AGENDA
REGULAR MEETING OF THE OAKLEY PLANNING COMMISSION

Tuesday, August 18, 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 Planning Commission regarding an item on this agenda are also made available in the lobby on the evening of the Planning Commission 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/99746603565

Meeting call in telephone number: 669-900-6833 | Meeting ID: 997 4660 3565 (*9 to request to speak | *6 to unmute/mute)

Online Participation:

Members of the public may attend the Planning Commission meeting online via Zoom using the link above or watch the Planning Commission 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 Planning Commision Resolution 9-26.

Public Comments:

Members of the public may address the Planning Commission on items of interest that are within the City's jurisdiction. In compliance with the Brown Act, the Planning Commission 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 Chair calls the item. Please note that public comments are limited to three (3) minutes. The timer on the dais in front of the Chair 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 Chair 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 Chair 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 Planning Commission meetings are video recorded and attendees may appear on video.

1. OPENING MATTERS

   1.1 Call to Order and Roll Call of the Oakley Planning Commission

   1.2 Pledge of Allegiance to the Flag.

2. PUBLIC COMMENTS
   At this time, the public is permitted to address the Planning Commission on non-agendized items.

3. CONSENT CALENDAR

Consent Calendar items are typically non-controversial in nature and are considered for approval by the Planning Commission with one single action. Members of the audience, Staff or the Planning Commission who would like an item removed from the Consent Calendar for purposes of public input may request the Chair remove the item. The public may request to remove an item(s) to provide input by completing a public speaker card and submitting it to the City Clerk prior to the item(s) being called by the Chair.

3.1 Approve Minutes from the Special Meeting held July 7, 2026 (Kim Snodgrass, City Clerk)
Minutes

3.2 Approve Minutes from the Regular Meeting held July 7, 2026 (Kim Snodgrass, City Clerk)
Minutes

4. PUBLIC HEARINGS

4.1 5540 Bridgehead Road AMPM Sales of Distilled Spirits Conditional Use Permit (CUP 2026-002)-Adopt a Resolution Approving Liquor Sales at the Subject Property (Evan Gorman, Associate Planner)
California Environmental Quality Act (CEQA) Determination: Find that the project is exempt from CEQA under the "Existing Facilities" Categorical Exemption (14 Cal. Code Regs./CEQA Guideline. Section 15301
Staff Recommendation: 1) Receive the Staff Report, 2) Receive Questions from the Planning Commission, 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
Staff Report
1. Vicinity Map
2. Notice of Public Hearing
3. Floorplan
4. Draft Resolution

4.2 Bridgehead Business Park Properties (GPA 2026-01, RZ 2026-002)-Adopt a Resolution Recommending that the City Council Adopt a Negative Declaration and Approve a General Plan Amendment and Rezone (Evan Gorman, Associate Planner)
California Environmental Quality Act (CEQA) Determination: Recommend the City Council find this project is exempt from CEQA adopt a Negative Declaration finding the project would have now significant and adverse impacts on the environment.
Staff Recommendation: 1) Receive the Staff Report, 2) Receive Questions from the Planning Commission, 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
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
7. Bridgehead Road Properties Project â€“ Initial Study Negative Declaration
8. Draft Resolution
8a. Exhibit A - General Plan Amendment Land Use Diagram
8b. Exhibit B - Rezone Diagram

4.3 5279 Neroly Road Appeal (PLN-2026-1001) - Deny the Appeal and Affirm the Zoning Administrator's Determination, as Modified (Evan Gorman, Associate Planner)
California Environmental Quality Act (CEQA) Determination: Find that the project is exempt from CEQA under the "Enforcement" Categorical Exemption (14 Cal. Code Regs./CEQA Guideline. Section 15321 and the "Common Sense" Exemption (14 Cal. Code Regs./CEQA Guideline Section 15061(b(3).)
Staff Recommendation: 1) Receive the Staff Report, 2) Receive Questions from the Planning Commission, 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
Staff Report
1. Vicinity Map
2. Notice of Public Hearing
3. Zoning Administrator Determination, dated June 8, 2026
4. Appellantâ€™s Supplemental Memorandum
5. Relevant Code Excerpts
6. Aerial Imagery of the Property
7. Draft Resolution

4.4 Zoning Text Amendments (PLN-2026-1000) - Housing Element Implementation - Adopt a Resolution recommending the City Council Adopt an Ordinance amending Section 9.1.406 titled "Multiple Family Residential Districts (M-9; M-12; M-17; M-30)" (Jose Cortez, Senior Planner)
California Environmental Quality Act (CEQA) Determination: Recommend the City Council find this project is exempt from CEQA under Government Code section 65583 and the "Common Sense" Exemption (14 Cal. Code Regs./CEQA Guideline Section 15061(b(3).)

Staff Recommendation: 1) Receive the Staff Report, 2) Receive Questions from the Planning Commission, 3) Open the Public Hearing 4) Receive Public Testimony, 5) Close the Public Hearing, 6) Deliberate, 7) Summarize the Deliberation 8) Adopt the Resolution
Staff Report
1. Notice of Public Hearing
2. Proposed Resolution
2A. Exhibit A Draft Ordinance â€“ Policy Action 3.7

5. REGULAR CALENDAR

6. REPORTS

6.1 Reports from Staff Members

6.2 Oakley Planning Commission

a. Reports from Commission Members

b. Requests for Future Agendas

7. WORK SESSIONS

7.1 Oakley Technical Zoning Code Update Work Session (Jose Cortez, Senior Planner)
Staff Report

8. ADJOURN

Minutes of the Special Planning Commission Meeting
Held Tuesday, July 7, 2026

1. CALL TO ORDER AND ROLL CALL

   Chair Price called the meeting to order at 6:00 p.m.

   Roll Call: Commissioner Ireland, Vice Chair Harvey, and Chair Price were present, Commissioner Goudie was absent.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

   Chair Price Led the Pledge of Allegiance to the Flag.

3. PUBLIC COMMENTS

   None

4. REGULAR CALENDAR

   4.1 Adopt a Resolution Adopting Updated Oakley Planning Commission Rules of Procedure to Include a Technology Disruption Policy Related to SB 707 (Audiovisual Teleconferencing, Transition, and Community Outreach) (Ken Strelo, Community Development Director)

   Community Development Director Ken Strelo presented the staff report.

   It was moved by Commissioner Ireland and seconded by Vice Chair Harvey to adopt the resolution adopting updated Planning Commission Rules of Procedure to include Technology Disruption Policy related to SB 707 **AYES:** Ireland, Harvey, Price **NOES:** None **ABSENT:** Goudie **RESULT:** Motion carried (3-0).

5. ADJOURN

   There being no further business, the meeting adjourned at 6:05 p.m.

   Respectfully Submitted

   Kim Snodgrass
   City Clerk

Minutes of the Regular Planning Commission Meeting
Held Tuesday, July 7, 2026

1. CALL TO ORDER AND ROLL CALL

   Chair Price called the meeting to order at 6:30 p.m.

   Roll Call: Commissioner Ireland, Vice Chair Harvey, and Chair Price were present. Commissioner Goudie was absent.

2. PLEDGE OF ALLEGIANCE TO THE FLAG.

   Chair Price led the Pledge of Allegiance to the Flag.

3. PUBLIC COMMENTS

   None

4. CONSENT CALENDAR

   3.1 Approve Minutes from the Regular Meeting Held May 19, 2026 (Kim Snodgrass, City Clerk)

   It was moved by Vice Chair Harvey and seconded by Commissioner Ireland to approve the Consent Calendar. **AYES:** Ireland, Harvey, Price **NOES:** None **ABSENT:** Goudie **RESULT:** Motion carried (3-0).

5. PUBLIC HEARINGS

   4.1 (Continued from May 19) 2603 Main Street Liquor (CUP 2026-001) – Adopt a Resolution Approving Liquor Sales at the Subject Property (Jose Cortez, Senior Planner)

   Senior Planner Jose Cortez presented the staff report and clarified the supplemental documents submitted by the applicant.

   Vice Chair Harvey and Commissioner Ireland thanked staff for the presentation.

   Chair Price opened the public hearing.

   Fathi Muflihi, applicant, provided a presentation.

   Vice Chair Harvey and Commissioner Ireland thanked the applicant for addressing prior concerns.

A public comment was provided by Sandi Bothwick.

Chair Price closed the public hearing.

Commissioner Ireland and Vice Chair Harvey provided comments.

It was moved by Commissioner Ireland and seconded by Vice Chair Harvey to adopt the resolution approving 2603 Main Street Liquor (CUP 2026-001), as conditioned. **AYES:** Ireland, Harvey, Price **NOES:** None **ABSENT:** Goudie **RESULT:** Motion carried (3-0).

4.2 59 Douglas Road Minor Subdivision 25-980 (TPM 2025-004) (Evan Gorman, Associate Planner)

Associate Planner Evan Gorman presented the staff report.

Commissioner Ireland asked questions, and Mr. Gorman responded.

Chair Price opened the public hearing.

Chair Price closed the public hearing.

It was moved by Vice Chair Harvey and seconded by Commissioner Ireland to adopt the resolution approving 59 Douglas Road Minor Subdivision MS 25-980 (TPM 2025-004), as conditioned. **AYES:** Ireland, Harvey, Price **NOES:** None **ABSENT:** Goudie **RESULT:** Motion carried (3-0).

5. REGULAR CALENDAR

None

6. REPORTS

6.1 Reports from Staff Members

Community Development Director Ken Strelo reported that Commissioner Yared Oliveros has resigned from the Planning Commission, noting that staff will begin recruitment for the vacancy. He reminded commissioners that the August meeting is scheduled for the third Tuesday. Additionally, he congratulated the Commissioners on successfully conducting Oakley's first two-way audiovisual meeting.

6.2 Oakley Planning Commission

(a) Reports from Commission Members

None

(b) Requests for Future Agendas

None

7. WORK SESSIONS

7.1 3290 Empire Avenue Preliminary General Plan Amendment (PA 2026-002) (Evan Gorman, Associate Planner)

Associate Planner Evan Gorman presented the staff report.

Public comments were provided by Carlyon Cambra and Conan Moats.

Online public comments were provided by Marc Cambra, Melinda McCracken, Manual Cambra Jr., and Mandy Cambra Land and will be entered into the record.

Commissioner Ireland, Chair Price, and Vice Chair Harvey provided questions and comments, and Mr. Gorman responded to questions.

8. ADJOURN

There being no further business, the meeting adjourned at 7:24 p.m.

Respectfully Submitted

Kim Snodgrass
City Clerk

DATE: August 18, 2026

TO: Joshua McMurray, City Manager

FROM: Evan Gorman, Associate Planner

Approved and Forwarded to the Planning Commission

SUBJECT: 5540 Bridgehead Road AMPM Sales of Distilled Spirits Conditional Use Permit (CUP 2026-002) – Adopt a resolution approving liquor sales at the subject property

Summary

Application by BP North America ("Applicant"), requesting approval of a Conditional Use Permit (CUP 2026-002) to sell distilled spirits ("Project"). The City of Oakley's municipal code requires approval of a Conditional Use Permit to operate a liquor store. Currently, the property owner operates a convenience mart at the project site that sells beer and wine. However, through this application, the company seeks to obtain a CUP to sell distilled spirits both unmixed bottles in a locked case and in premixed drinks supplied by nationally recognized brands, alongside their existing offerings. No physical changes are proposed for the site except for the change in product inventory. The project site is located at 5540 Bridgehead Road and is zoned C (General Commercial) District. (APN 037-040-025)

Figure 1 – AMPM Convenience Mart



Background

GENERAL PLAN

The General Plan Land Use Designation for the project site is Commercial ("CO"). This designation provides for neighborhood, community, and regional-serving retail and service uses; limited office uses; restaurants; service stations; highway-oriented and visitor-serving commercial and lodging; auto-serving and heavy commercial uses; public and semi-public uses; public gathering facilities, and similar and compatible uses.

ZONING

The site is zoned C (General Commercial) District. The purpose of the C District is to create and maintain major commercial centers accommodating a broad range of commercial uses of community-wide or regional significance typically found adjacent to or along major travel corridors, such as Main Street, O'Hara Avenue, Laurel Avenue and Empire Avenue.

PROJECT SITE

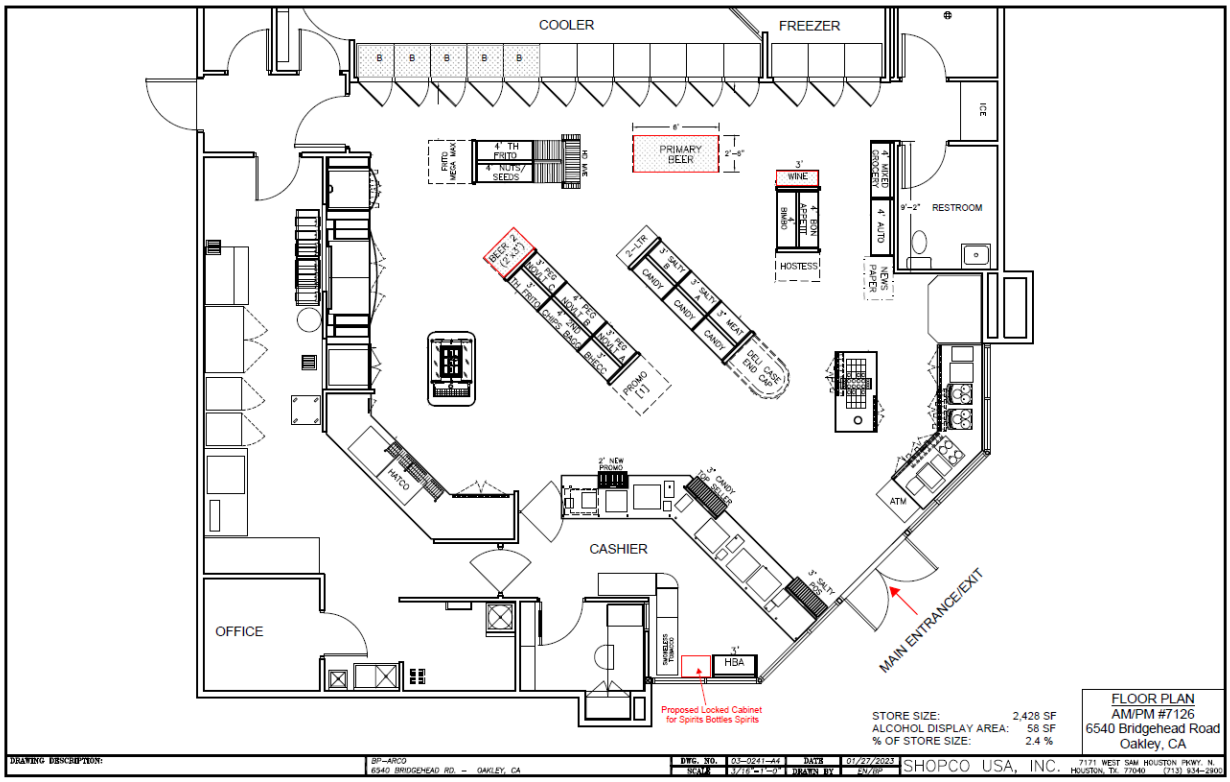
The project site is an approximately 1.31-acre parcel located at the northeast corner of Bridgehead Road and Main Street. The site was first developed in 2000 and contains a 2,756-square-foot ARCO AMPM convenience store with an associated fuel station canopy. The store operates 24 hours a day, seven days a week. The subject property is bordered to the north by the approved TownePlace Suites Hotel site and to the east by a Wendy's restaurant. Across the street to the west are a Shell fuel station and a soon-to-be 7-Eleven convenience store currently in the process of remodeling from a Rebel convenience store. Access to the subject property is provided by private drive aisles from both Main Street and Bridgehead Road.

Project Description

The applicant is seeking approval of a Conditional Use Permit (CUP) for a liquor store to support a request for a Type 21 (Off-Sale General) License from the California Department of Alcoholic Beverage Control (ABC), which would allow the sale of distilled spirits, beer, and wine for off-site consumption. ABC will not formally review an alcohol license application until the applicant has completed the local agency process. ABC considers the City's approval as part of its review, but approval or denial of the ABC license application is at its sole discretion. The location currently holds a Type 20 license (Off-Sale of Beer and Wine). For the purposes of ABC licenses, "Off-Sale" means a retailer may only sell the allowed products for consumption off the premises from where it is sold. In their application, the applicant states that the alcoholic beverage industry has shifted toward the sale of pre-mixed drinks from nationally recognized brands. According to the applicant, these products typically have an alcohol content similar to beer, sometimes higher, and generally lower than wine.

In addition to these pre-mixed products, the applicant proposes to sell bottles of distilled spirits in a locked, 58-square-foot display located behind the register.

Figure 2 – Layout of convenience mart with proposed liquor cabinet located at the bottom of the image.



Conditional Use Permits are governed by section 9.1.1602, *Variance and Conditional Use Permits,* of the Oakley Municipal Code. CUPs may be granted when it can be shown the project shall comply with the following:

1. That the site for the proposed use is adequate in size and shape to accommodate the use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this title to adapt the use with land and uses in the neighborhood;
2. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;
3. The proposed use will be arranged, designed, constructed, operated and maintained so as to be compatible with the intended character of the area and shall not change the essential character of the area from that intended by the general plan and the applicable zoning ordinances;

4. That the proposed use provides for the continued growth and orderly development of the community and is consistent with the various elements and objectives of the general plan; and
5. That the proposed use, including any conditions attached thereto, will be established in compliance with the applicable provisions of the California Environmental Quality Act.

