



California Environmental Quality Act (CEQA)

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Project Title: Bridgehead Road Properties Project

Lead Agency Name and Address: City of Oakley
Planning Division
3231 Main Street
Oakley, CA 94561

Contact Person and Phone Number: Evan Gorman, Associate Planner
gorman@ci.oakley.ca.us
(925) 625-7160

Project Location: 6001, 6113, and 6115 Bridgehead Road
Oakley, CA 94561
Assessor's Parcel Numbers (APNs): 051-040-041, -063, and -064

Project Sponsor's Name and Address: Brian Markiel, Rene Torres, Praveen Chand
6001, 6113, and 6115 Bridgehead Road, respectively
Oakley, CA 94561
(714) 362-7363, (925) 676-8385, (925) 325-3251

Existing General Plan: Business Park (BP)

Existing Zoning: Business Park Low (BPL)

Project Description Summary:

The 1.36-acre project site, identified by APNs 051-040-041, -063, and -064, is located at 6001 Bridgehead Road, 6113 Bridgehead Road, and 6115 Bridgehead Road in the City of Oakley, California. The project site consists of three distinct parcels under separate ownership, arranged in a north-south alignment. Each property is accessed from Bridgehead Road and is surrounded by tall cyclone and wrought iron fencing. The project site is currently developed with an existing 9,000-square-foot (sf) commercial building, 2,875-sf utility building, 812-sf office building, and associated paved parking and storage space. Surrounding existing uses include a California Department of Transportation

(Caltrans) storage yard and utility building to the north, within unincorporated Contra Costa County; the Oakley Logistics Center to the east, across Bridgehead Road; Wilbur Avenue, an Amazon Delivery Center, and the Delta Diablo Bridgehead Pump Station to the south; and the State Route (SR) 160 on-ramp from Wilbur Avenue to the west, adjacent to the project site. It should be noted that the Delta Diablo Bridgehead Pump Station is located within the City of Antioch. The City of Oakley General Plan designates the site as BP, and the site is zoned BPL.

The Bridgehead Road Properties Project (proposed project) would include a General Plan Amendment (GPA) to redesignate the General Plan land use designation for the project site from BP to Light Industrial, as well as a rezone of the project site from BPL to Light Industrial (LI). The proposed GPA and rezone are policy-level in nature and would establish an updated land use designation and zoning district governing the types and intensities of uses that may be considered on the project site in the future. The project site is currently developed with existing improvements; the proposed GPA and rezone would not approve any specific development proposal, site plan, construction activities, grading, or infrastructure improvements.

Declaration:

On June 10, 2026, the City of Oakley Planning Division determined that the above project would have no significant effect on the environment and is therefore exempt from the requirement of an Environmental Impact Report. The determination is based on the following findings:

- a) The project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
- b) It will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
- c) It will not have significant impacts, which are individually limited, but cumulatively considerable.
- d) It will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.
- e) No substantial evidence exists that the project will have a significant negative adverse effect on the environment.
- f) The proposed project is not on any of the lists enumerated under Section 65962.5 of the Government Code as related to hazardous materials.

The Initial Study/Negative Declaration is available for review at <https://www.oakleyca.gov/228/CEQA-Documents>. Written comments must be submitted no later than 5:00 PM on July 9, 2026. Appeal of this determination must be made during

the 30-day posting period. Notice is further given that the City of Oakley will hold public hearings to discuss the project and provide an opportunity for public comment on the Negative Declaration and project approvals. Subsequent notices will be published which will identify the date, time, and location of public hearings.

Submit comments to:

City of Oakley
Attn: Evan Gorman, Associate Planner
3231 Main Street
Oakley, CA 94561

Posting period: June 10, 2026 – July 9, 2026