



California Environmental Quality Act (CEQA)

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Project Title: Stonecreek Subdivision 9647 Project

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

Contact Person and Phone Number: Ken Strelo, Community Development Director
strelo@ci.oakley.ca.us
(925) 625-7000

Project Location: South of the Kings Canyon Way/Sierra
Trail Road Intersection
Oakley, CA 94561
Assessor's Parcel Numbers (APNs): 033-140-020, -021, and -028

Project Sponsor's Name and Address: Jeff Schroeder
Ponderosa Homes II, Inc.
5020 Franklin Drive, Suite 200
Pleasanton, CA 94588

Existing General Plan: Residential Low (RL), Residential Very Low (RV)

Existing Zoning: P-1 (Planned Unit Development) District

Project Description Summary:

The 50.44-acre project site, identified by APNs 033-140-020, -021, and -028, is located southwest of the intersection of Kings Canyon Way and Sierra Trail Boulevard in the City of Oakley, California. The project site is primarily undeveloped and was graded in 2006. The northern portion of the project site is undeveloped and graded, and the southern portion of the site contains the building foundations and remnants of a demolished single-family residence and ancillary structures which were previously located in the southeast corner. The site also contains two palm trees located in the northwest corner of the site. Surrounding

existing uses include single-family residences to the north; single-family residences and agricultural uses to the east across Sellers Avenue, as well as to the south; and a single-family residential neighborhood to the west. It should be noted that Marsh Creek and the associated Marsh Creek Regional Trail are located along the western project site boundary between the project site and the residences. The City of Oakley General Plan designates the site as RL and RV, and the site is zoned P-1.

The Stonecreek Subdivision 9647 Project (proposed project) would subdivide the project site into 176 single-family residential lots. On-site improvements would include approximately one acre of open space within a 75-foot setback from Marsh Creek, a 2.43-acre park in the northwest corner of the project site, and a 2.7-acre stormwater detention basin in the northeast corner of the site. An internal roadway network would connect to existing roadways to provide site access, including Teton Road and Kings Canyon Way to the north of the site and Sellers Avenue to the east. Each lot would range in size from 6,000 square feet (sf) to 16,182 sf, and utility improvements would be included on-site and within the surrounding roadways. Frontage improvements would include a 26-foot-wide roadway dedication along the Sellers Avenue frontage to the east. The project would include removal of the existing remnant foundations and on-site trees would be removed. The proposed project would require approval of a Vesting Tentative Map.

Declaration:

On October 7, 2024, the City of Oakley Planning Division determined that the above project would 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/Mitigated Negative Declaration is 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 5, 2024. 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.

Submit comments to:

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

Posting period: October 8, 2024 – November 6, 2024