Analysis

To approve the Conditional Use Permit, the Planning Commission must make all five findings set out in Section 9.1.1602 of the Oakley Municipal Code. The proposed project conforms to each of these findings, primarily because of its limited scope and the established nature of the existing convenience store. The application would add a limited line of distilled spirits to a business that has operated at this location for more than two decades, and each finding is addressed below.

The site is adequate in size and shape to accommodate the use, satisfying the first finding. The property has operated as a convenience store and fuel station since 2000 and is fully improved with the parking, access, landscaping, and other site features its commercial operation requires. The distilled spirits would occupy a single 58-square-foot display behind the point-of-sale counter, within the existing building, so the site continues to accommodate the use and all features required by the zoning code. The site is also accessed from adequately sized streets and highways, consistent with the second finding. Access is provided by private drive aisles connected to both Main Street and Bridgehead Road, which have served the convenience store and fuel station throughout its operation.

The proposed use will not disrupt the compatibility between this land use and the surrounding area. The new aspects of the business would be fully integrated into the existing store: the pre-mixed drinks would be stocked next to existing offerings, the bottled distilled spirits would be sold from the 58-square-foot display behind the register, and purchases would occur at the same point-of-sale counter used for all other merchandise, with no exterior changes or reorientation of the business. Adding a limited distilled spirits line to an existing convenience store is consistent with this setting and would not change the essential character of the area. The limited scope of the proposal likewise supports the continued growth and orderly development of the community, consistent with the fourth finding. Finally, the project qualifies for a categorical exemption under the California Environmental Quality Act as a minor addition to an existing commercial use within an existing building.

Separate from the conditional use findings, staff evaluated the proposal against the state laws governing the overconcentration of alcohol licenses. The census tract in which the property is located is identified as overconcentrated, so issuance of the Type 21 (Off-Sale General) license would require a public convenience or necessity (PCN) determination under Business and Professions Code Section 23958.4. Because the proposal would

replace the existing off-sale license at this already-licensed location rather than establish a new outlet, the Police Department is prepared to approve the PCN determination. On that basis, the Conditional Use Permit may be approved consistent with the state laws governing the overconcentration of ABC licenses.

Environmental Review

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Existing Facilities, of the State of California CEQA Guidelines. Section 15301 of the State CEQA Guidelines exempts projects when the proposed project involves negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed use would not represent a significant expansion of the use of the convenience store.

Findings

Draft findings for the Conditional Use Permit application can be found in the proposed resolution.

Consistency with the Oakley Strategic Plan 27+

Approval of this application would be consistent with the goals in the section of the Oakley Strategic Plan 27+ entitled, "Community and Economic Development Goal". Careful consideration of the project in relation to the findings for approval and the proposed conditions of approval ensure the use meets community service demands while remaining compatible with Oakley's neighborhoods.

Fiscal Impact

The approval of these entitlements will not impact the General Fund. This is an applicant funded account. All staff time and City of Oakley generated materials are charged to the account and paid for by the applicant.

Staff Recommendation

Staff recommends the Planning Commission adopt the resolution approving "5540 Bridgehead Road AMPM Sales of Distilled Spirits Conditional Use Permit (CUP 2026-002)", as conditioned.

Attachments

1. Vicinity Map
2. Notice of Public Hearing
3. Floorplan
4. Draft Resolution

Vicinity Map

5540 Bridgehead Road AMPM Sales of Distilled Spirits Conditional Use Permit (CUP 2026-002)
APN: 037-040-025



OAKLEY
CALIFORNIA

NOTICE OF PUBLIC HEARING

Notice is hereby given that on **August 18, 2026, at 6:30 p.m.**, or as soon thereafter as the matter may be heard, the Planning Commission 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 the application described below:

Project Name: 5540 Bridgehead Road AMPM Sales of Distilled Spirits Conditional Use Permit (CUP 2026-002)

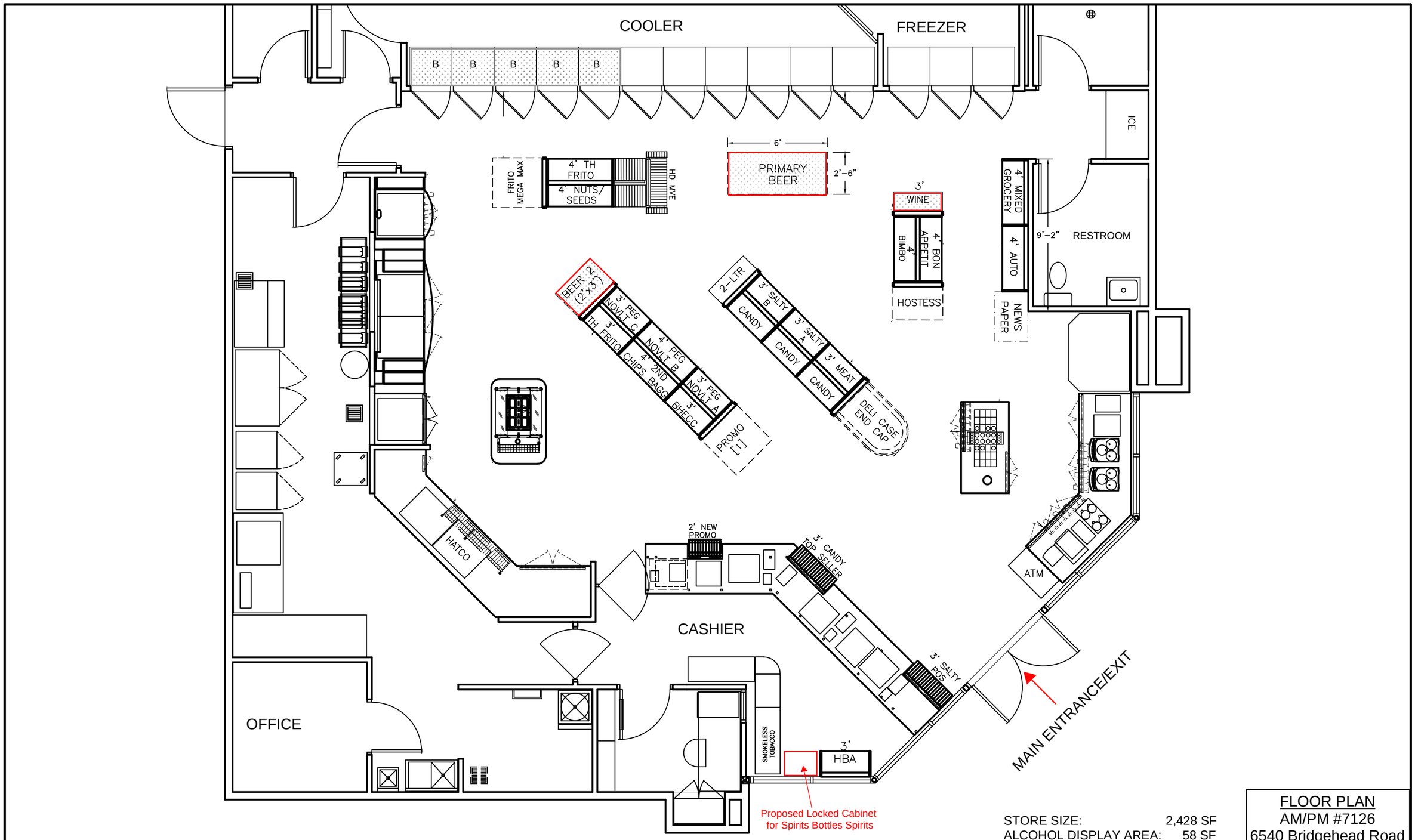
Project Location: 5540 Bridgehead Road, Oakley, CA 94561. APN 037-040-025.

Applicant: BP North America, 30 S. Wacker, Suite 900, Chicago, IL 60606

Request: Application by BP North America ("Applicant"), requesting approval of a Conditional Use Permit (CUP 2026-002) to sell distilled spirits ("Project"). The City of Oakley's municipal code requires approval of a Conditional Use Permit to operate a liquor store. Currently, the property owner operates a convenience mart at the project site that sells beer and wine. However, through this application, the company seeks to obtain a CUP to sell distilled spirits both unmixed bottles in a locked case and in premixed drinks supplied by nationally recognized brands alongside their existing offerings. No physical changes are proposed for the site except for the change in product inventory. The project site is located at 5540 Bridgehead Road and is zoned C (General Commercial) District. APN (037-040-025)

How to Review: The Staff Report and its attachments will be available for public review, on or before **August 13, 2026,** at City Hall, 3231 Main Street, Oakley, CA 94561 or online at www.ci.oakley.ca.us/agendas-minutes-videos-archive/ by navigating to the **August 18, 2026, Planning Commission** 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.



STORE SIZE:	2,428 SF
ALCOHOL DISPLAY AREA:	58 SF
% OF STORE SIZE:	2.4 %

FLOOR PLAN
AM/PM #7126
6540 Bridgehead Road
Oakley, CA

DRAWING DESCRIPTION:	BP-ARCO 6540 BRIDGEHEAD RD. – OAKLEY, CA	**DWG. NO.**	03-0241-A4	**DATE**	01/27/2023
		SCALE	3/16"=1'-0"	**DRAWN BY**	EN/BP

SHOPCO USA, INC. 7171 WEST SAM HOUSTON PKWY. N. HOUSTON, TX. 77040 (713) 934-2900

RESOLUTION NO. XX-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OAKLEY MAKING FINDINGS AND APPROVING A CONDITIONAL USE PERMIT (CUP 2026-002) TO ALLOW THE SALE OF DISTILLED SPIRITS AT THE EXISTING AMPM CONVENIENCE STORE LOCATED AT 5540 BRIDGEHEAD ROAD (APN 037-040-025)

WHEREAS, on March 10, 2026, BP North America ("Applicant"), submitted an application for a Conditional Use Permit (CUP 2026-002) to sell distilled spirits within an existing approximately 2,756 square-foot ARCO AMPM Convenience Store, which constitutes a 'liquor store' use under the Oakley Municipal Code ("Project"). The site is located at 5540 Bridgehead Road. (APN 037-040-025); and

WHEREAS, on April 8, 2026, the project application was deemed complete per Government Code section 65920 et seq.; and

WHEREAS, the project is designated as Commercial (CO) in the Oakley General Plan, and zoned C (General Commercial) District; and

WHEREAS, the project is exempt from further environmental analysis under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, "Class 1 - Existing Facilities"; and

WHEREAS, on or before August 7, 2026, the Notice of Public Hearing for the project was posted at Oakley City Hall located at 3231 Main Street, outside the gym at Delta Vista Middle School located at 4901 Frank Hengel Way, outside the library at Freedom High School located at 1050 Neroly Road, and at the project site. The notice was also mailed out to all owners of property within a 500-foot radius of the subject property's boundaries, to outside agencies, and to parties requesting such notice; and

WHEREAS, on August 18, 2026, the Planning Commission opened the public hearing at which it received a report from City Staff, oral and written testimony from the public and applicant, and deliberated on the project. At the conclusion of its deliberations, the Planning Commission took a vote and adopted this resolution to approve the project, as conditioned; and

WHEREAS, if any term, provision, or portion of these Findings or the application of these Findings to a particular situation is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of these Findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City; and

WHEREAS, these Findings are based upon the City's General Plan, the City's Zoning Ordinance (Oakley Municipal Code Chapter 9.1), and the information submitted

to the Planning Commission at its August 18, 2026 meeting, both written and oral, including oral information provided by the Applicant, as reflected in the minutes of the meeting, together with the documents contained in the file for the Project (hereafter the "Record").

NOW, THEREFORE, BE IT RESOLVED THAT, on the basis of the above findings of fact and the entire record, the Planning Commission makes the following additional findings in support of the approvals:

A. Regarding the application requesting approval of a Conditional Use Permit (CUP 2026-002) to establish the sale of distilled spirits at the ARCO AMPM Convenience store on a site located at 5540 Bridgehead Road:

1. The site for the proposed use is adequate in size and shape to accommodate the use in a manner complementary with the land and uses in the area in that this proposed use will result in a minor modification to the existing use and the C (General Commercial) District allows for the proposed use with the approval of a Conditional Use Permit; and

2. Due to the limited scope of the liquor sales and the established nature of the convenience store, the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use in that the site is accessible by private drive aisles connected to both Main Street and Bridgehead Road; and

3. By integrating the distilled spirits sales into the existing operations of the store, the proposed use will be arranged, designed, constructed, operated, and maintained so as to be compatible with the intended character of the area and will not change the essential character of the area that is intended by the General Plan and the applicable zoning ordinances. Furthermore, the proposed use is foreseen and permitted in the C (General Commercial) District with the approval of a Conditional Use Permit with associated conditions of approval tailored to the project; and

4. The proposed use provides for continued growth and orderly development of the community and is consistent with the various elements and objectives of the General Plan in that the limited scope of the addition of distilled spirit sales at this property would complement the existing use of the property and would not be detrimental to the aforementioned continued growth and orderly development of Oakley; and

5. That the proposed use, including any conditions attached thereto, will be established in compliance with the applicable provisions of the California Environmental Quality Act (CEQA) as the proposed use is categorically

exempt from CEQA, as provided in Section 15301 of the State of California CEQA Guidelines.

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

BE IT FURTHER RESOLVED THAT, on the basis of the above Findings and the Record, the Planning Commission approves the Applicant's request for a Conditional Use Permit (CUP 2026-002), 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 date stamped received by the Planning Division on March 10, 2026, as well as additional information acquired since that time and made a 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. Conditional Use Permit (CUP 2026-002) is approved, as described in the application date stamped by the Planning Division on March 10, 2026, and as modified by the following conditions of approval, subject to final review and approval by the Community Development Director.

2. Any alteration of the approved plans or project description shall be requested in writing for review and approval by the Community Development Director prior to changes being made in the field.

3. This approval for Conditional Use Permit (CUP 2026-002) shall be effectuated within a period of one (1) year from the effective date of this resolution by establishing the use, and if not effectuated shall expire on August 18, 2027. Prior to said expiration date, the applicant may apply for an extension of time pursuant to the provisions of the Municipal Code.

4. 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.

5. If operation of CUP 2026-002 causes adverse effects upon adjacent residences, businesses, or operations including but not limited to noise, loitering, parking, or disturbance, the Conditional Use Permit shall be brought before the Planning Commission for consideration and possible suspension or revocation of the permit.

6. The sale of alcoholic beverages shall commence only within the hours permitted by state law and enforced by the California Department of Alcoholic Beverage Control.

7. Change of the ABC license to a different license type may require review and approval of a new Conditional Use Permit Application. The Community Development Director shall determine whether a new or modified Conditional Use Permit is required.

8. The sale of beer, wine, and distilled spirits for consumption on the premises is strictly prohibited.

9. The applicant shall comply with all ABC regulations and all conditions imposed on the license.

10. This Conditional Use Permit may be periodically monitored to ensure that it is being operated in a manner consistent with City regulations, these conditions of approval and that the use is being operated in a manner which is not detrimental to the public health, safety, or welfare.

11. The sale of bottled distilled spirits shall be limited to the approved display of no more than 58 square feet located behind the sales counter. The display shall be locked at all times except when unlocked by an employee and shall only be accessible to store employees.

12. If, at the discretion of the Community Development Director and/or Oakley's Police Department, alcohol-related crime becomes a security issue or nuisance as a result of the use then changes to the business operational characteristics shall be required. These modifications may require a conditional use permit modification at the discretion of the Community Development Director.

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

14. Prior to any transfer of operator, the new operator shall submit a copy of an original signed letter to the City of Oakley Planning Division stating they have read, understand, and agree to abide by all conditions of approval contained in this resolution.

15. Failure to comply with all of the above conditions may result in the matter being set for revocation of use hearing before the Planning Commission in accordance with Section 2.4.014 of the Oakley Municipal Code.

16. Noise generating construction activities, including such things as power generators, shall be limited to the hours of 7:30 a.m. to 5:30 p.m. Monday through Friday, and shall be prohibited on City, State and Federal Holidays. The restrictions on allowed working days and times may be modified on prior written approval by the Community Development Director.

17. The applicant shall defend, indemnify, and hold harmless the city or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the city, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul, the approval of the project. The city shall promptly notify the applicant of any such claim, action or proceeding. The city shall have the option of coordinating the defense. Nothing contained in this condition shall prohibit the city from participating in a defense of any claim, action, or proceeding if the city bears its own attorney's fees and costs, and the city defends the action in good faith.

