

**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

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**Contra  
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July 15, 2024

**NOTICE OF PREPARATION/  
NOTICE OF SCOPING SESSION  
FOR A DRAFT ENVIRONMENTAL IMPACT REPORT ON THE  
PROPOSED FSRE INDUSTRIAL CONCORD PROJECT  
COUNTY FILE DP21-3022**

**TO: ALL INTERESTED AGENCIES AND PARTIES**

The Contra Costa County Department of Conservation & Development (DCD) has received an application from FSRE Industrial Concord Company, LLC (applicant), requesting approval of a General Plan Amendment and a Development Plan for the FSRE Industrial Concord Project (proposed project). DCD is the Lead Agency for preparation of the Draft Environmental Impact Report (Draft EIR) for this proposed project and is issuing this Notice of Preparation pursuant to Section 15082 of the California Environmental Quality Act (CEQA) Guidelines.

**PROJECT LOCATION**

The project site consists of approximately 16 acres located within one parcel of undeveloped land (Assessor's Parcel Number 125-010-023) in Buchanan Field Airport, adjacent to the City of Concord. The site is located at the airport's western edge abutting Marsh Drive and Sally Ride Drive.

**PROJECT DESCRIPTION**

The applicant is requesting approval of a General Plan Amendment to change the project site land use designation from Public and Semi-Public (PS) to Light Industry (LI) and a Development Plan to allow the following:

- Construction of a single-story concrete tilt-up logistics warehouse totaling 223,145 square feet, which would include approximately 213,962 square feet of warehouse space and approximately 9,183 square feet of ancillary office space;
- Development of approximately 3.11 acres of on-site stormwater treatment areas;
- Construction of 223 auto parking stalls, including seven American with Disabilities Act (ADA) compliant stalls; 38 trailer parking stalls; 24 bicycle parking spaces (12 short-term and 12 long-term); 38 trailer stalls; and 36 truck docks;

- Construction of off-site improvements, such as roadway improvements, sidewalks, curbs, gutters, landscaping, utility connections, traffic calming improvements, driveway connections to both Marsh Drive and Sally Ride Drive, a new signalized intersection at Marsh Drive/Sally Ride Drive (north), and lane separation and other improvements related to a proposed separated bike facility on Marsh Drive;
- Removal of one tree;
- Development of landscaping, security lighting, and fencing; and
- As part of the General Plan Amendment, reclassification of Sally Ride Drive from a future Arterial to a Collector.

#### ANTICIPATED IMPACTS

Pursuant to CEQA Guidelines Section 15060(d), DCD will not prepare an initial study prior to commencing work on the Draft EIR. Based on knowledge of other projects in the vicinity of the project site, the County anticipates that the proposed project may have the potential to result in effects in the following CEQA topic areas, which will be evaluated in the Draft EIR to determine if the proposed project would result in potentially significant impacts:

- Aesthetics: Development of a single-story warehouse building may alter the aesthetics of a site that is currently undeveloped. The Draft EIR will evaluate if the proposed Project would conflict with applicable zoning and other regulations governing scenic quality.
- Air Quality, Greenhouse Gas Emissions, and Energy: Construction activities and on-going operational activities may have the potential to cause increases in emissions of criteria pollutants and/or greenhouse gas emissions. The Draft EIR will evaluate if the temporary and permanent project emissions would be potentially significant. Energy usage will be analyzed in the Draft EIR to determine if the proposed project would include wasteful, inefficient, or unnecessary consumption of energy resources and if the proposed project would conflict with or obstruct a state or local plan for renewable energy or energy efficiency.
- Biological Resources: While there are no known occurrences of protected plant and animal species occurring on-site at this time, there is potential for burrowing owls to occur in the project vicinity based on surrounding vegetation. The Draft EIR will evaluate the potential for construction activities to result in impacts to migratory avian species due to tree removal, and to burrowing owls, should they be present on the project site at the time of construction. Additionally, should federally and/or State protected wetlands or other waters be determined to occur on the project site, the Draft EIR will evaluate the potential for project impacts to wetlands.
- Cultural Resources and Tribal Cultural Resources: While no known cultural or Tribal Cultural Resources (TCRs) have been identified on the project site at this time, the Draft EIR will evaluate the potential for construction activities to inadvertently disturb previously undiscovered cultural resources and/or Tribal Cultural Resources (TCRs) during ground disturbing activities.
- Geology and Soils: The existing geological soil conditions will be analyzed in the Draft EIR to determine if potentially significant impacts would occur as a result of the proposed project.
- Hazards and Hazardous Materials: The proposed project site is not listed on the "Cortese List" of hazardous waste sites. The Draft EIR will evaluate the potential for construction activities and project operations to result in impacts related to hazards and hazardous materials.

