Notice of Exemption

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

From: (Public Agency): City of Concord
1950 Parkside Drive
Concord, CA 94519

Project Title: Concord Village Project

Project Sponsor: Marginal Properties - Concord, LLC
720 North 10th St., A-128
Renton WA 98057
(206) 979-9681

Project Location - Specific:

The 2.3-acre project site is located at 2400 Salvio Street and 2401 and 2471 Willow Pass Road in the City of Concord and is identified by Assessor's Parcel Numbers (APNs) 126-083-011, -012, -013. Currently, the south half of the site is being used as a temporary construction staging area by Meta Housing Corporation for the Blue Oak Square multifamily residential project to the south on Willow Pass Road. The site is partially paved, and there is leftover site lighting from previous uses. Surrounding existing uses include offices, an auto dealership, and a vet hospital to the north, Blue Oak Square (multifamily residential under construction) to the south, Wisteria Residential Subdivision and offices to the east, and a vacant commercial building and medical offices to the west. The City of Concord General Plan designates the site as Downtown Mixed Use (DTMU) and the site is zoned Downtown Mixed-Use (DMX) and located within the Transit Station Overlay (TS).

Project Location - City: Concord Project Location - County: Contra Costa

Description of Nature, Purpose and Beneficiaries of Project:

The Concord Village Project (proposed project) would include development of a 372,069-square-foot (sf), five-story, building with 230 residential units. The building would have a lobby/leasing office, fitness center, mail room, club room, five ground floor courtyards, a roof deck, and 42,159 sf of open space. A total of 350 parking spaces would be provided, including 17 electric vehicle (EV) stalls, 58 long-term bicycle parking stalls on the ground floor garage level in two secure corrals, and 22 short-term bicycle parking stalls are proposed along Willow Pass Road, East Street, and Salvio Street in bicycle racks. Site access would be provided by a new driveway off Port Chicago Highway. The proposed project would require a Use Permit and Design and Site Plan Review approval by the Planning Commission.

Name of Public Agency Approving Project: City of Concord

Name of Person or Agency Carrying Out Project: Maracor Development, Inc.

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ✖ Categorical Exemption. State code number: Subsequent Negative Declarations (CEQA Guidelines Section 15162)

Reasons 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"), no further environmental review is required pursuant to Public Resources Code 21166 and CEQA Guidelines Sections 15162 as the proposed Project is essentially the same as a previous project for which a Mitigated Negative Declaration and Mitigation and Monitoring and Reporting Program (MMRP) were adopted on March 15, 2018 via Resolution No. 17-03PC. The MND included and evaluation and analyses of a project of similar size and scale as the proposed Project. Further, the Project does not involve substantial changes, new circumstances, or new information which require major revisions. Accordingly, no subsequent environmental review is necessary.

Lead Agency

Contact Person: Ryan Lenhardt, Senior Planner, City of Concord Planning Division
Area Code/Telephone/Extension: (925) 671-3162

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

Signature: _____ Date: 8-22-24 Title: SENIOR PLANNER

X Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____