

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: Oakley Shops at Laurel Fields

Lead Agency: City of Oakley, Planning Division

Contact Name: Ken Strelo, Community Development Director

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Phone Number: (925) 625-7000

Project Location: Oakley

City

Contra Costa

County



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

The project site is primarily undeveloped with 12 non-native trees along the frontage of Laurel Road. The project site includes a gravel roadway, which connects Laurel Road to a centrally located on-site gravel pad. The gravel pad has historically been used as an overflow parking lot for the adjacent Laurel Baseball Fields. The City of Oakley General Plan designates the project site as Commercial (CO) and the site is zoned RB (Retail Business) District.

The proposed project would include the development of a shopping center with 81,728 square feet (sf) of commercial retail space. The project site would be subdivided into two parcels: the 7.72-acre Parcel 1 and 1.04-acre Parcel 2. The Parcel 1 area would be developed with a 55,500-sf Safeway grocery store; four separate retail pads totaling 18,145 sf of space for shops and restaurants; and a 5,000-sf pad for shops. Two of the retail pads are anticipated to be developed with drive-thru restaurants. The Parcel 2 area would be developed with a 3,083-sf gas station and convenience store with 16 vehicle fueling stations and adjacent fuel truck parking. The proposed project would also include roadway and utility improvements along the site's Laurel Road and O'Hara Avenue frontages, and off-site improvements to the existing bioretention basin area located within the Laurel Baseball Fields. The project would require City approval of a Tentative Parcel Map, Conditional Use Permit, Variance, 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; adherence to all engineering recommendations included in the site-specific Geotechnical Engineering Report prepared for the proposed project by Intertek PSI; prohibition of natural gas infrastructure on-site; completion of soil testing for contaminants; implementation of construction noise and vibration reduction measures; preparation and implementation of a traffic control plan during construction; installation of site improvements to enhance pedestrian safety; and approval of the final site plan to ensure adequate sight distance at all project driveways.

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.

N/A