- Hydrology and Water Quality: A drainage feature crosses the site, flowing from Sally Ride Drive to Marsh Drive, and another drainage feature parallels Marsh Drive; the Draft EIR will evaluate the capacity of, and the potential for project impacts to these existing drainage features.
- Land Use: The proposed project's compliance with General Plan policies will be evaluated in the Draft EIR to determine if the proposed project would result in a significant environmental impact due to a conflict with any land use plan or policies.
- Public Services: The proposed project would introduce a new job-generating use to the project site. The Draft EIR will evaluate the proposed project's potential to result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities.
- Noise: Ambient noise levels may increase temporarily during construction and may increase permanently during operation due to the introduction of a new permanent use on-site.
- Transportation: The proposed project would introduce a new job-generating use to the project site, which would have the potential to effect Vehicle Miles Traveled (VMT). The Draft EIR will evaluate the potential for the proposed project to result in transportation impacts pursuant to Senate Bill 743. The Project's consistency with programs, plans, ordinances, or policies addressing the circulation system (including transit, roadway, bicycle, and pedestrian facilities) will be discussed in the Draft EIR.
- Utilities: Implementation of the proposed project may result in an increased demand on utilities compared to existing conditions. The Draft EIR will examine potential impacts of the proposed project on wastewater system, storm drains, water supply, and solid waste management. The Draft EIR will analyze applicable State, regional, and City plans and policies for consistency.

It is anticipated that the following topics would be briefly discussed in the Effects Found not to be Significant section of the Draft EIR:

- Agriculture and Forestry Resources
- Mineral Resources
- Population and Housing
- Recreation
- Wildfire

Pursuant to CEQA Guidelines Section 15130, the EIR will address any potentially significant cumulative impacts of the proposed project when considered with other past, present, and reasonably foreseeable future projects in the area.

The EIR will identify any significant impacts that cannot be avoided if the Project is implemented as proposed.

Pursuant to CEQA Guidelines Section 15126.6, the EIR will examine a range of reasonable alternatives to the Project including a "No Project" alternative and one or more alternative development scenarios depending on the impacts identified. Alternatives discussed will be chosen based on their ability to reduce or avoid any identified significant impacts of the Project while achieving most of the identified objectives of the proposed project. The environmentally superior alternative(s) will be identified based on the number and degree of associated environmental impacts.

## PUBLIC COMMENTS

All responsible and trustee agencies, and interested agencies, organizations, and individuals are invited to submit comments which address environmental concerns resulting from the implementation of the proposed project.

Due to the time limits mandated by State law, your response must be sent via mail or e-mail ([jamar.stamps@dcd.cccounty.us](mailto:jamar.stamps@dcd.cccounty.us)) at the earliest possible date but no later than 30 days after publication of this NOP. Correspondence must be received at the following address by **5:00 p.m. on Wednesday, August 14, 2024**:

Contra Costa County  
Department of Conservation & Development  
Community Development Division  
Attention: Jamar Stamps  
30 Muir Road, 2nd Floor  
Martinez, California 94553

Please include "COUNTY FILE DP21-3022" in the subject line of all correspondence.


## SCOPING MEETING

A scoping meeting will be held on **Monday, August 5, at 1:30 p.m. at the Contra Costa County Department of Conservation & Development, 1<sup>st</sup> Floor Zoning Administrator Room, 30 Muir Road, Martinez, CA 94553**. Alternatively, participants may join the Scoping Meeting via the following link: [https://contra-costa.granicus.com/ViewPublisher.php?view\\_id=13](https://contra-costa.granicus.com/ViewPublisher.php?view_id=13). Participation instructions can be viewed at the following link <https://www.contracosta.ca.gov/4328/Zoning-Administrator> when the agenda becomes available. Follow the link and then click the "Most Recent" agenda tab.

