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 January 9, 2026 Ending Date January 19, 2026

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: 01/09/2026

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