

**NOTICE OF INTENT TO ADOPT A  
MITIGATED NEGATIVE DECLARATION**  
California Environmental Quality Act



CITY OF CONCORD

1950 Parkside Drive, MS/53  
Concord CA 94519

PHONE: (925) 671-3152  
FAX: (925) 671-3381

Pursuant to the State of California Public Resources Code and the “Guidelines for Implementation of the California Environmental Quality Act of 1970” as amended to date, this is to advise you that the City of Concord has prepared an initial study and intends to adopt a Mitigated Negative Declaration on the following project.

**PROJECT NAME**

Concord Village Apartments

**PROJECT DESCRIPTION**

The project includes a five-story mixed use building on the 2.3-acre project site. The approximately 373,530 square foot (sq. ft.) building would contain 230 residential units and approximately 3,000 sq. ft. of amenity space (including a leasing office and bike shop). The project site would include both public and private open space, including an urban plaza, a courtyard, and roof terraces. Additionally the project site will include a 334 parking space, 5 ½ story parking garage. Approximately 2.06 acres of the project site would be developed with impervious surfaces (building footprint, driveways, and sidewalk), while the remaining 0.22 acres would be kept pervious and include landscaping, courtyards, and bioretention area as depicted in the proposed site plan. Currently, the project site contains 1.42 acres of pervious surface.

The five-story building proposes contemporary architecture and materials and “wraps” the residential units around the parking garage. The building is oriented toward the intersection of Willow Pass Road and East Street with vehicle entries on East Street and Port Chicago Highway. A mix of studios, one-bedroom, and two-bedroom units are proposed with approximately 3,000 sq. ft. of amenity space including a mail center, bike shop, and fitness studio for tenants. The apartment units range in size from approximately 400 to 1,060 sq. ft. in six different plan types. Each of the units has a small deck with the exception of the smallest units that have a “Juliette-style balcony” with each of the units facing outward toward the street or inward toward an outdoor courtyard. The modern architecture incorporates regular and scored plaster, metal screens, contemporary signage, and urban lighting.

**There are currently four listings, described below, of hazardous materials incidents pursuant to Government Code §65962.5 (Cortese List) within 500 feet of the project site (Geotracker, 2016).**

1. Salvio Street Empty Lot (project site): The soil and groundwater have been impacted from past uses, which include an automotive shop and a dry cleaning facility. Contaminants include diesel, motor oil, and dry cleaning solvents. The cleanup status is open as of June, 2013. However, a Remedial Action Plan (RAP) addressing onsite residual pollution was submitted by the Applicant on July 15, 2016. The RAP was preliminarily approved (awaiting public comment) by the San Francisco Bay Regional Water Quality Control Board finding that the RAP provides “an acceptable approach to address residual pollution at the Site in preparation for the planned redevelopment as a residential apartment building.”
2. Former Pacific National Bank (2401 Willow Pass Road): The operation of a gasoline filling and service station, in use from 1926 through sometime between 1974 and 1976, resulted in the site’s contamination. The former bank building was built at the site in 1978 or 1979 and it is assumed that all underground storage tanks have been removed. This was a Category 1 Cleanup site with soil and groundwater contaminated with diesel and gasoline. No active remediation was completed on the site as concentrations found onsite did not exceed environmental screening levels and were deemed not to be a threat to human health or the environment. The Regional Water Board issued a case closure in December, 2012.
3. UNOCAL (2383 Salvio St): Underground storage tanks were previously located on the site. Gasoline was potentially contaminating groundwater but was deemed not a threat to human health or the environment. The case was closed in February, 1999.
4. Chevron #9-5657 (2380 Willow Pass Road): The site formerly contained a gas station with five pumps that potentially contaminated the groundwater with gasoline. The site has since been monitored for sixteen years and no further action is required. The case was closed in October, 2012.

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

Concord Village Apartments  
February 9, 2017

**PROJECT LOCATION/ADDRESS**

The project is located at 2400 Salvio Street and 2401 and 2471 Willow Pass Road.

**APPLICATION NUMBERS**

PL15438 - UP, MP, DR (Use Permit, Minor Use Permit, and Design Review)

**APN's**

126-083-011, -012, -013

**GENERAL PLAN DESIGNATION AND ZONING**

General Plan: DTMU (Downtown Mixed Use)

Zoning: DMX (Downtown Mixed Use)

**PROJECT APPLICANT**

Nicholson Development Properties  
Attn: Brent Nicholson  
720 North 10th St., A-128  
Renton WA 98057

**PUBLIC COMMENT PERIOD**

**February 10, 2017 to March 13, 2017** the public and all affected agencies are hereby invited to review the Mitigated Negative Declaration and Initial Environmental Impact Analysis with Mitigation Monitoring and Reporting Program and submit written comments. Such comments may be submitted prior to or during the Planning Commission hearing. Comments may be mailed, faxed, and emailed.

**PLANNING COMMISSION HEARING:**

March 15, 2017 @ 6:30 p.m.  
Council Chamber  
1950 Parkside Drive  
Concord CA 94519

**COMMENTS CAN BE MAILED TO:**

City of Concord  
Attn: Ryan Lenhardt  
1950 Parkside Drive, MS/53  
Concord CA 94519

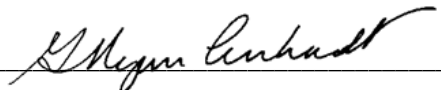
**DOCUMENT AVAILABILITY**

The Mitigated Negative Declaration and Initial Environmental Impact Analysis with Mitigation Monitoring and Reporting Program and other supporting environmental documents are available for public review at the City of Concord Permit Center, Planning Division, located at 1950 Parkside Drive, Building D, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

**PREPARED BY/CONTACT INFORMATION**

City of Concord  
Planning Division  
1950 Parkside Drive, MS/53  
Concord CA 94519

Contact: G. Ryan Lenhardt  
Title: Senior Planner  
Telephone: (925) 671-3162  
Fax: (925) 671-3381  
Email: ryan.lenhardt@cityofconcord.org

Signature 

Date February 9, 2017

*\*The Initial Study and other supporting environmental documents are available for public review at the City of Concord Permit Center, Planning Division, located at 1950 Parkside Drive, Building D, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday excluding holidays. The document may also be accessed on the City's website at "http://www.cityofconcord.org/page.asp?pid=6090".*