

Notice of Exemption
California Environmental Quality Act



TO: **COUNTY CLERK**
County of Contra Costa
555 Escobar Street
Martinez, CA 94553

STATE OF CALIFORNIA
Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: **CITY OF CONCORD**
Community Development Department
1950 Parkside Drive, MS/53
Concord, CA 94519
PHONE: (925) 671-3152
FAX: (925) 671-3381

PROJECT TITLE Coastal Retail Concord, LLC	
PROJECT LOCATION - SPECIFIC 1847 Willow Pass Road; APN 126-360-006	
PROJECT LOCATION - CITY, COUNTY CITY OF CONCORD, CONTRA COSTA COUNTY	
PROJECT DESCRIPTION Administrative Permit, Design and Site Review, and Ordinance for a Development Agreement for a cannabis storefront retail business located at 1847 Willow Pass Road. The General Plan designation is Downtown Mixed Use (DRMU); Zoning classification is Downtown Mixed Use (DMX).	
NAME OF LEAD AGENCY APPROVING PROJECT CITY OF CONCORD, 1950 Parkside Drive, Concord, 94519	Project Applicant & Address Coastal Retail Concord, LLC; 819 Reddick Street, Unit D; Santa Barbara, CA 93103
EXEMPT STATUS (Check One) <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268) <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a)) <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269(b)(c)) <input checked="" type="checkbox"/> Statutory Exemption - CODE NO: <u>15060(c)(2), 15060(c)(3)15061(b)(3), and/or 15378</u> <input checked="" type="checkbox"/> Categorical Exemption - CLASS: <u>Class 1, Class 2, Class 3, Class 4, Class 5</u> SECTION NO: <u>15301, 15302, 15303, 15304, 15305</u>	
REASON WHY PROJECT IS EXEMPT <p>The proposed cannabis storefront retail business does not constitute a "project within the meaning of Public Resources Code Section 21065 and CEQA Guidelines Sections 15060(c)(2), 15060(c)(3), 15061(b)(3), and/or 15378 because there is no potential that the activity will result in a reasonably foreseeable indirect or direct physical change in the environment.</p> <p>In the alternative, Business and Professions Code Section 26055(h) provides that CEQA does not apply to the adoption of an ordinance, rule, or regulation that requires discretionary review and approval of permits, licenses, or other authorizations to engage in commercial cannabis activity, as long as each subsequent discretionary approval involves applicable CEQA review.</p> <p>Additionally, the project is categorically exempt pursuant to following CEQA Guidelines: a) Section 15301 ("Existing Facilities"); b) Section 15302 ("Replacement or Reconstruction"); c) 15303 ("New Construction or Conversion of Small Structures"); d) Section 15304 ("Minor Alterations to Land"); and/or e) Section 15305 ("Minor Alterations in Land Use Limitations"). These categorical exemptions apply because the project consists of tenant improvements to an existing building, with de minimis façade and landscaping improvements.</p> <p>Furthermore, pursuant to Section 15300.2(c), there are no exceptions to the categorical exemptions, because the project: 1) is not located in a sensitive environment; 2) will not cause a cumulative impact due to successive projects of the same type in the same area; 3) will not have a significant effect on the environment due to a cumulative impact of other projects or unusual circumstances; 4) will not result in damage to scenic resources; 5) is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code; and, 6) will not cause a substantial adverse change in the significance of a historical resource.</p>	
LEAD AGENCY CONTACT PERSON Michael Hart – Assistant Planner	TELEPHONE (925) 603-5821

This notice shall be filed only after approval of an exempt project.

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
3. Attach a \$50.00 check made payable to County of Contra Costa.
4. Attach original and two copies of this Notice of Exemption.
5. Attach two self-addressed, stamped envelopes.

SIGNATURE 	TITLE Assistant Planner	DATE 4/5/2022
--	----------------------------	------------------

Signed by: Applicant Lead Agency

AFFIDAVIT OF COUNTY CLERK FILING AND POSTING

I declare that on _____ I received and posted this Notice as required by California Public Resources Code Section 2115.2. Said Notice will remain posted for thirty (30) days from the filing date.

By _____ Date _____