At this meeting, interested agencies, organizations, and individuals may submit oral and written comments pertaining to environmental concerns related to the proposed project.

## SUPPORTING DOCUMENTS

The Development Plan application and supporting documents are available for review at the Department of Conservation & Development, Community Development Division. If you wish to obtain a copy of any documents related to this proposed project, please contact Jamar Stamps at 925.655.2917 or [jamar.stamps@dcd.cccounty.us](mailto:jamar.stamps@dcd.cccounty.us).

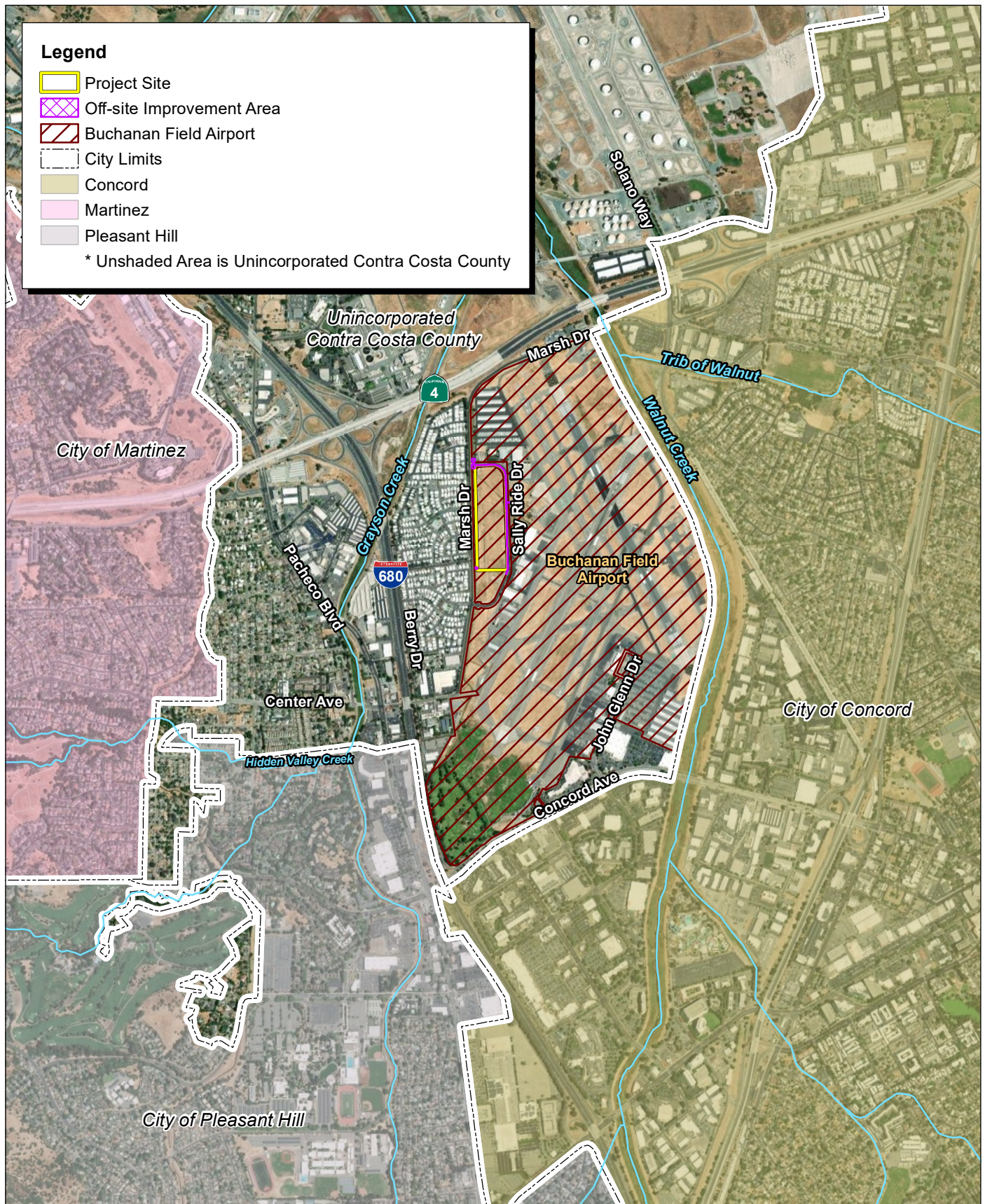


Signature: \_\_\_\_\_

Jamar Stamps, Principal Planner  
Contra Costa County  
Department of Conservation & Development

