

OAKLEY



CALIFORNIA

California Environmental Quality Act (CEQA)

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Project Title: Machado Lane Subdivision (RZ 06-21, FDP 01-21, TM 03-21, DR 10-21)

Lead Agency Name and Address:

City of Oakley
3231 Main Street
Oakley, CA 94561

Contact Person and Phone Number:

Ken Strelo, Planning Manager
strelo@ci.oakley.ca.us
(925) 625-7000

Project Location:

E. Cypress Road and Machado Lane
Oakley, CA 94561
Accessor's Parcel Numbers (APNs): 033-190-003, -004

Project Sponsor's Name and Address:

MLC Holdings
2603 Camino Ramon, Ste. 140
San Ramon, CA, 94583
(925) 324-6178

Existing General Plan:

Residential Low/Medium (RLM)

Existing Zoning:

Planned Development (P-1) District

Project Description Summary:

The 17.73-acre project site, identified by APNs 033-190-003 and -004, is located southwest of the intersection of E. Cypress Road and Machado Lane in the City of Oakley, California. The project site is primarily undeveloped, with the exception of one farmhouse structure in the southeast corner. Surrounding existing uses include single-family residences to the north across E. Cypress Road; undeveloped land and scattered residences to the east across Machado Lane; scattered residences to the south, and additional scattered residences, undeveloped land, and Union Pacific Railroad (UPRR) tracks to the south across Machado Lane; and undeveloped land to the west with single-family residences further west. The City

of Oakley General Plan designates the site as Residential Low/Medium (RLM) and the site is zoned Planned Development (P-1).

The Machado Lane Subdivision (proposed project) would subdivide the project site into 76 single-family residential lots, a tot lot and bioretention area within Parcel A to the northeast, Emergency Vehicle Access (EVA) within Parcel B, and an internal roadway network that would connect to the primary access point along Machado Lane. Each lot would range in size from 5,939 square feet (sf) to 13,089 sf with an average of 6,621 sf per lot, and utility improvements would be included onsite and within Machado Lane. The project would require demolition of the existing southeast structure and the removal of 32 trees. The proposed project would require approval of a Rezone to amend the P-1 District, Final Development Plan, Vesting Tentative Map (TM 01-22), and Design Review.

Declaration:

On November 3, 2022, 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.

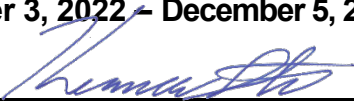
The Initial Study/Mitigated Negative Declaration is available for review at <https://www.ci.oakley.ca.us/cega-documents/>. Written comments must be submitted no later than 5:00 PM on December 5, 2022. Appeal of this determination must be made during the 30-day posting period. Notice is further given 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, Planning Manager
3231 Main Street
Oakley, CA 94561

Posting period: November 3, 2022 – December 5, 2022

Initial Study Prepared By:



Ken Strelo, Planning Manager