

Notice of Exemption

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Contra Costa

555 Escobar Street

Martinez, CA 94553

From: (Public Agency): City of Oakley (Lead Agency)

3231 Main Street

Oakley, CA 94561

(Address)

Project Title: TownePlace Suites (VA 03-22, DR 10-22)

Project Applicant: 5542 Bridgehead LLC, 212 Sutter St., 3rd Floor, San Francisco, CA 94108; (415) 606-5150

Project Location - Specific:

5542 Bridgehead Road, Oakley, CA 94561. APNs 037-040-026 and 037-040-027

Project Location - City: Oakley Project Location - County: Contra Costa

Description of Nature, Purpose and Beneficiaries of Project:

Approval of 1) a Variance to exceed the maximum height in a C District to develop a 54 ft., 9 in. tall hotel building; and 2) Design Review for floor plans, elevations, colors and materials, preliminary site plan, and conceptual landscape plans for a four-story, 177-room, 65,000 sf. hotel on a 3.36-acre site.

Name of Public Agency Approving Project: City of Oakley (Lead Agency)

Name of Person or Agency Carrying Out Project: 5542 Bridgehead LLC (Applicant)

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: 15183 (Consistent w/ General Plan)
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Pursuant to Section 15183 of the CEQA Guidelines, where a project is consistent with the use and density established for a property under an existing general plan or zoning ordinance for which the city has already certified an EIR, additional environmental review is not required "except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." As set forth by Sections 15168 and 15183 of the CEQA Guidelines, the program EIR, in this case the City's General Plan EIR. The proposed project is consistent with the General Plan land use designation of Commercial and Zoning designation of C (General Commercial) District. Through a Modified Initial Study, the City determined that the proposed project would not result in a significant impact that: (1) is peculiar to the project or the project site; (2) was not identified as a significant effect in the General Plan EIR; or (3) are previously identified significant effects, which as a result of substantial new information that was not known at the time that the General Plan EIR was certified, are determined to have a more severe adverse impact than discussed in the General Plan EIR. Therefore, based on Section 15183, further environmental review is not required for the proposed project.

Lead Agency

Contact Person: Ken Strelo, Planning Manager Area Code/Telephone/Extension: (925) 625-7000

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 12/12/2023 Title: Planning Manager

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____