

OAKLEY



CALIFORNIA

California Environmental Quality Act (CEQA)

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Project Title: Acacia Project

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

Contact Person and Phone Number: Joshua McMurray, Community Development Director
(925) 625-7004

Project Location: Southeast of the Main Street/Honey Lane Intersection
Oakley, CA 94561
Assessor's Parcel Numbers (APNs): 033-030-001 & -027

Project Sponsor's Name and Address: Signature Homes, Inc.
4760 Willow Road #200
Pleasanton, CA 94588

Existing General Plan: Single-Family Residential, High Density (SFH)

Proposed General Plan: Multi-Family Residential, Low Density (ML)

Existing Zoning: Single-Family Residential (R-6)

Proposed Zoning: Planned Development (P-1)

Project Description Summary: The Acacia Project (proposed project) would include approval of: 1) a General Plan Amendment (GPA 03-18) to amend the land use designation from Single-Family Residential, High Density (SFH) to Multi-Family Residential, Low Density (ML); 2) a Rezone (RZ 07-18) from Single-Family Residential (R-6) to Planned Development (P-1); 3) a Tentative Map (TM 04-18) to subdivide approximately 13.4 acres into 108 single-family residential lots within a gated community, as well as one private street lot, twelve private drive lots, two water quality lots, and three landscape lots; and 4) a Design Review (DR 11-18) for the home designs, site landscaping, fence plans, and site design. The existing on-site structures would be demolished.

Declaration:

On September 13, 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.

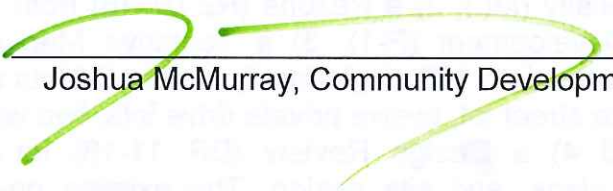
The Initial Study and Mitigated Negative Declaration are available for review between 8:00 a.m. and 6:00 p.m. Monday through Thursday, or Fridays between 8:00 a.m. and 5:00 p.m., at the City of Oakley Planning Division, located at 3231 Main Street in Oakley, California 94561. Written comments must be submitted **no later than 5:00 p.m. on October 2, 2019**. 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 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 comments to:

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

Posting period: September 13, 2019 – October 2, 2019

Initial Study Prepared By:


Joshua McMurray, Community Development Director