Attached: Local Vicinity Maps  
Site Plan

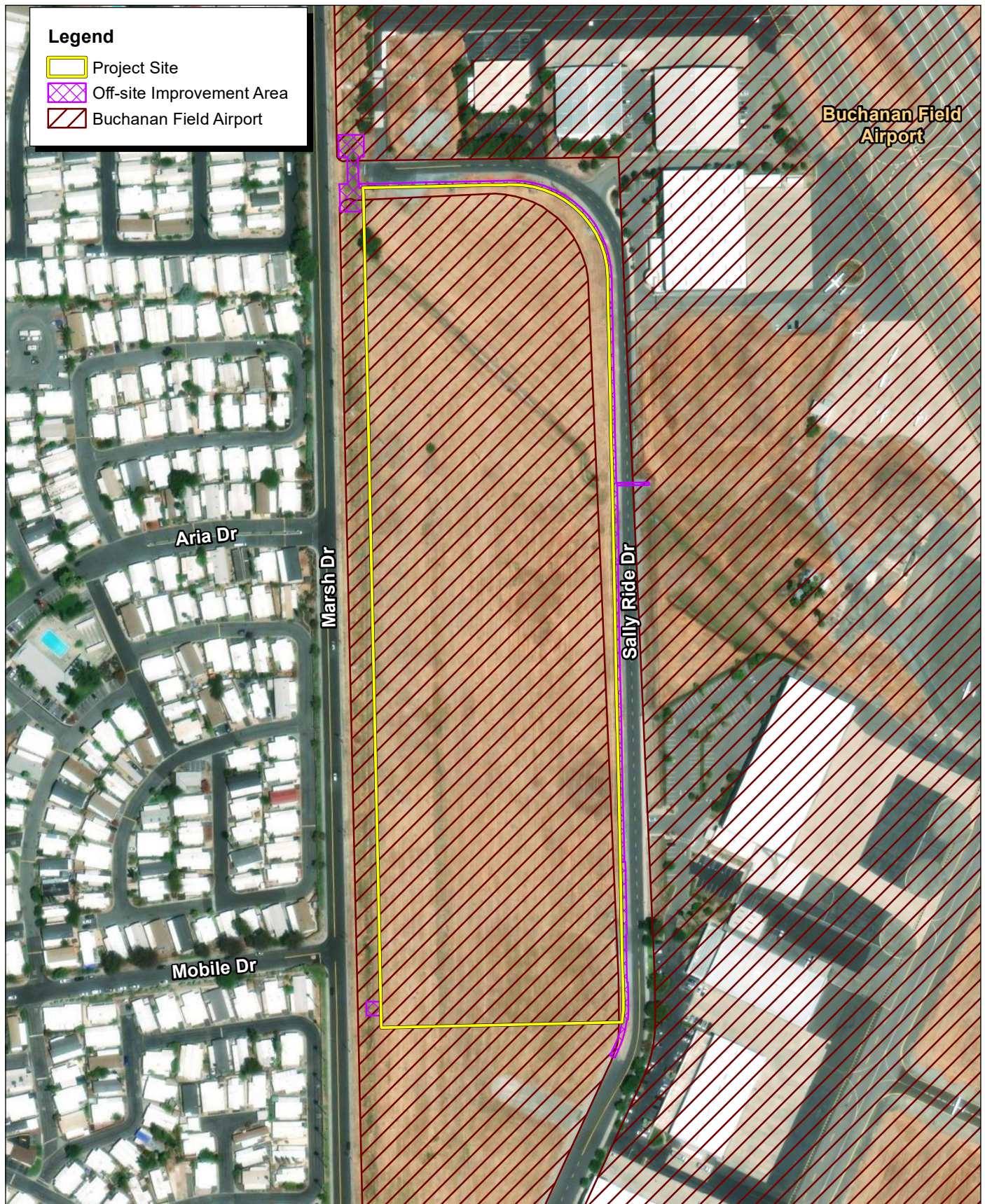




Source: ESRI Aerial Imagery; County of Contra Costa.







