

**NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**
California Environmental Quality Act



CITY OF CONCORD

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Concord, CA 94519
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Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the City of Concord has prepared an initial study on the following project.

PROJECT

Concord Hampton Inn

LOCATION/ADDRESS

1880 Market Street
Concord, CA 94520

APPLICATION NUMBERS

PL20023-GP, RZ, UP, DR (General Plan Amendment, Rezone, Use Permit, Design and Site Review), Tree Removal, and Minor Exception for Parking

APN(s)

126-291-022, -023

GENERAL PLAN DESIGNATION AND ZONING

Current General Plan: RC (Regional Commercial)
Current Zoning: RC (Regional Commercial)
Future General Plan: DTMU (Downtown Mixed Use)
Future Zoning: DMX (Downtown Mixed Use)

PROJECT APPLICANT

Doug Ely/DSEA, Inc.
145 S. Olive Street
Orange, CA 92866

DESCRIPTION OF PROJECT

The project includes a four-story hotel on the 1.24-acre project site. The approximately 48,100 square foot (sq. ft.) building would contain 86 guestrooms. Additionally, the project site will include 76 parking spaces, including 6 EV charging stations, on a surface paved lot. Approximately 78 percent of the project site would be developed with impervious surfaces (building footprint, driveways, and parking lot), while the remaining 22 percent would be kept pervious and include landscaping and bioretention areas as depicted in the proposed site plan. Currently, the project site consists entirely of pervious surfaces.

The four-story hotel is oriented toward the intersection of Market Street and Pine Street and is set to the rear of the property so that the frontage is a landscaped parking lot which is consistent with development trends along Market Street. Vehicle access to the parking lot is proposed from Pine Street. Additionally, a service area located along Market Street would provide access to emergency vehicles. The Proposed Project includes design features similar to the local elements found among buildings on Todos Santos Plaza, integrating Spanish Colonial influences, complete with projecting façade elements, a linear canopy above the pedestrian concourse in front of the building, Spanish tile roofs, and stone veneer with worn edges providing an established presence. Furthermore, the hotel façade will include trellises along the front of the building to provide additional shade and space for hanging foliage, as well as planter beds with trees and shrubs. Wrought iron fencing with landscaping is proposed to soften the perimeter.

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October 2, 2020

ENVIRONMENTAL SETTING

The project site is located within the limits of the City of Concord in Contra Costa County. The project site is located on the west side of Concord, on the southwest edge of downtown. The project site is bounded on three sides, with Market Street to the northwest, Pine Street to the northeast, and Clayton Road to the south. The Proposed Project would share the block with a gas station, located to the north and two small commercial buildings to the south. The project site is currently vacant and consists of tall grasses, shrubbery, several trees, and chain-link fencing.

DECLARATION

Based on the Initial Environmental Impact Analysis dated September 2020, the AES staff has determined:

- This project does not have the potential to degrade the quality of the environment, nor to substantially reduce, threaten or eliminate plant, fish or animal communities, or important examples of the major periods of California history or prehistory.
- This project will not have a detrimental effect upon either short-term or long-term environmental goals.
- This project will not have impacts that are individually limited, nor cumulatively considerable.
- This project will not have environmental impacts that will cause substantial adverse effect upon human beings, either directly or indirectly.
- This project will not adversely impact wildlife resources, and is therefore exempt from the fee requirements of Section 711.2 of the Fish and Game Code.
- The project site does not appear on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites, and the information in the Hazardous Waste and Substances Statement required under subsection (f) of that section.

The aforementioned findings are contingent upon the following mitigation measures (if indicated) which have been incorporated into this project:

- See attached mitigation measures.
- None required.

PUBLIC COMMENT PERIOD

October 5, 2020 to November 4, 2020 the public and all affected agencies are hereby invited to review the Mitigated Negative Declaration and Initial Environmental Impact Analysis with mitigation measures and submit written comments. Such comments may be submitted prior to or during the Commission’s hearing(s). Comments should be e-mailed to the address below.

PUBLIC HEARING DATES

PLANNING COMMISSION MEETING

6:30 p.m. – November 4, 2020

<https://cityofconcord.org/401/Planning-Commission>

CITY COUNCIL MEETING

6:30 p.m. – to be determined

See link below:

<https://stream.ci.concord.ca.us/OnBaseAgendaOnline/Meetings/Search?dropid=11&dropsv=01%2F01%2F2019%2000%3A00%3A00&dropev=12%2F31%2F2025%2000%3A00%3A00>

DOCUMENT AVAILABILITY

The Mitigated Negative Declaration and Initial Environmental Impact Analysis with mitigation measures and other supporting environmental documents are available for public review on the City’s Website at

<https://cityofconcord.org/458/Environmental-Documents>

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MITIGATED NEGATIVE DECLARATION PREPARED BY

City of Concord
Planning Division
1950 Parkside Drive, MS/53
Concord, CA 94519

Contact: Joan Ryan
Title: Community Reuse Area Planner
Telephone: (925) 671-3370
Email: joan.ryan@cityofconcord.org

Signature _____

Date October 5, 2020

COMMENTS DUE BY November 4, 2020

The attached Mitigated Negative Declaration dated September 2020 is being referred to your agency/City department for review and comment. Your written comments should be received prior to, or be submitted verbally during the Public Hearing. If you have any questions, please contact the Contact Person above.

ATTACHMENTS

Exhibit A – Mitigated Negative Declaration and Initial Environmental Impact Analysis with Mitigation Monitoring and Reporting Plan (Appendix F)

SUPPORTING ENVIRONMENTAL DOCUMENTS

As noted in Section 5 of MND