



NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE ADOPTION OF THE AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH) OVERLAY DISTRICT

Notice is hereby given that the City of Concord is preparing a Draft Environmental Impact Report (EIR) for the adoption of the Affirmatively Furthering Fair Housing (AFFH) Overlay District Project (the Project) and is requesting comments on the scope and content of the EIR. The EIR is being prepared by the City of Concord, which is the Lead Agency for the Project, in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines.

In accordance with CEQA Guidelines section 15082, this Notice of Preparation (NOP) is being sent to the California State Clearinghouse, Contra Costa County Clerk, responsible agencies, trustee agencies, and adjacent cities, and is being made available to members of the public including individuals and organizations to solicit comments on the scope of the analysis in the EIR.

PROJECT BACKGROUND AND DESCRIPTION

For the past nine months, the City of Concord has been engaging the public on the AFFH Program. This program is required by the State of California as part of Concord's Housing Element and is designed to promote fair housing opportunities and inclusive communities.

The AFFH Program commits the City to apply an overlay district to approximately 20 acres of land in higher-resource neighborhoods to support multifamily housing development at densities of up to 60 units per acre. This overlay district would not replace or eliminate the existing non-residential zoning on these sites, nor would it render any current uses illegal or non-conforming. Instead, it adds an option for property owners to develop multifamily housing at the specified density while preserving existing allowable non-residential uses.

PROJECT LOCATION

On January 7, 2025, the Concord City Council and Planning Commission met to discuss properties being considered for overlay zoning under the AFFH Program. Seven sites were selected for further evaluation. The Council has made no final decisions on where the overlay district will apply and will not do so until completion of the Draft EIR.

Figure 1 shows the location of the seven sites being studied in the Draft EIR, which are:

- Site 1 – 5100 Clayton Road, 12.8 acres
- Site 2 – 5280-5358 Clayton Road, 9.3 acres



- Site 3 – 4300-4340 Clayton Road and 4420-4498 Treat Boulevard, 10.3 acres
- Site 6 – 2975 Treat Boulevard, 2.1 acres
- Site 8 – 780 Oak Grove Road, 12.9 acres
- Site 16 – 5390 Myrtle Drive, 2.3 acres
- Site 18 – 1539 Kirker Pass Road, 0.9 acres

Pursuant to CEQA Guidelines Section 15087(c)(6), one site (site 2) is on a hazardous materials list enumerated under Section 65962.5 of the Government Code.

PROBABLE ENVIRONMENTAL EFFECTS

Approval of the Project would not approve any physical development (e.g., construction of housing or infrastructure). However, the Draft EIR will assume that such actions are reasonably foreseeable future outcomes of project implementation. As such, the Draft EIR will evaluate the potential physical environmental impacts of future development that could result from the implementation of the overlay zoning district facilitated by the Project in accordance with CEQA Guidelines Section 15168. The following topics are anticipated to be evaluated in detail in the EIR: Air Quality, Cultural Resources, Greenhouse Gas Emissions, Noise, Public Services, Transportation, Utilities and Service Systems.

The following topics are likely to be associated with less-than-significant impacts and are not expected to be evaluated in detail in the EIR: Aesthetics, Agriculture and Forestry Resources, Biological Resources, Energy, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Recreation, Tribal Cultural Resources, and Wildfire. The Draft EIR will also examine a reasonable range of alternatives to the proposed project, including the CEQA-mandated No Project Alternative and other potentially feasible alternatives that may be capable of reducing or avoiding potential environmental effects.

WRITTEN COMMENTS

No final determinations have been made on where the overlay zoning district will be applied. The Draft EIR will study future development associated with the rezoning program under the Project. Overall, it is anticipated that the rezoning seven sites under the Project could facilitate development of up to 2,060 housing units.

The Draft EIR is expected to take 6–9 months to complete. Once finalized, it will be made available to the public for review and comment.

Written comments regarding the scope and content of the EIR must be submitted to the Lead Agency by March 7, 2025, addressed to:

Justin Ezell, Assistant City Manager
City of Concord
1950 Parkside Drive MS/53
Concord, CA 94519
justin.ezell@cityofconcord.org



EIR SCOPING MEETING

The Lead Agency will conduct a public scoping meeting to solicit written and oral comments regarding the scope and content of the EIR from interested parties, responsible agencies, and any other interested persons, organizations or agencies.

The scoping meeting will be held during the regularly-scheduled Planning Commission hearing on Wednesday, February 19, 2025 at 6:30 p.m. at the Council Chamber, 1950 Parkside Drive, Concord, CA 94519. Interested parties should check the hearing agenda posted online to confirm the meeting time, location, and agenda:

www.cityofconcord.org/PlanningCommission

For additional information, please contact Justin Ezell, Assistant City Manager at (925) 671-3155 or justin.ezell@cityofconcord.org.

