

CHAPTER 1: INTRODUCTION

This Draft Environmental Impact Report (Draft EIR) for The Ranch Project (proposed project) has been prepared in accordance and in compliance with the criteria, standards, and procedures of the California Environmental Quality Act (CEQA), as amended (California Public Resources Code [PRC], § 21000, *et seq.*) and the CEQA Guidelines (California Code of Regulations [CCR], Title 14, § 15000, *et seq.*). In accordance with Sections 21067, 15367, and 15050–15053 of the CEQA Guidelines, the City of Antioch (City) is the lead agency under whose authority this document has been prepared. As an informational document, this Draft EIR is intended for use by the City and other public agency decision-makers and members of the public in understanding the potential environmental impacts of the proposed project.

1.1 - Project Overview

The 551.50-acre project site consists of three parcels that are largely undeveloped but contain a single-family residence and various barns and outbuildings as part of an active on-site cattle-grazing operation. The project site is located within the City of Antioch, west of Deer Valley Road, within the Sand Creek Focus Area of the City of Antioch General Plan, approximately 2.10 miles west of State Route 4. The project site is bound by Deer Valley Road and Kaiser Permanente Antioch Medical Center on the east, Empire Mine Road and undeveloped land on the west, residential development on the north, and undeveloped land on the south.

The proposed project includes the development of a master planned community, consisting of 1,177 residential units across 253.50 acres, a 5.00-acre village center with commercial, office, and retail space, 3.00 acres of public service facilities, including a new fire station site and a 1.00-acre trail staging area, 22.50 acres of public parks and landscaped areas, 230.50 acres of public open space including trails, and 38.00 acres of roadway improvements. In addition, existing on-site structures would be demolished, and the existing cattle-grazing operation would cease.

Primary vehicle access to the project site would be available via existing Deer Valley Road. Dallas Ranch Road, which currently terminates at the northern site boundary, would be extended through the site, connecting to Deer Valley Road. This roadway would be named Sand Creek Road through the project site, in light of the planned future extension of Sand Creek Road eastward to connect with State Route 4.

1.2 - Project Background and History

Richland Planned Communities (project Applicant), purchased The Ranch property in 2013 and 2014. After discussion with City staff, the project Applicant submitted its first preliminary development plan (PDP) in fall of 2015 for the construction of a master plan containing 1,667 residential dwelling units, including hillside estates, a number of parks, a commercial area, and the 2.00-acre fire station site. At an early Planning Commission workshop on the PDP, numerous residents opposed the project as being too dense and too impactful on hillsides and traffic. Local citizens and an environmental group led the charge to try to significantly reduce the size of the original project proposal.

A year later, in response to insights shared by Planning Commissioners and the public, the project Applicant submitted a second PDP reducing the unit count to maximum of 1,307, including optional senior housing in the plan area to help reduce impacts to noise, air and traffic, as well as a reduced number of units to be constructed on the hillsides. The revised plan was well-received by the Planning Commission and the project Applicant proceeded to submit a formal application in June 2017. The City commenced environmental review of the project and released a Draft EIR in March 2018 for public review and comment.

However, in February 2018, a local environmental group filed a Notice of Intent to circulate an initiative petition known as the “Let Antioch Voters Decide Initiative: The Sand Creek Area Protection Initiative.” Subsequently, in April 2018, a citizen’s initiative known as the “West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative” (West Sand Creek Initiative) was also submitted. Both initiatives covered the same approximately 1,852-acre portion of the Sand Creek Focus Area west of Deer Valley Road.

Both initiatives obtained the requisite number of voter signatures to qualify for the ballot, and both initiatives were submitted to the City Council on July 24, 2018, for the Council’s consideration pursuant to Elections Code, Section 9215. After careful consideration, the Council unanimously voted to adopt the West Sand Creek Initiative and requested a 9212 Report on the Let Antioch Voters Decide Initiative. The Let Antioch Voters Decide Initiative was eventually adopted by the Council on August 28, 2018.

On or about October 18, 2018, two legal actions were filed against each initiative. On May 31, 2019, the trial court determined that the Let Antioch Voters Decide Initiative could not be adopted by the City Council after it had previously adopted the West Sand Creek Initiative. On November 21, 2019, the trial court invalidated the West Sand Creek Initiative on the grounds that the City Council’s approval of a development agreement was invalid and could not be severed from the remainder of the West Sand Creek Initiative.

Since then, the Applicant has revised the project for a third time to be consistent with the general plan amendment and rezoning in the Council-adopted West Sand Creek Initiative and to be generally consistent with The Reduced Footprint Alternative in the previous Draft Environmental Impact Report (DEIR). The current plan thus preserves all major hillsides and most trees on-site. It reduces the development footprint by 34.50 acres and reduces the number of buildable dwelling units to 1,177.

This Draft EIR is being prepared to study the impacts of the revised project, as well as a new general plan amendment, rezoning, development agreement, and detailed design guidelines to ensure consistent buildout throughout the project.

