

# OAKLEY



## CALIFORNIA

### California Environmental Quality Act (CEQA)

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

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**Project Title:** Honey Creekside Subdivision 9579 Project

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

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

**Project Location:** 463 Honey Lane and 560 Honey Lane  
Oakley, CA 94561  
Accessor's Parcel Numbers (APNs): 033-030-028 and 033-030-032

**Project Sponsor's Name and Address:** Nuvera Homes  
7041 Koll Center Parkway, Suite 130  
Pleasanton, CA 94566  
(925) 309-8888

**Existing General Plan:** Residential Low/Medium (RLM)

**Existing Zoning:** Single-Family Residential (R-6) District

**Proposed Zoning:** Planned Unit Development (P-1) District

#### **Project Description Summary:**

The 10.57-acre project site is comprised of two neighboring parcels in the City of Oakley, California. The lot located at 560 Honey Lane, identified by APN 033-030-032, is hereafter referred to as the Northern Parcel. The lot located at 463 Honey Lane, identified by APN 033-030-028, is referred to as the Southern Parcel. The northern portion of the Southern Parcel is currently developed with one 1,328 square foot (sf) single-family residence, as well as an associated ancillary structure, septic tank, well, and utility poles. The entire Northern Parcel

and the remainder of the Southern Parcel consist of undeveloped land with ruderal vegetation and limited trees.

The project site is bisected by Honey Lane and is generally bound by Creekside Park to the north; a Contra Costa County Flood Control and Water Conservation District (CCCFCWCD) maintenance trail, Marsh Creek, the Marsh Creek Regional Trail, and Salvador Lane to the east; single-family residences to the south; and undeveloped land and a vacant lot planned for residential development to the west. In addition, single-family residences are located northwest of the intersection of Honey Lane and Creekside Way, and to the east beyond Marsh Creek and across Salvador Lane. The City of Oakley General Plan designates the site as Residential Low/Medium (RLM) and the site is zoned Single-Family Residential (R-6) District.

The Honey Creekside Subdivision 9579 Project (proposed project) would include demolition of the existing on-site structures, removal of the septic tank, well, and utility poles and overhead wires on the Southern Parcel, and the removal of 20 on-site trees to allow for development of the site with 57 single-family residences. The proposed project would also involve the construction of an internal roadway network throughout the project site, which would connect to Honey Lane and Salvador Lane and provide primary access to the site. Additionally, the proposed project would include the provision of five bioretention areas on the Northern Parcel and five bioretention areas on the Southern Parcel. The project would require approval of a Rezone of the project site from R-6 District to P-1 District (RZ 03-21), a Vesting Tentative Map (TM 02-21), and Design Review (DR 08-21).

#### **Declaration:**

On March 25, 2022, 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 at <https://www.ci.oakley.ca.us/ceqa-documents/>. Written comments must be submitted no later than 5:00 PM on April 13, 2022. 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 in accordance with California Environmental Quality Act guidelines.

**Submit comments to:**

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

**Posting period: March 25, 2022 – April 13, 2022**

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