

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: Oakley Shops at Laurel Fields

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

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

Cross Streets: Laurel Road/O'Hara Avenue Zip code: 94561

Lat/Long/: 37 ° 59 ' 3.04 " N/ 121 ° 42 ' 46.12 " W Total Acres: 8.77

Assessor's Parcel No. 035-220-028 Section: 25 Twp: 2N Range: 2E Base: MDBM

Within 2 miles: State Hwy#: 4 Waterways: San Joaquin River; Contra Costa Canal; Marsh Creek

Airports: N/A Railways: BNSF Schools: Oakley Elementary School, Orchard Park School, O'Hara Park Middle School, Vintage Parkway Elementary School, Laurel Elementary School, Almond Grove Elementary School

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 (Subdivision, etc.) Other: Design Review, Variance

Development Type:

Residential: Units _____ Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 81,728 Acres 8.77 Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: Parking lot

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: Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation: The project site is primarily undeveloped with 12 non-native trees along the frontage of Laurel Road. The project site includes a gravel roadway, which connects Laurel Road to a centrally located on-site gravel pad. The gravel pad has historically been used as an overflow parking lot for the adjacent Laurel Baseball Fields. The City of Oakley General Plan designates the project site as Commercial (CO) and the site is zoned RB (Retail Business) District.

Project Description: The proposed project would include the development of a shopping center with 81,728 square feet (sf) of commercial retail space. The project site would be subdivided into two parcels: the 7.72-acre Parcel 1 and 1.04-acre Parcel 2. The Parcel 1 area would be developed with a 55,500-sf Safeway grocery store; four separate retail pads totaling 18,145 sf of space for shops and restaurants; and a 5,000-sf pad for shops. Two of the retail pads are anticipated to be developed with drive-thru restaurants. The Parcel 2 area would be developed with a 3,083-sf gas station and convenience store with 16 vehicle fueling stations and adjacent fuel truck parking. The proposed project would also include roadway and utility improvements along the site's Laurel Road and O'Hara Avenue frontages, and off-site improvements to the existing bioretention basin area located withing the Laurel Baseball Fields. The project would require City approval of a Tentative Parcel Map, Conditional Use Permit, Variance, and Design Review.

Reviewing Agencies Checklist

continued

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

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> Caltrans District # <u>4</u> | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Colorado River Board Commission | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> S.F. Bay Conservation & Development |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Office of Public School Construction | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Fish & Game Region # <u>3</u> | <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 | <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 type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: <u>East Contra Costa Habitat Conservancy</u> |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period

Starting Date June 12, 2024 Ending Date July 1, 2024

Lead Agency: City of Oakley, Planning Division **Applicant:** Regency Centers

Consulting Firm: Raney Planning & Management, Inc. Address: 1777 Botelo Dr., Suite 200

Address: 1501 Sports Drive, Suite A City/State/Zip: Walnut Creek, CA 94596

City/State/Zip: Sacramento, CA 95834 Phone: (925) 279-1801

Contact: Rod Stinson

Phone: (916) 372-6100

Signature of Lead Agency Representative:  **Date:** 6/11/24

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