

# OAKLEY

2019029007



## CALIFORNIA

### California Environmental Quality Act (CEQA)

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

**Project Title:** The Village at Main Street Project

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

**Contact Person and Phone Number:** Joshua McMurray, Planning Manager  
(925) 625-7004

**Project Location:** Main Street, West of Big Break Road  
Oakley, CA 94561  
Assessor's Parcel Numbers (APNs): 037-100-013, -019, -023, -048, and -049

**Project Sponsor's Name and Address:** MLC Holdings, Inc.  
2603 Camino Ramon, Suite 140, San Ramon, CA 94583

**Existing General Plan:** Commercial/Light Industry

**Proposed General Plan:** Single-Family Residential, Low Density

**Existing Zoning:** Commercial

**Proposed Zoning:** Planned Development

**Project Description Summary:** The proposed project would involve rezoning and subdividing the site to allow the development of 154 residential lots, a park, a bio retention basin, and open space. The proposed project would require the approval of a General Plan Amendment (GPA 02-18) to amend the site's land use designation from Commercial/Light Industry to Single-Family Residential, Low Density, and a Rezone (RZ 05-18) from Commercial to Planned Development.

**Declaration:**

On February 4, 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 March 5, 2019**. 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 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: February 4, 2019 – March 5, 2019**

Initial Study Prepared By:

  
Joshua McMurray, Planning Manager