X 
Justin Ezell, Assistant City Manager

February 3, 2025
Date

Enclosed: FIGURE 1 – Overlay Zoning Site Locations

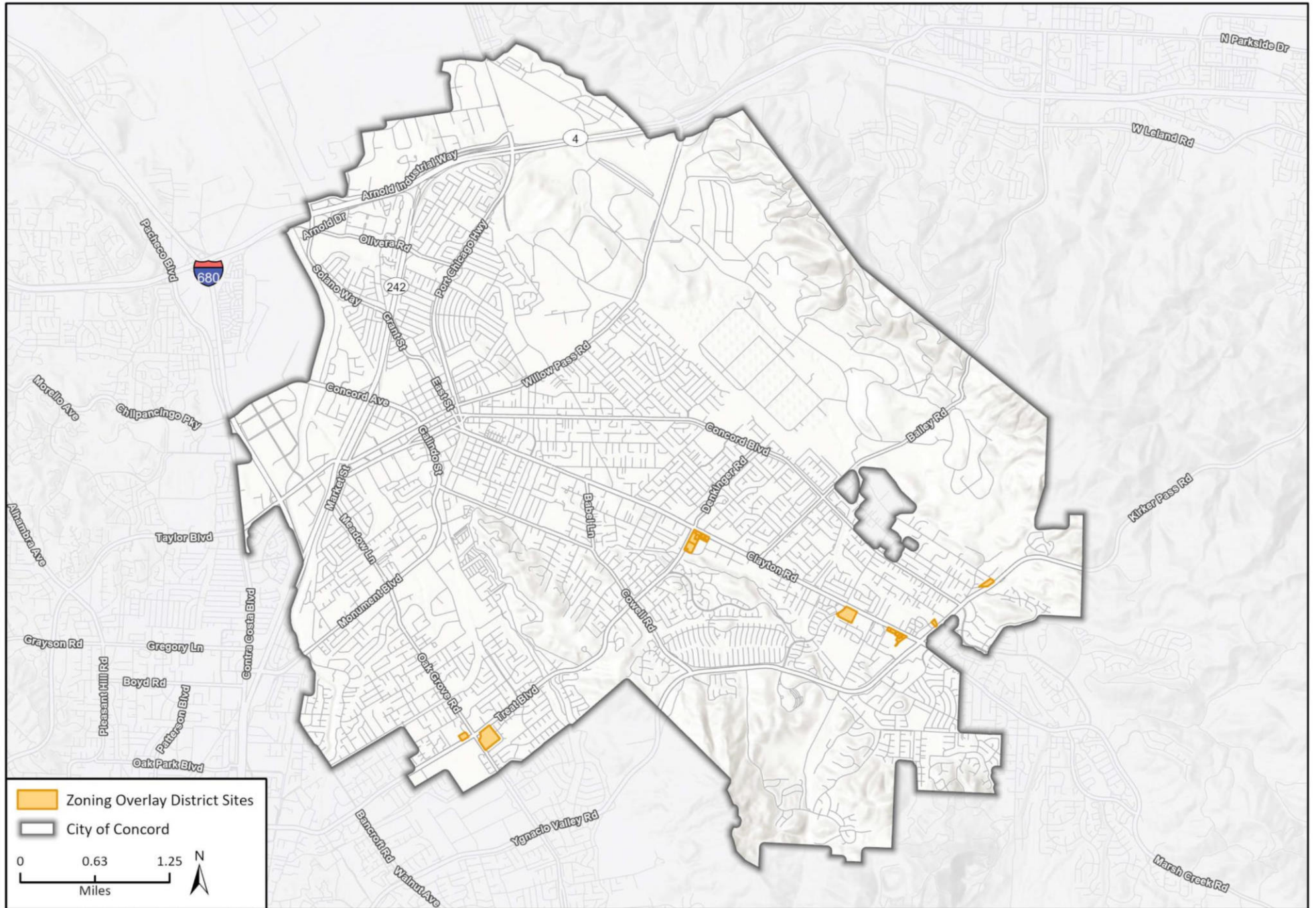
More information about the proposed project can be found on the City’s website:
www.cityofconcord.org/AFFH

An electronic map of the seven sites being studied for overlay zoning can be found at:
www.cityofconcord.org/AFFH-MAP

To receive email updates on this program, sign up at:
www.cityofconcord.org/AFFH-IPL



Figure 1 – Overlay Zoning Site Locations



Basemap provided by Esri and its licensors © 2025.
Additional data provided by NHD, 2024.