

OAKLEY



CALIFORNIA

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NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION Oakley 2020 General Plan Flood Policy Updates (GP 02-15)

Project Location: This project is Citywide and does not have a specific location.

Project Description: The proposed Flood Protection General Plan Amendment (GPA) project is a City-initiated amendment to bring the General Plan into compliance with State flood protection law. The project will amend the Oakley General Plan 2020 Open Space and Conservation Element and the Health and Safety Element consistent with the requirements of the Central Valley Flood Protection Act of 2008 (SB 5, 2007) and its subsequent amendments, which requires cities and counties to amend their general plans to strengthen the linkage between land use planning and floodplain management practices and provide new requirements and standards for floodplain protection.

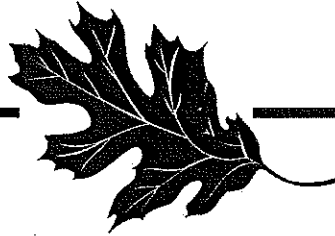
Environmental Review: California State Law requires the City of Oakley to conduct environmental review of proposed projects. Environmental review examines the nature and extent of any potentially significant adverse effects on the environment that could occur if a project is approved and implemented. The Community Development Director would require the preparation of an Environmental Impact Report if the review concluded that the proposed project could have a significant unavoidable effect of the environment. Based on an initial study, the Director has concluded that the project described above will not have a significant effect on the environment. This is a notice to inform the public, responsible agencies, trustee agencies, and the county clerk, of the City's intent to adopt a **Negative Declaration** for the proposed project and to provide an opportunity for public comments on the draft Negative Declaration. The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed hazardous wastes are present on the site. The project is a General Plan Update to the Open Space and Conservation Element and the Health and Safety Element and the project would not change any General Plan land use designations or grant entitlements that would result in additional development and therefore the project **is not** a listed toxic site.

Public Comments: The draft Negative Declaration, initial study, and reference documents are available for review (during normal business hours) at the Planning Division, City of Oakley, 3231 Main Street, Oakley, CA 94561. The public review period for this draft Negative Declaration begins on January 7, 2016 and ends on February 8, 2016. Written comments must be received by 5:00 pm on the last day of the review period and addressed to: Joshua McMurray, Planning Manager, City of Oakley Planning Division, 3231 Main Street, Oakley, CA 94561. Please include the project name above.

Public Hearing Date: A public hearing date has not yet been scheduled for this project. It is anticipated the public hearing will be scheduled with the City Council for Tuesday, February 9, 2016.


Joshua McMurray
Planning Manager

OAKLEY



CALIFORNIA

California Environmental Quality Act (CEQA)

Initial Study

**Oakley 2020 General Plan
Flood Policy Updates
(GP 02-15)**

January 2016

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**Oakley 2020 General Plan Flood Policy Updates (GP 02-15)
INITIAL STUDY**

A. BACKGROUND

1. Project Title: Oakley 2020 General Plan Flood Policy Updates (GP 02-15)
2. Lead Agency Name and Address: City of Oakley
3231 Main Street
Oakley, CA 94561
3. Contact Person and Phone Number: Joshua McMurray
Planning Manager
(925) 625-7004
4. Project Location: Citywide
5. Project Sponsor's Name and Address: City of Oakley
3231 Main Street
Oakley, CA 94561
6. General Plan: Various
7. Zoning: Various
8. Project Description Summary:

The proposed Flood Protection General Plan Amendment (GPA) project is a City-initiated amendment to bring the General Plan into compliance with State flood protection law. The project will amend the Oakley General Plan 2020 Open Space and Conservation Element and the Health and Safety Element consistent with the requirements of the Central Valley Flood Protection Act of 2008 (SB 5, 2007) and its subsequent amendments, which requires cities and counties to amend their general plans to strengthen the linkage between land use planning and floodplain management practices and provide new requirements and standards for floodplain protection.

