



OAKLEY



CALIFORNIA

California Environmental Quality Act (CEQA)

Notice of Intent to Adopt a Negative Declaration

Project Title: Castro Property Subdivision 9488 (TM 02-18)

Lead Agency Name and Address: City of Oakley, 3231 Main Street, Oakley, CA 94561

Contact Person and Phone Number: Kenneth W. Strelow, Principal Planner, (925) 625-7036

Project Location: East side of Machado Lane apx. 500 feet south of East Cypress Road, Oakley, CA 94561; APN 033-170-021; Contra Costa County

Project Sponsor's Name and Address: Zheng Shizao, 1378 West Zhongshan Road, Haishu District, Ningbo, Zhejiang, China 315161

General Plan: Single-Family Residential Low Density (SL)

Zoning: R-15 (Single-Family Residential) District

Project Description Summary: Application requesting approval of a Tentative Map to subdivide a 5.02-acre lot into 10 lots (2 du/acre) and construct the associated public roadway. The project site is designated Single-Family Low in the Oakley 2020 General Plan and zoned Single-Family Residential (R-15) District. The Project is located on the east side of Machado Lane approx. 500 ft. south of E. Cypress Road (APN: 033-170-021).

Declaration: On August 24, 2018, 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.

The Initial Study and Negative Declaration are available for review between 8:00 a.m. and 6:00 p.m. Monday through Thursday, and Friday (excluding the 2nd and 4th Friday of each month) between 8:00 a.m. and 5:00 p.m., at the City of Oakley Planning Division, located at 3231 Main Street in Oakley, California 94561. Written comments must be submitted **no later than 5:00 p.m. on September 17, 2018**. Appeal of this determination must be made during the 20-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 Negative Declaration and project approvals. Subsequent notices will be published which will identify the date, time, and location of public hearings in accordance with California Environmental Quality Act guidelines. Copies of the Initial Study and Negative Declaration are also available online at: <http://www.ci.oakley.ca.us/ceqa-documents/> under "Pending Projects."

Submit comments to:

City of Oakley
Attn: Kenneth W. Strelo
3231 Main Street
Oakley, CA 94561

Posting period: August 27, 2018 – September 17, 2018

Initial Study Prepared By:



Kenneth W. Strelo, Senior Planner