

OAKLEY



CALIFORNIA

California Environmental Quality Act (CEQA)

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Project Title: Oakley Village Subdivision 9577 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: West of the intersection of Sellers Avenue and BNSF Railroad tracks
Oakley, CA 94561
Assessor's Parcel Numbers (APNs): 033-150-011 and 033-150-018

Project Sponsor's Name and Address: Edgemont Station, LLC
8880 Cal Center Drive, Suite 400
Sacramento, CA 95826

Existing General Plan: Single-Family Residential, Medium Density (SM)

Existing Zoning: Single-Family Residential, 10,000 sf Min. Lot Area (R-10)

Project Description Summary:

The 14.82-acre, irregularly-shaped project site is identified by APNs 033-150-011 and 033-150-018, and is located immediately west of the intersection of Sellers Avenue and the BNSF Railway Company railroad tracks in the City of Oakley, California. The project site is used for livestock grazing and consists of one single-family residence along the northern portion of the project site and one single-family residence, pool, and three outbuildings along the western portion of the project site. The remainder of the site consists of undeveloped land with ruderal vegetation and limited trees. The site is zoned Single-Family Residential, 10,000 sf Min. Lot Area (R-10) and is designated Single-Family Residential, Medium Density (SM) per the City of Oakley 2020 General Plan Land Use Map.

The Oakley Village Subdivision 9577 Project (proposed project) would include demolition of the existing on-site residence and associated structures, as well as the removal of all on-site trees, to allow for future development of 42 single-family residences, which have not yet been proposed. The proposed project would involve the construction of an internal roadway network throughout the project site, which would connect to an existing stubbed street to the west. Primary access to the site would be provided by Sellers Avenue from the east. Additionally, the proposed project would include the provision of a 18,066-sf bioretention facility, a right-of-way dedication along Sellers Avenue, and on-site improvements along Sellers Avenue. The project would require approval of a Vesting Tentative Map, which has been filed with the City of Oakley Planning Division as application # TM 05-20.

Declaration:

On October 12, 2021, the City of Oakley Planning Division determined that the above project will have no significant effect on the environment and is therefore exempt from the requirement of an Environmental Impact Report. The determination is based on the following findings:

- a) The project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
- b) It will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
- c) It will not have significant impacts, which are individually limited, but cumulatively considerable.
- d) It will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.
- e) No substantial evidence exists that the project will have a significant negative adverse effect on the environment.
- 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 for review at <https://www.ci.oakley.ca.us/ceqa-documents/>. Written comments must be submitted no later than 5:00 PM on November 2, 2021. Appeal of this determination must be made during the 20-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, Principal Planner
3231 Main Street
Oakley, CA 94561

Posting period: October 12, 2021 – November 2, 2021

Initial Study Prepared By:  _____
Ken Strelo, Principal Planner