B. SOURCES

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

1. BAAQMD Air Quality Standards and Attainment Status table and notes.
http://hank.baaqmd.gov/pln/air_quality/ambient_air_quality.htm
2. BAAQMD Updated CEQA Guidelines. May 2011.
3. California Department of Conservation, Important Farmland Map, Contra Costa County, 2012.
4. City of Oakley 2020 General Plan. December 16, 2002.
5. City of Oakley 2020 General Plan Environmental Impact Report. September, 2002.
6. City of Oakley 2020 General Plan Update Background Report. September 2001.
7. City of Oakley Municipal Code.
8. East Contra Costa County Habitat Conservation Plan and Natural Communities Conservation Plan.
9. <http://gismap.ccmmap.us/imf/imf.jsp?site=ccmap>

C. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

D. DETERMINATION

On the basis of this initial study:

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

Signature: _____

Josh McKinley
Printed Name

Date: *1/21/16*

City of Oakley
For

E. BACKGROUND AND INTRODUCTION

The California Legislature enacted six interrelated flood management bills in 2007 – Senate Bills (SB) 5 and 17, and Assembly Bills (AB) 5, 70, 156, and 162 – to improve flood management in a sustainable way and to strengthen the linkage between local land use planning decisions and flood management practices. SB 5 requires that an Urban Level of Flood Protection (ULOP) be met in specific locations within the Sacramento and San Joaquin river basins.

This Initial Study examines the potential impacts of policy changes, which do not result in any direct physical effects on the environment, but may result in some indirect physical effects. Given that the impacts will be indirect effects resulting from future unknown projects, examining specific project-level impacts would be speculative at this time. Sections 15145 and 15146 of the CEQA Guidelines specifically state that impacts which are too speculative should not be discussed, and that an environmental document at the policy level (such as a General Plan) does not require the same level of detail necessary for an environmental document for a specific construction project that may follow.