Advisory Notes

The following Advisory Notes are provided to the Applicant as a courtesy 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 renewal requirements prior to requesting building or grading permits.
B. Applicant shall comply with the requirements of Ironhouse Sanitary District.
C. The Applicant shall comply with the requirements of the Diablo Water District.
D. Comply with the requirements of the East Contra Costa Fire Protection District.
E. The applicant shall comply with the requirements of Contra Costa Environmental Health if subject to applicable permits.
F. Comply with the requirements of the Building Inspection Division. Building permits are required prior to the construction of most structures.
G. This project may be subject to the requirements of the California Department of Fish and Wildlife. It is the Applicant's responsibility to notify the California Department of Fish and Wildlife, P.O. Box 47, Yountville, California 94599, of any proposed construction within this development that may affect any fish and wildlife resources, per the Fish and Game Code.
H. This project may be subject to the requirements of the Army Corps of Engineers. It is the Applicant's responsibility to notify the appropriate district of the Corps of Engineers to determine if a permit is required, and if it can be obtained.
I. The Applicant shall obtain an encroachment permit for construction within existing City rights of way.

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

AYES:
NOES:
ABSTENTION:
ABSENT:

APPROVED:

_____
Leonard Price, Chair

ATTEST:

_____
Kim Snodgrass, City Clerk

_____
Date

DATE: August 18, 2026

TO: Joshua McMurray, City Manager

FROM: Evan Gorman, Associate Planner

Approved and Forwarded to the Planning Commission

SUBJECT: Bridgehead Business Park Properties (GPA 2026-01, RZ 2026-002) – Adopt a Resolution Recommending that the City Council Adopt a Negative Declaration and Approve a General Plan Amendment and Rezone.

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

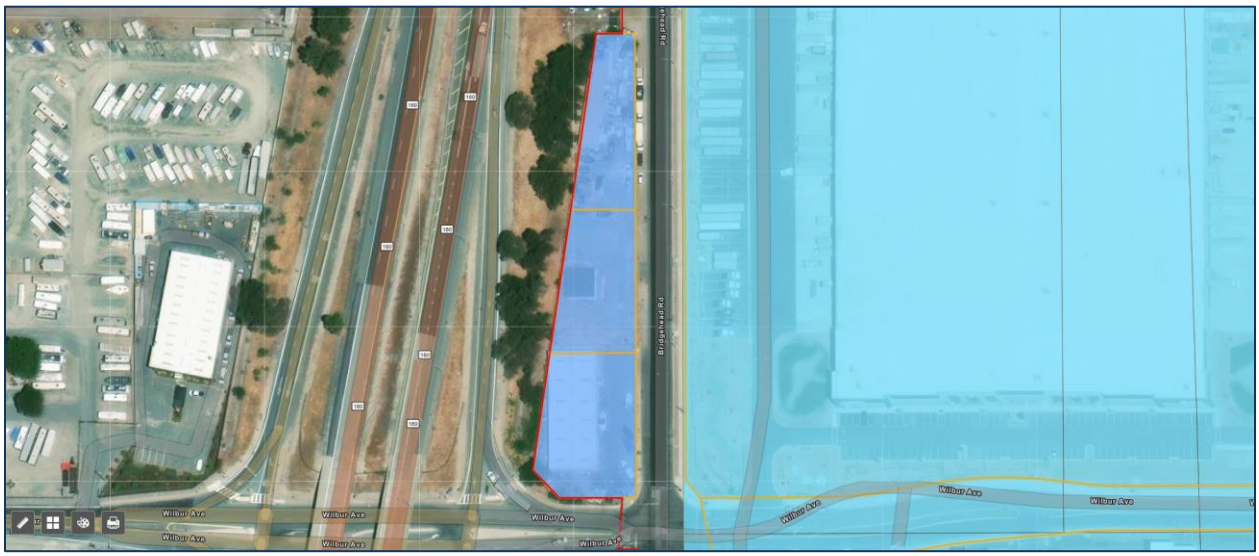
GENERAL PLAN

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)

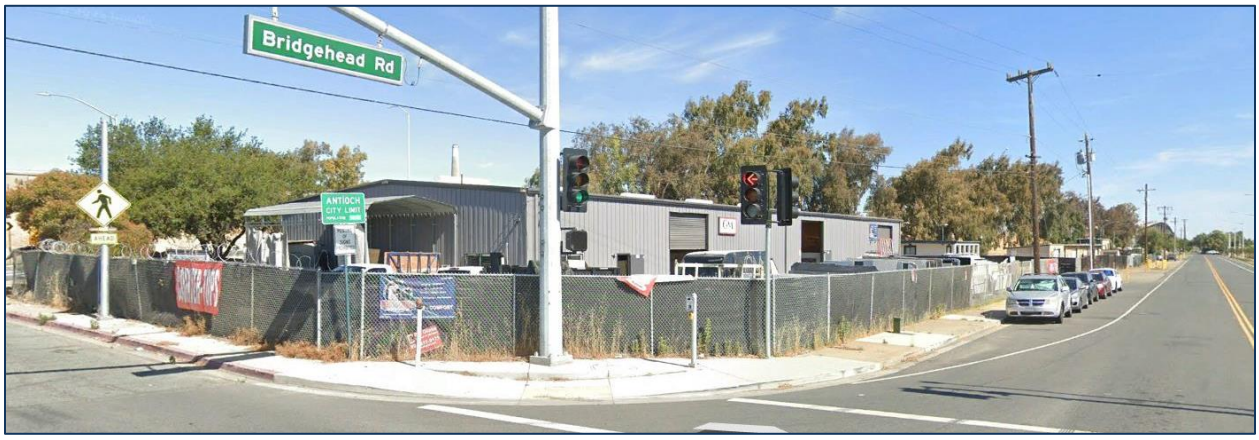


PROJECT SETTING

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

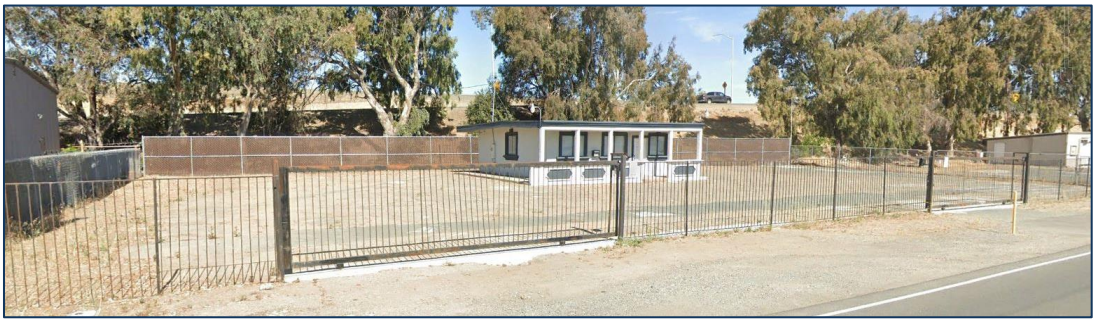
Diablo Bridgehead Pump Station are located to the south of the project site, across Wilbur Avenue. The pump station is located within the City of Antioch. The nearest residences are a 1/3rd of a mile south of the project site (Sandy Point 3 Mobile Home Park).

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 and zoning designations 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 Commission 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.

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 can be found in the attached proposed resolution.

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 Planning Commission adopt the proposed resolution recommending that the City Council adopt the Negative Declaration and approve the project titled, "Bridgehead Business Park Properties (GPA 2026-01, 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. Notice of Intent to Adopt a Negative Declaration
7. Bridgehead Road Properties Project – Initial Study/Negative Declaration
8. Draft Resolution
   Exhibit A: General Plan Amendment Land Use Diagram
   Exhibit B: Rezone Diagram

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 **August 18, 2026 at 6:30 p.m.**, or as soon thereafter as the matter may be heard, the Planning Commission 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 **August 13, 2026** at City Hall, 3231 Main Street, Oakley, CA 94561 or online at https://www.oakleyca.gov/129/Agendas-Minutes by navigating to the **August 18, 2026 Planning Commission** 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.

City of Oakley
Planning Division
3231 Main Street
Oakley, CA 94561

This is a Notice of 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;

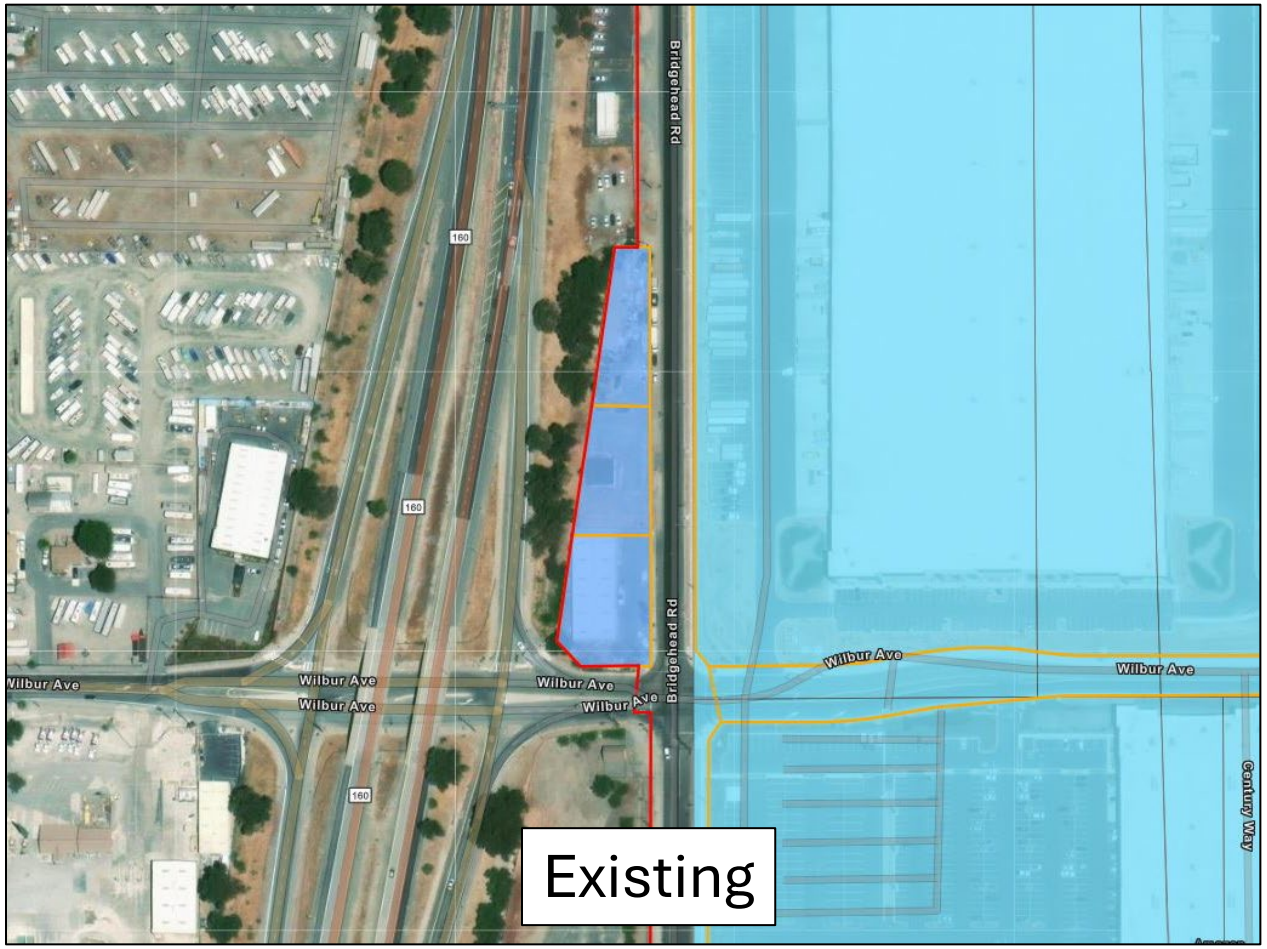
8. Helicopter Landing Facilities (emergency and non-emergency);

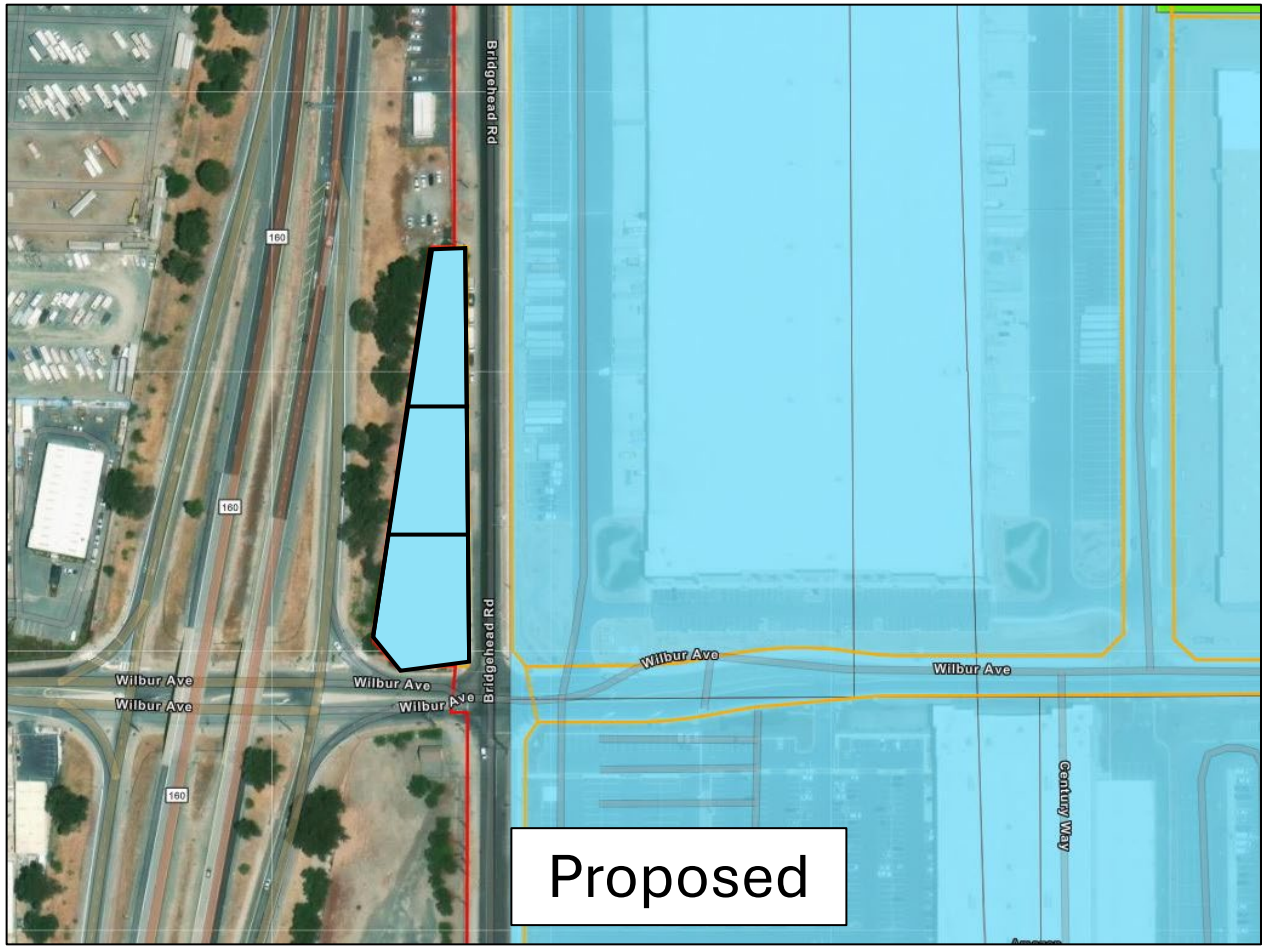
9. Hotels;

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

City of Oakley
Planning Division

Bridgehead Road Properties Project

Initial Study/Negative Declaration

June 2026

Prepared by

RANEY PLANNING & MANAGEMENT, INC. | 25 years
1501 Sports Drive, Suite A, • Sacramento • CA • 95834
Office 916.372.6100 • Fax 916.419.6108

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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.

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[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.

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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.

RESOLUTION NO. XX-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.

