

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: CR-A (Commercial Recreation-Aquatic) District Zoning Text Amendment (RZ 02-21) Project

Lead Agency: City of Oakley, Planning Division Contact Person: Kenneth W. Strelo
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: State Route 160, Lauritzen Lane, Big Break Road Zip code: 94561

Lat/Long/: 38 ° 0 ' 59.01 " N / 121 ° 45 ' 2.24 " W Total Acres: See Attached

Assessor's Parcel No: See Attached Section: 15 Twp: 2N Range: 2E Base: MDBM

Within 2 miles: State Hwy#: SR 4, SR 160 Waterways: San Joaquin River Delta

Airports: N/A Railways: BNSF Schools: Carmen Dragon Elementary, Grant Elementary, Vintage Parkway Elementary, O'Hara Park Middle, Laurel Elementary, Gehringer Elementary, Freedom High, La Paloma High, Pioneer Elementary, Black Diamond Middle, and Jack London Middle.

Document Type:

CEQA:

- NOP Draft EIR
 Early Cons Supplement/Subsequent EIR
 Neg Dec (Prior SCH No.) _____
 Mit Neg Dec Other: _____

NEPA:

- NOI
 EA
 Draft EIS
 FONSI

Other:

- Joint Document
 Final Document
 Other: _____

Local Action Type:

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

Development Type:

- Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational _____
 Recreational _____
- Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 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 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 type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input 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 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 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: See Attached.

Project Description: See Attached.

Reviewing Agencies Checklist

continued

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

- | | |
|---|---|
| <input type="checkbox"/> Air Resources Board | <input 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling & Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input checked="" type="checkbox"/> S.F. Bay Conservation & Development |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy |
| <input type="checkbox"/> Colorado River Board | <input checked="" type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input checked="" type="checkbox"/> State Lands Commission |
| <input checked="" type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Wildlife Region # <u>3</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry & Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period

Starting Date 11/19/21 Ending Date 12/20/21

Lead Agency: City of Oakley, Planning Division Sponsor: Lauritzen Yacht Harbor
 Consulting Firm: Raney Planning & Management, Inc. Address: 115 Lauritzen Lane
 Address: 1501 Sports Drive, Suite A City/State/Zip: Oakley, CA 94561
 City/State/Zip: Sacramento, CA 95834 Phone: (925) 757-1916
 Contact: Rod Stinson, Vice President
 Phone: (916) 372-6100

Signature of Lead Agency Representative:  Date: 11/19/21

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

The CR-A (Commercial Recreation-Aquatic) District consists of two areas in the City of Oakley: (1) parcels immediately east of State Route (SR) 160 and north of Lauritzen Lane, and (2) parcels adjacent to Big Break Road to the north of Big Break Regional Trail. The former area, to the east of SR 160, overlays Driftwood Marina and Lauritzen Yacht Harbor. The latter area, adjacent to Big Break Road, includes Big Break Marina and Foundation Contractors. Both sites are situated along the shoreline of the San Joaquin River Delta (Delta). Each area is within the vicinity of the 375.7-acre site planned for the Oakley Logistics Center, an approximately 2,249,544-square-foot (sf) light industrial logistics center approved by the City in 2019 that consists of seven industrial parcels and four open space lots. The CR-A District located adjacent to SR 160 is situated to the north of the Oakley Logistics Center's Parcel A and Lot 3. The CR-A District north of Big Break Regional Trail abuts the logistic center's northeast property line. The purpose of the CR-A District is to provide designated areas for preservation of natural features and to encourage marine-commercial and visitor-oriented uses in waterfront areas.

In addition, Planning Area 6 of the City-adopted East Cypress Corridor Specific Plan (ECCSP) contains two areas with CR land use designations, to which the CR-A District would apply. The two areas with CR land use designations in Planning Area 6 are generally located in the northern portion of the planning area, with one of the CR land use designations abutting the eastern side of Jersey Island Road and Dutch Slough, the latter of which is a portion of the Delta. The other CR land use designation in Planning Area 6 abuts the western side of Bethel Island Road within the northern City limits.

The CR-A Zoning Text Amendment Project (proposed project) would amend the City's Zoning Ordinance to expand the list of permitted and conditional commercial uses allowed in the CR-A District. The proposed Zoning Ordinance amendment would modify subsections (a) Purpose and Intent, (b) Permitted Uses, (c) Uses Requiring a Conditional Use Permit (CUP), and (h) Other Regulations in Section 9.1.512 of the City's Municipal Code. In general, the proposed amendment serves to clarify the objectives of the CR-A District and add to the district's permitted uses and uses requiring a CUP in order to modernize the CR-A District in a manner more relevant to the current uses in the vicinity, particularly the Oakley Logistics Center.