



**City of Oakley
Planning Division**

3231 Main Street
Oakley, CA 94561
(925) 625-7000

NOTICE OF DETERMINATION

To: Contra Costa County Clerk-Recorder
P.O. Box 350
Martinez, CA 94553

From: City of Oakley
Lead Agency Community Development Department
3231 Main Street
Oakley, CA 94561

Contact: Joshua McMurray
Lead Agency Community Development Director
Phone: (925) 625-7000

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code

State Clearing House Number: 2021040251

Project Title: Burroughs Project

Project Applicant: Westgate Ventures
Real Estate Services
2551 San Ramon Valley Blvd, Suite 224
San Ramon, CA 94583

Project Location: The 43.42-acre project site is located northeast of the intersection of East Cypress Road and Knightsen Avenue in the City of Oakley, California. The project site is identified by Assessor's Parcel Numbers (APNs) 032-081-025 and 032-081-026. APN 032-081-025 is owned by the City of Oakley while APN 032-081-026 is privately owned by the Burroughs family. Per the City's General Plan, the project site is designated Single-Family High (SH) and the site is zoned Heavy Agriculture (A-3). Currently, the project site is undeveloped and consists of vacant land with annual grasslands and ruderal vegetation.

It should be noted that the project site is not included on any of the lists of sites enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites.


Project Description: The Burroughs Project (proposed project) would include development of 208 single-family residential units, seven new public roads (A – G Street), widening of East Cypress Road, establishment of a 75-foot stream setback, and a public trail characterized by trees, shrubs, groundcover, and bike racks. Primary access to the project site would be at the intersection of East Cypress Road and A Street. The single-family residential lots would range in size from 3,150 square feet (sf) to 18,130 sf. The proposed project would require approval of a Rezone of the project site from A-3 to Planned Development (P-1) and a Vesting Tentative Map.

The Initial Study and Mitigated Negative Declaration (IS/MND) evaluated whether the project construction or operations would result in adverse impacts to the environment. The IS/MND determined that the project could result in potentially significant environmental impacts; however, with implementation of the required mitigation measures, all impacts would be reduced to a less-than-significant level.

This is to advise that the City of Oakley has approved the above described project on May 25, 2021 and has made the following determinations regarding the above described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of approval of this project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A Statement of Overriding Consideration [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration and record of project approval is available to the General Public at the City of Oakley, Planning Division, 3231 Main Street, Oakley, California 94561.



Signature (Public Agency)

5/25/21

Date



Title

Director

AFFIDAVIT OF FILING AND POSTING

I declare that on _____ I received and posted this notice as required by California Public Resources Code Section 21152. Said notice will remain posted for 30 days from the filing date.

Signature

Title