Print Form

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 #: _____

Project Title: The Village at 2092 Oakley Road Subdivision

Lead Agency: City of Oakley, Planning Division

Contact Name: Ken Strelo, Planning Manager

Email: strelo@ci.oakley.ca.us Phone Number: (925) 625-7000

Project Location: Oakley (*City*) Contra Costa (*County*)

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

The approximately 9.99-acre project site, identified by Assessor's Parcel Number (APN) 037-110-031, is located at 2092 Oakley Road in the City of Oakley, California. The 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. The City of Oakley General Plan designates the project site as Commercial (CO) and the site is zoned C (General Commercial) District.

The Village at 2092 Oakley Road Subdivision (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 approval of a General Plan Amendment, Rezone, Final Development Plan, Vesting Tentative Map, and Design Review.

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: Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, 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: implementation of avoidance/protection measures should any cultural, tribal cultural, or paleontological resources be identified on-site; prohibition of natural gas infrastructure; preparation of soil testing and a site assessment to determine whether arsenic, organochloride pesticides, asbestos-containing materials, and/or lead based paint are present on-site and provide recommended actions if such materials are present; abandonment of any existing wells and/or septic systems; limits on construction noise; and preparation and implementation of a traffic control plan during construction.

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;
- increase in noise during construction; and
- increase 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; and
United States Fish and Wildlife Service.