Print Form

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Machado Lane Subdivision

Lead Agency: City of Oakley, Planning Division

Contact Name: Ken Strelo, Planning Manager

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Project Location: Oakley (*City*) Contra Costa (*County*)

Project Decription (Proposed actions, location, and/or consequences).

The 17.73-acre project site, identified by Assessor's Parcel Numbers (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. 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, and Design Review.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Initial Study/Mitigated Negative Declaration (IS/MND) identifies potentially significant impacts for the following issue areas: Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources. However, the IS/MND includes mitigation measures to reduce all potentially significant impacts to less-than-significant levels. For example, the mitigation measures include, but are not limited to, implementation of avoidance/protection measures should any cultural, tribal cultural, or paleontological resources be identified on-site, prohibition of natural gas infrastructure, preparation of a site assessment to determine whether asbestos-containing materials and/or lead based paint are present on-site and provide recommended actions if such materials are present, abandonment of any existing wells and/or septic systems, and limits on construction noise and the use of vibratory compacters.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Significant areas of controversy have not been identified for the proposed project. However, typical concerns related to development projects in the City include:

- impacts to wildlife habitat;
- increased pollutant emissions;
- increase in noise during contruction; and
- increase in traffic.

Provide a list of the responsible or trustee agencies for the project.

Bay Area Air Quality Management District;
California Department of Fish and Wildlife;
Regional Water Quality Control Board; and
United States Fish and Wildlife Service.