces	0	0
General Light Industry	Gas Fireplaces	0	0
General Light Industry	Propane Fireplaces	0	0
General Light Industry	Electric Fireplaces	0	0
General Light Industry	No Fireplaces	0	0
General Light Industry	Conventional Wood Stoves	0	0
General Light Industry	Catalytic Wood Stoves	0	0
General Light Industry	Non-Catalytic Wood Stoves	0	0
General Light Industry	Pellet Wood Stoves	0	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0.00000	0.00000	19,030.5	6,343.50	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00000
Summer Days	day/yr	180.000

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
General Light Industry	138,417	203.983	0.0330	0.0040	555,552

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
General Light Industry	2,933,869	0.00000

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
General Light Industry	15.7319	0.00000

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
General Light Industry	Other commercial A/C and heat pumps	R-410A	2,088.00	0.30000	4.00000	4.00000	18.0000

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

8. User Changes to Default Data

8.1. Justifications

Screen	Justification
Land Use	Lot acreage adjusted to represent overall acreage of the project site.

8.3. Land Use

Model Parameter	Units	Default Value	New Value
Lot Area	acre	0.29125	1.36000
Landscape Area	sq. ft	—	0.00000

Appendix B
Transportation Assessment

Fehr & Peers

Memo

Date: April 30, 2026

To: Rod Stinson & Jesse Fahrney, Raney Planning and Management

From: Bill Burton, PE, RSP, Fehr & Peers

Subject: Bridgehead Properties Rezoning – Transportation Review

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This memorandum documents the results of the draft transportation analysis prepared for a proposed rezoning of the Bridgehead Properties parcels in Oakley. The proposal would rezone three parcels located at 6001, 6113, and 6115 Bridgehead Road from Business Park Low to General Light Industrial. With the rezoning, approximately 12,700 gross square feet of development could be (re)developed on the existing 1.2-acre site located in the northwest corner of the Wilbur Avenue/Bridgehead Road intersection. This transportation assessment focuses on the potential trip generation and vehicle miles traveled (VMT) characteristics of potential redevelopment under the proposed rezoning.

Allowed Uses Under Rezoning

The City of Oakley's Municipal Code permits a number of different uses under General Light Industrial zoning. Specifically, the Municipal Code's Title 9.1.602 Light Industrial (LI) District permits the following uses:

1. *Auto garage that includes body repair and painting;*
2. *Building Contractor's Yard;*
3. *Furniture Manufacturing;*
4. *Industrial uses which do not necessarily require or use steam generated on the premises as a prime power for the manufacturing process carried on, or extensive loading docks or similar facilities for the receiving or shipment of raw, semi-finished or finished products;*
5. *Lumber Yard;*
6. *Pest Control Company;*
7. *Uses Permitted in Retail Business Districts;*
8. *Warehouse.*

In the LI District, the following uses are permitted on the issuance of a conditional use permit:

1. *Adult entertainment business shall be conditionally permitted in the Light Industrial zoning district only if location is in full compliance with distance restrictions established herein by Section 6-G-1.4.*
2. *Commercial Dog Kennel;*
3. *Industry, Marine-related;*
4. *Large-scale Boat Storage Facilities;*
5. *Mini-storage Facility;*
6. *Recycling – Large Facility;*

7. *Retail Sales, combined with wholesale facilities;*
8. *Sheet Metal Shop;*
9. *Solid Waste Landfill;*
10. *Solid Waste Transfer Station;*
11. *Transit-mix Plants;*
12. *Uses which emit dust, smoke, fumes, noise/vibration, or brilliant light, or are otherwise offensive to the senses or are of a kind of quality that their operation interferes with development or enjoyment of other property in the vicinity; uses included within the meaning of this proviso include, but are not limited to, asphalt plants, food processing plants, wineries, breweries, and other similar uses;*
13. *Uses Permitted in Agricultural Limited District; and*
14. *Uses Permitted in General Commercial Districts.*

As noted above, all uses permitted in Retail Business (RB) Districts are also permitted in Light Industrial Districts. The following uses, or uses determined to be similar by the Community Development Director, are permitted in the RB District:

1. *Accounting and Financial Planning Offices (not including check-cashing businesses);*
2. *Antique Store;*
3. *Architectural And Engineering Offices;*
4. *Art And Art Supplies Store;*
5. *Artist's Studio;*
6. *Automobile Parts Store;*
7. *Bakery;*
8. *Banks and Financial Institutions;*
9. *Barber Or Beauty Shop;*
10. *Bicycle Shop;*
11. *Bookstore;*
12. *Camera Store;*
13. *Candy, Nut, And Confectionery Stores;*
14. *Card Shop;*
15. *Carpet/Drapery Store;*
16. *Catering Facility;*
17. *Chiropractic and Acupuncture Offices;*
18. *Clothing Store;*
19. *Coffee/Espresso Shop;*
20. *Consignment Store;*
21. *Convenience Market;*
22. *Copying Or Reproduction Facility;*
23. *Dance Studio;*
24. *Delicatessen;*
25. *Fabric Store;*
26. *Floral Shop;*
27. *Furniture Store;*
28. *Garden Supplies Store;*
29. *Gift Shop;*
30. *Insurance And Real Estate Offices;*
31. *Jewelry Store;*
32. *Locksmith Shop;*
33. *Mailing Or Facsimile Service;*
34. *Martial Arts Studio;*
35. *Medical And Dental Offices;*
36. *Music Studio;*
37. *Music Store;*
38. *Nail Salon;*

39. *Notary Public (with or without formal law offices);*
40. *Nursery (Horticulture);*
41. *Paint/wallpaper store;*
42. *Palm reading service;*
43. *Parking facilities, (ancillary to a principle use);*
44. *Pet Store;*
45. *Photography Studio;*
46. *Plumbing and heating store;*
47. *Professional Offices;*
48. *Restaurant;*
49. *Shoe Repair Shop;*
50. *Sidewalk Cafe, (including outdoor dining);*
51. *Small-Appliance Store;*
52. *Sporting Goods Store;*
53. *Stationary Store;*
54. *Suntan Parlor;*
55. *Supermarket;*
56. *Tailor/seamstress Shop;*
57. *Toy Store;*
58. *Travel and Airline Agency Offices;*
59. *Video Sales and Rental Store;*
60. *Low Barrier Navigation Center;*
61. *One Hundred Percent (100%) Affordable Housing Developments With Supportive Housing Units.*

Allowed Uses Under Current Zoning

The Municipal Code's Title 9.1.510 Business Park Low (BPI) District permits the following uses:

1. *Accessory uses, including but not limited to the following:*
    a. *Sale of personal goods and services, when provided in the principal building, including but not limited to the following:*
        i. *Flower, and news vending;*
        ii. *Ticket outlets; and*
    b. *Other services which are customary appurtenant uses.*
2. *Accounting Offices;*
3. *Addressing Services;*
4. *Administrative, executive, and professional offices, including similar professional occupations;*
5. *Catering Facilities;*
6. *Clubs, Lodges, And Fraternal Organizations;*
7. *Computing Services;*
8. *Copying Facility, (to include printing and related services);*
9. *Day Care, limited (= twelve 12 people w/care = 24 hours);*
10. *Delicatessen;*
11. *Dry Cleaner/laundry;*
12. *Employment Agencies;*
13. *Financial and Business Offices and Related Facilities;*
14. *Gift Shop;*
15. *Health and Recreation Facilities;*
16. *Locksmith Shop;*
17. *Notary Public;*
18. *Public Parking Facilities;*
19. *Public Utility and Service Uses;*
20. *Research laboratories (experimental and testing),*

21. *Restaurants without drive-thru facilities;*
22. *Sidewalk Cafe (with permanent outdoor seating area);*
23. *Stenographic Services;*
24. *Travel and Airline Agencies;*
25. *Veterinarian Office, provided that no office of a veterinarian shall include an animal hospital or kennel; and*
26. *Warehousing, storage, and distribution facilities as accessory uses but not exceeding ten thousand (10,000) square feet per establishment or not more than sixty percent (60%) of gross floor area per establishment.*

In the BPI district the following uses are permitted after the issuance of a conditional use permit:

1. *Airport;*
2. *Ambulance Service;*
3. *Artist's Studio;*
4. *Assembly Uses;*
5. *Automobile Gasoline Service Station;*
6. *Communication facilities (see Section 9.1.202(b)(26));*
7. *Cultural Institution;*
8. *Helicopter Landing Facilities (emergency and non-emergency);*
9. *Hotels;*
10. *Other compatible uses as determined by the Planning Commission subject to the granting of a conditional use permit;*
11. *Parking Facilities, as a principle use;*
12. *Specialty Food Shops.*

Trip Generation

Trip generation refers to the process of estimating the amount of vehicular traffic a project would add to the surrounding roadway system. Estimates are normally created for the weekday daily condition and for the peak one-hour period during the morning and evening commute when traffic volumes on adjacent streets are typically the highest. The trip generation characteristics of potential land use scenarios that could occur under the proposed rezoning were estimated using rates and equations from the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (12th Edition). This national reference is a compilation of trip generation data collected at various locations throughout the United States. **Table 1** presents the trip generation assessment results for development that could occur with the proposed rezoning.

Table 1 summarizes the trip generation results for a range of potential land use categories included in the ITE *Trip Generation Manual*. It should be noted that not every land use identified in the City's Municipal Code under the proposed rezoning is specifically included in the *Trip Generation Manual*. Table 1 provides data on a range of industrial, commercial and office land uses that could occur on the site. Most of the land-uses permitted within the City's Municipal Code can be analogized to one of the categories presented in Table 1.

The amount of weekday vehicle traffic generated by potential land uses on the project site varies substantially. An industrial, warehousing, or manufacturing type of use would generate relatively low levels of vehicle traffic (fewer than 150 trips per day). In comparison, restaurants and retail facilities would generate substantially more traffic, depending on the specific type of use selected.

Table 1: Weekday Trip Generation Proposed Zoning (12,700 square feet)

Land Use	ITE Code	Daily Trips	AM Peak Hour Trips	PM Peak Hour Trips
Industrial Land Uses				
General Light Industrial	110	46	6	6
Manufacturing	140	54	6	8
Warehousing	150	18	2	2
Specialty Trade Contractor	180	125	21	25
Commercial Land Uses				
Building Materials and Lumber Store	812	149	18	20
Variety Store	814	808	39	85
Hardware/Paint Store	816	102	12	38
Strip Retail Plaza (<40ksf)	822	766	50	90
Convenience Store	851	8,280	810	613
Apparel Store	876	843	13	73
Arts and Crafts Store	879	718	59	79
Furniture/Flooring Store	890	80	5	7
Medical Equipment Store	897	76	15	16
Drive-In Bank	912	1,255	126	267
High-Volume Fast-Food Restaurant	929	8,296	330	742
Fast Casual Restaurant	930	3,774	20	182
High Turnover Sit Down Restaurant	932	1,318	114	117
Automobile Care Center	942	430	49	62
Automobile Parts and Service Center	943	211	24	26
Travel Center	955	5,650	282	338
Office Land Uses				
General Office Building	710	99	16	15
Medical-Dental Office Building	720	440	41	41

Source: Fehr & Peers, 2026, ITE *Trip Generation Manual*, 12th Edition 2024.

Table 2 presents a comparison of the weekday daily trip generation of the potential uses that could occur under the existing zoning and the proposed zoning. In general, the number of vehicle trips that would occur varies quite widely depending on the nature and type of development. The maximum trip generation under both rezoning scenarios would occur with the development of High-Volume Fast-Food Restaurants (ITE Land Use Code 929, without drive through).

Table 2: Weekday Trip Generation Comparison – Existing vs Proposed Zoning (12,700 s.f.)

Land Use	ITE Code	Existing Zoning Daily Trips	Proposed Zoning Daily Trips
Industrial Land Uses			
General Light Industrial	110	n/a	46
Manufacturing	140	n/a	54
Warehousing	150	18	18
Utility	170	156	n/a
Specialty Trade Contractor	180	n/a	125
Commercial Land Uses			
Hotel	310	584	n/a
Health/Fitness Club	192	381	n/a
Day Care Center	565	499	n/a
Animal/Hospital/Veterinary Clinic	640	273	n/a
Building Materials and Lumber Store	812	n/a	149
Variety Store	814	808	808
Hardware/Paint Store	816	n/a	102
Strip Retail Plaza (<40ksf)	822	766	766
Apparel Store	876	n/a	843
Arts and Crafts Store	879	n/a	718
Furniture/Flooring Store	890	n/a	80
Medical Equipment Store	897	n/a	76
Drive-In Bank	912	n/a	1,255
High-Volume Fast-Food Restaurant	929	8,296	8,296
Fast Casual Restaurant	930	3,774	3,774
High Turnover Sit Down Restaurant	932	1,318	1,318
Automobile Care Center	942	n/a	430
Automobile Parts and Service Center	943	n/a	211
Gasoline/Service Station	944	3,440	n/a
Travel Center	955	n/a	5,650
Office Land Uses			
General Office Building	710	99	99
Medical-Dental Office Building	720	440	440
Research and Development	760	120	n/a
Business Park	770	127	n/a

Source: Fehr & Peers, 2026, ITE *Trip Generation Manual*, 12th Edition 2024.

Vehicle Miles Traveled

The vehicle miles traveled characteristics of potential site development were assessed. As the City of Oakley has not yet formally adopted its own VMT criteria, standards, or thresholds at the time this memo was prepared, this assessment follows current Contra Costa Transportation Authority (CCTA) guidelines related to VMT. The CCTA's published VMT guidelines are documented in *CCTA Technical Procedures* (Updated November 2022).

Per the prevailing CCTA guidelines, the applicable method and threshold for assessing VMT impacts for employment generating uses are as follows:

- *Employment-Generating Projects should use the home-work VMT per worker metric for project generated VMT estimates. The project generated home-work VMT per worker constitutes a significant impact if it is higher than 85% of the home-work VMT per worker in the subject municipality or unincorporated authority subregion (for areas outside of municipalities) or 85% of the existing Bay Area regionwide average home-work VMT per worker, whichever is less stringent.*

CCTA's guidelines also provide screening criteria that may be applied to development projects. Projects which satisfy one of the screening criteria can be presumed to have a less than significant impact on VMT. Of the five screening criteria provided, one would apply to retail uses on the project site of the size contemplated (12,700 square feet). The screening criterion is as follows:

- *5.1.3: Local-Serving Uses. Projects that consist of Local-Serving Uses can generally be presumed to have a less-than-significant impact absent substantial evidence to the contrary, since these types of projects will primarily draw users and customers from a relatively small geographic area that will lead to short-distance trips and trips that are linked to other destinations. Local-serving uses are uses expected to draw users from no more than a 2- to 3-mile radius, and may include local-serving public facilities, schools, or retail businesses, among others. A qualitative assessment to determine whether a use is local-serving may be appropriate in some cases, and local jurisdictions may develop focused definitions of local-serving uses that they consider appropriate in their local context.*

VMT Calculations

To conduct the VMT assessment, the CCTA travel demand model was used to estimate average daily vehicle miles of travel for employment generating uses on the project site. Per CCTA guidance, daily home-work VMT per worker was used to evaluate project generated VMT for the project. The weekday daily average home-work VMT per employee for the City of Oakley, the region, and the project are presented in **Table 3.** A select zone analysis was conducted using the CCTA model whereby all trips generated by development on the site were tracked through the transportation system. Based on this analysis, an employment use on the site is estimated to generate 11.8 daily vehicle miles of travel per employee. This baseline VMT is below the applicable standard of 13.1 (regionwide average) miles of travel per employee.

Table 3: Home-Work VMT per Employee

Land Use Type	Citywide		Regionwide		Project Site
	VMT/Worker	Threshold (85%)	VMT/Worker	Threshold (85%)	VMT/Worker
Home-Work VMT/Worker	10.6	9.0	15.4	13.1	11.8

Source: CCTA Travel Demand Model, Fehr & Peers, 2026.

The development of a 12,700 square-foot industrial, office, or retail project on the site would result in a less than significant impact on VMT.

This concludes our draft assessment of the trip generation and VMT characteristics of potential development that may occur under the proposed rezoning of the Bridgehead Industrial Properties from Business Park Low use to General Light Industrial use. Please call Bill Burton at 925.357.3381 if you have any questions.

OAKLEY
CALIFORNIA

DATE: September 22, 2026

TO: Joshua McMurray, City Manager

FROM: Jose Cortez, Senior Planner

Approved and Forwarded to the City Council

SUBJECT: Oakley Technical Zoning Code Update Work Session - Work Session to Discuss the Technical Zoning Code Updates.

Summary

This work session is intended to present the City Council with an overview of the City's effort to update the Zoning Code. The item is being brought forward in order to provide information early on in the update process to the City Council. Staff is seeking feedback, direction, and priorities from the City Council to provide the City of Oakley's consultant who have been contracted to develop the Technical Zoning Code Update.

Background

The Oakley City Council updated the Oakley General Plan through a Focused General Plan Update in January of 2022 and now seeks to update the Zoning Code. The City originally adopted its existing Zoning Code approximately 26 years ago upon incorporation in July 1999, and has made multiple amendments and additions to the code since then.

In April of 2022, the Oakley City Council adopted the City of Oakley Strategic Plan 2022-2027+. The SP27+ revisits what is important to the diverse communities and recalibrates the City's collective priorities. The SP27+'s Community and Economic Development Goal states "[t]he City of Oakley will inspire and encourage Community & Economic Development through strategic and thoughtful growth, a business-friendly environment, and local employment opportunities." Within that goal are several sub-goals, one of which is the Strategic and Thoughtful Growth Sub-goal. That sub-goal includes seven objectives, each split into multiple bullet points. One of the objectives is to "Complete a comprehensive update of the City's Zoning Code," which includes a bullet point to "Ensure consistency with current and future vision for Oakley and the recently updated Oakley General Plan." Adoption of the Technical Zoning Code Update in 2027 also addresses various Implementation Program Policies that require the Zoning Code be updated/revised to accommodate emerging uses as required by the Oakley General Plan.

Additionally, the City Council adopted the most recent Housing Element in May 2023. The adopted Housing Element established a variety of programs in which amendments to the Zoning Code were required. Staff has commenced program implementation including various Zoning Code amendments.

The City anticipates the Technical Zoning Code Update process to span approximately 12 to 18 months. After undergoing the Request for Proposals (RFP) process, RFP response review, and interviews with consultant groups, the City contracted with Mintier Harnish a planning consultant firm to help the City update the Zoning Ordinance.

Areas of Focus

Staff aims to develop a forward-thinking, complete and defensible updated Zoning Code that is consistent with the City's goals and policies contained in the adopted General Plan, Housing Element, the SP27+, and state laws and regulations. The Technical Zoning Code update will also clarify, update, and modify uses and use definitions to reflect more current trends and those anticipated in the future. Permitted and conditionally permitted uses should result in a streamlined approach and position the City to allow flexibility for future changes in the economy. One of the main goals for the Technical Update is to reorganize the Chapters and Sections in the Zoning Code in a manner that is more user friendly with the addition of graphic illustrations where appropriate. The City of Oakley identified seven (7) priorities for the Technical Zoning Code Update. Below is a list of the priorities identified along with a brief description of the goal of the priority.

- **Priority 1: Clean Up Zoning Code:** One of the City's primary objectives is to achieve overall internal consistency. The Zoning Code has received periodic provision updates but has never undergone a technical update since its original adoption in 1999. The current Zoning Code has minor inconsistencies and, in some cases, is missing information from tables, or missing definitions. The Zoning Code also has some areas where it references sections from an outdated version of the Zoning Code.

- **Priority 2: Create a Land Use Table:** The Zoning Code does not currently have a Land Use Table, one of the key components of a Zoning Code is a clear understanding of Land Uses that are permitted, not permitted, or require discretionary review (Use Permit). One of the top priorities is to create a modern and comprehensive Land Use Table that is both user-friendly and clearly identifies the uses and their permissibility in all Zoning Districts at a glance.

- **Priority 3: Update Definitions:** One of the key components of the Zoning Code is clear and consistent definitions. The current Zoning Code has inconsistencies and, in many cases, identifies land uses within specific Zoning Districts that may not have a definition making it a challenge to sometimes identify the appropriate use category. A priority of the City would be to ensure each use is adequately defined.

- **Priority 4: New & Enhanced Land Uses:** Throughout the years, the City has identified several land uses that have become more prevalent for which the City has outdated regulations. The Business Park Low (BPL) is an example of a district with outdated uses including, newspaper stands and stenographic services. One of the City's top priorities is to revisit all the land uses, identify new uses where needed to ensure consistency with the General Plan and modernize land uses that are more appropriate with current trends, including but not limited to the following:

    - **Food Trucks / Mobile Food Vendors:** Food trucks and mobile food vendors have increased in popularity, and the City seeks to develop standards for regulating when, where, and for how long food trucks and mobile food vendors are permitted as a key component of the Zoning Code update. Note: Vendors, solicitors and peddlers are regulated in a different Chapter of the Municipal Code.

    - **Indoor Recreation:**
        - Trampoline parks
        - Climbing gyms
        - Axe throwing
        - VR/AR arenas / esports venues
        - escape rooms

    - **Commissaries:**
        - Ghost kitchens / virtual restaurants (delivery-only food production; no/limited seating).
        - Commercial kitchen incubators / shared-use kitchens (multiple small operators).
        - Dark stores / delivery-only retail (a "store" that functions like a mini-warehouse for app orders).
        - Micro-fulfillment centers (robotic or compact order-picking inside retail or industrial buildings).
        - Meal prep + subscription food packaging (bigger than catering, different impacts).

    - **Logistics and Delivery Economy**
        - Last-mile delivery hubs (small package sort + van routes).
        - Returns processing centers (reverse logistics).
        - Courier/parcel locker facilities (standalone locker banks).

- **Priority 5: Updates for Compliance with State Law:** One of the City's primary objectives is to update provisions in the Zoning Code to comply with applicable State laws.

- **Priority 6: Inclusion of Past Interpretations:** The City of Oakley has had to make interpretations in the past due to missing definitions or uses in the Zoning Code, and as such created a matrix to keep track of them. These have been addressed through implementation of Section 9.1.160 “Unclassified Uses” in the current Zoning Code.

- **Priority 7: Targeted Code Updates for Modernization:** Over the years, residents and staff have identified a range of recurring challenges in the Zoning Code that have created confusion, delay, or outdated requirements. A top priority is to make a package of targeted, common-sense updates—roughly two dozen in scope—that in almost all cases require only a few added or revised sentences rather than extensive rewrites. These updates include placing enforcement language into sections that omitted it; prohibiting accessory structures from being established before primary structures and removing obsolete provisions. Collectively, these small but meaningful changes will reduce day-to-day headaches for residents, bring consistency to City decision-making, and modernize the Code to reflect today’s community needs.

Targeting these seven (7) priority areas will help modernize the Zoning Ordinance and create forward-thinking, complete and defensible Zoning Ordinance for the years to come. The priority areas are not all encompassing of all of the updates but do however provide a framework to build on.

PLANNING COMMISSION

On August 18, 2026, Planning staff conducted a work session with the Planning Commission intended to present them with an overview of the City's effort to update the Zoning Code. The Planning Commission was supportive of the on-going update process, asked a few clarifying questions, and then ended the work session. The consultant was provided the Commission’s feedback following the meeting.

CURRENT PHASE

Planning Staff and Mintier Harnish are in the early stages of Phase 3: Community Engagement, and Phase 4: Drafting Zoning Code and Supporting Materials. Mintier Harnish is undergoing the community engagement portion of the project, starting with stakeholder interviews that Mintier Harnish conducted. Staff identified 10 stakeholders that were interviewed by Mintier Harnish. A summary of the interviews will be provided to City Staff highlighting common questions, and feedback provided by the stakeholders.

The feedback provided at this work session with the City Council will be compiled by Minitier Harnish staff and used alongside Phase 4 of the project.

TIMEFRAME

Staff and Mintier Harnish believe that the Technical Zoning Code Update process should take a total of 12-18 months with the goal of adopting the updates in July/August of 2027. Before that happens there is still plenty of work to do, including the drafting the zoning ordinance, public review of draft, and public hearings. The City Council will have opportunities to provide feedback at various phases along the process along side the public.

Consistency with the Oakley Strategic Plan 27+

Holding an advisory work session is consistent with the goals in the section of the Oakley Strategic Plan 27+ entitled, “Community and Economic Development Goal”. Developing clear objective design standards supports thoughtful growth and ensures that new development meets the community's expectations.

Fiscal Impact

There is no fiscal impact associated with this work session. Staff time and materials to prepare this report are covered by the General Fund.

Staff Recommendation

Staff recommends that the City Council receive the presentation and provide feedback on the overall direction and priorities.

Approved and Forwarded to the City Council

DATE: September 22, 2026

TO: Joshua McMurray, City Manager

FROM: Kim Snodgrass, City Clerk

SUBJECT: Work Session to Discuss Meeting Minutes Format for Meetings of the Oakley City Council, the Oakley City Council acting as the Successor Agency to the Oakley Redevelopment Agency, and the Oakley Public Financing Authority

Background and Analysis

On May 10, 2022, the City Council adopted Resolution No. 48-22, establishing the use of action minutes for Council meetings. At that time, the City retained meeting video recordings for two years under its records retention schedule. The updated schedule adopted in 2026 extended the retention period to ten years, providing longer-term access to recordings that supplement the written minutes.

On March 24, 2026, Councilmember Shaw requested that staff evaluate implementing a hybrid version of action minutes and summary minutes as well as technology to assist staff in drafting more detailed minutes.

Staff seeks Council direction on the preferred format for future meeting minutes.

Below are two options for consideration should the Council wish to implement changes to the current policy:

1) Continue producing action minutes and attach and permanently retain the closed captioning transcript with the minutes.

    a) Should the Council choose Option 1, staff requests direction on which of the transcripts (Granicus, YouTube or Zoom) to retain.

2) Transition to brief summary minutes that include whether a person making public comment supports or opposes an item, key Council discussion points, and final votes and actions.

Producing detailed summary meeting minutes typically takes approximately one to two hours of writing and formatting time for every one hour of meeting length.

Government Code Section 54953(d)(2) requires meeting minutes to report any action taken and the vote or abstention of each member present for the action. Government Code Sections 36814 and 40801 require the clerk to keep a correct record and an accurate record

of the meeting proceedings, respectively. The California Municipal Clerks Association's Guidelines for Preparing Minutes for Governmental Agencies (2015) identifies action minutes and brief summary minutes as appropriate formats and advises against verbatim or lengthy summary style minutes as they do not serve the Government Code's purpose of recording the proceedings of a legislative body.

The City has invested in technology that enables meetings in the Council Chambers to be recorded. Council meetings are recorded and livestreamed with Closed Captioning through Granicus and YouTube. With the implementation of Zoom in compliance with SB 707 this fiscal year, attendees on Zoom have the ability to turn on and off captions. Videos are hosted on the City website and YouTube for ten years per the Records Retention Schedule. In addition, agenda packets are retained permanently and include information regarding public speakers and materials distributed during meetings, providing additional context beyond the written minutes.

Consistency with the Oakley Strategic Plan 27+

This item is consistent with the City's Community and Collaborative Partnership Goal.

Fiscal Impact

None

Staff Recommendation

Provide direction to staff regarding the preferred style of minutes for meetings of the Oakley City Council, the Oakley City Council acting as the Successor Agency to the Oakley Redevelopment Agency, and the Oakley Public Financing Authority.

Attachments

1. Resolution No. 48-22
2. Closed Captioning Transcript (Granicus)
3. Closed Captioning Transcript (YouTube)
4. Closed Captioning Transcript (Zoom)

RESOLUTION NO. 48-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY ADOPTING ACTION MINUTES FOR ITS MEETINGS

BE IT RESOLVED by the City Council of the City of Oakley that minutes for its meetings are hereby adopted as action minutes; should meeting video and audio be unavailable for any meeting, lengthy summary minutes shall be provided; and meeting video and audio, shall be made available on YouTube which offers closed captioning and a transcript for meeting video and audio.

PASSED, APPROVED AND ADOPTED this 10th day of May, 2022 by the following vote:

AYES: Fuller, Higgins, Meadows, Pope, Williams
NOES:
ABSTENTION:
ABSENT:

APPROVED:

Randy Pope, Chair

ATTEST:

Libby Vreonis, Secretary

5/11/22
Date

[00:28:20]>> Good evening.
[00:28:20]This is the regular joint meeting of the Oakley City
[00:28:23]Council which is acting as a successor agency
[00:28:26]to the Oakland Redevelopment Agency and the Oakley Public
[00:28:30]Finance.
[00:28:31]This meeting is called to order at 6:30 p.m..
[00:28:34]Will the clerk please call roll?
[00:28:38][Members roll call]
[00:28:44]>> Council member Fuller is absent.
[00:28:47]>> Item 1.2 pledge of Allegiance.
[00:28:50]Today we have the honor of having Chandler who is involved
[00:28:56]in --
[00:29:05]Chandler is a very social person Pierre be always has
[00:29:09]conversations with friends.
[00:29:11]In person he enjoys laughing over FaceTime.
[00:29:14]In his free time he enjoys golf, bowling
[00:29:17]and a league playing basketball baseball, reading,
[00:29:21]and of course Fortnite.
[00:29:26]He dreams of becoming a pro golfer.
[00:29:36]>> Please stand.
[00:29:37]Hand over your heart, please.
[00:29:40]I pledge allegiance to the flag of the United States of America.
[00:29:44]And to the republic for which it stands one nation under God
[00:29:49]indivisible with liberty and justice for all.
[00:30:15]>> Item 1.3, proclamation honoring Ashley Hopwood
[00:30:18]for earning her Girl Scout Golden Award.
[00:30:21]If Ashley can meet me up front at the podium, please.
[00:30:31]>> Whereas the girl Scout Gold Award is the highest and most
[00:30:34]prestigious achievement in Girl Scouts,
[00:30:36]earned exclusively by Senior and Ambassador High School Girl
[00:30:39]Scouts who demonstrate extraordinary leadership,
[00:30:41]community impact and dedication.
[00:30:42]And whereas fewer than 1% of Girl Scouts
[00:30:44]possess the perseverance and vision required
[00:30:46]to complete the rigorous requirements needed
[00:30:48]for this award.
[00:30:49]And whereas Ashley is a hard working dedicated
[00:30:51]and kind hearted person who has been
[00:30:52]an active member of the Girl Scouts since kindergarten.
[00:30:54]And whereas Ashley is currently a senior at Freedom High School,
[00:30:57]maintaining membership in the National Honors Society
[00:30:59]and numerous other clubs while simultaneously pursuing college
[00:31:01]coursework at Los Medanos College
[00:31:03]toward her goal of becoming a crime scene investigator.
[00:31:05]And whereas for her Gold Award project,
[00:31:08]she dedicated over 80 hours to designing, planning
[00:31:10]and constructing one standing height and two
[00:31:11]wheelchair accessible garden beds for the residents
[00:31:14]at Commons at Dallas Ranch Assisted Living.
[00:31:15]And whereas Ashley hosted a special event at the facility,
[00:31:18]inviting attendees to participate
[00:31:20]in planting the new gardens.

[00:31:21]And whereas the assisted living facility now has a garden club
[00:31:23]where residents meet regularly to take care of the garden's.
[00:31:26]Now therefore be it resolved that Hugh Henderson, mayor
[00:31:29]of the City of Oakley, along with the members of the Oakland
[00:31:32]City Council do hereby recognize and honor Ashley Hopwood
[00:31:36]for earning the Girl Scout Gold Award
[00:31:37]and commend her exceptional service and lasting contribution
[00:31:40]to the community.
[00:32:09]>> Congratulations.
[00:32:09]>> Thank you.
[00:32:09]>> And all those hours in the community in which you've done,
[00:32:09]you should be very proud.
[00:32:10]We are proud to have you as a resident of Oakley.
[00:32:36]Item 1.4, Oakley library update.
[00:33:13]>> Hello there.
[00:33:14]Good evening.
[00:33:14]My name is Lucia Flores.
[00:33:14]I'm the youth services librarian at the Oakley Library
[00:33:14]and I'm joined by our library services manager.
[00:33:14]Thank you City Council for giving us the platform
[00:33:14]to share that in his library card
[00:33:14]sign up month every September.
[00:33:14]We are so excited to be here and share with the Contra Costa
[00:33:14]County Library and what Oakley Library provides
[00:33:14]for the community free of charge.
[00:33:16]Next slide, please.
[00:33:21]I have it.
[00:33:23]Let me see.
[00:33:26]Perfect.
[00:33:27]So why get a library card?
[00:33:29]Library cards are free.
[00:33:32]If you are a California resident,
[00:33:33]you can get a library card in any public library in the state.
[00:33:37]So in our county library, we have no overdue fines.
[00:33:41]You can check out up to 100 books
[00:33:43]at a time for up to three weeks.
[00:33:45]We don't recommend that but that's the limit.
[00:33:47]We do have books for all ages.
[00:33:50]In our library we have collections
[00:33:51]in English and Spanish but we're also
[00:33:53]happy to order books in other languages
[00:33:55]as well such as Hindi, Russian, Farsi, Mandarin and more.
[00:34:00]You can also find movies, audiobooks, music CDs
[00:34:03]and magazines in our library.
[00:34:05]We can also order things for you to check out
[00:34:07]such as ukuleles, WiFi hotspots, park passes which are really
[00:34:12]popular in the summertime.
[00:34:13]And so much more.
[00:34:16]You also get free access to our myriad of digital resources.
[00:34:19]There's way too many to name but just
[00:34:22]to summarize what you can do with them,
[00:34:23]you can check out ebooks, any audiobooks
[00:34:26]on your personal devices.

[00:34:28]You can stream music and movies.
[00:34:30]You can get free tutoring for your children.
[00:34:32]You can learn a new language, get free
[00:34:35]and discount passes to museum and attractions in the Bay area.
[00:34:39]And so much more.
[00:34:42]There we go.
[00:34:44]So in our library, we have roughly 8000 819,000 --
[00:34:51]8819 patrons and about half of those
[00:34:55]are Oakley youth ages 5 to 17.
[00:34:57]When you look at the total population of Oakley, that's
[00:34:59]roughly 19% of the population is library user.
[00:35:02]And when you isolate the Oakley youth population,
[00:35:05]that's more than half that our library code holders.
[00:35:08]So 57.5%.
[00:35:09]We do a lot of outreach to schools at community outreach
[00:35:14]events so we are very -- that's an important thing for us
[00:35:18]to reach out to the youth so that they are aware of what
[00:35:21]the library offers for them.
[00:35:22]And last fiscal year we circulated 39,427 physical items
[00:35:29]in our library.
[00:35:30]Let's see.
[00:35:32]And some may not be aware that all Contra Costa County
[00:35:37]libraries offer free programs for the community.
[00:35:39]And our library we have literacy and reading
[00:35:41]programs such as storytime which is happening right now Tuesday
[00:35:44]evenings at 630.
[00:35:45]We also have bilingual storytimes
[00:35:48]in English and Spanish on the last Tuesday of the month.
[00:35:51]And around April or May we host kindergarten countdown workshops
[00:35:54]geared towards incoming kindergartners to help them
[00:35:58]and their families model skills for them
[00:36:01]that they can use when they start school.
[00:36:03]And we host a quarterly Rising Readers
[00:36:05]program with Literacy tutor.
[00:36:07]That does gain some activities with the kids help
[00:36:10]engage them and get them excited about reading.
[00:36:12]And of course we have programs at the library such
[00:36:14]as our weekly Lego club every Saturdays at 3:00.
[00:36:18]And we partner with the parks on occasion to host science
[00:36:21]workshops at the library.
[00:36:22]And we have art workshops as well.
[00:36:25]Last fiscal year we had 241 programs
[00:36:27]and we had 5113 attendees which is a huge accomplishment for us.
[00:36:38]So is our goal every year to visit all second grade classes
[00:36:42]in Oakley.
[00:36:43]And we were successful in that endeavor last fiscal year.
[00:36:47]We visited all these second grade classes, some other grades
[00:36:50]and some special education classes
[00:36:51]as well for a total of 763 students.
[00:36:54]And we gave out 333 library cards.
[00:36:57]It's probably the funniest part of my job.
[00:37:00]And it's very important to us to nourish our community
[00:37:03]partnerships and reach out to the communities.

[00:37:06]We love going to Heart of Oakley.
[00:37:09]We had Science Day this year and that was so much fun.
[00:37:13]Please continue to invite the library to your events.
[00:37:15]If we invite you and you're able to come come please do so.
[00:37:18]We have on occasion invited nonprofits such as Jesus Campo,
[00:37:22]East Bay Regional parks, Care Parent Network to come
[00:37:25]to our province and provide their --
[00:37:28]events and provide their information to the community.
[00:37:30]Thank you to our friends at the Oakley Library
[00:37:32]who helped support our programs in getting us a new library.
[00:37:37]>> Just to summarize.
[00:37:39]Library cards benefit everyone.
[00:37:40]I hope you come by the library sometime
[00:37:42]and we can help you find what you're looking for.
[00:37:45]We can get you a library card for free.
[00:37:47]That's pretty much all I have.
[00:37:49]So thank you.
[00:38:19]>> Any questions from >> Thank you very much for the update.
[00:38:23]>> Thank you.
[00:38:33]>> Item 1.5, California main Street update.
[00:38:46]>> Good evening.
[00:38:46]Tonight and pleased introduce Miss Brooke Fox,
[00:38:46]the state coordinator for California Main Street who's
[00:38:46]here to share more about the California Main Street program
[00:38:46]and how the Main Street approach can support community
[00:38:46]like Oakley.
[00:38:46]Today Brooke and I toured downtown Oakley
[00:38:46]and throughout the city and right before this meeting
[00:38:47]and took a fresh look at the businesses and properties
[00:38:50]and public spaces and development opportunities
[00:38:53]along Main Street.
[00:38:54]It gave us an opportunity to reevaluate the area's potential
[00:38:59]and discuss some challenges and consider how the Main Street
[00:39:04]approach could help guide a continuing revitalization.
[00:39:08]The city has been a member of California Main
[00:39:12]Street since 2021 and over the past several years
[00:39:16]the city has continued to make downtown Oakley and the Main
[00:39:20]Street a key focus on our economic development
[00:39:24]program and efforts.
[00:39:25]And while many significant investment has already
[00:39:28]been made in the area, as you know,
[00:39:31]the downtown revitalization is an ongoing process.
[00:39:34]Ultimately, our goal is to continue transforming downtown
[00:39:39]Oakley into vibrant destination and economic center
[00:39:43]for our community that supports local businesses,
[00:39:47]attracts new investment and creates memorable experiences.
[00:39:53]And the businesses are proud to call their own.
[00:39:56]Our participation in California Main Street gave us
[00:39:59]an opportunity to learn from other communities --
[00:40:03]successful communities and access technical expertise
[00:40:07]and improved best practice.
[00:40:09]With that said, it is my pleasure
[00:40:11]to welcome Brooke who has been providing

[00:40:15]the overview of the Main Street approach and the resources.
[00:40:18]Thanks for joining us.
[00:40:48]>> Thank you so much.
[00:40:49]Good evening mayor and council members and City Manager.
[00:40:49]Thank you for your hospitality.
[00:40:49]What an amazing tour.
[00:40:49]It's long overdue.
[00:40:49]I live in Barkerville so it's not too far
[00:40:49]so I'm sure I will be back.
[00:40:49]And again, I got a great picture of some
[00:40:49]of the exciting developments including
[00:40:49]the library and the train stop and some other exciting things.
[00:40:50]It's nice to see that things are consolidating
[00:40:53]into the downtown core which is what we want to see.
[00:40:57]Let me just give you some information
[00:41:00]about California Main Street.
[00:41:04]Let's see.
[00:41:06]California Main Street was originally formed in 1986.
[00:41:11]It's been around for 40 years now
[00:41:13]and it was originally a statewide program
[00:41:16]under the Trade and Commerce Agency.
[00:41:18]Since 2002, it's been volunteer run through the Main Street
[00:41:24]Alliance so our board of directors
[00:41:27]is comprised of Main Street directors from across the state.
[00:41:30]We represent 31 designated Main Street communities
[00:41:34]of which Oakley is one of them.
[00:41:37]We are the state coordinating partner
[00:41:40]for Main Street America which is a nationwide movement
[00:41:44]of over 1300 communities nationwide
[00:41:48]that are designated main Streets.
[00:41:50]And Main Street America is actually
[00:41:53]a subsidiary of the Trust for historic preservation.
[00:42:01]Sorry.
[00:42:03]So this is a look at our network.
[00:42:06]As I mentioned, we have 31 communities
[00:42:09]and 17 are accredited.
[00:42:11]14 are affiliates.
[00:42:13]I'll explain what that means in a few minutes.
[00:42:15]But this is a breakdown.
[00:42:17]We work with cities large and small from rural to very large.
[00:42:22]And all over the state.
[00:42:26]Every year we ask our communities to submit
[00:42:29]reinvestment statistics that shows us --
[00:42:32]it gives us a look at our economic impact across
[00:42:36]the state.
[00:42:37]So we ask them to report on jobs created and buildings saved
[00:42:43]and volunteer hours.
[00:42:45]So this is a look at both our 2025 reinvestment stats and also
[00:42:51]our cumulative stats are down below.
[00:42:54]It represents quite a bit of investment
[00:42:57]that these programs have given back into the state.
[00:43:00]And on the right side, you'll see visitor numbers.
[00:43:04]So we use placer AI data compared with Main Street

[00:43:09]historic districts.
[00:43:10]And when we triangulate those, we
[00:43:12]can see how many folks visited not just the city of Oakley
[00:43:16]but the downtown core of Oakley.
[00:43:18]I'm excited to report that when I pull the numbers, in 2025,
[00:43:24]Oakley saw 10,852 more visitors than in 2024 to its downtown
[00:43:31]core.
[00:43:32]So almost 11,000 more people came.
[00:43:35]Those visitors.
[00:43:37]Almost 11,000 more visitors came to your downtown in 2025.
[00:43:40]That's a 3% increase.
[00:43:43]That's very exciting.
[00:43:45]The Main Street America movement is
[00:43:49]built on the Main Street approach
[00:43:51]which is a four point approach.
[00:43:53]And this was formed back in 1980.
[00:43:57]You can think back to conditions in that time.
[00:44:00]What was happening?
[00:44:01]Lots of malls being built. Lots of downtowns
[00:44:04]emptying out in stores moving to the malls.
[00:44:07]The focus of commerce was shifting
[00:44:09]and buildings were sitting empty.
[00:44:12]Often historic buildings were falling over.
[00:44:15]So the National Trust for Historic presentations
[00:44:18]preservation -- preservation piloted a program to reinforce
[00:44:24]the downtown commercial cores across America
[00:44:26]and the mainstream movement was born.
[00:44:31]This is a look at the layers here.
[00:44:34]Oakley, you are there in the middle.
[00:44:37]In the center as a local program.
[00:44:38]And then as a state coordinator, we are in the middle ring there.
[00:44:43]And then we back that up with national stats and resources
[00:44:47]from Main Street America.
[00:44:51]Our members received training and resources access
[00:44:57]to exclusive grant opportunities.
[00:45:00]We hold an annual conference every year.
[00:45:03]And so we get together every month virtually.
[00:45:07]Has been on many of those calls.
[00:45:12]It's an opportunity for a main street connectors
[00:45:14]to connect and understand the unique work that they do.
[00:45:18]This is just a snapshot of the benefits
[00:45:21]that Oakley enjoys in part by being a member of this network.
[00:45:27]Some of the things that Harumi has engaged with.
[00:45:30]She's been on those monthly member check ins.
[00:45:33]She's been at our webinars.
[00:45:34]She and I connect quite a bit over specific technical
[00:45:38]assistance questions.
[00:45:39]She will call and ask questions relating to the ice rink.
[00:45:44]I connected her with a couple of other main streets that
[00:45:47]had ice rinks.
[00:45:48]So it's really about connecting with resources
[00:45:51]and supporting the work that she does.
[00:45:56]So there are two types of designated main streets.