NOW, THEREFORE, BE IT RESOLVED THAT, 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 THAT, 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;

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:
NOES:
ABSTENTION:
ABSENT:

APPROVED:

_____
Leonard Price, Chair

ATTEST:

_____ _____
Kim Snodgrass, City Clerk Date

Exhibit A: General Plan Amendment Land Use Diagram
Exhibit B: Rezone Diagram

Exhibit A

Existing and Proposed Land Use Designations

6001, 6113, and 6115 Bridgehead Road



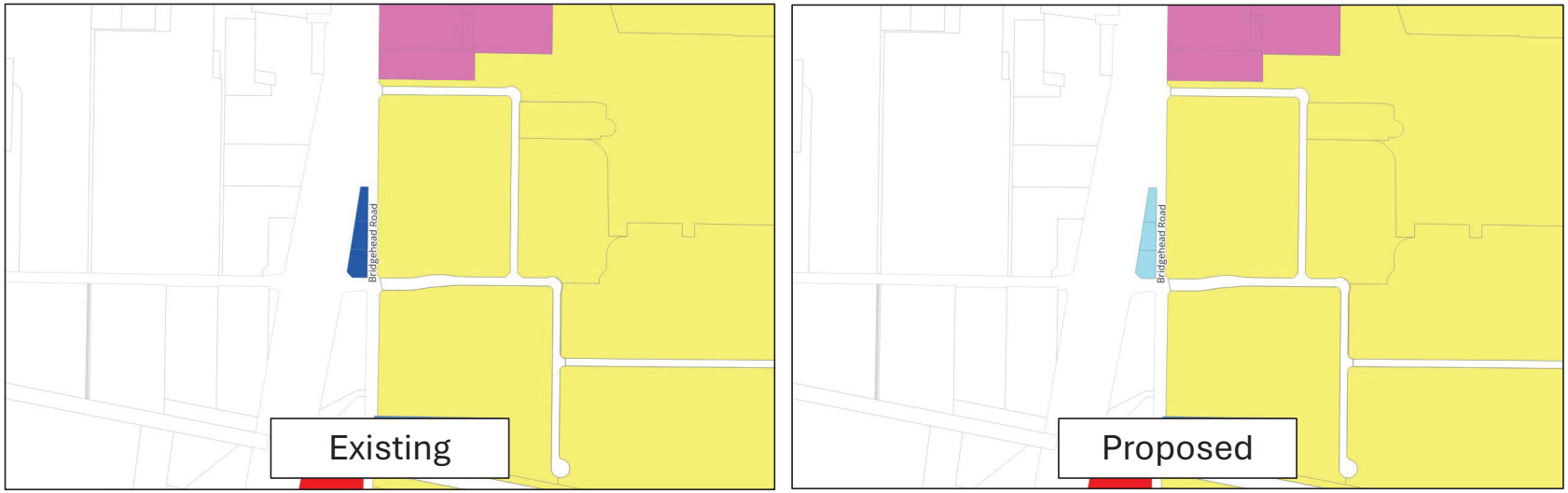
LEGEND

- 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

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

DATE: August 18, 2026

TO: Joshua McMurray, City Manager

FROM: Evan Gorman, Associate Planner

Approved and Forwarded to the Planning Commission

SUBJECT: 5279 Neroly Road Appeal (PLN-2026-1001) - Deny the appeal and affirm the Zoning Administrator's determination, as modified

Summary

This is a public hearing on an appeal filed by Martin Barajas ("Appellant"), acting through his authorized agent Henry David Catalan, of a determination issued by the Zoning Administrator concerning the property at 5279 Neroly Road. The property is zoned Light Industrial (LI) and is improved with a single-family residence that the City recognizes as a legal nonconforming use. The determination found that an attached addition was constructed on the residence without the required building permits and cannot be permitted, because Oakley Municipal Code Section 9.1.1502 prohibits the expansion or intensification of a nonconforming use, and it directed that the unpermitted work be abated. The determination further found that a separate ADU could not be established on the property. The Appellant disagrees and contends that the residence is governed by the R-6 single-family residential standards and that the attached addition and future ADU can be legalized. The Planning Commission will independently consider the appeal and may affirm, reverse, or modify the Zoning Administrator's determination. (APN 051-220-030)

Background

GENERAL PLAN

The subject property has a Light Industrial ("LI") General Plan land use designation. This designation provides for limited fabrication, manufacturing, processing, packaging and assembling uses; wholesale, distribution, warehousing and storage uses; vehicle and machinery repair; research and development; industrial parks; public/semi-public uses and similar and compatible uses.

ZONING

The subject property is zoned LI (Light Industrial) District, which accommodates limited manufacturing and other light-industrial uses. Residential uses are not permitted except for legal non-conforming residences that were constructed before the property was zoned LI.

PROJECT SETTING

The approximately half-acre property at 5279 Neroly Road is located on the west side of Neroly Road, south of Main Street, within an area characterized by deep, narrow parcels extending between Neroly Road and Elm Lane. The property is developed with

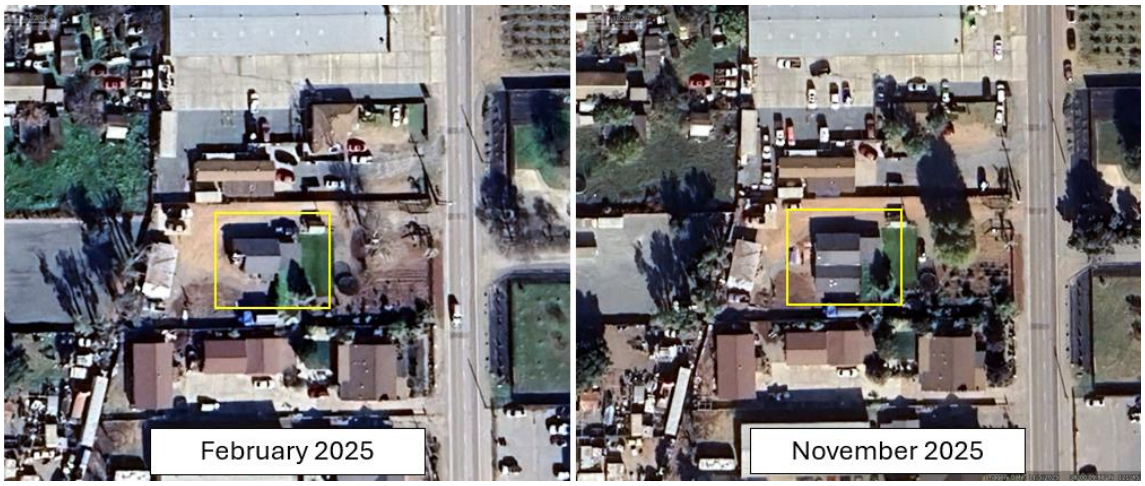
a single-family residence constructed in 1944, the attached addition discussed below, and a detached garage. Access is provided by a driveway from Neroly Road. Because the residence predates the City's incorporation and the current Light Industrial zoning and General Plan designations, the City recognizes it as a legal nonconforming residential use within a nonresidential district. This means the residence was lawful when established and may continue to be used, even though a new single-family residence would not be permitted under the property's current zoning. The City's nonconforming-use regulations allow the residential use to continue while limiting its expansion or intensification so that the degree of inconsistency with the current zoning is not increased and the property may ultimately transition to a use permitted within the Light Industrial District.

The surrounding area contains a mix of residential, commercial, industrial, and agricultural uses. Several properties along the west side of Neroly Road are developed with older single-family residences that have a similar legal nonconforming status, interspersed with small commercial and contractor-related uses. Properties on the east side of Neroly Road include automobile repair, concrete cutting, and outdoor storage uses, with larger agricultural and greenhouse operations located farther east.

UNPERMITTED WORK AND PROCEDURAL HISTORY

An attached addition was constructed on the south side of the residence without a building permit. City and County building records show no permit for construction, and the Appellant does not claim one was ever issued. The addition does not appear in Google Earth aerial imagery from February 28, 2025, but it appears in imagery from November 30, 2025. Following notices from the City of Oakley's Code Enforcement Division to correct this, the Appellant inquired about pathways to legalization.

Figure 1 – Google Earth Aerial Image Comparison Showing the New Addition



On June 8, 2026, the Zoning Administrator, Ken Strelo, issued a written determination addressing the unpermitted addition to the residence and any proposed accessory dwelling unit (ADU) on the property. The Administrator determined that the provisions of the Oakley municipal code clearly allow the single family residence to continue as a legal nonconforming residential use under OMC Section 9.1.1502(d)(2). However, the Administrator further emphasized the remainder of Section 9.1.1502(d)(2), which expressly states that expansion or intensification of the nonconforming use is prohibited. In short, the code section permits a residential use to continue, accessory structures like sheds are permitted subject to R-6 standards, but the residential use may not be expanded or intensified.

The Administrator also relied on the ordinance's stated intent to prevent the expansion of nonconforming structures and uses and on its broad definition of "expansion or intensification," which includes an enlargement, addition, repair, remodeling, increase in the number of dwelling units, increase in occupancy, or other change in an activity or facility. Under this reading, compliance with R-6 setbacks and other development standards is a necessary condition for work that may otherwise be permitted, such as a new shed, but it does not itself authorize work prohibited by the nonconforming-use regulations.

Accordingly, the Administrator concluded that the attached addition constituted an enlargement or addition to the nonconforming residential use and could not be permitted. Because City and County records showed no prior permit or approval for the addition, the Administrator directed the property owners to coordinate with Code Enforcement to abate the unpermitted work. The Administrator further concluded that the property owner's planned future ADU, separate from the addition, would increase the number of dwelling units on the LI-zoned property and would therefore constitute an additional expansion or intensification of that use. The Appellant filed a timely appeal application on June 11 and followed up with a Supplemental Memorandum on July 6.

Figure 2 – Picture of Home and Addition with Visible Exposed Plywood



APPELLANT'S MEMORANDUM

The Appellant's Supplemental Memorandum presents arguments in support of reversing the Zoning Administrator's determination. The Appellant argues that OMC Section 9.1.1502(d)(2) affords the property the development rights provided by the R-6 Single-Family Residential District. According to the Appellant, this means that proposed construction associated with the residence should be evaluated under the R-6 development standards, including applicable requirements for setbacks, building height, lot coverage, and other residential development standards. The Appellant contends that compliance with the R-6 standards provides a basis for permitting residential construction on the Property, notwithstanding its LI zoning and legal nonconformity.

The Appellant further contends that their future plans for an accessory dwelling unit may be accommodated as that is typically permitted in the R-6 zone. The Appellant separately relies on State ADU law, arguing that qualifying ADUs must be reviewed ministerially and may not be denied solely because the underlying residence or property has a nonconforming zoning condition. Under the Appellant's interpretation, the Property's LI zoning and the nonconforming status do not prohibit ADU construction.

In a separate point, the Appellant disputes the Zoning Administrator's reliance on OMC Section 9.1.1502(d)(4). According to the Appellant, that subsection applies to a nonresidential use located in a residential zoning district, while the Property presents the opposite circumstance: a residential use located in a nonresidential district. The

Appellant therefore maintains that subsection (d)(4) does not govern this Property and that the addition should instead be evaluated under the provisions addressing residential uses and structures.

Even if the addition cannot be approved under the Property's present zoning and nonconforming status, the Appellant argues that the City should not conclude that no legalization path exists. The Supplemental Memorandum interprets that a conditional use permit is one possible mechanism and a General Plan Amendment combined with rezoning to the P-1 Planned Unit Development District is another. The Appellant's position is not that these approvals must necessarily be granted, but that the Code provides procedures through which the owners may request discretionary approval. The Appellant argues that the existence of those procedures prevents the City from treating removal as the only possible outcome without first allowing the owners to pursue an applicable land use entitlement.

The Planning Commission should review the full supplemental memo provided by the appellant (attachment 4).

Appeal Procedure and Scope

The Planning Commission reviews the challenged issues de novo and is not bound by staff's analysis or conclusions (OMC § 2.4.020(h)(2)). De novo means the Planning Commission reviews the disputed issues anew, using its own independent judgment. The Commission is not limited to deciding whether the Zoning Administrator made a reasonable decision or committed an error. It may review the record, hear testimony, interpret the applicable Code provisions, and reach its own conclusions. By a majority of those voting, the Commission can affirm, reverse, or modify the determination based on findings of fact. Those findings must explain the action and determine whether the subject of the appeal complies with the Municipal Code and other applicable laws. This appeal is limited to whether the June 8 determination correctly applies the Municipal Code and other applicable law to the addition and proposed ADU. Separate discretionary applications are not before the Commission.

If the Planning Commission denies the appeal and affirms the June 8 determination, its decision may be appealed to the City Council. An appeal may challenge all or part of the Commission's decision and must be filed with the City Clerk, together with the required filing fee, within 15 calendar days of the Commission's action. If a timely appeal is filed, the Commission's decision will not become effective until the City Council takes final action on the matter. (OMC § 2.4.020(b), (d), and (g)).

Analysis

THE EXISTING RESIDENCE

Oakley Municipal Code § 9.1.1502(d)(2) lets the existing residence continue "subject to the requirements of the R-6 zoning district," but that same provision expressly prohibits "expansion or intensification of the nonconforming use." The R-6 reference provides standards for work that is allowed, such as a residential shed. It does not rezone the LI parcel or override the ban on expanding the nonconforming residential use. OMC § 9.1.1502(d)(7) restates that same prohibition, *"Expansion or intensification of a nonconforming use is prohibited."*

The Code defines "Expansion or Intensification" to include an "enlargement," "addition," "increase in the number of dwellings," or any other change in an activity or facility (OMC § 9.1.1502(b)(1)). The attached construction qualifies as both an enlargement and an addition. Adding an ADU to the property would also increase the number of dwellings. Both outcomes are prohibited under the Municipal Code, and this reading lines up with the ordinance's stated intent to prevent expansion of nonconforming structures and uses (OMC § 9.1.1502(a)). Notably, OMC § 9.1.1502(d)(8) expressly allows certain underutilized single-family residential uses to expand in residential districts. The Code permits expansion where it intends to; it does not do so for a nonconforming residential use in a nonresidential district.

The original determination should be modified in one respect. Section 9.1.1502(d)(4) concerns a nonresidential use located in a residential zoning district and therefore does not apply to the circumstances presented here, which involve a residential use in a nonresidential district. Removing reliance on subsection (d)(4) does not alter the result because subsections (d)(2) and (d)(7) independently prohibit expansion or intensification of the residential use. In speaking with the Zoning Administrator, the reference to part "d.4" was unintentional. As clarified above, "Expansion or intensification of a nonconforming use is prohibited" as applicable to this case is found in part "d.2" which specifically applies to residential uses in a nonresidential zone. To argue the entirety of the disallowance of expansion or intensification was communicated inaccurately and therefore null would be to ignore all of the other communication with the appellant leading up to the letter they sent and the Zoning Administrator's response to it.

The Appellant argues that the residence cannot be removed without going through the amortization process in OMC § 9.1.1502(f). That issue is not before the Commission. The determination does not order removal of the 1944 residence. The residence can continue under the rules governing legal nonconforming uses, including the discontinuance provisions in OMC § 9.1.1502(c)(7) and (d)(5). The 1944 residence is protected because it was lawfully in place before the current regulations took effect. The 2025 addition is fundamentally different. It was built without approvals or a building permit after the regulations were already in place, and it enlarged a use that the Code specifically prohibits enlarging. Because of that, the addition never acquired legal nonconforming status.

Section 9.1.1502(g) further provides that illegal nonconforming structures and uses may not continue and must be removed and/or discontinued. The Appellant characterizes this language as establishing a "cure-or-remove" alternative under which legalization is the required cure. Staff interprets the language differently. In context, "removed" addresses an illegally constructed structure, while "discontinued" addresses an illegally established use or activity. The provision establishes the available forms of abatement; it does not independently create an entitlement to legalize construction that is prohibited by the applicable zoning regulations. Even assuming that legalization could qualify as a cure in an appropriate case, an underlying permitting path must first exist. For the reasons discussed above, the current Code does not provide a path to approve the addition as an expansion of the legal nonconforming residential use.

ACCESSORY DWELLING UNITS

Local and State law limits ADUs to lots "zoned to allow single-family or multiple-family dwelling residential uses" (OMC § 9.1.1102(c), California Department of Housing and Community Development [HCD] 2026 ADU Handbook). The LI District does not allow either type. Page 42 of HCD's 2026 ADU Handbook states, "if a lot with a residence has been rezoned to a use that does not allow for residential uses, that lot is no longer eligible for an ADU." HCD cites Government Code sections 66314 and 66323 for that conclusion.

ALTERNATIVE APPLICATIONS

The Appellant points to a conditional use permit and a General Plan amendment with rezoning to Planned Unit Development (P-1) as alternative paths forward. Neither alternative is before the Commission. These entitlements would require a separate application, notice, and findings, while a General Plan amendment and rezoning would also require City Council action.

SUMMARY

In summary, the Appellant contends that OMC Section 9.1.1502(d)(2) extends R-6 development rights to the Property, that State ADU law requires ministerial approval regardless of the nonconforming status, that subsection (d)(4) was incorrectly applied, and that the Code provides discretionary entitlement paths that should be made available before any removal is required. Staff's analysis finds that Section 9.1.1502(d)(2) is applicable and does prohibit the expansion or intensification of the nonconforming residential use, a prohibition restated in subsection (d)(7). The R-6 reference in subsection (d)(2) governs the standards for existing allowed uses but does not authorize new construction that enlarges or intensifies a use the Code prohibits expanding. Staff concurs that subsection (d)(4) does not apply to the circumstances presented and recommends modifying the original determination to remove reliance on that provision, though this correction does not change the outcome. With respect to ADUs, both local and State law limit ADU eligibility to lots

zoned for residential use, a condition the LI District does not satisfy. The alternative entitlement paths identified by the Appellant, including a conditional use permit and a General Plan amendment with rezoning, are not before the Commission and would require separate applications and proceedings.

Environmental Review

Denying the appeal and affirming the determination is exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines section 15321 as an enforcement action under the City's Zoning Ordinance. The common-sense exemption in CEQA Guidelines section 15061(b)(3) also applies because it can be seen with certainty that there is no possibility this action would cause a significant environmental effect.

Findings

Should the appeal be denied, draft findings can be found in the proposed resolution (Attachment 7).

Consistency with the Oakley Strategic Plan 27+

Hearing this appeal supports the “Community and Economic Development Goal” in the Oakley Strategic Plan 27+. Consistent enforcement of the General Plan and Zoning Ordinance, including the rules for nonconforming uses, promotes orderly development within the City of Oakley.

Fiscal Impact

The appeal has no anticipated impact on the General Fund. The Appellant paid an appeal deposit, and staff time and City-generated materials are charged to that account.

