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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 #: _____

Project Title: 5200 Lone Tree Way United Pacific Gas Station Project

Lead Agency: City of Antioch

Contact Name: Kevin Scudero

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Project Location: 5200 Lone Tree Way, Antioch, CA 94531 Contra Costa
City *County*

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

The 5200 Lone Tree Way United Pacific Gas Station Project proposes the construction and operation of a United Pacific convenience store of 3,200 sf, attached car wash of 1,125 sf, a fuel canopy with eight fuel dispensers, three underground storage tanks, and related site improvements and landscaping on an approximately 2.0-acre lot. The proposed project proposes right-in/right-out ingress and egress from Lone Tree Way and Vista Grande Drive. The proposed project would provide nineteen parking stalls and landscaping which would consist of drought-tolerant species, including shade canopy trees. The car wash drive lane would provide adequate stacking away from areas of ingress/egress from public right-of-way. Additionally, the proposed project would include the widening of Lone Tree Way to accommodate a 270-foot deceleration lane taper along eastbound Lone Tree Way to the proposed 30-foot driveway. The proposed project would require a General Plan Land Use Designation Amendment, Rezone, Final Development Plan Approval, Use Permit, Variance Approval, and Design Review. The ISMND can be viewed online by searching the project name at: https://www.antiochca.gov/community-development-department/planning-division/environmental-documents/

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

Potentially significant impacts were identified and mitigated for the following resources: air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, tribal cultural resources, and mandatory findings of significance. Potential air quality impacts can be mitigated with the application of best management practices to control fugitive dust and implementing cleaner construction equipment (Section 3.3). Potential biological resources impacts can be mitigated with implementation of pre-construction surveys for special-status species (Section 3.4). Potential cultural and tribal cultural resource impacts from construction activities would be mitigated by stopping construction work and following outlined procedures in the event human remains or subsurface cultural resources are found inadvertently (Section 3.5 and 3.18). Potential geology/soils impacts can be mitigated by incorporating the design specifications contained within the site specific and design-level Geotechnical Report and inadvertent discovery measure for paleontological resources (Section 3.7). Potential hazards impacts can be mitigated with implementation of a Hazardous Materials Business Plan and removing asbestos and lead-based paint in existing structures prior to demolition (Section 3.8). Potential hydrology impacts can be mitigation with implementation of a Stormwater Pollution Prevention Plan (Section 3.9). Potential noise impacts can be mitigated with implementation of noise attenuation measures and standard construction noise and vibration reduction measures (Section 3.13). The project would not contribute to a cumulatively considerable impact on the environment as all project impacts would be reduced to a less than significant level as summarized herein (Section 3.21).

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

The City of Antioch is not aware of any known areas of controversy related to the proposed project. This ISMND will constitute the announcement of the proposed project and will be circulated for a 30-day public review period to solicit comments from the public and agencies. Comments received during the review period will be considered by the City prior to certification of this ISMND and project approval.

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

- Caltrans District #4
- Regional Water Quality Control Board #5
- California Department of Fish and Wildlife
- Native American Heritage Commission
- Bay Area Air Quality Management District