

Notice of Completion & Environmental Document Transmittal

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SCH #	1993111069
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Project Title: East Lone Tree Specific Plan Project

Lead Agency: City of Antioch, Community Development Department Contact Person: Zoe Merideth, Senior Planner
 Street Address: P.O. Box 5007 Phone: (925) 779-6159
 City: Antioch Zip: 94531 County: Contra Costa

Project Location: County: Contra Costa City/Nearest Community: Antioch
 Cross Streets: Slatten Ranch Road/Wicklow Way Zip code: 94531
 Lat/Long: 37 ° 58 ' 20.72 " N / 121 ° 44 ' 8.15 " W Total Acres: 87.82
 Assessor's Parcel No. 053-072-003, 053-072-025, 053-072-026, 056-120-095 Section: 34 Twp: 2N Range: 2E Base: MDBM
 Within 2 miles: State Hwy#: 4 Waterways: N/A Airports: N/A Railways: UPRR
 Schools: Almond Grove Elementary, Black Diamond Middle, Carmen Dragon Elementary, Heritage Elementary Baptist Academy, Pioneer Elementary, Marsh Creek Elementary, Diablo Vista Elementary, Mno Grant Elementary, Freedom High, O'Hara Park Middle, Laurel Elementary, Gehringer Elementary, Faith Christian

Document Type:

CEQA: NOP Draft EIR **NEPA:** NOI **Other:** Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) 93-111069 Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Specific Plan Amendment

Development Type:

Residential: Units _____ Acres _____ Water Facilities: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____
 Educational _____ Waste Treatment: Type _____
 Recreational _____ Hazardous Waste: Type _____
 Other: _____

Project Issues That May Have A Significant Or Potentially Significant Impact:

<input type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation
<input type="checkbox"/> Agricultural Land/Forest	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input type="checkbox"/> Archeological/Historical	<input type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Land Use
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Population/Housing Balance	<input type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
			<input checked="" type="checkbox"/> Other: <u>Energy</u>

Present Land Use/Zoning/General Plan Designation: The majority of the project site is currently undeveloped, consisting primarily of non-native vegetation. However, a portion of APN 053-072-003 is currently developed with a single-family residence and associated outbuildings. The project site is situated in the eastern portion of the East Lone Tree Specific Plan (ELTSP) Area. The parcels that comprise the project site are designated ELTSP Focus Area by the City's General Plan. According to the ELTSP the majority of the project site is designated as Regional Retail/Employment (CR/E), and a small portion of the site is designated Employment Retail (CE). The site is zoned Specific Plan (S-P).

Project Description: The City is proposing to modify the approval process for commercial development within the CR/E and CE designated parcels of the ELTSP Area. Currently, as outlined in Section 9 of the ELTSP, all development within the ELTSP Area requires a approval of a Planned Development (PD) Rezone by City Council. The City is proposing to no longer require approval of a PD Rezone, and would instead only require a Use Permit and Design Review approval by the City's Planning Commission for commercial development within the CR/E and CE designated parcels of the Specific Plan. The goal of the modification is to streamline commercial development and minimize the need for further CEQA review. The approval process modification would require approval of a Specific Plan Amendment.

Reviewing Agencies Checklist

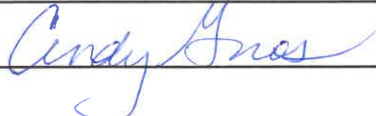
Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 4 | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 5S |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling & Recovery, |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Department of |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> S.F. Bay Conservation & Development |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input checked="" type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Fish & Wildlife Region # 3 | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Forestry & Fire Protection, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Other: _____ |

Local Public Review Period

Starting Date 01/11/24 Ending Date 02/26/24

Lead Agency: City of Antioch Applicant: City of Antioch
 Consulting Firm: Raney Planning & Management, Inc. Address: P.O. Box 5007
 Address: 1501 Sports Drive City/State/Zip: Antioch, California 94531
 City/State/Zip: Sacramento, CA 95834 Phone: (925) 779-6159
 Contact: Cindy Gnos
 Phone: (916) 372-6100

Signature of Lead Agency Representative:  Date: 1/10-24

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.