

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: TBD

Project Title: Affirmatively Furthering Fair Housing (AFFH) Overlay District Project

Lead Agency: City of Concord

Contact Name: Justin Ezell

Email: justin.ezell@cityofconcord.org Phone Number: (925) 671-3155

Project Location: City of Concord, Contra Costa County  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

Please see attachment

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

It is anticipated that the proposed project could result in potentially significant environmental effects regarding to Air Quality, Cultural Resources, Greenhouse Gas Emissions, Noise, Public Services, Transportation, Utilities and Service Systems. These issues will be analyzed in detail in the Draft EIR.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None

Provide a list of the responsible or trustee agencies for the project.

None

## **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.