

# OAKLEY



## CALIFORNIA

### California Environmental Quality Act (CEQA)

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

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**Project Title:** The Village at 2092 Oakley Road Subdivision

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

**Contact Person and Phone Number:** Ken Strelor, Planning Manager  
strelor@ci.oakley.ca.us  
(925) 625-7000

**Project Location:** 2092 Oakley Road  
Oakley, CA 94561  
Assessor's Parcel Number (APN): 037-110-031

**Project Sponsor's Name and Address:** John D'Ambrosio Family Trust/  
Mercantile Systems, Inc.  
9040 Brentwood Boulevard  
Brentwood, CA 94513

**Existing General Plan:** Commercial (CO)

**Existing Zoning:** C (General Commercial) District

**Project Description Summary:**

The approximately 9.99-acre project site, identified by 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. 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. Surrounding existing uses include a mobile home park to the north and west; a convenience store, gas station, and an oil change service shop to the east; a shopping center to the

southeast, across Empire Avenue; and single-family residences and agricultural land to the south, across Oakley Road. The City of Oakley General Plan designates the project site as Commercial (CO) and the site is zoned C (General Commercial) District.

Development of 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 (GPA 01-22) to change the land use designation for the project site from CO to Residential Medium (RM), a Rezone (RZ 03-22) to change the zoning designation for the project site from C District to P-1 (Planned Unit Development) District, a Final Development Plan (FDP 01-22), a Vesting Tentative Map (TM 04-22), as well as a Design Review (DR 07-22).

**Declaration:**

On November 16, 2023, 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/Mitigated Negative Declaration is available for review at <https://www.ci.oakley.ca.us/ceqa-documents/>. Written comments must be submitted no

later than 5:00 PM on December 18, 2023. 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.

**Submit comments to:**

City of Oakley  
Attn: Ken Strelo, Planning Manager  
3231 Main Street  
Oakley, CA 94561

**Posting period: November 16, 2023 – December 18, 2023**

Initial Study Prepared By:  \_\_\_\_\_  
Ken Strelo, Planning Manager