

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

California Environmental Quality Act



CITY OF CONCORD
Community Development Dept.
1950 Parkside Drive, MS/53
Concord CA 94519
PHONE: (925) 671-3152
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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 Negative Declaration for the following project.

PROJECT

West Concord Mixed Use Text Amendment to the Development Code

LOCATION/ADDRESS

City of Concord

APPLICATION NUMBER

PL131352-DC

PROJECT DESCRIPTION

Development Code text amendment request filed by the Hofmann Family Foundation to permit elementary, middle, and secondary schools within the West Concord Mixed Use (WMX) zoning district subject to an approved Use Permit. As described in the applicant's written request, the text amendment is being requested to facilitate the operation of a newly created De La Salle Academy (grades 5 – 8) as a division of De La Salle High School. No development is proposed as part of this Development Code text amendment and any future development proposals for the construction of a school within the WMX zoning district would be subject to an approved Use Permit and further environmental review.

PUBLIC COMMENT PERIOD

From December 20, 2013 to January 21, 2014, the public and all affected agencies are hereby invited to review the Negative Declaration and Initial Study Checklist and submit written comments. Comments must be submitted by January 21, 2014 at 5:00 p.m. Comments can be mailed, faxed, or emailed.

DOCUMENT AVAILABILITY

The Negative Declaration and Initial Study Checklist 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 during the public comment period at <http://www.cityofconcord.org/citygov/dept/planning/>.

CONTACT PERSON AND PHONE NUMBER

Carol Johnson, AICP, Planning Manager
(925) 671-3369
City of Concord
1950 Parkside Drive, MS/53
Concord, CA 94519
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E-Mail: carol.johnson@cityofconcord.org

PLANNING COMMISSION PUBLIC HEARING 7:00 p.m. – February 5, 2014

The proposed West Concord Mixed Use Text Amendment to the Development Code and Negative Declaration will be considered by the City of Concord Planning Commission, for recommendation to the City Council.

Signature

Date

Initial Study and Environmental Checklist

California Environmental Quality Act



CITY OF CONCORD
1950 Parkside Drive, MS/
Concord, CA 94519
PHONE: (925) 671-3332
FAX: (925) 671-3381

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1. Project Title: **West Concord Mixed Use Text Amendment to the Development Code**
 2. Lead Agency Name and Address: **City of Concord
1950 Parkside Drive, MS/53
Concord, CA 94519**
 3. Contact Person and Phone Number: **Carol Johnson, AICP
Planning Manager
925-671-3369**
 4. Project Location: **Citywide**
 5. Project Sponsor's Name and Address: **Dennis Costanza

The Hoffmann Family Foundation
2241 Galaxy Court
Concord, CA 94520**
 6. General Plan Designation: **N/A (Citywide)**
 7. Zoning: **N/A (Citywide)**
 8. Description of Project:
Development Code text amendment request filed by the Hofmann Family Foundation to permit elementary, middle, and secondary schools within the West Concord Mixed Use (WMX) zoning district subject to an approved Use Permit. As described in the applicant's written request, the text amendment is being requested to facilitate the operation of a newly created De La Salle Academy (grades 5 – 8) as a division of De La Salle High School. No development is proposed as part of this Development Code text amendment and any future development proposals for the construction of a school within the WMX zoning district would be subject to an approved Use Permit and further environmental review.
 9. Surrounding Land Uses and Setting (Briefly describe the project's surroundings):
N/A (Citywide)
 10. Other agencies whose approval may be required (e.g. permits, financing approval, or participation agreement.):
None.

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|-----------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------------|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> None |

Determination:

On the basis of this initial study:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Signature

Carol Johnson, AICP
Printed Name


Date

December 16, 2013
Date

Evaluation of Environmental Impacts:

Issues:

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X
Discussion: No construction is proposed as part of the project. The construction of future schools within the WMX zoning district would be subject to an approved Use Permit application and further environmental review. Future development proposals would be subject to compliance with City policies including the outdoor lighting standards within the Development Code. No impacts would occur.				
II. AGRICULTURE AND FOREST RESOURCES --Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined by Public Resources Code section 4526)?				X
d) Results in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X
Discussion: No construction is proposed as part of the project. The construction of future schools within the WMX zoning district would be subject to an approved Use Permit application and further environmental review. Further, the proposed text amendment would apply to the WMX zoning district only, not land intended for agricultural uses. No impacts would occur.				
III. AIR QUALITY -- Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative threshold for ozone precursors)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X
Discussion: No construction is proposed as part of the project. The construction of future schools within the WMX zoning district would be subject to an approved Use Permit application and further environmental review, including a project level air quality analysis. No impacts would occur.				
IV. BIOLOGICAL RESOURCE -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat				X

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
Discussion: No construction is proposed as part of the project. The construction of future schools within the WMX zoning district would be subject to an approved Use Permit application and further environmental review. No impacts would occur.				
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X
Discussion: No construction is proposed as part of the project. The construction of future schools within the WMX zoning district would be subject to an approved Use Permit application and further environmental review. No impacts would occur.				
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform			X	