[00:45:59]There's an affiliate and an accredited level.
[00:46:01]And Oakley, you are an affiliate of which
[00:46:04]is a designated main street so it's
[00:46:07]recognized by Main Street America as a designated Main
[00:46:10]Street.
[00:46:10]And accredited Main streets are main Street organizations
[00:46:17]that have taken the extra step to build
[00:46:21]capacity and intention in regards
[00:46:24]to downtown revitalization.
[00:46:26]I'll go into that in a second.
[00:46:29]These next few slides are going to have a lot of text
[00:46:32]but I'll summarize.
[00:46:36]The affiliate Main Street, get access
[00:46:40]to resources, technical assistance.
[00:46:42]They get to use Main Street America branding.
[00:46:45]They are recognized as a designated Main Street.
[00:46:48]This is all what Oakley gets to enjoy.
[00:46:50]And then if a designated main street
[00:46:53]decides that it wants to become an accredited Main Street,
[00:46:55]then we start to have conversations about goal setting
[00:46:58]and work plans and how we can move forward to that goal.
[00:47:04]But everyone in the network, if you're designated,
[00:47:07]you start at this affiliate level.
[00:47:11]So to level up to the accredited level,
[00:47:17]there is a set of baseline requirements,
[00:47:22]which I will go into quickly.
[00:47:27]So this is why.
[00:47:29]Right?
[00:47:31]Obviously it's a stamp of distinction.
[00:47:33]It shows intent in downtown revitalization.
[00:47:37]It shows you are committed and that you've
[00:47:39]devoted a certain amount of resources towards this end.
[00:47:43]And as a city, you value downtown revitalization.
[00:47:48]It opens you up to different grant opportunities
[00:47:50]that are only available to accredited main streets.
[00:47:53]It opens you up to become a potential candidate
[00:47:56]for the great American Main Street Award.
[00:48:02]So there's lots of opportunities there.
[00:48:06]And so the how.
[00:48:09]How to become accredited?
[00:48:10]That's a conversation that we can
[00:48:12]have in terms of setting goals.
[00:48:17]You'll see in this next slide here that there
[00:48:19]is a set of standards that Main Street America requires
[00:48:23]of accredited communities.
[00:48:25]And typically, what mainstream America
[00:48:30]looks for is staff resources.
[00:48:33]And those can come in many different ways.
[00:48:36]Those can come in an independent organization
[00:48:40]that's got an executive director that's focused on the downtown.
[00:48:43]It can also be a program officer that works with the chamber.
[00:48:47]It can be a city economic development
[00:48:50]manager that is dedicated to Main Street work.

[00:48:53]There's lots of different ways this can look.
[00:48:55]But the ideal there is that there is a full time program
[00:48:59]manager that their job is to wake up every day
[00:49:04]and think about how downtown can improve.
[00:49:07]And the other benchmark that we build
[00:49:10]the work around is something called a transformation
[00:49:12]strategy.
[00:49:15]It's a fancy name for an economic Main Street development
[00:49:20]plan.
[00:49:20]So the transformation strategies that we
[00:49:22]help our communities build, they are community driven.
[00:49:25]They're based on market data.
[00:49:27]They are 3 to 5 year outlook so it's not
[00:49:30]like a downtown master plan.
[00:49:31]They're a little bit more like, we are here
[00:49:33]and we want to get to here.
[00:49:36]Really, setting goals around that.
[00:49:40]There's a work plan and a budget that is set aside for that work
[00:49:43]once the community has all bought in.
[00:49:46]And the idea there is that we want
[00:49:49]to see measurable progress and noticeable impact.
[00:49:58]Field services work -- this is a feature of Main Street America
[00:50:04]and California main Street.
[00:50:05]When our cities decide that they would
[00:50:08]like to level up on the work that they are doing or they'd
[00:50:11]like to bring in specific experts to solve a problem,
[00:50:17]then we are available and we can bring in folks
[00:50:21]to do things like walking audits or create a transformation
[00:50:25]strategy or form a downtown association.
[00:50:28]These are all things that are in our wheelhouse that we do
[00:50:31]for other cities in California .
[00:50:35]So that is part of our work.
[00:50:38]And our conference is coming up in two months.
[00:50:41]We're going to be down in Carlsbad this year.
[00:50:43]It's about 125 Main Street professionals
[00:50:45]from across the state and it's three days of learning
[00:50:49]and engagement and networking.
[00:50:52]And this year, it's going to be two blocks from the ocean.
[00:50:56]I hope you can join us.
[00:50:59]And Main Street America has a yearly conference
[00:51:03]which draws about 2000 people from around the country.
[00:51:05]And this next year, it's going to be in Detroit.
[00:51:10]So that's coming right up.
[00:51:13]I want to conclude my presentation
[00:51:15]and thank you for five years of membership.
[00:51:18]I think it's a great time for me to check in and learn more
[00:51:22]about your priorities in the city
[00:51:24]and how I can assist Harumi with her goals and with your goals
[00:51:29]and move the needle for downtown Oakland.
[00:51:32]Thank you very much.
[00:51:36]>> Any questions?
[00:52:05]>> You mentioned that in order to become accredited,
[00:52:08]there has to be a full time person dedicated to it.

[00:52:08]I know Downtown Brunswick coalition,
[00:52:08]they started out as an all volunteer force.
[00:52:08]Does that full time person have to be a paid employee?
[00:52:08]Or could it be a volunteer who's just focused on the main street
[00:52:08]portion of things?
[00:52:08]>> I believe it has to be full time paid but I can double check
[00:52:08]for you.
[00:52:08]Brentwood is one of our members as well
[00:52:10]and so they are a great case study
[00:52:12]because we took them from affiliate to accredited.
[00:52:16]And so it would be a great resource
[00:52:18]to look at and see how they did that.
[00:52:21]Because again, Main Street works best
[00:52:23]when it involves the whole community and everyone can
[00:52:26]buy in and get excited and rally around.
[00:52:29]And then you coalesce all of that good work
[00:52:32]and it merged with staffing and with a board
[00:52:37]of directors that really is focused on the downtown
[00:52:41]improvement.
[00:52:45]>> Thank you very much for your presentation.
[00:52:48]>> Thank you for having me.
[00:52:50]Have a great night.
[00:52:52]>> Item two, public comment.
[00:52:54]We will now receive public comment
[00:52:56]on the consent calendar and items that
[00:52:58]are not on tonight's agenda.
[00:53:01]I currently do not have any speaker cards.
[00:53:05]If you wish to speak, there speaker cards in the library.
[00:53:09]You can fill one out there.
[00:53:11]A reminder to the public that's limited to three minutes.
[00:53:14]There's a timer in front of my seat.
[00:53:17]At one minute, it'll beep and the light will turn yellow.
[00:53:21]And as it turns red.
[00:53:23]Also, if your remote and you wish to speak in public comment,
[00:53:28]please raise your hand.
[00:53:29]Do I have any public speakers?
[00:53:32]I have no one in house.
[00:53:35]I have nothing that was turned in online.
[00:53:37]Do we have anybody online that wishes to speak?
[00:53:41]>> I don't see any hands raised online.
[00:53:44]>> I will close public comment and we are moving to item three,
[00:53:49]council members comments.
[00:53:52]Not seeing any council member comments,
[00:53:56]we'll move to item four, consent calendar.
[00:53:59]Does anybody want to remove anything
[00:54:02]from the consent calendar?
[00:54:03]Otherwise, I'll look for a motion.
[00:54:05]>> I move to approve the consent calendar.
[00:54:08]>> I'll second.
[00:54:09]>> We have a first and a second and we need a roll call vote.
[00:54:39][Members vote in progress]
[00:54:44][All ayes]
[00:54:47]>> The motion carries 4 to 0.

[00:54:53]>> Item five no public comments tonight.
[00:54:54]We'll move to the regular calendar, item six.
[00:54:54]Item 6.1, adopt resolution appointing one Planning
[00:54:54]Commission to fill a two year vacancy that expires on February
[00:54:54]28th of 27 in our Community development --
[00:54:56]and our Community Development Director.
[00:55:17]>> Good evening Mayor, Vice Mayor and members of the City
[00:55:20]Council.
[00:55:20]I'm the Community Development director.
[00:55:20]I'm going to give you a brief introduction to what
[00:55:20]is on tonight's agenda which is for the City Council
[00:55:20]to hear interviews of three candidates or applicants
[00:55:20]to fill a vacant role for the Planning Commission
[00:55:20]and then to determine on which of those three
[00:55:20]you'd like to appoint.
[00:55:20]A little bit of background, the Planning Commission is made up
[00:55:21]of two two year term seats which expire February 28th of next
[00:55:25]year and three four year term seats expiring October 11th
[00:55:29]of 2029.
[00:55:31]Eventually, we will get back on track so that all of the seats
[00:55:34]are for four year terms.
[00:55:36]One of the two year term seats expiring next year was vacated
[00:55:42]recently by one of the commissioners who resigned from
[00:55:46]the position on July 7th.
[00:55:48]The process for the applications,
[00:55:51]they were made available to be submitted from July 13th through
[00:55:55]August 20th of this year.
[00:55:57]And the City Clerk received a total of three applications.
[00:56:00]One from Pierre Reyes, one from Louis Gentry, and one
[00:56:05]from Adam Sherwood.
[00:56:06]Proof of residency has been confirmed
[00:56:08]for all three applicants.
[00:56:10]For the interview process, the interviews
[00:56:13]will be held in the order the applications were received,
[00:56:16]which is the same order of the names I just presented.
[00:56:19]Candidates two and three will exit to a conference room
[00:56:23]and they will be escorted by Mr. Gorman.
[00:56:26]Once an applicant has been interviewed,
[00:56:28]they are welcome to remain in the chambers
[00:56:30]during the following interviews.
[00:56:32]There's four questions to ask the applicants.
[00:56:35]Some of them are two part questions
[00:56:37]but we wanted to split them into four
[00:56:38]so that you could share them if you'd like,
[00:56:40]if you want to go down the line.
[00:56:42]Or however the council chooses, that works out fine.
[00:56:45]And then there's three question sheets
[00:56:47]for each of the city Council members.
[00:56:48]There should be one sheet per applicant
[00:56:51]so you can take down notes as you're asking the questions.
[00:56:54]We just ask that you put their name, and the initials up,
[00:56:59]so that we know who they're for.
[00:57:02]You also have a forced ranking summary sheet.

[00:57:05]I believe most of you have used these in the past.
[00:57:08]But just for transparency sake, they
[00:57:11]require the city Council to essentially Rerank
[00:57:15]the candidates after each interview.
[00:57:17]So for the first column, you would
[00:57:20]be putting the initials of Pierre Reyes or PR.
[00:57:24]And then after the second interview,
[00:57:26]you would rank whoever you feel ranks higher
[00:57:30]between those two in the second column with the higher
[00:57:33]ranking up top.
[00:57:34]And so on.
[00:57:35]It's important that all of the names
[00:57:37]are filled out for each of the rounds
[00:57:39]to prevent any confusion should there
[00:57:41]be a tie or something like that down the line.
[00:57:43]Are there any questions on the ranking sheets?
[00:57:51]Good.
[00:57:57]And then after the rankings are done,
[00:58:11]staff asked that the mayor call a short recess
[00:58:13]to allow the city clerk and myself to tally up the numbers.
[00:58:13]We do have some tie breakers in place
[00:58:13]should we come upon a tie breaker.
[00:58:13]If we have two tie breakers, it's
[00:58:13]first place votes and then the least amount
[00:58:13]of third place votes.
[00:58:13]If we are still in a tie, we would
[00:58:15]ask the City Council to deliberate
[00:58:17]and someone make a motion on who they'd like to appoint to.
[00:58:20]I'm sorry we ran out of tie breaking ideas.
[00:58:23]That concludes a short presentation.
[00:58:26]I would just ask if the three applicants
[00:58:29]aren't in the audience--
[00:58:30]R in the audience, if they could please raise their hands.
[00:58:34]Excellent.
[00:58:35]We would ask that Lewis Gentry and Adam Steroid follow
[00:58:40]Kevin, Mr. Gorman back there.
[00:58:42]And Pierre can stay in the room until he's called up.
[00:58:45]Thank you.
[00:58:47]>> Any questions for staff before we get started?
[00:58:51]>> Thank you for explaining the challenges in the room.
[00:58:57]>> If you have any questions comment let me know.
[00:58:59]Thank you.
[00:59:27]>> I'll do one, and you're doing one?
[00:59:28]What do I have to do?
[00:59:29]>> Two.
[00:59:37]>> Okay.
[00:59:37]We will go ahead and call the first applicant up.
[00:59:53]>> Good evening.
[00:59:53]>> Good evening.
[00:59:53]We will start off with the first question.
[00:59:53]What motivated you to apply for appointment to the Planning
[00:59:53]Commission?
[00:59:53]>> One thing that motivated me to apply for the Board

[00:59:53]of Commission was that last year I was part of the leadership
[00:59:53]Carmody Oakley Leadership Program.
[00:59:53]And it inspired me to actually take this opportunity
[00:59:56]to learn what I've learned from the program
[00:59:59]and see how it goes, and give me a better perspective of the city
[01:00:03]and how it works.
[01:00:35]>> How would you describe the city's current direction
[01:00:37]regarding development and growth?
[01:00:37]And how do you envision Oakley developing over the next five,
[01:00:37]ten and 15 years?
[01:00:37]>> I've been in Oakley for five years since we moved from Daly
[01:00:37]City.
[01:00:37]I grew up in Daly City most of my life.
[01:00:37]So having seen Oakley grow in a span of five years
[01:00:38]is quite interesting.
[01:00:39]And I get prideful about it because I
[01:00:43]like how it's going to be because there's more
[01:00:46]people, more opportunities.
[01:00:49]And what I can see in the future for Oakley
[01:00:53]is to be more thoughtful and strategic when
[01:00:57]it comes to its development.
[01:00:59]And I feel like having more of the changes
[01:01:06]in a positive direction, it would
[01:01:09]provide Oakley and its residents a better life.
[01:01:14]Thank you.
[01:01:18]>> Thank you.
[01:01:19]>> All right, what is the most important skill or quality that
[01:01:22]a planning commissioner should bring to this role?
[01:01:50]>> For me, personally, having to be in educator.
[01:01:52]I think that one of the important aspects of leadership
[01:01:52]is the ability to be able to listen and comprehend
[01:01:52]what is being asked or what is being given to you.
[01:01:52]And by listening, you actively participate
[01:01:52]on not just listening, but actually caring
[01:01:55]enough so that they can show your sincerity, what you want
[01:02:02]or what you want them to feel and see, that Oakley as a whole
[01:02:10]can be a better place for development.
[01:02:40]>> If appointed, how would you define your role
[01:02:42]or responsibility as a planning commissioner?
[01:02:42]And do you have any scheduling conflicts that could affect
[01:02:42]your ability to regularly attend Planning Commission meetings
[01:02:42]which are scheduled for the first or third Tuesday of each
[01:02:42]month at 6:30 p.m.?
[01:02:42]>> I got the second part.
[01:02:42]>> How would you define your role and responsibilities
[01:02:42]as a planning commissioner.
[01:02:43]>> First, I would more likely be more subjective and be more
[01:02:49]active in listening to the rest of the board.
[01:02:52]And if there is any conflict or disagreement,
[01:02:54]I'm willing to collaborate and be
[01:02:58]able to see what they are seeing that I'm not seeing
[01:03:02]in terms of planning or what they see
[01:03:07]or what they have learned.

[01:03:10]It's a good opportunity for me to learn as well and having
[01:03:14]a much more group organization to see
[01:03:21]what we can do as a group.
[01:03:25]In terms of conflict, I have no conflict with anything,
[01:03:29]with the scheduling.
[01:03:30]The best part of being a sub as an educator, you hold your time.
[01:03:57](Laughs).
[01:04:01]>> Thank you.
[01:04:02]>> That our questions.
[01:04:02]You can either stay and listen to the other interviews
[01:04:04]or we will get through the next two people.
[01:04:39]>> The second candidate will be Lewis Gentry.
[01:04:57]>> Hi.
[01:04:57]Thank you for your time.
[01:05:02]>> What motivated you to apply to be a planning commissioner?
[01:05:09]>> That was really easy.
[01:05:10]I think it's just the modern chaos and the modern times.
[01:05:10]Also the fact that during COVID when my job went remote,
[01:05:10]I had more time at home and more time in the community
[01:05:10]as opposed to before when I was mostly just in the rat race
[01:05:10]where I would go to work and earn the money
[01:05:10]and come home and take it with a family
[01:05:10]and then there's no time to actually experience
[01:05:12]the community and see what environment I'm actually
[01:05:14]living in.
[01:05:15]Since moving to Oakley, I've been part of the community
[01:05:18]and digesting it, seeing the community.
[01:05:21]I fell in love with the beauty.
[01:05:23]I fell in love with the hospitality of the residents.
[01:05:28]It was hospitality I haven't experienced since growing up
[01:05:30]in the military family.
[01:05:31]My dad was in the army.
[01:05:34]Everything was really hospitable when I moved to California
[01:05:37]in 98, I mostly lived around Silicon Valley and Santa Clara
[01:05:42]and Fremont and Union City.
[01:05:45]Those were fine cities but they lacked hospitality.
[01:05:48]So when I came to Oakley, that was the first thing
[01:05:51]that stood out.
[01:05:53]Also, I see how the city is clean and complete,
[01:05:58]is the way I summarized it.
[01:06:00]It's complete in the sense that everybody's basic needs
[01:06:05]and resources seem to be easily accessible via public
[01:06:09]transportation or even walking.
[01:06:11]I was never really a big walker until now
[01:06:13]because everything is so convenient.
[01:06:16]I walk my dog all over, several miles, almost every day.
[01:06:20]And I just enjoy it.
[01:06:22]And in the process, I'm speaking to other residents
[01:06:25]and they are speaking back.
[01:06:27]I learn about their lives and I learned more about
[01:06:29]how the city operates.
[01:06:31]And so to answer your question, this
[01:06:33]is the community that I always wanted to be around.

[01:06:39]And so I'm finally amongst that community
[01:06:43]and seeing all the threads outside and all of those things
[01:06:49]come I just felt like I'm in a position
[01:06:52]to help or at least do what I can
[01:06:55]to try to help combat a lot of the negativity that's going on
[01:06:59]around and try to protect the community and the city
[01:07:02]and keep it pristine and keep this nice oasis for as long
[01:07:06]as we can.
[01:07:07]I want to spread the positive vibes.
[01:07:11]To other surrounding areas.
[01:07:42]>> How would you describe the city's current direction
[01:07:45]regarding development and growth?
[01:07:45]And how do you envision Oakley developing over the next 510
[01:07:45]and 15 years?
[01:07:45]>> I would describe the current pathway to be very healthy.
[01:07:45]I started to come to the planning committee meeting over
[01:07:45]the last couple of months just to see how things are operating
[01:07:45]and I really liked that the community itself --
[01:07:47]the residents are very vocal.
[01:07:48]They come up and they have their complaints.
[01:07:50]And I like the way the committee and the council
[01:07:53]hears them and responds to them.
[01:07:56]I hear a lot too often and a lot of surrounding cities,
[01:08:00]in the Bay area cities, where their community leaders don't
[01:08:04]really listen or serve the community.
[01:08:06]The fact that Oakley receives and they
[01:08:11]take their time to really investigate and advise.
[01:08:14]It feels very fair.
[01:08:16]It feels like they have the citizens best interest at heart.
[01:08:20]And that's the kind of leadership
[01:08:22]that I want to be around and would like to be a part of.
[01:08:29]>> All right.
[01:08:30]What do you feel is the most important skill or quality
[01:08:33]that a planning commissioner should bring to this role?
[01:09:01]>> I'll wrap him into one but there's two concepts --
[01:09:03]objectivity and listening.
[01:09:03]I think far too often, too many people
[01:09:03]already have predisposed answers to problems.
[01:09:03]They don't listen to the specific details
[01:09:03]of that person or that entity's unique problem.
[01:09:03]So listening with full engagement, full intent.
[01:09:04]And full objectivity.
[01:09:05]Trying to take as much bias out.
[01:09:08]And also, really objectively thinking for the problem
[01:09:11]and trying to come up with the best solution.
[01:09:14]Not just for that one individual or entity,
[01:09:18]but thinking through the repercussions of the solution.
[01:09:22]How does it affect the community as?
[01:09:24]Basically, try to follow the butterfly effect as wide and as
[01:09:28]far as it goes and make sure that you've
[01:09:31]uncovered any potential hiccups or surprises.
[01:09:34]There's always going to be some surprises
[01:09:36]but you try to minimize the surprise as much as possible.

[01:09:41]>> Mine is a two part question so bear with me.
[01:09:45]If appointed, how would you define your role
[01:09:47]and responsibilities as a planning commissioner.
[01:09:49]And do you have any scheduling conflicts that would affect
[01:09:52]your ability to regularly attend planning Commission meetings
[01:09:55]which are scheduled for the first and or third Tuesday
[01:09:58]of each month at 6:30 p.m..
[01:10:00]>> I will answer those in reverse.
[01:10:05]No scheduling conflicts because not only --
[01:10:09]I'm one of those software engineers
[01:10:13]who's careers has been eaten by AI so I have
[01:10:15]a lot more time on my hands.
[01:10:17]And so right now I do have an LLC
[01:10:20]that I'm working with with my partners but all of that
[01:10:23]is remote.
[01:10:23]And so I have a lot of time on my hands at home.
[01:10:26]It would be nice to break up that time.
[01:10:31]And to answer your other question,
[01:10:33]honestly, I don't know because I'm a software engineer
[01:10:37]and I don't necessarily know how cities operate.
[01:10:41]So that's what I'd be interested to learn.
[01:10:44]One of my biggest skills is learning.
[01:10:49]I always have to adjust to different industries
[01:10:51]whether it be in software or whatnot.
[01:10:54]I get a lot of that from growing up in the military family
[01:10:57]and watching my dad have to pivot.
[01:10:59]I watched him learn and pivot.
[01:11:03]When he retired and couldn't find work
[01:11:05]with his military skills, he had to pivot to something different.
[01:11:08]In the process of, and he got through that
[01:11:12]by staying open minded and learning
[01:11:14]and not assuming that he knows the answers
[01:11:17]or even knows all the questions.
[01:11:20]And so I would say, that would be
[01:11:22]my biggest skill would be cutting people's hands.
[01:11:26]But not silly putty.
[01:11:28]I can smell BS and I'm not easily controlled
[01:11:31]and I have no issues being the only one going
[01:11:35]against the status quo.
[01:11:37]I am a stickler for facts.
[01:11:40]Without facts, without truth, you have nothing but chaos.
[01:11:44]So if I'm the only one saying truthful things, then so be it.
[01:11:48]I am open minded, objective and willing to learn.
[01:11:54]>> Thank you.
[01:11:56]>> Thank you.
[01:11:58]And you can either stay in the audience or step out of the room
[01:12:02]while I do the third interview.
[01:12:39]>> Our last candidate for the evening will be Adam steroid.
[01:13:00]>> Good evening.
[01:13:01]What motivated you to apply for the appointment of a planning
[01:13:01]commissioner?
[01:13:01]>> I was motivated by being more involved with the community.
[01:13:01]My whole family grew up here.

[01:13:01]My grandparents raised their family here.
[01:13:01]My family still lives here.
[01:13:01]I've been here for 15 years and have seen the development.
[01:13:01]And we are definitely going in a direction.
[01:13:01]But I just kind of wanted to help guide that direction
[01:13:03]from a youthful standpoint, from a parenting standpoint,
[01:13:06]from somebody who's involved with the community who
[01:13:09]does enjoy spending time in this community
[01:13:10]and wants to see tax dollars spent in their community or tax
[01:13:14]dollars earned in their community,
[01:13:16]just wanting to be more involved with whatever direction it is.
[01:13:19]Because we are going somewhere, but just
[01:13:21]wanting to make sure that it steers in the right >>
[01:13:50]Thank you.
[01:13:50]How would you describe the city's current direction
[01:13:50]regarding development and growth?
[01:13:50]And how do you envision Oakley developing over the next five,
[01:13:50]ten, and 15 years?
[01:13:50]>> I think that we definitely don't have a problem developing.
[01:13:50]And there aren't people that are interested in developing here.
[01:13:50]We have no issue with getting projects
[01:13:50]built Puma I do think that we are probably building
[01:13:54]residential faster than our infrastructure or spending
[01:13:58]shopping can handle.
[01:14:00]Like, that Safeway on Laurel was a much needed community
[01:14:03]resource.
[01:14:04]You can tell from the day it's opened,
[01:14:07]it didn't take time to gain traction.
[01:14:09]And with us developing the East Cypress corridor, not to mention
[01:14:15]there's so much land on the main Street empire Laurel
[01:14:20]and Carpenter Corridor.
[01:14:22]We have so much more room for development.
[01:14:24]But how are we going to responsibly develop that
[01:14:28]in order to support the community as a whole?
[01:14:30]In five years, I'd like to see more places
[01:14:34]for me to take my wife on dates or if I asked
[01:14:38]where to go get a T-Bone or a couple of oysters right now,
[01:14:41]you guys probably aren't going to refer
[01:14:43]to me a restaurant in Oakley.
[01:14:45]And if my kids want to pay -- play in competitive sports,
[01:14:50]they're probably not going to play in Oakley.
[01:14:52]So how in the next five years are we going to build
[01:14:54]our infrastructure and our resources and our services
[01:14:57]to support the community that we've already built and are
[01:15:00]continuing to develop right now as well as looking
[01:15:03]into the five, ten, 15 year --
[01:15:06]right now we're right under 50,000 but we could be at 75
[01:15:09]or at least 60 by then.
[01:15:12]So how are we going to develop at the same rate
[01:15:15]to support all of that growth?
[01:15:44]>> What would you say is the most important skill or quality
[01:15:46]that a planning commissioner can bring to this role?
[01:15:46]>> I would say malleability.

[01:15:46]And because you have some things that are malleable,
[01:15:46]you can bend them with your hands. (Indiscernible)
[01:15:49]heat it up and hit it with a hammer.
[01:16:00]I'd like to think I'm somewhere in the middle there
[01:16:02]because they're gonna have more senior members
[01:16:02]on any kind of commission that you're sitting on.
[01:16:02]You want to learn from their tenure.
[01:16:02]You don't want to come in and try
[01:16:02]to change the world with all your ideas at once.
[01:16:02]And you have to take that resident of 40 to 50 years
[01:16:02]perspective as well as resident of 5 to 10 years and somewhere
[01:16:02]in the middle.
[01:16:02]And you have to work cohesively as a group
[01:16:04]to be able to move in any direction.
[01:16:07]And so malleability as it comes to cohesion as a group,
[01:16:11]you can't just go in there and force your way.
[01:16:13]You do have to look at other perspectives in accordance
[01:16:17]with the plan.
[01:16:47]>> Okay.
[01:16:48]I have a two part question.
[01:16:48]If appointed, how would you define your role
[01:16:48]and responsibilities as a planning commissioner?
[01:16:48]And do you have any scheduling conflicts that could reflect
[01:16:48]your ability -- affect your ability to attend planning
[01:16:48]commission meetings which are scheduled on the first
[01:16:48]and or third Tuesday of each month at 6:30 p.m..
[01:16:48]>> I'm going to answer the second part first.
[01:16:48]No, I won't have any conflicts.
[01:16:48]Being a father of four children now, I've always had meetings.
[01:16:52]I do have a very hectic schedule with sports, with other meetings
[01:16:56]for things that I've attended to.
[01:16:57]And I will plan vacations out, which
[01:17:00]you need to do when you have a large family.
[01:17:02]I plan my vacations even a year in advance around meeting dates.
[01:17:06]So being that you can look through the end of 27 right now
[01:17:11]and schedule the rest of your committee meeting
[01:17:14]dates for the next 18 months in advance, technically.
[01:17:18]And I'm not booking vacations two years ahead of time
[01:17:21]because I know Tuesdays I am wide open in general.
[01:17:24]And I won't make things that conflict with those obligations
[01:17:31]as a planning commissioner.
[01:17:33]My most important role would probably
[01:17:35]be at first, just assuming the position of being the newly
[01:17:41]appointed member.
[01:17:43]And working with the group, seeing
[01:17:45]how the rest of the group flows, what I can do to help,
[01:17:50]what perspective I can offer to the group without trying to,
[01:17:54]like I said, jumping in and pushing my own agenda
[01:17:58]or changing things right off the bat.
[01:18:00]Learning first on how to -- because you can't really affect
[01:18:04]change until you know how change happens.
[01:18:09]>> Thank you.
[01:18:10]>> We're going to take about a five minute recess now.

[01:18:15]We're gonna tally the sheets and then
[01:18:17]we're going to get this over to staff.
[01:18:18]Thank you.
[01:18:20]>> Thank you.
[01:25:15]>> We will call the meeting back to order.
[01:25:18](Indiscernible) from the city clerk, please.
[01:25:22]>> Thank you.
[01:25:23]After tallying the votes, the highest score received
[01:25:28]was to Adam Starud.
[01:25:36]>> At this point, I'll need a motion to approve.
[01:25:39]>> I move that we appoint Adam to our planning commission.
[01:25:44]>> I second.
[01:25:46]>> We have a first and a second.
[01:25:47]We will call vote.
[01:25:50]>> Yes.
[01:25:52]>> Yes.
[01:25:53]>> Yes.
[01:25:55]>> Yes.
[01:25:57]>> The motion carries 4 to 0.
[01:26:00]>> Congratulations.
[01:26:09]>> Item 6.2, appeal of the Planning Commission decision
[01:26:11]on 5279 Raleigh Road.
[01:26:15]And we will receive our staff report
[01:26:17]from our Associate planner Evan Gordon.
[01:26:30]>> Tonight's presentation is just three slides plus
[01:26:32]the title.
[01:26:33]So don't blink.
[01:26:35]Thank you for the chance to present it.
[01:26:37]This is 5279 Neroli Road appeal.
[01:26:42]For some background, this property
[01:26:48]is 5279 Neroli Road which is zoned Light industrial
[01:26:53]and has a single family residence on it built in 1944.
[01:26:58]On June 8th of 2026, the zoning administrator determined that
[01:27:03]residents may continue the Oakley Municipal Code --
[01:27:08]continue.
[01:27:08]The Oakley Municipal Code prohibits expansion
[01:27:11]or intensification and an unpermitted addition
[01:27:14]and a proposed Adu both qualified as as an expansion
[01:27:16]and cannot be equalized.
[01:27:18]On August 18th, the Planning Commission held a de Novo
[01:27:22]hearing.
[01:27:22]That's a fresh hearing where they are not beholden
[01:27:24]to the zoning administrator's.
[01:27:26]They can make their own.
[01:27:29]And they voted 3 to 0 to deny the appeal and affirm
[01:27:33]the determination as modified.
[01:27:36]Tonight is just procedural.
[01:27:39]The appellate submitted a timely appeal application
[01:27:42]following the Planning Commission determination.
[01:27:45]The only action requested tonight
[01:27:48]as required from the Oakley Municipal Code
[01:27:50]is selection of a method of review
[01:27:53]of the appeal by a majority vote.

[01:27:58]Here are the five options listed out for tonight.
[01:28:05]The first option is a de Novo public hearing.
[01:28:08]So another hearing, this time in front of the City Council.
[01:28:12]If you were to choose this, staff
[01:28:15]would schedule it within 30 days.
[01:28:17]Testimony and evidence would be received at that meeting.
[01:28:20]This doesn't have a resolution.
[01:28:21]It just needs a majority vote.
[01:28:24]The next one in your agenda packet,
[01:28:27]you've been provided comprehensive record of the past
[01:28:32]decisions and the public hearing on August 18th.
[01:28:35]You could decide to affirm the Planning Commission's decision
[01:28:39]based on that record.
[01:28:41]You could vote not to uphold it or you
[01:28:45]could affirm with conditions.
[01:28:48]This wouldn't require a hearing.
[01:28:50]It would just be based on the record in front of you.
[01:28:53]This would be the final determination.
[01:28:55]And there's a draft resolution for affirming
[01:29:00]the Planning Commission's decision should you choose that.
[01:29:03]The third option is to refer it back to the Planning Commission.
[01:29:07]Staff would schedule another Planning Commission hearing.
[01:29:10]This decision just needs a majority vote.
[01:29:13]Independent hearing Officer, if you were to choose this,
[01:29:16]staff and the city attorney would work
[01:29:19]to appoint independent officer.
[01:29:20]The officer then makes a recommendation and council
[01:29:24]hears that at a later meeting but then adopts or substitutes
[01:29:27]its own findings.
[01:29:30]And finally affirm without hearing a record review.
[01:29:34]Because we've provided you an extensive record,
[01:29:36]we don't recommend this one.
[01:29:39]That covers your options.
[01:29:42]I'm happy to answer questions on the procedure
[01:29:45]along with the help of a city attorney
[01:29:47]and I appreciate your time.
[01:29:49]Thank you.
[01:29:51]>> Questions for staff?
[01:29:56]Okay we'll move we will move to public comment.
[01:29:59]I do have one public comment card for this.
[01:30:03]Henry Calvin.
[01:30:09]For the owner's agent
[01:30:16]>> -- I just wanted to state the record that the proposed
[01:30:19]resolution rests on a repeal ordinance and that ordinance is
[01:30:22]826 and it was repealed by the same Council chamber.
[01:30:26]And it's on the rationals raised for the first time in the staff
[01:30:30]report which is the appellant has had no firm to answer.
[01:30:34]I understand this adoption is procedural.
[01:30:39]But we object.
[01:30:41]Just because there has been things
[01:30:45]that have not been heard of.
[01:30:47]And we ask that this objection be reflected in the minutes.
[01:30:51]Thank you.

[01:30:54]Do we
[01:30:59]>> -- do we have any other public speakers for this item?
[01:31:01]Do we have anyone online for speaking on this item?
[01:31:04]>> There's nobody online, mayor.
[01:31:08]>> I'll bring it back to council for deliberation or a motion.
[01:31:18]>> I would prefer move forward with item two to review
[01:31:21]the record and decide.
[01:31:34]Could I just ask question?
[01:31:35]If we are reviewing the record and deciding no new evidence
[01:31:40]can be introduced, right?
[01:31:43]It's just reviewing?
[01:31:45]>> Correct.
[01:31:47]Public comment is closed.
[01:31:49]You would basically deliberate and you can make a motion
[01:31:54]to affirm, deny, modify.
[01:31:56]But that's pretty much all you can do at this point.
[01:31:59]And no, you would not consider anything
[01:32:01]beyond what's in the staff report.
[01:32:04]>> I just needed that clarity. >> Do we need a motion --
[01:32:17]if it's the pleasure of the council to proceed as Council
[01:32:21]member members suggest --
[01:32:24]Meadows suggest, that a motion could
[01:32:26]be made to affirm or deny or affirm the conditions.
[01:32:30]Whatever the pleasure of the motion maker is. >> Let me ask,
[01:32:44]when did the general plan change this to light industrial?
[01:33:01]>> The general plan adopted in 2002 designated this property
[01:33:03]as light industrial.
[01:33:07]>> Do we know when the property was purchased?
[01:33:10]>> No.
[01:33:16]I'm assuming after 2002?
[01:33:20]22?
[01:33:22]Thank you.
[01:33:38]>> Council member Williams.
[01:33:42]>> I'm just having a hard time because I was leaning towards
[01:33:45]the second public hearing.
[01:33:47]And the reason for that is because I
[01:33:50]think we should take anything that
[01:33:52]has to do with people's property very seriously.
[01:33:55]But that was a good question that you just
[01:33:59]brought up because that does make a difference.
[01:34:01]The zoning was already light industrial, so.
[01:34:05]I don't know if I can be the tiebreaker yet on this one
[01:34:13]though.
[01:34:16]>> I'm leaning towards number two as well.
[01:34:18]I have reviewed all the documents
[01:34:20]as well as gone back and watched the video
[01:34:21]of the Planning Commission meeting driven by the location.
[01:34:25]And I think I have enough information
[01:34:28]to make that determination.
[01:34:46]>> I feel for you.
[01:34:47]You assume that you would be buying
[01:34:48]a house that you could live in and do whatever you want with.
[01:34:54]But when you're buying a property,

[01:34:57]you got to do investigations.
[01:34:59]And you've got to find out what you're
[01:35:01]buying, what the zoning is, what you can do with it.
[01:35:05]And it's unfortunate in that you didn't.
[01:35:17]I'm not done expressing it.
[01:35:20]I mean, I feel for him.
[01:35:23]But it's also zoned light industrial.
[01:35:26]And so that means that you can't go and expand a house.
[01:35:31]And you can't add --
[01:35:33]I don't even know where we're talking
[01:35:35]about add one here because that's not,
[01:35:37]there was no application for an Adu.
[01:35:41]Based on all that, I'm gonna make a motion to affirm
[01:35:49]the Planning commission's decision .
[01:36:00]>> I'm gonna second.
[01:36:01]>> We have a first and a second.
[01:36:04]We will go for a roll call vote.
[01:36:12][Members vote in progress]
[01:36:16][All yes's]
[01:36:16]>> The motion carries 4 to 0.
[01:36:24]>> Let's move to 6.3, adopt a resolution superseding
[01:36:26]resolution three six-26 updating remote public participation
[01:36:33]guidelines and public comment time limits.
[01:36:37]And this will be staff report from our city Clerk.
[01:36:45]>> Good evening, mayor.
[01:36:46]Vice mayor and council members.
[01:36:48]The proposed resolution amends section seven
[01:36:51]to include procedures for remote public comments
[01:36:53]while also correcting some minor typographical errors
[01:36:57]throughout the document.
[01:36:58]In addition, the item addresses vice Mayor Meadows request from
[01:37:02]the July 14th meeting regarding time limits for public comments.
[01:37:06]Staff reviewed resolution 36-26 has determined that the current
[01:37:11]guidelines allow for a 30 minute time limit on public comments
[01:37:15]at the start of the meeting with any remaining comments being
[01:37:18]heard at the end of the meeting.
[01:37:21]Staff's requesting council direction
[01:37:23]on whether to maintain the 30 minute time limit
[01:37:25]or revise it to a longer or shorter duration.
[01:37:27]Any direction provided tonight will
[01:37:29]be incorporated into the final superseding resolution.
[01:37:32]Thank you.
[01:37:41]>> Questions for staff?
[01:37:42]Not seeing any questions for staff,
[01:37:44]I do not have any public comments.
[01:37:46]Does anybody wish to make public comments on this item?
[01:37:49]Do we have any online?
[01:37:53]>> There are no hands raised online.
[01:37:56]>> I'll bring it back to you, to the council for deliberation.
[01:38:05]>> I move approval of this resolution.
[01:38:06]>> I second.
[01:38:07]>> We have a first and a second.
[01:38:08]We will call vote please.

