CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF DETERMINATION

To: Office of Land Use and
Climate Innovation
State Clearinghouse
1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

From: Department of Toxic Substances Control
Site Mitigation and Restoration Program
8800 Cal Center Drive
Sacramento, CA 95826

Subject: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OF THE PUBLIC RESOURCES CODE

Project Title: Ashbury Apartments Interim Removal Action Workplan

State Clearinghouse Number: 2006062093

Project Location: 1650 Ashbury Drive, Concord, CA 94520

County: Contra Costa

Project Applicant: Maracor Development, Inc

Project Description: The Ashbury Apartments Interim Removal Action Workplan ("Interim RAW") sets forth site remediation activities on approximately 1.81 acres located at the northwest corner of Ashbury Drive and Amador Avenue in Concord, CA (Site). The Interim RAW addresses the presence of lead and organochlorinated pesticides (OCPs) in soils at concentrations above residential screening levels or California Hazardous waste levels.

Remediation activities to be implemented as part of the Interim RAW include excavation of impacted soil followed by confirmation soil sampling. The estimated amount of impacted soil to be excavated is approximately 1,000 cubic yards (approximately 1,500 tons, assuming that a cubic yard of soil weighs approximately 1.5 tons). The excavations to remove impacted soils would occur at four areas on the Site with proposed excavation depths ranging from two to four feet below ground surface (bgs). Excavation would continue until confirmation sampling shows that the cleanup criteria have been met. Upon completion of soil remediation work and confirmation sampling, the excavation will be backfilled with clean import fill, if and as may be determined necessary. Remediation activities are anticipated to begin in Fall 2025 and take place for a duration of up to six weeks.

On August 22, 2024, the City of Concord ("City") approved a Modified Initial Study/15183 Checklist for the Ashbury Apartments Project ("Modified IS Checklist", CEQA SCH No. 2024080934) pursuant to CEQA Guidelines section 15183. The Modified IS Checklist evaluated potential environmental impacts associated with remediation of a 1.8-acre project site (which includes the entirety of the cleanup Site addressed by the subject Interim RAW), followed by the demolishment of the existing structures and development of a 216,166-square-foot, five-story residential building with 183 residential units. The Modified IS Checklist is based on the City's Concord 2030 Urban Area General Plan Environmental Impact Report (SCH No. 2006062093, certified 2007) and the Supplemental Environmental Impact Report to the 2030 Concord General Plan EIR (certified 2012). DTSC independently reviewed the City's Modified IS Checklist for the Ashbury Apartments Project and determined that the analysis adequately addressed effects associated with the subject Interim RAW and that no further environmental review is required.

As Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on October 29, 2025 and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. A Modified Initial Study Checklist based on an Environmental Impact Report was prepared pursuant to the provisions of CEQA.
3. Mitigation measures were not made a condition of project approval.
4. A mitigation reporting or monitoring plan was not adopted.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

The administrative record for this project is available to the public by appointment at the following location:

Department of Toxic Substances Control
Site Mitigation and Restoration Program
8800 Cal Center Drive
Sacramento, CA 95826

Additional project information is available on EnviroStor: www.envirostor.dtsc.ca.gov/public/ or https://envirostor.dtsc.ca.gov/public/profile_report?global_id=60003227

Contact Person	Contact Title	Phone Number
Karri Peters	Project Manager	(916) 255-3614

Approver's Signature:

Date: October 29, 2025

Approver's Name	Approver's Title	Approver's Phone Number
Steven Becker	Branch Chief	(916) 869-5059