Staff Recommendation

Staff recommends that the Planning Commission deny the appeal and affirm the Zoning Administrator’s June 8, 2026 determination concerning 5279 Neroly Road (PLN-2026-1001), as modified in the resolution.

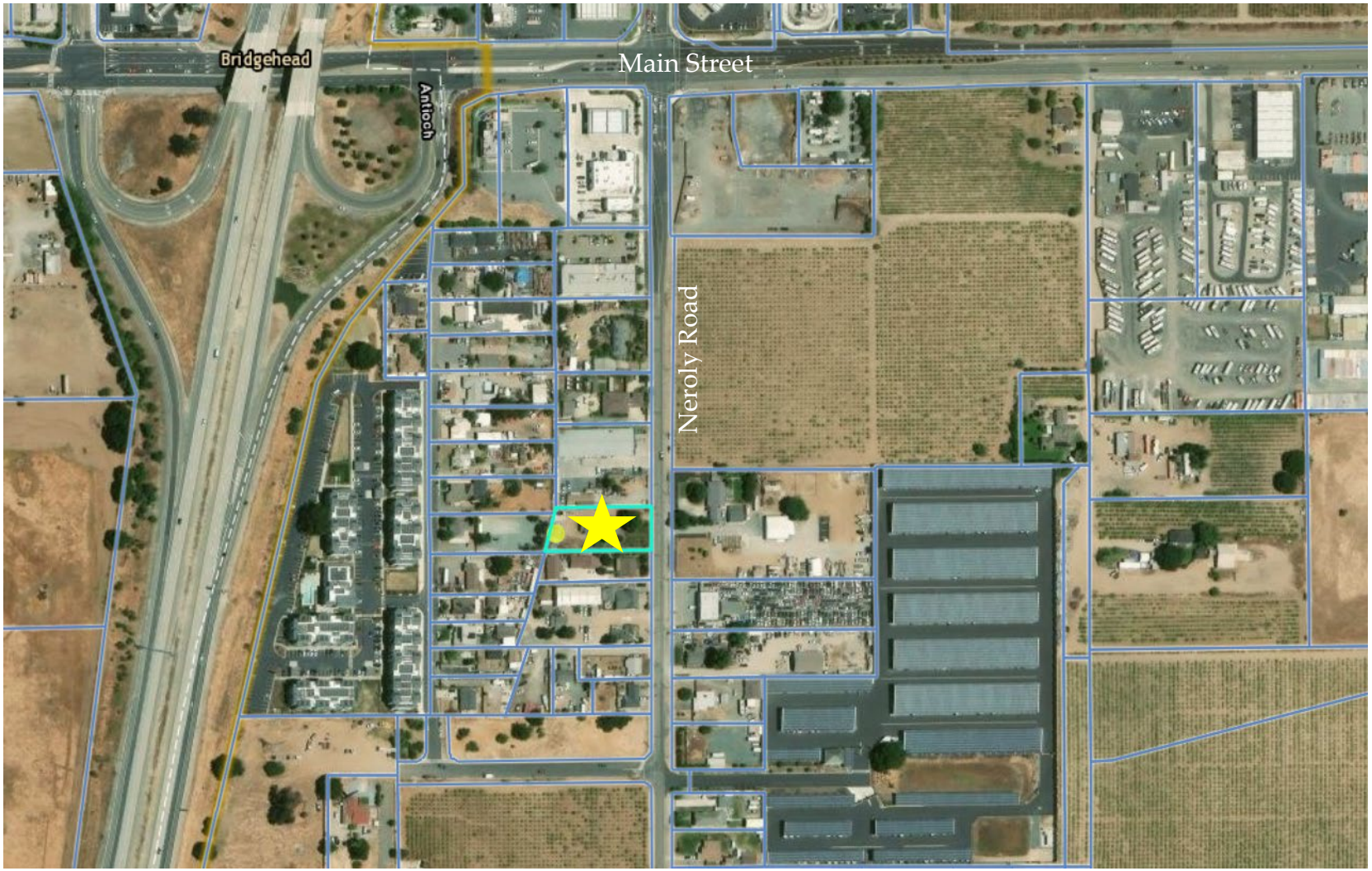
Attachments

1. Vicinity Map
2. Notice of Public Hearing
3. Zoning Administrator Determination, dated June 8, 2026
4. Appellant’s Supplemental Memorandum
5. Relevant Code Excerpts
6. Aerial Imagery of the Property, dated February 28, 2025 and November 30, 2025

7. Draft Resolution

Vicinity Map

5279 Neroly Road Appeal (PLN-2026-1001)
APNs: 051-220-030



OAKLEY
CALIFORNIA

NOTICE OF PUBLIC HEARING

Notice is hereby given that on **August 18, 2026, at 6:30 p.m.**, or as soon thereafter as the matter may be heard, the Planning Commission 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 the appeal described below:

Project Name: 5279 Neroly Appeal (PLN-2026-1001)

Project Location: 5279 Neroly Road, Oakley, CA 94561 (APN 051-220-030)

Applicant: Martin Barajas, property owner, 5279 Neroly Road, Oakley, CA 94561

Request: This is a public hearing on an appeal filed by Martin Barajas ("Appellant"), acting through his authorized agent Henry David Catalan, of a determination issued by Zoning Administrator concerning the property at 5279 Neroly Road. The property is zoned Light Industrial (LI) and is improved with a single-family residence that the City recognizes as a legal nonconforming use. The determination found that an attached addition was constructed on the residence without the required building permits and cannot be permitted, because Oakley Municipal Code Section 9.1.1502 prohibits the expansion or intensification of a nonconforming use, and it directed that the unpermitted work be abated. The determination further found that a separate ADU could not be established on the property. The Appellant disagrees and contends that the residence is governed by the R-6 single-family residential standards and that the attached addition and future ADU can be legalized. The Planning Commission will independently consider the appeal and may affirm, reverse, or modify the Zoning Administrator's determination. (APN 051-220-030)

How to Review: The Staff Report and its attachments will be available for public review, on or before **August 13, 2026** at City Hall, 3231 Main Street, Oakley, CA 94561 or online at https://www.oakleyca.gov/129/Agendas-Minutes by navigating to the **August 18, 2026 Planning Commission** 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.

Henry,

We appreciate you forwarding the documents you gathered. As can be confirmed, the County shows no records of previous building permits or approvals for expansion of the main home.

I have reviewed your letter and previous emails which share your interpretation of the City's Zoning ordinance. Staff's determination remains unchanged from our previous discussions. Expansion or intensification (meaning an enlargement, addition, relocation, repair, remodeling, increase in the number of dwellings or rooming units, any increase in occupancy or tenants, change in use, or any other change in an activity or facility) of the main home is not permitted.

In response to your three questions from the letter:

1. Yes, OMC Section 9.1.1502(d)(2) applies where it states the legal nonconforming residence may continue to be used as a residence subject to the requirements of the R-6 District. This does not supersede part 4 of that same subsection which prohibits expansion or intensification of the home.
2. An ADU would not be permitted on the lot zoned Light Industrial District. This would be considered expansion or intensification of the legal nonconforming use by adding an additional dwelling unit.
3. While the existing residence is assumed to have been legally established, Staff does not have a reasonable path to making the existing residential use conform with the LI District, or redesignating/rezoning the property to a land use/district that would permit residential uses by right. Per OMC Section 9.1.1502(a) Nonconforming Uses, the intent of the ordinance is "...to prevent the expansion of nonconforming structures and uses and to amortize them over time."

The property owners are subject to a current code case for the unpermitted work and Staff has provided substantial communication that the work started without a permit is not something we can find a path to permit. The property owners should work directly with the Code Enforcement Staff (Lauren Kober) assigned to the case and abate the violation in order to avoid further action by the City.

Thank you,

OAKLEY
CALIFORNIA

Ken Strelo
Community Development Director
925-625-7036 Office
3231 Main St
Oakley, CA 94561

HENRY DAVID CATALAN
Authorized Agent for Martin Eduardo Barajas, Property Owner
henry@henrydavid.us | (925) 329-8877

Date: July 6, 2026

To: City of Oakley Planning Commission

c/o Evan Gorman, Associate Planner, Community Development Department
And: Office of the City Clerk, City of Oakley

3231 Main Street, Oakley, CA 94561

RE: SUPPLEMENTAL MEMORANDUM IN SUPPORT OF APPEAL
Property: 5279 Neroly Road, Oakley, CA 94561 (APN 051-220-030-4)
Determination Appealed: Community Development Director determination dated June 8, 2026 (K. Strelo)
Notice of Appeal Filed: June 11, 2026 (City Clerk)
Appeal No.: [to be assigned] **Authority:** OMC § 2.4.020(h)(2) (de novo review)
Planning Commission Hearing: August 18, 2026 (tentative)

I. Introduction and Request

This memorandum supplements, and elaborates the grounds stated in, the Notice of Appeal filed with the City Clerk on June 11, 2026 by the owner, Martin Eduardo Barajas, through his authorized agent, under Oakley Municipal Code ("OMC") § 2.4.020 (the $1,500 appeal deposit was acknowledged received by the City the same day). It responds to the Community Development Director's written determination dated June 8, 2026, and elaborates — rather than adds to — the grounds already stated in the Notice. Because the Planning Commission reviews the determination *de novo* (OMC § 2.4.020(h)(2)), the appellant respectfully requests that this memorandum be included in the administrative record and in the agenda packet for the hearing.

II. Property and Background

The property is a 0.50-acre (approximately 21,780 square-foot) parcel improved with a 656-square-foot single-family residence constructed in 1944 and a detached garage. The City has confirmed the residence as a legal nonconforming use, and the determination assumes it "to have been legally established." The parcel carries a Light Industrial (LI) General Plan and zoning designation. The residence has been in continuous residential use; no discontinuance has occurred. The matters on appeal are an as-built addition to the residence (for which County records show no prior permit), a proposed accessory dwelling unit, and the governing development standards for the parcel.

III. The Determination on Appeal

By determination dated June 8, 2026, the Director concluded that: (1) although OMC § 9.1.1502(d)(2) applies and the residence may continue "subject to the requirements of the R-6 District," expansion or intensification of the home is not permitted; (2) an accessory dwelling unit

“would not be permitted” because it would be “expansion or intensification of the legal nonconforming use by adding an additional dwelling unit”; (3) staff “does not have a reasonable path” to making the use conform or to redesignating or rezoning the property; and (4) the unpermitted work “is not something [staff] can find a path to permit,” such that the owners should “abate the violation.” The appellant addresses each conclusion in turn.

IV. R-6 Is the Governing Standard — and the Determination Concedes It

The threshold point is conceded. In response to the first question presented, the Director confirmed that “OMC Section 9.1.1502(d)(2) applies” and that the residence “may continue to be used as a residence subject to the requirements of the R-6 District.” R-6 is therefore the operative standard for residential building activity on the parcel and the standard against which any legalization of the as-built work is measured. This is corroborated by OMC § 9.1.1122(f)(1), which applies residential development standards to “nonresidential zoned lots with legal nonconforming residential uses.” The remaining disputes — the ADU and the scope of the expansion limitation — are addressed below.

V. The Accessory Dwelling Unit Is Ministerial and Severable (§ 1102(i) + State Law)

The determination denies the ADU on the ground that it “would be considered expansion or intensification of the legal nonconforming use by adding an additional dwelling unit.” That conclusion overlooks the two authorities that actually control an ADU on a legal nonconforming residence.

First, OMC § 9.1.1102(i) authorizes an ADU “notwithstanding any other provision of the Zoning Ordinance” where the primary residence is a legal nonconforming structure, provided the nonconformity is not expanded and the ADU meets current applicable standards. The “notwithstanding” clause was enacted precisely to override the § 1502 expansion/intensification limitation the determination invokes; to read § 1502 as barring the ADU would render § 1102(i) a nullity. The determination does not address § 1102(i).

Second, State law independently requires ministerial approval. The Accessory Dwelling Unit statutes (Gov. Code §§ 66310–66342) require local agencies to act on ADU applications ministerially, without discretionary review or hearing (id. § 66317), and prohibit denial of an ADU in order to correct a nonconforming zoning condition that does not affect the ADU (id. § 66322(b)). An ADU thus may not be denied on the ground that the underlying residential use is nonconforming. The determination does not address state ADU law, which controls where it conflicts with local provisions.

Third, OMC § 9.1.1124(a)(3) confirms that a detached garage may include living space above, up to two stories or thirty (30) feet; to the extent the local sixteen-foot ADU height limit would conflict, state ADU law preempts it. The denial of the ADU is therefore legal error.

VI. The As-Built Addition Is Legalizable, Not Summarily Abatable

The appellant does not contend the addition is permitted “by right” without further process. The Code supplies pathways to legalize it, and the determination errs to the extent it forecloses all of them.

First, the determination states that § 1502(d)(2) "does not supersede part 4 of that same subsection which prohibits expansion or intensification of the home." But "part 4" — OMC § 9.1.1502(d)(4) — governs by its terms "expansion, intensification, or modification of a *nonresidential* use in a *residential* zoning district." This parcel presents the opposite: a residential use in a nonresidential (LI) district. Section 1502(d)(4) is therefore inapposite. The provisions that actually apply are § 1502(d)(2) (which imports R-6) and the general limitation in § 1502(d)(7).

Second, while the expansion limitation runs to the nonconforming use, § 1502(c)(4) separately provides that "new construction on property with a nonconforming residential structure shall comply with the current applicable standards of the Zoning Ordinance" — here, R-6, which the addition meets. Reading the use-expansion limitation to forbid *all* construction would render the § 1502(c)(4) new-construction sentence (and its counterpart, § 1502(c)(5)) surplusage. The purpose clause the determination quotes, § 1502(a), itself lists structures that may be "altered, changed, [or] expanded," confirming that expansion is regulated under defined conditions, not categorically forbidden.

Third, even if the addition is deemed an "expansion," a path exists — contrary to the determination's view that staff "does not have a reasonable path." A conditional use permit under § 1602, and/or a General Plan Amendment with rezoning to Planned Unit Development (P-1), is available; § 1002(b)(3)(ii) expressly allows a nonconforming use, once the parcel is P-1, to be "repaired, rebuilt, extended, or enlarged in accordance with Section 9.1.1502." That staff has not identified a path does not mean the Code lacks one, and on de novo review the Commission is not bound by staff's contrary view.

Fourth, to the extent the addition is presently unpermitted under § 1502(g), that provision directs that such work be "removed and/or discontinued" — a cure-or-remove rule. Legalization under the standards above is the cure. And § 1502(e) bars issuance of permits only upon loss of nonconforming status or at the end of an amortization period — neither of which has occurred — so the permitting door remains open.

VII. The Residence May Not Be Removed Absent § 1502(f) Amortization

The determination directs the owners to "abate the violation," invoking the ordinance's purpose "…to prevent the expansion of nonconforming structures and uses and to amortize them over time." That direction conflates the unpermitted addition with the legal nonconforming residence, and it bypasses the very process the quoted purpose describes. A legal nonconforming use is terminated through amortization under § 1502(f) — a public hearing before the City Council weighing nine enumerated factors (investment and original cost, present value, remaining useful life, ability to convert to a conforming use, compatibility with surrounding land use patterns, and harm to the public, among others) — not through summary code-enforcement abatement. By its terms, § 1502(f) reaches only structures and uses "located in the Redevelopment Plan Redevelopment Project Area"; whether the subject parcel lies within that area is a threshold question the City should establish, and if it does not, the amortization mechanism does not reach the parcel at all. The residence has not lost status by discontinuance (§ 1502(d)(5)), and no amortization hearing has been held. The residence accordingly continues. The proper subject of the code case is the cure of the unpermitted addition through the pathways set out in Part VI — not removal of the residence.

VIII. The Parcel Also Hosts a Conforming Light-Industrial Use

Independent of the residential analysis, the parcel is in active, legitimate use for a light-industrial purpose that conforms to the LI district. The owner operates Barajas Garden Service from the property, basing landscaping equipment and materials on site and performing services at clients' properties. A "Building Contractor's Yard" is permitted by right in the LI district (OMC § 9.1.602(b)(2)), and the Code defines a "Contractor's Yard / General Service Yard" to include premises used for storing and maintaining equipment and materials for "construction, installation, maintenance, and/or landscaping, on other property" (OMC § 9.1.202(b)(28)). The City's processing of the business license for that use confirms its acceptability at this location. The owner is confirming, and will ensure, compliance with the outdoor-storage screening requirements of OMC § 9.1.1126. This conforming use underscores that the parcel is appropriately and actively used, and it supports consideration of a Planned Unit Development that integrates the existing service use, the legal nonconforming residence, and the proposed ADU.

IX. Relief Requested

The appellant respectfully requests that the Planning Commission:

1. Confirm that the R-6 single-family residential standards govern residential building activity on the parcel pursuant to OMC § 9.1.1502(d)(2);
2. Determine that the proposed ADU is subject to ministerial approval under OMC § 9.1.1102(i) and Government Code §§ 66310–66342, and reverse its denial;
3. Reverse the determination to the extent it treats the as-built addition as categorically prohibited or subject to summary abatement, and direct that it be processed for legalization under OMC § 9.1.1502(c)(4) and/or through a conditional use permit or a GPA/P-1 rezoning;
4. Confirm that the legal nonconforming residence may not be removed absent amortization under OMC § 9.1.1502(f); and
5. Grant such further relief as is just and consistent with the Zoning Ordinance.