1.3 - Environmental Review Process

An EIR is an informational document used by a lead agency (in this case, the City) when considering approval of a project. The purpose of an EIR is to provide public agencies and members of the public with detailed information regarding the environmental effects associated with implementing a project. An EIR should analyze the environmental consequences of a project, identify ways to reduce or avoid the project’s potential environmental effects, and identify alternatives to the project that

can avoid or reduce impacts. Pursuant to CEQA, State, and local government agencies must consider the environmental consequences of projects over which they have discretionary authority. This Draft EIR provides information to be used in the planning and decision-making process. It is not the purpose of an EIR to recommend approval or denial of a project.

Before approval of the project, the City, as lead agency and the decision-making entity, is required to certify that this Draft EIR has been completed in compliance with CEQA, that the information in the EIR has been considered and reflects the independent judgment of the City. Pursuant to CEQA, decision-makers must balance the benefits of a project against its unavoidable environmental consequences. If environmental impacts are identified as significant and unavoidable, the City may still approve the project if it finds that social, economic, or other benefits outweigh the unavoidable impacts. The City would then be required to state in writing the specific reasons for approving the project, based on information in the EIR and other information sources in the administrative record, in a document called a “statement of overriding considerations” (PRC § 21081; CEQA Guidelines § 15093).

In addition, the City as lead agency must adopt a Mitigation Monitoring and Reporting Program (MMRP) describing the measures that were made a condition of project approval to avoid or mitigate significant effects on the environment (PRC § 21081.6; CEQA Guidelines § 15097). The MMRP is adopted at the time of project approval and is designed to ensure compliance with the project description and EIR mitigation measures during and after project implementation. If the City decides to approve the project, it would be responsible for verifying that the MMRP for this project is implemented. The EIR will be used primarily by the City during consideration of future discretionary actions and permits, but also may be used by responsible and trustee agencies in their consideration of any future discretionary actions and permits.

This Draft EIR provides a project-level analysis of the environmental effects of the proposed project. The environmental impacts of the project are analyzed in the EIR to the degree of specificity appropriate, in accordance with CEQA Guidelines Section 15146. This document addresses the potentially significant adverse environmental impacts that may be associated with the planning, construction, or operation of the project. It also identifies appropriate and feasible mitigation measures and alternatives that may be adopted to significantly reduce or avoid these impacts.

CEQA requires that an EIR contain, at a minimum, certain specific components. These components are contained in this Draft EIR and include:

- Table of Contents
- Introduction
- Executive Summary
- Project Description
- Environmental Setting
- Environmental Impacts
- Mitigation Measures
- Cumulative Impacts
- Significant Unavoidable Adverse Impacts
- Alternatives to the Proposed Project

- Growth-inducing Impacts
- Effects Found Not To Be Significant
- Areas of Known Controversy

The City of Antioch is designated as the lead agency for the proposed project. CEQA Guidelines Section 15367 defines the lead agency as “. . . the public agency, which has the principal responsibility for carrying out or approving a project.” Other public agencies may use this Draft EIR in the decision-making or permit process and consider the information in this Draft EIR along with other information that may be presented during the CEQA process.

This Draft EIR was prepared by FirstCarbon Solutions (FCS), an environmental consultant. Prior to public review, it was extensively reviewed and evaluated by the City of Antioch. This Draft EIR reflects the independent judgment and analysis of the City of Antioch as required by CEQA. Lists of organizations and persons consulted and the report preparation personnel is provided in Chapter 7 of this Draft EIR.

1.4 - Purpose and Legal Authority

1.4.1 - Notice of Preparation and Public Scoping Process

In accordance with Sections 15063 and 15082 of the CEQA Guidelines, the City of Antioch, as lead agency, sent the Notice of Preparation (NOP) to responsible and trustee agencies and interested entities and individuals on June 11, 2019, thus beginning the formal CEQA scoping process. The purpose of the scoping process is to allow the public and government agencies to comment on the issues and provide input on the scope of the EIR. The NOP mailing list included approximately 12 federal, State, and local agencies. The scoping period began on June 11, 2019, and ended on July 11, 2019, representing the statutory 30-day public review period. The NOP is contained in Appendix A.

Pursuant to Section 15083 of the CEQA Guidelines, the City of Antioch held a public scoping meeting on June 19, 2019, starting at 6:30 p.m. at City of Antioch Council Chambers, 200 “H” Street, Antioch, CA 94509. Attendees were given an opportunity to provide comments and express concerns about the potential effects of the project. No individuals provided verbal comments on the content of the EIR at the scoping meeting.

Environmental concerns were raised in scoping comment letters received during the scoping period. Appendix A contains copies of written scoping comment letters. Eight scoping comment letters were received in response to the NOP. Scoping comments are summarized in Table 1-1, with cross-references to applicable EIR sections where comments are addressed.