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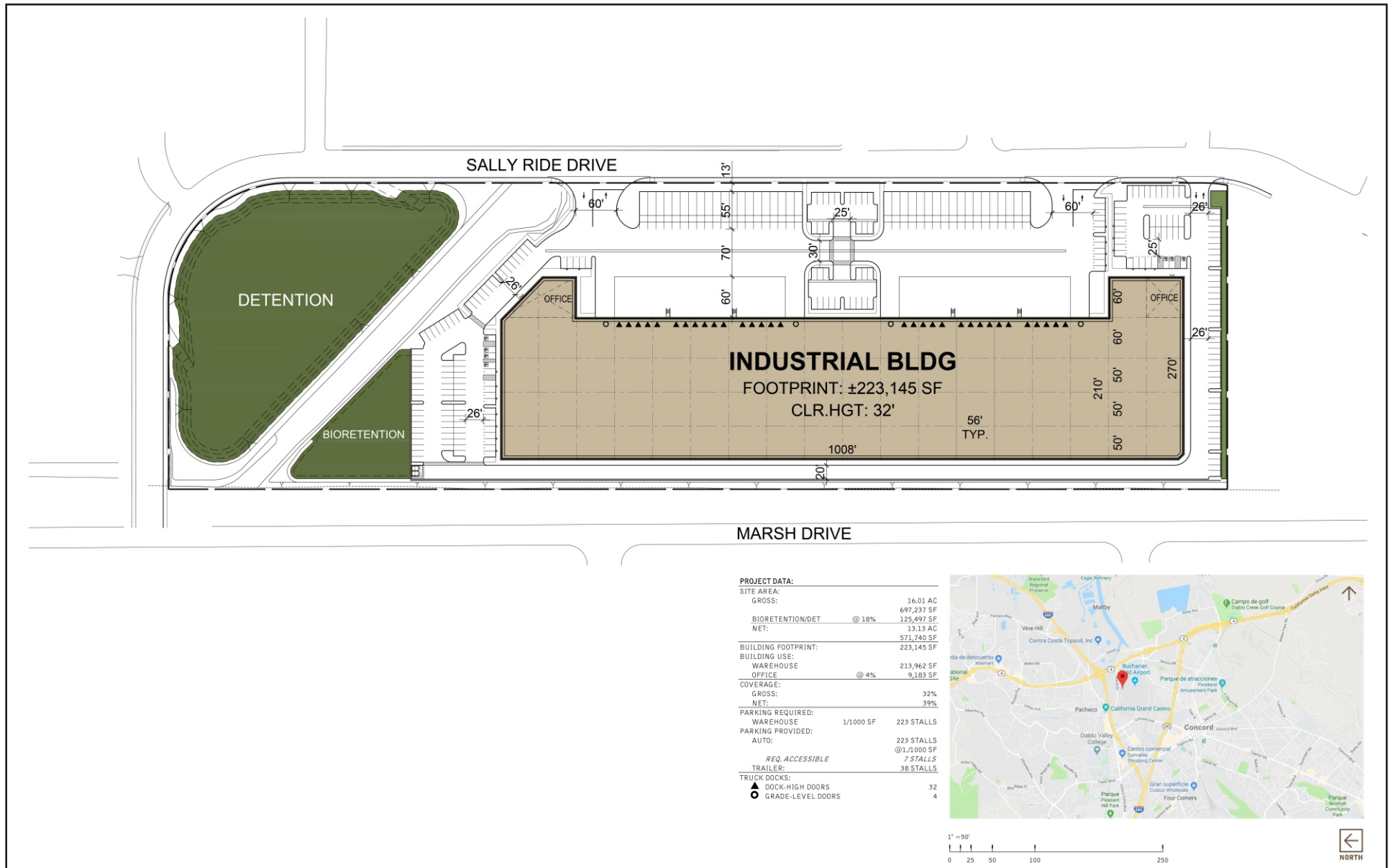
**FIRSTCARBON**  
SOLUTIONS™



250 125 0 250  
Feet

**Exhibit 1b**  
**Local Vicinity Map**  
**Zoomed In**





Source: Ware Malcomb, 12/21/2023.