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
Building Code (1994), creating substantial risks to life or property?				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
Discussion: No construction is proposed as part of the project. The construction of future schools within the WMX zoning district would be subject to an approved Use Permit application and further environmental review. Further, compliance with the California Building Code and Municipal regulations would ensure that impacts are less than significant.				
VII. GREENHOUSE GAS EMISSIONS -- Would the project:				
a) Generate greenhouse gases, either directly or indirectly, that may have a significant impact on the environment?				X
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?				X
Discussion: No construction is proposed as part of the project. The construction of future schools within the WMX zoning district would be subject to an approved Use Permit application and further environmental review including a project level air quality analysis. No impacts would occur.				
VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
Discussion: No construction is proposed as part of the project. The construction of future schools within the WMX zoning district would be subject to an approved Use Permit application and further environmental review. No impacts would occur.				
IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including				X

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structure to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X
Discussion: No construction is proposed as part of the project. The construction of future schools within the WMX zoning district would be subject to an approved Use Permit application and further environmental review. No impacts would occur.				
X. LAND USE AND PLANNING -- Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
Discussion: No construction is proposed as part of the project. The construction of future schools within the WMX zoning district would be subject to an approved Use Permit application and further environmental review. No impacts would occur.				
XI. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
Discussion: No construction is proposed as part of the project. The construction of future schools within the WMX zoning district would be subject to an approved Use Permit application and further environmental review. No impacts would occur.				
XII. NOISE – Would the project:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the				X

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
project vicinity above levels existing without the project?				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
Discussion: No construction is proposed as part of the project. The construction of future schools within the WMX zoning district would be subject to an approved Use Permit application and further environmental review. Further, compliance with the applicable General Plan noise policies would be evaluated as part of the Use Permit review process. No impacts would occur.				
XIII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
Discussion: No construction is proposed as part of the project. The construction of future schools within the WMX zoning district would be subject to an approved Use Permit application and further environmental review. No residential uses are proposed as part of this text amendment as it pertains to schools only. No impacts would occur.				
XIII. PUBLIC SERVICES -- Would the project:				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				X
Fire protection?				X
Police protection?				X
Schools?				X
Parks?				X
Other public facilities?				X
Discussion: No construction is proposed as part of the project. The construction of future schools within the WMX zoning district would be subject to an approved Use Permit application and further environmental review. Additional schools could be provided as a result of the proposed project resulting in enhanced educational opportunities for the City's residents. No impacts would occur.				
XV. RECREATION -- Would the project:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
Discussion: No construction is proposed as part of the project. The construction of future schools within the WMX zoning district would be subject to an approved Use Permit application and further environmental review. Additional recreational opportunities could be provided for the City's residents in conjunction with the use of any proposed schools within the WMX zoning district. No impacts would occur.				

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
Discussion: No construction is proposed as part of the project. The construction of future schools within the WMX zoning district would be subject to an approved Use Permit application and further environmental review. No impacts would occur.				
XVII. UTILITIES AND SERVICES SYSTEMS -- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of a new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X
Discussion: No construction is proposed as part of the project. The construction of future schools within the WMX zoning district would be subject to an approved Use Permit application and further environmental review. No impacts would occur.				
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a 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 or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have impacts that are individually limited, but cumulatively considerable ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X

	Summary of Impacts			
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X
Discussion: No construction is proposed as part of the project. The construction of future schools within the WMX zoning district would be subject to an approved Use Permit application and further environmental review. No impacts would occur.				

Exhibits:

- A) Attachment A: Proposed West Concord Mixed Use Text Amendment to the Development Code
- B) Final Supplemental Environmental Impact Report for the Development Code Project SCH #20060062093
(incorporated by reference, document on file at the Concord Planning Division at 1950 Parkside Drive, Concord, CA 94519)

ATTACHMENT A

- 1) *Development Code, Article II (Zoning Districts – Uses and Standards), Division 5 Downtown Districts (DP, DMX, and WMX), Section 122-53 Purpose, is amended as follows:*

122-53

Purpose

- (c) **WMX - West Concord Mixed Use.** The WMX District is applied to the area between Highway 242, south of Concord Avenue and the Walnut Creek Channel, south of Concord, and areas of the City appropriate for a mix of schools, commercial, office, retail, multi-tenant office/warehouses, and institutional development at up to 4.0 FAR. The WMX District allows new automobile dealers, shopping centers, hotels, restaurants, office buildings and multi-tenant commercial spaces, including contractor showrooms and storage uses when located entirely within a building and Public/Quasi-Public uses. The WMX District does not allow residential uses. The WMX District is consistent with and implements the West Concord Mixed Use (WCMU) land use designation of the General Plan.

- 2) *Development Code, Article II (Zoning Districts - Uses and Standards), Division 5 (Downtown Districts (DP, DMX, WMX), Table 122-154.1 (Office and Commercial Districts - Allowed Uses and Permit Requirements), Land Use Classifications; Office, Commercial, and Retail Services, Permit Required by District, is amended as follows; all other Allowed Uses and Permit Requirements in the Table remain unchanged:*

Table 122-154.1 Downtown Districts Allowed Uses and Permit Requirements				ZC - Permitted Use, Zoning Clearance AP - Administrative Permit required MP - Minor Use Permit required UP - Use Permit required -- - Use Not Allowed
Land Use Classifications	Permit Required by District			Additional Requirements
	DP	DMX	WMX	
Public/Quasi-Public and Recreational Uses				
Schools				
Elementary, Middle, Secondary	UP	UP	-- UP	