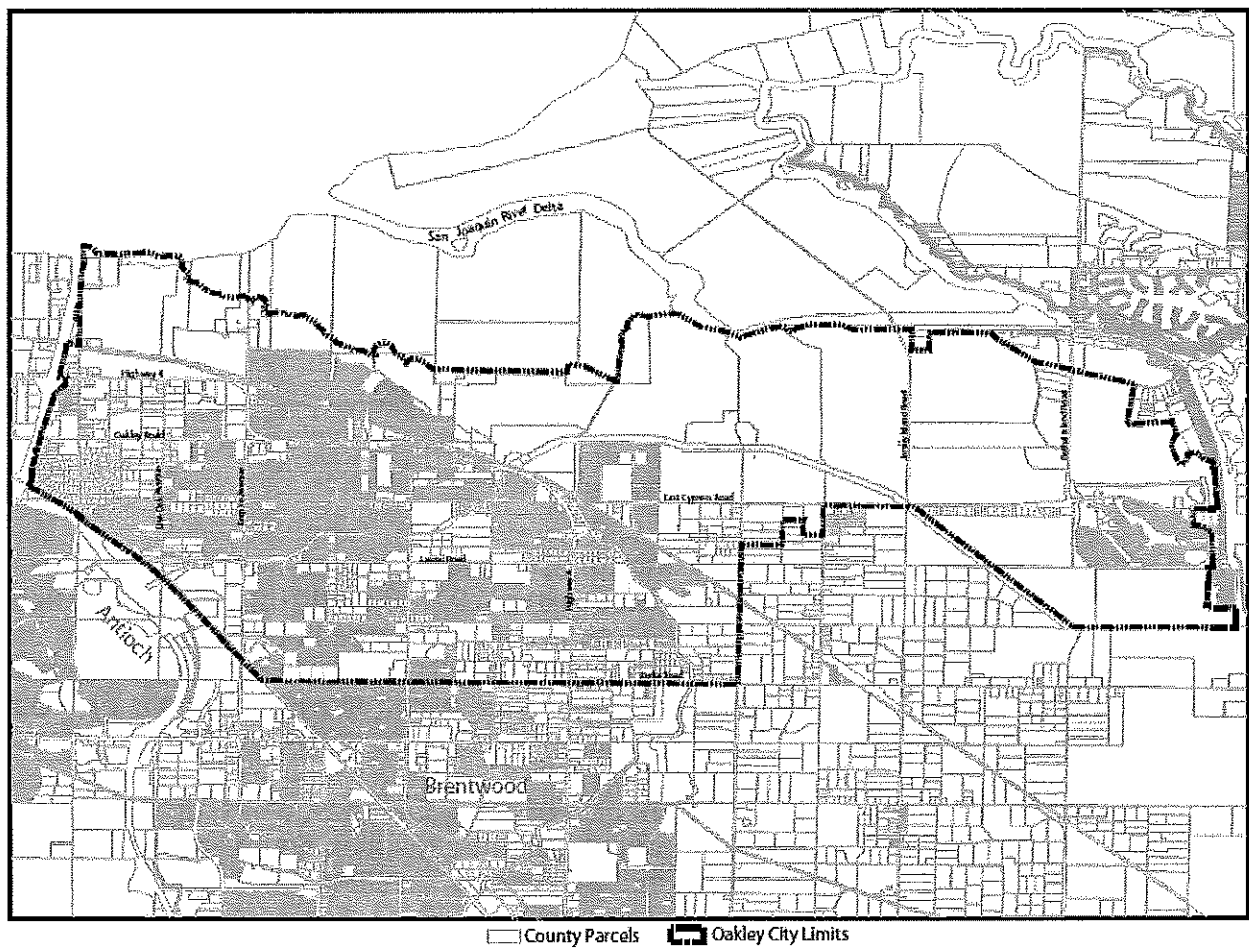
F. PROJECT DESCRIPTION

The proposed Flood Protection General Plan Amendment (GPA) project is a City-initiated amendment to bring the General Plan into compliance with State flood protection law. The project will amend the Oakley General Plan 2020 Open Space and Conservation Element and the Health and Safety Element consistent with the requirements of the Central Valley Flood Protection Act of 2008 (SB 5, 2007) and its subsequent amendments, which requires cities and counties to amend their general plans to strengthen the linkage between land use planning and floodplain management practices and provide new requirements and standards for floodplain protection.

Project Location and Surrounding Land Uses

This General Plan Amendment is a Citywide project.

**Figure 1
Project Vicinity Map**



Discretionary Actions

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

- Adoption of a Negative Declaration; and
- General Plan Amendment approval.

G. ENVIRONMENTAL CHECKLIST

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

For this checklist, the following designations are used:

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

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

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

No Impact: The project would not have any impact.

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

Discussion

- a. The project includes amendments to the General Plan to bring it into compliance with State flood protection law. The proposed GPA will not have an impact on scenic vistas. Therefore, there is **no impact**.
- b. The project includes amendments to the General Plan to bring it into compliance with State flood protection law. The proposed GPA will damage scenic resources within a state scenic highway. Therefore, there is **no impact**.
- c. Land uses compatible with flood generally do not conflict with visual character or quality of the landscape. The project will either have no negative impacts, or will have positive visual impacts. Therefore, there is **no impact**.
- d. The need to accommodate additional floodplain volume will not create a new source of substantial light or glare. Drainage facilities do not involve lighting and the structures do not include materials which cause glare. Therefore, there is **no impact**.

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

Discussion

All Items:

The project does not convert any type of farmland or conflict with zoning for agricultural land uses. The existing General Plan contains policies to protect agricultural operations from incompatible land uses, and the amendments support the co-benefits that can be achieved between flood protection and agricultural land uses. No rezoning is proposed as part of this project and would therefore not result in the conversion of existing farmland nor result in the loss of any existing property with an existing Williamson Act contract. Therefore, there is **no impact**.

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

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

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

Discussion

All Items:

The General Plan does not make modifications to the General Plan policies concerning air quality and objectionable odor. The project does not revise, replace or attempt to supersede existing standards and procedures to ensure compliance with State and County codes and policies that pertain to Air Quality. It does not include any provisions that would supersede or otherwise conflict with rules and procedures governing assessment or control of air pollutant emissions. The project does not propose any construction and no change in density is proposed. No additional development potential or new land uses not currently allowed would result from this project. Therefore, there is **no impact**.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES.				
Would the project:				
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?				
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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, b, c The project will result in greater preservation of stream corridor areas since larger areas for flood protection are required in some areas of the City. This effect will be beneficial to the preservation of habitat and avoidance of impacts to biological resources. Slightly larger areas for flood protection or other structures may be required, which are either located in areas subject to grading activities or will be located in open space areas. If grading activities occur as a result of the development of flood protection facilities, these projects will be subject to all

applicable City codes and policies that discourage development in environmentally sensitive areas and protect significant ecological areas, habitat resources, watersheds and riparian vegetation. Therefore, the impact is **less than significant**.

