

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 # 2019029113

Project Title: Oakley Logistics Center Project

Lead Agency: City of Oakley, Planning Department 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: Bridgehead Road and Wilbur Avenue Zip code: 94561
 Lat/Long/: 38 ° 00 ' 42.7 " N 121 ° 44 ' 54.6 " W Total Acres: 375.7
 Assessor's Parcel No: 037-020-008, -009, -010, -014 through -022 Section: 15 Twp: 2N Range: 2E Base: MDBM
 Within 2 miles: State Hwy#: 160 & 4 Waterways: Central Slough, San Joaquin River Delta, Big Break
 Airports: N/A Railways: BNSF Schools: Orchard Park School, Laurel Elementary School, Mno Grant Elementary

Governor's Office of Planning & Research

Document Type:

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

After 12PM
 OCT 15 2019

STATE CLEARINGHOUSE

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: Final Development Plan, Design Review, Development Agreement

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. 1,985,304 Acres 143.3 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: _____

Present Land Use/Zoning/General Plan Designation: The entire subject property consists of approximately 375.7 acres; however, the logistics center would only develop on approximately 143.3 acres within the southwest portion of the property. The 143.3-acre project site is highly disturbed from its previous use as a chemical plant and as a result of the remediation efforts. The subject property, including the project site, is currently designated Light Industrial (LI), Utility Energy (UE), Business Park (BP), and Delta Recreation (DR) per the City of Oakley 2020 General Plan Land Use Map and is zoned Specific Plan (SP-3).

Project Description: See attached.

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".

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|---|---|
| <input checked="" 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 checked="" 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, |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | Department of |
| <input type="checkbox"/> Coastal Commission | <input checked="" 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 | 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 checked="" 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 checked="" 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 10/16/2019

Ending Date 12/3/2019

Lead Agency: City of Oakley Planning Department

Applicant: North Point Development

Consulting Firm: Raney Planning & Management, Inc.

Address: 12977 North Forty Drive, Suite 203

Address: 1501 Sports Drive, Suite A

City/State/Zip: St. Louis, MO 63141

City/State/Zip: Sacramento, CA 95834

Phone: (816) 384-2293

Contact: Rod Stinson

Phone: (916) 372-6100

Signature of Lead Agency Representative: _____

Date: _____

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

Project Description

The proposed project would include construction of five buildings across the project site ranging in size from 150,000 square feet (sf) to 642,960 sf for a total of approximately 1,985,304 sf. The proposed project would include demolition of the existing structure and utility remnants and construction of the proposed buildings over two phases. Specific uses for the proposed buildings would be subject to site-specific development standards in the proposed Planned Unit Development. Access to the project site would be provided by a main entrance located at the intersection of Wilbur Avenue and Bridgehead Road and two secondary access points on Bridgehead Road. The proposed project would include the widening of Bridgehead Road from the site boundary with the PG&E property to the south, north to the site boundary with the Lauritzen Yacht Harbor storage property. Furthermore, Wilbur Avenue would be extended eastward by approximately 1,170 feet into the project site. Both the widened portion of Bridgehead Road as well as the extension of Wilbur Avenue would be dedicated to the City as public roadways, along with A Street, B Street, C Street, and D Street within the project site. Additional off-site improvements associated with the proposed project would include construction of a new sew pump station at Wilbur Avenue, a new six-inch force main within Bridgehead Road, and improvements at the existing Bridgehead Pump Station and Bridgehead Force Main.

Requested Entitlements

The proposed project requests the following discretionary actions by the City of Oakley:

- Certification of the Environmental Impact Report, including adoption of Findings of Fact and a Statement of Overriding Considerations. Before the City can approve the proposed project, the City must certify that the EIR was completed in compliance with the requirements of CEQA, that the decision-making body has reviewed and considered the information in the EIR, and that the EIR reflects the independent judgment of the City of Davis. The City would also be required to adopt Findings of Fact, and for any impacts determined to be significant and unavoidable, a Statement of Overriding Considerations, as part of project approval.
- Adoption of the Mitigation Monitoring and Reporting Program. Certification of the EIR requires adoption of a Mitigation Monitoring and Reporting Plan (MMRP), which specifies the methods for monitoring mitigation measures required to eliminate or reduce the project's significant effects on the environment.
- Approval of a General Plan Amendment (map and text) (GP 04-18). The proposed project would require a General Plan Amendment to amend the land use designation of the 143.3-acre project site from Light Industrial/Business Park/Utility Energy to Light Industrial, and to remove the proposed extension of Live Oak Avenue from Figure 3-1, Circulation Diagram, of the General Plan.
- Approval of a Rezone (RZ 08-18). The proposed project would require a rezone to amend the zoning designation of the 375.7-acre subject property from Specific Plan (SP-3) to Planned Unit Development (P-1).
- Approval of a Vesting Tentative Map (TM 05-18). The proposed project would include a Vesting Tentative Map to create eight parcels within the 375.7-acre subject property;
- Approval of Final Development Plan. Because the project would rezone the 143.3-acre project site to P-1, the project would require approval of a Final Development Plan pursuant to Section 9.1.1002 of the City of Oakley Municipal Code. Standards and conditions, including permitted and conditionally permitted uses, would be provided for both the 143.3-acre project site and the 232.4-acre remainder area.
- Approval of a Design Review (DR 12-18). The proposed project would be subject to the City's Design Review process in accordance with Section 9.1.1604 of the City of Oakley Municipal Code. The purpose of the Design Review process is to review and analysis of the project's design, including site plans, architectural elevations, conceptual landscape plans, and other physical development.
- Approval of a Development Agreement (DA 01-18). The proposed project includes a request for approval of a Development Agreement for the proposed development. The agreement would be between the City of Oakley and the project applicant.
- Approval of a Tree Removal Permit. The proposed project would require approval of a tree removal permit in accordance with Section 9.1.1112 of the City of Oakley Municipal Code.