



California Environmental Quality Act (CEQA)

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Project Title: Oakley Shops at Laurel Fields Project

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

Contact Person and Phone Number: Ken Strelo, Community Development Director
strelo@ci.oakley.ca.us
(925) 625-7000

Project Location: 998 Laurel Road
Oakley, CA 94561
Assessor's Parcel Number (APN): 035-220-028

Project Sponsor's Name and Address: Regency Centers
1777 Botelo Drive, Suite 200
Walnut Creek, CA 94596
(925) 279-1801

Existing General Plan: Commercial (CO)

Existing Zoning: RB (Retail Business) District

Project Description Summary:

The approximately 8.77-acre project site, identified by APN 035-220-028, is located at 998 Laurel Road in the City of Oakley, California. 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. Surrounding existing land uses include single-family residences, undeveloped land, the Contra Costa Canal, and the Delta de Anza Regional Trail to the north; a single-family residence and Laurel Baseball Fields to the east; a vineyard to the south, across Laurel Road;

and single-family residences, and a 7-Eleven convenience store with Chevron gas station to the west, across O'Hara Avenue. The City of Oakley General Plan designates the project site as Commercial (CO) and the site is zoned RB (Retail Business) District.

Development of the Oakley Shops at Laurel Fields Project (proposed project) would include the removal of four of the 12 on-site trees and the construction 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 1.05-acre Parcel 2. The Parcel 1 area would be developed with a 55,500-sf Safeway grocery store with a 1,200-sf, fully enclosed outdoor storage area, loading docks, and a drive-thru pharmacy; 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 convenience store and gas station with 16 vehicle fueling stations and adjacent fuel truck parking. The proposed project would also include construction of new sidewalks along the frontage of O'Hara Avenue. The frontage of Laurel Road is already improved with sidewalks. The proposed project would include off-site improvements to the existing bioretention area located within the Laurel Baseball Fields, as well as off-site utility improvements within O'Hara Avenue and Laurel Road. In addition, the proposed project would include the installation of diagonal hatched white striping and "KEEP CLEAR" markings in the portion of O'Hara Avenue, which abuts the central project driveway. The project would require approval of a Tentative Parcel Map (TPM 01-24); Conditional Use Permit (CUP 01-24) for the operation of two drive-thru restaurants and one drive-thru pharmacy on Parcel 1 and the operation of a gas station on Parcel 2; Variance (VA 01-24) for an additional five feet in allowable height on the grocery store entry tower; as well as a Design Review (DR 02-24).

Declaration:

On June 12, 2024, 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/cega-documents/>. Written comments must be submitted no later than 5:00 PM on July 1, 2024. Appeal of this determination must be made during the 20-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, Community Development Director
3231 Main Street
Oakley, CA 94561

Posting period: June 12, 2024 – July 1, 2024