- d., e. The proposed project will not impact existing zoning and land use designations and does not directly involve development activity. Therefore, it is not expected to create any new action that could have a substantial adverse effect on any riparian habitat or sensitive natural community, or have a substantial adverse effect on any native resident or migratory fish, wildlife corridors or wildlife species. Therefore, there is **no impact**.
- f. The project does not conflict with any local policies or ordinances protecting biological resources nor the provisions of an adopted Habitat Conservation Plan, Natural Communities Conservation Plan. Therefore, there is **no impact**.

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

Discussion

All Items:

The proposed project does not involve a change in density, change of use, or specific development project and therefore is not expected to have foreseeable impacts on archaeological or historical resources or an impact to paleontological resources or unique geologic features. The Oakley 2020 General Plan already has policies in place to protect these resources.

Site specific flood projects will be required to submit environmental documentation with a planning application. Adherence to applicable City, State, and Federal standards and guidelines related to the protection/preservation of cultural resources will be implemented when a future project is proposed. State regulations requiring reporting and proper handling of human remains uncovered during construction projects remains unchanged. Therefore, there is **no impact**.

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

Discussion

a, c, d, e

The project will not expose people or structures to unstable earth conditions or potential substantial adverse effects involving seismic shaking, ground failure, or landslides. The project will not result in a substantial change to topography or ground surface relief features or result in the destruction covering or modification of unique geological features. Site specific flood projects will be required to submit environmental documentation with a planning application. Adherence to applicable City, State, and Federal standards and guidelines related to watercourses will be implemented when a future project is proposed. Local, state, and federal requirements for protecting water quality and impacts to the watercourses will be addressed at that time. The project does not involve the development of buildings,

and thus would not create substantial risk to life or property related to expansive soils. Therefore, there is **no impact**.

- b. Grading activities result in the disruption, displacement, compaction and over-covering of soils associated with site preparation. Grading activities require a grading permit from the Engineering Department, which is reviewed for compliance with City standards, including provision of drainage, dust control, and erosion control. If grading is required in a resulting flood control project associated with increased flood protection, grading and erosion control measures will be incorporated into required grading plans. Therefore, impacts associated with disruption, displacement, compaction are **less than significant**.

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

Would the project:

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

a, b The proposed project does not grant land use entitlements for any projects. Since no development is anticipated at this time, the specific effects to greenhouse gas emissions would be speculative. Future development shall comply with federal, state, and local statutes and regulation related to greenhouse gas emissions. Site-specific projects will be required to submit environmental documentation, including an evaluation of greenhouse emissions, with a planning application. Therefore, there is **no impact**.

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

Discussion

All Items:

The proposed project consists of an update to a regulatory and policy document and will not directly result in any new construction. There are no substantive modifications to the General Plan policies concerning hazards and hazardous materials. Future development in the county will be subject to hazardous materials regulations and would be required to meet fire safe guidelines. The proposed project includes updates to General Plan policies. Project-specific health hazards will be evaluated at the time a specific development proposal is made. There is **no impact**.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY.				
Would the project:				
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

All Items:

Slight increases in flood retention areas may require small increase in construction duration, but would not otherwise effect the potential for that construction to generate discharges which would violate water quality standards, or for the potential to alter the drainage patterns in a way that would cause substantial erosion. The proposed project does not affect groundwater withdrawal or alter the direction or rate of flow of groundwater. The purpose of additional flood retention is to offset or avoid flooding impacts, as is the purpose of preserving creek corridors. The project would not contribute to additional run-off. The proposed project does not involve the placement of housing. The proposed project increases flood protection in some cases from the 100-year flood hazard area to a 200-year standard. The increase creates more flood protection. The project does not involve the placement of housing or people within an area subject to dam-related flooding. The proposed project will not impact the watershed of important surface water resources. Therefore, there is **no impact**.

