Print Form

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: (Lead Agency): City of Oakley (Lead Agency)
3231 Main Street
Oakley, CA 94561
(Address)

Project Title: Emerson Commercial Subdivision

Project Applicant: Sunny Goyal (AU Energy, LLC), 1320 Decoto Road STE 200, Union City CA 94587

Project Location - Specific:

910 & 920 E Cypress RD (APN 037-192-038) Oakley CA 94561 Contra Costa County

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

Description of Nature, Purpose and Beneficiaries of Project:

Tentative Parcel Map to subdivide a previously approved commercial development ("project"). The commercial development was previously approved under project number DR 04-21 without a subdivision at the time. The project proposes to subdivide the commercial development into four (4) lots for the purposes of usability of the development. The subdivision would result in Parcel 1 to include the two small corner retail buildings, Parcel 2 the Quick Service Restaurants, Parcel 3 the anchor retail building, and Parcel 4 the fueling station and car wash.

Name of Public Agency Approving Project: City of Oakley (Lead Agency) 3231 Main Street Oakley CA

Name of Person or Agency Carrying Out Project: Jose Cortez, Senior Planner 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: 15315
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The original Emerson Ranch Project, for which the Emerson Property Environmental Impact Report ("EIR") (SCH# 2007052073) was certified, included a 25-acre commercial site with 278,046 sf. of commercial uses. The modifications and reduction in commercial space from prior approvals was previously analyzed. The proposed project does not modify the previously approved projects and only creates four (4) parcels for the commercial center. The subdivision would not result in new impacts than originally assumed, analyzed, and mitigated. The previously identified mitigation measures included in that EIR will continue to mitigate the proposed project, and no further environmental analysis is required under CEQA

Lead Agency
Contact Person: Jose Cortez, Senior Planner Area Code/Telephone/Extension: 9256257000

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: 10/22/2026 Title: Senior 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: _____