[01:38:15][Members vote in progress]
[01:38:19]>> The motion carries 4 to 0.
[01:38:20]Item number seven, reports.
[01:38:24]7.1, the city Manager's report.
[01:38:27]>> Good evening, Mr. Mayor, vice mayor and members of the City
[01:38:30]Council.
[01:38:31]The only item I want to make note of is that we have
[01:38:33]our Heart of Oak celebration coming up this September 19th
[01:38:36]from 11 a.m.
[01:38:37]To 4 p.m.
[01:38:38]Downtown here at the Civic Center Plaza.
[01:38:41]We have our August business license list attached
[01:38:45]to the agenda for your review.
[01:38:46]And I am going to concede my time
[01:38:49]for the remainder of my report to both our Police Chief
[01:38:55]and Lieutenant Kevin Morris.
[01:38:58]The police chief is going to give us a police department
[01:39:01]update and Lieutenant Morris is going to give us an update
[01:39:05]or a recap of our fireworks suppression operation over
[01:39:09]the July 4th holiday weekend.
[01:39:11]With that, I will write Chief Beard up
[01:39:16]to give his presentation.
[01:39:33]>> Good evening.
[01:39:33]This is the second time I've actually done
[01:39:35]a mid-report for all of you.
[01:39:37]I typically do an annual report but last year we
[01:39:40]thought it best to do an update through the middle of the year
[01:39:43]and we believe last year we thought
[01:39:45]it was a good idea so we're just trying
[01:39:47]to continue with that today.
[01:39:52]So generally speaking , our staffing numbers are stable.
[01:39:58]Most of our criminal stats are turning double trending downward
[01:40:02]and Oakley is remaining a double trending downward
[01:40:05]and Oakley is remaining a safer neighborhood.
[01:40:07]A as the four of you know, I do track
[01:40:11]the statistics in key areas to assess the overall safety.
[01:40:18]And where to best apply police services throughout the year.
[01:40:21]For those listening online who may not
[01:40:24]understand what those key statistics are,
[01:40:26]that's going to be revealed in the next few slides.
[01:40:29]And just so that I'm comparing apples to apples,
[01:40:33]I can't compare the first half of 2026
[01:40:36]to the whole year of 2025.
[01:40:39]So I compare the first half of 2026 to the first half of 2025.
[01:40:44]Just to see how those first six months trended
[01:40:46]and compare with one another.
[01:40:52]As you can see, everything is down on the first slide except
[01:40:57]for domestic violence.
[01:40:58]Domestic violence has been a staff
[01:41:00]that has steadily risen over the past couple of years.
[01:41:04]I realized that there are some factors for why that is .
[01:41:12]If we look at our quality of life crimes,
[01:41:14]our theft reports are down.

[01:41:16]Petty thefts are down 25%.
[01:41:18]Our commercial burglaries are down by 50%.
[01:41:24]Moving on to the second half of our stats.
[01:41:28]Residential burglary, we see an increase of 25%.
[01:41:30]We're looking at scale here.
[01:41:32]We only had four total in 2025 and so far
[01:41:35]in 2026, we've had five so that does constitute
[01:41:38]an actual reason that step.
[01:41:43]Our vehicle thefts are down by 14%.
[01:41:47]And as you may recall from our previous presentations,
[01:41:51]I equate a lot of what happens in the city to vehicle thefts.
[01:41:55]If vehicle thefts are down, generally speaking,
[01:41:58]all other property crimes are trending down as well.
[01:42:03]And that seems to be true this time as well.
[01:42:06]Our property damage traffic collisions are down by 7%.
[01:42:10]Our injury collisions are down by 42%.
[01:42:13]And luckily we have had no fatals
[01:42:15]in the first half of 2026.
[01:42:17]I'm going to start tracking two new stats from moving forward
[01:42:22]and that's going to be our hit and run both at the misdemeanor
[01:42:26]level and at the felony level.
[01:42:28]A hit and run property damage only
[01:42:30]is considered a misdemeanor.
[01:42:32]A hit and run involving an injury is considered a felony.
[01:42:35]In the first half of this year, we've
[01:42:37]had 39 misdemeanor hit and runs.
[01:42:40]And we have 28 versus 27 DUI arrests .
[01:42:46]And between the two years, 15 of our 28 DUIs this year
[01:42:50]were the result of the intoxicated driver
[01:42:53]actually sliding or crashing into something.
[01:42:57]So about domestic violence, statistically, and this stat
[01:43:04]has been the same for many years now.
[01:43:07]33% of women and 27% of men will experience
[01:43:10]some form of domestic violence in their lifetime.
[01:43:13]Domestic violence is a closed-door crime.
[01:43:17]But we are adding more and more closed doors to our community.
[01:43:21]We're adding those closed doors in many different fashions.
[01:43:23]We're adding those closed doors in high density settings
[01:43:26]and we are adding those closed doors
[01:43:28]in single family residence.
[01:43:30]But the bottom line on that is the more closed doors that you
[01:43:33]had, the more this type of crime is
[01:43:35]going to occur which we can change that in our tools
[01:43:38]that we can push out to the community to try to change that.
[01:43:41]But typically, at 2:00 in the morning behind a closed door,
[01:43:46]the sight of a police car on Main Street is not going to have
[01:43:48]too much influence on that.
[01:43:50]We believe that the best tools against domestic violence
[01:43:53]are enforcement.
[01:43:54]Our officers do vigorously enforce the law
[01:43:58]when they need to respond to a domestic violence incident.
[01:44:01]And you'll see a slide on that pretty quick.
[01:44:04]We believe that collaboration between law enforcement, courts,

[01:44:08]and advocacy groups for victims is key.
[01:44:11]We believe that good documentation of these cases
[01:44:15]is very important to serve the victim in that current case
[01:44:19]as well as current cases moving forward
[01:44:21]I can't believe in providing the victim and the community
[01:44:23]as a whole with education and empowerment.
[01:44:29]So of our 62 cases, we had 13 felonies.
[01:44:35]Felony domestic violence case would be a situation where
[01:44:38]the victim received a greater injury --
[01:44:42]a significant injury.
[01:44:44]We had 49 misdemeanor cases and that
[01:44:47]could be equated to an injury that is not quite as great.
[01:44:52]And of the 62 cases, we made arrests
[01:44:55]at 81% of all those cases.
[01:45:01]Domestic violence can best be described
[01:45:04]as physical assault, emotional abuse, threats of stalking,
[01:45:09]economic control, sexual abuse or mental intimidation.
[01:45:12]I've highlighted physical assault in red
[01:45:14]because that is primarily what the Oakley Police
[01:45:17]Department responds to of all those categories up there.
[01:45:20]The overwhelming majority of the reports
[01:45:22]that we take as it relates to domestic violence
[01:45:26]is because of physical assaults.
[01:45:30]And this is the same information that I showed you
[01:45:34]in the community last year.
[01:45:37]And if you think it would serve the community best,
[01:45:39]we can push this out again on social media.
[01:45:41]These are resource contacts for victims of domestic violence.
[01:45:46]We work closely with the Family Justice Center.
[01:45:49]We work closely with the Contra Costa County Victim Witness
[01:45:52]Assistance Program.
[01:45:54]And we work with STAND and community violence solutions.
[01:46:01]Another theme that developed midway through this year
[01:46:05]is DUI enforcement.
[01:46:06]And to answer some of that theme,
[01:46:10]we have engaged in several Office of Traffic Safety grants.
[01:46:14]And because of those grants, we've
[01:46:16]been able to engage in several DUI operations
[01:46:19]where we are holding checkpoints or we
[01:46:23]are on active patrol seeking out impaired drivers.
[01:46:28]Statistically, DUI represents a huge threat to all of us.
[01:46:32]33 people are killed each day in America on average.
[01:46:37]And 943 people are injured every day because of impaired drivers.
[01:46:41]Our community and our Bay area is
[01:46:44]no different than the rest of America.
[01:46:46]These impaired drivers are all over our roadways.
[01:46:49]Last year for 2025, Officer Freddie Williams
[01:46:54]was our DUI arrest leader.
[01:46:56]We had 26.
[01:46:59]Because of that fact, he was awarded an award
[01:47:02]by the Mothers Against Drunk Driving.
[01:47:05]So two months ago, myself and Lieutenant Collier,
[01:47:09]we accompanied Officer Williams to the ceremony.

[01:47:12]And I had never been to one before
[01:47:15]so it was very impactful to see what all went on.
[01:47:19]Several officers received awards.
[01:47:21]Of all the officers that received awards,
[01:47:24]it was a mind boggling number.
[01:47:27]Almost 10,000 -- those officers represented almost 10,000 DUI
[01:47:33]arrests only in the Bay area.
[01:47:35]And a very small number of officers were getting awards.
[01:47:39]So it's a huge problem I remember hearing the news that
[01:47:50]Antoinette Fennell was killed by a drunk driver on May 5th
[01:47:53]of 2024.
[01:47:54]I remember the case because she was a dispatcher for Alameda
[01:47:56]County.
[01:47:57]And I remember that she was working
[01:47:59]in overtime shift on that day.
[01:48:01]I knew because the fact pattern of the news broadcast,
[01:48:05]I knew her own coworkers were dealing
[01:48:08]with her passing, her accident.
[01:48:11]The deputy sheriffs that she would
[01:48:14]dispatch to these types of calls were handling her fatal crash
[01:48:17]site.
[01:48:18]I remember thinking about how impactful
[01:48:19]that must have been on everybody.
[01:48:21]What I didn't anticipate by going to the MADD award event
[01:48:26]this year, I didn't expect to come face
[01:48:28]to face with her mother.
[01:48:29]Her mother was a keynote speaker.
[01:48:32]For everybody in the audience, you
[01:48:34]got to hear how great of an impact the loss of this person
[01:48:36]means to her family and to her community.
[01:48:39]And it made it more impactful on Lieutenant Collier and I
[01:48:43]on the way home -- on the way back to Oakley from that event.
[01:48:47]We discussed ways to motivate and educate
[01:48:50]and empower our officers to get more vigorous
[01:48:54]with DUI enforcement.
[01:48:56]That's going to be a theme as we move forward
[01:48:58]into the holiday months.
[01:49:01]I want to talk about staffing.
[01:49:06]Administration is fully staffed.
[01:49:07]We have all of our sergeants in place.
[01:49:10]Our investigation unit is fully staffed.
[01:49:13]Our special services officers are fully staffed.
[01:49:16]Our school resource officers are fully staffed.
[01:49:19]I have two out of three traffic officers staffed up.
[01:49:22]And I have 15 out of 21 patrol officers currently staffed.
[01:49:27]We do have full patrol teams.
[01:49:30]We have a Sergeant and three officers
[01:49:33]on each patrol team right now.
[01:49:35]But this is a decision that we made several months ago
[01:49:40]that we would make an effort to move our patrol
[01:49:43]teams to four across the board.
[01:49:45]So that created more openings in the patrol division.
[01:49:50]That's why there's a little bit of a disparity there.

[01:49:54]As of today, we now have two officers in field training.
[01:49:58]We just hired a new officer today.
[01:50:00]And we have 37 of our allotted of 42 slots filled today.
[01:50:09]We are always looking for lateral officers to hire.
[01:50:14]We have to go by the scheduling of the basic police Academy
[01:50:19]to see when we can engage in the entry
[01:50:21]level officers most of our officers
[01:50:24]are lateral officers, meaning we (Indiscernible) two
[01:50:28]of our officers are Basic academy and entry level
[01:50:31]officers. (Indiscernible) not the lateral position.
[01:50:43]So in full transparency, officers
[01:50:47]did leave us to go to a larger agency two months ago.
[01:50:52]We have another officer who is currently
[01:50:55]in a hiring process with another larger agency.
[01:50:58]While not good news for us, it's common in the industry.
[01:51:02]And I just have to remind us all that this
[01:51:06]is how we receive the bulk of our officers,
[01:51:09]of officers looking for homes.
[01:51:16]There are reasons why an officer left two months ago
[01:51:18]and it had nothing to do with us as an agency Pinmonkey
[01:51:21]left for family reasons and we respect that.
[01:51:23]However, if he did decide to reapply,
[01:51:25]I would gladly take him back.
[01:51:27]I do miss the guy.
[01:51:30]So counting the officer who did leave me
[01:51:33]and the officer we anticipate leaving
[01:51:34]in two lateral officers we expect to receive very soon,
[01:51:38]we will be at 38 positions filled out
[01:51:41]of 42 allotted which is to say a 90% staffing rate.
[01:51:48]And one other positive thing that happened for us
[01:51:52]in the first half of this year, we became a --
[01:51:55]we celebrated a decade of being in the police department.
[01:51:58]We opened our doors with 28 total officers from chief down
[01:52:08]to the most junior person on May 6th of 2016.
[01:52:12]And now, because of all the efforts that we're making,
[01:52:15]we're talking about trying to fill a department of 42.
[01:52:18]So we have certainly grown.
[01:52:20]And with that in mind, my presentation
[01:52:23]is complete but I'm open for any kind of questions
[01:52:25]or >> Questions for the chief?
[01:52:34]Council Williams.
[01:52:36]>> Am I not just be for the chief.
[01:52:38]It might be just a general because I
[01:52:40]know you have been trying to make that domestic violence
[01:52:44]stat go down.
[01:52:45]Maybe we could invite one of those organizations
[01:52:48]to come down for a presentation.
[01:52:53]I know the audience isn't always packed with people but hopefully
[01:52:56]through all of our channels, we could
[01:52:58]get people to pay attention.
[01:52:59]So I don't know if we just have them give a presentation to us
[01:53:03]at a council meeting or maybe we can
[01:53:05]talk about doing something like what

[01:53:06]we did for the fentanyl awareness,
[01:53:08]but just something to get a little bit more information.
[01:53:12]I think just from going to some of the STAND events,
[01:53:21]it's hard to get the information out
[01:53:24]because people think it doesn't happen here.
[01:53:25]And so people may not be getting the resources no matter what
[01:53:28]it is that we're doing.
[01:53:29]I don't know if we can consider that.
[01:53:32]>> I think any amount of awareness is good so I would
[01:53:34]support that.
[01:53:35]And our detectives -- we have good contacts at each of these
[01:53:43]advocacy groups so that's a good idea.
[01:53:45]You said something which made me think of something as you
[01:53:47]were talking.
[01:53:48]We find that people don't really want to come.
[01:53:52]They don't really want to accept the health or whatever
[01:53:54]might be going on.
[01:53:55]It's because most domestic violence is closely
[01:53:57]tied to codependency with the people that are involved.
[01:54:02]And unfortunately, so many of these things
[01:54:04]do occur behind these closed doors
[01:54:05]that I talked about that even the next door neighbors don't
[01:54:08]always know what's going on to actually try to step in and help
[01:54:12]them out as well.
[01:54:13]Any amount of awareness will be good.
[01:54:15]Thank you.
[01:54:17]>> You mentioned it in the presentation but about pushing
[01:54:22]information out our social media.
[01:54:28]>> I know they did a lot of that last year because we were
[01:54:31]getting a lot of questions about it.
[01:54:32]I think all the things we can do, for sure.
[01:54:35]Just like how you're saying you're
[01:54:37]all going to step up like the DUI enforcement.
[01:54:39]Right?
[01:54:40]I think when it's presented to people,
[01:54:43]maybe they can see and know that there's some options out there.
[01:54:48]>> I would just ask, and I don't need an answer.
[01:54:52]But how many people felt impacted by now
[01:54:55]knowing the fact that 33 people are killed
[01:54:56]every day on our roadways?
[01:54:58]And 943 people are injured on roadways because of DUI.
[01:55:02]To me that's impactful.
[01:55:04]It makes me think about my personal travel rights.
[01:55:07]To that point, if we did push our information out
[01:55:13]on domestic violence, it may resonate with people
[01:55:16]that it wasn't expecting to be resonated with before.
[01:55:19]>> It needs to be on a rotational basis every so many
[01:55:24]months.
[01:55:24]Not that I run the social media.
[01:55:38]>> Thank you, chief.
[01:55:39]>> Thank you.
[01:55:45]>> We will now hear from Lieutenant Morris.
[01:55:50]>> Mayor, vice mayor and city council,

[01:55:51]tonight I'll be doing a recap of our July fireworks operation .
[01:56:03]I figured it out.
[01:56:04]So our July fireworks operation, we did
[01:56:06]have a three night operation.
[01:56:08]We had it July 2nd through July 4th.
[01:56:10]And this year July 4th fell on a Saturday.
[01:56:13]So to prepare for that, we did the two days leading up to it.
[01:56:17]What we ended up doing for this operation,
[01:56:19]we had a layer deployment of managers, sergeants,
[01:56:23]uniformed personnel, unmarked units and our drone teams.
[01:56:27]And this was spearheaded by our special Services Sergeant
[01:56:32]stories and his team as well.
[01:56:34]Something I'll get into a little bit,
[01:56:37]we did embed code enforcement personnel with our drone teams
[01:56:40]to try -- which had a significant impact.
[01:56:43]Our goals this year were to deploy these drone teams
[01:56:46]and then these uniformed and plain clothed personnel
[01:56:49]during a designated time period.
[01:56:51]Generally was later in the evening
[01:56:53]when fireworks are more prominent.
[01:56:55]Their objectives was to locate, observed, record and document
[01:56:59]the illegal fireworks violations.
[01:57:00]And then through recordings preserve the evidence
[01:57:03]so that we can issue administrative citations.
[01:57:06]And then also, we have these number of officers.
[01:57:10]They need to retain readiness to respond to any firework
[01:57:14]related events such as fires or large gatherings.
[01:57:17]It just inherently comes with a holiday-type environment.
[01:57:22]So our enforcement strategy which I kind of
[01:57:25]touch on a little bit but it was to document the violations
[01:57:27]at the time that they are occurring rather than going
[01:57:30]and making immediate contact and trying to issue a citation right
[01:57:33]there in the field.
[01:57:34]Subsequently, we would issue an administrative citation
[01:57:37]after the fact once we collected all the evidence and reports
[01:57:41]that were needed.
[01:57:42]And for, this really does limit the contact with law enforcement
[01:57:45]personnel with people that are in a holiday-type setting
[01:57:49]and would limit the conversation to potentially
[01:57:52]dangerous interactions that can sometimes present themselves
[01:57:56]in that type of environment.
[01:57:58]So some of the pre-event mitigation
[01:58:01]efforts that we did was signage was posted throughout the city.
[01:58:05]Social media was utilized to educate
[01:58:07]the public about the dangers and our enforcement approach
[01:58:11]here in the city of Oakland.
[01:58:12]We communicated with our partners
[01:58:14]throughout our area to include Contra Costa Fire Protection
[01:58:19]District.
[01:58:19]And then we specifically had our drone team training
[01:58:23]for firework related events prior to this operation.
[01:58:25]And I would have liked to give a special thank you
[01:58:30]to Sergeant Foreman.

[01:58:31]Over the last few years, he spearheaded our drone team.
[01:58:34]And he will specifically look at what events are coming up
[01:58:37]and guide his training to get his team ready for that type
[01:58:41]of specific environment whether it's
[01:58:43]going to be daytime, night time, or all the special features
[01:58:47]that the drones might have such as thermal imaging and stuff
[01:58:50]like that.
[01:58:50]He's done a really good job putting our team together.
[01:58:54]A significant change this year, we've
[01:58:57]partnered with our code enforcement team.
[01:59:00]By bringing them in, they were able to provide us
[01:59:03]with guidance and feedback on administrative citations which
[01:59:06]we commonly don't interact with.
[01:59:08]And they are an experience with some administrative citations
[01:59:12]and the ordinance violations.
[01:59:14]They really streamlined the process from when we absorb
[01:59:16]the violation -- observed the violation to how quickly we get
[01:59:20]out a citation to the violators.
[01:59:22]This allowed our officers to stay active
[01:59:24]within the streets, focus on the calls for service
[01:59:26]that were out there, and it really
[01:59:29]just made for a more clear and precise objective
[01:59:32]for each one of the elements that we
[01:59:34]included in the operation.
[01:59:38]Just a little way to present that to you guys,
[01:59:42]we essentially had two direct routes to issue a citation.
[01:59:46]One was our drone teams which can observe
[01:59:48]a violation through the drone.
[01:59:50]Galloway that is set up, we had our drone operator and our code
[01:59:54]enforcement officer.
[01:59:55]And the drone operator was able to have a live video footage
[02:00:00]feed to a monitor in front of the code enforcement officer
[02:00:02]so they could watch along to what they are observing.
[02:00:05]When it was observed, code enforcement officer
[02:00:08]could immediately find the location.
[02:00:10]We could provide them the drone footage when we completed it.
[02:00:15]And then they can issue the citation immediately
[02:00:18]to that violator.
[02:00:19]On the other side of things, we can have officers
[02:00:22]on the field which we did.
[02:00:23]Those officers are trying to go to the locations
[02:00:25]but they would have to observe the violation.
[02:00:27]They would then have to try to get a recording with their body
[02:00:30]camera footage.
[02:00:31]After that, they'd have to go back and write a report.
[02:00:33]Upload the video footage.
[02:00:35]And then we'd have to collectively get
[02:00:36]all that together and provide it to the code enforcement officers
[02:00:39]to issue the citations.
[02:00:40]It's a little bit more cumbersome
[02:00:43]and it wasn't as smooth or efficient.
[02:00:48]Just speaking on top of that, I want
[02:00:51]to say thank you to Ashley and Ralph who

[02:00:53]really did help us with that.
[02:00:55]Educated me a lot through this and hopefully we
[02:00:57]can continue this partnership in the future which
[02:00:59]I believe we will.
[02:01:01]And it'll just make the operation even better next year.
[02:01:04]As I said, our operation went from July 2nd to July 4th.
[02:01:07]I was here every night with our teams.
[02:01:09]On July 2nd, we started off with a pilot program.
[02:01:13]It was a smaller staff team but we went up
[02:01:15]to the Summer Lake community.
[02:01:16]It gave us an opportunity to fly the drone,
[02:01:19]tried in different lighting settings,
[02:01:21]see how far it can go and how far we can observe --
[02:01:26]observe the violator.
[02:01:27]But the city remained quiet.
[02:01:30]Very little fireworks.
[02:01:31]I did provide a great training opportunity for us
[02:01:34]to practice with the code enforcement team.
[02:01:36]July 3rd, we decided to deploy the drone from the top of City
[02:01:41]Hall.
[02:01:42]There's a really good location for us to get to different areas
[02:01:45]throughout the central area of Oakley.
[02:01:48]But once again, very few fireworks.
[02:01:50]I commend our community for doing that and following
[02:01:54]what we requested they do.
[02:01:55]But we did practice a lot more and still get ready for the lead
[02:01:59]up to July 4th.
[02:02:00]Ultimately, on July 4th, we once again launched from City Hall
[02:02:05]because it seemed like a good central location.
[02:02:08]As you guys know, we did have a lot of fireworks
[02:02:10]throughout the city.
[02:02:11]It was an active night in our city
[02:02:13]and the surrounding cities which we can observe from up top here.
[02:02:17]But from the drone team and the ground units, we were effective.
[02:02:20]We did take action throughout the night.
[02:02:24]Because the first two nights were quiet, no citations issued.
[02:02:28]But on July 4th, we issued 21 citations.
[02:02:30]12 of those came from our drone base teams
[02:02:34]and nine came from the officers who were actively in the street.
[02:02:38]And just to speak a little bit more on that, from the drones,
[02:02:43]all we had to do was capture video.
[02:02:46]We can jot down the address.
[02:02:48]We can use that as evidence.
[02:02:50]And the officers, they did have a couple of methods
[02:02:53]of deployment but it's so difficult in the middle
[02:02:55]of a party environment for officers
[02:02:57]to drive down the street without being noticed
[02:02:59]or without being crowds on the road
[02:03:00]for us to isolate individuals to a property.
[02:03:05]And just to expand a little bit, we had 21 citations.
[02:03:10]75 firework calls which is increased from 71 of last year.
[02:03:14]Four reported fire calls.
[02:03:16]No damage to any property or anything.

[02:03:18]Our officers did respond and the fires were put out quickly.
[02:03:21]No injuries.
[02:03:22]And we did have one event arrest for the operation and that was
[02:03:26]July 4th at the very beginning of the operation where we had
[02:03:30]officers out and being visible in the community.
[02:03:33]And during a traffic stop, we made an arrest for somebody
[02:03:37]for possessing a firearm.
[02:03:41]So we get to the personnel costs.
[02:03:44]160 total hours which included the managers, sergeants,
[02:03:49]officers and non-sworn individuals that assisted us.
[02:03:51]106 of them were overtime.
[02:03:53]We did mitigate some of it because the special services
[02:03:56]team, we were able to observe some of it
[02:03:59]through their regular shifts and regular hours.
[02:04:01]Before I move on to my recommendations,
[02:04:03]I wanted to provide you guys with a visual of how effective
[02:04:08]these drones were for us.
[02:04:12]The assistant manager is going to pull it up for me here.
[02:04:17]I just want you guys to see how effective it is.
[02:04:21]This is our large drone.
[02:04:22]This is what we had above City Hall.
[02:04:25]This drone has multiple lenses and it records
[02:04:28]from each one of those cameras.
[02:04:30]So this is just an overall camera.
[02:04:32]What we don't know is when we go to some of the other videos,
[02:04:37]you'll see that in real time, how well this drone can
[02:04:41]Zoom in and assist us in finding violators of fireworks.
[02:04:51]Here you're going to see a thermal imaging model.
[02:04:55]As it goes through, this is from the same time frame, just
[02:04:59]a different lens.
[02:05:01]For us, in a few seconds, you can
[02:05:05]tell when the fireworks go up because they're white hot.
[02:05:09]There are different images that it could be changed to.
[02:05:14]We could also see a hot red image when the fireworks go up.
[02:05:19]But we also utilize it if we're trying to locate somebody.
[02:05:29]It just stands out when we're sitting there watching it.
[02:05:35]Same feed as our next video.
[02:05:41]So this is the same occurrence, same quart, same drone.
[02:05:47]But it gives us this capability with these different lenses
[02:05:51]to monitor and capture any visuals that
[02:05:55]are setting off fireworks.
[02:06:31]>> That was our main drone.
[02:06:32]The last few videos you saw.
[02:06:32]It shows the effectiveness because from a good distance,
[02:06:32]we can Zoom in and we can see that violation
[02:06:34]and we can move on to the next without having
[02:06:36]to fly directly overhead.
[02:06:38]Because flight time does take a little bit
[02:06:41]to catch individuals setting off fireworks.
[02:06:43]I'm going to go to the next video.
[02:06:47]So this next thing rounds out some of our capabilities
[02:06:51]with our smaller drones.
[02:06:52]This one was deployed from a patrol vehicle who is responding

[02:06:56]to the reported fireworks.
[02:06:58]These drones are really good in the field
[02:07:01]because officers could be driving around
[02:07:03]and immediately deploy them.
[02:07:04]They don't have the range, they don't have the battery time
[02:07:07]or the flight time.
[02:07:08]But still come on when we're trying
[02:07:10]to issue citations and gather evidence,
[02:07:12]it's really nice for them to have access to them
[02:07:14]inside their vehicles.
[02:07:17]Let's go to the next video, please.
[02:07:22]And the final video, I'm going to show you
[02:07:25]that this is a deployment from the vehicle
[02:07:27]and how fast it can get over and try
[02:07:31]to find where the fireworks are being set off.
[02:08:18]Thank you.
[02:08:20]So I just wanted you guys to see that to see
[02:08:24]how effective these drones have been for us,
[02:08:26]especially when it comes to these type of operations.
[02:08:28]It's really benefited us so we don't
[02:08:30]have to try to get patrol officers directly
[02:08:32]in the area at first.
[02:08:34]We can try to capture evidence on video
[02:08:37]and eliminate some of those complications that
[02:08:39]might happen in the field.
[02:08:42]Some of my recommendations after performing this operation
[02:08:46]would be to expand our enforcement capabilities
[02:08:48]with the drone.
[02:08:49]One of our more enhanced versions,
[02:08:51]which has an extended battery, greater range.
[02:08:55]Can obviously, the video is crucially important for us
[02:08:59]when we're doing this.
[02:09:01]I would like to recommend evaluating and escalated
[02:09:05]fine structure for the repeated violations for the locations
[02:09:08]of the violators.
[02:09:09]And without question, I would ask that our code enforcement
[02:09:13]partnership continues because it really
[02:09:15]did streamline the process and made
[02:09:16]it much more efficient for us.
[02:09:18]And as always, we should review the future staffing needs
[02:09:22]and location based employments. -- deployments.
[02:09:26]So with that, I'm happy to take any questions.
[02:09:30]>> Any questions?
[02:09:31]Thank you very much.
[02:09:32]Thank you for your report.
[02:09:35]It was great.
[02:09:37]I moved to 7.2, city Council acting as the successor
[02:09:46]agency reports.
[02:09:57]>> Since our last meeting, I attended Cal City's East Bay
[02:09:59]Division Board Legislative Day in Sacramento where we got
[02:10:00]to meet with senators and Assembly members to talk about
[02:10:04]local control and things that are affecting the city's.
[02:10:08]And then I had a Josh harder day.

[02:10:11]We did the staff appreciation lunch
[02:10:13]at freedom hosted by rotary but also great to
[02:10:15]partner with all of the organizations that serve
[02:10:19]the same residents that we do.
[02:10:21]On the 19th, I went to hot August nights at studio 55.
[02:10:25]And later that afternoon, Oakley Optometry ribbon cutting.
[02:10:29]I have my new glasses on today.
[02:10:31]And then on the 20th at Cal City East Bay board Xoom,
[02:10:36]I attended the special meeting for the Oakley City Council
[02:10:38]on the 20th and 25th, I virtually attempted --
[02:10:43]attended the Contra Costa Fire District meeting regarding fire
[02:10:46]stations out here in East County.
[02:10:47]So I would advise all residents to pay attention
[02:10:50]to what's going on with that.
[02:10:52]The 26th, the Tri-delta Transit Board meeting.
[02:10:55]Williams will have wonderful notes.
[02:10:57]The 27th, Delta Association of Realtors elected reception.
[02:11:01]And then I ran over here to be a part of the Freedom Homecoming
[02:11:03]parade and rally.
[02:11:05]And let me tell you, if you guys missed it,
[02:11:07]it was huge and amazing.
[02:11:08]And I hope we can continue that partnership.
[02:11:11]On the 28th, the elected Women's luncheon.
[02:11:13]And then that night, the homecoming game
[02:11:16]where we volunteered at the concession stand with rotary.
[02:11:19]The first library subcommittee meeting, all things library
[02:11:23]are moving forward.
[02:11:24]I'm very excited to finally get that going.
[02:11:27]And then on the fourth, the fabulous wine
[02:11:30]tasting room ribbon cutting.
[02:11:32]This afternoon, a swearing for our newest officer.
[02:11:35]I received a call that I've been nominated
[02:11:38]to serve another year on the East Bay Division Board
[02:11:40]for California League of Cities.
[02:11:42]And I also received a call last week from the California --
[02:11:46]from the incoming President of California League of Cities
[02:11:48]and I've been selected to serve as vice chair of this year's
[02:11:51]Public Safety Policy Committee.
[02:11:52]And that is all.
[02:11:57]>> Council member Williams.
[02:12:01]>> All right.
[02:12:02]Aaron wants me to take up some time.
[02:12:05]I attended coffee with the principal of freedom.
[02:12:08]He did provide really interesting data regarding
[02:12:11]fights on campus, GPA goals, enrollment numbers, state
[02:12:16]testing outcomes and goals.
[02:12:17]And he was also highlighting the partnership
[02:12:20]and what a good partnership he has with the city.
[02:12:24]So I don't think he was just saying that because I was there,
[02:12:27]but maybe he was.
[02:12:28]I went to studio 55 hot August nights.
[02:12:31]The ribbon cutting for Oakley Optometry.
[02:12:34]Our tri Delta transit.

[02:12:35]We had a discussion of SB 63, as always.
[02:12:40]And a review of the expenditure plan.
[02:12:42]Tri delta will receive, if that passes,
[02:12:46]34% of the 19% that are returned to source funds which will
[02:12:52]be distributed through a KTA.
[02:12:54]The funds will be spent 60% going
[02:12:57]towards fast reliable service, 40% going towards safer, easier
[02:13:01]and more convenient travel.
[02:13:04]So basically, not just status quo.
[02:13:07]So that was interesting.
[02:13:09]We also talked about youth ride free.
[02:13:12]And what the outcome of that was.
[02:13:16]That's the program for youth ages 6 to 18.
[02:13:19]There was a box tracking only to see how people were using it.
[02:13:25]Deaths past year in the summer it was 31,614 rides which is up
[02:13:28]61% from the previous year.
[02:13:33]That's an important program.
[02:13:36]Measure J Renewal info.
[02:13:37]99% of the projects programs that
[02:13:39]were decided in 2004 when measure J was approved
[02:13:42]have been completed.
[02:13:43]There will likely be a ballot measure for the renewal in 2028.
[02:13:53]We did have a presentation on SB 707 but not as lengthy as here.
[02:13:58]I also attended a webinar prefer a prop
[02:14:01]for parks funding to see how we could get a competitive grant.
[02:14:06]I was originally intending it for the 55 acre park.
[02:14:11]There is some opportunities for a second phase of the rec
[02:14:15]center, potentially the community center
[02:14:17]portion of the library.
[02:14:19]But new parks get higher scoring so that's something
[02:14:22]to keep in mind.
[02:14:23]And they also said that agencies can submit multiple parks
[02:14:26]for grants but each grant application
[02:14:28]can only focus on one park.
[02:14:33]It did seem like a heavy lift but still
[02:14:36]an interesting presentation.
[02:14:37]The Freedoms Homecoming parade was amazing.
[02:14:39]The participation and pure joy from the students
[02:14:41]and the community was amazing.
[02:14:43]I also attended the mayor's confident --
[02:14:46]conference in Moraga as the chair.
[02:14:48]Presentation from Saint Mary's College.
[02:14:50]Enrollment is up 18% over last year
[02:14:52]and international students are up three times what it has been.
[02:14:56]They did start a new nursing program
[02:14:59]which is important for California and particularly out
[02:15:01]here as we have a lot of students who
[02:15:03]would like to become nurses.
[02:15:04]And we currently have a nursing shortage of 43,000 nurses.
[02:15:10]Saint Mary's does have internships and placements
[02:15:13]included.
[02:15:13]They just added an entire swim program, water polo
[02:15:18]and swim to their athletics program.

[02:15:21]I wanted to point out that the Stanford study noted
[02:15:25]that the new economic development
[02:15:27]corridor will be from the East Bay to Sacramento.
[02:15:30]And Saint Mary's would partner with us
[02:15:32]to create economic development opportunities.
[02:15:35]That's it.
[02:15:38]>> I also attended the mayor's conference and that was a great
[02:15:41]presentation .
[02:15:45]It was a great presentation by the president of the College
[02:15:49]of --
[02:15:50]College I went to.
[02:15:54]I went to the rotary lunch at freedom.
[02:15:58]Since the last meeting I've also attended the planning committee
[02:16:03]meeting CTA and the transplant meeting.
[02:16:06]I had an MC meeting.
[02:16:08]I was at swearing in today for our newest officer.
[02:16:12]I did the ribbon cutting and the wine tasting which looked great
[02:16:19]and Julie Del Barber did a great job
[02:16:22]at remodeling the women's club.
[02:16:28]I attended a KTA TEP meeting discussing
[02:16:33]the future transportation expenditure plan.
[02:16:36]Today I met with Rashidi Barnes from Tri-delta Transit and Bill
[02:16:43]Churchill from County Connection.
[02:16:44]We were really talking about transportation
[02:16:47]and starting to get into the expenditure plan
[02:16:51]that Council Member Williams mentioned potentially
[02:16:55]being on a 28 ballot.
[02:16:58]I attended Delta Association of Realtors local government
[02:17:06]networking event.
[02:17:08]Whatever we call it.
[02:17:10]And then I attended the Freedom Homecoming parade
[02:17:14]which was a great event.
[02:17:20]And since our last meeting, I attended our sanitation
[02:17:27]district, studio 55 hot August nights, Friday night bites,
[02:17:31]the homecoming parade.
[02:17:32]That was a home run.
[02:17:34]And the mayor's conference.
[02:17:36]We will move to 7.2 B which is a request for future agenda items.
[02:17:42]Council member Williams.
[02:17:46]>> In light of the fireworks presentation that we just got,
[02:17:49]I don't know if this needs to be a future agenda item but can we
[02:17:52]discuss some of the recommendations from our police
[02:17:55]department?
[02:17:59]I think I need a second.
[02:18:04]>> Recommendations for fireworks or something else?
[02:18:07]>> The recommendations that Lieutenant Morris gave us
[02:18:09]for firework follow up stuff.
[02:18:12]>> If you need to bring it back, I'll second it.
[02:18:16]>> With that, item eight, work sessions --
[02:18:24]we have none tonight.
[02:18:25]Item nine, closed session.
[02:18:27]We have one closed session item.
[02:18:30]9.1, conference with legal counsel, anticipated litigation,

[02:18:34]initiate litigation pursuant to paragraph four subsection D
[02:18:38]subsection 54.956.9, one potential case.
[02:18:43]We will adjourn the meeting after closed session.
[02:18:47]Thank you everybody for coming.
[02:18:49]Good night.
[02:19:05][The meeting is currently in closed session]
[02:19:48][The host has ended the meeting]

Add a comment...