Respectfully submitted,



Henry David Catalan
Authorized Agent for Martin Eduardo Barajas, Owner
henry@henrydavid.us | (925) 329-8877

§ 9.1.1502. Nonconforming Uses.

a. Purpose. To establish regulations relating to nonconforming structures and uses and to establish conditions under which nonconforming structures and uses may be maintained, restored, replaced, repaired, altered, changed, expanded, or amortized. The intent of this ordinance is to prevent the expansion of nonconforming structures and uses and to amortize them over time.

b. Definitions.

1. "Expansion or Intensification" means an enlargement, addition, relocation, repair, remodeling, increase in the number of dwellings or rooming units, any increase in occupancy or tenants, change in use, or any other change in an activity or facility.

2. "Nonconforming Structure" shall mean a structure that was legally constructed prior to the effective date of the ordinance codified in this section but which does not conform to the current provisions of the Zoning Ordinance or General Plan.

3. "Nonconforming Use" shall mean a use of a structure or land that was legally established prior to the effective date of the ordinance codified in this section but which does not conform to the current provisions of the Zoning Ordinance or General Plan.

c. Nonconforming Structure Regulations.

1. Conformity with applicable regulations and laws. All work performed on a nonconforming structure shall be pursuant to a building permit, meet all the requirements of this ordinance and all City Codes, and conform to any other health or safety regulations or laws imposed by local, County, State, regional, or Federal agencies in effect at the time of the work and shall not expand any nonconformity;

2. Maintenance. Ordinary maintenance and minor repair of nonconforming structures is permitted if the aggregate cost of the work done in any period of six consecutive months does not exceed 25% of the replacement value of the structure, as determined by the Building Official and if the size of the structure or number of dwelling units is not increased;

3. Restoration. A damaged nonconforming structure, restoration of which will cost 50% or less of its full replacement cost immediately prior to such damage, as determined by the Building Official, may be restored to its previous nonconforming state, but must otherwise comply with all provisions of this ordinance. A damaged nonconforming structure, restoration of which costs more than 50% of its full replacement cost, may be restored subject to a Conditional Use Permit. Expansion or intensification of the nonconforming structure is prohibited;

4. Repairs and alterations to nonconforming residence. Repairs and alterations

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may be made to nonconforming residences, including multi-family structures, without replacement cost limitations, if located in a residential zoning district and if the requirements of subsection (a) are met, including the limitation therein that the repairs and alterations shall not expand the nonconformity. New construction on property with a nonconforming residential structure shall comply with the current applicable standards of the Zoning Ordinance;

5. Repairs, interior modifications, and alterations to nonconforming nonresidential structures. Repairs, interior modifications, and alterations to nonconforming nonresidential structures may be made only if none of the structural alterations prolong the life of the supporting members of a structure, including without limitation bearing walls, columns, beams, or girders. Structural elements may be modified or repaired only if the Building Official determines that such modification or repair is immediately necessary to protect the public health, safety, and welfare of occupants of the nonconforming structures, or adjacent property, and the cost of all repairs or alterations does not exceed 50% of the replacement cost of the nonconforming structure immediately before such repairs or alterations, as determined by the Building Official. New construction on property with a nonconforming nonresidential structure shall comply with the current applicable standards of the Zoning Ordinance;

6. Seismic repairs. Reconstruction required to reinforce unreinforced masonry or otherwise seismically unsafe structures shall be permitted without replacement cost limitations only if the retrofitting is limited exclusively to comply with earth-quake safety standards;

7. Loss of nonconforming structure status. If the use of a nonconforming structure is discontinued for a period of six or more consecutive calendar months, the structure shall lose its nonconforming structure status, and shall be removed or altered to conform to the provisions of the Zoning Ordinance. Such removal or alteration to conform to the provisions of the Zoning Ordinance shall occur within six months of the date that loss of nonconforming structure status is determined or within such other date the City Council decides pursuant to the hearing in subsection (f) of this section. Failure to remove or alter the structure beyond that period, without written approval of the Director of Community Development due to unusual circumstances, constitutes a violation of this ordinance and a public nuisance. A use of a nonconforming structure shall be considered abandoned or discontinued whenever any of the following apply:

    i. The use of a nonconforming structure is discontinued for a period of six or more consecutive calendar months;

    ii. Removal of components of the use. The actual removal of characteristic furnishings, equipment, structures, machinery, or other components of the use occurs during the six-month period;

    iii. No business receipts or records are available for the six-month period;

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iv. Utility bills indicate that no use has occurred during the six-month period.

d. Nonconforming Use Regulations.

1. Change of Ownership or tenancy. The change of ownership, tenancy, or management of a nonconforming use shall not affect its nonconforming status, but only if the use, extent, and intensity of use does not change;

2. Residential Uses in a Nonresidential Zoning District. A nonconforming residential use in a nonconforming residential structure in a nonresidential zoning district may continue to be used as a residence subject to the requirements of the R-6 zoning district (if a single-family dwelling) or of the M-12 zoning district (if a multi-family dwelling) until such time as the building is amortized, condemned, removed or converted to a conforming use. If a nonconforming residential structure in a nonresidential zoning district is damaged or destroyed, other than by an intentional act of the property owner, such that restoration would cost more than 50% of its full replacement value before it was damaged, such structure may be rebuilt subject to a Conditional Use Permit. Expansion or intensification of the nonconforming use is prohibited;

3. Commercial Uses in a Non-Commercial Zoning District. A nonconforming commercial structure in a noncommercial zoning district may continue to be used for commercial purposes until such time as the building is amortized, condemned, removed or converted to a conforming use. If a nonconforming commercial structure in a noncommercial zoning district is damaged or destroyed, other than by an intentional act of the property owner, such that restoration would cost more than 50% of its full replacement value before it was damaged, such a structure may be rebuilt subject to a Conditional Use Permit. Expansion or intensification of the nonconforming use that existed before the damage or destruction is prohibited.

4. Expansion, intensification, or modification of a nonresidential use in a residential zoning district. No expansion, intensification, or modification of a nonresidential use in a residential zoning district shall be permitted;

5. Loss of nonconforming use status. If the nonconforming use of a structure is discontinued for a period of six or more consecutive calendar months, the use shall lose its nonconforming use status, and all rights to reestablish or continue the nonconforming use shall terminate regardless of any reservation of an intent not to abandon or of an intent to resume active operations. Abandonment or discontinuance of use shall be deemed to have occurred whenever any of the following apply:

i. The nonconforming use of a structure is discontinued for a period of six or more consecutive calendar months;

ii. A nonconforming use is replaced by a conforming use;

iii. The actual removal of characteristic furnishings, equipment, structures,

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machinery, or other components of the use occurs during the six-month period;

iv. No business receipts or records are available for the six-month period;

v. Utility bills indicate that no use has occurred during the six-month period.

6. Replacement. Replacement of a nonconforming use with another nonconforming use is prohibited;

7. Expansion or intensification. Expansion or intensification of a nonconforming use is prohibited.

8. Underutilized Single-Family Residential Use. Notwithstanding anything contained herein, a single-family residential use located in a residential district that was in compliance with the General Plan's density regulations at the time the use was initiated, but thereafter fails to meet the applicable minimum density requirement set forth in the General Plan, thus becoming a legal nonconforming use, may be maintained, restored, replaced, repaired, altered, changed or expanded, without losing its nonconforming use status.

e. Building Permits or Certificates of Occupancy Prohibited. When any nonconforming structure or use is no longer permitted pursuant to the provisions of this Ordinance (loss of nonconforming structure status, or at the end of an amortization period determined by the City Council), no Building Permit or Certificate of Occupancy shall thereafter be issued for further continuance, alteration, or expansion of the use or structure. Any Building Permit or Certificate of Occupancy issued in error shall not be construed as allowing the continuation of the nonconforming structure or use.

f. Amortization.

i. When the City Attorney or Community Development Director determines that a structure or use located in the Redevelopment Plan Redevelopment Project Area is nonconforming, a public hearing may be held by the City Council pursuant to Ordinance Nos. 13-00 and 18-01. At that hearing the City Council shall hear a report by the Community Development Director on the issue and shall determine if the structure or use should be amortized and over what period. The nonconforming structure or use shall be discontinued within the amortization period determined by the City Council, which shall be determined on a case-by-case basis.

ii. In determining a reasonable amortization period for a nonconforming use or structure, the Council shall consider the following factors:

1. The amount of investment in or original cost of the structure or use;

2. The present actual or depreciated value of the structure or use;

3. The remaining time period, if any, to amortize the costs of the structure or facilities associated with the use under the provisions of the Internal

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Revenue Code;

4. The salvage value of the structure or facilities associated with the use;

5. The remaining useful life of (a) the structure or facilities associated with the use; and (b) business fixtures and equipments associated with the use;

6. The ability to change the use or structure to a conforming use or structure;

7. The compatibility with the existing land use patterns and densities of the surrounding neighborhoods;

8. The remaining term of any lease for the property on which the structure or use is located; and

9. The harm to the public that will result if the structure or use remains beyond the time period recommended by the Community Development Director for amortizing the structure or use. (See Section 2.4.014(c) of Code)

iii. The Community Development Director shall provide estimates of all costs and valuations by this section.

iv. The owner or operator of a nonconforming structure or use shall have the burden of proving that the amortization period recommended by the Community Development Director is unreasonable.

v. Failure to comply with a City Council order as to discontinuance of a structure or use shall constitute a violation of this ordinance and a public nuisance.

vi. Notwithstanding anything contained herein, a single-family residential use located in a residential district that was in compliance with the General Plan's density regulations at the time the use was initiated, but thereafter fails to meet the applicable minimum density requirement set forth in the General Plan, thus becoming a legal nonconforming use, shall not be subject to the amortization requirements set forth in this subsection (f).

g. Illegal Structures and Uses. Nothing contained in this ordinance shall be construed or implied so as to allow for the continuation of illegal nonconforming structures and uses. Structures and uses that are not legally constructed or established shall be removed and/or discontinued immediately.

(Ord. 08-15, 7/14/2015)

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§ 9.1.602. Light Industrial District (LI).

a. Purpose and Intent. The purpose of the LI District is to provide designated areas for limited manufacturing and other light industrial uses within the City of Oakley, which are compatible with business parks and adjacent residential areas.

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;

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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.

d. Uses Requiring a Temporary Use Permit.

None

e. Lot Requirements.

Minimum Lot Requirements	**Light Industrial District (L1)[1]**
Lot Area[2] (in square feet)	7,500
Lot Width	N/A
Lot Depth	N/A

Notes:

1. Maximum floor area ration (FAR) is 0.67.
2. Maximum site coverage is 50 percent.

f. Yard Requirements.

Minimum Yard Requirements (in feet)	**Light Industrial District (L1)**
Front Yard (From boundary line of any existing public road or highway.)	10 feet
Rear or Side Yard abutting residential district[1]	20 feet
Aggregate Width of Side Yard	10 feet
Width of One Side	N/A

Notes

1. No rear yards are required, except where a lot backs up to a public street, in which case the required front setback and landscaping will be required on both frontages.

g. Building Height. No building or structure or part of it shall be more than three (3) stories or fifty feet (50') high above the highest point of ground elevation on the lot

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on which the building is erected.

h. Other Regulations.

1. Industrial Development. All commercial development within this zoning district shall be consistent with the City of Oakley Commercial and Industrial Design Guidelines (See Appendix C of this chapter).

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§ 9.1.404. Single-Family Residential Districts (R-6; R-7; R-10; R-12; R-15; R-20; R-40).

a. Purpose and Intent. The purpose of the single-family residential district regulations is to allow a designated area for single-family residential district development designed to provide as much compatibility as possible with nearby zoning. Intense agricultural uses which create strong or obnoxious odors, or which might disturb adjacent or nearby residential areas with noise or vibration, are not appropriate for the single-family residential zoning districts. The City of Oakley Residential Design Guidelines (see Appendix A of this chapter) should also be referred to as they contain additional information regarding mandatory and suggested guidelines for residentially zoned areas.

b. Permitted Uses. The following uses are permitted in a single-family residential district:

1) A detached single-family dwelling on each lot and the accessory structures and uses normally auxiliary to it;

2) Second dwelling units, per Section 9.1.1102;

3) Home-based businesses, per Section 9.1.1120;

4) Large family child care homes, per Section 9.1.1121;

5) Small family day care;

6) Transitional housing;

7) Supportive housing;

8) Residential care facilities serving six or fewer persons;

9) Horticulture;

10) Publicly owned parks and playgrounds;

11) Household pets as follows:

a) No more than three dogs over six months of age and no more than five cats over six months of age, in accordance with Chapter 4.17 of the Oakley Municipal Code (Animal Control);

b) No more than three chickens and three rabbits;

c) Roosters shall be prohibited in all residential districts;

d) Structures housing household pets in R-6, R-7, R-10, R-12 or R-15 residential districts shall be subject to the guidelines provided in Article 18 of this chapter (Accessory Structures);

12) Small farming, including the raising of fowl (i.e., chickens, ducks, geese, turkeys, or pheasants raised primarily for home consumption) and small

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animals (i.e., rabbits), shall be allowed only under the following conditions, and may require additional conditions as deemed appropriate by the Planning Commission:

a) Small farming activities shall be permitted only in the R-20 and R-40 residential districts;

b) A maximum of ten (10) of any one or combination of such fowl or small animals shall be permitted on a site of twenty thousand (20,000) square feet or more;

c) A maximum of twenty (20) of any one or combination of such fowl or small animals shall be permitted on a site of no less than one acre (forty-three thousand five hundred sixty (43,560) square feet);

d) No structure housing fowl or small animals shall be closer than twenty-five (25) feet to a habitable dwelling unit, or school, nor shall such small animal housing be closer than fifty (50) feet from the property line;

e) Fowl and small animal enclosures shall be of sound construction, maintained in a clean and hygienic manner and shall not be permitted to create offensive odors or allow the propagation of flies and other insects;

f) Fowl and small animal feed shall be stored in containers that protect against rodents and insects;

g) All small farming activities shall be conducted in a manner that shall not create a public nuisance to adjacent uses;

13) Horses shall be allowed only under the following conditions, and may require additional conditions as deemed appropriate by the Planning Commission:

a) Horses shall be permitted only in the R-40 residential district;

b) Horses permitted in this zoning district are limited to a maximum of one horse on a minimum parcel of twenty thousand (20,000) square feet and one additional horse for each additional ten thousand (10,000) square feet on a parcel greater than twenty thousand (20,000) square feet;

c) All stables and equestrian facilities shall be kept in a hygienic manner and shall not be permitted to create offensive odors or allow the propagation of flies and other insects;

d) No horses shall be permitted to become a public nuisance to adjacent residential uses;

14) Bees shall be allowed only under the following conditions:

a) Definitions.

(1) "Bee" shall mean any stage of the common domestic honey bee, Apis mellifera species;

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(2) "Hive" shall mean a structure for the housing of a bee colony;

(3) "Requeen" means to replace the queen bee in a colony with a younger and more productive queen, a common practice in beekeeping to prevent bee swarming.

b) General Requirements.

(1) Hives may only be maintained in the single-family or agricultural districts, not in multi-family or mobile home districts;

(2) No more than two hives may be maintained on any single-family residential lot;

(3) All bee colonies shall be kept in inspectable hives consisting of movable frames and combs;

(4) Hives must be kept in sound and usable condition at all times.

c) Hive Placement Requirements.

(1) Hives shall be located at least twenty-five (25) feet from all property lines or be screened by a barrier as described below, or one hundred (100) feet from any licensed large day care facility.

(2) Hives shall be screened so that bees must fly over a six-foot barrier, which may be vegetative, before leaving the property; if placed above a barrier, hives shall be placed at least twenty (20) feet from the front property line, fifteen (15) feet from the rear property line, and at least five feet from side property lines.

d) Hive Management Requirements.

(1) Hives shall be continually managed to provide adequate living space for the resident bees to prevent swarming.

(2) Hives shall be requeened as necessary but at least every three years to prevent swarming.

(3) A water source for bees shall be provided at all times on the property where the bees are kept to discourage bee visitation at swimming pools, hose bibs and other water sources on adjacent public or private property. The water source shall not be allowed to become stagnant in a manner that would propagate mosquitos.

(4) Hive maintenance materials or equipment must be stored in a sealed container or placed within a building or other bee-proof enclosure.

