# Notice of Availability for the Bridgehead Industrial Project Draft EIR

September 19, 2025

| **To:** | **FROM:** |
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| Contra Costa County Clerk<br>California State Clearinghouse<br>Responsible and Trustee Agencies<br>Interested Parties and Organizations | City of Oakley (Lead Agency)<br>Attn: Ken Strelo, Community Development Director<br>3231 Main Street<br>Oakley, CA 94561<br>Ph. (925) 625-7036 |

**Subject:** Notice of Availability for the Draft Environmental Impact Report for the Bridgehead Industrial Project (SCH# 2024050471)

**Project Applicant:** Oxfoot Oakley LLC, 24737 Arnold Dr., Sonoma, CA 95476, Attn: Spencer Bunting; Ph. (775) 200-1817

**Project Title:** Bridgehead Industrial Project (GPA 02-23, RZ 04-23, TM 10-23, DR 11-23, MSP 01-23, DA 2025-01)

**Project Location:** The property consists of approximately 164-acres located on the northwest portion of the City of Oakley, adjacent to Highway 160, and bordered by Bridgehead Road to the west, Big Break Road to the east, open space to the north, and Main Street to the south. The BNSF railroad corridor bisects the site, creating two distinct development areas 87.5-acres to the north, and 76.4 to the south. (APNs 037-020-007, 037-040-007 and 037-040-015)

**Project Description:** Application by Oxfoot Oakley LLC ("Applicant") requesting approval of 1) a General Plan Amendment (GPA 02-23) to redesignate the General Plan Land Use Designation of the southern portion (approximately 76.4-acres) of the approximately 164-acre site from Commercial (CO) to Light Industrial (LI); 2) a Rezone (RZ 04-23) to re-classify the Zoning District for the entire project from BPL (Business Park Low) District (northern portion) and SP-1 (River Oaks Crossing Specific Plan) District (southern portion) to P-1 (Planned Unit Development) District in conjunction with a Preliminary Development Plan; 3) a Tentative Map (TM 10-23) to subdivide the three existing parcels totaling approximately 164 acres into 10 lots; 4) a Design Review (DR 11-23), including site design and building architecture for 10 buildings totaling approximately 3.12 million square feet; 5) a Master Sign Program (MSP 01-23) for sign designs and specifications for the entire site, including all future buildings and entrances; and 6) a Development Agreement (DA 2025-01) ("Project").

The northern and southern portions are bisected by the BNSF railroad tracks and known as the North Development Area and the South Development Area. The North Development Area is zoned BPL (Business Park Low) District and is bordered by the Oakley Logistics Center to the

west, Big Break Road to the east, open space to the north, and the BNSF railroad tracks to the south (APN 037-020-007). The South Development Area is zoned SP-2 (River Oaks Crossing Specific Plan) District and is bordered by Bridgehead Road to the west, the BNSF railroad tracks to the east and north, and Main Street to the south (APNS 037-040-007 and 037-040-015).

**Significant Environmental Effects Anticipated as Result of the Project:** The Draft EIR determines that the proposed project would be expected to result in a significant and unavoidable impact related to the conversion of farmland to non-agricultural use, air quality emissions during project operations, and cumulative air quality emissions.

The project site is not located on any of hazardous waste sites lists included in the Cortese List pursuant to Government Code Section 65962.5.

**NOTICE IS HEREBY GIVEN** that the above document is available for review and comment. The review period begins **September 19, 2025 and ends on November 3, 2025**.

The Draft EIR is available for review at the City of Oakley Community Development Department at 3231 Main Street, Oakley, CA 94561 or on the City of Oakley website at: https://www.oakleyca.gov/228/CEQA-Documents.

Reviewers should focus on the adequacy of the Draft EIR in discussing possible impacts upon the environment, ways in which adverse effects might be minimized, and alternatives to the proposed project. Pursuant to Public Resources Code Section 21177, any legal challenge to the adoption of the Draft EIR will be limited to those issues presented to the City during the public comment period and/or during any duly noticed public hearings for the project.

**How to Submit Comments:** Reviewers who wish to comment on the Draft Environmental Impact Report are urged to submit written comments to:

Attn: Ken Strelo, Community Development Director
City of Oakley
3231 Main Street
Oakley, CA 94561

Or by email to Ken Strelo: strelo@ci.oakley.ca.us

Written comments are due to the City of Oakley by 5:00 p.m. on **November 3, 2025**.

**Public Hearings:** Public hearings for this project will be scheduled with the Planning Commission and City Council at a later date. Notices of Public Hearing for both bodies will be mailed to the appropriate public agencies, interested parties, and owners of property within 500 feet of the project boundaries.

Signed

Kenneth Strelo
Community Development Director
City of Oakley