Transcript

Search transcript

0:26
26 seconds
Good evening. This is the regular joint meeting of the Oakley City Council, the Oakley City Council acting as a successor agency to the Oakley
0:34
34 seconds
Redevelopment Agency and the Oakley Public Finance. This meeting is called to order at 6:30. Will the clerk please call role?
0:43
43 seconds
Council member Shaw here.
0:45
45 seconds
Council member Williams here.
0:47
47 seconds
Vice Mayor Meadows here. Mayor Henderson here and Council Member Fuller is absent.
0:54
54 seconds
Item 1.2, Pledge of Allegiance.
0:58
58 seconds
Today we have the uh honor of having Chandler who's involved in the Mustang manage managers leadership and is in the gate greeting for Almond Grove School.
1:10
1 minute, 10 seconds
Chandler is a very social person. He always has conversations with friends.
1:16
1 minute, 16 seconds
When he's not together in person, he enjoys laughing over FaceTime. In his free time, Chandler enjoys golf, bowling
1:24
1 minute, 24 seconds
in a league, playing basketball, baseball, reading, and of course, uh, a
1:30
1 minute, 30 seconds
little Fortnite. He dreams He dreams of becoming a pro golfer.
1:41
1 minute, 41 seconds
Please stand. Hand over your heart, please.
1:46
1 minute, 46 seconds
Pledge. I pledge allegiance to the flag of the United States of America, and to
1:53
1 minute, 53 seconds
the republic for which it stands, one nation under God, indivisible, with liberty and justice for all.
2:20
2 minutes, 20 seconds
Item 1.3, proclamation honoring Ashley Hopwood for earning her Girl Scout Golden Award. If Ashley can meet me up front at the podium, please.
2:38
2 minutes, 38 seconds
Whereas the Girl Scout Gold Award is the highest and most prestigious achievement in Girl Scouts earned exclusively by senior and ambassador high school Girl
2:46
2 minutes, 46 seconds
Scouts who demonstrate extraordinary leadership, community impact, and dedication. And whereas fewer than 1% of
2:54
2 minutes, 54 seconds
Girl Scouts possess the perseverance and vision required to complete the rigorous requirements needed for this award. And
3:02
3 minutes, 2 seconds
whereas Ashley is a hard-working, dedicated, kind-hearted person who has been an active member of the Girl Scouts community since kindergarten. And
3:10
3 minutes, 10 seconds

whereas Ashley is currently a senior at Freedom High School, maintaining membership in the National Honor Society and numerous other clubs while sim
3:19
3 minutes, 19 seconds
simultaneously pursuing college coursework at Los Madanos College toward her goal of becoming a crime scene investigator. And whereas for her gold
3:28
3 minutes, 28 seconds
award project, Ashley dedicated over 80 hours to designing, planning, and constructing one standing height and two
3:36
3 minutes, 36 seconds
wheelchair accessible garden beds for the residents at Commons at Dallas Ranch Assisted Living. And whereas Ashley
3:43
3 minutes, 43 seconds
hosted a special event at the facility inviting attending seniors to participate in planting the new gardens.
3:50
3 minutes, 50 seconds
And whereas the assisted living facility now has a garden club where residents meet regularly to take care of the gardens. Now there therefore be it
3:58
3 minutes, 58 seconds
resolved that Hugh Henderson, mayor of the city of Oakley, along with the members of the Oakley City Council, do hereby recognize and honor Ashley
4:05
4 minutes, 5 seconds
Hopward for earning the Girl Scout Gold Award and commend her exceptional service and lasting contribution to the
4:12
4 minutes, 12 seconds
community. Congratulations
4:16
4 minutes, 16 seconds
[applause]
4:18
4 minutes, 18 seconds
and all those hours into the community and what you've done. You should be very proud in the city council. Uh we're very proud to have you as a resident of Oakley.
4:42
4 minutes, 42 seconds
[applause]
5:08
5 minutes, 8 seconds
Item 1.4 4 Oakley Library update.
5:19
5 minutes, 19 seconds
Hello there.
5:22
5 minutes, 22 seconds
Um, good evening. My name is Lucia Flores. I am the youth services librarian at the Oakley Library and I'm joined by Gia Palini who's our library
5:30
5 minutes, 30 seconds
services manager. Thank you city council for giving us the platform to share that it is library card signup month every September. Um, so we are so excited to
5:39
5 minutes, 39 seconds
be here and share um what the Contra Costa County Library and what Oakley Library provides for the community free of charge. Next slide, please.
5:52
5 minutes, 52 seconds
Oh. Oh, I have it. Let's see. This one right here. Perfect.
5:58
5 minutes, 58 seconds
So, why get a library card? Uh, library cards are free. Um, if you are a California resident, you can get a library card in any public library in
6:07
6 minutes, 7 seconds
the state. Uh, so in our county library, uh, we have no overdue fines. You can check out up to 100 books at a time for
6:14
6 minutes, 14 seconds
up to three weeks. We don't recommend that, but just so you know, that's the limit. Um, we do have books for all ages. Um, in our library, we have
6:22

6 minutes, 22 seconds
collections in English and Spanish, but we're also happy to order books in other languages as well, such as Hindi, Russian, Farsy, Mandarin, and more. Um,
6:31
6 minutes, 31 seconds
you can also find movies, audiobooks, music CDs, and magazines in our library.
6:35
6 minutes, 35 seconds
And we can also order things for you to check out, such as ukuleles, Wi-Fi hotspots, California State Parks passes, which are really popular in the
6:44
6 minutes, 44 seconds
summertime, um, and so much more. You also get free access to our myriad of digital resources. Um, there's way too
6:51
6 minutes, 51 seconds
many to name, but just to kind of summarize what you can do with them, you can check out ebooks, any audio books on your personal devices. Um, you can
6:59
6 minutes, 59 seconds
stream music and movies. You can get free tutoring for your children. You can learn a new language. Get free and discount passes to museums and
7:06
7 minutes, 6 seconds
attractions in the Bay Area. And so much more. Let's see.
7:14
7 minutes, 14 seconds
There we go. So, in our our Oakley library, we have uh roughly 8,819 patrons uh last fiscal year. And about
7:23
7 minutes, 23 seconds
half of those are Oakley youth ages 5 to 17. So when you look at the total population of Oakley, that's roughly 19%
7:30
7 minutes, 30 seconds
of the population is a library user. And when you isolate the Oakley youth population, that's more than half um that are library card holders. So 57.5%.
7:40
7 minutes, 40 seconds
We do a lot of outreach to Oakley schools to um at community outreach events. So we're very um very uh yeah,
7:48
7 minutes, 48 seconds
that's a important thing for us to reach out to the youth so that they're aware of what the library offers for them. Uh, and last fiscal year we circulated
7:55
7 minutes, 55 seconds
39,427 physical items in our library. Let's see.
8:03
8 minutes, 3 seconds
All right. And some may not be aware that all Contracasta County libraries offer free programs for the community.
8:09
8 minutes, 9 seconds
In our library, we have literacy and reading programs such as story time, which is happening right now, Tuesday evenings at 6:30. We also have family
8:18
8 minutes, 18 seconds
bilingual story times in English and Spanish last Tuesdays of the month. And around April or May, we host kindergarten countdown workshops geared
8:26
8 minutes, 26 seconds
towards incoming TK and kindergarteners to help um them and their families uh model skills for them that they could use when they start school. And we host
8:35
8 minutes, 35 seconds
a quarterly rising readers program with the literacy tutor um that does games and activities with the kids to help engage them and get them excited about reading. And of course, we have steam
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8 minutes, 44 seconds
programs at the library, such as our weekly Lego club every Saturdays at three o'clock. And we partner with East Bay Regional Parks on occasion to host
8:51
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science workshops at the library. And we have art workshops as well. So last fiscal year we had 241 programs and we
8:59

8 minutes, 59 seconds
had 5,113 attendees, which is a huge accomplishment for us. Oops.
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9 minutes, 8 seconds
Let me go back. There we go. So, it's our goal every year to visit all second grade classes in Oakley and we were successful in that endeavor last fiscal
9:16
9 minutes, 16 seconds
year. Uh, we visited all the second grade classes, some other grades, and some special education classes as well for a total of 763 students. And we gave
9:25
9 minutes, 25 seconds
out 333 library cards. It's probably the funnest part of my job.
9:31
9 minutes, 31 seconds
And it's very important to us to nourish our community partnerships and um, you know, reach out to the community. So, um, we love going to Heart of Oakley.
9:40
9 minutes, 40 seconds
Um, we had Science Day this year. That was so much fun. So, please continue to invite the library to your events and and if we invite you and you're able to come, please do so. Uh, we have on
9:48
9 minutes, 48 seconds
occasion invited nonprofits such as Campo um, East Bay Regional Parks Care Parent Network to come to our events and um, and provide their information for
9:57
9 minutes, 57 seconds
the community as well. And of course, thank you to the friends of the Oakley Library who um, help support our programs and getting us a new library.
10:07
10 minutes, 7 seconds
All right. So, just to summarize, library cards benefit everyone. Um, I hope you come by the library sometime and um, we can help you find what you're
10:15
10 minutes, 15 seconds
looking for. We can get you a library card for free. And, um, that's pretty much all I have. So, thank you.
10:24
10 minutes, 24 seconds
Any questions from council? Thank you very much for the update. Thank you.
10:31
10 minutes, 31 seconds
[applause]
10:37
10 minutes, 37 seconds
Item 1.5, California Main Street update.
10:52
10 minutes, 52 seconds
Good evening.
10:54
10 minutes, 54 seconds
Tonight, I'm pleased to introduce Miss U. Brooke Folks, um, state coordinator for California Main Street, who's here
11:02
11 minutes, 2 seconds
to share more about the California Main Street program and how the Main Street approach can support community like Oakley. Um, today, Brooke and I uh
11:12
11 minutes, 12 seconds
tooured downtown Oakley um and throughout the city and right before this meeting and took a fresh look at
11:19
11 minutes, 19 seconds
the businesses and properties and public spaces and development opportunities along Main Street. uh it gave us an
11:27
11 minutes, 27 seconds
opportunity to re-evaluate areas potential and discuss some um challenges and consider how the main street
11:34
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approach uh could help guide continuing uh revitalization. Um, the city has been a member of California Main Street since
11:43
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2021. And over past several years, the city has continue to make downtown Oakley and Main Street a key focus on
11:52

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our um, economic development program and efforts. And while many significant investment has already been made in the
12:00
12 minutes
area, as you know, um, the downtown revitalization is an ongoing process. Um ultimately our goal is to continue
12:08
12 minutes, 8 seconds
transforming downtown Oakley into vibrant destination and economic center for our community. The place uh that
12:16
12 minutes, 16 seconds
supports local businesses, attracts new investment and create memorable experiences and the and the businesses
12:24
12 minutes, 24 seconds
are proud to call their own. Um our participation in California main street give us an opportunity to learn uh from
12:32
12 minutes, 32 seconds
other communities successful communities and access uh technical expertise and proven best practice. Uh with that said
12:41
12 minutes, 41 seconds
um it is my pleasure to welcome Brooke uh who's pro been providing uh the overview of main street approach and the
12:48
12 minutes, 48 seconds
resources and Brooke thanks for joining us.
12:55
12 minutes, 55 seconds
Thank you so much. Um, good evening, mayor, uh, council members, city manager. Thank you, Harumi, for your hospitality. Um, what an amazing tour.
13:05
13 minutes, 5 seconds
Uh, it's long overdue. Um, I live in Vakavville, so it's not too far. So, um, I'm sure I will be back. Um, and what
13:12
13 minutes, 12 seconds
again, I got a great picture of some of the exciting developments, including, uh, you know, the the library and the train stop and some other exciting
13:20
13 minutes, 20 seconds
things. So, um it's nice to see that things are consolidating into the downtown core, which is what we want to see. So, um let me just give you some
13:30
13 minutes, 30 seconds
information here about California Main Street. Um so, let's see here. Great. So, California
13:39
13 minutes, 39 seconds
Main Street was originally formed in 1986.
13:42
13 minutes, 42 seconds
Uh it's been around for 40 years now, and it was originally a statewide program um under the Trade and Commerce Agency for the state of California.
13:50
13 minutes, 50 seconds
Since 2002, it's been volunteerrun by through the Main Street Alliance, California Main Street Alliance. So, our board of directors is comprised of Main Street directors from across the state.
14:01
14 minutes, 1 second
We represent 31 um designated Main Street communities, of which Oakley is one of them.
14:09
14 minutes, 9 seconds
We are the state coordinating partner for Main Street America, which is the nationwide movement of over uh 1300
14:17
14 minutes, 17 seconds
communities nationwide that are designated main streets. Um and it is a Main Street America is actually a a
14:24
14 minutes, 24 seconds
subsidiary of the trust um for uh natural for historic preservation. Sorry.
14:35
14 minutes, 35 seconds
Okay. So this is a look at our network.
14:37
14 minutes, 37 seconds
Like as I mentioned, we have 31 communities and 17 are accredited, 14 are affiliates. And I'll explain what that means in a few minutes. But uh this

14:46
14 minutes, 46 seconds
is a breakdown of uh we work with cities large and small from rural to very large um and all over the state.
14:58
14 minutes, 58 seconds
Every year we ask our communities to submit uh reinvestment statistics that shows us um gives us a look at our
15:04
15 minutes, 4 seconds
economic impact uh across the state. So we ask them to report on jobs created
15:11
15 minutes, 11 seconds
and um buildings saved and volunteer hours. So this is a look at at both of
15:18
15 minutes, 18 seconds
our both our 2025 reinvestment stats and also our cumulative stats are down below. So it represents quite a bit of
15:26
15 minutes, 26 seconds
investment that these uh programs have have given back into the state. And on the right side you'll see actually
15:33
15 minutes, 33 seconds
visitor numbers. Uh so we use Placer AI data compared with uh Main Street historic districts. And when we
15:42
15 minutes, 42 seconds
triangulate those, we can see how many folks visited not just the city of Oakley but the downtown core of Oakley.
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15 minutes, 48 seconds
So, I'm excited to report actually that when I pulled the numbers, um, in 2025,
15:55
15 minutes, 55 seconds
Oakley saw 10,852 more visitors than in 2024 to its
16:02
16 minutes, 2 seconds
downtown core. So, almost 11,000 more people came. Those are visitors. So, almost 11,000 more visitors came to your
16:09
16 minutes, 9 seconds
downtown in 2025. So, that's a 3% increase. So, it's very exciting.
16:17
16 minutes, 17 seconds
The Main Street America movement is built on the Main Street approach which is a four-point approach. Um, and this
16:26
16 minutes, 26 seconds
was formed back in 1980. You can think back to conditions in that time. What was happening? Lots of malls being built, lots of downtowns emptying out,
16:35
16 minutes, 35 seconds
stores moving to the malls. Uh, the focus of commerce was shifting and buildings were sitting empty. often
16:43
16 minutes, 43 seconds
historic buildings were falling over. So the National Trust for Historic Preservation piloted a program um to
16:52
16 minutes, 52 seconds
reinforce the downtown commercial cores across America and Ma the mainstream movement was born.
17:02
17 minutes, 2 seconds
This is a look at the layers here. So Oakley, you're there in the middle in the center as a local program. And then as the state coordinator, we're in the
17:11
17 minutes, 11 seconds
middle, the middle ring there. And then we back that up with national stats and resources from Main Street America.
17:23
17 minutes, 23 seconds
Our members um receive training and resources, access to exclusive grant opportunities.
17:31
17 minutes, 31 seconds
We hold an annual conference every year and so uh we we get together every month virtually um and Harumi's been on many
17:40
17 minutes, 40 seconds
of those calls and it's really an opportunity for our main street directors to connect and understand the very unique work that they do.
17:49
17 minutes, 49 seconds
This is just a snapshot of the benefits that Oakley enjoys uh be and in part by being a member of this network. Um, so

17:58
17 minutes, 58 seconds
some of the things that Harumi has engaged with, she's been on she's been on those monthly member check-ins, she's been at our webinars. Um, she and I
18:06
18 minutes, 6 seconds
connect quite a bit over specific technical assistance questions. She'll call and ask, uh, questions relating to, um, for example, the ice rink. I
18:15
18 minutes, 15 seconds
connected her with a couple of other main streets that had ice rinks. So, it's really just about really kind of connecting with resources,
18:22
18 minutes, 22 seconds
um, and supporting the work that she does.
18:27
18 minutes, 27 seconds
So there are two types of designated main streets. There's an affiliate and an accredited level. In Oakley, you are an affiliate, which is um a designated
18:37
18 minutes, 37 seconds
Main Street. So it's recognized by Main Street America as a designated Main Street. And um accredited main streets
18:44
18 minutes, 44 seconds
um are um main street organizations that have taken the extra step to build
18:51
18 minutes, 51 seconds
capacity and intention um on as as in regards to downtown revitalization. So I'll go into that in a second. These
19:00
19 minutes
next few slides are going to have a lot of text but I'll summarize.
19:06
19 minutes, 6 seconds
Uh, so the affiliate main streets get access to resources, technical assistance, they get to use Main Street
19:14
19 minutes, 14 seconds
America branding, they're recognized as a designated Main Street. This is all what Oakley gets to enjoy.
19:21
19 minutes, 21 seconds
And then if a designated Main Street decides that it wants to become an accredited Main Street, then we start to have conversations about goal setting
19:29
19 minutes, 29 seconds
and uh work plans and how we can move that move forward to that goal. But everyone in the network if you're
19:36
19 minutes, 36 seconds
designated you start at this affiliate level.
19:43
19 minutes, 43 seconds
So to level up to the to the accredited level
19:50
19 minutes, 50 seconds
um there is a set of baseline requirements which I will go into quickly.
19:58
19 minutes, 58 seconds
So this is you know why why accreditation right? So obviously it's a it's a stamp of distinction. It shows
20:04
20 minutes, 4 seconds
intent in uh downtown revitalization. It shows you're committed and that you've devoted a certain amount of resources
20:12
20 minutes, 12 seconds
toward this end. And as a city, you uh you value downtown revitalization. It
20:19
20 minutes, 19 seconds
opens you up to different grant opportunities that are only available to accredited main streets. Uh it opens you up to become a potential candidate for the Great American Main Street Award.
20:31
20 minutes, 31 seconds
Um, so there's lots of opportunities there.
20:39
20 minutes, 39 seconds
And so the how how to become accredited, that's a conversation that we can have in terms of, like I said, setting goals.
20:46

20 minutes, 46 seconds
Um, you'll see in this next slide here that there is a set of standards that Main Street America requires of
20:54
20 minutes, 54 seconds
accredited communities. Um, and typically what Main Street America looks for is a
21:03
21 minutes, 3 seconds
um is staff resources. And those can come in many different ways, right?
21:07
21 minutes, 7 seconds
Those can come in uh a independent organization that's got an executive director that's focused on the downtown.
21:14
21 minutes, 14 seconds
It can also be a program officer that works for the chamber. It can be a city economic development manager that's
21:22
21 minutes, 22 seconds
dedicated to main street work. There's lots of different ways this can look, but the ideal there is that there is a full-time program manager that works
21:31
21 minutes, 31 seconds
that their job is to just wake up every day and think about how downtown can improve. Um, and then the other
21:39
21 minutes, 39 seconds
benchmark that we build the work around is something called a transformation strategy. And it's kind of a fancy name
21:46
21 minutes, 46 seconds
for an economic development main street plan basically. Um, and so the transformation strategies that we help our communities build, they are
21:54
21 minutes, 54 seconds
communitydriven. They're based on market data. They're three to five year outlooks. So they're not quite like a downtown master plan. They're a little
22:02
22 minutes, 2 seconds
bit more like we're here and we want to get to here. So um really um kind of setting goals around that. There's a
22:10
22 minutes, 10 seconds
work plan and a budget that's set aside for that work once the community has all bought in.
22:18
22 minutes, 18 seconds
And the idea there is that we want to see measurable progress and noticeable impact.
22:28
22 minutes, 28 seconds
So um field services work. This is a feature of Main Street America and California Main Street.
22:37
22 minutes, 37 seconds
um when our cities decide they would like to level up on the work that they're doing uh or they'd like to bring
22:43
22 minutes, 43 seconds
in specific experts to solve a problem um then uh we are we are available and
22:50
22 minutes, 50 seconds
we can bring in folks to do things like walking audits or um create a transformation strategy or form a
22:58
22 minutes, 58 seconds
downtown association. Those are all things that are in our wheelhouse that we that we do for other cities in California. And um so That is part of our work.
23:10
23 minutes, 10 seconds
And our conference is coming up in two months. We're going to be down in Carl'sbad this year. It's about 125 Main Street professionals from across the
23:17
23 minutes, 17 seconds
state. And uh it's three days of learning and engagement and networking.
23:23
23 minutes, 23 seconds
And um this year it's going to be right two blocks from the ocean. So hope you can join us. and uh uh Main Street
23:31
23 minutes, 31 seconds
America has a a yearly conference which draws about 2,000 people from around the country and this next year it's going to be in Detroit.
23:40

23 minutes, 40 seconds
So that's coming right up.
23:43
23 minutes, 43 seconds
So I want to conclude my presentation and thank you for five years of membership. I think it's a great time for me to come and check in and learn
23:52
23 minutes, 52 seconds
more about your priorities as a city and how I can assist with her goals and with your goals and um move the needle for downtown Oakley.
24:04
24 minutes, 4 seconds
Thank you very much. Any questions?
24:10
24 minutes, 10 seconds
Council member Williams, you mentioned that um in order to become accredited, there has to be a full-time
24:17
24 minutes, 17 seconds
person dedicated. did it. Um I know like downtown Brentwood Coalition, they started out as an all volunteer force.
24:25
24 minutes, 25 seconds
Um so does that full-time person have to be a paid employee or could it be a volunteer who's just focused on the main street portion of things?
24:34
24 minutes, 34 seconds
I I believe it has to be full-time paid, but I but I can double check for you.
24:38
24 minutes, 38 seconds
Yeah. Um, Brentwood is one of our members as well and so we actually they're a great case study because we took them from affiliate to accredited
24:46
24 minutes, 46 seconds
and so um they it would be a great resource to look at and see how they did that because yeah again it was Main
24:53
24 minutes, 53 seconds
Street works best when it's involves the whole community and everyone can buy in and get excited and rally around and
25:00
25 minutes
then you coalesce all of that good work and emerge with um with staffing and
25:07
25 minutes, 7 seconds
with a board of directors s that really is focused on the downtown improvement.
25:14
25 minutes, 14 seconds
Yeah.
25:16
25 minutes, 16 seconds
Thank you very much for your presentation.
25:18
25 minutes, 18 seconds
Thank you for having me. Have a great night.
25:22
25 minutes, 22 seconds
Item two, public comment. We will now receive public comment on items on the consent calendar and items that are not on tonight's agenda.
25:33
25 minutes, 33 seconds
I currently do not have any um speaker cards. If you wish to speak, there are speaker cards in the library, the blue cards. You can fill one out there.
25:42
25 minutes, 42 seconds
Reminder to the public, it's limited to three minutes. There's a timer in front of the my seat at one minute that will beep and the light will turn yellow and
25:51
25 minutes, 51 seconds
as it turns red there. Also, if you're remote and you wish to um speak in public comment, please raise your hand.
26:01
26 minutes, 1 second
Do I have any public speakers?
26:04
26 minutes, 4 seconds
I have no one in house. I have nothing that was turned in online. Do we have anybody um online that wishes to speak?

26:11
26 minutes, 11 seconds
I do not see any hands raised online.
26:15
26 minutes, 15 seconds
I will close public comment. Move to item three. Council members comments.
26:24
26 minutes, 24 seconds
I do not see any council member comments. We'll move to item four, consent calendar. Does anybody wish to uh remove anything from this consent
26:31
26 minutes, 31 seconds
calendar? Otherwise, uh I'll look for a motion. I move approval of the consent calendar. I'll second.
26:39
26 minutes, 39 seconds
So, we have a first and a second. Can we have a roll call vote, please?
26:44
26 minutes, 44 seconds
Council member Shaw, yes.
26:46
26 minutes, 46 seconds
Council member Williams, yes.
26:48
26 minutes, 48 seconds
Vice Mayor Meadows, yes.
26:50
26 minutes, 50 seconds
Mayor Henderson, yes. The motion carries 40.
26:59
26 minutes, 59 seconds
Item five, no public comments tonight.
27:01
27 minutes, 1 second
We'll move to the regular calendar. Item six.
27:04
27 minutes, 4 seconds
Item 6.1. Adopt a resolution appointing one planning commission to fill a two-year vacancy expires
27:13
27 minutes, 13 seconds
February 28th of 27. And our community development director.
27:25
27 minutes, 25 seconds
Good evening, Mayor, Vice Mayor, members of the city council. Thank you. I'm Ken Streo, community development director.
27:32
27 minutes, 32 seconds
Just going to give you a brief introduction to tonight, what's on tonight's agenda, which is for the city council to hear interviews of three
27:40
27 minutes, 40 seconds
candidates or applicants to fill a vacant role for the planning commission and then to determine on which of those three you'd like to appoint. So, a
27:49
27 minutes, 49 seconds
little bit of background. Planning Commission is made up of two two-year term seats which expire February 28th of
27:55
27 minutes, 55 seconds
next year and three four-year term seats expiring October 11th of 2029.
28:02
28 minutes, 2 seconds
Eventually, we'll get back on track so that all the seats are for four-year terms. Uh, one of the two one of the
28:09
28 minutes, 9 seconds
two-year term seats expiring next year was currently was vacated recently by Commissioner Oliviveros, who resigned from the position on July 7th.
28:20
28 minutes, 20 seconds
The process for the applications, they were made available to be submitted from July 13th through August 20th of
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28 minutes, 27 seconds
this year. And the city clerk received a total of three applications. One from Pierre Reyes, one from Lewis Gentry, and
28:35
28 minutes, 35 seconds

one from Adam Sterout. Proof of res residency has been confirmed for all three applicants.
28:42
28 minutes, 42 seconds
for the interview process. The interviews will be held in the order the applications were received, which is the same order of the names I just presented.
28:50
28 minutes, 50 seconds
Um, candidates two and three will exit to a conference room and they will be escorted by Mr. Gorman. And then once an
28:58
28 minutes, 58 seconds
applicant has been interviewed, they're welcome to remain in the chambers during the following interviews.
29:04
29 minutes, 4 seconds
There's four questions to ask the applicants. Some of them are two-part questions, but we wanted to split them into four, so you can share them if you like. If you want to go down the line or
29:12
29 minutes, 12 seconds
however the council chooses, that works out fine. And then there's three question sheets for each of the city council members. There should be one
29:20
29 minutes, 20 seconds
sheet per applicant so you can take down notes as you're asking the questions.
29:24
29 minutes, 24 seconds
And we just ask that you put their name or initials up top so that we know who they're for.
29:33
29 minutes, 33 seconds
You also have a forced ranking summary sheet. And I believe most of you have used these in the past, but just for
29:39
29 minutes, 39 seconds
transparency sake, uh they require the city council to essentially rerank the candidates after
29:47
29 minutes, 47 seconds
each interview. So for the first column, you would be putting the initials of Pierre Reyes or PR. And then after the
29:56
29 minutes, 56 seconds
second interview, you will rank whoever you feel ranks higher between those two in the second column with the higher
30:04
30 minutes, 4 seconds
ranking up top and so on. And it's important that all of the names are filled out for each of the rounds uh to prevent any confusion should there be a
30:12
30 minutes, 12 seconds
tie or something like that down the line. Are there any questions on the ranking sheets? Good. Okay. And then
30:20
30 minutes, 20 seconds
after the rankings are done, we staff ask that the mayor call a short recess to allow the city clerk and myself to
30:28
30 minutes, 28 seconds
tally up the numbers. Uh we do have some tie breakers in place should we come upon a tiebreaker. If uh we have two
30:37
30 minutes, 37 seconds
tiebreers that we have set up, it's first place votes and then the least amount of third place votes. If we get to we're still in a tie, we would ask
30:45
30 minutes, 45 seconds
the city council to deliberate and someone make a motion on who they'd like to appoint. I'm sorry we ran out of tiebreaking ideas.
30:53
30 minutes, 53 seconds
And that concludes my short presentation. I would just ask um if the three applicants are in the audience that they please raise their hands.
31:04
31 minutes, 4 seconds
Excellent. So we would ask that Lewis Gentry and Adam Sterude follow Evan, Mr.
31:11
31 minutes, 11 seconds
Gorman back there and Pierre can stay in the room until he's called up. Thank you.
31:18
31 minutes, 18 seconds
Any questions for staff before we get started?
31:22
31 minutes, 22 seconds
Thank you for explaining the sheet for the challenges in the room. If you have any questions, let me know.

31:29
31 minutes, 29 seconds
Thank you, Vice Mayor Meadows.
31:30
31 minutes, 30 seconds
I just was going to ask who's got one, two, three, four.
31:35
31 minutes, 35 seconds
I'll do one. And you're doing You're doing one. What do I Okay. What do I have? You have two.
31:42
31 minutes, 42 seconds
Two. Okay.
31:47
31 minutes, 47 seconds
So, we'll go ahead and uh call the first applicant up.
31:58
31 minutes, 58 seconds
Good evening. Good evening.
32:02
32 minutes, 2 seconds
So, we'll start off with the first question. What motivated you to apply for appointment to the planning commission?
32:09
32 minutes, 9 seconds
Well, one thing that motivated me to apply for the board of commission was that last year I was part of the
32:18
32 minutes, 18 seconds
leadership, the Oakley leadership program. And it inspired me to actually
32:24
32 minutes, 24 seconds
take this opportunity to kind of learn what I've learned from the program and see how it goes and give me a better
32:32
32 minutes, 32 seconds
perspective of the city and how it works.
32:43
32 minutes, 43 seconds
How would you describe the city's current direction regarding development and growth? And how do you envision Oakley developing over the next five, ten, and 15 years?
32:54
32 minutes, 54 seconds
Well, I've been in Oakley for five years since we moved from Daily City. I grew up in Daily City most of my life. So
33:03
33 minutes, 3 seconds
having to see Oakley grow in a span of 5 years is quite interesting and I'm quite prideful about
33:12
33 minutes, 12 seconds
it because I I like how it it's going to be because there's more more people, more opportunities and what I what I can
33:22
33 minutes, 22 seconds
see in the future for Oakley is to be more thoughtful and strategic when it comes to its development. And I feel
33:31
33 minutes, 31 seconds
like having more of of the changes in a positive direction,
33:38
33 minutes, 38 seconds
it would provide Oakley and its residents a better a better life.
33:46
33 minutes, 46 seconds
Thank you.
33:49
33 minutes, 49 seconds
All right. What is the most important skill or quality that a planning commissioner should bring to this role?
33:57
33 minutes, 57 seconds
Well, for me personally, um, having having to be a an educator, I
34:06
34 minutes, 6 seconds
think that one of the important aspects of leadership is the ability to be able to listen and comprehend what is being asked or what's being um, given to you.
34:18
34 minutes, 18 seconds
And by listening you actively participate on not just like listening but actually caring enough so that they

34:27
34 minutes, 27 seconds
can show that your sincerity of what you want or what they what you want them to to to
34:35
34 minutes, 35 seconds
feel and see that Oakley as a whole can be a better place for development.
34:48
34 minutes, 48 seconds
If appointed, how would you define your role and responsibility as a planning commissioner? And do you have any scheduling conflicts that could affect
34:55
34 minutes, 55 seconds
your ability to regularly attend planning commission meetings which are scheduled for the first and or third Tuesday of each month at 6:30 p.m.?
35:03
35 minutes, 3 seconds
What was the first part of the first part is sorry that was a long question. I got the I got the second part now.
35:08
35 minutes, 8 seconds
How would you define your role and responsibilities as a planning commissioner? Well, first I would more
35:15
35 minutes, 15 seconds
likely um be be more objective, be more active in listening to the the rest of the board and if there is any any some
35:24
35 minutes, 24 seconds
sort of conflict or disagreement, willing to collaborate and be able to to see what they're
35:31
35 minutes, 31 seconds
seeing that I'm not seeing in terms of of planning or what they what they see or what they have learned previously.
35:40
35 minutes, 40 seconds
And it's a good opportunity for me to learn as well in having like a a much more group um
35:50
35 minutes, 50 seconds
um organization to see what we can do in in terms of as a group. Um in terms of conflict, I have no conflict with
35:59
35 minutes, 59 seconds
anything with its scheduling. Um the best part of being a sub as a as a educator, you hold your time.
36:08
36 minutes, 8 seconds
Thank you.
36:11
36 minutes, 11 seconds
That that includes our questions. So, u you can either stay and listen to the other interviews or uh
36:20
36 minutes, 20 seconds
we'll get through the next two
36:44
36 minutes, 44 seconds
Second candidate will be Lewis Gentry.
37:02
37 minutes, 2 seconds
Hi, good evening. Thanks for your time.
37:08
37 minutes, 8 seconds
What motivated you to apply to be a planning commissioner? Um yeah, that was that was really easy.
37:16
37 minutes, 16 seconds
I think it's just the modern the modern chaos of the modern times. Um, also, uh, the fact that now that, um, I'm in
37:23
37 minutes, 23 seconds
Oakley, uh, and during COVID, uh, when my job went remote, I had more time at home, more time in the community, uh, as
37:32
37 minutes, 32 seconds
opposed to before where I was mostly just in the rat race of go to work and just, you know, earn your money, come home, take care of the family, and then
37:40
37 minutes, 40 seconds
there's no time to actually experience the community, see what environment I'm actually living in. So, uh, since moving to Oakley, I've been part of the
37:48

37 minutes, 48 seconds
community, uh, digesting it, seeing the community. Uh, I fell in love with the beauty. I fell in love with the hospitality of the residents. Um, it's
37:57
37 minutes, 57 seconds
hospitality I hadn't experienced since growing up in a military family. Uh, my dad was in the army and so on the military bases, um, everything was
38:05
38 minutes, 5 seconds
really hospitable. But uh when I moved to California in um 98, I mostly lived around Silicon Valleys, Santa car Santa
38:12
38 minutes, 12 seconds
Clara, Fremont, uh Union City, and those are fine cities, but they lack hospitality. And um so when I came to
38:20
38 minutes, 20 seconds
Oakley, that was the first thing that stood out. Um also I I see how the city um is clean and complete is what is the
38:29
38 minutes, 29 seconds
way I summarize it. uh complete in the sense that uh everybody's basic needs and resources
38:37
38 minutes, 37 seconds
seem to be easily accessible um via public transportation or even walking.
38:42
38 minutes, 42 seconds
So I was never really a big walker until now because everything is so convenient.
38:46
38 minutes, 46 seconds
Um I walk my dog all over, walk several miles almost every day. Um and I just enjoy it and and in the process um
38:53
38 minutes, 53 seconds
speaking to other residents, you know, and they're speaking back. And so you learn about their lives, you learn about u more about, you know, how the city operates. And so I think this, you know,
39:02
39 minutes, 2 seconds
to answer your question, um this is the community that that I've always wanted to be around when I settled down. Um and
39:08
39 minutes, 8 seconds
so uh finally, you know, being amongst that that community and then seeing all the threats outside, you know,
39:16
39 minutes, 16 seconds
technology threats, um hate threats, all of those things, um I just felt like, you know, when the when the position got opened, I just needed to, you know, at
39:25
39 minutes, 25 seconds
least do what I can to try to help combat, you know, a lot of the negativity that's going on around and try to protect the community and the
39:32
39 minutes, 32 seconds
city, uh to keep it pristine, at least, you know, keep this as a nice oasis, uh for as long as we can and spread, you you know, spread the the positive vibes
39:40
39 minutes, 40 seconds
at Oakley and the example that Oakley sets um to other surrounding areas, you know. So, hopefully that wasn't too long-winded.
39:50
39 minutes, 50 seconds
How would you describe the city's current direction regarding development and growth? And how do you envision Oakley developing over the next 5, 10, and 15 years?
40:01
40 minutes, 1 second
Um, I would describe the current pathway to be very healthy. Um, I've been, you know, started to come to the planning
40:09
40 minutes, 9 seconds
committee meetings for the last couple months, um, just to kind of see how things are operating, see what direction things are going. And I really like that, uh, the community itself, the
40:18
40 minutes, 18 seconds
residents are very vocal. They come up, they have their complaints, and I like the way that the the committees and the council hears them and responds to them.
40:27
40 minutes, 27 seconds
Um I see I hear all too often on a lot of surrounding cities, particularly Bay Area cities where their community leaders, they don't really listen or
40:35

40 minutes, 35 seconds
serve the community. Um and so the fact that um Oakley receives and they take their time to really investigate um and
40:44
40 minutes, 44 seconds
then advise, you know, that it feels very fair. It feels like they have the the citizens uh best interest at heart.
40:51
40 minutes, 51 seconds
And that's that's the kind of leadership that, you know, that I want to be around and would like to be a part of.
41:00
41 minutes
All right. What do you feel is the most important skill or quality that a planning commissioner should bring to this role?
41:09
41 minutes, 9 seconds
Um, I'll kind of wrap them into one, but they're kind of two words, two concepts, but objectivity and listening. Um, I
41:16
41 minutes, 16 seconds
think far too often too many people already have predisposed answers to problems. um and they don't listen to
41:23
41 minutes, 23 seconds
the specific details of uh that person or that entity's unique problem. Um so
41:30
41 minutes, 30 seconds
you know listening with full engagement fully intent um and then full objectivity you know try to take as much
41:37
41 minutes, 37 seconds
bias out and then also uh really objectively thinking through the problem to try to come up with the the best
41:44
41 minutes, 44 seconds
solution not just for that one individual or entity but thinking through the repercussions of of the
41:51
41 minutes, 51 seconds
solution. How does it affect the community? How does it affect other entities? you know, basically try to follow the butter butterfly effect as wide and as far as it goes and make sure
42:00
42 minutes
that, you know, you've uncovered any potential hiccups or surprises so that you, you know, there's always going to be some surprises, but you try to
42:07
42 minutes, 7 seconds
minimize the surprises as much as possible. So, all right, mine is a two-part question, so bear with me. Okay.
42:15
42 minutes, 15 seconds
If appointed, how would you define your role and responsibilities as a planning commissioner? And do you have any scheduling conflicts that could affect
42:23
42 minutes, 23 seconds
your ability to regularly attend planning commission meetings which are scheduled for the first and or third Tuesday of each month at 6:30 p.m.?
42:31
42 minutes, 31 seconds
I will answer those in reverse because the second one's a little easier for me to answer. Um, no scheduling conflicts because I not only am I well I guess
42:40
42 minutes, 40 seconds
working from home remotely, but I'm one of those software engineers whose careers are have been eaten by AI. So I have a lot more time on my hands. Um, so
42:48
42 minutes, 48 seconds
right now I'm I do have an LLC that I'm working with with my with my partners, but all of that is remote and so I have a lot of time um on my hands at home.
42:57
42 minutes, 57 seconds
Um, you know, so it' be nice to break up that time with more than just golf in video games. But uh, and then to answer your other question, um, honestly, I
43:05
43 minutes, 5 seconds
don't know because this is, you know, I'm a software engineer. I don't know necessarily how um, cities operate. So that's that's what I'll be in to learn,
43:14
43 minutes, 14 seconds
you know. So I will uh my one of my biggest skills is you know learning. You know I've uh always had to adjust to

43:21
43 minutes, 21 seconds
different industries whether it be in software or whatnot. I guess I get a lot of that from growing up in a military family. I've watched my dad have to
43:28
43 minutes, 28 seconds
pivot. Um I had to I watched him learn and pivot when he retired and couldn't find work with his military skills. So he had to pivot to something completely
43:37
43 minutes, 37 seconds
different. So a lot of you know what he got went through I'm in the in the process of and you know he got through that by staying open-minded and learning
43:45
43 minutes, 45 seconds
and uh not assuming that he knows the answers or even knows all the questions.
43:50
43 minutes, 50 seconds
Um you know so I would say that would be my biggest um skill. You know I could be putty in the puttying people's hands but
43:57
43 minutes, 57 seconds
not not silly putty. You know, I uh I can smell BS and I'm not easily controlled and I have no issues being
44:04
44 minutes, 4 seconds
the only one going against the status quo. Um I am a stickler for facts because I think without facts, without
44:13
44 minutes, 13 seconds
truth, you have nothing but chaos. And so if I'm the only one saying truthful things, then so be it. Um so I'd say I
44:20
44 minutes, 20 seconds
am um open-minded, objective, and willing to learn. So time. Thank you.
44:29
44 minutes, 29 seconds
and you can either stay in the audience or um step out of the room while we do the third interview. Okay. Thank you.
44:45
44 minutes, 45 seconds
Our last candidate for the evening will be Adam Steru.
45:06
45 minutes, 6 seconds
Good evening. Good evening.
45:08
45 minutes, 8 seconds
What motivated you to applied for the appointment of a planning commissioner?
45:13
45 minutes, 13 seconds
Um, I was just motivated by being more involved with the community. My whole family grew up here. Grandparents raised
45:20
45 minutes, 20 seconds
their family here. family still lives here. I've been here for 15 years and kind of seen the development and that we
45:27
45 minutes, 27 seconds
are definitely going in a direction. But I just kind of wanted to help guide that direction from, you know, a youthful
45:35
45 minutes, 35 seconds
standpoint, from a parenting standpoint, from somebody who's involved with the community who does enjoy spending time in this community and wants to see tax
45:43
45 minutes, 43 seconds
dollars spent in their community or tax dollars earned in their community. just wanting to be more involved with whatever direction it is because we are going somewhere but just wanting to make
45:51
45 minutes, 51 seconds
sure that it steers in the right direction. Thank you.
45:58
45 minutes, 58 seconds
How would you describe the city's current direction regarding development and growth and how do you envision Oakley developing over the next 5, 10, and 15 years?
46:08
46 minutes, 8 seconds
I think that we definitely don't have a problem developing and there aren't people that are interested in developing
46:15
46 minutes, 15 seconds

here. Um, we have no issue with getting projects built. I do think that we're
46:23
46 minutes, 23 seconds
probably building residential faster than our infrastructure or spending um, shopping can handle. Like that Safeway
46:31
46 minutes, 31 seconds
on Laurel, for instance, was a much needed community resource. You can tell from the day it's opened, it's all it didn't take time to gain traction. And
46:40
46 minutes, 40 seconds
with us developing the um [clears throat] East Cypress corridor, not to mention there's so much uh land
46:47
46 minutes, 47 seconds
on the Main Street, Empire, Laurel, Carpenter Corridor. We have so much more room for development, but how are we
46:56
46 minutes, 56 seconds
going to responsibly develop that in order to support the community as a whole? Um, in five years, I'd like to
47:03
47 minutes, 3 seconds
see more places for me to take my wife on dates or for, you know, if I ask where to go get a t-bone or a couple of
47:11
47 minutes, 11 seconds
oysters right now, you guys probably aren't going to refer to me a restaurant in Oakley. And if my kids want to pay competitive sports, they're probably not
47:20
47 minutes, 20 seconds
going to play in Oakley. So, how in the next 5 years are we going to build our infrastructure and our resources and our
47:27
47 minutes, 27 seconds
services to support the community that we've already built and are continuing to develop right now as well as looking
47:34
47 minutes, 34 seconds
into the 5 10 15 year. Right now, we're right under 50,000, but we could be at 75 at least 60 by then. So, what's the
47:43
47 minutes, 43 seconds
how are we going to develop at the same rate to support all of that growth?
47:51
47 minutes, 51 seconds
What? Oh, sorry. What would you say is the most important skill or quality that a planning commissioner can bring to this role?
47:59
47 minutes, 59 seconds
I would say malleability.
48:01
48 minutes, 1 second
And because you have some things that are malleable, you can bend them with your hands. Something to have to get heated up and hit with a hammer. And I'd
48:10
48 minutes, 10 seconds
like to think that I'm somewhere in the middle there because you're going to have more senior members on any kind of commission that you're sitting on. Then
48:17
48 minutes, 17 seconds
you want to learn from their tenure. See how you don't want to come in and try and change the world with all your ideas at once. And you have to take that, you
48:25
48 minutes, 25 seconds
know, resident of 40, 50 years perspective as well as resident of maybe 5 to 10 years and somewhere in the middle. And you guys have to work
48:33
48 minutes, 33 seconds
cohesively as a group to be able to move in any direction. And so malleability as it comes to cohesion as a group. Um you
48:42
48 minutes, 42 seconds
can't just go in there and force your way. you do have to look at other perspectives um in accordance with the plan.
48:50
48 minutes, 50 seconds
Thank you.
48:54
48 minutes, 54 seconds
Okay. I have a two-part question. If appointed, how would you define your role and responsibilities as a planning
49:01

49 minutes, 1 second
commissioner? And do you have any scheduling conflicts that could affect your ability to regularly attend planning commission meetings which are scheduled for the first and or third
49:09
49 minutes, 9 seconds
Tuesday of each month at 6:30 p.m.? Um, can I answer I'm going to answer the second part first. No, I won't have any
49:16
49 minutes, 16 seconds
conflicts. Um, you know, being a father of four children now, I've always had meetings. I do have a very hectic
49:24
49 minutes, 24 seconds
schedule with sports, with other meetings for things that I attend to, and I I will plan vacations out, which you need to do when you have a large
49:32
49 minutes, 32 seconds
family. Um, I plan my vacations even a year in advance around meeting dates. So being that this is, you know, you can
49:39
49 minutes, 39 seconds
look through the end of 27 right now and schedule the rest of your committee meeting dates for the next 18 months in
49:48
49 minutes, 48 seconds
advance technically. And I'm not booking vacations two years ahead of time. So no, Tuesdays I am wide open in general
49:55
49 minutes, 55 seconds
and won't make things that um contract or conflict, I'm sorry, with those
50:02
50 minutes, 2 seconds
obligations. As a planning commissioner, my most important role would probably be just at first just assuming the position of
50:11
50 minutes, 11 seconds
being the newly appointed member and working with the group, seeing how the rest of the group flows, what I can do
50:19
50 minutes, 19 seconds
to help, what um perspective I can offer to the group without trying to, like I said kind of earlier, jumping in and
50:27
50 minutes, 27 seconds
pushing my own agenda or changing things right off the bat. learning learning first on how because you can't really affect change until you know how change happens.
50:39
50 minutes, 39 seconds
Thank you.
50:41
50 minutes, 41 seconds
Okay, we're going to take about a fivem minute recess now.
57:19
57 minutes, 19 seconds
So, we'll call the meeting back to order and then we're going to get the Cali from city clerk, please.
57:29
57 minutes, 29 seconds
Thank you. Yes. After tallying the votes, the highest score uh received was to Adam Stered.
57:41
57 minutes, 41 seconds
So, at this point, I'll need a motion to uh approve.
57:46
57 minutes, 46 seconds
I move that we appoint Adam Ster to uh our planning commission. Second.
57:53
57 minutes, 53 seconds
[snorts]
57:53
57 minutes, 53 seconds
We have a first and a second, a roll call vote.
57:57
57 minutes, 57 seconds
Council member Shaw, yes.
57:59
57 minutes, 59 seconds
Council member Williams, yes.
58:01
58 minutes, 1 second
Vice Mayor Meadows, yes.

