

# OAKLEY



## CALIFORNIA

### California Environmental Quality Act (CEQA)

#### NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

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**Project Title:** Lucchesi Plaza

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

**Contact Person and Phone Number:** Joshua McMurray, Planning Manager  
(925) 625-7004

**Project Location:** 422 Laurel Road  
Oakley, CA 94561  
APN 035-230-002

**Project Sponsor's Name and Address:** Allen and Julie Lucchesi  
100 Kessler Lane Oakley, CA 64561

**Existing General Plan:** Single-Family Residential, Medium Density (SM)

**Proposed General Plan:** Single-Family Residential, High Density (SH)

**Existing Zoning:** Single-Family Residential (R-10)

**Proposed Zoning:** Planned Development (P-1)

**Project Description Summary:** The Lucchesi Plaza Project (proposed project) would require approval of: 1) a General Plan Amendment (GPA 02-17) to amend the land use designation from Single-Family Residential, Medium Density (SM) to Single-Family Residential, High Density (SH) and 2) a Rezone (RZ 03-17) from Single-Family Residential (R-10) to Planned Development (P-1) to allow for up to 52 for single-family homes or an approximately 1,800 square-foot (sf) wine tasting facility. It should be noted that development plans are not included at this time.

**Declaration:**

On March 2, 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.
- 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 between 8:00 a.m. and 6:00 p.m. Monday through Thursday, or Fridays 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 March 21, 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.

**Submit comments to:**

City of Oakley  
Attn: Joshua McMurray  
3231 Main Street  
Oakley, CA 94561

**Posting period: March 2, 2018 – March 21, 2018**

Initial Study Prepared By:

  
Joshua McMurray, Planning Manager