15) Residential care facilities for more than six persons pursuant to Section 9.1.1228.

c. Uses Requiring a Conditional Use Permit. The following uses are permitted upon

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the issuance of a conditional use permit:

1) Assembly uses;

2) Commercial radio and television receiving and transmitting facilities other than broadcasting studios and business offices;

3) Community buildings, clubs and activities of a quasi-public, social, fraternal or recreational character, such as golf, tennis and swimming clubs, and veterans and fraternal organizations;

4) Day care centers; valescent homes;

5) Hospitals, eleemosynary and philanthropic institutions, and convalescent homes;

6) Public, parochial, and private schools including nursery schools;

7) Publicly owned buildings and structures (except that accessory and appurtenant structures forming a part of public utilities, publicly owned utilities and pipelines are not regulated by this chapter);

8) Wineries, tasting rooms, and processing of agricultural products in the R-20 and R-40 residential districts and in the other R districts when a lot is a minimum twenty thousand (20,000) square feet in size and contains an existing vineyard at the time of application.

d. Uses Requiring a Temporary Use Permit. Temporary uses in the R districts are subject to the regulations set forth in Section 9.1.1606.

e. Lot Requirements. Single-family dwellings or other structures permitted under this section may not be erected or placed on a lot with less than the following minimum requirements:

Minimum Lot Requirements	R-6	R-7	R-10	R-12	R-15	R-20	R-40
Lot Area (in square feet)	6,000	7,000	10,000	12,000	15,000	20,000	40,000
Lot Width (in feet)	60	60	60	70	70	80	140
Lot Depth (in feet)	80	90	100	100	100	120	140

f. Yard Requirements.

1) The following minimum requirements apply to front yard, rear yard, side yard, and corner side yard setbacks:

Minimum Yard Requirements (In Feet):	R-6	R-7	R-10	R-12	R-15	R-20	R-40
Front Yard	20	20	20	20	20	25	25
Secondary Frontage	15	15	15	15	15	20	20

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Minimum Yard Requirements (In Feet):	R-6	R-7	R-10	R-12	R-15	R-20	R-40
Rear Yard	15	15	15	15	15	15	15
Aggregate Width of Side Yard	15	15	20	25	25	35	40
Width of One Side	5	5	5	10	10	15	20
Corner Side	15	15	15	15	15	20	20

2) The minimum aggregate setback between adjacent two-story elements on separate lots shall be fifteen (15) feet.

3) Mechanical Equipment in Yard Setbacks. Ground-mounted mechanical equipment shall be screened from view with adequate landscaping or fencing and provide a minimum three feet of horizontal clearance on at least one side.

4) Accessory structure setbacks are subject to Article 18 of this chapter (Accessory Structures).

5) Accessory Structures in Rear Yards. An accessory structure, or combination of more than one accessory structure, may occupy not more than fifty percent (50%) of a required rear yard.

6) In addition to the above minimum requirements, additional setback provisions, including but not limited to the provision for providing larger side yard setbacks adjacent to the garage to provide room for side-yard RV and boat parking, are included in the City of Oakley Residential Design Guidelines.

g. Building Height.

Building Height Requirements (In Feet)	Single-Family Residential Districts (R-6; R-7; R-10; R-12; R-15; R-20; R-40).
Maximum Building Height	A. Single-family dwellings or other structures permitted under this section shall not exceed two stories or thirty (30) feet in height;
	See Section 3, Page 12 of the Residential Design Guidelines for other height provisions.
Special Height Requirements and Exceptions	See Section 9.1.1124.

h. Other Regulations.

1) All new development shall be consistent with the City of Oakley Residential Design Guidelines (See Appendix A to this Zoning Code).

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2) Garage/Driveway Configurations. See Section 3 of the Residential Design Guidelines.

   a) Driveways shall be a minimum of twenty-five (25) feet in length as measured from the garage door to the back of sidewalk, notwithstanding the location of the front property line.

   b) The interior of two-car garages shall be a minimum of eighteen (18) feet wide by nineteen (19) feet deep, and the interior of three-car garages shall be a minimum of twenty-seven (27) feet wide by nineteen (19) feet deep, as measured from the interior of the walls. Space dedicated for opening of residential doors or placement of household appliances shall not encroach into the required interior measurements.

   c) For a three-car garage with tandem parking, the interior shall be a minimum nineteen (19) feet wide with a minimum nineteen (19) foot depth for one space and thirty-eight (38) foot depth for the tandem spaces. Space dedicated for opening of residential doors or placement of household appliances shall not encroach into the required interior measurements.

3) Garage Conversions. The conversion of a garage to living space or other residential use is allowed if:

   a) Off-street parking requirements of this title are satisfied; see Section 9.1.1402;

   b) The existing garage door is removed and replaced with walls, windows, doors and other suitable materials and the converted space is architecturally compatible in color, material and style with the existing structure; and

   c) The curb is replaced, the driveway is removed and landscaping is done so that the converted space no longer resembles a garage. However, this requirement shall not result in an insufficiency of off-street parking.

4) Fencing. Residential fencing regulations shall comply with Section 9.1.1110. following limitations:

5) Garage/Yard Sales. Garage/yard sales are permitted with the following limitations:

   a) Three sales per calendar year at the same address;

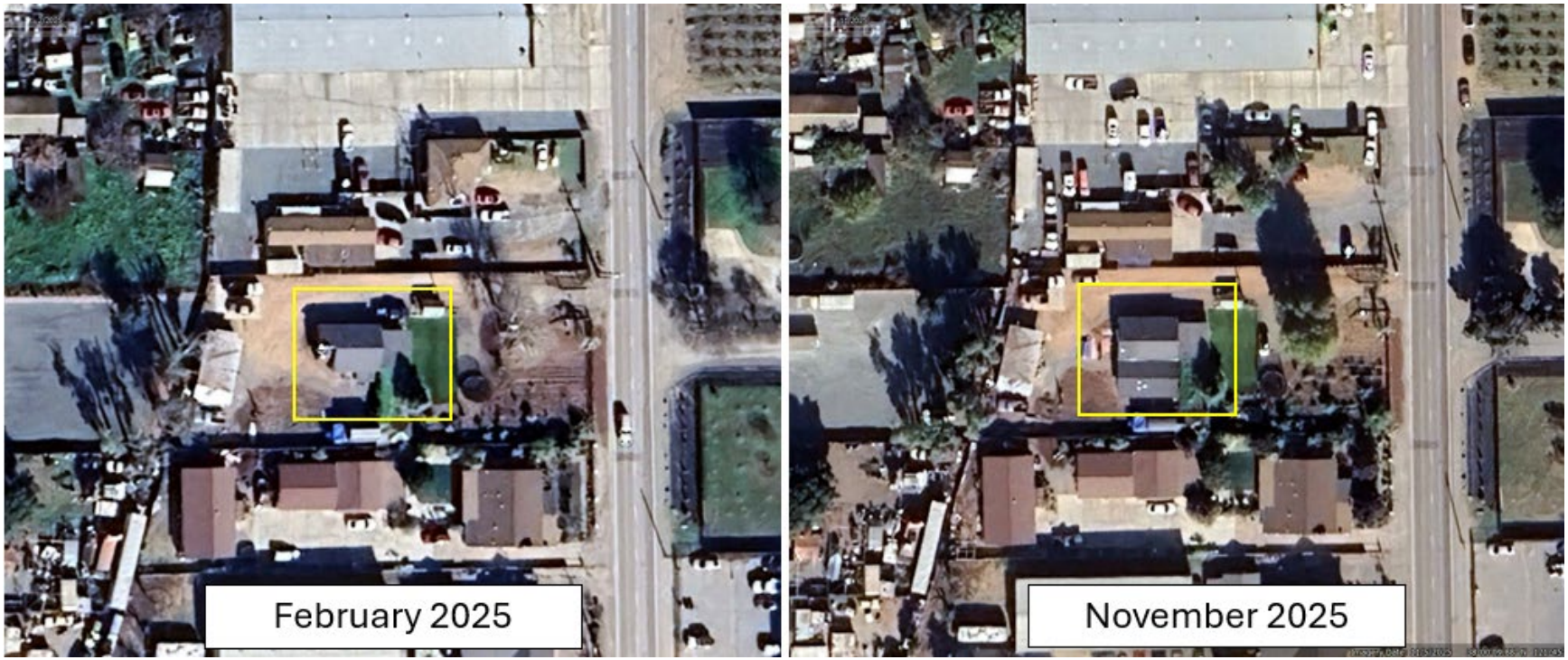
   b) Not to exceed three calendar days per event; and

   c) Operating during daylight hours only.

(Ord. 14-10, 9/14/2010; Ord. 06-11, 4/26/2011; Ord. 06-12, 6/26/2012; Ord. 08-14, 7/8/2014; Ord. 08-15, 7/14/2015; Ord. 01-16, 1/12/2016; Ord. 02-16, 1/12/2016; Ord. 07-17, 5/23/2017; Ord. 10-24, 8/13/2024; Ord. 12-25, 8/12/2025)

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Google earth aerial view comparison showing addition



RESOLUTION NO. XX-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OAKLEY MAKING FINDINGS, DENYING AN APPEAL (PLN-2026-1001), AND AFFIRMING, AS MODIFIED, A ZONING ADMINISTRATOR DETERMINATION CONCERNING A LEGAL NONCONFORMING RESIDENCE, AN UNPERMITTED ATTACHED ADDITION, AND A PROPOSED ACCESSORY DWELLING UNIT AT 5279 NEROLY ROAD (APN 051-220-030)

WHEREAS, the property located at 5279 Neroly Road, Oakley, California (APN 051-220-030) (the "Property") is an approximately 0.50-acre parcel designated Light Industrial ("LI") in the Oakley General Plan and zoned LI (Light Industrial) District; and

WHEREAS, the Property is improved with a single-family residence constructed in 1944 and a detached garage, and the City has recognized the residence as a legal nonconforming residential use in a nonresidential zoning district within the meaning of Oakley Municipal Code ("OMC") section 9.1.1502; and

WHEREAS, an attached addition was constructed on the south side of the residence without a building permit. City and County building records show no permit for the construction, and the addition does not appear in historical aerial imagery dated February 28, 2025, but does appear in imagery dated November 30, 2025; and

WHEREAS, on June 8, 2026, the Community Development Director, acting as Zoning Administrator, issued a written determination that the residence may continue as a legal nonconforming residential use under OMC section 9.1.1502(d)(2), but that the use may not be expanded or intensified; that the attached addition could not be permitted; that a separate future ADU could not be established on the Property; and that the unpermitted work should be abated (the "Determination"); and

WHEREAS, on June 11, 2026, Martin Eduardo Barajas ("Appellant"), through his authorized agent Henry David Catalan, filed an appeal application, together with the required appeal deposit, within the fifteen (15) calendar day period prescribed by OMC section 2.4.020(g)(2); and

WHEREAS, on July 6, 2026, the Appellant submitted a Supplemental Memorandum in Support of Appeal further explaining the grounds in the Notice of Appeal. The memorandum is part of the administrative record and the agenda packet for this hearing; and

WHEREAS, under OMC section 2.4.020(h)(2), the Planning Commission reviews the appeal de novo and may affirm, reverse, or modify the Determination based on findings of fact for this case, as provided in OMC section 2.4.020(h)(3)(a); and

WHEREAS, on or before August 7, 2026, the Notice of Public Hearing for the project was posted at Oakley City Hall located at 3231 Main Street, outside the gym at Delta Vista Middle School located at 4901 Frank Hengel Way, outside the library at Freedom High School located at 1050 Neroly Road. The notice was also mailed out to all owners of property within a 500-foot radius of the project's boundaries, interested agencies, and to parties requesting such notice; and

WHEREAS, denying the appeal and affirming the Determination, as modified, is exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines section 15321 as an enforcement action under the City's Zoning Ordinance, and CEQA Guidelines section 15061(b)(3) also applies because it can be seen with certainty that the action will not cause a significant environmental effect; and

WHEREAS, on August 18, 2026, the Planning Commission opened a public hearing, received the staff report and oral and written testimony, closed the public hearing, deliberated, and voted to adopt this resolution; and

WHEREAS, if a court of competent jurisdiction holds any term, provision, portion, or application of these Findings invalid, void, or unenforceable, the remaining provisions and their application to other actions related to the appeal will remain in effect unless the City amends or modifies them; and

WHEREAS, these Findings rely on the City's General Plan and Zoning Ordinance, State law, the written and oral information presented to the Planning Commission on August 18, 2026, including information from the Appellant and his agent as reflected in the meeting minutes, and the documents in the appeal file (collectively, the "Record").

NOW, THEREFORE, BE IT RESOLVED THAT, based on the recitals and the entire Record, the Planning Commission denies the appeal filed by Martin Eduardo Barajas (PLN-2026-1001), affirms the Zoning Administrator's June 8, 2026 determination as modified by the Findings below, and makes the following findings of fact under OMC section 2.4.020(h)(3)(a):

1. The appeal was timely filed and is properly before the Planning Commission. The Determination was issued on June 8, 2026, and the Appellant filed the appeal on June 11, 2026, together with the required appeal deposit, within the fifteen calendar days allowed by OMC section 2.4.020(g)(2). Under OMC section 2.4.020(h)(2), the Planning Commission reviews the challenged issues de novo and may affirm, reverse, or modify the Determination based on findings of fact.

2. The residence is a legal nonconforming residential use in a nonresidential zoning district. The single-family residence was constructed in 1944, before the City's incorporation and before the current LI zoning and General Plan designations applied to the Property. The residence was likely lawful when established and may continue to be used even though a new single-family residence would not be permitted under the Property's current zoning.

3. The R-6 District reference does not authorize expansion of the residence. OMC section 9.1.1502(d)(2) permits the legal nonconforming residence to continue subject to the requirements of the R-6 District, but the same subsection expressly prohibits expansion or intensification of the nonconforming use. The R-6 standards govern work that is otherwise allowed; they do not rezone the LI parcel or override the prohibition on expanding the residential use.

4. The attached addition is a prohibited expansion or intensification of the nonconforming residential use. OMC section 9.1.1502(b)(1) defines "Expansion or Intensification" to include an enlargement, addition, increase in the number of dwellings, or other change in an activity or facility. The attached construction is both an enlargement and an addition. OMC sections 9.1.1502(d)(2) and (d)(7) independently prohibit that expansion or intensification.

5. The unpermitted addition is subject to abatement. No building permit was issued for the addition, it was constructed after the applicable regulations were in effect, and it enlarged a use the Code prohibits enlarging. The addition therefore never acquired legal nonconforming status.

6. A separate ADU may not be established on the Property under the Oakley Municipal Code. OMC section 9.1.1102(c) limits ADUs and junior ADUs to lots zoned to allow single-family or multiple-family residential uses. The LI District does not allow either type of residential use. In addition, an ADU would increase the number of dwellings on the Property and would constitute an expansion or intensification prohibited by OMC sections 9.1.1502(d)(2) and (d)(7). State ADU law does not require approval of an ADU on this Property. Government Code sections 66314 and 66323 apply to lots or areas zoned to allow residential uses. The Property is zoned LI and does not allow residential use. As explained in the California Department of Housing and Community Development's 2026 Accessory Dwelling Unit Handbook, a lot with a residence that has been rezoned to a use that does not allow residential uses is no longer eligible for an ADU.

7. No separate discretionary application is before the Planning Commission in this appeal. The Appellant has identified a conditional use permit and a General Plan amendment with rezoning as possible future paths. A conditional use permit would require a separate application, notice, and findings, and a General Plan amendment and rezoning would require separate review and City Council action. This resolution decides only whether the June 8, 2026 Determination correctly applies the Municipal Code and State law to the attached addition and proposed ADU. It does not decide a future legislative application or prevent the owner from filing one.

8. This resolution does not authorize or direct removal of the legal nonconforming residence. The residence may continue subject to the rules governing legal nonconforming uses. The abatement affirmed here applies only to the unpermitted

attached addition. The Commission modifies the Determination to remove reliance on OMC section 9.1.1502(d)(4), which concerns a nonresidential use in a residential district and does not apply to this residential use in a nonresidential district. That correction does not change the result because OMC sections 9.1.1502(d)(2) and (d)(7) independently prohibit expansion or intensification of the residential use.

9. The action is exempt from CEQA. Denying the appeal and affirming the Determination, as modified, is an enforcement action under the City's Zoning Ordinance and is categorically exempt under CEQA Guidelines section 15321. CEQA Guidelines section 15061(b)(3) also applies because it can be seen with certainty that there is no possibility the action may have a significant effect on the environment.

BE IT FURTHER RESOLVED THAT, based on the findings and the entire Record, the Planning Commission denies the appeal (PLN-2026-1001), affirms the Zoning Administrator's June 8, 2026 determination as modified by Finding 8.

BE IT FURTHER RESOLVED THAT this resolution is the Planning Commission's final action on the appeal. Under OMC section 2.4.020(b) and (d), the decision may be appealed to the City Council by filing a written notice of appeal with the City Clerk, with the required fee, within fifteen (15) calendar days after this action.

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

AYES:
NOES:
ABSTENTION:
ABSENT:

APPROVED:

_____
Leonard Price, Chair

ATTEST:

_____ _____
Kim Snodgrass, City Clerk Date

OAKLEY
CALIFORNIA

DATE: August 18, 2026

TO: Joshua McMurray, City Manager

FROM: Jose Cortez, Senior Planner

SUBJECT: Zoning Text Amendments – Housing Element Implementation

Approved and Forwarded to the Planning Commission

Summary

The City of Oakley is initiating a Rezoning application (PLN2026-1000) proposing modifications to the Oakley Municipal Code (OMC) as follows:

1. Amendments to § 9.1.406 Multiple Family Residential Districts (M-9; M-12; M-17; M-30) of the OMC to implement Housing Element programs, but not limited to Policy Action 3.7 which requires the City identify an additional zoning district where emergency shelters will be allowed as a by-right, permitted use. The zoning district shall be a residential zoning district and shall have adequate available sites (e.g., vacant site or building that can be converted to a shelter) with capacity to accommodate at least 50 beds of emergency shelter. Emergency shelters shall be permitted consistent with the requirements of Government Code Section 65583.