58:03
58 minutes, 3 seconds
Mayor Henderson, yes. The motion carries 4 Z. Congratulations.
58:13
58 minutes, 13 seconds
Item 6 point item 6.2, appeal of the planning commission decision on 5279 Noli Road.
58:23
58 minutes, 23 seconds
And we'll receive our staff report from our associate planner, Evan Gordon.
58:29
58 minutes, 29 seconds
[snorts]
58:33
58 minutes, 33 seconds
Thank you.
58:35
58 minutes, 35 seconds
Thank you. Um tonight's uh presentation is just three slides plus this title. Um so don't blink. Uh thank you for the
58:43
58 minutes, 43 seconds
chance to present it. Um this is 5279 Naroli Road Appeal.
58:51
58 minutes, 51 seconds
For some background, for some background, this property is uh 5279 Naroli Road is zone light
59:00
59 minutes
industrial and it has a single family residence on it built in 1944.
59:07
59 minutes, 7 seconds
On June 8th, 2026, the zoning administrator determined the residence may continue. The Oakley Municipal Code prohibits expansion or intensification.
59:18
59 minutes, 18 seconds
An unpermitted addition and a proposed ADU both qualify as an expansion and cannot be legalized.
59:26
59 minutes, 26 seconds
On August 18th, the planning commission held a denovo hearing. That's a fresh hearing where they are not beholden to the zoning administrator's determination. They can make their own.
59:36
59 minutes, 36 seconds
Um and they voted 30 to deny the appeal and affirm the determination as modified.
59:46
59 minutes, 46 seconds
Tonight is
1:00:14
1 hour, 14 seconds
is a denovo public hearing. So, another hearing, this time in front of the city council. If you were to choose this, staff would schedule it within 30 days.
1:00:24
1 hour, 24 seconds
Testimony and evidence would be received at that meeting. This doesn't have a resolution. It just needs a majority vote.
1:00:32
1 hour, 32 seconds
The next one, um, in your agenda packet, you've been provided a comprehensive record of the, um, past decisions and
1:00:41
1 hour, 41 seconds
their and the public hearing on August 18th. You could decide to affirm the planning commission's decision based on
1:00:48
1 hour, 48 seconds
that record. Um, you could vote not to uphold it. Um, or you could affirm with
1:00:55
1 hour, 55 seconds
conditions. Um, this wouldn't require a hearing, just be based on the record in front of you. um this would be the final
1:01:02
1 hour, 1 minute, 2 seconds
determination and there's a draft resolution um for the affirming the planning commission's decision should you choose that.
1:01:12
1 hour, 1 minute, 12 seconds
The third option is to refer it back to the planning commission. Staff would schedule another planning commission hearing. This decision just needs a majority vote.
1:01:21

1 hour, 1 minute, 21 seconds
Independent hearing officer, if you were to choose this, um staff and the city attorney would work to appoint a independent officer. The officer then
1:01:30
1 hour, 1 minute, 30 seconds
makes a recommendation. Council hears that at a later meeting and adopts or substitutes its own findings.
1:01:38
1 hour, 1 minute, 38 seconds
And finally, um, affirm without hearing or record review because we've provided you an extensive record. We don't recommend this one.
1:01:48
1 hour, 1 minute, 48 seconds
That covers your options. I'm happy to answer questions on the procedure along with the help of the city attorney. And I appreciate your time.
1:01:57
1 hour, 1 minute, 57 seconds
Thank you. questions or staff.
1:02:05
1 hour, 2 minutes, 5 seconds
Okay, we'll move to public comment. I do have one um public comment card for this Henry Calvin.
1:02:17
1 hour, 2 minutes, 17 seconds
Good evening, your honor. Henry Catalan uh for the owner's agent. Um, and I just wanted to uh just state for the record the proposed resolution rests on a
1:02:26
1 hour, 2 minutes, 26 seconds
reappealed ordinance. Uh, and that ordinance is 826 and it was reappealed by uh the same council chamber. Uh, and
1:02:34
1 hour, 2 minutes, 34 seconds
uh on the uh and it's on the ration raised for the first time in this staff report which is the appellent has had no forum to answer. Uh I I understand the
1:02:43
1 hour, 2 minutes, 43 seconds
draft is uh and it's objective is adoption is uh procedural but we object uh it uh it uh just due because there's
1:02:52
1 hour, 2 minutes, 52 seconds
been uh things that have not been heard of um and uh we ask that this objection be reflected in the minutes. Thank you.
1:03:04
1 hour, 3 minutes, 4 seconds
Do we have any other public speakers for this item? Do we have anybody online for speaking on this item? There is nobody online, mayor.
1:03:14
1 hour, 3 minutes, 14 seconds
And I'll bring it back to council for deliberation or a motion. Vice Mayor Meadows.
1:03:24
1 hour, 3 minutes, 24 seconds
I would prefer to uh move forward with uh item two, review the record and decide.
1:03:38
1 hour, 3 minutes, 38 seconds
Council member Williams.
1:03:41
1 hour, 3 minutes, 41 seconds
Could I just ask a question? If we're reviewing the record and deciding, um, no new evidence can be introduced, right? It's just reviewing.
1:03:52
1 hour, 3 minutes, 52 seconds
Correct. So, public comment is closed.
1:03:57
1 hour, 3 minutes, 57 seconds
You would basically deliberate and you can make a motion to affirm, deny, modify, but that's pretty much all you
1:04:05
1 hour, 4 minutes, 5 seconds
can do at this point. And no, you would not consider anything beyond what's in the staff report.
1:04:11
1 hour, 4 minutes, 11 seconds
Okay, thank you. I just needed that clarity.
1:04:21
1 hour, 4 minutes, 21 seconds
So, do we need a motion then to um if if it's the pleasure of the council to
1:04:27
1 hour, 4 minutes, 27 seconds
proceed as C council member Meadows suggest, then a motion can be made to
1:04:34
1 hour, 4 minutes, 34 seconds

affirm or deny or affirm with conditions whatever the pleasure of the motion maker is.
1:04:44
1 hour, 4 minutes, 44 seconds
Vice Mayor Meadows So if it's okay, let me ask when did
1:04:51
1 hour, 4 minutes, 51 seconds
the general uh plan uh change this to light industrial.
1:05:06
1 hour, 5 minutes, 6 seconds
The general plan adopted in 2002 designated this property as light industrial. Okay.
1:05:14
1 hour, 5 minutes, 14 seconds
Do we know when the property was purchased? No,
1:05:24
1 hour, 5 minutes, 24 seconds
I'm assuming after 2002 22. Okay, thank you.
1:05:43
1 hour, 5 minutes, 43 seconds
Council member Williams, I'm just having a hard time because I
1:05:51
1 hour, 5 minutes, 51 seconds
was leaning towards the second public hearing. Um, and the reason for that is because, you know, I think we should
1:05:59
1 hour, 5 minutes, 59 seconds
take anything that has to do with people's property very seriously. Um, but that was a good question that you
1:06:07
1 hour, 6 minutes, 7 seconds
just brought up because that does make a difference. The zoning was already light industrial. So, um, I don't know if I can be the tiebreaker yet on this one, though.
1:06:20
1 hour, 6 minutes, 20 seconds
Council member Sha.
1:06:22
1 hour, 6 minutes, 22 seconds
Uh, yeah, I I'm I'm leaning towards number two as well. I I have reviewed all the documents as well as gone back and watched the video of the planning
1:06:29
1 hour, 6 minutes, 29 seconds
commission meeting u driven by the location. Um, and I think I have enough information to make that determination.
1:06:44
1 hour, 6 minutes, 44 seconds
Vice Mayor Meadows.
1:06:46
1 hour, 6 minutes, 46 seconds
So, I feel for you.
1:06:52
1 hour, 6 minutes, 52 seconds
Uh, you you assumed you were going to be buying a house that you could live in and do whatever you want with. Um,
1:07:01
1 hour, 7 minutes, 1 second
but when you're when you're buying when you're buying property, you got to do investigations and you've got to uh find out, you know, what you're buying, what the zoning is, what you can do with it.
1:07:12
1 hour, 7 minutes, 12 seconds
And it's unfortunate that that you didn't.
1:07:19
1 hour, 7 minutes, 19 seconds
Um, that's all we're looking to get.
1:07:25
1 hour, 7 minutes, 25 seconds
Well, yeah, but I'm not I'm not done expressing it. I mean, I'm I feel for them, but it's also zone light
1:07:32
1 hour, 7 minutes, 32 seconds
industrial. And so that means, you know, you can't go and expand a house and you can't add ADUs, which I don't even know
1:07:41
1 hour, 7 minutes, 41 seconds
why we're talking about ADU on here because that's not what was there was no application for an ADU.
1:07:49
1 hour, 7 minutes, 49 seconds
So based on all that, I'm going to make a motion to affirm
1:07:56

1 hour, 7 minutes, 56 seconds
the planning commission's the planning commission's decision.
1:08:06
1 hour, 8 minutes, 6 seconds
I'm in a second. So we have a first and a second.
1:08:12
1 hour, 8 minutes, 12 seconds
Um we'll go for a roll call vote. Council member Shaw. Yes. Council member Williams.
1:08:21
1 hour, 8 minutes, 21 seconds
Yes. Vice Mayor Meadows. Yes. Mayor Henderson. Yes. The motion carries 40.
1:08:30
1 hour, 8 minutes, 30 seconds
We'll move to 6.3. Adopt a resolution superseding resolution 36-26
1:08:38
1 hour, 8 minutes, 38 seconds
updating remote public participation guidelines and public comment time limits. And this
1:08:45
1 hour, 8 minutes, 45 seconds
will be uh staff report from our city clerk.
1:08:52
1 hour, 8 minutes, 52 seconds
Yes. Good evening, mayor, vice mayor, and council members. The proposed resolution amends section 7 to include
1:08:59
1 hour, 8 minutes, 59 seconds
procedures for remote public comments while also correcting some minor typographical errors throughout the document. In addition, the item
1:09:08
1 hour, 9 minutes, 8 seconds
addresses Vice Mayor Meadow's request from the July 14th meeting regarding time limits for public comments. Staff
1:09:15
1 hour, 9 minutes, 15 seconds
reviewed resolution 36-26 and determined that the current guidelines allow for a 30 minute time limit on public comments
1:09:23
1 hour, 9 minutes, 23 seconds
at the start of the meeting with any remaining comments being heard at the end of the meeting. Um staff's requesting council direction on whether
1:09:30
1 hour, 9 minutes, 30 seconds
to maintain the 30-inut time limit or revise it to a longer or shorter duration. Any direction provided tonight will be incorporated into the final
1:09:39
1 hour, 9 minutes, 39 seconds
superseding resolution. Thank you. Questions for staff?
1:09:51
1 hour, 9 minutes, 51 seconds
Not seeing any questions for staff. I do not have any public comments. Is there anybody wish to make public comments on this item?
1:09:58
1 hour, 9 minutes, 58 seconds
Do we have anybody online?
1:10:00
1 hour, 10 minutes
Uh, there are no hands raised online, mayor.
1:10:04
1 hour, 10 minutes, 4 seconds
And I'll bring it back to the council for deliberation. I move approval of this resolution.
1:10:14
1 hour, 10 minutes, 14 seconds
Second. We have a first and a second. Roll call vote, please.
1:10:19
1 hour, 10 minutes, 19 seconds
Council member Shaw, yes.
1:10:21
1 hour, 10 minutes, 21 seconds
Council member Williams, yes.
1:10:22
1 hour, 10 minutes, 22 seconds
Vice Mayor Meadows, yes.
1:10:24
1 hour, 10 minutes, 24 seconds
Mayor Henderson, yes. The motion carries 40.
1:10:29

1 hour, 10 minutes, 29 seconds
Item number seven, reports 7.1, city managers report. Good evening, Mr.
1:10:35
1 hour, 10 minutes, 35 seconds
Mayor, Mr. Vice Mayor, members of the city council. Uh, the only item I want to make note of is we have our Heart of Oakley celebration coming up this
1:10:43
1 hour, 10 minutes, 43 seconds
September 19th from 11:00 a.m. to 4:00 p.m. uh, downtown here at Civic Center Plaza. Uh, we have our August business
1:10:52
1 hour, 10 minutes, 52 seconds
license list attached to the agenda for your review. Uh, and I'm going to concede my time uh for the remainder of
1:11:00
1 hour, 11 minutes
my report to uh both our uh police chief Paul Beard and uh Lieutenant Kevin Morris. Uh police chief is going to give
1:11:08
1 hour, 11 minutes, 8 seconds
us a police department update and uh Lieutenant Morris is going to give us an update or a recap of our fireworks
1:11:15
1 hour, 11 minutes, 15 seconds
suppression operation over the July 4th holiday uh weekend. So with that, I will invite Chief Beard up to give his presentation.
1:11:37
1 hour, 11 minutes, 37 seconds
Good evening, Mr. Mayor, Mr. Vice Mayor, members of the council. Uh, this is the second time I've actually done a midyear report uh for all of you. I I typically
1:11:45
1 hour, 11 minutes, 45 seconds
do a annual report, but last year we thought it best to do a kind of an update through the middle of the year, and we I believe last year we thought
1:11:53
1 hour, 11 minutes, 53 seconds
that was a good idea. So, we're just going to continue with that today
1:12:07
1 hour, 12 minutes, 7 seconds
of our uh criminal stats are trending downward and Oakley is remaining a safer neighbor neighborhood.
1:12:16
1 hour, 12 minutes, 16 seconds
Um, as the four of you know, I do track statistics in key areas uh to assess the
1:12:23
1 hour, 12 minutes, 23 seconds
overall safety and uh and and where to best apply police services throughout the year uh for those listening online
1:12:31
1 hour, 12 minutes, 31 seconds
uh may not understand what those uh key statistics are, but that's going to be revealed in the next few slides.
1:12:39
1 hour, 12 minutes, 39 seconds
And just so that I'm comparing apples to apples, I I can't compare the first half of 2026 to the whole year of 2025. So
1:12:47
1 hour, 12 minutes, 47 seconds
what I do is I compare the first half of 2026 to the first half of 2025 just to see how those first six months trended and compare with one another.
1:12:58
1 hour, 12 minutes, 58 seconds
So as you can see uh everything is down on the first slide except for domestic violence. And domestic violence has been
1:13:06
1 hour, 13 minutes, 6 seconds
a uh stat that uh has steadily risen over the past three years. And I I do realize that. I do think there are some
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1 hour, 13 minutes, 15 seconds
factors why for why that is. And we will get into that. Uh if we're looking at our quality of life crimes, um our our
1:13:22
1 hour, 13 minutes, 22 seconds
theft reports are down. Our petty thefts are down 25%. Our commercial burglaries are down 50%.
1:13:30
1 hour, 13 minutes, 30 seconds
Moving on to the second half of uh stats. Uh residential burglary, we see an increase of 25% but we're looking at
1:13:37
1 hour, 13 minutes, 37 seconds
scale here. We only had four total in 2025 and so far in 2026 we've had five.
1:13:44
1 hour, 13 minutes, 44 seconds

So that does constitute an actual raise in that stat. But again, most of everything else is down. Our auto
1:13:51
1 hour, 13 minutes, 51 seconds
burglaries are down by 45%. Our vehicle thefts are down 14%.
1:13:57
1 hour, 13 minutes, 57 seconds
And as you may recall from my previous presentations, I equate a lot of what happens in the city to vehicle thefts.
1:14:03
1 hour, 14 minutes, 3 seconds
If vehicle thefts are are down, uh generally speaking, all other property crimes are trending down as well. And that has worked out to be true this this
1:14:12
1 hour, 14 minutes, 12 seconds
time as well. Our property damage, traffic collisions are down by 7%, our injury collisions are down by 42%.
1:14:21
1 hour, 14 minutes, 21 seconds
And luckily we have had no we had no fatalss in the first half of 2026.
1:14:27
1 hour, 14 minutes, 27 seconds
Uh I'm going to start tracking two new stats uh moving forward and that's be our hit and run uh both at the misdemeanor level and at the felony
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1 hour, 14 minutes, 35 seconds
level. A hit and run property damage only is considered a misdemeanor. A hit and run involving an injury is considered a felony. Uh in the first
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1 hour, 14 minutes, 44 seconds
half of this year, we we've had 39 misdemeanor hit and runs and uh we had 28 versus 27 DUI arrests.
1:14:53
1 hour, 14 minutes, 53 seconds
Uh between the two years, 15 of our 28 DUIs this year were the result of the
1:15:00
1 hour, 15 minutes
intoxicated driver actually colliding or crashing into something.
1:15:07
1 hour, 15 minutes, 7 seconds
So about domestic violence statistically uh and this this stat has has been the
1:15:13
1 hour, 15 minutes, 13 seconds
same for for many many years now 33% of women and 27% of men will experience some form of domestic violence in their lifetime.
1:15:22
1 hour, 15 minutes, 22 seconds
Um domestic violence is a closed door crime. Um we are adding more and more closed doors to our community. We're adding those closed doors in many
1:15:31
1 hour, 15 minutes, 31 seconds
different fashions. We're adding those closed doors in high density settings and we're adding adding those closed doors in single family residents. But
1:15:38
1 hour, 15 minutes, 38 seconds
the bottom line on that is the more closed doors that you add, the more this type of crime is going to occur.
1:15:44
1 hour, 15 minutes, 44 seconds
Wish we could change that. And there are tools that we can uh push out to the community to try to change that. But typically at 2:00 in the morning behind
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1 hour, 15 minutes, 53 seconds
a closed door, the site of a police car on Main Street is not going to have too much influence on that.
1:15:59
1 hour, 15 minutes, 59 seconds
Uh we believe that the best tools against domestic violence are enforcement. Um our officers do uh vigorously enforce the law when they do respond to a domestic violence incident.
1:16:10
1 hour, 16 minutes, 10 seconds
And that'll you'll see a slide on that uh pretty quick. Uh we believe that collaboration between law enforcement, courts, and um advocacy groups and
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1 hour, 16 minutes, 19 seconds
victims is is key. Uh we believe that good documentation of these cases are is very important to uh best serve the
1:16:26
1 hour, 16 minutes, 26 seconds

victim in that current case as well as cases moving forward. And we believe in providing the victim and the community as a whole with education and empowerment.
1:16:39
1 hour, 16 minutes, 39 seconds
So of our 62 cases uh we had 13 felonies. Uh a felony domestic violence case would be a situation where the
1:16:48
1 hour, 16 minutes, 48 seconds
victim received a a greater injury u a significant injury. Uh we had 49 misdemeanor cases and that could be
1:16:56
1 hour, 16 minutes, 56 seconds
equated to a injury that is not quite as great. Um and of the 62 cases we made arrests in 81% of all those cases.
1:17:11
1 hour, 17 minutes, 11 seconds
Domestic violence can best be described as physical assault, emotional abuse, threats or stalking, economic control, sexual abuse, or mental intimidation.
1:17:21
1 hour, 17 minutes, 21 seconds
I've highlighted physical assault in red because that is primarily what the Oakley Police Department responds to of all those categories up there. Uh the
1:17:29
1 hour, 17 minutes, 29 seconds
overwhelming majority of the reports that we take as as it relates to domestic violence is because of physical assaults.
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1 hour, 17 minutes, 39 seconds
And this is the same information that I uh showed you in the community last year. And if it would uh uh if you think
1:17:46
1 hour, 17 minutes, 46 seconds
it would serve the community best, we can push this out again on social media.
1:17:50
1 hour, 17 minutes, 50 seconds
Uh these are resource uh contacts for uh for victims of domestic violence. Uh we work closely with the family justice
1:17:58
1 hour, 17 minutes, 58 seconds
center. Uh we work closely with the Contraosta County victim witness assistance program and we work with stand and community violence solutions.
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1 hour, 18 minutes, 11 seconds
Another theme that developed midway through this year is DUI enforcement.
1:18:16
1 hour, 18 minutes, 16 seconds
And to answer some of that theme, uh we have engaged in several office of traffic safety grants. And because of those grants, we have been able to
1:18:25
1 hour, 18 minutes, 25 seconds
engage in several uh DUI uh operations where we are uh holding checkpoints or
1:18:32
1 hour, 18 minutes, 32 seconds
we are on were on active patrol seeking out impaired drivers. Uh statistically uh DUI represents a huge threat to all
1:18:40
1 hour, 18 minutes, 40 seconds
of us. Uh 33 per 33 people are killed each day in America on average and 943 people are injured every day because of
1:18:49
1 hour, 18 minutes, 49 seconds
impaired drivers. Uh our community and our Bay Area is no different than than the rest of America. Uh these impaired drivers are all over our roadways.
1:19:01
1 hour, 19 minutes, 1 second
Last year for 2025, Officer Freddy Williams was our DUI arrest leader. He had 26. Uh because of that fact, um he
1:19:10
1 hour, 19 minutes, 10 seconds
was awarded a an award by the Mothers Against Drunk Driving. Uh so two months ago uh myself and Lieutenant Collier, we
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1 hour, 19 minutes, 18 seconds
accompanied uh Officer Williams to the ceremony and you know I'd never been to one before. So it was very um impactful
1:19:26
1 hour, 19 minutes, 26 seconds
to me to see what all went on. Uh several officers received awards. Uh of all the officers that received awards,
1:19:33
1 hour, 19 minutes, 33 seconds
it was a mind-boggling uh number. uh almost 10,000 those officers represented almost 10,000 DUI
1:19:42

1 hour, 19 minutes, 42 seconds
arrests only in the Bay Area and and a very small number of officers were getting awards. So, it's a huge problem.
1:19:51
1 hour, 19 minutes, 51 seconds
Um I remember on May 5th of 2024 uh hearing
1:19:57
1 hour, 19 minutes, 57 seconds
the news that Antinet Finel was uh was killed by a drunk driver. I remember the case because she was a dispatcher for
1:20:04
1 hour, 20 minutes, 4 seconds
Alama County and I remember that she was going to to work. She was working an overtime shift on on that day. I knew
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1 hour, 20 minutes, 12 seconds
just because the fact pattern of of the news broadcast, I knew that her own co-workers were dealing with with her uh passing her her accident. Uh the deputy
1:20:21
1 hour, 20 minutes, 21 seconds
sheriff that she would dispatch to these types of calls were handling her fatal uh crash. I I remember thinking how impactful that must have been on
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1 hour, 20 minutes, 29 seconds
everybody. What I didn't anticipate by going to the MAD uh award event this year was I didn't expect to come face to face with her her mother. Her mother was
1:20:37
1 hour, 20 minutes, 37 seconds
the keynote speaker. So, you know, you for everybody in the audience, you got to hear how how great of an impact the
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1 hour, 20 minutes, 45 seconds
loss of this person uh means to her family and her community. And it was more it made it more impactful on Lieutenant Collier and I. uh on the way
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1 hour, 20 minutes, 54 seconds
home from on the way back to Oaklay from that event, uh we discussed ways to motivate and educate and empower our officers to get more vigorous with with
1:21:03
1 hour, 21 minutes, 3 seconds
DUI enforcement. And so that's going to be a theme as we move forward in into the holiday months.
1:21:12
1 hour, 21 minutes, 12 seconds
Want to talk about staffing? Um administration, we're fully staffed. We have all of our sergeants in place. Uh
1:21:20
1 hour, 21 minutes, 20 seconds
our investigations unit is fully staffed. Uh, our special services officers are fully staffed with two. Our school resource officers are fully
1:21:27
1 hour, 21 minutes, 27 seconds
staffed at two. I have two out of three traffic officers staffed up. And I have
1:21:34
1 hour, 21 minutes, 34 seconds
15 out of 21 patrol officers currently staffed. Now, we do have full patrol teams. Uh we have a sergeant and three
1:21:42
1 hour, 21 minutes, 42 seconds
officers on each patrol team right now, but this is a decision that we made several um several months ago that we
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1 hour, 21 minutes, 50 seconds
would make a make an effort to move our patrol teams to four across the board.
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1 hour, 21 minutes, 55 seconds
So that that created more openings in in the patrol division. So that's that's why there's a little bit of a disparity
1:22:01
1 hour, 22 minutes, 1 second
there. And uh as of today, uh we now have two officers in field training. We just hired a new officer today. Uh and
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1 hour, 22 minutes, 10 seconds
we have 37 of our allotted 42 uh slots filled today.
1:22:18
1 hour, 22 minutes, 18 seconds
Um you know, we're always actively looking for lateral officers to hire. Uh we have to kind of go by the scheduling
1:22:26
1 hour, 22 minutes, 26 seconds
of of the basic police academy to determine when we can engage in the entry- level officers. Um most of our officers are lateral uh officers,
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1 hour, 22 minutes, 35 seconds
meaning they came to us from other agencies. only two of our officers are basic academy entry level officers. Um
1:22:43
1 hour, 22 minutes, 43 seconds
but as of well as of tomorrow we're interviewing more more candidates. We interviewed two more candidates tomorrow at the lateral position.
1:22:55
1 hour, 22 minutes, 55 seconds
So, in full transparency, um, one of our officers did leave us to go to a larger agency two months ago, and we have
1:23:02
1 hour, 23 minutes, 2 seconds
another officer who is currently in backgrounds in a hiring process with another larger agency. While not good
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1 hour, 23 minutes, 9 seconds
news uh for us, it's uh common in the industry and I just have to remind us all that this is how we received the the
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1 hour, 23 minutes, 18 seconds
bulk of our officers of officers looking for homes. Uh there are reasons why the officer left uh two months ago and it
1:23:25
1 hour, 23 minutes, 25 seconds
had nothing to do with with us as as an agency. He he left for family reasons and and we respect that. However, if he
1:23:33
1 hour, 23 minutes, 33 seconds
did decide to reapply, I would gladly take him back. I I do miss the guy.
1:23:39
1 hour, 23 minutes, 39 seconds
So, counting the officer who did leave and the officer we anticipate leaving and two lateral officers we expect to
1:23:45
1 hour, 23 minutes, 45 seconds
receive fairly soon, we will be at uh 38 uh positions filled out of 42 allotted, which is to say a 90% staffing rate.
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1 hour, 23 minutes, 59 seconds
And one other uh positive thing that happened for us in the first half of this year is we we became a 10-year uh
1:24:06
1 hour, 24 minutes, 6 seconds
we celebrated a decade of being a police department. Uh we opened our doors uh with
1:24:13
1 hour, 24 minutes, 13 seconds
32 I'm sorry 28 uh total officers from chief down to the most junior person on May 6 of 2016.
1:24:22
1 hour, 24 minutes, 22 seconds
And now uh because of all all the efforts that we're making, we're we're talking about trying to fill a department of 42. So we have we have
1:24:29
1 hour, 24 minutes, 29 seconds
certainly grown. And uh with that, my my presentation is complete, but I am open for any kind of questions or feedback.
1:24:39
1 hour, 24 minutes, 39 seconds
Questions for the chief?
1:24:44
1 hour, 24 minutes, 44 seconds
Council member, it might not just be for the chief. It might be just a general. Um because I
1:24:51
1 hour, 24 minutes, 51 seconds
know you've been trying to make that domestic violence stat go down. Um maybe we could invite one of those
1:24:58
1 hour, 24 minutes, 58 seconds
organizations to come down for I mean a presentation. I know, you know, the audience isn't always packed with
1:25:05
1 hour, 25 minutes, 5 seconds
people, but hopefully through all of our channels, we could get people to pay attention. So, I don't know if we just have them come give a presentation to us
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1 hour, 25 minutes, 13 seconds
at a c at a council meeting or maybe we can, you know, talk about doing something like what we did for the fentanyl awareness, but just something to get a little bit more information.
1:25:22
1 hour, 25 minutes, 22 seconds
Um, I think just from going to some of the um stand events and things, a lot of times um it's hard to get the
1:25:31
1 hour, 25 minutes, 31 seconds

information out because people just don't think, oh, that doesn't happen here. Um, and so they may not be getting the resources no matter what it is that
1:25:38
1 hour, 25 minutes, 38 seconds
we're doing. So I don't know if we can consider that. I think any amount of awareness is good.
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1 hour, 25 minutes, 44 seconds
Uh so I I would support that and um our our detectives and you know we we have good contacts at each of these uh these
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1 hour, 25 minutes, 52 seconds
advocacy groups. So that's that's a very good idea. And you said something which made me think of something as you're as you were talking. You know we we find
1:26:00
1 hour, 26 minutes
that people they don't really want to come. They don't really want to accept the help or whatever might be going on.
1:26:05
1 hour, 26 minutes, 5 seconds
It's because domestic violence is closely tied to codependency with the the people that are involved. And unfortunately, um, so many of these
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1 hour, 26 minutes, 14 seconds
things do occur behind these closed doors that I talk about that even the next door neighbors always don't always know what's going on to actually kind of
1:26:21
1 hour, 26 minutes, 21 seconds
step in and help them out as well. So, any amount of awareness would be would be good. Thank you for that idea. Vice Mayor Meadows,
1:26:29
1 hour, 26 minutes, 29 seconds
you kind of mentioned it in the presentation about it, but I mean pushing information out through our social media and the
1:26:37
1 hour, 26 minutes, 37 seconds
Yeah, I know that he did that. They did a lot of that last year because we were getting a lot of questions too about it.
1:26:43
1 hour, 26 minutes, 43 seconds
So, um yeah, I mean I think all the things we can do for sure just like how you were saying you're all going to step up like the DUI enforcement, right? I
1:26:51
1 hour, 26 minutes, 51 seconds
think when when it's presented to people, maybe they'll they can see and know that there's some options out there. So,
1:26:59
1 hour, 26 minutes, 59 seconds
I I would just ask and I don't need an answer, but how many people felt impacted by by now knowing the fact that
1:27:06
1 hour, 27 minutes, 6 seconds
33 people are killed every day on our roadways and 943 people are are injured on our roadways because of DUI. That to me that's impactful. That that makes me
1:27:15
1 hour, 27 minutes, 15 seconds
think about my personal travel routes, you know. So to that point, if we did push out information on domestic violence, it may resonate with people that it wasn't resonating with before.
1:27:26
1 hour, 27 minutes, 26 seconds
And you know, you said we did it last year, but I think it's something that just needs to be on a rotational basis every so many
1:27:35
1 hour, 27 minutes, 35 seconds
months. And not that I run the social media, but Thank you, Chief.
1:27:44
1 hour, 27 minutes, 44 seconds
Thank you.
1:27:50
1 hour, 27 minutes, 50 seconds
We'll now hear from uh Lieutenant Morris, Mayor, Vice Mayor, City Council.
1:28:00
1 hour, 28 minutes
Tonight, I will be doing a recap um of our July fireworks operation.
1:28:05
1 hour, 28 minutes, 5 seconds
Um figured it out. All right. So, our July
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1 hour, 28 minutes, 15 seconds
fireworks operation, uh, we did have a three-ight operation. Uh, we had it July 2nd through July 4th. And this year,

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July 4th fell on a Saturday. So, to prepare for that, we did the the two days leading up to it. What we ended up doing uh for this operations, well, we
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1 hour, 28 minutes, 31 seconds
had a layer deployment of managers, sergeants, uh, uniform personnel, unmarked units, and our drone teams. Um,
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1 hour, 28 minutes, 38 seconds
and this was spearheaded by our special services sergeant, Sergeant Sores, and his team as well. Something I'll get
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1 hour, 28 minutes, 46 seconds
into in just a little bit, but we did uh embed code enforcement personnel with our drone teams, which had a significant impact.
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1 hour, 28 minutes, 54 seconds
So, our goals this uh this year were to deploy these drone teams and then these uniformed and plane closed personnel during a designated time period.
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1 hour, 29 minutes, 2 seconds
Generally, it was later in the evening when fireworks are more prominent. Um their objective was to locate, observe, record and document the ille illegal
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1 hour, 29 minutes, 10 seconds
fireworks violations and then through recordings preserve the evidence so we can issue administrative citations. Um
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1 hour, 29 minutes, 18 seconds
and then also when we have uh these number of officers they need to take maintain readiness to respond to any firework related related events such as
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1 hour, 29 minutes, 26 seconds
fires or large gatherings um that just inherently come with a holiday type environment.
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1 hour, 29 minutes, 34 seconds
So, our enforcement strategy, which I kind of touched on a little bit, but it was to document the violations at the time that they were occurring rather than going and making immediate contact
1:29:43
1 hour, 29 minutes, 43 seconds
and trying to issue a citation right there in the field. Uh, subsequently, we would issue an administrative citation after the fact once we collected all the evidence and reports that were needed.
1:29:53
1 hour, 29 minutes, 53 seconds
And for us, this really does limit the contact uh with law enforcement personnel with people that are in a holiday type setting. um and it would
1:30:01
1 hour, 30 minutes, 1 second
limit the confrontations and potentially uh dangerous interactions that can sometimes uh present themselves in that type of environment.
1:30:11
1 hour, 30 minutes, 11 seconds
So, some of the the pre-event mitigation efforts that we uh did was signage was posted throughout the city. Uh social media was utilized u to educate the
1:30:20
1 hour, 30 minutes, 20 seconds
public about the dangers and our enforcement approach here in the city of Oakley. Um we communicated with our partners uh throughout u our area to
1:30:28
1 hour, 30 minutes, 28 seconds
include Contraostasa Fire Protection District and then we specifically had our drone team training for firework related events uh prior to this
1:30:37
1 hour, 30 minutes, 37 seconds
operation and I would like to uh a special thank you to Sergeant Foreman.
1:30:42
1 hour, 30 minutes, 42 seconds
over the last few years, he's really spearheaded our drone team. Um, and then he will specifically look at what events are coming up and then guide his
1:30:50
1 hour, 30 minutes, 50 seconds
training um to get his team ready for that type of specific environment, whether it's going to be daytime, nighttime, or all the uh special
1:30:58
1 hour, 30 minutes, 58 seconds
features that the drones might have such as thermal imaging and stuff like that.
1:31:01
1 hour, 31 minutes, 1 second

So, he's done a really good job putting our team together.
1:31:07
1 hour, 31 minutes, 7 seconds
So, a significant change this year is uh we partnered with our uh code enforcement team. So, by bringing them in, they're able to provide us some
1:31:15
1 hour, 31 minutes, 15 seconds
guidance and feedback on administrative citations, which we commonly uh don't interact with. Um and their inter their experience with those administrative citations and the ordinance violations.
1:31:25
1 hour, 31 minutes, 25 seconds
It really just streamline the process from when we observed a violation to how quickly we get a citation out um to the violators. And then this obviously
1:31:33
1 hour, 31 minutes, 33 seconds
allowed our uh our officers to stay active within the streets, focus on the calls for service um that were out there
1:31:40
1 hour, 31 minutes, 40 seconds
and it really just made for a more clear uh precise objectives for each one of the uh the elements that we included in the operation.
1:31:49
1 hour, 31 minutes, 49 seconds
So just a little uh way to present that to you guys is we essentially had two direct routes to issue a citation. one
1:31:58
1 hour, 31 minutes, 58 seconds
was our drone teams which can observe a violation um through the drone. And the way that's set up is we had our drone operator and our code enforcement
1:32:06
1 hour, 32 minutes, 6 seconds
officer and the drone operator was able to have a video live video footage feed to a monitor in front of the code
1:32:14
1 hour, 32 minutes, 14 seconds
enforcement officer so they can watch along to what they're observing. So when it was observed, code enforcement officer could uh immediately find the
1:32:21
1 hour, 32 minutes, 21 seconds
location. um we could provide them the drone footage um when we when we completed it and then they can go and
1:32:28
1 hour, 32 minutes, 28 seconds
issue the citation immediately um to that violator. Now on the other side of things, we can have officers in the field, which we did. Those officers um
1:32:36
1 hour, 32 minutes, 36 seconds
trying to go to the locations, but they would have to observe the violation.
1:32:40
1 hour, 32 minutes, 40 seconds
They would then have to try to get a recording with their body camera footage. After that, they'd have to go back, write a report, upload the video footage, and then we'd have to
1:32:48
1 hour, 32 minutes, 48 seconds
collectively get all that together, then provide it to the code enforcement officers to issue the citations. So, it's just a little bit more cumbersome, and it wasn't as smooth or efficient.
1:33:00
1 hour, 33 minutes
So, and just just speaking on on top of that, I do want to say thank you to Ashley and Ralph who really did help us with that. They educated me a lot
1:33:08
1 hour, 33 minutes, 8 seconds
through this and hopefully if we continue this partnership in the future, which I believe we will, um, it'll just make the operation even better next year.
1:33:16
1 hour, 33 minutes, 16 seconds
So, as I said, our operation went from July 2nd through July 4th. Um, I was here every night with our teams. Uh, July 2nd, we started off with like a
1:33:24
1 hour, 33 minutes, 24 seconds
little pilot program. It was a smaller staff team, but we went out to the Summer Lake community. Uh, it gave us a real good opportunity to fly the drone, try it in different lighting settings,
1:33:33
1 hour, 33 minutes, 33 seconds
see how far it can go, how far we can observe a violator. Uh but in all honesty, the city remained very quiet that night from our perspective. Very

1:33:41
1 hour, 33 minutes, 41 seconds
little fireworks, but it did just provide a great training opportunity and for us to really practice um with the code enforcement team. July 3rd, uh we
1:33:50
1 hour, 33 minutes, 50 seconds
decided to uh deploy the drone from the top of city hall. It was a really good location for us to get to different areas throughout the uh the central area
1:33:59
1 hour, 33 minutes, 59 seconds
of uh of Oakley. Uh but once again, very few fireworks. So commend our community for doing that. they're the following
1:34:06
1 hour, 34 minutes, 6 seconds
what we request that they do, but we did practice a lot more and still got ready for the leadup to July 4th. Then also on
1:34:14
1 hour, 34 minutes, 14 seconds
the on July 4th, uh we once again launched from city hall because uh it seemed like a really good central location and as you guys know, we did
1:34:22
1 hour, 34 minutes, 22 seconds
have a lot of fireworks throughout the city. It was an active night in our city and the surrounding cities um which we can observe from up top here. Uh but
1:34:30
1 hour, 34 minutes, 30 seconds
from the drone team in the ground units, uh we were effective. We we did take action throughout the night. Um so
1:34:37
1 hour, 34 minutes, 37 seconds
because the first two nights were quiet, no citations issued. But on July 4th, we did issue 21 citations. 12 of those
1:34:44
1 hour, 34 minutes, 44 seconds
citations came from our drone base uh teams and nine came from the officers um who were actively in the street.
1:34:53
1 hour, 34 minutes, 53 seconds
And just speak a little bit more on that. Um from the drones, all we had to do is capture video. We can jot down the address. We can uh use that as evidence.
1:35:02
1 hour, 35 minutes, 2 seconds
uh from the officers. Uh they did have a couple methods of deployment, but it's so difficult in the middle of a party environment for officers to drive down
1:35:10
1 hour, 35 minutes, 10 seconds
the street without being noticed or without being crowds on the road for us to isolate individuals to to a property.
1:35:18
1 hour, 35 minutes, 18 seconds
And just to expand on a little bit, we did have the 21 citations, 75 fireworks calls, which is increased from 71 of last year. Uh four reported fire uh
1:35:28
1 hour, 35 minutes, 28 seconds
calls. Uh no damage to major damage to any property, anything. Our officers did respond, but the fires were put out quickly. No injuries. And we did have
1:35:36
1 hour, 35 minutes, 36 seconds
one uh arrest for the operation. That was July 4th, the very beginning um of the operation where we had officers out
1:35:44
1 hour, 35 minutes, 44 seconds
being visible in the community and during a traffic stop, we made a an arrest for somebody for possessing a firearm.
1:35:54
1 hour, 35 minutes, 54 seconds
So, we get to personnel cost. Uh 160 total hours. um that included the managers, sergeants, officers, and non-sworn individuals that assisted us.
1:36:04
1 hour, 36 minutes, 4 seconds
106 of them were o overtime, but we did mitigate some of it because uh like a special services team were able to absorb some of it through their regular shifts and their regular regular hours.
1:36:14
1 hour, 36 minutes, 14 seconds
Um and then before I move on to my recommendations, I did want to provide you guys with um a visual of how effective these drones were for us.
1:36:24
1 hour, 36 minutes, 24 seconds
So, assistant manager or city manager is going to pull it up for me here.

1:36:31
1 hour, 36 minutes, 31 seconds
So, I just want to see you guys you guys see how effective it is. So, this is our our large drone. This is what we had up above city hall. Um, so this drone
1:36:38
1 hour, 36 minutes, 38 seconds
[snorts] has multiple lenses and it records from each one of those those cameras. So, this is just an overall camera. Um what we don't know is when we
1:36:47
1 hour, 36 minutes, 47 seconds
go to um some of the other videos, you'll see that in real time how well this drone can zoom in and assist us in
1:36:56
1 hour, 36 minutes, 56 seconds
u uh finding violators of fireworks.
1:37:06
1 hour, 37 minutes, 6 seconds
Here you're going to see a thermal imaging model. Uh so as it goes through, this is uh from the same time frame,
1:37:12
1 hour, 37 minutes, 12 seconds
just a different lens. Uh for us, uh in a few seconds, you can see we can tell when fireworks go up because they're
1:37:20
1 hour, 37 minutes, 20 seconds
they're a white hot. There are different um images that can be uh it could be changed to. So we could also see like a
1:37:28
1 hour, 37 minutes, 28 seconds
a hot red image for u when the fireworks go up, but we also utilize it if we're trying to locate somebody.
1:37:43
1 hour, 37 minutes, 43 seconds
So it just it just clear it stands out when we're sitting there watching it.
1:37:46
1 hour, 37 minutes, 46 seconds
And so they're from the same same feed as our next video.
1:37:56
1 hour, 37 minutes, 56 seconds
So this is same occurrence, same uh same court, same drone, but it gives us this capability with these different uh these
1:38:03
1 hour, 38 minutes, 3 seconds
different lenses to monitor and capture individuals that are uh setting off fireworks.
1:38:37
1 hour, 38 minutes, 37 seconds
So that was our main drone, the last few videos you saw, and it just shows the effectiveness because uh it from a from a good distance, we can zoom in and we
1:38:46
1 hour, 38 minutes, 46 seconds
can see that violation, then we can move on to the next without having to fly directly overhead. This flight time does uh take a little bit to to catch individuals setting off the fireworks.
1:38:57
1 hour, 38 minutes, 57 seconds
We'll go to the next video.
1:39:02
1 hour, 39 minutes, 2 seconds
So, this next thing just kind of rounds out some of our our capabilities with our smaller drones. This one was deployed from a patrol vehicle who is responding to the report of fireworks.
1:39:13
1 hour, 39 minutes, 13 seconds
These drones are really good in the field because officers can be driving around and immediately deploy them. They don't have the range. they don't have the the battery time or the flight time,
1:39:21
1 hour, 39 minutes, 21 seconds
but still for us when we're trying to issue citations and gather evidence, it's really nice for them to have uh access to them inside their vehicles.
1:39:32
1 hour, 39 minutes, 32 seconds
And if we go to the next video, please.
1:39:36
1 hour, 39 minutes, 36 seconds
In the final video here, I'm just going to show you this is a a deployment from the vehicle and how fast they can uh get over and try to find where the fireworks are being set off.
1:40:17
1 hour, 40 minutes, 17 seconds
Cool.

