

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION



CITY OF CONCORD
Community Development Dept.
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Concord CA 94519
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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

City Initiated Housing Element Update 2014-2022

LOCATION/ADDRESS

City of Concord

APPLICATION NUMBER

GP 14-339

PROJECT DESCRIPTION

The City of Concord proposes to adopt a Housing Element Update 2014-2022 that identifies goals, policies and programs to plan for current and future housing needs, consistent with State Housing Element law, to support housing development to meet the housing needs of all segments of the population. The Housing Element must be consistent with all other elements of the General Plan and updated on a regular basis; the City's most recent Housing Element was adopted in November 2010. The successful growth of a community rests largely upon the implementation of local general plans, and in particular, the Housing Element. Each jurisdiction's projected housing need is determined through the Regional Housing Needs Allocation (RHNA) process, which is based on projected Statewide growth in households as determined by the California Department of Housing and Community Development (HCD). The total housing need for local jurisdictions is distributed among income categories, requiring cities to plan to meet the need for housing at all income levels. For Bay Area jurisdictions, this distribution occurs through the Association of Bay Area Governments (ABAG), which works closely with the Metropolitan Transportation Commission (MTC), the regional transportation planning agency.

PUBLIC COMMENT PERIOD

From Thursday, September 11, 2014 to Friday, October 10, 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 Friday, October 10, 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 Housing Element Update may also be accessed on the City's website during the public comment period at <http://www.cityofconcord.org/pdf/projects/housingElement/08012014.pdf> and the Initial Study at <http://www.cityofconcord.org/citygov/dept/planning/housingelement.asp> under Project Documents.

CONTACT PERSON AND PHONE NUMBER

Joan Ryan, AICP, Senior Planner

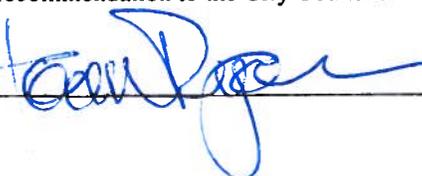
City of Concord

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PLANNING COMMISSION PUBLIC HEARING 7:00 p.m. – November 19, 2014

The proposed Housing Element Update 2014-2022 and Negative Declaration will be considered by the City of Concord Planning Commission, for recommendation to the City Council.

Signature 

Date 9/10/14