

Notice of Exemption

Appendix E

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: Delta Pointe Plaza (CUP 04-23, CUP 03-24, DR 08-23)

Project Applicant: Joey Rojas (R&R Pacific Construction), 619 Main Street, Woodland, CA 95695, 510-712-7880

Project Location - Specific:

APN: 037-160-018, Journey Way, Oakley, CA 94561

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

Description of Nature, Purpose and Beneficiaries of Project:

A new two-story, mixed-use project with commercial and multi-family residential uses. The application includes: 1) Conditional Use Permits (CUP 04-23 and CUP 03-24) for multi-family housing within Oakley's Downtown and a ground-floor accessible unit; and 2) Design Review (DR 08-23) for site development and building design ("Project"). The first floor of the project would consist of seven commercial spaces totaling 6,800 square feet and one accessible apartment. The second floor of the proposal includes seven 950-square-foot, one-bedroom apartments. The project site is zoned SP-4 (Downtown Specific Plan) District. The Project Site is located along the north side of Main Street, east of Ace Hardware.

Name of Public Agency Approving Project: City of Oakley, 3231 Main St. Oakley, CA 94561 (Lead Agency)

Name of Person or Agency Carrying Out Project: City of Oakley

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: Infill Development Project (15332)
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services.

Lead Agency

Contact Person: Evan Gorman Area Code/Telephone/Extension: (925) 625-7160

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: 5/7/2024 Title: Associate Planner

▪ 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: _____