1:40:34
1 hour, 40 minutes, 34 seconds
Thank you, Daniel. So, I just wanted you guys to see that to see how effective uh these drones have been for us, especially when it comes to these type of operations. It's really benefited us.
1:40:43
1 hour, 40 minutes, 43 seconds
So, we don't have to try to get patrol officers directly in the area at first.
1:40:47
1 hour, 40 minutes, 47 seconds
We can try to capture evidence on video um and eliminate some of those confrontations that might happen in the field.
1:40:56
1 hour, 40 minutes, 56 seconds
So some of my recommendations after uh performing this operation would be to expand our our enforcement capabilities with a a drone, one of our more enhanced
1:41:05
1 hour, 41 minutes, 5 seconds
versions which has a extended battery, greater range and obviously the view the video is uh crucially important for us
1:41:12
1 hour, 41 minutes, 12 seconds
when we're doing this. Um I would like to recommend evaluating an escalating fine structure for repeat violations for the locations or the violators.
1:41:22
1 hour, 41 minutes, 22 seconds
Uh and then without question, I would ask that our code enforcement partnership uh continues because they really did streamline the process and
1:41:29
1 hour, 41 minutes, 29 seconds
made it much more efficient for us. And then as always, we should review the future staffing needs and and location based deployments. So with that, I thank you guys. Any questions?
1:41:42
1 hour, 41 minutes, 42 seconds
Any questions? Thank you very much. Great report. Thank you.
1:41:51
1 hour, 41 minutes, 51 seconds
We'll move to 7.2 city [snorts] council city council acting and successor agent um reports.
1:42:04
1 hour, 42 minutes, 4 seconds
Council member Shaw, since our last meeting, I attended a Cow City's East Bay Division board legislative day in Sacramento where we
1:42:13
1 hour, 42 minutes, 13 seconds
got to meet with um senators and assembly members to talk about local control and things that are affecting um
1:42:21
1 hour, 42 minutes, 21 seconds
the cities. And then I had a Josh Harter day. We did the staff appreciation lunch at Freedom hosted by Rotary, but always
1:42:29
1 hour, 42 minutes, 29 seconds
great to partner with all of the organizations that serve the same residents that we do. On the 19th, I went to hot August Nights at Studio 55.
1:42:39
1 hour, 42 minutes, 39 seconds
And later that afternoon, Oakley Optometry ribbon cutting. I have my new glasses on today.
1:42:44
1 hour, 42 minutes, 44 seconds
Um, and then on the 20th, the Cal City's East Bay board Zoom attended the special meeting for the Oakley City Council on
1:42:52
1 hour, 42 minutes, 52 seconds
the 20th. the 25th virtually attended the Contraosta Fire District meeting regarding fire stations out here in East
1:43:01
1 hour, 43 minutes, 1 second
County. So, I would advise all residents to pay attention to what's going on with that. The 26th Trielta Transit Board meeting, Council Member Williams will
1:43:08
1 hour, 43 minutes, 8 seconds
have some wonderful notes. Uh the 27th Delta Association of Realators elected reception and then ran over here to be a
1:43:16
1 hour, 43 minutes, 16 seconds
part of the Freedom Homecoming parade and rally. And let me tell you, if you guys missed it, it was huge and amazing.
1:43:22
1 hour, 43 minutes, 22 seconds
and I hope we can continue that partnership. On the 28th, the elected women's lunchon and then that night freedom homecoming game where we volunteered at the concession stand
1:43:31

1 hour, 43 minutes, 31 seconds
again with Rotary. On the 1st, the library subcommittee meeting. All things library are moving forward. So, uh very
1:43:39
1 hour, 43 minutes, 39 seconds
excited to finally get that going. And then on the fourth, the Favalora wine tasting room ribbon cutting. And this afternoon, a swearin for our newest
1:43:47
1 hour, 43 minutes, 47 seconds
officer. I did receive a call that I have been nominated to serve another year on the East Bay Division board for
1:43:55
1 hour, 43 minutes, 55 seconds
California League of Cities. And I also received a call last week from the California from the incoming president of California League of Cities. And I've
1:44:02
1 hour, 44 minutes, 2 seconds
been selected to serve as vice chair of this year's public safety policy committee. And that is all.
1:44:10
1 hour, 44 minutes, 10 seconds
Council member Williams.
1:44:16
1 hour, 44 minutes, 16 seconds
All right. Aaron wants me to take up some time. Um, I attended coffee with the principal at Freedom. He did provide
1:44:23
1 hour, 44 minutes, 23 seconds
really interesting data regarding fights on campus, um, GPA goals, enrollment numbers, state testing outcomes and
1:44:31
1 hour, 44 minutes, 31 seconds
goals, and he was also um, highlighting the partnership and, um, what a good partnership he has with the city. So, I
1:44:38
1 hour, 44 minutes, 38 seconds
I don't think he was just saying that because I was there, but maybe he was. I went to Studio 55 hot August Nights. Um the ribbon cutting for Oakley Optometry.
1:44:48
1 hour, 44 minutes, 48 seconds
All right. Tri Delta Transit. So we had a discussion of SB63 um as always and a review of the
1:44:55
1 hour, 44 minutes, 55 seconds
expenditure plan. Tri Delta uh will receive if that passes uh 34% of the 19%
1:45:03
1 hour, 45 minutes, 3 seconds
that are returned to source funds which will be distributed through CCTA. Um the funds will be spent 60% going towards
1:45:11
1 hour, 45 minutes, 11 seconds
fast reliable service, 40% going towards safer, easier and more convenient travel. Um so basically not just status
1:45:20
1 hour, 45 minutes, 20 seconds
quo. Um so that was interesting. We also talked about youth ride free um and the what what the outcome of that was.
1:45:29
1 hour, 45 minutes, 29 seconds
That's the program for youth ages 6 to 18. There was fair backbox tracking only to see how many people were using it.
1:45:36
1 hour, 45 minutes, 36 seconds
This past year or summer it was 31,614 rides which is up 61% from even the previous year. So obviously that's a
1:45:45
1 hour, 45 minutes, 45 seconds
very important pro program we run. Um Measure J renewal info. Uh 97% of the
1:45:51
1 hour, 45 minutes, 51 seconds
projects programs that were decided in 2004 when Measure J was approved have been completed. There will likely be a ballot measure for the renewal in 2028.
1:46:02
1 hour, 46 minutes, 2 seconds
Um, we did have a presentation on SB77 as it pertains to our board. Um, but not
1:46:10
1 hour, 46 minutes, 10 seconds
quite as um, lengthy as here. So, uh, I also attended a webinar for Prop 4 uh, parks funding to see how we could get a
1:46:18
1 hour, 46 minutes, 18 seconds
competitive grant. Um, I was originally intending it for the 55acre park. there is some opportunities for our second
1:46:27
1 hour, 46 minutes, 27 seconds

phase of the rec center. Um potentially the community center portion of the library. Um but new parks do get higher
1:46:34
1 hour, 46 minutes, 34 seconds
scoring. So that's something to keep in mind. Um and they also said that agencies can submit multiple parks for grants, but each grant application can
1:46:43
1 hour, 46 minutes, 43 seconds
only focus on one park. It did seem like a heavy lift, but still an interesting presentation. Um Freedom's homecoming parade, amazing. Um the participation
1:46:53
1 hour, 46 minutes, 53 seconds
and pure joy from the students and the community was amazing. I also attended the mayor's conference in Moraga as the chair. We had a presentation from St.
1:47:02
1 hour, 47 minutes, 2 seconds
Mary's College. Um enrollment is up 18% over last year. Um and international students are up three times what it has
1:47:10
1 hour, 47 minutes, 10 seconds
been. They did start a new nursing program. Um which is very important for California and particularly out here as we have a lot of students who would like
1:47:18
1 hour, 47 minutes, 18 seconds
to become nurses. And we currently have a nursing shortage of 40,000 nurses. Um St. Mary's does have internships and
1:47:26
1 hour, 47 minutes, 26 seconds
placements included. They just order uh added an entire swim program, water polo and swim to their athletics program. Um
1:47:34
1 hour, 47 minutes, 34 seconds
and he wanted to point out that the uh Stanford study noted that the new economic development corridor will be from the East Bay of Sacramento and St.
1:47:42
1 hour, 47 minutes, 42 seconds
Mary's would happily partner with all of our cities to create economic development opportunities. And that's it.
1:47:51
1 hour, 47 minutes, 51 seconds
Vice Mayor Meadows, I also attended the mayor's conference and that was a great presentation by uh
1:47:59
1 hour, 47 minutes, 59 seconds
no by by the president of the college I went to.
1:48:06
1 hour, 48 minutes, 6 seconds
Um I was at the lunch the Rotary lunch at Freedom for a while. I since the last
1:48:14
1 hour, 48 minutes, 14 seconds
meeting I've also attended the planning committee meeting uh CCTA had a transplant meeting had a MCE meeting I
1:48:23
1 hour, 48 minutes, 23 seconds
was at swearing in today for our newest officer at the ribbon cutting for Fablora wine
1:48:30
1 hour, 48 minutes, 30 seconds
tasting which uh looks great and Julie Delbarber did a great job of remodeling the women's club.
1:48:41
1 hour, 48 minutes, 41 seconds
I was uh I attended a CCTA uh TEP meeting uh discussing the future uh transportation expenditure plan.
1:48:51
1 hour, 48 minutes, 51 seconds
Today I had I met with uh Rashidi Barnes from Trid Delta Transit and Bill Churchill from County Connection
1:48:59
1 hour, 48 minutes, 59 seconds
really talking about transportation and and then starting to get into the expenditure plan that council member
1:49:07
1 hour, 49 minutes, 7 seconds
Williams mentioned potentially being on the 28 ballot.
1:49:13
1 hour, 49 minutes, 13 seconds
I attended Delta Association Realtors uh local government
1:49:21
1 hour, 49 minutes, 21 seconds
networking event, whatever, whatever we call it, and then attended the Freedom Homecoming Parade, which was a great event.
1:49:35
1 hour, 49 minutes, 35 seconds

And since our last meeting uh attended Iron House Sanitation District, Studio 55's Hot August Nights, Friday Night
1:49:43
1 hour, 49 minutes, 43 seconds
Bites, the homecoming parade, and like everybody said, that was a home run, and mayor's conference.
1:49:51
1 hour, 49 minutes, 51 seconds
We'll move to 7.2 B, request for future agenda items.
1:49:59
1 hour, 49 minutes, 59 seconds
Council Member Williams, in light of the fireworks presentation that we just got, I don't know if this needs to be a future agenda item, but
1:50:06
1 hour, 50 minutes, 6 seconds
can we discuss some of the recommendations from our police department?
1:50:15
1 hour, 50 minutes, 15 seconds
I think I need a second.
1:50:17
1 hour, 50 minutes, 17 seconds
Yeah. For what? Recommendations for fireworks or something else?
1:50:20
1 hour, 50 minutes, 20 seconds
Yeah, sorry. The recommendations um that Lieutenant Morris gave us for firework follow-up stuff.
1:50:26
1 hour, 50 minutes, 26 seconds
If we need to bring it back, I'll second it.
1:50:33
1 hour, 50 minutes, 33 seconds
With that, uh, item eight, uh, work sessions. We have none tonight. Item nine, close session.
1:50:40
1 hour, 50 minutes, 40 seconds
We have one close session item 9.1, conference with legal counsel, anticipated legal litigation, initiate
1:50:48
1 hour, 50 minutes, 48 seconds
litigation pursuant to paragraph 4, subsection D, section 54956.9,
1:50:56
1 hour, 50 minutes, 56 seconds
one potential case. uh we will uh adjourn the meeting and uh after close session.
Sync to video time

WEBVTT

1
00:29:48.550 --> 00:30:03.990
Oakley Meetings: Good evening, this is the regular joint meeting of the Oakley City Council, the Oakley City Council acting as the successor agency to the Oakley Redevelopment Agency, and the Oakley Public Finance. This meeting is called to order at 6 30. Will the Clerk please call roll?

2
00:30:05.720 --> 00:30:14.889
Oakley Meetings: Councilmember Shaw? Here. Councilmember Williams? Here. Vice Mayor Meadows? Here. Mayor Henderson? Here. And Councilmember Fuller is absent.

3
00:30:16.260 --> 00:30:18.740
Oakley Meetings: Item 1.2, Pledge of Allegiance.

4
00:30:20.720 --> 00:30:29.269
Oakley Meetings: Today we have the, honor of having Chandler, who's involved in the Mustang Manager's leadership.

5
00:30:29.390 --> 00:30:47.360
Oakley Meetings: And is in the gate greeting for Almond Grove School. Chandler is a very social person. He always has conversations with friends. When he's not together in person, he enjoys laughing over FaceTime. In his free time, Chandler enjoys golf, bowling, and a league.

6
00:30:47.360 --> 00:30:52.769
Oakley Meetings: Playing basketball, baseball, reading, and of course,

7
00:30:52.880 --> 00:30:58.340
Oakley Meetings: Little Fortnite. He dreams… he dreams of becoming a pro golfer.

8
00:31:03.570 --> 00:31:04.780
Oakley Meetings: Please stand.

9
00:31:05.870 --> 00:31:07.600
Oakley Meetings: Hand over your heart, please.

10
00:31:08.420 --> 00:31:09.330
Oakley Meetings: Pledge.

11
00:31:09.520 --> 00:31:23.140
Oakley Meetings: I pledge allegiance to the flag of the United States of America, and to the Republic for which it stands, one nation, under God, indivisible, with liberty and justice for all.

12
00:31:43.190 --> 00:31:53.910
Oakley Meetings: Item 1.3, Proclamation honoring Ashley Hopwood for earning her Girl Scout Golden Award.

If Ashley can meet me up front at the podium, please?

13
00:32:00.120 --> 00:32:14.689
Oakley Meetings: Whereas the Girl Scout Gold Award is the highest and most prestigious achievement in Girl Scouts, earned exclusively by senior and Ambassador high school Girl Scouts who demonstrate extraordinary leadership, community impact, and dedication.

14
00:32:14.690 --> 00:32:24.130
Oakley Meetings: And whereas fewer than 1% of Girl Scouts possess the perseverance and vision required to complete the rigorous requirements needed for this award.

15
00:32:24.210 --> 00:32:32.229
Oakley Meetings: And whereas Ashley is a hardworking, dedicated, kind-hearted person who has been an active member of the Girl Scouts community since kindergarten.

16
00:32:32.230 --> 00:32:48.810
Oakley Meetings: And whereas Ashley is currently a senior at Freedom High School, maintaining membership in the National Honor Society and numerous other clubs, while simultaneously pursuing college coursework at Las Madanas College toward her goal of becoming a crime scene investigator.

17
00:32:48.880 --> 00:33:04.460
Oakley Meetings: And whereas for her Gold Award project, Ashley dedicated over 80 hours to designing, planning, and constructing one standing height and two wheelchair-accessible garden beds for the residents at Commons at Dallas Ranch Assisted Living.

18
00:33:04.580 --> 00:33:12.040
Oakley Meetings: And whereas Ashley hosted a special event at the facility, inviting attending seniors to participate in planting the new gardens.

19
00:33:12.090 --> 00:33:19.129
Oakley Meetings: And whereas the assisted living facility now has a garden club where residents meet regularly to take care of the gardens.

20
00:33:19.140 --> 00:33:35.180
Oakley Meetings: Now, therefore, be it resolved that Hugh Henderson, Mayor of the City of Oakley, along with the members of the Oakley City Council, do hereby recognize and honor Ashley Hopward for earning the Girl Scout Gold Award and commend her exceptional service and lasting contribution to the community.

21
00:33:36.450 --> 00:33:38.000
Oakley Meetings: Congratulations.

22
00:33:40.990 --> 00:33:49.540
Oakley Meetings: And all those hours into the community and what you've done, you should be very proud in the City Council, we're very proud to have you as a resident of Oakley.

23
00:34:31.170 --> 00:34:33.020

Oakley Meetings: Item 1.4.

24
00:34:33.150 --> 00:34:35.020
Oakley Meetings: Oakley Library Update.

25
00:34:42.179 --> 00:34:43.980
Oakley Meetings: Hello there.

26
00:34:45.370 --> 00:34:59.660
Oakley Meetings: Good evening, my name is Lucia Flores. I am the Youth Services Librarian at the Oakley Library, and I'm joined by Gia Paolini, who's our Library Services Manager. Thank you, City Council, for giving us the platform to share that it is Library Card Sign-Up Month.

27
00:34:59.660 --> 00:35:08.969
Oakley Meetings: every September. So we are so excited to be here and share, what the Contra Costa County Library and what Oakley Library provides for the community free of charge.

28
00:35:09.180 --> 00:35:10.620
Oakley Meetings: Next slide, please.

29
00:35:14.760 --> 00:35:16.700
Oakley Meetings: Oh. Oh, I have it.

30
00:35:17.660 --> 00:35:30.520
Oakley Meetings: Let's see, this one right here? Perfect. So why get a library card? Library cards are free. If you are a California resident, you can get a library card in any public library in the state.

31
00:35:30.550 --> 00:35:43.090
Oakley Meetings: So in our county library, we have no overdue fines. You can check out up to 100 books at a time for up to 3 weeks. We don't recommend that, but just so you know, that's the limit. We do have books for all ages.

32
00:35:43.090 --> 00:35:53.099
Oakley Meetings: In our library, we have collections in English and Spanish, but we're also happy to order books in other languages as well, such as Hindi, Russian, Farsi, Mandarin, and more.

33
00:35:53.130 --> 00:36:08.380
Oakley Meetings: You can also find movies, audiobooks, music CDs, and magazines in our library, and we can also order things for you to check out, such as ukuleles, Wi-Fi hotspots, California State Parks passes, which are really popular in the summertime, and so much more.

34
00:36:08.590 --> 00:36:12.870
Oakley Meetings: You also get free access to our myriad of digital resources.

35
00:36:12.870 --> 00:36:31.750

Oakley Meetings: There's way too many to name, but just to kind of summarize what you can do with them, you can check out ebooks, any audiobooks on your personal devices, you can stream music and movies, you can get free tutoring for your children, you can learn a new language, get free and discount passes to museums and attractions in the Bay Area, and so much more.

36
00:36:36.590 --> 00:36:48.870
Oakley Meetings: There we go. So in our… our Oakley library, we have roughly 8,819 patrons, last fiscal year, and about half of those are Oakley youth, ages 5 to 17.

37
00:36:48.870 --> 00:37:08.809
Oakley Meetings: So when you look at the total population of Oakley, that's roughly 19% of the population is a library user, and when you isolate the Oakley youth population, that's more than half, that are library cardholders, so 57.5%. We do a lot of outreach to Oakley schools, to, at community outreach events, so we're very,

38
00:37:08.810 --> 00:37:09.720
Oakley Meetings: very,

39
00:37:10.070 --> 00:37:22.339
Oakley Meetings: Yeah, that's an important thing for us to reach out to the youth, so that they're aware of what the library offers for them. And last fiscal year, we circulated 39,427 physical items in our library.

40
00:37:23.960 --> 00:37:24.830
Oakley Meetings: Let's see…

41
00:37:25.960 --> 00:37:44.450
Oakley Meetings: All right. And some may not be aware that all Contra Costa County libraries offer free programs for the community. In our library, we have literacy and reading programs, such as Storytime, which is happening right now, Tuesday evenings at 6.30. We also have Family Bilingual story times in English and Spanish, last Tuesdays of the month.

42
00:37:44.630 --> 00:37:56.860
Oakley Meetings: And around April or May, we host kindergarten countdown workshops geared towards incoming TK and kindergarteners to help them and their families model skills for them that they could use when they start school.

43
00:37:56.860 --> 00:38:05.149
Oakley Meetings: And we host a quarterly Rising Readers program with a literacy tutor that does games and activities with the kids to help engage them and get them excited about reading.

44
00:38:05.170 --> 00:38:24.589
Oakley Meetings: And of course, we have STEAM programs at the library, such as our weekly LEGO Club every Saturdays at 3 o'clock, and we partner with East Bay Regional Parks on occasion to host science workshops at the library, and we have art workshops as well. So last fiscal year, we had 241 programs, and we had 5,113 attendees.

45
00:38:24.740 --> 00:38:27.439

Oakley Meetings: Which is a huge accomplishment for us.

46
00:38:28.200 --> 00:38:29.670
Oakley Meetings: Oops.

47
00:38:30.630 --> 00:38:50.429
Oakley Meetings: Let me go back, there we go. So it's our goal every year to visit all second grade classes in Oakley, and we were successful in that endeavor last fiscal year. We visited all the second grade classes, some other grades, and some special education classes as well, for a total of 763 students, and we gave out 333 library cards.

48
00:38:50.430 --> 00:38:52.920
Oakley Meetings: It's probably the funnest part of my job.

49
00:38:53.350 --> 00:38:57.840
Oakley Meetings: And it's very important to us to nourish our community partnerships and,

50
00:38:58.140 --> 00:39:14.460
Oakley Meetings: you know, reach out to the community. So, we love going to Heart of Oakley. We had Science Day this year, that was so much fun. So please continue to invite the library to your events, and if we invite you and you're able to come, please do so. We have, on occasion, invited nonprofits such as I just del Campo.

51
00:39:14.460 --> 00:39:21.490
Oakley Meetings: East Bay Regional Parks Care Parent Network to come to our events and, and provide their information for the community as well.

52
00:39:21.490 --> 00:39:27.679
Oakley Meetings: And of course, thank you to the Friends of the Oakley Library who, help support our programs and getting us a new library.

53
00:39:29.840 --> 00:39:43.979
Oakley Meetings: All right, so just to summarize, library cards benefit everyone. I hope you come by the library sometime, and we can help you find what you're looking for. We can get you a library card for free, and that's pretty much all I have, so thank you.

54
00:39:46.370 --> 00:39:48.189
Oakley Meetings: Any questions from Council?

55
00:39:49.830 --> 00:39:52.110
Oakley Meetings: Thank you very much for the update. Thank you.

56
00:39:59.650 --> 00:40:03.969
Oakley Meetings: Item 1.5, California Main Street Update.

57

00:40:14.350 --> 00:40:24.529
Oakley Meetings: Good evening Tonight, I'm pleased to introduce Ms. Brooke Foulkes, State Coordinator for California Main Street.

58
00:40:24.530 --> 00:40:38.790
Oakley Meetings: who's here to share more about the California Main Street program, and how the Main Street approach can support a community like Oakley. Today, Brooke and I, toured downtown Oakley and throughout the city.

59
00:40:38.820 --> 00:40:57.940
Oakley Meetings: and right before this meeting, and took a fresh look at the businesses and properties and public spaces and development opportunities along Main Street. It gave us an opportunity to re-evaluate areas' potential and discuss some challenges and consider how the Main Street approach

60
00:40:57.940 --> 00:41:02.169
Oakley Meetings: Could help guide continuing, revitalization.

61
00:41:02.170 --> 00:41:14.679
Oakley Meetings: The city has been a member of California Main Street since 2021, and over the past several years, the city has continued to make downtown Oakley and Main Street a key focus

62
00:41:14.680 --> 00:41:28.020
Oakley Meetings: on our economic development program and efforts. And while many significant investment has already been made in the area, as you know, the downtown revitalization is an ongoing process.

63
00:41:28.020 --> 00:41:38.349
Oakley Meetings: Ultimately, our goal is to continue transforming downtown Oakley to a vibrant destination and economic center for our community, the place

64
00:41:38.350 --> 00:41:45.069
Oakley Meetings: That supports local businesses, attracts new investment, and create memorable experiences.

65
00:41:45.070 --> 00:42:10.030
Oakley Meetings: and the businesses are proud to call their own. Our participation in California Main Street gave us an opportunity to learn from other communities, successful communities, and access technical expertise and proven best practice. With that said, it is my pleasure to welcome Brooke, who's been providing the overview of Main Street

66
00:42:10.030 --> 00:42:12.180
Oakley Meetings: approach and the resources.

67
00:42:12.190 --> 00:42:12.940
Oakley Meetings: M.

68
00:42:13.010 --> 00:42:14.820

Oakley Meetings: Brooke, thanks for joining us.

69
00:42:17.840 --> 00:42:33.549
Oakley Meetings: Thank you so much. Good evening, Mayor, Council Members, City Manager. Thank you, Harumi, for your hospitality. What an amazing tour. It's long overdue. I live in Vacaville, so it's not too far, so, I'm sure I will be back.

70
00:42:33.630 --> 00:42:52.220
Oakley Meetings: And what I get… I got a great picture of some of the exciting developments, including, you know, the library and the train stop and some other exciting things. So, it's nice to see that things are consolidating into the downtown core, which is what we want to see. So, let me just give you…

71
00:42:52.220 --> 00:42:55.259
Oakley Meetings: some information here about California Main Street.

72
00:42:55.460 --> 00:43:04.599
Oakley Meetings: So… Let's see here… Great, so California Main Street was originally formed in 1986,

73
00:43:04.720 --> 00:43:23.379
Oakley Meetings: It's been around for 40 years now, and it was originally a statewide program, under the Trade and Commerce Agency for the state of California. Since 2002, it's been volunteer-run by… through the Main Street Alliance, California Main Street Alliance. So, our board of directors is comprised of Main Street directors from across the state.

74
00:43:23.380 --> 00:43:29.150
Oakley Meetings: We represent 31, designated Main Street communities, of which Oakley is one of them.

75
00:43:31.200 --> 00:43:49.499
Oakley Meetings: We are the state coordinating partner for Main Street America, which is the nationwide movement of over 1,300 communities nationwide that are designated Main Streets. And it is a… Main Street America is actually a subsidiary of the Trust,

76
00:43:49.670 --> 00:43:55.499
Oakley Meetings: For, natural… for… Historic preservation, sorry.

77
00:43:57.250 --> 00:44:07.989
Oakley Meetings: Okay, so this is a look at our network. Like, as I mentioned, we have 31 communities, and 17 are accredited, 14 are affiliates, and I'll explain what that means in a few minutes.

78
00:44:07.990 --> 00:44:17.500
Oakley Meetings: But, this is a breakdown of, we work with cities large and small, from rural to very large, and all over the state.

79
00:44:20.610 --> 00:44:30.130
Oakley Meetings: Every year, we ask our communities to submit, reinvestment statistics that shows us, it gives us a look at our economic impact, across the state.

80
00:44:30.400 --> 00:44:47.850
Oakley Meetings: So, we asked them to report on jobs created, and, buildings saved, and volunteer hours. So, this is a look at both of our 2025 reinvestment stats, and also our cumulative stats are down below.

81
00:44:47.850 --> 00:44:52.209
Oakley Meetings: So it represents quite a bit of investment that these, programs have…

82
00:44:52.390 --> 00:44:57.159
Oakley Meetings: have given back into the state. And on the right side, you'll see, actually, visitor numbers.

83
00:44:57.190 --> 00:45:15.650
Oakley Meetings: So we use Placer AI data compared with, Main Street Historic Districts, and when we triangulate those, we can see how many folks visited not just the city of Oakley, but the downtown core of Oakley. So I'm excited to report, actually, that when I pulled the numbers,

84
00:45:15.720 --> 00:45:32.609
Oakley Meetings: In 2025, Oakley saw 10,852 more visitors than in 2024 to its downtown core. So almost 11,000 more people came. Those are visitors, so almost 11,000 more visitors came to your downtown.

85
00:45:32.610 --> 00:45:37.240
Oakley Meetings: In 2025, so that's a 3% increase, so… It's very exciting.

86
00:45:40.010 --> 00:46:02.709
Oakley Meetings: The Main Street America movement is built on the Main Street approach, which is a four-point approach, and this was formed back in 1980. You can think back to conditions in that time, what was happening, lots of malls being built, lots of downtowns emptying out, stores moving to the malls, the focus of commerce was shifting.

87
00:46:02.710 --> 00:46:12.759
Oakley Meetings: And buildings were sitting empty, often historic buildings were falling over, so the National Trust for Historic Preservation piloted a program

88
00:46:12.760 --> 00:46:21.889
Oakley Meetings: To… reinforce the downtown commercial cores across America, and the Main Street movement was born.

89
00:46:25.050 --> 00:46:42.730
Oakley Meetings: This is a look at the layers here. So, Oakley, you're there in the middle, in the center, as a local program, and then as the state coordinator, we're in the middle, the middle ring there, and then we back that up with national stats and resources from Main Street America.

90
00:46:45.690 --> 00:46:53.790
Oakley Meetings: Our members, receive training and resources, access to exclusive grant opportunities.

91

00:46:53.800 --> 00:47:10.469
Oakley Meetings: We hold an annual conference every year, and so, we… we get together every month virtually, and Harumi's been on many of those calls, and it's really an opportunity for our Main Street directors to connect and understand the very unique work that they do.

92
00:47:12.010 --> 00:47:20.230
Oakley Meetings: This is just a snapshot of the benefits that Oakley enjoys, in part by being a member of this network.

93
00:47:20.300 --> 00:47:24.040
Oakley Meetings: So some of the things that Harumi has engaged with, she's been on

94
00:47:24.050 --> 00:47:33.709
Oakley Meetings: She's been on those monthly member check-ins, she's been at our webinars, she and I connect quite a bit over specific technical assistance questions. She'll call and ask.

95
00:47:33.710 --> 00:47:44.879
Oakley Meetings: questions relating to, for example, the ice rink. I connected her with a couple of other main streets that had ice rinks. So it's really just about really kind of connecting with resources.

96
00:47:44.930 --> 00:47:48.520
Oakley Meetings: And supporting the work that she does.

97
00:47:49.840 --> 00:48:03.649
Oakley Meetings: So there are two types of designated Main Streets. There's an affiliate and an accredited level. In Oakley, you are an affiliate, which is, a designated Main Street, so it's recognized by Main Street America as a designated Main Street.

98
00:48:03.890 --> 00:48:08.289
Oakley Meetings: And, accredited Main Streets, are…

99
00:48:08.500 --> 00:48:21.649
Oakley Meetings: Main Street organizations that have taken the extra step to build capacity and intention, on… as… as… in regards to downtown revitalization. So I'll go into that in a second.

100
00:48:22.550 --> 00:48:26.799
Oakley Meetings: These next few slides are going to have a lot of text, but I'll summarize.

101
00:48:28.350 --> 00:48:32.280
Oakley Meetings: So, the affiliate Main Street?

102
00:48:32.430 --> 00:48:43.109
Oakley Meetings: get access to resources, technical assistance, they get to use Main Street America branding, they're recognized as a designated Main Street. This is all what Oakley gets to enjoy.

103

00:48:43.820 --> 00:49:02.359
Oakley Meetings: And then, if a designated Main Street decides that it wants to become an accredited Main Street, then we start to have conversations about goal setting and work plans, and how we can move that… move forward to that goal. But everyone in the network, if you're designated, you start at this affiliate level.

104
00:49:05.390 --> 00:49:10.899
Oakley Meetings: So, to level up to the… To the accredited level.

105
00:49:12.110 --> 00:49:16.630
Oakley Meetings: There is a set of baseline requirements, which I will go into.

106
00:49:17.520 --> 00:49:18.550
Oakley Meetings: Quickly.

107
00:49:20.080 --> 00:49:27.520
Oakley Meetings: So this is, you know, why… why accreditation, right? So, obviously, it's a stamp of distinction, it shows intent.

108
00:49:27.640 --> 00:49:47.070
Oakley Meetings: in, downtown revitalization. It shows you're committed, and that you've devoted a certain amount of resources toward this end, and as a city, you, you value downtown revitalization. It opens you up to different grant opportunities that are only available to accredited Main Streets.

109
00:49:47.130 --> 00:49:56.250
Oakley Meetings: It opens you up to become a potential candidate for the Great American Main Street Award. So there's lots of…

110
00:49:56.820 --> 00:49:58.450
Oakley Meetings: opportunities there?

111
00:50:01.250 --> 00:50:18.489
Oakley Meetings: And so the how. How to become accredited? That's a conversation that we can have in terms of, like I said, setting goals. You'll see in this next slide here that there is a set of standards that Main Street America requires of accredited communities.

112
00:50:18.690 --> 00:50:24.770
Oakley Meetings: And… Typically, what Main Street America looks for is a…

113
00:50:25.180 --> 00:50:30.689
Oakley Meetings: is staff resources, and those can come in many different ways, right? Those can come in

114
00:50:30.850 --> 00:50:42.869
Oakley Meetings: a independent organization that's got an executive director that's focused on the downtown. It can also be a program officer that works for the chamber. It can be a city…

115

00:50:42.870 --> 00:50:59.639
Oakley Meetings: economic development manager that's dedicated to Main Street work. There's lots of different ways this can look, but the ideal there is that there is a full-time program manager that works… that their job is to just wake up every day and think about how downtown can improve.

116
00:50:59.720 --> 00:51:15.949
Oakley Meetings: And then the other benchmark that we build the work around is something called a transformation strategy, and it's kind of a fancy name for an economic development main street plan, basically. And so the transformation strategies that we help our communities build

117
00:51:15.950 --> 00:51:22.299
Oakley Meetings: They are community-driven, they're based on market data, they're 3-5 year outlooks, so they're not…

118
00:51:22.300 --> 00:51:28.240
Oakley Meetings: quite like a downtown master plan. They're a little bit more like, we're here, and we want to get to here.

119
00:51:28.260 --> 00:51:39.149
Oakley Meetings: So, really, kind of setting goals around that. There's a work plan and a budget that's set aside for that work once the community has all bought in.

120
00:51:40.560 --> 00:51:45.430
Oakley Meetings: And the idea there is that we want to see measurable progress and noticeable impact.

121
00:51:50.610 --> 00:51:54.089
Oakley Meetings: So, field services work.

122
00:51:54.430 --> 00:52:06.230
Oakley Meetings: This is a feature of Main Street America and California Main Street. When our cities decide they would like to level up on the work that they're doing, or they'd like to bring in

123
00:52:06.550 --> 00:52:10.410
Oakley Meetings: Specific experts to solve a problem.

124
00:52:10.410 --> 00:52:26.719
Oakley Meetings: Then, we are… we are available, and we can bring in folks to do things like walking audits, or, create a transformation strategy, or form a downtown association. Those are all things that are in our wheelhouse that we… that we do for other cities in California.

125
00:52:26.800 --> 00:52:30.890
Oakley Meetings: And, so… That is part of our work.

126
00:52:32.210 --> 00:52:40.349
Oakley Meetings: And our conference is coming up in 2 months. We're gonna be down in Carlsbad this year. It's about 125 Main Street professionals from across the state.

127
00:52:40.460 --> 00:52:49.470
Oakley Meetings: And, it's 3 days of learning and engagement and networking, and, this year it's gonna be right 2 blocks from the ocean, so…

128
00:52:49.760 --> 00:52:55.819
Oakley Meetings: Hope you can join us. And, Main Street America has a yearly

129
00:52:55.960 --> 00:53:04.510
Oakley Meetings: conference, which draws about 2,000 people from around the country, and this next year, it's going to be in Detroit, so that's coming right up.

130
00:53:06.050 --> 00:53:24.920
Oakley Meetings: So I want to include my presentation, and thank you for 5 years of membership. I think it's a great time for me to come and check in and learn more about your priorities as a city, and how I can assist Harumi with her goals, and with your goals, and move the needle for downtown Oakley.

131
00:53:26.760 --> 00:53:28.039
Oakley Meetings: Thank you very much.

132
00:53:29.400 --> 00:53:30.780
Oakley Meetings: Any questions?

133
00:53:32.570 --> 00:53:34.390
Oakley Meetings: Councilmember Williams.

134
00:53:35.140 --> 00:53:43.690
Oakley Meetings: You mentioned that, in order to become accredited, there has to be a full-time person dedicated to it. I know, like.

135
00:53:43.690 --> 00:54:08.130
Oakley Meetings: Downtown Brentwood Coalition, they started out as an all-volunteer force, so does that full-time person have to be a paid employee, or could it be a volunteer who's just focused on the Main Street portion of things? I believe it has to be full-time paid, but I can double-check for you. Yeah, Brentwood is one of our members as well, and so we actually… they're a great case study because we took them from affiliate to accredited.

136
00:54:08.180 --> 00:54:15.179
Oakley Meetings: And so, they… it would be a great resource to look at and see how they did that, because, yeah, again, it was…

137
00:54:15.180 --> 00:54:28.380
Oakley Meetings: Main Street works best when it involves the whole community, and everyone can buy in and get excited and rally around, and then you coalesce all of that good work and emerge with,

138

00:54:28.430 --> 00:54:35.400
Oakley Meetings: With staffing and with a board of directors, that really is focused on the downtown improvement.

139
00:54:36.320 --> 00:54:37.140
Oakley Meetings: Yeah.

140
00:54:38.960 --> 00:54:42.089
Oakley Meetings: Thank you very much for your presentation. Thank you for having me.

141
00:54:42.440 --> 00:54:43.370
Oakley Meetings: Have a great night.

142
00:54:44.490 --> 00:54:46.309
Oakley Meetings: Item 2, public comment.

143
00:54:46.760 --> 00:54:49.859
Oakley Meetings: We will now receive public comment on items

144
00:54:50.120 --> 00:54:53.859
Oakley Meetings: On the consent calendar and items that are not on tonight's agenda.

145
00:54:55.230 --> 00:55:03.999
Oakley Meetings: I currently do not have any, speaker cards. If you wish to speak, there are speaker cards in the library, the blue cards, you can fill one out there.

146
00:55:05.060 --> 00:55:15.370
Oakley Meetings: A reminder to the public that it's limited to 3 minutes. There's a timer in front of the… my seat. At 1 minute, it will beep, and the light will turn yellow, and as it turns red.

147
00:55:15.670 --> 00:55:16.590
Oakley Meetings: There.

148
00:55:16.990 --> 00:55:22.670
Oakley Meetings: Also, if you're remote and you wish to speak in public comment, please raise your hand.

149
00:55:23.890 --> 00:55:25.800
Oakley Meetings: Do I have any public speakers?

150
00:55:26.870 --> 00:55:33.420
Oakley Meetings: I have no one in-house, I have nothing that was turned in online. Do we have anybody, online that wishes to speak?

151
00:55:33.710 --> 00:55:36.169

Oakley Meetings: I do not see any hands raised online.

152
00:55:37.450 --> 00:55:40.400
Oakley Meetings: I will close public comment, move to item 3.

153
00:55:41.000 --> 00:55:42.670
Oakley Meetings: Councilmember's comments.

154
00:55:46.380 --> 00:55:56.889
Oakley Meetings: I do not see any Councilmember comments. We'll move to Item 4, Consent Calendar. Does anybody wish to, remove anything from this consent calendar? Otherwise, I'll look for a motion.

155
00:55:57.540 --> 00:56:00.879
Oakley Meetings: I move approval of the consent calendar. I'll second.

156
00:56:01.480 --> 00:56:04.719
Oakley Meetings: We have a first and a second, and we have a roll call for the police.

157
00:56:07.000 --> 00:56:17.170
Oakley Meetings: Councilmember Shaw? Yes. Councilmember Williams? Yes. Vice Mayor Meadows? Yes. Mayor Henderson? Yes. The motion carries 4-0.

158
00:56:21.370 --> 00:56:26.000
Oakley Meetings: Item 5, no public comments tonight. We'll move to the regular calendar, item 6.

159
00:56:27.060 --> 00:56:34.949
Oakley Meetings: Item 6.1, adopt a resolution appointing one Planning Commission to fill a two-year vacancy expires

160
00:56:35.620 --> 00:56:40.210
Oakley Meetings: February 28th of 27, and our Community Development Director.

161
00:56:48.080 --> 00:57:01.909
Oakley Meetings: Good evening, Mayor, Vice Mayor, members of the City Council. Thank you, I'm Ken Strilo, Community Development Director. Just going to give you a brief introduction to tonight… what's on tonight's agenda, which is for the City Council to hear interviews of

162
00:57:02.210 --> 00:57:06.610
Oakley Meetings: Three candidates or applicants to fill a vacant role for the Planning Commission.

163
00:57:07.000 --> 00:57:26.950
Oakley Meetings: And then to determine on which of those three you'd like to appoint. So a little bit of background. Planning Commission is made up of two 2-year term seats, which expire February 28th of next year, and three four-year term seats expiring October 11th of 2029. Eventually, we'll get back on track so that

164
00:57:27.090 --> 00:57:30.809
Oakley Meetings: all the seats are for 4-year terms. One of the two

165
00:57:31.390 --> 00:57:41.329
Oakley Meetings: One of the two-year term seats expiring next year was currently… was vacated recently by Commissioner Olivaros, who resigned from the position on July 7th.

166
00:57:42.420 --> 00:57:59.149
Oakley Meetings: The process for the applications, they were made available to be submitted from July 13th through August 20th of this year, and the City Clerk received a total of 3 applications. One from Pierre Reyes, one from Louis Gentry, and one from Adam Sterud.

167
00:57:59.850 --> 00:58:03.790
Oakley Meetings: Proof of residency has been confirmed for all three applicants.

