Print Form

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: 18th Street East Warehouse Project

Lead Agency: City of Antioch, Community Development Department

Contact Name: Kevin Scudero

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Project Location: Antioch (*City*) Contra Costa (*County*)

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

The 18th Street East Warehouse Project is located in Antioch, CA and classified by Assessor's Parcel Number (APN: 051-052-056). The majority of the project site is undeveloped, consisting primarily of dirt, non-native vegetation, and deteriorated concrete pads, with vineyards planted in the northern portion of the site. The Antioch General Plan designates the northern portion of the site as Business Park and the southern portion as Regional Commercial, and the entire site is within the Eastern Waterfront Employment Focus Area Overlay. The northern portion of the project site is zoned Heavy Industrial District (M-2) and the southern portion is zoned Regional Commercial District (C-3).

The 18th Street East Warehouse Project would include the development of a 431,797-square foot (sf) warehouse with a total of 106 truck loading docks, with 53 docks on the western side and 53 docks on the eastern side of the building. The primary use of the building would be for light industrial, warehouse, distribution, storage, and office us. A total of 542 parking stalls would be provided on-site. Requested project entitlements include a General Plan Amendment, Specific Plan Amendment, Planned Development Rezone, Final Development Plan, Use Permit, and Design Review.

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

The Initial Study/Mitigated Negative Declaration (IS/MND) identifies potentially significant impacts for the following issue areas: Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, and Tribal Cultural Resources. However, the IS/MND includes mitigation measures to reduce all potentially significant impacts to less-than-significant levels. For example, the mitigation measures include, but are not limited to: conduct pre-construction surveys to identify any nesting pairs of specified species of birds, raptors, and lizards as well as replacing any legally removed trees from the proposed project according to the specified schedule; halt all work within 100 feet of the area in which a cultural resource is inadvertently discovered and notify a qualified archaeologist to perform an assessment of potential significance; review and approval of a design-level geotechnical exploration study produced by a Civil or Geotechnical Engineer to identify grading and building practices, as well as conducting the Worker Environmental Awareness Program (WEAP) training to construction personnel prior to the initiation of ground disturbing activities; prior to issuance of building permits, the applicant shall demonstrate via project design and/or notation that natural gas infrastructure shall be prohibited and conformance confirmed through review and approval of building permit plans by the City; conduct a soil assessment of the dumped soil observed in the eastern portion of the site prior to the initiation of construction to determine the presence of potential soil contamination prior to use of such soils on-site and test soil for probable contaminants of concern; prepare a Storm Water Pollution Prevention Plan (SWPPP) prior to issuance of grading permits, as well as the submittal of an acceptable Storm Water Control Operation and Maintenance Plan for the City's review; and establish specified requirements to control and limit noise.

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

Comments specific to the proposed project have not yet been received; however, areas of controversy know to the City of Antioch for similar or nearby projects include, but are not limited to, the following:

• Increases in air pollutants/greenhouse gas emissions;
• Inadequate emergency access;
• Increase in traffic/vehicle miles traveled; and
• Extensions of roadways.

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

Bay Area Air Quality Management District
California Department of Fish and Wildlife
California Division of Safety of Dams
Central Valley Regional Water Quality Control Board
Contra Costa County Flood Control and Water Conservation District
U.S. Army Corps of Engineers
U.S. Fish and Wildlife Service
Contra Costa County Transportation Authority
Contra Costa County Fire Protection District