

# OAKLEY



CALIFORNIA

## California Environmental Quality Act (CEQA)

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

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**Project Title:** Burroughs Project Rezone (RZ 01-21) and Tentative Map (TM 01-21)

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

**Contact Person and Phone Number:** Joshua McMurray,  
Community Development Director  
(925) 625-7004

**Project Location:** Northeast of the intersection of E. Cypress Rd. and Knightsen Ave.  
Oakley, CA 94561  
Assessor's Parcel Numbers (APNs): 032-081-025 (City of Oakley) and  
032-081-026 (Burroughs)

**Project Sponsor's Name and Address:** Westgate Ventures  
Real Estate Services  
2551 San Ramon Valley Blvd, Suite 224  
San Ramon, CA 94583

City of Oakley  
Community Development Department  
3231 Main Street  
Oakley, CA 94561

**Existing General Plan:** Single-Family High (SH)

**Existing Zoning:** Heavy Agriculture (A-3)

**Proposed Zoning:** Planned Development (P-1)

## **Project Description Summary:**

The project site is approximately 43.24 acres of land on the east side of the City of Oakley. The project site consists of annual grasslands and is currently being used to support grazing of cattle. The project site is currently zoned Heavy Agriculture (A-3) and is designated Single-Family High (SH) per the City of Oakley 2020 General Plan Land Use Map.

The Burroughs Project (proposed project) would consist of 208 single-family residential units ranging in size from 3,150 square feet (sf) to 18,130 sf. Additionally, the proposed project would include seven new public roads (A – G Street), widening of East Cypress Road, establishment of a 75-foot setback from Little Dutch Slough, and a public trail characterized by trees, shrubs, groundcover, and the trail. In addition, frontage improvements associated with the widening of East Cypress Road would be designed and constructed as part of the City of Oakley Capital Improvement Program (CIP). The CIP project would include improvements within the City of Oakley Right-of-Way and would not infringe on Contra Costa Water District or Bureau of Reclamation land. The proposed project would require approval of a Rezone of the project site from Heavy Agriculture (A-3) to Planned Development (P-1) and a Vesting Tentative Map (VTM). In addition, the project would require inclusion into the Central Valley Project.

## **Declaration:**

On April 9, 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 May 10, 2021. Appeal of this determination must be made during the 30-day posting period. Notice is further given that the City of Oakley will hold a public hearing to discuss the project and provide an opportunity for public comment on the Mitigated Negative Declaration and project approvals. Subsequent notice(s) will be published which will identify the date, time, and location of the public hearing in accordance with California Environmental Quality Act guidelines.

**Submit comments to:**

City of Oakley

Attn: Joshua McMurray, Community Development Director

3231 Main Street

Oakley, CA 94561

**Posting period: April 9, 2021 – May 10, 2021**

Initial Study Prepared By: \_\_\_\_\_

  
Joshua McMurray, Community Development Director