168
00:58:04.580 --> 00:58:12.240
Oakley Meetings: For the interview process, the interviews will be held in the order the applications were received, which is the same order of the names I just presented.

169
00:58:13.260 --> 00:58:19.349
Oakley Meetings: Candidates 2 and 3 will exit to a conference room, and they will be escorted by Mr. Gorman.

170
00:58:19.750 --> 00:58:25.650
Oakley Meetings: And then once an applicant has been interviewed, they are welcome to remain in the chambers during the following interviews.

171
00:58:26.720 --> 00:58:37.740
Oakley Meetings: There's four questions to ask the applicants. Some of them are two-part questions, but we wanted to split them into four, so you can share them if you like, if you want to go down the line, or however the Council chooses. That works out fine.

172
00:58:37.860 --> 00:58:50.520
Oakley Meetings: And then there's 3 question sheets for each of the City Council members. There should be one sheet per applicant, so you can take down notes as you're asking the questions, and we just ask that you put their name or initials up top.

173
00:58:50.870 --> 00:58:52.650
Oakley Meetings: So that we know who they're for.

174
00:58:55.690 --> 00:59:07.290
Oakley Meetings: You also have a forced rankings summary sheet, and I believe most of you have used these in the past, but just for transparency's sake, they require the City Council to

175

00:59:07.500 --> 00:59:16.040
Oakley Meetings: essentially re-rank the candidates after each interview. So, for the first column, you would be putting the initials of Pierre.

176
00:59:16.230 --> 00:59:20.870
Oakley Meetings: Reyes, or PR, and then after the second interview, you will rank

177
00:59:21.050 --> 00:59:32.309
Oakley Meetings: whoever you feel ranks higher between those two, in the second column, with the higher ranking up top, and so on. And it's important that all of the names are filled out for each of the rounds.

178
00:59:32.540 --> 00:59:37.020
Oakley Meetings: To prevent any confusion, should there be a tie or something like that down the line.

179
00:59:37.610 --> 00:59:39.920
Oakley Meetings: Are there any questions on the ranking sheets?

180
00:59:40.360 --> 00:59:53.999
Oakley Meetings: Good. Okay. And then, after the rankings are done, we ask… staff ask that the mayor call a short recess to allow the City Clerk and myself to tally up the numbers. We do have some

181
00:59:54.270 --> 01:00:12.029
Oakley Meetings: tiebreakers in place, should we come upon a tiebreaker. If we have two tiebreakers that we have set up, it's first place votes, and then the least amount of third place votes. If we get to… we're still in a tie, we would ask the City Council to deliberate, and someone make a motion on who they'd like to appoint.

182
01:00:12.630 --> 01:00:15.460
Oakley Meetings: I'm sorry we ran out of tie-breaking ideas.

183
01:00:16.130 --> 01:00:25.090
Oakley Meetings: And that concludes my short presentation. I would just ask, if the three applicants are in the audience, that they please raise their hands.

184
01:00:27.030 --> 01:00:31.819
Oakley Meetings: Excellent. So, we would ask that Lewis Gentry and Adam Sterlude follow

185
01:00:32.040 --> 01:00:37.710
Oakley Meetings: Evan, Mr. Gorman back there, and Pierre can stay in the room until he's called up. Thank you.

186
01:00:40.200 --> 01:00:42.810
Oakley Meetings: Any questions for staff before we get started?

187
01:00:44.410 --> 01:00:46.889

Oakley Meetings: Thank you for explaining the sheet for…

188
01:00:47.140 --> 01:00:48.990
Oakley Meetings: The challenge is in the room.

189
01:00:50.120 --> 01:00:55.580
Oakley Meetings: If you have any questions, let me know. Thank you. Vice Mayor Meadows? I was gonna ask, who's got 1, 2, 3, 4?

190
01:00:57.330 --> 01:01:00.869
Oakley Meetings: I'll do one in… You're doing… you're doing one?

191
01:01:02.440 --> 01:01:05.839
Oakley Meetings: What do I… okay, what do I ask? You have two. Two? Okay.

192
01:01:09.700 --> 01:01:12.649
Oakley Meetings: So we'll go ahead and, call the first applicant up.

193
01:01:21.170 --> 01:01:22.969
Oakley Meetings: Good evening. Good evening.

194
01:01:24.940 --> 01:01:28.859
Oakley Meetings: So we'll start off with the first question. What motivated you to apply

195
01:01:29.340 --> 01:01:31.220
Oakley Meetings: or appointment to the Planning Commission.

196
01:01:31.360 --> 01:01:44.139
Oakley Meetings: Well, one thing that motivated me to apply for the Board of Commission was that last year, I was part of the leadership, the Oakley Leadership Program, and it

197
01:01:44.390 --> 01:01:57.229
Oakley Meetings: inspired me to actually take this opportunity to kind of learn what I've learned from the program, and see how it goes, and give me a better perspective of the city and how it works.

198
01:02:05.450 --> 01:02:10.419
Oakley Meetings: How would you describe the city's current direction regarding development and growth.

199
01:02:10.640 --> 01:02:16.570
Oakley Meetings: And how do you envision Oakley developing over the next 5, 10, and 15 years?

200
01:02:16.890 --> 01:02:17.790
Oakley Meetings: Well.

201
01:02:18.100 --> 01:02:30.669
Oakley Meetings: I've been in Oakley for 5 years, since we moved from Daly City. I grew up in Daly City most of my life, so having to see Oakley grow in a span of 5 years is quite…

202
01:02:31.210 --> 01:02:33.950
Oakley Meetings: interesting, and I'm quite…

203
01:02:34.080 --> 01:02:42.309
Oakley Meetings: prideful about it, because I like how it's going to be, because there's more… more people, more opportunities, and…

204
01:02:42.490 --> 01:02:48.369
Oakley Meetings: what I… what I can see in the future for Oakley is to be more…

205
01:02:48.710 --> 01:02:58.210
Oakley Meetings: thoughtful and strategic when it comes to its development, and I feel like Having more of… of…

206
01:02:58.320 --> 01:03:05.889
Oakley Meetings: the changes in a positive direction, it would provide Oakley and its residents a better… a better life.

207
01:03:08.670 --> 01:03:09.469
Oakley Meetings: Thank you.

208
01:03:11.720 --> 01:03:17.569
Oakley Meetings: Alright, what is the most important skill or quality that a planning commissioner should bring to this role?

209
01:03:19.580 --> 01:03:26.819
Oakley Meetings: Well, for me, personally, having… having to be a…

210
01:03:26.940 --> 01:03:37.310
Oakley Meetings: an educator. I think that one of the important aspects of leadership is the ability to be able to listen and comprehend what is being

211
01:03:37.460 --> 01:03:56.909
Oakley Meetings: ask, or what's being, given to you. And by listening, you actively participate on not just, like, listening, but actually caring enough so that they can show your sincerity of what you want, or what they… what you want them to… to…

212
01:03:57.180 --> 01:04:01.400
Oakley Meetings: To feel and see that Oakley…

213

01:04:01.870 --> 01:04:06.059
Oakley Meetings: As a whole can be a better place for development.

214
01:04:10.300 --> 01:04:15.239
Oakley Meetings: If appointed, how would you define your role and responsibility as a Planning Commissioner?

215
01:04:15.630 --> 01:04:34.779
Oakley Meetings: And do you have any scheduling conflicts that could affect your ability to regularly attend Planning Commission meetings, which are scheduled for the first and or third Tuesday of each month at 6 30 p.m? What was the first part of the question? Sorry. That was a long question. I got the second part down. Alright. How would you define your role and responsibilities as a Planning Commissioner?

216
01:04:34.970 --> 01:04:36.859
Oakley Meetings: Well, first, I would…

217
01:04:36.970 --> 01:04:50.379
Oakley Meetings: More likely, be… be more objective, be more active in listening to the… the rest of the board, and if there's any… any… some sort of conflict or disagreement, willing to collaborate.

218
01:04:50.600 --> 01:04:56.989
Oakley Meetings: and be able to… to see what they're seeing that I'm not seeing in terms of…

219
01:04:57.100 --> 01:05:09.560
Oakley Meetings: of planning, or what they… what they see, or what they have learned previously. And it's a good opportunity for me to learn as well, in having, like, a much more group

220
01:05:09.930 --> 01:05:17.910
Oakley Meetings: Organization to see what we can do in terms of as a group.

221
01:05:18.040 --> 01:05:29.330
Oakley Meetings: In terms of conflict, I have no conflict with anything, with its scheduling. The best part of being a sub as an educator, you hold your time.

222
01:05:30.480 --> 01:05:31.480
Oakley Meetings: Thank you.

223
01:05:33.180 --> 01:05:34.229
Oakley Meetings: Is that included?

224
01:05:34.620 --> 01:05:40.980
Oakley Meetings: That includes our questions, so, thank you. You can either stay and listen to the other interviews, or,

225
01:05:42.250 --> 01:05:43.839

Oakley Meetings: We'll get through the next two.

226
01:06:06.790 --> 01:06:09.479
Oakley Meetings: Second candidate will be Lewis Gentry.

227
01:06:25.190 --> 01:06:27.899
Oakley Meetings: Hi. Good evening. Thanks for… thanks for your time.

228
01:06:30.360 --> 01:06:32.940
Oakley Meetings: What motivated you to apply?

229
01:06:33.410 --> 01:06:34.910
Oakley Meetings: To be a planning commissioner.

230
01:06:36.800 --> 01:06:54.170
Oakley Meetings: Yeah, that was… that was really easy. I think it's just the modern… the modern chaos of the modern times. Also, the fact that now that, I'm in Oakley, and during COVID, when my job went remote, I had more time at home, more time in the community,

231
01:06:54.170 --> 01:06:59.989
Oakley Meetings: as opposed to before, where I was mostly just in the rat race of go to work and just, you know.

232
01:07:00.300 --> 01:07:15.249
Oakley Meetings: earn your money, come home, take care of the family, and then there's no time to actually experience the community, see what environment I'm actually living in. So, since moving to Oakley, I've been part of the community, digesting it, seeing the community.

233
01:07:15.370 --> 01:07:26.610
Oakley Meetings: I fell in love with the beauty. I fell in love with the hospitality of the residents. It's hospitality I hadn't experienced since growing up in a military family. My dad was in the Army, and so on the military bases.

234
01:07:27.090 --> 01:07:38.430
Oakley Meetings: everything was really hospitable, but when I moved to California in 98, I mostly lived around Silicon Valley, Santa Clara, Fremont, Union City, and those are…

235
01:07:38.590 --> 01:07:48.910
Oakley Meetings: fine cities, but they lack hospitality. And, so when I came to Oakley, that was the first thing that stood out. Also, I see how the city

236
01:07:49.150 --> 01:07:55.570
Oakley Meetings: is clean and complete, is the way I summarize it. Complete in the sense that,

237
01:07:56.920 --> 01:08:11.139

Oakley Meetings: everybody's basic needs and resources seem to be easily accessible, via public transportation or even walking, so I was never really a big walker until now, because everything is so convenient. I walk my dog all over.

238
01:08:11.220 --> 01:08:23.839
Oakley Meetings: several miles almost every day, and I just enjoy it, and in the process, speaking to other residents, you know, and they're speaking back, and so you learn about their life, you learn about more about, you know, how the city operates.

239
01:08:23.840 --> 01:08:32.429
Oakley Meetings: And so I think this, you know, to answer your question, this is the community that I've always wanted to be around when I settled down. And so,

240
01:08:32.460 --> 01:08:42.379
Oakley Meetings: Finally, you know, being amongst that community, and then seeing all the threats outside, you know, technology threats, hate threats, all of those things.

241
01:08:42.380 --> 01:08:58.640
Oakley Meetings: I just felt like, you know, when the position got opened, I just needed to, you know, at least do what I can to try to help combat, you know, a lot of the negativity that's going on around, and try to protect the community and the city, to keep it pristine, at least, you know, keep this as a nice oasis.

242
01:08:58.649 --> 01:09:09.660
Oakley Meetings: For as long as we can, and spread, you know, spread the positive vibes at Oakley and the example that Oakley sets, to other surrounding areas, you know. So, hopefully that wasn't too long-winded.

243
01:09:13.160 --> 01:09:17.809
Oakley Meetings: How would you describe the city's current direction regarding development and growth?

244
01:09:18.040 --> 01:09:23.029
Oakley Meetings: And how do you envision Oakley developing over the next 5, 10, and 15 years?

245
01:09:23.500 --> 01:09:26.700
Oakley Meetings: I would describe the current

246
01:09:27.140 --> 01:09:34.160
Oakley Meetings: pathway to be very healthy. I've been, you know, started to come to the planning committee meetings for the last couple months.

247
01:09:34.189 --> 01:09:49.420
Oakley Meetings: Just to kind of see how things are operating, see what directions things are going. And I really like that, the community itself, the residents are very vocal. They come up, they have their complaints, and I like the way that the committees and the council hears them and responds to them.

248
01:09:49.510 --> 01:10:02.340
Oakley Meetings: I see… I hear all too often, a lot of surrounding cities, particularly Bay Area cities, where

their community leaders, they don't really listen or serve the community. And so the fact that, Oakley

249
01:10:02.430 --> 01:10:18.510
Oakley Meetings: receives, and they take their time to really investigate, and then advise. You know, it feels very fair, it feels like they have the citizens' best interests at heart, and that's… that's the kind of leadership that, you know, that I want to be around and would like to be a part of.

250
01:10:22.890 --> 01:10:29.279
Oakley Meetings: Alright, what do you feel is the most important skill or quality that a planning commissioner should bring to this role?

251
01:10:31.430 --> 01:10:38.150
Oakley Meetings: I'll kind of wrap them into one, but they're kind of two words, two concepts, but objectivity and listening.

252
01:10:38.390 --> 01:10:40.029
Oakley Meetings: I think far too…

253
01:10:40.140 --> 01:10:51.420
Oakley Meetings: Often, too many people already have predisposed answers to problems, and they don't listen to the specific details of that person or that entity's unique problem.

254
01:10:51.570 --> 01:11:02.350
Oakley Meetings: So, you know, listening with full engagement, fully intent, and then full objectivity, you know, try to take as much bias out, and then also,

255
01:11:02.510 --> 01:11:08.950
Oakley Meetings: Really objectively thinking through the problem to try to come up with the best solution, not just for that.

256
01:11:09.210 --> 01:11:28.090
Oakley Meetings: one individual or entity, but thinking through the repercussions of the solution. How does it affect the community? How does it affect other entities? You know, basically try to follow the butterfly effect as wide and as far as it goes, and make sure that, you know, you've uncovered any potential hiccups or surprises so that you

257
01:11:28.310 --> 01:11:32.949
Oakley Meetings: There's always going to be some surprises, but you try to minimize the surprises as much as possible, so…

258
01:11:34.720 --> 01:11:53.609
Oakley Meetings: All right, mine is a two-part question, so bear with me. If appointed, how would you define your role and responsibilities as a Planning Commissioner, and do you have any scheduling conflicts that could affect your ability to regularly attend Planning Commission meetings, which are scheduled for the first and or third Tuesday of each month at 6 30 p.m?

259

01:11:53.610 --> 01:11:57.070
Oakley Meetings: I will answer those in reverse, the second one's a little easier for me to answer.

260
01:11:57.070 --> 01:12:01.940
Oakley Meetings: No scheduling conflicts, because I… not only am I…

261
01:12:02.230 --> 01:12:19.340
Oakley Meetings: I guess working from home remotely, but I'm one of those software engineers whose careers are… have been eaten by AI, so I have a lot more time on my hands. So right now, I do have an LLC that I'm working with with my partners, but all of that is remote, and so I have a lot of time on my hands at home.

262
01:12:19.400 --> 01:12:35.979
Oakley Meetings: You know, so it'd be nice to break up that time with more than just golf and video games, but and then to answer your other question, honestly, I don't know, because this is, you know, I'm a software engineer, I don't know necessarily how, cities operate, so that's… that's what I'll be…

263
01:12:35.980 --> 01:12:53.699
Oakley Meetings: in to learn, you know, so I will… my… one of my biggest skills is, you know, learning. You know, I've always had to adjust to different industries, whether it be in software or whatnot. I guess I get a lot of that from growing up in a military family. I've watched my dad have to pivot, I had to… I watched him

264
01:12:53.720 --> 01:13:06.119
Oakley Meetings: learn and pivot when he retired and couldn't find work with his military skills, so he had to pivot to something completely different. So a lot of, you know, what he got… went through, I'm in the process of, and, you know, he got through that by

265
01:13:06.280 --> 01:13:15.820
Oakley Meetings: staying open-minded and learning, and not assuming that he knows the answers, or even knows all the questions. You know, so I would say that would be my biggest

266
01:13:15.920 --> 01:13:28.029
Oakley Meetings: skill, you know, I could be putty in the… putting people's hands, but not… not silly putty, you know? I, I can smell BS, and I'm not easily controlled, and I have no issues being the only one

267
01:13:28.230 --> 01:13:32.900
Oakley Meetings: going against the status quo. I am a stickler for facts.

268
01:13:33.050 --> 01:13:43.390
Oakley Meetings: Because I think without facts, without truth, you have nothing but chaos, and so if I'm the only one saying truthful things, then so be it. So I think I am,

269
01:13:43.730 --> 01:13:48.230
Oakley Meetings: Open-minded, objective, and willing to learn, so… Thank you.

270
01:13:49.460 --> 01:13:50.390

Oakley Meetings: Thank you.

271
01:13:51.380 --> 01:13:54.560
Oakley Meetings: And you can either stay in the audience, or,

272
01:13:55.050 --> 01:13:57.750
Oakley Meetings: Step out of the room while we do the third interview.

273
01:14:07.590 --> 01:14:10.789
Oakley Meetings: Our last candidate for the evening will be Adam Sterud.

274
01:14:28.250 --> 01:14:29.919
Oakley Meetings: Good evening. Evening.

275
01:14:30.660 --> 01:14:35.740
Oakley Meetings: What motivated you to… applied for the appointment of a planning commissioner?

276
01:14:35.880 --> 01:14:52.750
Oakley Meetings: I was just motivated by being more involved with the community. My whole family grew up here. Grandparents raised their family here. Family still lives here. I've been here for 15 years and kind of seen the development, and then we are definitely going in a direction.

277
01:14:52.900 --> 01:15:08.990
Oakley Meetings: But I just kind of wanted to help guide that direction from, you know, a youthful standpoint, from a parenting standpoint, from somebody who's involved with the community, who does enjoy spending time in this community, and wants to see tax dollars spent in their community, or tax dollars earned in their community.

278
01:15:08.990 --> 01:15:16.459
Oakley Meetings: Just wanting to be more involved with whatever direction it is, because we are going somewhere, but just wanting to make sure that it steers in the right direction.

279
01:15:18.220 --> 01:15:19.140
Oakley Meetings: Thank you.

280
01:15:20.260 --> 01:15:25.009
Oakley Meetings: How would you describe the city's current direction regarding development and growth

281
01:15:25.120 --> 01:15:30.599
Oakley Meetings: And how do you envision Oakley developing over the next 5, 10, and 15 years?

282
01:15:30.870 --> 01:15:38.110
Oakley Meetings: I think that we definitely don't have a problem developing, and there aren't people that are interested in developing here.

283
01:15:38.260 --> 01:15:46.159
Oakley Meetings: We… have no issue with getting projects built. I do think that we're probably

284
01:15:46.200 --> 01:16:04.839
Oakley Meetings: building residential faster than our infrastructure or spending, shopping can handle. Like, that Safeway on Laurel, for instance, was a much-needed community resource. You can tell from the day it's opened, it's all… it didn't take time to gain traction. And with us developing the,

285
01:16:05.260 --> 01:16:23.749
Oakley Meetings: East Cypress Corridor, not to mention there's so much, land on the Main Street, Empire, Laurel, Carpenter Corridor. We have so much more room for development, but how are we going to responsibly develop that in order to support the community as a whole?

286
01:16:23.930 --> 01:16:38.089
Oakley Meetings: In 5 years, I'd like to see more places for me to take my wife on dates, or for, you know, if I ask where to go get a T-bone or a couple of oysters right now, you guys probably aren't going to refer to me a restaurant in Oakley.

287
01:16:38.510 --> 01:16:44.109
Oakley Meetings: And if my kids want to pay competitive sports, they're probably not going to play in Oakley.

288
01:16:44.260 --> 01:17:03.019
Oakley Meetings: So how in the next 5 years are we going to build our infrastructure and our resources and our services to support the community that we've already built and are continuing to develop right now? As well as looking into the 5, 10, 15 year? Right now, we're right under 50,000, but we could be at 75,000

289
01:17:03.020 --> 01:17:07.250
Oakley Meetings: at least 60 by then. So what's the… how are we going to develop

290
01:17:07.310 --> 01:17:10.570
Oakley Meetings: At the same rate to support all of that growth.

291
01:17:13.670 --> 01:17:20.769
Oakley Meetings: Oh, sorry. What would you say is the most important skill or quality that a planning commissioner can bring to this role?

292
01:17:21.600 --> 01:17:23.830
Oakley Meetings: I would say malleability.

293
01:17:23.980 --> 01:17:36.189
Oakley Meetings: And because you have some things that are malleable, you can bend them with your hands, some things have to be heated up and hit with a hammer. And I'd like to think that I'm somewhere in the middle there, because you're gonna have more…

294

01:17:36.190 --> 01:17:50.079
Oakley Meetings: senior members on any kind of commission that you're sitting on, then you want to learn from their tenure, see how… you don't want to come in and try and change the world with all your ideas at once, and you have to take that, you know, resident of 40, 50 years

295
01:17:50.170 --> 01:18:03.829
Oakley Meetings: perspective, as well as resident of maybe 5 to 10 years, and somewhere in the middle, and you guys have to work cohesively as a group to be able to move in any direction. And so, malleability as it comes to cohesion as a group.

296
01:18:04.020 --> 01:18:11.260
Oakley Meetings: You can't just go in there and force your way. You do have to look at other perspectives, in accordance with the plan.

297
01:18:16.320 --> 01:18:18.749
Oakley Meetings: Okay, I have a two-part question.

298
01:18:19.070 --> 01:18:34.669
Oakley Meetings: If appointed, how would you define your role and responsibilities as a Planning Commissioner, and do you have any scheduling conflicts that could affect your ability to regularly attend Planning Commission meetings, which are scheduled for the first and or third Tuesday of each month at 6 30 p.m?

299
01:18:35.320 --> 01:18:42.190
Oakley Meetings: Can I answer… I'm gonna answer the second part first. No, I won't have any conflicts. You know, being a father of

300
01:18:42.190 --> 01:18:59.809
Oakley Meetings: four children now. I've always had meetings. I do have a very hectic schedule with sports, with other meetings for things that I attend to, and I will plan vacations out, which you need to do when you have a large family. I plan my vacations even a year in advance around meeting dates.

301
01:18:59.810 --> 01:19:08.830
Oakley Meetings: So, being that this is, you know, you can look through the end of 27 right now and schedule the rest of your committee meeting dates for

302
01:19:09.050 --> 01:19:17.050
Oakley Meetings: the next 18 months in advance, technically, and I'm not booking vacations 2 years ahead of time, so no Tuesdays, I am wide open in general.

303
01:19:17.400 --> 01:19:19.070
Oakley Meetings: and won't…

304
01:19:19.990 --> 01:19:29.379
Oakley Meetings: make things that, contract, or conflict, I'm sorry, with those obligations as a planning commissioner. My most important role would probably be just

305
01:19:30.280 --> 01:19:31.840
Oakley Meetings: At first, just…

306
01:19:32.020 --> 01:19:42.320
Oakley Meetings: assuming the position of being the newly appointed member, and working with the group, seeing how the rest of the group flows, what I can do to help, what

307
01:19:42.830 --> 01:19:59.789
Oakley Meetings: perspective I can offer to the group without trying to, like I said kind of earlier, jumping in and pushing my own agenda or changing things right off the bat. Learning… learning first on how to… because you can't really affect change until you know how change happens.

308
01:20:02.120 --> 01:20:03.060
Oakley Meetings: Thank you.

309
01:20:03.680 --> 01:20:07.850
Oakley Meetings: Okay, we're gonna take about a 5-minute recess now.

310
01:20:08.850 --> 01:20:11.689
Oakley Meetings: Tally the sheets, and then we'll get this over to staff.

311
01:20:11.830 --> 01:20:12.600
Oakley Meetings: Thank you.

312
01:26:41.710 --> 01:26:44.180
Oakley Meetings: So we'll call the meeting back to order.

313
01:26:46.670 --> 01:26:50.239
Oakley Meetings: And then we're gonna get the tally from, City Clerk, please.

314
01:26:51.900 --> 01:26:59.080
Oakley Meetings: Thank you. Yes, after tallying the votes, the highest score received was to Adam Sterred.

315
01:27:04.120 --> 01:27:11.679
Oakley Meetings: So, at this point, I'll need a motion to, approve. I move that we appoint Adam Staird to,

316
01:27:12.450 --> 01:27:14.679
Oakley Meetings: Our Planning Commission. Second.

317
01:27:15.830 --> 01:27:18.069
Oakley Meetings: We have a first and a second, a roll call vote.

318
01:27:19.260 --> 01:27:28.909

Oakley Meetings: Councilmember Shaw? Yes. Councilmember Williams? Yes. Vice Mayor Meadows? Yes. Mayor Henderson? Yes. The motion carries 4-0.

319
01:27:30.330 --> 01:27:31.670
Oakley Meetings: Congratulations.

320
01:27:35.240 --> 01:27:36.590
Oakley Meetings: Item 6.

321
01:27:37.460 --> 01:27:45.500
Oakley Meetings: Item 6.2, Appeal of the Planning Commission decision on 5279 Neroli Road.

322
01:27:45.640 --> 01:27:49.400
Oakley Meetings: And we'll receive our staff report from our associate planner.

323
01:27:49.770 --> 01:27:50.920
Oakley Meetings: Evan Gordon.

324
01:27:55.560 --> 01:27:56.489
Oakley Meetings: Thank you, Cal.

325
01:27:57.680 --> 01:28:00.000
Oakley Meetings: Thanks, Kelpful.

326
01:28:00.180 --> 01:28:07.199
Oakley Meetings: Tonight's presentation is just 3 slides plus this title, so don't blink. Thank you for the chance to present it.

327
01:28:07.380 --> 01:28:11.369
Oakley Meetings: This is 5279 Neroli Road, Appeal.

328
01:28:13.800 --> 01:28:15.269
Oakley Meetings: For some background.

329
01:28:17.220 --> 01:28:21.830
Oakley Meetings: For some background, this property is, 5279 Neroli Road.

330
01:28:21.960 --> 01:28:24.090
Oakley Meetings: is zoned Light Industrial.

331
01:28:24.370 --> 01:28:28.710
Oakley Meetings: And it has a single-family residence on it, built in 1944.

332

01:28:29.500 --> 01:28:35.290
Oakley Meetings: On June 8th, 2026, the zoning administrator determined the residence may continue.

333
01:28:35.560 --> 01:28:40.009
Oakley Meetings: The Oakley Municipal Code prohibits expansion or intensification.

334
01:28:40.160 --> 01:28:47.650
Oakley Meetings: An unpermitted addition and a proposed ADU both qualify as an expansion and cannot be legalized.

335
01:28:48.350 --> 01:28:58.550
Oakley Meetings: On August 18th, the Planning Commission held a de novo hearing. That's a fresh hearing where they are not beholden to the Zoning Administrator's determination. They can make their own.

336
01:28:58.670 --> 01:29:05.790
Oakley Meetings: And they voted 3-0 to deny the appeal and affirm the determination as modified.

337
01:29:08.240 --> 01:29:15.969
Oakley Meetings: Tonight is just procedural. The appellant submitted a timely appeal application following the Planning Commission determination.

338
01:29:16.080 --> 01:29:25.819
Oakley Meetings: The only action requested tonight, as required by the Oakley Municipal Code, is selection of a method of review of the appeal by a majority vote.

339
01:29:30.460 --> 01:29:34.769
Oakley Meetings: Here are the 5 options listed out for tonight.

340
01:29:35.250 --> 01:29:42.430
Oakley Meetings: The first option is a de novo public hearing. So, another hearing, this time in front of the City Council.

341
01:29:42.730 --> 01:29:46.409
Oakley Meetings: If you were to choose this, staff would schedule it within 30 days.

342
01:29:46.700 --> 01:29:53.449
Oakley Meetings: Testimony and evidence would be received at that meeting. This doesn't have a resolution, it just needs a majority vote.

343
01:29:54.470 --> 01:30:06.120
Oakley Meetings: The next one, in your agenda packet, you've been provided a comprehensive record of the, past decisions and their… and the public hearing on August 18th.

344
01:30:06.390 --> 01:30:13.199
Oakley Meetings: You could decide to affirm the Planning Commission's decision based on that record. You

could…

345
01:30:13.610 --> 01:30:22.970
Oakley Meetings: vote not to uphold it, or you could affirm with conditions. This wouldn't require a hearing, just be based on the record in front of you.

346
01:30:23.340 --> 01:30:33.479
Oakley Meetings: This would be the final determination, and there's a draft resolution, for the affirming the Planning Commission's decision, should you choose that.

347
01:30:34.280 --> 01:30:42.779
Oakley Meetings: The third option is to refer it back to the Planning Commission. Staff would schedule another Planning Commission hearing. This decision just needs a majority vote.

348
01:30:43.600 --> 01:30:58.829
Oakley Meetings: Independent hearing officer. If you were to choose this, staff and the city attorney would work to appoint an independent officer. The officer then makes a recommendation. Council hears that at a later meeting and adopts or substitutes its own findings.

349
01:31:00.170 --> 01:31:08.660
Oakley Meetings: And finally, affirm without hearing a record review. Because we've provided you an extensive record, we don't recommend this one.

350
01:31:10.830 --> 01:31:18.639
Oakley Meetings: That covers your options. I'm happy to answer questions on the procedure, along with the help of the City Attorney, and I appreciate your time.

351
01:31:19.510 --> 01:31:20.280
Oakley Meetings: Thank you.

352
01:31:20.840 --> 01:31:22.250
Oakley Meetings: Questions for staff?

353
01:31:27.230 --> 01:31:32.599
Oakley Meetings: Okay, we'll move to public comment. I do have one, public comment card for this.

354
01:31:32.770 --> 01:31:35.560
Oakley Meetings: Henry… Calvin?

355
01:31:39.940 --> 01:31:49.720
Oakley Meetings: Good evening, Your Honor, Henry Catalan, for the owner's agent, and I just wanted to, state for the record, the, proposed resolution rests on a reappealed ordinance.

356
01:31:50.060 --> 01:31:55.280
Oakley Meetings: And that ordinance is 826, and it was, reappealed by the same council chamber.

357
01:31:55.600 --> 01:32:03.690
Oakley Meetings: And on the, and it's on the rationales raised for the first time in the staff report, which is the appellant has had no firm to answer.

358
01:32:04.440 --> 01:32:06.909
Oakley Meetings: I understand the, draft is,

359
01:32:07.080 --> 01:32:16.860
Oakley Meetings: And its object of his adoption is, procedural, but we object. It, it, just due because there's been, things that have not been heard of.

360
01:32:17.320 --> 01:32:21.379
Oakley Meetings: And we ask that this objection be reflected in the minutes.

361
01:32:21.650 --> 01:32:22.480
Oakley Meetings: Thank you.

362
01:32:26.340 --> 01:32:29.250
Oakley Meetings: Do we have any other public speakers for this item?

363
01:32:29.750 --> 01:32:35.159
Oakley Meetings: Do we have anybody online for speaking on this item? No, there's nobody online, Mayor.

364
01:32:37.200 --> 01:32:40.349
Oakley Meetings: And I'll bring it back to Council for deliberation or a motion.

365
01:32:44.470 --> 01:32:46.249
Oakley Meetings: Call, Vice Mayor Meadows.

366
01:32:47.190 --> 01:32:49.620
Oakley Meetings: I would prefer to move forward with

367
01:32:49.720 --> 01:32:52.370
Oakley Meetings: I am to review the record and decide.

368
01:33:00.360 --> 01:33:02.330
Oakley Meetings: Councilmember Williams.

369
01:33:03.240 --> 01:33:13.970
Oakley Meetings: Could I just ask a question? If we're reviewing the record and deciding, no new evidence can be introduced, right? It's just reviewing

370

01:33:14.960 --> 01:33:18.909
Oakley Meetings: Correct. So… Public comment is closed.

371
01:33:19.340 --> 01:33:25.630
Oakley Meetings: You would basically deliberate and… You can make a motion to affirm, deny.

372
01:33:25.890 --> 01:33:35.499
Oakley Meetings: modify, but that's pretty much all you could do at this point, and no, you would not consider anything beyond what's in the staff report. Okay, thank you, I just needed that clarity.

373
01:33:43.410 --> 01:33:53.810
Oakley Meetings: Do we need a motion, then, to, if it's the pleasure of the Council to proceed, as Councilmember Meadows suggests.

374
01:33:54.120 --> 01:34:02.960
Oakley Meetings: Then a motion can be made to affirm, or deny, or affirm with conditions, whatever the pleasure of the motion maker is.

375
01:34:06.970 --> 01:34:08.220
Oakley Meetings: Vice Mayor Meadows.

376
01:34:08.410 --> 01:34:15.879
Oakley Meetings: So that… It's okay, let me… Ask, when did… The general, plan.

377
01:34:17.160 --> 01:34:19.420
Oakley Meetings: Change this to light industrial.

378
01:34:28.050 --> 01:34:28.989
Oakley Meetings: It's okay to answer.

379
01:34:29.180 --> 01:34:32.279
Oakley Meetings: The general plan adopted in 2002

380
01:34:32.380 --> 01:34:34.880
Oakley Meetings: Designated this property as light industrial.

381
01:34:35.440 --> 01:34:36.110
Oakley Meetings: Okay.

382
01:34:37.050 --> 01:34:39.850
Oakley Meetings: Do we know when the property was purchased? No.

383
01:34:47.260 --> 01:34:49.870
Oakley Meetings: I'm assuming after 2002?

384
01:34:51.360 --> 01:34:52.400
Oakley Meetings: 22?

385
01:34:52.850 --> 01:34:54.080
Oakley Meetings: Okay, thank you.

386
01:35:06.160 --> 01:35:07.520
Oakley Meetings: Councilmember Williams.

387
01:35:11.860 --> 01:35:21.940
Oakley Meetings: I'm just having a hard time because I was leaning towards the second public hearing, and the reason for that is because, you know, I think we should take

388
01:35:22.590 --> 01:35:26.970
Oakley Meetings: Anything that has to do with people's property very seriously.

389
01:35:28.100 --> 01:35:35.430
Oakley Meetings: But that was a good question that you just brought up, because that does make a difference. The zoning was already light industrial, so…

390
01:35:35.980 --> 01:35:38.629
Oakley Meetings: I don't know if I can be the tiebreaker yet on this one, though.

391
01:35:42.170 --> 01:35:43.770
Oakley Meetings: Councilmember Shah.

392
01:35:44.270 --> 01:35:46.570
Oakley Meetings: Yeah, I… I'm…

393
01:35:46.980 --> 01:35:57.709
Oakley Meetings: I'm leaning towards number two as well. I have reviewed all the documents, as well as gone back and watched the video of the Planning Commission meeting, driven by the location, and I think I have…

394
01:35:57.890 --> 01:36:00.890
Oakley Meetings: Enough information to make that determination.

395
01:36:06.210 --> 01:36:07.480
Oakley Meetings: Vice Mayor Meadows.

396
01:36:08.780 --> 01:36:09.580
Oakley Meetings: So…

397
01:36:12.650 --> 01:36:13.990
Oakley Meetings: Man, I feel for you.

398
01:36:14.880 --> 01:36:20.369
Oakley Meetings: You… you assumed you were gonna be buying a house that you could live in and do whatever you want with?

399
01:36:23.610 --> 01:36:25.509
Oakley Meetings: But when you're… when you're buying…

400
01:36:25.740 --> 01:36:29.220
Oakley Meetings: When you buy a property, you gotta do investigations, and you've got to…

401
01:36:29.660 --> 01:36:34.459
Oakley Meetings: Find out, you know, what you're buying, what the zoning is, what you can do with it.

402
01:36:34.930 --> 01:36:39.829
Oakley Meetings: And it's unfortunate that That you didn't…

403
01:36:43.220 --> 01:36:45.459
Oakley Meetings: That's all we're hoping to get.

404
01:36:45.920 --> 01:36:52.789
Oakley Meetings: It's… Well, yeah, but I'm not… I'm not done expressing it. I mean, I'm… I feel for them.

405
01:36:53.410 --> 01:36:56.619
Oakley Meetings: But it's also zoned light industrial, and…

406
01:36:56.750 --> 01:37:00.850
Oakley Meetings: So that means, you know, you can't go and expand a house.

407
01:37:01.220 --> 01:37:10.770
Oakley Meetings: And you can't add ADUs, which I don't even know why we're talking about ADU on here, because that's not what was… there was no application for an ADU.

408
01:37:11.430 --> 01:37:19.490
Oakley Meetings: So, based on all that, I'm going to make a motion to… affirm the…

409
01:37:20.680 --> 01:37:27.430
Oakley Meetings: Planning Commission's… the Planning Commission's decision Absolutely.

410
01:37:28.280 --> 01:37:29.949
Oakley Meetings: I'm gonna second.

411
01:37:31.560 --> 01:37:33.390
Oakley Meetings: So we have a first and a second.

412
01:37:34.700 --> 01:37:37.479
Oakley Meetings: We'll go for a roll call vote.

413
01:37:39.430 --> 01:37:42.920
Oakley Meetings: Councilmember Shaw? Yes. Councilmember Williams?

414
01:37:43.090 --> 01:37:49.389
Oakley Meetings: Yes. Vice Mayor Meadows? Yes. Mayor Henderson? Yes. The motion carries 4-0.

415
01:37:52.220 --> 01:38:02.440
Oakley Meetings: We move to 6.3, adopt a resolution superseding Resolution 36… Dash 26, updating remote.

416
01:38:03.160 --> 01:38:11.500
Oakley Meetings: public participation guidelines and public comment time limits, and this will be a staff report from our city clerk.

417
01:38:14.710 --> 01:38:28.890
Oakley Meetings: Yes, good evening, Mayor, Vice Mayor, and Councilmembers. The proposed resolution amends Section 7 to include procedures for remote public comments, while also correcting some minor typographical errors throughout the document.

418
01:38:29.200 --> 01:38:41.390
Oakley Meetings: In addition, the item addresses Vice Mayor Meadows' request from the July 14th meeting regarding time limits for public comments. Staff reviewed Resolution 36-26 and determined

419
01:38:41.390 --> 01:38:50.320
Oakley Meetings: That the current guidelines allow for a 30-minute time limit on public comments at the start of the meeting, with any remaining comments being heard at the end of the meeting.

420
01:38:50.330 --> 01:39:04.560
Oakley Meetings: Staff's requesting Council direction on whether to maintain the 30-minute time limit or revise it to a longer or shorter duration. Any direction provided tonight will be incorporated into the final superseding resolution. Thank you.

421
01:39:06.750 --> 01:39:08.259
Oakley Meetings: Questions for staff?

422
01:39:13.390 --> 01:39:19.200
Oakley Meetings: Not seeing any questions for staff. I do not have any public comments. Does anybody wish to make public comments on this item?

423
01:39:20.860 --> 01:39:22.590
Oakley Meetings: Do we have anybody online?

424
01:39:23.120 --> 01:39:25.530
Oakley Meetings: There are no hands raised online, Mayor.

425
01:39:26.250 --> 01:39:29.459
Oakley Meetings: And I'll bring it back to the Council for deliberation.

426
01:39:33.820 --> 01:39:35.799
Oakley Meetings: I move approval of this resolution.

427
01:39:36.280 --> 01:39:37.310
Oakley Meetings: Second.

428
01:39:37.600 --> 01:39:40.900
Oakley Meetings: We have a first and a second. Roll call vote, please.

429
01:39:41.640 --> 01:39:50.310
Oakley Meetings: Councilmember Shaw? Yes. Councilmember Williams? Yes. Vice Mayor Meadows? Yes. Mayor Henderson? Yes. The motion carries 4-0.

430
01:39:52.020 --> 01:39:56.719
Oakley Meetings: Item number 7, Reports, 7.1, City Manager's Report.

431
01:39:56.820 --> 01:40:11.930
Oakley Meetings: Good evening, Mr. Mayor, Mr. Vice Mayor, members of the City Council. The only item I want to make note of is we have our Heart of Oakley celebration coming up this September 19th from 11 a.m. to 4 p.m, downtown here at Civic Center Plaza.

432
01:40:11.930 --> 01:40:17.440
Oakley Meetings: We have our August business license list attached to the agenda for your review.

433
01:40:17.440 --> 01:40:26.470
Oakley Meetings: And I'm going to concede my time for the remainder of my report to both our Police Chief, Paul Beard.

434
01:40:26.470 --> 01:40:41.469
Oakley Meetings: And, Lieutenant Kevin Morris, Police Chief, is going to give us a police department update, and Lieutenant Morris is going to give us an update, or a recap of our firework suppression operation over the July 4th holiday.

435
01:40:41.470 --> 01:40:46.479

Oakley Meetings: Weekend. So, with that, I will invite Chief Beard up to give his presentation.

436
01:40:59.260 --> 01:41:02.370
Oakley Meetings: Good evening, Mr. Mayor, Mr. Vice Mayor, members of the Council.

437
01:41:02.720 --> 01:41:18.589
Oakley Meetings: This is the second time I've actually done a mid-year report, for all of you. I typically do an annual report, but last year we thought it best to do a kind of an update through the middle of the year, and we… I believe last year we thought that was a good idea, so we're just going to continue with that today.

438
01:41:19.310 --> 01:41:24.429
Oakley Meetings: Generally speaking, I'm… sorry, let me figure this thing out.

439
01:41:25.650 --> 01:41:28.630
Oakley Meetings: So, generally speaking, our staffing numbers are stable.

