

OAKLEY



CALIFORNIA

California Environmental Quality Act (CEQA)

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Project Title: CR-A (Commercial Recreation-Aquatic) District Zoning Text
Amendment (RZ 02-21) Project

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

Contact Person and Phone Number: Kenneth W. Strelo, Principal Planner
strelo@ci.oakley.ca.us
(925) 625-7000

Project Location: Oakley, CA 94561

Project Sponsor's Name and Address: Lauritzen Yacht Harbor
115 Lauritzen Lane
Oakley, CA 94561
(925) 757-1916

Existing General Plan: Commercial Recreation (CR)
Commercial (CO)

Existing Zoning: CR-A (Commercial Recreation-Aquatic) District

Project Description Summary:

The CR-A (Commercial Recreation-Aquatic) District consists of two areas in the City of Oakley: (1) parcels immediately east of State Route (SR) 160 and north of Lauritzen Lane, and (2) parcels adjacent to Big Break Road to the north of Big Break Regional Trail. The former area, to the east of SR 160, overlays Driftwood Marina and Lauritzen Yacht Harbor. The latter area, adjacent to Big Break Road, includes Big Break Marina and Foundation Contractors. Both sites are situated along the shoreline of the San Joaquin River Delta (Delta). Each area is within the vicinity of the 375.7-acre site planned for the Oakley Logistics Center, an approximately 2,249,544-square-foot (sf) light industrial logistics center approved

by the City in 2019 that consists of seven industrial parcels and four open space lots. The CR-A District located adjacent to SR 160 is situated to the north of the Oakley Logistics Center's Parcel A and Lot 3. The CR-A District north of Big Break Regional Trail abuts the logistic center's northeast property line.

The CR-A District Zoning Text Amendment Project (proposed project) would amend the City's Zoning Ordinance to expand the list of permitted and conditional commercial uses allowed in the CR-A District. The proposed Zoning Ordinance amendment would modify subsections (a) Purpose and Intent, (b) Permitted Uses, (c) Uses Requiring a Conditional Use Permit (CUP), and (h) Other Regulations in Section 9.1.512 of the City's Municipal Code. In general, the proposed amendment serves to clarify the objectives of the CR-A District and add to the district's permitted uses and uses requiring a CUP in order to modernize the CR-A District in a manner more relevant to the current uses in the vicinity, particularly the Oakley Logistics Center.

Declaration:

On November 19, 2021, 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 and Negative Declaration are 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 20, 2021. 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 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.

Submit comments to:

City of Oakley

Attn: Kenneth W. Strelow, Principal Planner

3231 Main Street

Oakley, CA 94561

Posting period: November 19, 2021 – December 20, 2021

Initial Study Prepared By: Kenneth W. Strelow, Principal Planner