

OAKLEY



CALIFORNIA

California Environmental Quality Act (CEQA)

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Project Title: Sellers Avenue Subdivision (RZ 01-22, TM 01-22, FDP 01-22, DR 01-22)

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:

5911 Sellers Ave
Oakley, CA 94561
Accessor's Parcel Numbers (APNs): 033-150-013-2

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 (RL)

Existing Zoning:

Planned Unit Development (P-1)

Project Description Summary:

The approximately 20.42-acre project site, identified by APN 033-150-013-2, is located at 5911 Sellers Avenue 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. Seven trees exist on-site. Surrounding existing land uses include scattered rural residences with small-scale agricultural uses to the north, south, and east. The project site is bound by the Burlington Northern and Santa Fe Railway Company (BNSF) railroad tracks to the west. Single-family residences are located further

west, beyond the BNSF railroad tracks. The City of Oakley General Plan designates the project site as Residential Low (RL) and the site is zoned Planned Unit Development (P-1). Development of 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).

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/ceqa-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