

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

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| SCH # _____ |
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Project Title: Honey Creekside Subdivision 9579 Project

Lead Agency: City of Oakley, Planning Division Contact Person: Ken Strelo, Planning Manager
Street Address: 3231 Main Street Phone: (925) 625-7000
City: Oakley Zip: 94561 County: Contra Costa

Project Location: County: Contra Costa City/Nearest Community: City of Oakley

Cross Streets: Honey Lane and Salvador Lane Zip code: 94561

Lat/Long/: 37 ° 58 ' 46.63 " N / 121 ° 41 ' 20.93 " W Total Acres: 10.57

Assessor's Parcel No: 033-030-028 and 033-030-032 Section: 31 Twp: 2N Range: 3E Base: MDBM

Within 2 miles: State Hwy#: N/A Waterways: San Joaquin River Delta

Airports: N/A Railways: BNSF Schools: Delta Vista Middle School, Iron House Elementary School, Faith Christian School, Gehringer Elementary, Knightsen Elementary School, Laurel Elementary School, O'Hara Park Middle School, Oakley Elementary School, Freedom High School

Document Type:

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|----------------------------------------------------|------------------------------------|-----------------------------------------|
| CEQA: | NEPA: | Other: |
| <input type="checkbox"/> NOP | <input type="checkbox"/> NOI | <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Mit Neg Dec | <input type="checkbox"/> FONSI | |
| <input type="checkbox"/> Draft EIR | | |
| <input type="checkbox"/> Supplement/Subsequent EIR | | |
| (Prior SCH No.) _____ | | |
| <input type="checkbox"/> Other: _____ | | |

Local Action Type:

| | | | |
|-------------------------------------------------|---------------------------------------------------|-----------------------------------------------------------------------|-----------------------------------------------------------------|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: <u>Design Review</u> |

Development Type:

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|-------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| <input checked="" type="checkbox"/> Residential: Units <u>57</u> Acres <u>10.57</u> | <input type="checkbox"/> Water Facilities: Type _____ MGD _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Educational _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Recreational _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| | <input type="checkbox"/> Other: _____ |

Project Issues That May Have A Significant Or Potentially Significant Impact:

| | | | |
|--------------------------------------------------------------|------------------------------------------------------|----------------------------------------------------------|---------------------------------------------------|
| <input type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input checked="" type="checkbox"/> Vegetation |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Land Use |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation | |

Present Land Use/Zoning/General Plan Designation: 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 City of Oakley General Plan designates the site as Residential Low/Medium (RLM) and the site is zoned Single-Family Residential (R-6) District.

Project Description: 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. 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 Planned Unit Development (P-1) District (RZ 03-21), a Vesting Tentative Map (TM 02-21), and Design Review (DR 08-21).

Reviewing Agencies Checklist

continued

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below.

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|-------------------------------------------------------------------------|---------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 4 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 5 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling & Recovery, |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Department of |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> S.F. Bay Conservation & Development |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Fish & Wildlife Region # 3 | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Forestry & Fire Protection, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Other: _____ |

Local Public Review Period

Starting Date 3/25/2022 Ending Date 4/13/2022

Lead Agency: City of Oakley, Planning Division Sponsor: Nuvera Homes
 Consulting Firm: Raney Planning & Management, Inc. Address: 7041 Koll Center Parkway, Suite 130
 Address: 1501 Sports Drive, Suite A City/State/Zip: Pleasanton, CA 94566
 City/State/Zip: Sacramento, CA 95834 Phone: (925) 309-8888
 Contact: Rod Stinson, Vice President
 Phone: (916) 372-6100

Signature of Lead Agency Representative:  Date: 3/25/22

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.