

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

SCH # []

Project Title: Burroughs Project

Lead Agency: City of Oakley, Planning Division Contact Person: Joshua McMurray
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: East Cypress Road and Knightsen Avenue Zip code: 94561
Lat/Long: 37 ° 59 ' 32.1 " N 121 ° 39 ' 57.2 " W Total Acres: 43.24
Assessor's Parcel No: 032-081-025, 032-081-026 Section: 29 Twp: 2N Range: 3E Base: MDBM
Within 2 miles: State Hwy#: N/A Waterways: Contra Costa Canal, Little Dutch Slough, San Joaquin River
Airports: N/A Railways: BNSF Schools: Delta Vista Middle School, Iron House Elementary School

Document Type:

- CEQA: [] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [] Neg Dec (Prior SCH No.) [] Mit Neg Dec
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
Other: [] Joint Document [] Final Document [] Other:

Local Action Type:

- [] General Plan Update [] Specific Plan [x] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [x] Land Division (Subdivision, etc.) [] Other:

Development Type:

- [x] Residential: Units 208 Acres 43.24 [] Water Facilities: Type MGD
[] Office: Sq.ft. Acres Employees [] Transportation: Type
[] Commercial: Sq.ft. Acres Employees [] Mining: Mineral
[] Industrial: Sq.ft. Acres Employees [] Power: Type MW
[] Educational [] Waste Treatment: Type MGD
[] Recreational [] Hazardous Waste: Type
[] Other:

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

- [x] Aesthetic/Visual [] Fiscal [] Public Services/Facilities [] Traffic/Circulation
[] Agricultural Land/Forest [] Flood Plain/Flooding [] Recreation/Parks [x] Vegetation
[x] Air Quality [] Forest Land/Fire Hazard [] Schools/Universities [x] Water Quality
[x] Archeological/Historical [x] Geologic/Seismic [] Septic Systems [] Water Supply/Groundwater
[x] Biological Resources [x] Greenhouse Gas Emissions [] Sewer Capacity [x] Wetland/Riparian
[] Coastal Zone [] Minerals [x] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Drainage/Absorption [] Noise [] Solid Waste [] Land Use
[] Economic/Jobs [] Population/Housing Balance [x] Toxic/Hazardous [] Cumulative Effects
[] Other:

Present Land Use/Zoning/General Plan Designation: The project site is approximately 43.24 acres of land on the eastern side of the City of Oakley. The project site consists of annual grasslands and is currently being used to support grazing cattle. The project site is currently zoned Heavy Agriculture (A-3) and is designated Single-Family High (SH) per the City of Oakley 2020 General Plan Land Use Map.

Project Description: The Burroughs Project (proposed project) would consist of 208 single-family residential lots ranging in size from 3,150 square feet (sf) to 18,130 sf. Additionally, the proposed project would include seven new public roads (A – G Street), widening of East Cypress Road, establishment of a 75-foot stream setback, and a public trail characterized by trees, shrubs, groundcover, and bike racks. In addition, frontage improvements associated with the widening of East Cypress Road would be designed and constructed as part of the City of Oakley Capital Improvement Program (CIP). The CIP project would include improvements within the City of Oakley Right-of-Way and would not infringe on Contra Costa Water District or Bureau of Reclamation land. The proposed project would require approval of a Rezone of the project site from Heavy Agriculture (A-3) to Planned Development (P-1) and a Vesting Tentative Map (VTM).

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<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 # <u>4</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<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 checked="" type="checkbox"/> San Joaquin River Conservancy
<input checked="" 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 # <u>3</u>	<input checked="" 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 checked="" 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	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	Other: _____

Local Public Review Period

Starting Date 04/09/2021 Ending Date 05/10/2021

Lead Agency: City of Oakley, Planning Division Applicant: Westgate Ventures
Consulting Firm: Raney Planning & Management, Inc. Address: 2551 San Ramon Valley Blvd, Suite 224
Address: 1501 Sports Drive, Suite A City/State/Zip: San Ramon, CA 94583
City/State/Zip: Sacramento, CA 95834 Phone: (925) 480-7309
Contact: Rod Stinson
Phone: (916) 372-6100

Signature of Lead Agency Representative:  Date: 04/09/2021

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