

# OAKLEY



## CALIFORNIA

### California Environmental Quality Act (CEQA)

#### NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**Project Title:** 2480 Oakley Road Residential Development Project

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

**Contact Person and Phone Number:** Ken Strelo, Principal Planner  
(925) 625-7000

**Project Location:** 2480 Oakley Road  
Oakley, CA 94561  
Assessor's Parcel Number (APN): 037-100-043-1

**Project Sponsor's Name and Address:** GKW Architects, Inc.  
710 E McGlincy Lane, Suite 109  
Campbell, CA 95008  
(408) 315-2125

**Existing General Plan:** Light industrial (LI)

**Proposed General Plan:** Single-Family Residential, High Density (SH)

**Existing Zoning:** Light Industrial (LI)

**Proposed Zoning:** Single-Family Residential (R-6)

**Project Description Summary:** The 2480 Oakley Road Residential Development Project (proposed project) would include development of 22 single-family residences with four different floor plans ranging in size from 1,289-square feet (sf) to 2,399-sf. Primary access to the site would be provided from Oakley Road through construction of a new looped, private access roadway. The new roadway would provide internal access to the proposed residences. Additionally, the proposed project would include stormwater treatment areas, a new right-of-way dedication, and frontage improvements along Oakley Road. The project would require approval of a General Plan Amendment (GPA 01-19), Rezone (RZ 01-19), Tentative Map (TM 01-19), and Design Review (DR 04-19).

**Declaration:**

On April 24, 2020, the City of Oakley Planning Division determined 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 and a mitigated negative declaration will be prepared. The determination is based on the following findings:

- a) The project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
- b) It will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
- c) It will not have significant impacts, which are individually limited, but cumulatively considerable.
- d) It will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.
- e) No substantial evidence exists that the project will have a significant negative adverse effect on the environment.
- f) The proposed project is not on any of the lists enumerated under Section 65962.5 of the Government Code as related to hazardous materials.

The Initial Study and Mitigated Negative Declaration are available online for review at the following website: <https://www.ci.oakley.ca.us/ceqa-documents/>. Written comments must be submitted **no later than 5:00 p.m. on May 26, 2020**. Appeal of this determination must be made during the 30-day posting period. Notice is further given that the City of Oakley will hold public hearings to discuss the project and provide an opportunity for public comment on the Mitigated Negative Declaration and project approvals. Subsequent notices will be published which will identify the date, time, and location of public hearings in accordance with California Environmental Quality Act guidelines.

**Submit comments to:**

City of Oakley  
Attn: Ken Strelo  
3231 Main Street  
Oakley, CA 94561

**Posting period: April 24, 2020 – May 26, 2020**

Initial Study Prepared By:

  
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Ken Strelo, Principal Planner