

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

California Environmental Quality Act



CITY OF CONCORD
Planning Division
1950 Parkside Drive, MS/53
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 on the following project.

PROJECT NAME

Downtown Districts Amendments Project (Application No. PL21005 – DC)

PROJECT DESCRIPTION

The City of Concord is considering a Development Code Amendment ("Amendment") to the Concord Municipal Code, Title 18 (Development Code), Chapter 18.45, Downtown Districts (DP, DMX, and WMX), Table 18.45.020 (Downtown Districts – Allowed Uses and Permit Requirements), that would change the permitting requirements, limitations, or restrictions of certain land use classifications within the DP (Downtown Pedestrian), DMX (Downtown Mixed Use), and WMX (West Concord Mixed) zoning districts. **There is no development project proposed in connection with the Amendment.** The affected use classifications are as follows:

- Animal Services; Grooming
- Banks and Financial Service; Bank, credit union
- Fitness facility, health club
- Food, Beverage Sales; Convenience store
- Crop production, orchard, vineyard
- Grocery store
- Hotel/Motel
- Media production facility
- Offices; Administrative, information processing
- Offices; Professional
- Personal Services; General
- Personal Services; Improvement or Instructional
- Residential care facility; Small
- Residential care facility; Large
- Residential recreation facility

PROJECT LOCATION/ADDRESS

The Amendments would apply to the Downtown Districts zoning area (see Map Figures 1 and 2 for project location.). The Amendment does not include a development plan or proposed use on a site listed on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites, and the information in the Hazardous Waste and Substances Statement required under subsection (f) of that section.

GENERAL PLAN DESIGNATION AND ZONING

General Plan Designations: Downtown Pedestrian District (DTPD), Downtown Mixed Use (DTMU), and West Concord Mixed Use (WCMU)

Zoning Districts: DP (Downtown Pedestrian), DMX (Downtown Mixed Use), and WMX (West Concord Mixed Use)

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Downtown Districts Amendments

May 12, 2021

PROJECT APPLICANT

Jamestown Properties, LP
Waterfront Plaza
1700 Montgomery Street
Suite 110
San Francisco, CA 94111

City of Concord
1950 Parkside Drive
Concord, CA 94519

PUBLIC COMMENT PERIOD

From May 12, 2021 to June 8, 2021, the public and all affected agencies are hereby invited to review the Negative Declaration and Initial Environmental Impact Analysis and submit written comments. Such comments may be submitted prior to or during the Planning Commission and City Council hearings on the project.

PLANNING COMMISSION MEETING: 6:30 p.m. – May 19, 2021

CITY COUNCIL MEETING: 6:30 p.m. – June 22, 2021

COMMENTS CAN BE MAILED TO:

Parkside Drive, MS/53
Attn: Frank Abejo, Principal Planner
Concord, CA 94519
frank.abejo@cityofconcord.org

The City of Concord has declared a local state of emergency due to COVID19 and is closed to the public. City of Concord officials and staff will conduct this meeting telephonically or otherwise electronically. The City will not make available any physical location from which members of the public may observe the meeting and offer public comment remotely. For additional information on how to access the upcoming public hearings, please visit the City of Concord Agenda Center at <https://www.cityofconcord.org/AgendaCenter>

DOCUMENT AVAILABILITY

The Negative Declaration and Initial Environmental Impact Analysis and other supporting environmental documents are available for public review online at <https://www.cityofconcord.org/458/Environmental-Documents>

PREPARED BY/CONTACT INFORMATION

City of Concord
Planning Division
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Concord, CA 94519

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Signature Frank Abejo

Date May 12, 2021