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

Discussion

All Items:

The proposed project does not modify current zoning, subdivision regulations, grading ordinance or other related City standards. No specific development projects are being proposed as part of the General Plan update. Density and intensity factors proposed under the 2002 plan remain in place.

The proposed project does not amend or conflict with any applicable conservation plan nor does it divide and established community or result in increased development in sensitive ecological areas. There is **no impact**.

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

Discussion

a,b. The proposed project consists of an update to a regulatory and policy document and will not directly result in any new construction. The project includes amendments to General Plan policies and therefore, excavated material will not be exported from a site nor will it be used in such a manner as to make any discovered mineral resource unavailable. In addition, the project will not result in the loss of availability of a locally-important resource recovery site. Therefore, there is **no impact**.

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

Discussion

All Items:

The proposed project does not propose any substantive change to existing General Plan noise policies. The project does not involve zone changes or changes to the existing land use designations that could affect density or noise levels in residential, commercial or industrial neighborhoods. The City's existing Noise Ordinance and standards would apply to proposed future developments. Therefore, there is **no impact**.

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

Discussion

All Items:

The proposed project would not change any existing land use designations or result in an increase in new home construction beyond the existing capacity. The population assumptions used in the General Plan remain unchanged. The existing General Plan accounts for increased growth and includes policies to reduce potential growth related impacts. The project will not amend any of these policies. No aspect of the project involves the displacement of existing housing. Therefore, there is **no impact**.

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

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

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

Discussion

All Items:

The proposed project will not change residential land use designations within the Land Use Element of the Oakley 2020 General Plan and, therefore, would not in and of itself cause an increase in demand for public services. The project includes amendments to General Plan policies and therefore, the project is not expected to result in any increase in population density that would generate the need to require additional infrastructure or other governmental services. There is no impact.

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

Discussion

All Items:

The proposed project consists of an update to a regulatory and policy document and will not directly result in any new development activity. It will not change residential land use designations in the Land Use Element of the Oakley 2020 General Plan and, therefore, would not cause an increase in demand for recreational facilities. The project does not include facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. There is **no impact**.

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

Discussion

All Items:

The proposed project consists of an update to a regulatory and policy document and will not directly result in any new construction. As such, it will not directly result in the generation of vehicle trips. It will not directly affect transportation facilities or traffic conditions and does not alter any existing standards or requirements related to transportation and traffic. Vehicular traffic congestion would not be impacted because the project does not involve any zone changes or changes to existing land use designations that would increase population or employment densities. Adopted policies, plans and programs that support alternative modes of transportation remain in place. There is **no impact**.

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

Discussion

All Items:

The proposed project does not involve any development activity and is not expected to result in a direct increase in the potential for new construction or a redirection of population growth. It does not propose development that would directly affect utilities and service systems. The update does not change the planned locations of future growth or the overall level of future growth and demand for services. Future development would be evaluated at the time of application submittal and will continue to be subject to health and safety regulations including water, wastewater, storm water drainage and solid waste disposal. There is **no impact**.

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

Discussion

a-d. The proposed project would establish new policies that would improve the city's level of flood protection, encourage cooperation with other agencies on regional approaches to flood protection, establish standards for new development to reduce flood risk, and require the City to adopt fact-based findings regarding 200-year flood protection levels before development projects may be approved within the city. The project focuses on ensuring that new development will be protected from 200-year flood risk within a reasonable period of time after approval. Development projects that would be subject to the proposed policy may have impacts that could degrade the quality of the environment, be cumulatively considerable, or cause adverse effects on human beings, but those impacts, if any, would be separate from this project. The project would not change any General Plan land use designations or grant entitlements that would result in additional development. Therefore, the proposed flood policies would not directly or indirectly result in environmental impacts and would not contribute to the cumulative impacts of future development projects and therefore there is **no impact**.

