Print Form

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: Honey Creekside Subdivision 9579 Project

Lead Agency: City of Oakley, Planning Division

Contact Name: Ken Strelo, Planning Manager

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Project Location: Oakley (*City*) Contra Costa (*County*)

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

The 10.57-acre project site is comprised of two neighboring parcels in the City of Oakley, California. The Northern Parcel (APN 033-030-032) is located at 560 Honey Lane and the Southern Parcel (APN 033-030-028) is located at 463 Honey Lane. 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 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 Single-Family Residential (R-6) District to Planned Unit Development (P-1) District (RZ 03-21), a Vesting Tentative Map (TM 02-21), and Design Review (DR 08-21).

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: Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, 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, the development and implementation of a tree preservation plan, preparation of a project-specific design-level geotechnical report and compliance with the geotechnical recommendations included therein, removal/abandonment of the existing domestic/irrigation well, limits on construction noise, and implementation of avoidance/protection measures should any cultural or tribal cultural resources be identified on-site.

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 contruction; and
- increase in traffic.

Provide a list of the responsible or trustee agencies for the project.

Bay Area Air Quality Management District;
California Department of Fish and Wildlife;
Regional Water Quality Control Board; and
United States Fish and Wildlife Service.