

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024100226

Project Title: Stonecreek Subdivision 9647 Project

Lead Agency: City of Oakley, Planning Division

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Project Location: Oakley

City

Contra Costa

County



Project Description (Proposed actions, location, and/or consequences).

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.

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Initial Study/Mitigated Negative Declaration (IS/MND) identifies potentially significant impacts for the following issue areas: Biological Resources; Cultural Resources; Geology and Soils; Greenhouse Gas Emissions; Noise; Transportation; and Tribal Cultural Resources.

However, the IS/MND includes mitigation measures to reduce all potentially significant impacts to less-than-significant levels. For example, the mitigation measures include, but are not limited to: adherence to all permitting acquired from the Regional Water Quality Control Board (RWQCB) and U.S. Army Corps of Engineers (USACE) prior to construction activities; adherence to all engineering recommendations included in the site-specific Geotechnical Exploration prepared for the Bacchini Residential Project by ENGEO, Inc.; prohibition of natural gas infrastructure per BAAQMD guidance; adherence to construction noise regulations approved by the City of Oakley Planning and Zoning Division; implementation of sufficient California Air Pollution Control Officers Association (CAPCOA) measures to reduce vehicle miles traveled (VMT); and implementation of avoidance/protection measures should any cultural, tribal cultural, or paleontological resources be identified on-site.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Significant areas of controversy have not been identified for the proposed project. However, typical concerns related to development projects in the City include:

- impacts to wildlife habitat;
- increased pollutant emissions;
- increases in noise during construction; and
- increases in traffic.

Provide a list of the responsible or trustee agencies for the project.

Bay Area Air Quality Management District;
California Department of Fish and Wildlife;
Regional Water Quality Control Board;
United States Fish and Wildlife Service; and
U.S. Army Corps of Engineers.