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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 #: not yet issued

Project Title: Concord Hampton Inn

Lead Agency: City of Concord

Contact Name: Joan Ryan, Community Reuse Area Planner

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Project Location: Concord, CA (*City*) Contra Costa County (*County*)

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

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.

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

Impacts to all resources listed below are evaluated using the checklist included in Section 3.0 of the Concord Hampton Inn Initial Study. However, only the environmental factors that have been checked could be potentially affected by the Proposed Project, involving impacts requiring mitigation to bring it to a less-than significant level. The unchecked resource areas were determined to have a less-than significant impact or no impact, even without mitigation. Checked boxes included: Air Quality, Biological Resources, Cultural Resources, Geology, Soils and Seismicity, Hydrology and Water Quality, Transportation and Circulation, Tribal Cultural Resources and Mandatory Findings of Significance.

A Mitigation Monitoring and Reporting Plan has been included as Appendix F to the Concord Hampton Inn Initial Study (September 2020)

It was found that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project design and project-specific mitigation measures described in Section 3.0 have been agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION is recommended to be adopted.

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

Pedestrian trellis feature has been modified to accommodate fire access for ladder access, see Sheet A-9. City storm drain easement will be expanded by 5 feet (west) and reduced by 5 feet (east) at the back of the building. Applicant is going through review process with Contra Costa County Flood Control for modifications to concrete channel for the viaduct cover. Overall design and architecture of the building to achieve contemporary architecture, while reflecting Spanish Colonial influences, consistent with buildings near the core downtown on the Todos Santos Plaza.

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

Bay Area Air Quality Management District
State Water Regional Control Board - NPDES permit
California Dept. of Fish and Game
U.S. Army Corps of Engineers