

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____
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## Project Title: Sellers Avenue Subdivision

Lead Agency: City of Oakley, Planning Division Contact Person: Ken Strelo, Planning Manager  
Street Address: 3231 Main Street Phone: (925) 625-7000  
City: Oakley Zip: 94561 County: Contra Costa

**Project Location:** County: Contra Costa City/Nearest Community: City of Oakley

Cross Streets: Sellers Avenue and Wildhorse Road Zip code: 94561

Lat/Long/: 37 ° 58 ' 55.41 " N / 121 ° 40 ' 48.35 " W Total Acres: 20.42

Assessor's Parcel No: 033-150-013-2 Section: 31 Twp: 2N Range: 3E Base: MDBM

Within 2 miles: State Hwy#: N/A Waterways: Marsh Creek, Contra Costa Canal, Dutch Slough, San Joaquin River Delta

Airports: N/A Railways: BNSF Schools: Iron House Elementary School, Oakley Elementary School, Laurel Elementary School, O'Hara Park Middle School, Gehringer Elementary School, Delta Vista Middle School, Faith Christian School

## Document Type:

### CEQA:

- NOP
- Early Cons
- Neg Dec
- Mit Neg Dec
- Draft EIR
- Supplement/Subsequent EIR (Prior SCH No.) \_\_\_\_\_
- Other: \_\_\_\_\_

### NEPA:

- NOI
- EA
- Draft EIS
- FONSI

### Other:

- Joint Document
- Final Document
- Other: \_\_\_\_\_

## Local Action Type:

- General Plan Update
- General Plan Amendment
- General Plan Element
- Community Plan
- Specific Plan
- Master Plan
- Planned Unit Development
- Site Plan
- Rezone
- Prezone
- Use Permit
- Land Division (Subdivision, etc.)
- Annexation
- Redevelopment
- Coastal Permit
- Other: Final Development Plan, Design Review

## Development Type:

- Residential: Units 77 Acres 20.42
- Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_
- Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_
- Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_
- Educational \_\_\_\_\_
- Recreational \_\_\_\_\_
- Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_
- Transportation: Type \_\_\_\_\_
- Mining: Mineral \_\_\_\_\_
- Power: Type \_\_\_\_\_ MW \_\_\_\_\_
- Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_
- Hazardous Waste: Type \_\_\_\_\_
- Other: \_\_\_\_\_

## Project Issues That May Have A Significant Or Potentially Significant Impact:

- Aesthetic/Visual
- Agricultural Land
- Air Quality
- Archeological/Historical
- Biological Resources
- Coastal Zone
- Drainage/Absorption
- Economic/Jobs
- Fiscal
- Flood Plain/Flooding
- Forest Land/Fire Hazard
- Geologic/Seismic
- Minerals
- Noise
- Population/Housing Balance
- Public Services/Facilities
- Recreation/Parks
- Schools/Universities
- Septic Systems
- Sewer Capacity
- Soil Erosion/Compaction/Grading
- Solid Waste
- Toxic/Hazardous
- Traffic/Circulation
- Vegetation
- Water Quality
- Water Supply/Groundwater
- Wetland/Riparian
- Growth Inducement
- Land Use
- Cumulative Effects
- Other: Greenhouse Gas Emissions

**Present Land Use/Zoning/General Plan Designation:** 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).

**Project Description:** 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).

**Reviewing Agencies Checklist**

continued

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below.

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| <input checked="" type="checkbox"/> Air Resources Board                 | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction       |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of          |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of        |
| <input checked="" type="checkbox"/> Caltrans District # 4               | <input type="checkbox"/> Public Utilities Commission                |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # 5               |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency                           |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling & Recovery,            |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy         | <input type="checkbox"/> Department of                              |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> S.F. Bay Conservation & Development        |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers &   |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Mountains Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> San Joaquin River Conservancy              |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> Santa Monica Mountains Conservancy         |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> State Lands Commission                     |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Clean Water Grants                  |
| <input checked="" type="checkbox"/> Fish & Wildlife Region # 3          | <input type="checkbox"/> SWRCB: Water Quality                       |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input type="checkbox"/> SWRCB: Water Rights                        |
| <input type="checkbox"/> Forestry & Fire Protection, Department of      | <input type="checkbox"/> Tahoe Regional Planning Agency             |
| <input type="checkbox"/> General Services, Department of                | <input type="checkbox"/> Toxic Substances Control, Department of    |
| <input type="checkbox"/> Health Services, Department of                 | <input checked="" type="checkbox"/> Water Resources, Department of  |
| <input type="checkbox"/> Housing & Community Development                | <input type="checkbox"/> Other: _____                               |
| <input checked="" type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Other: _____                               |

**Local Public Review Period**

Starting Date 11/3/2022 Ending Date 12/5/2022

Lead Agency: City of Oakley, Planning Division Sponsor: MLC Holdings  
 Consulting Firm: Raney Planning & Management, Inc. Address: 2603 Camino Ramon, Ste. 140  
 Address: 1501 Sports Drive, Suite A City/State/Zip: San Ramon, CA, 94583  
 City/State/Zip: Sacramento, CA 95834 Phone: ( 925 ) 324-6178  
 Contact: Rod Stinson, Vice President  
 Phone: ( 916 ) 372-6100

Signature of Lead Agency Representative:  Date: 11/3/22

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.