440
01:41:28.890 --> 01:41:35.149
Oakley Meetings: Most of our criminal stats are trending downward, and Oakley is remaining a safer neighborhood.

441
01:41:35.930 --> 01:41:36.900
Oakley Meetings: Neighborhood.

442
01:41:38.250 --> 01:41:51.520
Oakley Meetings: As the four of you know, I do track statistics in key areas to assess the overall safety and where to best apply police services throughout the year.

443
01:41:51.570 --> 01:41:59.420
Oakley Meetings: For those listening online, may not understand what those key statistics are, but that's going to be revealed in the next few slides.

444
01:42:01.260 --> 01:42:09.319
Oakley Meetings: And just so that I'm comparing apples to apples, I can't compare the first half of 2026 to the whole year of 2025.

445
01:42:09.510 --> 01:42:18.689
Oakley Meetings: So what I do is I compare the first half of 2026 to the first half of 2025, just to see how those first 6 months trended and compare with one another.

446
01:42:20.970 --> 01:42:35.740
Oakley Meetings: So, as you can see, everything is down on the first slide except for domestic violence. And domestic violence has been a stat that has steadily risen over the past 3 years, and I do realize that.

447
01:42:35.930 --> 01:42:40.340
Oakley Meetings: I do think there are some factors for why that is, and we will get into that.

448
01:42:40.730 --> 01:42:51.429
Oakley Meetings: If we're looking at our quality of life crimes, our theft reports are down. Our petty thefts are down 25%, our commercial burglars are down 50%.

449
01:42:52.640 --> 01:42:55.349
Oakley Meetings: Moving on to the second half of, stats.

450
01:42:55.930 --> 01:43:10.250
Oakley Meetings: Residential burglary, we've seen an increase of 25%, but we're looking at scale here. We only had 4 total in 2025, and so far in 2026, we've had 5, so that does constitute an actual raise in that stat.

451
01:43:10.470 --> 01:43:18.799
Oakley Meetings: But again, most of everything else is down. Our auto burglaries are down by 45%, our vehicle thefts are down 14%,

452
01:43:18.900 --> 01:43:35.570
Oakley Meetings: And as you may recall from my previous presentations, I equate a lot of what happens in the city to vehicle thefts. If vehicle thefts are down, generally speaking, all other property crimes are trending down as well, and that has worked out to be true this time as well.

453
01:43:36.200 --> 01:43:43.230
Oakley Meetings: Our, property damage traffic collisions are down by 7%. Our injury collisions are down by 42%.

454
01:43:43.780 --> 01:43:49.199
Oakley Meetings: And luckily, we have had no… we had no fatals in the first half of 2026.

455
01:43:49.770 --> 01:43:58.249
Oakley Meetings: I'm gonna start tracking two new stats for, moving forward, and that's gonna be our hit and run, both at the misdemeanor level and at the felony level.

456
01:43:58.350 --> 01:44:05.140
Oakley Meetings: A hit-and-run property damage only is considered a misdemeanor. A hit-and-run involving an injury is considered a felony.

457
01:44:05.280 --> 01:44:10.270
Oakley Meetings: In the first half of this year, we've had 39 misdemeanor hit and runs.

458
01:44:10.840 --> 01:44:26.199
Oakley Meetings: And, we had 28 versus 27 DUI arrests, between the two years. 15 of our 28 DUIs this year were the result of the intoxicated driver actually colliding or crashing into something.

459
01:44:29.380 --> 01:44:31.700
Oakley Meetings: So, about domestic violence.

460
01:44:32.050 --> 01:44:38.110
Oakley Meetings: Statistically, and this stat has been the same for many, many years now.

461
01:44:38.340 --> 01:44:44.290
Oakley Meetings: 33% of women and 27% of men will experience some form of domestic violence in their lifetime.

462
01:44:45.110 --> 01:45:00.909
Oakley Meetings: Domestic violence is a closed-door crime. We are adding more and more closed doors to our community. We're adding those closed doors in many different fashions. We're adding those closed doors in high-density settings, and we're adding those closed doors in single-family residents.

463
01:45:00.990 --> 01:45:06.449
Oakley Meetings: But the bottom line on that is the more closed doors that you add, the more this type of crime is going to occur.

464
01:45:07.110 --> 01:45:20.669
Oakley Meetings: wish we could change that, and there are tools that we can push out to the community to try to change that. But typically, at 2 o'clock in the morning, behind a closed door, the site of a police car on Main Street is not going to have too much influence on that.

465
01:45:21.580 --> 01:45:32.310
Oakley Meetings: We believe that the best tools against domestic violence are enforcement. Our officers do vigorously enforce the law when they do respond to a domestic violence incident.

466
01:45:32.480 --> 01:45:35.469
Oakley Meetings: And that'll… you'll see a slide on that, pretty quick.

467
01:45:35.620 --> 01:45:43.280
Oakley Meetings: We believe that collaboration between law enforcement, courts, and advocacy groups and victims is key.

468
01:45:43.390 --> 01:45:52.410
Oakley Meetings: We believe that good documentation of these cases is very important to best serve the victim in that current case, as well as cases moving forward.

469
01:45:52.520 --> 01:45:58.039
Oakley Meetings: And we believe in providing the victim and the community as a whole with education and empowerment.

470
01:46:02.180 --> 01:46:07.349
Oakley Meetings: So, of our 62 cases, we had 13 felonies,

471
01:46:07.510 --> 01:46:22.409

Oakley Meetings: A felony domestic violence case would be a situation where the victim received a greater injury, a significant injury. We had 49 misdemeanor cases. That could be equated to a injury that is not quite as great.

472
01:46:22.570 --> 01:46:29.239
Oakley Meetings: And of the 62 cases, we made arrests in 81% of all those cases.

473
01:46:33.520 --> 01:46:38.159
Oakley Meetings: Domestic violence can best be described as physical assault, emotional abuse.

474
01:46:38.490 --> 01:46:42.269
Oakley Meetings: Threats are stalking, economic control, sexual abuse.

475
01:46:42.400 --> 01:46:54.980
Oakley Meetings: or mental intimidation. I've highlighted physical assault in red because that is primarily what the Oakley Police Department responds to, of all those categories up there. The overwhelming majority of the reports that we take

476
01:46:55.140 --> 01:46:58.779
Oakley Meetings: As it relates to domestic violence, is because of physical assaults.

477
01:47:01.140 --> 01:47:07.809
Oakley Meetings: And this is the same information that I, showed you in the community last year, and if it would,

478
01:47:07.930 --> 01:47:25.149
Oakley Meetings: if you think it would serve the community best, we can push this out again on social media. These are resource, contacts for victims of domestic violence. We work closely with the Family Justice Center. We work closely with the Contra Costa County Victim Witness Assistance Program.

479
01:47:25.440 --> 01:47:29.690
Oakley Meetings: And we work with STAND and Community Violence Solutions.

480
01:47:33.760 --> 01:47:38.690
Oakley Meetings: Another theme that developed midway through this year is DUI enforcement.

481
01:47:38.820 --> 01:47:50.089
Oakley Meetings: And to answer some of that theme, we have engaged in several Office of Traffic Safety grants, and because of those grants, we have been able to engage in several,

482
01:47:50.300 --> 01:47:59.029
Oakley Meetings: DUI, operations, where we are, holding checkpoints, or we are on… we're on active patrol seeking out impaired drivers.

483
01:47:59.450 --> 01:48:07.459

Oakley Meetings: Statistically, DUI represents a huge threat to all of us. 33 people are killed each day in America.

484
01:48:07.570 --> 01:48:20.579
Oakley Meetings: On average, and 943 people are injured every day because of impaired drivers. Our community and our Bay Area, is no different than the rest of America. These impaired drivers are all over our roadways.

485
01:48:23.600 --> 01:48:36.819
Oakley Meetings: Last year, for 2025, Officer Freddie Williams was our DUI arrest leader. He had 26. Because of that fact, he was awarded an award by the Mothers Against Drunk Driving.

486
01:48:36.980 --> 01:48:43.870
Oakley Meetings: So 2 months ago, myself and Lieutenant Collier, we accompanied, Officer Williams to the ceremony.

487
01:48:43.980 --> 01:48:53.190
Oakley Meetings: And, yeah, I'd never been to one before, so it was very impactful to me to see what all went on. Several officers received awards.

488
01:48:53.300 --> 01:49:02.110
Oakley Meetings: Of all the officers that received awards, it was a mind-boggling, number. Almost 10,000… those officers

489
01:49:02.270 --> 01:49:07.129
Oakley Meetings: represented almost 10,000 DUI arrests only in the Bay Area.

490
01:49:07.240 --> 01:49:12.969
Oakley Meetings: And a very small number of officers were getting awards, so it's a huge problem.

491
01:49:15.040 --> 01:49:33.480
Oakley Meetings: I remember on May 5th of 2024, hearing the news that Antoinette Fennell was, was killed by a drunk driver. I remember the case because she was a dispatcher for Alameda County, and I remember that she was going to work. She was working an overtime shift on that day.

492
01:49:33.920 --> 01:49:52.760
Oakley Meetings: I knew, just because of the fact pattern of the news broadcast, I knew that her own co-workers were dealing with her passing, her accident. The deputy sheriffs that she would dispatch to these types of calls were handling her fatal crash. I remember thinking how impactful that must have been on everybody.

493
01:49:52.780 --> 01:50:01.300
Oakley Meetings: What I didn't anticipate by going to the MAD award event this year was I didn't expect to come face-to-face with her mother. Her mother was the keynote speaker.

494
01:50:01.760 --> 01:50:11.820

Oakley Meetings: So, you know, you… for everybody in the audience, you got to hear how… how great of an impact the loss of this person means to her family and her community.

495
01:50:11.940 --> 01:50:31.370
Oakley Meetings: And it was more… it made it more impactful on Lieutenant Collier and I. On the way home from… on the way back to Oakley from that event, we discussed ways to motivate and educate and empower our officers to get more vigorous with… with DUI enforcement. And so that's going to be a theme as we move forward into the holiday months.

496
01:50:34.540 --> 01:50:36.959
Oakley Meetings: I want to talk about staffing?

497
01:50:37.670 --> 01:50:51.170
Oakley Meetings: Administration, we're fully staffed. We have all of our sergeants in place. Our investigations unit is fully staffed. Our special services officers are fully staffed with two. Our school resource officers are fully staffed at 2.

498
01:50:51.440 --> 01:50:55.139
Oakley Meetings: I have 2 out of 3 traffic officers staffed up.

499
01:50:55.390 --> 01:50:59.800
Oakley Meetings: And I have 15 out of 21 patrol officers currently staffed.

500
01:51:00.080 --> 01:51:06.749
Oakley Meetings: Now, we do have full patrol teams. We have a sergeant and 3 officers on each patrol team right now.

501
01:51:07.240 --> 01:51:21.209
Oakley Meetings: But this is a decision that we made several months ago, that we would make an effort to move our patrol teams to four across the board, so that created more openings in the patrol division.

502
01:51:21.330 --> 01:51:24.469
Oakley Meetings: So that's… that's why there's a little bit of a disparity there.

503
01:51:24.880 --> 01:51:31.340
Oakley Meetings: And, as of today, we now have two officers in field training. We just hired a new officer today.

504
01:51:31.550 --> 01:51:37.050
Oakley Meetings: And we have 37 of our allotted 42, slots filled today.

505
01:51:40.590 --> 01:51:53.680
Oakley Meetings: You know, we're always actively looking for lateral officers to hire. We have to kind of go by the scheduling of the basic police academy to determine when we can engage in the entry-level officers.

506

01:51:53.850 --> 01:52:06.379
Oakley Meetings: Most of our officers are lateral, officers, meaning they came to us from other agencies. Only two of our officers are basic academy entry-level officers. But…

507
01:52:06.730 --> 01:52:13.280
Oakley Meetings: As of… well, as of tomorrow, we're interviewing more and more candidates. We interviewed two more candidates tomorrow at the lateral position.

508
01:52:17.610 --> 01:52:23.860
Oakley Meetings: So, in full transparency, one of our officers did leave us to go to a larger agency two months ago.

509
01:52:24.230 --> 01:52:30.110
Oakley Meetings: And we have another officer who is currently in backgrounds in a hiring process with another larger agency.

510
01:52:30.340 --> 01:52:38.169
Oakley Meetings: While not good news for us, it's common in the industry, and I just have to remind us all that

511
01:52:38.610 --> 01:52:43.440
Oakley Meetings: This is how we received the bulk of our officers, officers looking for homes.

512
01:52:43.490 --> 01:52:59.859
Oakley Meetings: There are reasons why the officer left two months ago, and it had nothing to do with us as an agency. He left for family reasons, and we respect that. However, if he did decide to reapply, I would gladly take him back. I do miss the guy.

513
01:53:01.240 --> 01:53:09.259
Oakley Meetings: So, counting the officer who did leave, and the officer we anticipate leaving, and two lateral officers we expect to receive fairly soon.

514
01:53:09.540 --> 01:53:12.859
Oakley Meetings: We will be at, 38,

515
01:53:13.060 --> 01:53:18.590
Oakley Meetings: Positions filled out of 42 allotted, which is to say a 90% staffing rate.

516
01:53:21.510 --> 01:53:31.219
Oakley Meetings: And one other, positive thing that happened for us in the first half of this year is we became a 10-year… we celebrated a decade of being a police department.

517
01:53:31.480 --> 01:53:33.939
Oakley Meetings: We opened our doors, with…

518

01:53:35.940 --> 01:53:44.360
Oakley Meetings: 32… I'm sorry, 28, total officers from chief down to the most junior person, yeah, on May 6th of 2016.

519
01:53:44.550 --> 01:53:52.930
Oakley Meetings: And now, because of all the efforts that we're making, we're talking about trying to fill a department of 42, so we have certainly grown.

520
01:53:53.400 --> 01:53:59.220
Oakley Meetings: And, with that, my presentation is complete, but I am open for any kind of questions or feedback.

521
01:54:01.990 --> 01:54:03.409
Oakley Meetings: Questions for the Chief?

522
01:54:06.450 --> 01:54:07.800
Oakley Meetings: Councilmember Williams.

523
01:54:08.890 --> 01:54:18.540
Oakley Meetings: It might not just be for the chief, it might be just a general, because I know you've been trying to make that domestic violence stat go down,

524
01:54:18.540 --> 01:54:26.209
Oakley Meetings: maybe we could invite one of those organizations to come down for, I mean, a presentation. I know, you know.

525
01:54:26.210 --> 01:54:45.730
Oakley Meetings: the audience isn't always packed with people, but hopefully, through all of our channels, we could get people to pay attention, so I don't know if we just have them come give a presentation to us at a council meeting, or maybe we can, you know, talk about doing something like what we did for the fentanyl awareness, but just something to get a little bit more information,

526
01:54:45.800 --> 01:55:04.330
Oakley Meetings: I think just from going to some of the stand events and things, a lot of times, it's hard to get the information out because people just don't think, oh, that doesn't happen here, and so they may not be getting the resources no matter what it is that we're doing, so I don't know if we can consider that.

527
01:55:04.330 --> 01:55:17.190
Oakley Meetings: I think any amount of awareness is good, so I would support that. And our detectives and, you know, we have good contacts at each of these advocacy groups, so that's a very good idea.

528
01:55:17.600 --> 01:55:33.270
Oakley Meetings: And you said something which made me think of something as you were talking. You know, we find that people, they don't really want to come. They don't really want to accept the help, or whatever might be going on. It's because domestic violence is closely tied to codependency with the people that are involved.

529
01:55:33.690 --> 01:55:48.679
Oakley Meetings: And unfortunately, so many of these things do occur behind these closed doors that I talk about, that even the next-door neighbors always… don't always know what's going on to actually kind of step in and help them out as well. So any amount of awareness would be… would be good. Thank you for that idea.

530
01:55:49.020 --> 01:55:50.299
Oakley Meetings: Vice for Meadows.

531
01:55:51.210 --> 01:55:56.520
Oakley Meetings: You kind of mentioned it in the presentation about it, but, I mean, pushing information out through…

532
01:55:56.630 --> 01:55:57.970
Oakley Meetings: Or social media.

533
01:55:58.780 --> 01:56:14.460
Oakley Meetings: Yeah, I know that he did that… they did a lot of that last year, because we were getting a lot of questions, too, about it. So, yeah, I mean, I think all the things we can do, for sure. Just like how you were saying, you're all going to step up, like, the DUI enforcement, right? I think when

534
01:56:14.590 --> 01:56:21.150
Oakley Meetings: When it's presented to people, maybe they'll… they can see and know that there's some options out there, so…

535
01:56:21.850 --> 01:56:26.210
Oakley Meetings: I would just ask, and I don't need an answer, but how many people felt

536
01:56:26.560 --> 01:56:38.669
Oakley Meetings: impacted by… by now knowing the fact that 33 people are killed every day on our roadways, and 943 people are injured on our roadways because of DUI. That… to me, that's impactful. That… that makes me think about my…

537
01:56:38.930 --> 01:56:47.470
Oakley Meetings: personal travel routes, you know? So, to that point, if we did push out information on domestic violence, it may resonate with people that it wasn't resonating with before.

538
01:56:48.570 --> 01:56:53.199
Oakley Meetings: And, you know, you said we did last year, but I think it's something that… Just needs to be…

539
01:56:55.300 --> 01:56:58.219
Oakley Meetings: Rotational basis every so many months, and…

540
01:56:59.900 --> 01:57:02.310

Oakley Meetings: Not that I run the social media, but…

541
01:57:05.600 --> 01:57:07.170
Oakley Meetings: Thank you, Chief. Thank you.

542
01:57:12.650 --> 01:57:15.080
Oakley Meetings: We'll now hear from, Lieutenant Morris.

543
01:57:20.160 --> 01:57:22.080
Oakley Meetings: Mayor, Vice Mayor, City Council?

544
01:57:22.400 --> 01:57:26.649
Oakley Meetings: Tonight, I will be doing a recap, of our July fireworks operation.

545
01:57:35.520 --> 01:57:41.109
Oakley Meetings: Figured it out. Alright, so our July fireworks operation, we did have a 3-night operation.

546
01:57:41.280 --> 01:57:46.570
Oakley Meetings: We had it July 2nd through July 4th, and this year, July 4th fell on a Saturday.

547
01:57:46.870 --> 01:57:50.859
Oakley Meetings: So, to prepare for that, we did the two days leading up to it.

548
01:57:51.060 --> 01:58:00.500
Oakley Meetings: What we ended up doing, for this operation was we had a layer deployment of managers, sergeants, uniformed personnel, unmarked units, and our drone teams.

549
01:58:00.650 --> 01:58:07.409
Oakley Meetings: And this was spearheaded by our Special Services Sergeant, Sergeant Sorries, and his team as well.

550
01:58:08.080 --> 01:58:14.870
Oakley Meetings: Something I'll get into in just a little bit, but we did, embed code enforcement personnel with our drone teams, which had a significant impact.

551
01:58:16.580 --> 01:58:27.790
Oakley Meetings: So our goals this, this year were to deploy these drone teams, and then these uniformed and plainclothes personnel during a designated time period. Generally, it was later in the evening when fireworks are more prominent.

552
01:58:28.230 --> 01:58:39.880
Oakley Meetings: Their objective was to locate, observe, record, and document the illegal fireworks violations, and then, through recordings, preserve the evidence so we can issue administrative citations.

553

01:58:40.180 --> 01:58:54.269
Oakley Meetings: And then also, when we have, these number of officers, they need to maintain readiness to respond to any firework-related events, such as fires or large gatherings, that just inherently come with a holiday-type environment.

554
01:58:56.780 --> 01:59:08.209
Oakley Meetings: So, our enforcement strategy, which I kind of touched on a little bit, but it was to document the violations at the time that they were occurring, rather than going and making immediate contact and trying to issue a citation right there in the field.

555
01:59:08.550 --> 01:59:15.219
Oakley Meetings: Subsequently, we would issue an administrative citation after the fact, once we collected all the evidence and reports that were needed.

556
01:59:15.880 --> 01:59:29.059
Oakley Meetings: And for us, this really does limit the contact, with law enforcement personnel, with people that are in a holiday-type setting, and would limit the confrontations and potentially, dangerous interactions that can sometimes,

557
01:59:29.270 --> 01:59:31.389
Oakley Meetings: Present themselves in that type of environment.

558
01:59:33.410 --> 01:59:46.149
Oakley Meetings: So some of the pre-event mitigation efforts that we did was signage was posted throughout the city. Social media was utilized to educate the public about the dangers and our enforcement approach here in the city of Oakley.

559
01:59:46.470 --> 01:59:53.389
Oakley Meetings: We communicated with our partners throughout our area to include the Contra Costa Fire Protection District.

560
01:59:53.710 --> 02:00:00.519
Oakley Meetings: And then, we specifically had our drone team training for firework-related events prior to this operation.

561
02:00:00.710 --> 02:00:07.930
Oakley Meetings: And I would like to, a special thank you to Sergeant Foreman. Over the last few years, he's really spearheaded our drone team.

562
02:00:08.110 --> 02:00:26.659
Oakley Meetings: And then he will specifically look at what events are coming up, and then guide his training, to get his team ready for that type of specific environment, whether it's gonna be daytime, nighttime, or all the, special features that the drones might have, such as thermal imaging and stuff like that. So, he's done a really good job putting our team together.

563
02:00:29.390 --> 02:00:34.520
Oakley Meetings: So, a significant change this year is, we partnered with our, code enforcement team.

564
02:00:34.660 --> 02:00:42.229
Oakley Meetings: So, by bringing them in, they're able to provide us some guidance and feedback on administrative citations, which we commonly don't interact with.

565
02:00:42.450 --> 02:00:54.510
Oakley Meetings: And their experience with those administrative citations and the ordinance violations, it really just streamlined the process from when we observed a violation to how quickly we get a citation out, to the violators.

566
02:00:54.510 --> 02:01:10.359
Oakley Meetings: And then this obviously allowed our officers to stay active within the streets, focus on the calls for service, that were out there, and it really just made for a more clear, precise objectives for each one of the elements that we included in the operation.

567
02:01:11.840 --> 02:01:21.740
Oakley Meetings: So just a little, way to present that to you guys, is we essentially had two direct routes to issue a citation. One was our drone teams.

568
02:01:21.740 --> 02:01:39.799
Oakley Meetings: Which can observe a violation, through the drone, and the way that's set up is we had a drone operator and our code enforcement officer, and the drone operator was able to have a video… live video footage feed to a monitor in front of the code enforcement officer, so they can watch along to what they're observing.

569
02:01:39.920 --> 02:01:54.370
Oakley Meetings: So, when it was observed, code enforcement officer could, immediately find the location. We could provide them the drone footage when we completed it, and then they can go and issue the citation immediately, to that violator.

570
02:01:54.420 --> 02:02:05.730
Oakley Meetings: Now, on the other side of things, we can have officers in the field, which we did. Those officers, trying to go to the locations, but they would have to observe the violation, they would then have to try to get a recording with their body camera footage.

571
02:02:05.800 --> 02:02:18.759
Oakley Meetings: After that, they'd have to go back, write a report, upload the video footage, and then we'd have to collectively get all that together, then provide it to the code enforcement officers to issue the citations. So it's just a little bit more cumbersome, and it wasn't as smooth or efficient.

572
02:02:22.230 --> 02:02:37.550
Oakley Meetings: So, and just speaking on top of that, I do want to say thank you to Ashley and Ralph, who really did help us with that. They educated me a lot through this, and hopefully, if we continue this partnership in the future, which I believe we will, it'll just make the operation even better next year.

573
02:02:38.930 --> 02:02:44.760
Oakley Meetings: So, as I said, our operation went from July 2nd through July 4th. I was here every night

with our teams.

574
02:02:44.940 --> 02:02:50.599
Oakley Meetings: July 2nd, we started off with, like, a little pilot program. It was a smaller staff team, but we went out to the Summer Lake community.

575
02:02:50.860 --> 02:02:58.929
Oakley Meetings: It gave us a real good opportunity to fly the drone, try it in different lighting settings, see how far it can go, how far we can observe a violator.

576
02:02:58.930 --> 02:03:11.250
Oakley Meetings: But in all honesty, the city remained very quiet that night, from our perspective. Very little fireworks, but it did just provide a great training opportunity, and for us to really practice, with the code enforcement team.

577
02:03:11.530 --> 02:03:17.090
Oakley Meetings: July 3rd, we decided to deploy the drone from the top of City Hall.

578
02:03:17.200 --> 02:03:35.220
Oakley Meetings: It was a really good location for us to get to different areas throughout the central area of Oakley. But once again, very few fireworks, so commend our community for doing that. They're following what we request that they do. But we did practice a lot more and still got ready for the lead-up to July 4th.

579
02:03:35.560 --> 02:03:37.639
Oakley Meetings: Then also, on the… on July 4th.

580
02:03:37.900 --> 02:03:52.020
Oakley Meetings: We once again launched from City Hall because it seemed like a really good central location, and as you guys know, we did have a lot of fireworks throughout the city. It was an active night in our city and the surrounding cities, which we can observe from up top here.

581
02:03:52.110 --> 02:03:58.590
Oakley Meetings: But from the drone team in the ground units, so we were effective. We did take action throughout the night.

582
02:03:58.740 --> 02:04:13.930
Oakley Meetings: So because the first two nights were quiet, no citations issued, but on July 4th, we did, issued 21 citations. 12 of those citations came from our drone base, teams, and 9 came from the officers, who were actively in the street.

583
02:04:15.380 --> 02:04:18.920
Oakley Meetings: And just to speak a little bit more on that, from the drones.

584
02:04:19.360 --> 02:04:38.870
Oakley Meetings: All we had to do was capture video, we can jot down the address, we can use that as evidence from the officers. They did have a couple methods of deployment, but it's so difficult in the middle

of a party environment for officers to drive down the street without being noticed, or without being crowds on the road, for us to isolate individuals to a property.

585
02:04:41.060 --> 02:04:48.689
Oakley Meetings: And just to expand on it a little bit, we did have 21 citations, 75 fireworks calls, which has increased from 71 of last year.

586
02:04:48.720 --> 02:04:58.120
Oakley Meetings: 4 reported fire, calls. No damage to… major damage to any property or anything. Our officers did respond, but the fires were put out quickly. No injuries.

587
02:04:58.120 --> 02:05:12.950
Oakley Meetings: And we did have one arrest for the operation. That was July 4th, the very beginning of the operation, where we had officers out being visible in the community, and during a traffic stop, we made an arrest for somebody for possessing a firearm.

588
02:05:17.150 --> 02:05:36.260
Oakley Meetings: So, we get the personnel cost, 160 total hours, that included the managers, sergeants, officers, and non-sworn individuals that assisted us. 106 of them were overtime, but we did mitigate some of it because, like a special services team, we were able to absorb some of it through their regular shifts and their regular, regular hours.

589
02:05:36.820 --> 02:05:45.069
Oakley Meetings: And then before I move on to my recommendations, I did want to provide you guys with, a visual of how effective these drones were for us.

590
02:05:45.350 --> 02:05:46.050
Oakley Meetings: Nope.

591
02:05:46.180 --> 02:05:50.209
Oakley Meetings: So… Assistant Manager or City Manager's gonna pull it up for me here.

592
02:05:53.630 --> 02:06:06.189
Oakley Meetings: So I just want to see you guys… you guys see how effective it is. So this is our… our large drone. This is what we had up above City Hall. So this drone has multiple lenses, and it records from each one of those… those cameras.

593
02:06:06.190 --> 02:06:18.749
Oakley Meetings: So this is just an overall camera. What we don't know is when we go to, some of the other videos, you'll see that in real time, how well this drone can zoom in and assist us in,

594
02:06:18.990 --> 02:06:21.599
Oakley Meetings: Finding violators of fireworks.

595
02:06:28.290 --> 02:06:35.990
Oakley Meetings: Here, you're gonna see a thermal imaging model. So as it goes through, this is from the

same time frame, just a different lens.

596
02:06:36.240 --> 02:06:45.690
Oakley Meetings: For us, a few seconds, you can see, we can tell when fireworks go up, because they're white-hot. There are different,

597
02:06:45.800 --> 02:06:47.609
Oakley Meetings: Images that can be…

598
02:06:47.750 --> 02:06:52.830
Oakley Meetings: It could be changed, too, so we could also see, like, a hot red image for…

599
02:06:53.000 --> 02:06:57.279
Oakley Meetings: When the fireworks go up, but we also utilize it if we're trying to locate somebody.

600
02:07:05.830 --> 02:07:08.910
Oakley Meetings: So, it just, it just clears, stands out when we're sitting there watching it.

601
02:07:09.040 --> 02:07:12.509
Oakley Meetings: And so, they're from the same feed as our next video.

602
02:07:18.860 --> 02:07:26.509
Oakley Meetings: So this is the same occurrence, same, same court, same drone, but it gives us this capability with these different, these different lenses.

603
02:07:27.020 --> 02:07:32.329
Oakley Meetings: To monitor and capture individuals that are, setting off fireworks.

604
02:08:00.010 --> 02:08:19.139
Oakley Meetings: So, that was our main drone, the last few videos you saw, and it just shows the effectiveness, because from a good distance, we can zoom in, and we can see that violation, then we can move on to the next without having to fly directly overhead. This flight time does take a little bit to catch individuals setting off the fireworks.

605
02:08:19.520 --> 02:08:20.830
Oakley Meetings: We'll go to the next video.

606
02:08:24.380 --> 02:08:34.309
Oakley Meetings: So this next thing just kind of rounds out some of our capabilities with our smaller drones. This one was deployed from a patrol vehicle who was responding to the report of fireworks.

607
02:08:35.530 --> 02:08:51.360
Oakley Meetings: These drones are really good in the field, because officers can be driving around and immediately deploy them. They don't have the range, they don't have the battery time or flight time, but still, for us, when we're trying to issue citations and gather evidence, it's really nice for them to have access

to them inside their vehicles.

608
02:08:54.700 --> 02:08:56.420
Oakley Meetings: And if we go to the next video, please.

609
02:08:58.700 --> 02:09:03.309
Oakley Meetings: In the final video here, I'm just gonna show you… this is a deployment from the vehicle.

610
02:09:03.790 --> 02:09:08.719
Oakley Meetings: And how fast they can, get over and try to find where the fireworks are being set off.

611
02:09:56.410 --> 02:09:57.620
Oakley Meetings: Thank you, Danielle.

612
02:09:58.190 --> 02:10:16.919
Oakley Meetings: So I just wanted you guys to see that, to see how effective these drones have been for us, especially when it comes to these type of operations. It's really benefited us, so we don't have to try to get patrol officers directly in the area at first. We can try to capture evidence on video, and eliminate some of those confrontations that might happen in the field.

613
02:10:18.460 --> 02:10:35.509
Oakley Meetings: So, some of my recommendations after performing this operation would be to expand our enforcement capabilities with a drone, one of our more enhanced versions, which has an extended battery, greater range, and obviously the video is crucially important for us when we're doing this.

614
02:10:36.080 --> 02:10:43.899
Oakley Meetings: I would like to recommend evaluating an escalating fine structure for repeat violations for the locations or the violators.

615
02:10:44.750 --> 02:10:54.260
Oakley Meetings: And then, without question, I would ask that our code enforcement partnership continues, because they really did streamline the process and made it much more efficient for us.

616
02:10:54.590 --> 02:10:59.579
Oakley Meetings: And then, as always, we should review the future staffing needs and location-based deployments.

617
02:11:00.100 --> 02:11:02.750
Oakley Meetings: So, with that, thank you guys. Any questions?

618
02:11:05.000 --> 02:11:06.290
Oakley Meetings: Any questions?

619
02:11:07.670 --> 02:11:10.110
Oakley Meetings: Thank you very much. Great report. Thank you.

620
02:11:13.950 --> 02:11:16.299
Oakley Meetings: We'll move to 7.2.

621
02:11:16.650 --> 02:11:23.599
Oakley Meetings: City Council… Reverse City Council Acting and Successor Agent, reports.

622
02:11:26.970 --> 02:11:28.360
Oakley Meetings: Councilmember Shaw.

623
02:11:28.760 --> 02:11:40.489
Oakley Meetings: Since our last meeting, I attended a Cal City's East Bay Division Board Legislative Day in Sacramento, where we got to meet with senators and assembly members to talk about

624
02:11:40.750 --> 02:11:53.359
Oakley Meetings: local control and things that are affecting, the cities. And then I had a Josh Harder day. We did the Staff Appreciation Lunch at Freedom, hosted by Rotary, but always great to partner with all of

625
02:11:53.410 --> 02:12:01.080
Oakley Meetings: the organizations that serve the same residents that we do. On the 19th, I went to Hot August Nights at Studio 55.

626
02:12:01.320 --> 02:12:05.779
Oakley Meetings: And later that afternoon, Oakley Optometry ribbon cutting. I have my new glasses on today.

627
02:12:06.460 --> 02:12:12.240
Oakley Meetings: And then on the 20th, the Cal Cities East Bay Board Zoom.

628
02:12:12.450 --> 02:12:15.919
Oakley Meetings: attended the special meeting for the Oakley City Council on the 20th.

629
02:12:15.980 --> 02:12:32.610
Oakley Meetings: The 25th virtually attended the Contra Costa Fire District meeting regarding fire stations out here in East County, so I would advise all residents to pay attention to what's going on with that. The 26th, Tri-Delta Transit Board Meeting, Councilmember Williams will have some wonderful notes.

630
02:12:32.610 --> 02:12:42.910
Oakley Meetings: The 27th Delta Association of Realtors elected reception, and then ran over here to be a part of the Freedom Homecoming Parade and Rally. And let me tell you, if you guys missed it.

631
02:12:42.910 --> 02:12:46.890
Oakley Meetings: It was huge and amazing, and I hope we can continue that partnership.

632

02:12:46.970 --> 02:12:49.230
Oakley Meetings: On the 28th, the Elected Women's Luncheon.

633
02:12:49.570 --> 02:13:02.590
Oakley Meetings: And then that night, Freedom Homecoming game, where we volunteered at the concession stand, again with Rotary. On the 1st, the library subcommittee Meeting, all things library are moving forward, so, very excited to…

634
02:13:02.590 --> 02:13:24.899
Oakley Meetings: finally get that going. And then on the 4th, the Favilora Wine Tasting Room Ribbon cutting, and this afternoon, a swear-in for our newest officer. I did receive a call that I have been nominated to serve another year on the East Bay Division Board for California League of Cities, and I also received a call last week from the California… from the incoming president of California League of Cities.

635
02:13:24.900 --> 02:13:30.599
Oakley Meetings: And I've been selected to serve as Vice Chair of this year's Public Safety Policy Committee. And that is all.

636
02:13:33.090 --> 02:13:34.570
Oakley Meetings: Councilmember Williams.

637
02:13:38.330 --> 02:13:56.990
Oakley Meetings: All right, Aaron wants me to take up some time. I attended Coffee with the principal of Freedom. He did provide really interesting data regarding fights on campus, GPA goals, enrollment numbers, state testing outcomes and goals, and he was also, highlighting the partnership and

638
02:13:56.990 --> 02:14:03.839
Oakley Meetings: what a good partnership he has with the city, so I don't think he was just saying that because I was there, but maybe he was.

639
02:14:04.060 --> 02:14:10.640
Oakley Meetings: I went to Studio 55 Hot August Nights, the ribbon cutting for Oakley Optometry.

640
02:14:10.770 --> 02:14:28.150
Oakley Meetings: All right, Tri-Delta Transit. So we had a discussion of SB63, as always, and a review of the expenditure plan. Tri-Delta, will receive, if that passes, 34% of the 19% that are returned to source funds.

641
02:14:28.150 --> 02:14:37.469
Oakley Meetings: which will be distributed through CCTA. The funds will be spent 60% going towards fast, reliable service, 40% going towards

642
02:14:37.470 --> 02:14:48.199
Oakley Meetings: safer, easier, and more convenient travel. So basically not just status quo. So that was interesting. We also talked about Youth Ride Free.

643
02:14:48.430 --> 02:15:08.639

Oakley Meetings: And the… what the outcome of that was, that's the program for youth ages 6 to 18. There was fair box tracking only to see how many people were using it. This past year, or summer, it was 31,614 rides, which is up 61% from even the previous year, so obviously that's a very important prop.

644
02:15:08.880 --> 02:15:24.959
Oakley Meetings: program we run. Measure J Renewal Info, 97% of the projects, programs that were decided in 2004 when Measure J was approved have been completed. There will likely be a ballot measure for the renewal in 2028.

645
02:15:25.060 --> 02:15:46.560
Oakley Meetings: We did have a presentation on SB707 as it pertains to our board, but not quite as lengthy as here, so… I also attended a webinar for Prop 4 parks funding to see how we could get a competitive grant. I was originally intending it for the 55-acre park.

646
02:15:46.560 --> 02:16:10.989
Oakley Meetings: There is some opportunities for our second phase of the rec center, potentially the community center portion of the library, but new parks do get higher scoring, so that's something to keep in mind. And they also said that agencies can submit multiple parks for grants, but each grant application can only focus on one park. It did seem like a heavy lift, but still an interesting presentation.

647
02:16:11.030 --> 02:16:19.209
Oakley Meetings: Freedom's Homecoming Parade, amazing. The participation and peer joy from the students and the community was amazing.

648
02:16:19.270 --> 02:16:41.690
Oakley Meetings: I also attended the mayor's Conference in Moraga as the chair. We had a presentation from St. Mary's College. Enrollment is up 18% over last year, and international students are up 3 times what it has been. They did start a new nursing program, which is very important for California, and particularly out here, as we have a lot of students who would like to become nurses.

649
02:16:41.690 --> 02:17:06.639
Oakley Meetings: And we currently have a nursing shortage of 40,000 nurses. St. Mary's does have internships and placements included. They just added an entire swim program, water polo and swim, to their athletics program. And he wanted to point out that the Stanford study noted that the new economic development corridor will be from the East Bay to Sacramento, and St. Mary's would happily partner

650
02:17:06.639 --> 02:17:10.389
Oakley Meetings: With all of our cities to create economic development opportunities.

651
02:17:10.440 --> 02:17:11.760
Oakley Meetings: And that's it.

652
02:17:13.209 --> 02:17:14.599
Oakley Meetings: Vice Mayor Meadows.

653
02:17:15.280 --> 02:17:19.120
Oakley Meetings: I also attended the Mayor's conference, and that was a great presentation by,

654
02:17:21.820 --> 02:17:26.750
Oakley Meetings: No, my, my, my, the president of… college I went to.

655
02:17:28.170 --> 02:17:34.590
Oakley Meetings: I was at the lunch, the Rotary Lunch at Freedom.

656
02:17:35.010 --> 02:17:45.270
Oakley Meetings: For a while. I… since the last meeting, I've also attended the planning committee meeting, CCTA, had a transplant meeting. I had a MCE meeting.

657
02:17:45.440 --> 02:17:49.099
Oakley Meetings: I was at swearing-in today for our newest officer.

658
02:17:49.959 --> 02:17:54.820
Oakley Meetings: Is it the ribbon cutting for Fablera wine tasting? Which,

659
02:17:55.400 --> 02:18:01.279
Oakley Meetings: looks great, and Julie Del Barber did a great job of remodeling the women's club.

660
02:18:03.760 --> 02:18:08.039
Oakley Meetings: I was, I attended a CCTA, TEP meeting.

661
02:18:08.190 --> 02:18:12.520
Oakley Meetings: Discussing the future, transportation expenditure plan.

662
02:18:13.400 --> 02:18:20.360
Oakley Meetings: Today, I had… I met with, Rashidi Barnes from Tri-Delta Transit and Bill Churchill from County Connection.

663
02:18:21.379 --> 02:18:24.839
Oakley Meetings: really talking about transportation, and… and then…

664
02:18:24.980 --> 02:18:34.430
Oakley Meetings: starting to get into the expenditure plan that Councilmember Williams Mentioned potentially being on that 28 ballot.

665
02:18:35.379 --> 02:18:42.270
Oakley Meetings: I attended Delta Association of Realtors, local government.

666
02:18:44.030 --> 02:18:47.010
Oakley Meetings: Networking event, whatever, whatever we call it.

667

02:18:48.160 --> 02:18:53.730
Oakley Meetings: And then attended the Freedom Homecoming Parade, which was a great event.

668
02:18:57.200 --> 02:19:01.110
Oakley Meetings: And since our, last meeting, attended.

669
02:19:01.360 --> 02:19:12.689
Oakley Meetings: Ironhouse Sanitation District, Studio 55's Hot August Nights, Friday Night Bites, the Homecoming Parade, like everybody said, that was a home run, and Mayor's Conference.

670
02:19:13.490 --> 02:19:19.130
Oakley Meetings: We'll move to 7.2.B, request for future agenda Items.

671
02:19:21.570 --> 02:19:23.059
Oakley Meetings: Councilmember Williams.

672
02:19:23.490 --> 02:19:32.940
Oakley Meetings: In light of the fireworks presentation that we just got, I don't know if this needs to be a future agenda item, but can we discuss some of the recommendations from our police department?

673
02:19:37.809 --> 02:19:47.639
Oakley Meetings: I think I need a second. Yeah, what? Recommendations for fireworks, or something else? Yeah, sorry, the recommendations, that Lieutenant Morris gave us for firework follow-up.

674
02:19:47.920 --> 02:19:50.080
Oakley Meetings: If we need to bring it back, I'll second it.

675
02:19:55.430 --> 02:19:56.930
Oakley Meetings: With that,

676
02:19:58.980 --> 02:20:10.470
Oakley Meetings: Item 8, work sessions, we have none tonight. Item 9, closed session. We have one closed session item, 9.1, conference with legal counsel, anticipated litigation, initiate…

677
02:20:10.470 --> 02:20:26.920
Oakley Meetings: litigation pursuant to paragraph 4, subsection D, Section 54, 95, 56.9, one potential case. We will, adjourn the meeting and, after closed session. So thank you, everybody, for coming. Good night.