

**Notice of Exemption**  
California Environmental Quality Act



**TO:**  **COUNTY CLERK**  
County of Contra Costa  
555 Escobar Street  
Martinez, CA 94553

**STATE OF CALIFORNIA**  
Office of Planning & Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814


**FROM:** **CITY OF CONCORD**  
**Planning Division**  
1950 Parkside Drive, MS/53  
Building D, Permit Center  
Concord, CA 94519  
PHONE: (925) 671-3152  
FAX: (925) 671-3381

PROJECT TITLE <b>Chick-fil-A</b>	
PROJECT LOCATION - SPECIFIC The project site is located in the Willows Shopping Center ("Willows), a 24.4-acre parcel along Diamond Boulevard north of Willow Pass Road and the Walnut Creek Channel, at 1981 Diamond Boulevard, which is identified by Assessor's Parcel Number 126-440-005. The project site is currently developed with a vacant restaurant building (formerly Claim Jumper). Commercial businesses are located to the south and west of the site within the Willows Shopping Center. The Veranda Shopping Center is located immediately to the north, and a hotel is located to the east of the site. The City of Concord General Plan designates the project site as West Concord Mixed Use (WCMU) and the site is zoned West Concord Mixed Use (WMX).	
PROJECT LOCATION - CITY, COUNTY <b>CITY OF CONCORD, CONTRA COSTA COUNTY</b>	
PROJECT DESCRIPTION The proposed project includes a Use Permit, Design and Site Review, and a Tree Removal permit to demolish the existing, approximately 8,000 square foot vacant restaurant (formerly Claim Jumper) and construct a 4,947 square foot quick service restaurant (Chick-fil-A) with 90 interior dining seats, an outdoor dining area and dual drive-through lanes. The restaurant and drive-through would operate Monday through Saturday, from 6:30 am to 10:00 pm.	
NAME OF LEAD AGENCY APPROVING PROJECT <b>CITY OF CONCORD, 1950 Parkside Drive, Concord, 94519</b> <b>(925) 671-3152</b>	Project Applicant, Address, & Phone Number 4G Development & Consulting, Ed Hale, P O Box 270571, San Diego, CA 92198 Phone: 858-848-0116
EXEMPT STATUS (Check One)  <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268) <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a)) <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269(b)(c)) <input type="checkbox"/> Statutory Exemption - CODE NO: <input checked="" type="checkbox"/> X Categorical Exemption - CLASS: <u>Class 32, In-fill Development Projects</u> SECTION NO: <u>15332</u>	
REASON WHY PROJECT IS EXEMPT Pursuant to the California Environmental Quality Act of 1970, Public Resources Code §21000, et seq., as amended and implementing State CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations (collectively, "CEQA"), the Project is categorically exempt pursuant to CEQA Guidelines Section 15332 "In-fill Development Projects", as the project is: (a) consistent with the applicable general plan designation and all applicable general plan policies, as well with applicable zoning designation and regulations; (b) the project occurs within city limits on a project site of not more than five acres substantially surrounded by urban uses; (c) the project site has no value as habitat for endangered, rare or threatened species; (d) approval of the project will not result in any significant effects related to traffic, noise, air quality, or water quality; and (d) the project site can be adequately served by all required utilities and public services. Additionally, because the site is not located in a sensitive environment, in an historical district, scenic highway, or on a site identified to be on a Hazardous Waste and Substances Site List, there is no cumulative impact of successive projects of the same type in the same place, and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances, no unusual circumstances exist, and none of the exceptions to the exemptions apply under CEQA Guidelines Section 15300.2 exist.	
LEAD AGENCY CONTACT PERSON <b>Lorna Villa, Associate Planner</b>	TELEPHONE <b>(925) 671-3176</b>

**This notice shall be filed only after approval of an exempt project.**

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
3. Attach a \$50.00 check made payable to County of Contra Costa.
4. Attach original and two copies of this Notice of Exemption.
5. Attach two self-addressed, stamped envelopes.

SIGNATURE 	TITLE Associate Planner	DATE 12/22/22
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Signed by:     Applicant     Lead Agency

**AFFIDAVIT OF COUNTY CLERK FILING AND POSTING**

I declare that on \_\_\_\_\_ I received and posted this Notice as required by California Public Resources Code Section 2115.2.  
Said Notice will remain posted for thirty (30) days from the filing date.

By \_\_\_\_\_ Date \_\_\_\_\_