



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

Notice of Preparation

February 20, 2019

To: Reviewing Agencies
Re: Oakley Logistics Center Project
SCH# 2019029113

Attached for your review and comment is the Notice of Preparation (NOP) for the Oakley Logistics Center Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Joshua McMurray
City of Oakley
3231 Main Street
Oakley, CA 94561

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2019029113
Project Title Oakley Logistics Center Project
Lead Agency Oakley, City of

Type NOP Notice of Preparation
Description The proposed project would include subdivision of the project site into 11 parcels to develop a total of seven warehouse buildings across the project site. The buildings would range in size from 47,460 square feet (sf) to 567,840 sf, totaling 2,249,544 sf. Development of the proposed project would take place across 150 acres of a 345-acre property. The remaining 195 acres of the property would remain undeveloped and would be maintained as Delta Recreation. The proposed project would include demolition of two existing structures. The proposed project would include parking and truck court areas. Circulation improvements would include widening at the entrance of Wilbur Ave and connected access to the entire project site. Two additional entrances would be constructed north and south of Wilbur Ave off of Bridgehead Rd.

Lead Agency Contact

Name Joshua McMurray
Agency City of Oakley
Phone 925-625-7000
email
Address 3231 Main Street
City Oakley
State CA **Zip** 94561
Fax

Project Location

County Contra Costa
City Oakley
Region
Cross Streets Bridgehead Rd., and Wilbur Ave.,
Lat / Long 38° 00' 42.7" N / 121° 44' 54.6" W
Parcel No. 037-020-008,-009,-010,-014 through -022
Township 2N **Range** 2E **Section** 15 **Base** MDBM

Proximity to:

Highways
Airports
Railways
Waterways Central Slough, San Joaquin River Delta, Big Break
Schools Orchard School Laurel Elementary, Mono Grant Elementary
Land Use Currently, the project site consists of paved and un-maintained urban land with two existing buildings. The project site is designated Business Park/Light Industrial/Utility Energy, and Delta Recreation. The site is zoned Specific Plan (SP-3)

Project Issues Air Quality; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Other Issues; Sewer Capacity; Solid Waste; Soil Erosion/Compaction/Grading; Traffic/Circulation; Vegetation; Water Quality; Wetland/Riparian; Water Supply; Cumulative Effects

Reviewing Agencies Resources Agency; Office of Historic Preservation; Central Valley Flood Protection Board; Department of Parks and Recreation; San Francisco Bay Conservation and Development Commission; Department of Fish and Wildlife, Region 3; Caltrans, District 4; Delta Stewardship Council; Native American Heritage Commission; Public Utilities Commission; State Lands Commission; Air Resources Board, Transportation Projects; State Water Resources Control Board, Division of Water Rights; Department of Toxic Substances Control; Regional Water Quality Control Bd., Region 5 (Sacramento)

Date Received 02/20/2019 **Start of Review** 02/20/2019 **End of Review** 03/21/2019

Note: Blanks in data fields result from insufficient information provided by lead agency.

NOP Distribution List

County: San Diego

Carmita Casta

SCH# 2019029113

Resources Agency

- Resources Agency
Nadell Gayou
- Dept. of Boating & Waterways
Denise Peterson
- California Coastal Commission
Allyson Hitt
- Colorado River Board
Elsa Contreras
- Dept. of Conservation
Crina Chan
- Cal Fire
Dan Foster
- Central Valley Flood Protection Board
James Herota
- Office of Historic Preservation
Ron Parsons
- Dept of Parks & Recreation Environmental Stewardship Section
- S.F. Bay Conservation & Dev't. Comm.
Steve Goldbeck
- Dept. of Water Resources
Nadell Gayou
- Fish and Game
- Dept. of Fish & Wildlife Environmental Services Division
- Fish & Wildlife Region 1
Curt Babcock
- Fish & Wildlife Region 1E
Laurie Harnsberger
- Fish & Wildlife Region 2
Jeff Drongesen
- Fish & Wildlife Region 3
Craig Weightman

Fish & Wildlife Region 4

- Julie Vance
- Fish & Wildlife Region 5
Leslie Newton-Reed
Habitat Conservation Program
- Fish & Wildlife Region 6
Tiffany Ellis
Habitat Conservation Program
- Fish & Wildlife Region 6 IM
Heidi Calvert
Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Wildlife M
William Paznokas
Marine Region

Other Departments

- California Department of Education
Lesley Taylor
- OES (Office of Emergency Services)
Monique Wilber
- Food & Agriculture
Sandra Schubert
Dept. of Food and Agriculture
- Dept. of General Services
Cathy Buck
Environmental Services Section
- Housing & Comm. Dev.
CEQA Coordinator
Housing Policy Division

Independent Commissions/Boards

- Delta Protection Commission
Erik Vink
- Delta Stewardship Council
Anthony Navasero
- California Energy Commission
Eric Knight

Native American Heritage Comm.

