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: Sellers Avenue 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 20.42-acre project site, identified by Assessor's Parcel Number (APN) 033-150-013-2, is located northwest of the intersection of Sellers Avenue and Wildhorse Road in the City of Oakley, California. The site predominantly consists of undeveloped ruderal grassland with the exception of one farmhouse and two ancillary buildings in the northern portion of the site. The City of Oakley General Plan designates the project site as Residential Low (RL) and the site is zoned Planned Unit Development (P-1).

The Sellers Avenue Subdivision (proposed project) would include the demolition of the existing on-site structures, as well as the subdivision of the project site into 77 single-family residential lots, Parcel A, and Parcel B. The project would also include the development of a retention basin and tot lot/picnic area in the northwest corner of the project site, and the off-site, northerly extension of water and sewer lines. The project would require approval of a Rezone to amend an existing P-1 District (RZ 01-22), a Final Development Plan (FDP 01-22), a Vesting Tentative Map (VTM) (TM 01-22), as well as a Design Review (DR 01-22).

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, Transportation, 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: evaluation of on-site buildings by a qualified architectural historian; implementation of avoidance/protection measures should any cultural, tribal cultural, or paleontological resources be identified on-site; prohibition of natural gas infrastructure; preparation of soil testing and a site assessment to determine whether arsenic, organochloride pesticides, 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; limits on construction noise; and preparation and implementation of a traffic control plan during construction.

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 construction; 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.