These zoning text amendments collectively are intended to further the City's compliance with its adopted Housing Element and applicable fair housing regulations ("Project").

The Planning Commission is considering a proposed resolution that recommends the City Council adopt an ordinance approving the proposed Rezone (PLN-2026-1000) consisting of the zoning text amendments that will allow emergency shelters consistent with the requirements of Government Code Section 65583 as permitted by-right.

Background

The Housing Element is one of the seven mandatory elements of each city's General Plan. It functions as a locally adopted blueprint of goals, policies, and programs to address existing and projected housing needs. State law requires jurisdictions to update their Housing Element every eight years and obtain certification from the Department of Housing and Community Development (HCD). The City of Oakley 6th Cycle Housing Element 2023-2031 was adopted by the City Council on May 9, 2023 and was subsequently certified by HCD on May 24, 2023. Since adoption of the Housing Element the City has worked towards implementation of the Goals and Policy Actions of the Housing Element identified in Chapter 8 titled, "Housing Plan". The Housing Plan identifies specific goals and actions to address housing needs and meet statutory requirements. In developing this Housing Plan, the City assessed its existing and future housing needs and evaluated the performance of existing programs. The Housing Element identifies three (3) overarching goal topics:

1. Production of New Housing
2. Preservation and Conservation of the Existing Housing Stock
3. Increase Access to Housing Opportunities

For each goal, the City developed a set of policy actions to carry out the goal. The policy actions specify objectives, primary responsibility, and an estimated timeframe for accomplishment. Compliance with Policy Actions 3.7 requires Zoning Text Amendments (ZTA) to the OMC. The ZTAs will bring the applicable sections of the OMC into compliance with state law and in conformance with the Housing Element Actions.

Zoning Text Amendments

POLICY ACTION 3.7: ADEQUATE EMERGENCY SHELTER SITES

Policy Action 3.7 is written as follows:

"The City currently (2023) allows emergency shelters as a by-right permitted use on the Civic Center site within the Downtown Specific Plan. The City shall identify an additional zoning district where emergency shelters will be allowed as a by-right, permitted use. The zoning district shall be a residential zoning district and shall have adequate available sites (e.g., vacant site or building that can be converted to a shelter) with capacity to accommodate at least 50 beds of emergency shelter. Emergency shelters shall be permitted consistent with the requirements of Government Code Section 65583."

Emergency Shelter Zoning

Policy Action 1.1 of the Housing Element requires that the OMC identify a zoning district where emergency shelters are permitted by-right. The program aims to solely identify a zoning district and a development project is not proposed as part of this rezoning. Previously the Downtown Specific Plan identified the Civic Center property as the sole area where an emergency shelter could be proposed; however, the recently approved Oakley Library will be constructed on the same location that an emergency shelter could have been located on the Civic Center site. Accordingly, the City of Oakley has identified the Multiple Family Residential Districts (M-9; M-12; M-17; M-30) as the potential districts for emergency shelters. The OMC § 9.1.406 Multiple Family Residential Districts has been amended to include Emergency Shelter consistent with Government Code Section 65583 as permitted by-right.

The addition of Emergency Shelter as a permitted by-right use would still require Design Review approval prior to any submittal of a building permit for any potential emergency shelter should one ever be proposed.

Proposed language for these amendments is included as Exhibit A to Attachment 3.

California Environmental Quality Act ("CEQA")

The proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) – Common Sense Exemption in that the proposed ordinance would only establish and clarify administrative processes and would not facilitate new construction or other groundbreaking activities. There is no potential to result in either a direct physical change to the environment or a reasonably foreseeable indirect physical change to the environment. None of the circumstances described in CEQA Guidelines Section 15300.2 applies.

Consistency with the Oakley Strategic Plan 27+

Approval of this application would be consistent with the Oakley Strategic Plan 27+ Community and Economic Development Goal to inspire and encourage Community and Economic Development through Strategic and thoughtful growth, a business friendly environment, and local employment opportunities.

Fiscal Impact

No fiscal impact is associated with the preparation of this staff report and accompanying attachments. Costs associated with amending the Zoning Code on City-initiated projects, including staff time associated with this zoning text amendment, are funded through the City's General Fund.

Staff Recommendation

Staff recommends the Planning Commission adopt the proposed resolution recommending the City Council adopt an ordinance amending the Oakley Municipal Code Section 15061(b)(3) pursuant to Policy Actions 3.7 (Adequate Emergency Shelter Sites),and finding the action exempt from CEQA pursuant to CEQA Guidelines.

Attachments

1. Notice of Public Hearing
2. Proposed Resolution

a. Draft Ordinance – Policy Action 3.7

OAKLEY
CALIFORNIA

NOTICE OF PUBLIC HEARING

Notice is hereby given that on **August 18, 2026, at 6:30 p.m.**, or as soon thereafter as the matter may be heard, the Planning Commission 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: Zoning Text Amendments (PLN-2026-1000) - Housing Element Implementation

Location: City of Oakley, CA 94561 (no specific location)

Applicant: City of Oakley, 3231 Main Street, Oakley, CA 94561

Request: The City of Oakley is initiating a Rezoning application (PLN-2026-1000) proposing modifications to the Oakley Municipal Code (OMC) as follows:

1. Amendments to § 9.1.406 Multiple Family Residential Districts (M-9; M-12; M-17; M-30) of the OMC to implement Housing Element programs, but not limited to Policy Action 3.7 which requires the City identify an additional zoning district where emergency shelters will be allowed as a by-right, permitted use. The zoning district shall be a residential zoning district and shall have adequate available sites (e.g., vacant site or building that can be converted to a shelter) with capacity to accommodate at least 50 beds of emergency shelter. Emergency shelters shall be permitted consistent with the requirements of Government Code Section 65583.

These zoning text amendments collectively are intended to further the City's compliance with its adopted Housing Element and applicable fair housing regulations ("Project"). Note: Pursuant to OMC Section 2.3.020.e, the Planning Commission will serve as an advisory role to the Planning Commission on this application.

How to Review: The Staff Report and its attachments will be available for public review, on or before **August 13, 2026,** at City Hall, 3231 Main Street, Oakley, CA 94561 or online at https://www.oakleyca.gov/129/Agendas-Minutes by navigating to the **August 18, 2026, Planning Commission Meeting** agenda and clicking the project title link. Interested persons are invited to submit written comments prior to and may provide public comment at the Planning Commission Meeting. Please refer to the meeting agenda, when available, for more information on how to participate remotely.

Written comments may be submitted online at: https://www.oakleyca.gov/publiccomment.

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 Planning Commission Meeting described in this notice or in written correspondence delivered to the City of Oakley City Clerk at, or prior to, the Planning Commission Meeting.

RESOLUTION NO. XX-26

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OAKLEY RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF OAKLEY ADOPT AN ORDINANCE AMENDING OAKLEY MUNICIPAL CODE SECTION 9.1.406 (MULTIPLE FAMILY RESIDENTIAL DISTRICTS) PURSUANT TO POLICY ACTION 3.7 (ADEQUATE EMERGENCY SHELTER SITES) OF THE 6TH CYCLE HOUSING ELEMENT 2023-2031 AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHEREAS, this is a City-initiated application requesting approval of a Rezoning (PLN-2026-1000) consisting of zoning text amendments to the Oakley Municipal Code ("OMC") Section 9.1.406 (Multiple Family Residential Districts) pursuant to Policy Action 3.7 (Adequate Emergency Shelter Sites) of the 6th Cycle Housing Element 2023-2031 ("Project"); and

WHEREAS, on or before July 30, 2026, the Notice of Public Hearing for the Project was duly noticed in the East Bay Times, a newspaper of general distribution, was posted at Oakley City Hall located at 3231 Main Street, outside the gym at Delta Vista Middle School located at 4901 Frank Hengel Way, outside the library at Freedom High School located at 1050 Neroly Road, and was mailed out to outside agencies and to parties requesting such notice; and

WHEREAS, on August 18, 2026, the Planning Commission held a duly noticed public hearing to consider the proposed Rezone (PLN-2026-1000), received the staff report and staff presentation, received comments from the public and interested parties, and discussed the matter; and

WHEREAS, if any term, provision, or portion of these Findings or the application of these Findings to a particular situation is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of these Findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

NOW, THEREFORE, BE IT RESOLVED THAT, on the basis of the above findings of fact and the entire Record, the Planning Commission makes the following additional findings in support of the approvals:

A. On May 9, 2023 the City Council adopted the 6th Cycle Housing Element of the General Plan for the period of 2023-2031 in compliance with State Housing Element law.

B. On May 24, 2023 HCD certified the City of Oakley's 6th Cycle Housing Element for the period of 2023-2031 in compliance with State Housing Element law.

C. The Objective of Policy Action 3.7 of the Housing Element aims to identify and provide an additional zoning district that would allow for emergency shelters consistent with Government Code Section 65583 as by-right.

Adopting the proposed Zoning text Amendments related to the emergency shelter sites would implement Policy Action 3.7 of the City of Oakley Housing Element.

D. The Planning Commission recommends that the City Council finds the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to SB 131 SEC. 6. Section 21080.085 does not apply to actions that implement the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code. That section provides that CEQA does not apply to an action that implements the schedule of actions in an approved Housing Element pursuant to Government Code §65583(c). The proposed Rezone would implement Housing Element Policy Action 3.7 of the City's 2023 – 2031 Housing Element, and none of the statutory exclusions apply (the actions do not allow distribution centers or oil and gas infrastructure, and any natural and protected lands as defined in PRC §21067.5 are excluded from the actions). Accordingly, no further environmental review is required for the actions, and subsequent development under the affected parcels will undergo CEQA review, as applicable.

BE IT FURTHER RESOLVED THAT, on the basis of the above Findings and the Record, the Planning Commission hereby recommends that the City Council adopt the ordinance amending the Oakley Municipal Code as shown in the Exhibit "A" to this Resolution and finding the action exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3).

PASSED AND ADOPTED by the Planning Commission of the City of Oakley this 19th day of May 2026 by the following vote:

AYES:
NOES:
ABSTENTION:
ABSENT:

APPROVED:

Leonard Price, Chair

ATTEST:

Kim Snodgrass, City Clerk

Date

ORDINANCE NO. XX-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OAKLEY APPROVING REZONING (PLN-2026-1000), RESULTING IN COMPLETING IMPLEMENTATION OF POLICY ACTION 3.7 (ADEQUATE EMERGENCY SHELTER SITES) OF THE HOUSING ELEMENT, THROUGH THE AMENDMENT OF OAKLEY MUNICIPAL CODE SECTION 9.1.406 (MULTIPLE FAMILY RESIDENTIAL DISTRICTS), AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHEREAS, The City of Oakley is initiating a Rezoning application (PLN-2026-1000) proposing modifications to the Oakley Municipal Code (OMC) as follows:

- Amendments to § 9.1.406 Multiple Family Residential Districts (M-9; M-12; M-17; M-30) of the OMC to implement Housing Element programs, but not limited to Policy Action 3.7 which requires the City identify an additional zoning district where emergency shelters will be allowed as a by-right, permitted use. The zoning district shall be a residential zoning district and shall have adequate available sites (e.g., vacant site or building that can be converted to a shelter) with capacity to accommodate at least 50 beds of emergency shelter. Emergency shelters shall be permitted consistent with the requirements of Government Code Section 65583.

These zoning text amendments collectively are intended to further the City's compliance with its adopted Housing Element and applicable fair housing regulations ("Project"); and

WHEREAS, on August 18, 2026, the Planning Commission held a duly noticed public hearing to consider the proposed Rezone (PLN- 2026-1000), received the staff report and staff presentation, received comments from the public and interested parties, and deliberated on the project. At the conclusion of its deliberations, the Planning Commission held a vote and adopted Planning Commission Resolution No. XX-26 recommending the City Council approve the project; and

WHEREAS, on or before _____, the Notice of Public Hearing for the Project was duly noticed in the East Bay Times, a newspaper of general distribution; was posted at Oakley City Hall located at 3231 Main Street, outside the gym at Delta Vista Middle School located at 4901 Frank Hengel Way, and outside the library at Freedom High School located at 1050 Neroly Road; and was mailed out to outside agencies, to parties requesting such notice, and to all owners of property within 500 feet of the boundaries of all of the parcels subject to the requested actions; and

WHEREAS, on _____, the City Council held a duly noticed public hearing to consider the proposed Rezone (PLN-2026-1000), received the staff report and staff presentation, received comments from the public and interested parties, and discussed the matter; and

WHEREAS, if any term, provision, or portion of these Findings or the application of these Findings to a particular situation is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of these Findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City; and

WHEREAS, all legal prerequisites to the adoption of the Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OAKLEY, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The recitals above are true and correct and are hereby adopted as findings as if fully set forth herein.

SECTION 2. Additional Findings.

A. On May 9, 2023 the City Council adopted the 6th Cycle Housing Element of the General Plan for the period of 2023-2031 in compliance with State Housing Element law.

B. On May 24, 2023 HCD certified the City of Oakley's 6th Cycle Housing Element for the period of 2023-2031 in compliance with State Housing Element law.

C. The Objective of Policy Action 3.7 of the Housing Element aims to identify and provide an additional zoning district that would allow for emergency shelters consistent with Government Code Section 65583 as by-right.

   Adopting the proposed Zoning text Amendments related to the emergency shelter sites would implement Policy Action 3.7 of the City of Oakley Housing Element.

D. The City Council finds the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to SB 131 SEC. 6. Section 21080.085 does not apply to actions that implement the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code. That section provides that CEQA does not apply to an action that implements the schedule of actions in an approved Housing Element pursuant to Government Code §65583(c). The proposed Rezone would implement Housing Element Policy Action 3.7 of the City's 2023 – 2031 Housing Element, and none of the statutory exclusions apply (the actions do not allow distribution centers or oil and gas infrastructure, and any natural and protected lands as defined in PRC §21067.5 are excluded from the actions). Accordingly, no further environmental review is required for the actions, and subsequent development under the affected parcels will undergo CEQA review, as applicable.

SECTION 3. Addition to the OMC related to Policy Action 3.7 (Adequate Emergency Shelters Sites) of the City of Oakley Housing element

Part (b) of Section 9.1.406 of the Oakley Municipal Code titled, “Multiple Family Residential Districts (M-9; M-12; M-17; M-30)” is hereby amended through the addition of part “11”, as follows:

9.1.406 Multiple Family Residential Districts (M-9; M-12; M-17; M-30)

b. **Permitted Uses.** Uses permitted in the M-9, M-12, M-17, and M-30 districts shall be as follows:
“11. Emergency Shelters consistent with the requirements of Government Code Section 65583.”

SECTION 4. California Environmental Quality Act (CEQA).

The proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to SB 131 SEC. 6. Section 21080.085 does not apply to actions that implement the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code. That section provides that CEQA does not apply to an action that implements the schedule of actions in an approved Housing Element pursuant to Government Code §65583(c). The proposed Rezone would implement Housing Element Policy Action 3.7 of the City’s 2023 – 2031 Housing Element, and none of the statutory exclusions apply (the actions do not allow distribution centers or oil and gas infrastructure, and any natural and protected lands as defined in PRC §21067.5 are excluded from the actions). Accordingly, no further environmental review is required for the actions, and subsequent development under the affected parcels will undergo CEQA review, as applicable.

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 this ___ day of _____ 2026 by the following vote:

AYES:
NOES:
ABSTENTIONS:
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, CMC
City Clerk

OAKLEY
CALIFORNIA

DATE: August 18, 2026

TO: Joshua McMurray, City Manager

FROM: Jose Cortez, Associate Planner

Approved and Forwarded to the Planning Commission

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 Planning Commission 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 Planning Commission. Staff is seeking feedback, direction, and priorities from the Planning Commission 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 Technical Zoning Code Update is not a complete overhaul of the Zoning Ordinance rather the City is taking a targeted approach at the update. 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).

- **Tech, Energy, and Infrastructure**
  - Battery energy storage systems (BESS) (standalone or paired with solar).
  - Utility-scale / commercial solar facilities (ground-mounted vs rooftop vs canopies).
  - EV charging hubs (high-power DC fast charging "stations," not just a couple chargers).
  - Fleet electrification depots (bus/truck/van charging yards).
  - Hydrogen fueling stations (if relevant regionally).

- **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; adding height limits to the Downtown Specific Plan where they were missed; 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.

CURRENT PHASE

Planning Staff and Mintier Harnish are in the early stages of Phase 2: Diagnosis and Review Existing Conditions, and Phase 3: Community Engagement. During these phases staff and the consultant group are working together to diagnose the Zoning Ordinance to identify problem areas, identify fixes needed, and get an understanding of the potential changes. In addition to that, community engagement has begun, starting with stakeholder interviews that Mintier Harnish will conduct. Staff identified 10 potential stakeholders that will be interviewed by Mintier Harnish, they will then compile the information and include it in a future work session with the City Council. The feedback provided at this work session with the Planning Commission will be compiled and sent to Mintier Harnish to add to the information presented at the City Council work session

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 Planning Commission 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 Planning Commission receive the presentation and provide feedback on the overall direction and priorities.