- Debbie Treadway
- Public Utilities Commission
Supervisor
- Santa Monica Bay Restoration
Guangyu Wang
- State Lands Commission
Jennifer Deleong
- Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Cal State Transportation Agency CalSTA

- Caltrans - Division of Aeronautics
Philip Crimmins
- Caltrans - Planning HQ LD-IGR
Christian Bushong
- California Highway Patrol
Suzann Ikeuchi
Office of Special Projects

Dept. of Transportation

- Caltrans, District 1
Rex Jackman
- Caltrans, District 2
Marcelino Gonzalez
- Caltrans, District 3
Susan Zanchi
- Caltrans, District 4
Patricia Maurice
- Caltrans, District 5
Larry Newland
- Caltrans, District 6
Michael Navarro
- Caltrans, District 7
Dianna Watson
- Caltrans, District 8
Mark Roberts

Caltrans, District 9

- Gayle Rosander
- Caltrans, District 10
Tom Dumas
- Caltrans, District 11
Jacob Armstrong
- Caltrans, District 12
Maureen El Harake

Cal EPA

- Air Resources Board
- Airport & Freight
Jack Wursten

Transportation Projects

- Nesamani Kalandiyur
- Industrial/Energy Projects
Mike Tollstrup

California Department of Resources, Recycling & Recovery

- Kevin Taylor/Jeff Esquivel

State Water Resources Control Board

- Regional Programs Unit
Division of Financial Assistance

State Water Resources Control Board

- Cindy Forbes - Asst Deputy
Division of Drinking Water

State Water Resources Control Board

- Div. Drinking Water # _____

State Water Resources Control Board

- Student Intern, 401 Water Quality Certification Unit
Division of Water Quality

State Water Resources Control Board

- Phil Crader
Division of Water Rights

Dept. of Toxic Substances Control Reg. #

- CEQA Tracking Center

Department of Pesticide Regulation

- CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- RWQCB 1
Cathleen Hudson
North Coast Region (1)
- RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)
- RWQCB 3
Central Coast Region (3)
- RWQCB 4
Teresa Rodgers
Los Angeles Region (4)
- RWQCB 5S
Central Valley Region (5)
- RWQCB 5F
Central Valley Region (5)
Fresno Branch Office
- RWQCB 5R
Central Valley Region (5)
Redding Branch Office
- RWQCB 6
Lahontan Region (6)
- RWQCB 6V
Lahontan Region (6)
Victorville Branch Office
- RWQCB 7
Colorado River Basin Region (7)
- RWQCB 8
Santa Ana Region (8)
- RWQCB 9
San Diego Region (9)
- Other _____

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: 345
 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

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: Preliminary and Final Development
 (Subdivision, etc.) Plan, Design Review, Development Agreement

FEB 20 2019

STATE CLEARINGHOUSE

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. 2,249,544 Acres 150 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: Currently, the project site consists of paved and unmaintained urban land with two existing buildings. The project site is designated Business Park/Light Industrial/Utility Energy, and Delta Recreation. The site 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".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" 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 # 4	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 5
<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 checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Wildlife Region # 3	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry & Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	Other: _____
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period

Starting Date 2/20/2019

Ending Date 3/21/2019

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 subdivision of the project site into 11 parcels to develop a total of seven warehouse buildings across the project site. The buildings would range in size from 47,460 square feet (sf) to 567,840 sf, totaling 2,249,544 sf. Development of the proposed project would take place across 150 acres of a 345-acre property. The remaining 195 acres of the property would remain undeveloped and would be maintained as Delta Recreation. The proposed project would include demolition of two existing structures. The proposed project would include parking and truck court areas. Circulation improvements would include widening at the entrance of Wilbur Avenue and connected access to the entire project site. Two additional entrances would be constructed north and south of Wilbur Avenue off of Bridgehead Road.

Requested Entitlements

The proposed project would require City approval of the following:

- Certification of the Environmental Impact Report;
- Adoption of the Mitigation Monitoring and Reporting Program;
- Approval of a General Plan Amendment (GP 04-18) to amend the land use designation from Light Industrial/Business Park/Utility Energy to Light Industrial;
- Approval of a General Plan Amendment to remove the proposed extension of Live Oak Avenue from General Plan Figure 3-1, Circulation Diagram;
- Approval of a Rezone (RZ 08-18) from Specific Plan (SP-3) to Planned Unit Development (P-1);
- Approval of Preliminary and Final Development Plan;
- Approval of a Design Review (DR 12-18);
- Approval of a Tentative Subdivision Map to create 11 parcels (TM 05-18); and
- Approval of a Development Agreement (DA 01-18).