

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



CITY OF CONCORD

1950 Parkside Drive, MS/53
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

City of Concord 2023-2031 Housing Element Update

LOCATION/ADDRESS

City of Concord (the project is a citywide policy document that does not apply specifically to any individual site)

APPLICATION NUMBER

PL23013-GP

PROJECT APPLICANT

City of Concord Planning Division
Attn: Aaron Sage, Principal Planner
1950 Parkside Drive, MS/53
Concord, CA 94519

DESCRIPTION OF PROJECT

The proposed project consists of a General Plan Amendment to amend the 2030 General Plan to replace the existing 2014-2022 Housing Element with the 2023-2031 Housing Element. The purpose of the Housing Element Update (HEU) is to provide an update to the Housing Element of the City of Concord's General Plan. The intent of the HEU is to address the comprehensive housing needs of the City. State law requires jurisdictions to update their Housing Element every eight years to outline their existing and projected housing needs, to discuss barriers to providing that housing, and to propose actions to address housing needs and barriers. The programs proposed in the HEU are intended to be implemented over an eight-year planning horizon (2023-2031). The primary focus of the Housing Element is to ensure decent, safe, sanitary, and affordable housing for current and future residents of the City of Concord, including those with special needs. The City is required to ensure the availability of residential sites, at adequate densities and with appropriate development standards, to accommodate its fair share of the regional housing need, also known as the Regional Housing Needs Allocation (RHNA). The HEU does not propose any specific development project and adoption of the HEU would not approve any physical development (e.g., construction of housing or infrastructure). The goals, policies, and actions in the HEU are required to meet the City's RHNA. For further details, visit the HEU project website at www.concordhousingelement.org.

PUBLIC COMMENT PERIOD

The 30-day public comment period for the Negative Declaration is **January 28 to February 27, 2023 and all comments must be submitted by 5:00 p.m. on February 27, 2023**. The public and all affected agencies are hereby invited to review the Initial Study and Negative Declaration and submit written comments to Aaron Sage, Principal Planner, City of Concord Planning Division, 1950 Parkside Drive, MS/53, Concord, CA 94519. Comments may also be submitted via e-mail to aaron.sage@cityofconcord.org.

PUBLIC HEARING DATES

PLANNING COMMISSION MEETING

Monday, February 27, 2023, 6:30 p.m.
Agenda and staff report will be posted at the following location no later than February 24, 2023:
<https://stream.ci.concord.ca.us/OnBaseAgendaOnline/Meetings/Search?dropid=11&mtids=107&dropsv=01%2F01%2F2021%2000%3A00%3A00&dropev=12%2F31%2F2050%2000%3A00%3A00>

CITY COUNCIL MEETING

Tuesday, March 14, 2023, 6:30 p.m.
Agenda and staff report will be posted at the following location no later than March 10, 2023:
<https://stream.ci.concord.ca.us/OnBaseAgendaOnline/Meetings/Search?dropid=11&mtids=101&dropsv=01%2F01%2F2019%2000%3A00%3A00&dropev=12%2F31%2F2050%2000%3A00%3A00>

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

City of Concord Housing Element Update

January 27, 2023


DOCUMENT AVAILABILITY

The Initial Study / Negative Declaration with supporting environmental documents are available for public review on the City's Website at <https://cityofconcord.org/458/Environmental-Documents> and at the Permit Center, 1950 Parkside Drive, Wing D, Concord, CA, on regular business days from 8 a.m. to 12 p.m. and 1 to 4 p.m. An appointment is recommended.

NEGATIVE DECLARATION PREPARED BY

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

Contact: Aaron Sage
Title: Principal Planner
Telephone: (925) 671-3465
Email: aaron.sage@cityofconcord.org

Signature  _____

Date: January 27, 2023

ATTACHMENTS

Exhibit A – Initial Study/Negative Declaration

SUPPORTING ENVIRONMENTAL DOCUMENTS

As noted in Section 5 of IS/ND.