

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: Bridgehead Industrial Project

Lead Agency: City of Oakley, Community Development Department Contact Person: Ken Strelo, Community Development Director
Street Address: 3231 Main Street Phone: (925) 625-7036
City: Oakley Zip: 94561 County: Contra Costa

Project Location: County: Contra Costa City/Nearest Community: Oakley
Cross Streets: Big Break Road/Main Street/Bridgehead Road Zip code: 94561
Lat/Long/: 38 ° 00 ' 22.4 " N/ 121 ° 44 ' 20.9 " W Total Acres: 164
Assessor's Parcel No. 037-020-007; 037-040-007 and -015 Section: 22 Twp: 2N Range: 2E Base: MDBM
Within 2 miles: State Hwy#: 4; 160 Waterways: San Joaquin River Delta; Contra Costa Canal
Airports: N/A Railways: BNSF Schools: Orchard Park School; Oakley Elementary School; Vintage Parkway Elementary School; Shining Star Christian Academy; Imagination Pre-School; O'Hara Park Middle School; Sunshine House Pre-School Oakley; Laurel Elementary School; and Mno Grant Elementary

Document Type:

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

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 Other: Design Review, Master Sign Program
(Subdivision, etc.)

Development Type:

Residential: Units _____ Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. 3,180,000 Acres 164 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:

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

Present Land Use/Zoning/General Plan Designation: The Burlington Northern Sante Fe (BNSF) railroad tracks bisect the project site, which is split into an approximately 87.6-acre North Development Area and an approximately 76.4-acre South Development Area. An existing stormwater drain runs north-to-south within the North Development Area of the project site. The North and South Development Areas are developed with vineyards. Existing on-site buildings associated with the vineyards are located within the North Development Area. The South Development Area is located within the River Oaks Crossing Specific Plan area. The City of Oakley General Plan designates the North Development Area as Light Industrial (LI) and the South Development Area as Commercial (CO). The North Development Area is zoned BPL (Business Park Low) District and the South Development Area is zoned SP-1 (River Oaks Crossing Specific Plan) District.

Project Description: The proposed project would include the removal of the existing vineyard and associated buildings and subsequent construction of 10 light industrial buildings (Buildings 1 through 10) totaling 3.18 million square feet (sf) of new building space, including three million sf of warehouse space and 72,000 sf of office space, as well as associated internal roadways, parking, landscaping, utilities, and other improvements. The proposed project would require City approval of a General Plan Amendment, Rezone, Tentative Subdivision Map, Master Sign Program, and Design Review.

Reviewing Agencies Checklist

continued

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

- Air Resources Board
- Boating & Waterways, Department of
- California Highway Patrol
- Caltrans District # 4
- Caltrans Division of Aeronautics
- Caltrans Planning (Headquarters)
- Coachella Valley Mountains Conservancy
- Coastal Commission
- Colorado River Board Commission
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Office of Public School Construction
- Energy Commission
- Fish & Game Region # 3
- Food & Agriculture, Department of
- Forestry & Fire Protection
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Integrated Waste Management Board
- Native American Heritage Commission

- Office of Emergency Services
- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation, Department of
- Pesticide Regulation, Department of
- Public Utilities Commission
- Reclamation Board
- Regional WQCB # 5
- Resources Agency
- S.F. Bay Conservation & Development
- San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy
- San Joaquin River Conservancy
- Santa Monica Mountains Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of
- Other: _____
- Other: _____

Local Public Review Period

Starting Date May 10, 2024

Ending Date June 10, 2024

Lead Agency (Complete if applicable):
 Consulting Firm: Raney Planning & Management, Inc.
 Address: 1501 Sports Drive, Suite A
 City/State/Zip: Sacramento, CA 95834
 Contact: Angela DaRosa
 Phone: (916) 372-6100

Applicant: Oxfoot Oakley LLC
 Address: 24737 Arnold Drive
 City/State/Zip: Sonoma, CA 95476
 Phone: (775) 200-1817

Signature of Lead Agency Representative:  **Date:** 5/10/24

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