



# NOTICE OF DETERMINATION

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<b>Subject:</b>	Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code
<b>Project Title:</b>	2824 Halcyon Drive Residential Project
<b>Project Applicant:</b>	Chris Zaballos, D.R. Horton, 3000 Executive Parkway, Suite 100, San Ramon, California, 94583
<b>Project Location</b>	2824 Halcyon Drive, San Leandro, Alameda County

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## Project Description

The project would involve construction of a single-family residential subdivision. The western portion of the site is currently zoned Industrial Park (IP) and the eastern portion of the site is currently zoned Residential Single-Family (RS). The entire project site would be rezoned to Residential Single-Family Planned Development Overlay District (RS(PD)). Rezoning would bring the project site into conformance with land use designations in the General Plan and would result in a density of 7.5 dwelling units per acre on the project site. The project would involve demolition of four existing residential and accessory structures and construction of 18 single-family residences. Each of the residential structures would have its own driveway connected directly to a new public street that connects Elderberry Way to Muscari Street or to the new southwestern court or new northeastern court that both connect to the public street connecting Elderberry Way to Muscari Street. The project would include a total of 82 parking spaces on site. Of the 82 spaces on site, there would be 36 garage spaces, 36 driveway spaces, and 10 on-site street parking spaces. On the southeast corner of the project site would be a 4,877 square foot privately-owned open space area for residents' passive use.

## Determinations

This is to advise that the Lead Agency, the City of San Leandro, has approved the above described project on May 16, 2022 and has made the following determinations regarding the above described project.

1. The project **will not** have a significant effect on the environment
2. An Environmental Consistency Checklist was prepared for this project pursuant to the provisions of CEQA Guidelines Section 15183.
3. Environmental Conditions of Approval **were** made a condition of the approval of this project.
4. A mitigation reporting or monitoring plan **was not** adopted for this project.
5. A Statement of Overriding Considerations **was not** adopted for this project.
6. Findings **were** made pursuant to the provisions of CEQA.

This is to certify that the Final Environmental Consistency Checklist with record of project approval is available to the General Public at the City of San Leandro Community Development Department, 835 East 14<sup>th</sup> Street, San Leandro, California 94577.

A handwritten signature in cursive script, appearing to read "Avalon Schultz".

Avalon Schultz, AICP, Principal Planner  
Community Development Department  
City of San Leandro