



## NOTICE OF AVAILABILITY

# OF THE EAST LONE TREE SPECIFIC PLAN PROJECT DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT SCH #1993111069

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**DATE:** January 11, 2024  
**TO:** Responsible Agencies and Interested Parties  
**FROM:** Zoe Merideth, Acting Planning Manager, City of Antioch  
**SUBJECT:** Notice of Availability of the East Lone Tree Specific Plan Project

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**NOTICE IS HEREBY GIVEN** that the City of Antioch, as Lead Agency, has completed a Draft Supplemental Environmental Impact Report (Draft SEIR) for the East Lone Tree Specific Plan Project.

**PROJECT LOCATION:** The 87.82-acre project site consists of four parcels, identified by Assessor's Parcel Numbers (APNs) 053-072-003, 053-072-025, 053-072-026, and 056-120-095. 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 East Lone Tree Specific Plan 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 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.

It should be noted that while the proposed amendment would affect the entirety of the ELTSP, the amendment would only be applicable to the four parcels comprising the project site, as the remaining CR/E and CE designated parcels located within the Specific Plan Area have either already been developed, or have site constraints that would prevent development from occurring.

In addition to approvals from the City of Antioch, the proposed project may require approvals/permits from the following State, federal, or local agencies:

- Bay Area Air Quality Management District (BAAQMD);
- California Department of Fish and Wildlife (CDFW);
- Central Valley Regional Water Quality Control Board (RWQCB);
- Contra Costa County Flood Control District (CCCFCD);
- Contra Costa County Transportation Authority; and
- Contra Costa County Fire Protection District.

**PROJECT APPLICANT:** City of Antioch, Community Development Department; P.O. Box 5007; Antioch, California 94531

**HAZARDOUS WASTE SITES:** The proposed project is not located on any hazardous waste sites lists enumerated under Section 65965.5 of the Government Code.



**SIGNIFICANT ANTICIPATED ENVIRONMENTAL EFFECTS:** The Draft SEIR provides an evaluation of the potential environmental impacts of the proposed project related to biological resources, greenhouse gas emissions, energy, and transportation, and recommends mitigation measures to reduce impacts. As described in the Draft SEIR, all impacts could be mitigated to less-than-significant levels through mitigation measures incorporated into the Draft SEIR.

**DOCUMENT AVAILABILITY:** The Draft SEIR is available for review online at <https://www.antiochca.gov/community-development-department/planning-division/environmental-documents/>.

**PUBLIC REVIEW TIMELINE:** The 45-day public review period for the Draft SEIR begins January 11, 2024, and ends February 26, 2024. All comments on the Draft SEIR must be received no later than **5:00 PM on February 26, 2024**. The City must receive all written comments within this time period. Written comments may be submitted to the attention of Zoe Merideth, City of Antioch Community Development Department, at the following:

City of Antioch  
P.O. Box 5007  
Antioch, CA 94531-5007

Email: [ZMerideth@antiochca.gov](mailto:ZMerideth@antiochca.gov)

**PUBLIC HEARING:** No public meetings or hearings are currently scheduled on the proposed project. The City will provide public notice prior to any such meetings or hearings.

**QUESTIONS:** If you have any questions about this project, please contact Zoe Merideth, City of Antioch Community Development Department, at (925) 779-6159 or [ZMerideth@antiochca.gov](mailto:ZMerideth@antiochca.gov).