

OAKLEY



CALIFORNIA

California Environmental Quality Act (CEQA)

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Project Title: The Vines at Oakley (Subdivision 9507)

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

Contact Person and Phone Number: Ken Strelo, Principal Planner
(925) 625-7000

Project Location: 2371 Oakley Road, East of Live Oak Avenue
Oakley, CA 94561
Assessor's Parcel Number (APN): [041-100-035]

Project Size: 9.67 acres

Project Sponsor's Name and Address: MLC Holdings, Inc.
2603 Camino Ramon, Suite 140, San Ramon, CA 94583

Existing General Plan: Single-Family Residential, High Density

Proposed General Plan: Single-Family Residential, High Density (7.67 acres)
Multi-Family Residential, Low Density (2.20 acres)

Existing Zoning: R-6

Proposed Zoning: Planned Development

Project Description Summary: An application by MLC Holdings, Inc., requesting approval of four entitlements:

- 1) a General Plan Amendment (GPA 05-18) to re-designate 2.20 acres of the 9.87 acre site (gross acreage) from SH (Single Family Residential, High Density) to ML (Multi Family Residential, Low Density)
- 2) a Rezone (RZ 09-18) from R-6 (Single Family Residential) District to P-1 (Planned Unit Development) District,
- 3) a Tentative Map (TM 06-18) to subdivide approximately 9.87 acres into 62 single family residential lots, 17 public parking spaces for an adjacent park, a storm water treatment bio-

retention area, and right of way dedication and frontage improvements along Oakley Road, and

4) Design Review (DR 13-18) for home designs consisting of three floor plans (one 1-story and two 2-stories) ranging from 1,631 sf. to 2,721 sf. The project site is located at 2371 Oakley Road and is zoned R-6 (Single Family Residential) District. APN 041-100-035.

Declaration:

On July [16], 2019, 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 Mitigated 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, or online at www.oakleyinfo.com. Written comments must be submitted **no later than 5:00 p.m. on August 16, 2019**. 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 Mitigated 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 written comments to:

City of Oakley
Attn: Ken Strelo, Principal Planner
3231 Main Street
Oakley, CA 94561

Posting period: July 17, 2019 – August 16, 2019

Initial Study Prepared By: _____


Ken Strelo, Principal Planner