

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 # _____

Project Title: Stonecreek Subdivision 9647 Project

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

Project Location: County: Contra Costa City/Nearest Community: Oakley
Cross Streets: Kings Canyon Way/ Sierra Trail Boulevard Zip code: 94561
Lat/Long/: 37 ° 58 ' 38.14 " N/ 121 ° 40 ' 50.74 " W Total Acres: 50.44
Assessor's Parcel No. 033-140-020, -021, and -028 Section: 31 Twp: 2N Range: 3E Base: MDBM
Within 2 miles: State Hwy#: NA Waterways: Marsh Creek, Contra Costa Canal, Dutch Slough,
Airports: N/A Railways: BNSF Schools: Gehring Elementary School, Knightsen Elementary School, Laurel Elementary School, Mary Casey Black Elementary School, Iron House Elementary School, Delta Vista Middle School, O'Hara Park Middle School

Document Type:

CEQA: NOP Draft EIR **NEPA:** NOI **Other:** Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

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

Development Type:

Residential: Units 176 Acres 44.27 Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational HCP buffer/Open Space: 1 acre; Park: 2.43 acres Hazardous Waste: Type _____
 Other: Storm Water Detention Basin: 2.74 acres

Project Issues That May Have a Significant or Potentially Significant Impact:

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

Present Land Use/Zoning/General Plan Designation: The project site is primarily undeveloped and was graded in 2006. A single-family residence and ancillary structures were previously located in the southeast corner. However, all structures have been demolished and only remnant building foundations remain on-site. The site also contains two palm trees located in the northwest corner of the site. The City of Oakley General Plan designates the site as RL and RV, and the site is zoned P-1.

Project Description: The Stonecreek Subdivision 9647 Project (proposed project) would subdivide the project site into 176 single-family residential lots. On-site improvements would include approximately one acre of open space within a 75-foot setback from Marsh Creek, a 2.43-acre park in the northwest corner of the project site, and a 2.7-acre stormwater detention basin in the northeast corner of the site. An internal roadway network would connect to existing roadways to provide site access, including Teton Road and Kings Canyon Way to the north of the site and Sellers Avenue to the east. Each lot would range in size from 6,000 square feet (sf) to 16,182 sf, and utility improvements would be included on-site and within the surrounding roadways. Frontage improvements would include a 26-foot-wide roadway dedication along the Sellers Avenue frontage to the east. The project would include removal of the existing remnant foundations and on-site trees would be removed. The proposed project would require approval of a Vesting Tentative Map.

Reviewing Agencies Checklist

continued

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

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

Local Public Review Period

Starting Date October 7, 2024 Ending Date November 5, 2024

Lead Agency: City of Oakley, Planning Division **Applicant:** Jeff Schroeder, Ponderosa II Homes, Inc.
Consulting Firm: Raney Planning & Management, Inc. **Address:** 5020 Franklin Drive, Suite 200
Address: 1501 Sports Drive, Suite A **City/State/Zip:** Pleasanton, CA 94588
City/State/Zip: Sacramento, CA 95834 **Phone:** (925) 460-8900
Contact: Rod Stinson
Phone: (916) 372-6100

Signature of Lead Agency Representative:  _____ **Date:** 10/7/24

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