



**City of Oakley
Planning Division**

3231 Main Street
Oakley, CA 94561
(925) 625-7000

NOTICE OF DETERMINATION

To: Contra Costa County Clerk-Recorder
P.O. Box 350
Martinez, CA 94553

From: City of Oakley
Planning Division
3231 Main Street
Oakley, CA 94561

To: State Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Contact: Joshua McMurray
Community Development Director
Phone: (925) 625-7000

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code

State Clearing House Number: 2004092011

Project Title: Bethel Island LLC Subdivision 9156 (Project of the East Cypress Corridor Specific Plan)

Project Applicant: ACD-TI Oakley, LLC
A Delaware Limited Liability Company
11611 San Vicente Boulevard, Suite 610
Los Angeles, CA 91149
Attn: John Baayoun, (310) 594-5334


Project Location: The proposed project would develop approximately 350.94-acres of Planning Area 4 of the East Cypress Corridor Specific Plan. The project site is generally located south of East Cypress Road, northeast and north of the Contra Costa Canal and west of Sandmound Slough.

Project Description: The applicant submitted an application to amend Vesting Tentative Map 9156 for Planning Area 4 in a manner consistent with the East Cypress Corridor Specific Plan. The Amendment proposes to add 77 residential units to the 1,128 residential units that are approved for the Bethel Island LLC property for a total of 1,205 residential units. A review of the Map Amendment Application by the City confirms that the tentative map generally mirrors the Specific Plan's conceptual land use exhibit for the Bethel Island LLC Property with regard to the proposed uses, internal roadways, parks, lake and other infrastructure and is less than the overall dwelling unit count approved for the Specific Plan. The project proposes 1,205 dwelling units in a variety of housing types and includes the same land uses on approximately the same acreage as the Specific Plan's conceptual land use plan for the Bethel Island LLC Property of Planning Area 4. The City Council adopted an Addendum to the certified East Cypress Corridor Specific Plan Environmental Impact Report and approved Vesting Tentative Map 9156 on November 10, 2020.

This is to advise that the City of Oakley has approved the above described project on November 10, 2020 and has made the following determinations regarding the above described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
An Addendum was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of approval of this project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A Statement of Overriding Consideration [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.


This is to certify that the Addendum and record of project approval is available to the General Public at the City of Oakley, Planning Division, 3231 Main Street, Oakley, California 94561.



Signature (Public Agency)

Date

11/13/20



Title

Date Received for Filing at OPR

AFFIDAVIT OF FILING AND POSTING

I declare that on _____ I received and posted this notice as required by California Public Resources Code Section 21152. Said notice will remain posted for 30 days from the filing date.

Signature

Title