# 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 #** 2024050471

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

## Development Type:

☐ Residential: *Units* _____ *Acres* _____
☐ Office: *Sq.ft.* _____ *Acres* _____ *Employees* _____
☐ Commercial: *Sq.ft.* _____ *Acres* _____ *Employees* _____
☒ Industrial: *Sq.ft.* 3,117,777 *Acres* 164 *Employees* _____
☐ Educational _____
☐ Recreational _____

☐ Water Facilities: *Type* _____ *MGD* _____
☐ Transportation: *Type* _____
☐ Mining: *Mineral* _____
☐ Power: *Type* _____ *MW* _____
☐ Waste Treatment: *Type* _____ *MGD* _____
☐ 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 approximately 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** *Appendix C*

*continued*

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

| | | | |
|---|---|---|---|
| X | Air Resources Board | | Office of Emergency Services |
| | Boating & Waterways, Department of | X | Office of Historic Preservation |
| | California Highway Patrol | | Office of Public School Construction |
| X | Caltrans District # 4 | | Parks & Recreation, Department of |
| | Caltrans Division of Aeronautics | | Pesticide Regulation, Department of |
| | Caltrans Planning (Headquarters) | X | Public Utilities Commission |
| | Coachella Valley Mountains Conservancy | | Reclamation Board |
| | Coastal Commission | X | Regional WQCB # 5 |
| | Colorado River Board Commission | | Resources Agency |
| X | Conservation, Department of | | S.F. Bay Conservation & Development |
| | Corrections, Department of | | San Gabriel & Lower Los Angeles Rivers & |
| | Delta Protection Commission | | Mountains Conservancy |
| | Education, Department of | | San Joaquin River Conservancy |
| | Office of Public School Construction | | Santa Monica Mountains Conservancy |
| | Energy Commission | | State Lands Commission |
| X | Fish & Game Region # 3 | | SWRCB: Clean Water Grants |
| | Food & Agriculture, Department of | X | SWRCB: Water Quality |
| | Forestry & Fire Protection | | SWRCB: Water Rights |
| | General Services, Department of | | Tahoe Regional Planning Agency |
| | Health Services, Department of | X | Toxic Substances Control, Department of |
| | Housing & Community Development | X | Water Resources, Department of |
| | Integrated Waste Management Board | | Other: |
| X | Native American Heritage Commission | | Other: |

**Local Public Review Period**

Starting Date September 19, 2025 Ending Date November 3, 2025

**Lead Agency** (Complete if applicable):

Consulting Firm: Raney Planning & Management, Inc.

Address: 1501 Sports Drive, Suite A

City/State/Zip: Sacramento, CA 95834

Contact: Rod Stinson

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: 09/19/2025

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