Department of Conservation and Development

30 Muir Road
Martinez, CA 94553

Phone:1-855-323-2626

Contra Costa County

John Kopchik
Director

Jason Crapo
Deputy Director

Deidra Dingman
Deputy Director

Ruben Hernandez
Deputy Director

Gabriel Lemus
Assistant Deputy Director

November 5, 2025

NOTICE OF AVAILABILITY OF PARTIALLY RECIRCULATED ENVIRONMENTAL IMPACT REPORT (EIR)

and

NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD FOR RECIRCULATED PORTIONS OF THE

FSRE INDUSTRIAL CONCORD PROJECT

State Clearinghouse Number: 2024070591

County File Number: DP21-3022

Pursuant to the State of California Public Resources Code and the Guidelines for Implementation of the California Environmental Quality Act of 1970 (CEQA), as amended, notice is hereby given that portions of the Environmental Impact Report (EIR) for the FSRE Industrial Concord Project have been recirculated for public review. This partial recirculation is limited to Section 3.6, Geology and Soils and Appendix E, Geotechnical Exploration Report.

This partial recirculation is being conducted out of an abundance of caution due to a technological syncing error in uploading Appendix E: Geology and Soils Supporting Information. Section 3.6, is being recirculated because it referenced and relied on Appendix E. It is important to note that Section 3.6 has not been revised and none of the significance conclusions presented in the Draft EIR have changed as a result of this correction. There is no new information that would require recirculation of any other portion of the Draft EIR; accordingly, recirculation of the entire EIR is not necessary or required.

PROJECT TITLE: FSRE Industrial Concord Project ("proposed project")

LEAD AGENCY: Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553

APPLICANT: FSRE Industrial Concord Company LLC
Att: Karl Higgins
1247 Firecrest Way

Fallbrook, CA 92028
(619) 888-5525

CONTACT: Jamar Stamps, AICP, Principal Planner
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553
(925) 655-2917
jamar.stamps@dcd.cccounty.us
Transportation@dcd.cccounty.us

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 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 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 (11 short-term and 15 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 at Sally Ride Drive, a new intersection at Marsh Drive/Sally Ride Drive (north) with a new crosswalk and Pedestrian Hybrid Beacon (PHB), and lane striping related to the bike lane (Marsh Drive is a Class I Bike Lane);
- Removal of one tree; and
- Development of landscaping, security lighting, and fencing.

ANTICIPATED ENVIRONMENTAL IMPACTS: This Partially Recirculated Draft EIR has been prepared pursuant to Public Resources Code Section 21080(d) of the California Environmental Quality Act (CEQA) and the CEQA Guidelines.

The Draft EIR describes the proposed project; analyzes and identifies the environmental impacts that may result from the proposed project; identifies measures to mitigate adverse environmental impacts; and evaluates alternatives to the proposed project. The Draft EIR identified potentially significant impacts related to Aesthetics, Air Quality, Biological

Resources, Cultural Resources and Tribal Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use Planning, Noise, Public Services, Transportation, Utilities and Wildfire. However, Draft EIR Table ES-1 summarizes the impacts, mitigation measures, and resulting level of significance after mitigation for the relevant environmental issue areas evaluated for the proposed project.

RECIRCULATED EIR PUBLIC REVIEW AND COMMENT PERIOD: There will be a public review and comment period for the recirculated portions of the EIR, beginning on Wednesday, November 5, 2025, and closing on **Monday, December 22, 2025**. Written comments on the adequacy of the revised portions of the EIR must be submitted by **5:00 p.m. on Monday, December 22, 2025**, to:

Contra Costa County
Department of Conservation and Development
30 Muir Road, 2nd Floor
Martinez, CA 94553
Attn: Jamar Stamps

Written comments may also be submitted via email to jamar.stamps@dcd.cccounty.us or Transportation@dcd.cccounty.us. Please include "COUNTY FILE DP21-3022" in the subject line of all correspondence.

IMPORTANT NOTICE TO REVIEWERS: Consistent with CEQA Guidelines Section 15088.5, reviewers are requested to limit their comments to the revised portions of the EIR that are being recirculated (Section 3.6, Geology and Soils and Appendix E: Geology and Soils Supporting Information). For comments received during the recirculation period, CEQA directs the County to respond only to those comments that relate to the portions of the EIR that were recirculated.

The Partially Recirculated EIR will be combined with the previously circulated Draft EIR as part of the Final EIR. Comments previously received related to the adequacy of the Draft EIR's environmental analysis as well as comments on the recirculated portions of the EIR will be responded to in the proposed project's Final EIR.

AVAILABILITY OF RECIRCULATED EIR: The recirculated portions of the EIR are available for public review at: https://www.contracosta.ca.gov/4841/CEQA-Notifications and https://www.contracosta.ca.gov/4263/Major-Projects. Physical copies of the Draft EIR will be available for review at the following locations:

Contra Costa County
Department of Conservation and Development – Application & Permit Center
30 Muir Road
Martinez, CA 94553

Contra Costa County Library, Concord
2900 Salvio Street
Concord, CA 94519

Office of District 4 County Supervisor, Ken Carlson
2255 Contra Costa Boulevard, Suite 202
Pleasant Hill, CA 94523

Office of District 5 County Supervisor, Shanelle Scales-Preston
190 East 4th Street
Pittsburg, CA 94565

Office of District 5 County Supervisor, Shanelle Scales-Preston
1025 Escobar Street
Martinez, CA 94553

Contra Costa County Airports Division
181 John Glenn Drive, Ste. 100
Concord, CA 94520

Rancho Diablo Mobile Home Park
356 Vista Grande
Pacheco, CA 94553

Concord Cascade
245 Aria Drive
Pacheco, CA 94553

ADDITIONAL INFORMATION: For more information on the documents referenced in this notice, please contact Jamar Stamps, AICP, Principal Planner, at (925) 655-2917, or by email at jamar.stamps@dcd.cccounty.us or Transportation@dcd.cccounty.us.

NOTICE ISSUED 11/5/25