

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: East Cypress Corridor Specific Plan

Lead Agency: City of Oakley, Community Development Department Contact Person: Kenneth 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: Southeast of the intersection of Sandmound Boulevard/Bethel Island Road Zip code: 94561
Lat/Long/: 37 ° 59 ' 52.9 " N / 121 ° 38 ' 8.8 " W Total Acres: 404.1
Assessor's Parcel No. A portion of 032-370-033 Section: 22 Twp: 2N Range: 3E Base: MDBM
Within 2 miles: State Hwy#: N/A Waterways: Dutch Slough, Taylor Slough, San Joaquin River, and Sandmound Slough
Airports: N/A Railways: BNSF Schools: Summer Lake 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 Other: Specific Plan Amendment
(Subdivision, etc.)

Development Type:

Residential: *Units* 1,267 *Acres* _____ 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:

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

Present Land Use/Zoning/General Plan Designation: The East Cypress Corridor Specific Plan (ECCSP) is comprised of six Planning Areas consisting of approximately 2,546 acres of land within the City of Oakley, California and/or the City's Sphere of Influence. The proposed project would include development specific to Planning Area 2. Planning Area 2 (Summer Lake North) of the ECCSP consists of a 409-acre portion of a larger parcel (formerly identified as Assessor's Parcel Number [APN] 032-370-033) and is undeveloped. The City of Oakley General Plan designates Planning Area 2 as Specific Plan and the site is zoned ECCSP (SP-1).

Project Description: The proposed project would redesign and subdivide Planning Area 2 to include a total of 1,267 residential units, comprised of 824 units associated with the Summer Lake North Tentative Map and 443 units associated with six Builder's Remedy Tentative Maps. The project would also include an analysis of the feasibility of the Rock Slough Bridge. It should be noted that the proposed Summer Lake North Tentative Map includes minor adjustments to the project site boundaries for a total site acreage of 404.1 acres. The proposed project would require City approval of a Specific Plan Amendment and six Builder's Remedy Tentative Maps.

Reviewing Agencies Checklist

continued

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

- | | |
|---|---|
| <input checked="" 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 checked="" 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 checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Coastal Commission | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Colorado River Board Commission | <input type="checkbox"/> Resources Agency |
| <input checked="" 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 & |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Office of Public School Construction | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> State Lands Commission |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>3</u> | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Forestry & Fire Protection | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Other: _____ |

Local Public Review Period

Starting Date May 10, 2024 Ending Date June 10, 2024

Lead Agency (Complete if applicable): _____ **Applicant:** City of Oakley

Consulting Firm: Raney Planning & Management, Inc. Address: 3231 Main Street

Address: 1501 Sports Drive, Suite A City/State/Zip: Oakley, CA 94561

City/State/Zip: Sacramento, CA 95834 Phone: (925) 625-7000

Contact: Rod Stinson

Phone: (916) 372-6100

Signature of Lead Agency Representative:  _____ **Date:** 5/9/24

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