

NOTICE OF DETERMINATION

To: Contra Costa County Clerk
555 Escobar Street
Martinez, CA 94553

Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812

From: City of Antioch, Lead Agency
P.O Box 5007
Antioch, CA 94531
Zoe Merideth, Planning Manager
(925) 779-6122
zmerideth@antiochca.gov

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

Project Title: East Lone Tree Specific Plan

Project Applicant: City of Antioch, Community Development Department
P.O. Box 5007
Antioch, California 94531
(925) 779-7035

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.

It should be noted that the project site is not included on any of the lists of sites enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites.

This Notice of Determination is to advise that the City of Antioch approved the above-described project on August 13, 2024 and has made the following determinations regarding the above-described project:

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA;
3. Mitigation Measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were made, pursuant to the provisions of CEQA.

This is to certify that the Environmental Impact Report and record of project approval is available to the General Public at City of Antioch Community Development Department, Third and "H" Streets, Antioch, CA 94531.



Signature (Public Agency)

Planning Manager
Title

August 14, 2024
Date

Project Location Map

