

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: The Village at 2092 Oakley Road Subdivision Project

Lead Agency: City of Oakley, Planning Division Contact Person: Ken Strelo, Planning Manager
Street Address: 3231 Main Street Phone: (925) 625-7000
City: Oakley Zip: 94561 County: Contra Costa

Project Location: County: Contra Costa City/Nearest Community: Oakley
Cross Streets: 2092 Oakley Road Zip code: 94561
Lat/Long/: 37 ° 59 ' 56.7 " N / 121 ° 43 ' 59 " W Total Acres: 9.99
Assessor's Parcel No. 037-110-031 Section: 22 Twp: 2N Range: 2E Base: MDBM
Within 2 miles: State Hwy#: 4; 160 Waterways: San Joaquin River; Contra Costa Canal
Airports: N/A Railways: BNSF Schools: Oakley Elementary School, Orchard Park School, O'Hara Park Middle School, Vintage Parkway Elementary School, Laurel Elementary School, Almond Grove Elementary School

Document Type:

CEQA: NOP Draft EIR **NEPA:** NOI **Other:** Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Final Development Plan, Design Review

Development Type:

Residential: Units 83 Acres 9.99 Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: _____

Project Issues That May Have a Significant or Potentially Significant Impact:

Aesthetic/Visual Fiscal Public Services/Facilities Traffic/Circulation
 Agricultural Land/Forest Flood Plain/Flooding Recreation/Parks Vegetation
 Air Quality Forest Land/Fire Hazard Schools/Universities Water Quality
 Archeological/Historical Geologic/Seismic Septic Systems Water Supply/Groundwater
 Biological Resources Greenhouse Gas Emissions Sewer Capacity Wetland/Riparian
 Coastal Zone Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Drainage/Absorption Noise Solid Waste Land Use
 Economic/Jobs Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Other: _____

Present Land Use/Zoning/General Plan Designation: The approximately 9.99-acre project site is developed with one single-family residence in the southern portion of the project site and one single-family residence, one ancillary shed, and one cell tower resembling a water tower in the northeast corner of the site. The remainder of the parcel is planted as a vineyard with rows of grapevines. A total of 16 trees exist on-site. An off-site gravel roadway runs along the eastern boundary of the site and provides access to the single-family residence in the northeast corner of the site. The City of Oakley General Plan designates the project site as Commercial (CO) and the site is zoned C (General Commercial) District.

Project Description: The proposed project would include the demolition of the two on-site existing single-family residences and one ancillary structure; removal of 14 trees; the subdivision of the project site into 83 single-family residential lots, Parcel A, and Parcel B; and the subsequent development of 83 single-family residential units, three bioretention basins, landscaping, and an internal circulation network. The existing on-site cell tower would remain. The project would also include the off-site, northerly extension of storm drain lines within Main Street and installation of a water line tie-in within Oakley Road, as well as off-site improvements to widen the north side of Oakley Road along the project frontage and increase the westbound direction from one to two lanes. The project would require City approval of a General Plan Amendment, Rezone, a Final Development Plan, Vesting Tentative Map, and Design Review.

Reviewing Agencies Checklist

continued

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below.

- Air Resources Board
- Boating & Waterways, Department of
- California Highway Patrol
- Caltrans District # 4
- Caltrans Division of Aeronautics
- Caltrans Planning (Headquarters)
- Coachella Valley Mountains Conservancy
- Coastal Commission
- Colorado River Board Commission
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Office of Public School Construction
- Energy Commission
- Fish & Game Region # 3
- Food & Agriculture, Department of
- Forestry & Fire Protection
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Integrated Waste Management Board
- Native American Heritage Commission

- Office of Emergency Services
- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation, Department of
- Pesticide Regulation, Department of
- Public Utilities Commission
- Reclamation Board
- Regional WQCB # 5
- Resources Agency
- S.F. Bay Conservation & Development
- San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy
- San Joaquin River Conservancy
- Santa Monica Mountains Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of
- Other: East Contra Costa Habitat Conservancy
- Other: _____

Local Public Review Period

Starting Date November 16, 2023

Ending Date December 18, 2023

Lead Agency: City of Oakley, Planning Division

Applicant: John D’Ambrosio Family Trust/
Mercantile Systems, Inc.

Consulting Firm: Raney Planning & Management, Inc.

Address: 9040 Brentwood Boulevard

Address: 1501 Sports Drive, Suite A

City/State/Zip: Brentwood, CA 94513

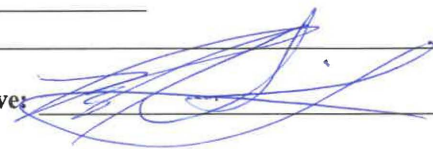
City/State/Zip: Sacramento, CA 95834

Phone: (925) 325-9247

Contact: Rod Stinson

Phone: (916) 372-6100

Signature of Lead Agency Representative: _____



Date: 11/16/23

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.