

FILED

August 20, 2025

KRISTIN B. CONNELLY
CLERK-RECORDER

Notice of Determination

To: Governor's Office of Land Use and Climate Innovation
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth Street
Sacramento, CA 95812-3044 Sacramento, CA 95814

From: Public Agency: City of Concord
Address: 1950 Parkside Drive
Concord, CA 94519
Contact: Meredith Rupp, Principal Planner
Phone: (925) 603-5890

By *M. Rupp*
A. Cruz
Deputy Clerk

County Clerk
County of: Contra Costa
Address: 555 Escobar Street
Martinez, CA 94553

Lead Agency (if different from above):
Address: _____
Contact: _____
Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): _____
Project Title: 5291 Concord Boulevard Residential Project ("Bird Subdivision")
Project Applicant: Civic Property Group, Inc., 1500 Willow Pass Court, Concord, California 94520 925 685-0110
Project Location (include county): 5291 Concord Boulevard, Concord, CA, APN 117-120-077, Contra Costa County
Project Description:

The project would involve demolition of existing buildings on the project site, site preparation and grading, subdivision of the existing parcel into 45 lots, and construction of 40 single-family residential units. A checklist was prepared to assess consistency between the project and City of Concord 2030 General Plan and to determine if additional environmental review is required under CEQA in accordance with CEQA Guidelines Section 15183.

This is to advise that the City of Concord has approved the above
(Lead Agency or Responsible Agency)

described project on August 6, 2025 and has made the following determinations regarding the above described project.

Pursuant to CEQA Guidelines Section 15183, the project is consistent with the City of Concord 2030 General Plan and zoning regulations, there are no project-specific significant effects which are peculiar to the project or its site, and no additional environmental review is required.

Pursuant to CEQA Guidelines Section 15183, CEQA mandates that projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. The Section 15183 Consistency Checklist found that the proposed project is consistent with the existing zoning and the City of Concord 2030 General Plan, and that there are not project-specific significant effects that are peculiar to the project or site that were not adequately addressed in the EIR for the General Plan.

This is to certify that Section 15183 Consistency Checklist is available to the General Public at:
City of Concord, 1950 Parkside Drive, Concord, CA 94519 OR WWW.CITYOFCONCORD.ORG

Signature (Public Agency): *M. Rupp* Title: Principal Planner

Date: 8/19/2025 Date Received for Filing at OPR: _____