Table 1-1: Summary of EIR Scoping Comments

Agency/Organization	Author	Date	Comment Summary	Coverage in the DEIR
Public Agencies				
Department of Transportation (Caltrans)	Wahida Rashid, Acting District Branch Chief	July 8, 2019	<ul style="list-style-type: none"> • Requests submittal of a travel demand analysis that provides a vehicle miles traveled (VMT) analysis of the proposed project. • Provides guidelines for the required VMT analysis. • Requests that the DEIR provide project related trip generation, distribution, and assignment estimates. • Suggests making all bicycle facilities low level traffic stress facilities. • States that the project would be conditioned to complete the new proposed low stressed bikeway or contribute fair share traffic impact fees towards the completion of a low stress bikeway within the project to ensure connection to Deer Valley Road and Sand Creek Road. • States that the project should include a robust Transportation Demand Management (TDM) Program to reduce VMT and greenhouse gas (GHG) emissions. • Provides measures to promote smart mobility and reduce regional VMT. • States that TDM programs should be documented with annual monitoring reports by an on-site TDM to demonstrate effectiveness. • Requests the provision of a hydrology report that examines the Sand Creek watershed. • States that runoff flow volumes, peaks, and durations for 2, 5, 10, 25, 50, and 100-year rainfall events should not exceed pre-project conditions. • States that the City of Antioch is responsible for all project mitigation. 	<ul style="list-style-type: none"> • Section 3.14, Transportation • Section 3.9, Hydrology and Water Quality

Table 1-1 (cont.): Summary of EIR Scoping Comments

Agency/Organization	Author	Date	Comment Summary	Coverage in the DEIR
			<ul style="list-style-type: none"> States that the project’s financing, scheduling, implementation responsibilities and monitoring should be fully discussed for all mitigation measures prior to the submittal of an encroachment permit. 	
Native American Heritage Commission (NAHC)	Gayle Totton, Associate Governmental Program Analyst	July 1, 2019	<ul style="list-style-type: none"> Requires a 14-day period to provide notice of completion of an application/decision to undertake a project Requires consultation within 30 days of receiving a Tribe’s Request for Consultation before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report. States that alternatives for the proposed project, mitigation measures, and significant effects are mandatory of topics of consultation if requested by a tribe. Provides discretionary topics of consultation States that the location, description, and use of tribal cultural resources submitted by a California Native American tribe shall not be included in the environmental document, but published in a confidential appendix. 	<ul style="list-style-type: none"> Section 3.5, Cultural Tribal Cultural Resources Section 6.0, Alternatives
California Department of Fish and Wildlife (CDFW)	Gregg Erickson, Regional Manager, Bay Delta Region	July 10, 2019	<ul style="list-style-type: none"> Recommends incorporation of mitigation measures outlined in attachment A from the previous EIR including survey protocol guidelines and an evaluation of project impacts to special-status species and population recovery in relation to any publicly available recovery plans into the draft EIR. Provides link to CDFW survey and monitoring protocols and guidelines. Recommends the inclusion of an analysis of the project’s trails and open space impacts in terms of 	<ul style="list-style-type: none"> Section 3.4, Biological Resources Section 3.9, Hydrology and Water Quality

Table 1-1 (cont.): Summary of EIR Scoping Comments

Agency/Organization	Author	Date	Comment Summary	Coverage in the DEIR
			<p>habitat conversion and recreation sourced impacts to fish and wildlife.</p> <ul style="list-style-type: none"> States that proposed activities may be subject to notification and CDFW may require an LSA Agreement pursuant to Section 1600 et. Seq. of the Fish and Game Code. Requests submission of Notification to CDFW. Recommends the DEIR include an analysis of the project’s potential for increased water demands and the City’s surface water diversions in relation to their impacts on special-status fisheries resources. Requests inclusion of analysis of the project’s impacts on current water diversion operations of the City, and with the City’s proposed Brackish Water Desalination Facilities Final Impact Report. Requests report of any special-status species and natural communities detected during project surveys to the California Natural Diversity Database (CNDDDB). 	
<p>California Department of Conservation Division of Oil, Gas, and Geothermal Resources (DOGGR)</p>	<p>Charlene L. Wardlow, Northern District Deputy</p>	<p>July 11, 2019</p>	<ul style="list-style-type: none"> Provides a map of the two known abandoned dry holes within the project Indicates that both are located within planned roadways for the project Advises the developer to verify locations of all wells where development is expected to disturb the soil above the wells and to mark or note the accurate locations for future reference States that for wells in roadways, care should be taken to route utilities around wells and avoid disturbing the wellheads States that relevant parties should be aware of and fully understand that significant and potentially dangerous issues may be associate with development near oil and gas wells 	<ul style="list-style-type: none"> Section 3.8, Hazards and Hazardous Materials

Table 1-1 (cont.): Summary of EIR Scoping Comments

Agency/Organization	Author	Date	Comment Summary	Coverage in the DEIR
			<ul style="list-style-type: none"> • Recommends that access to a well that is located on-site be maintained in the event of re-abandonment becomes necessary. • States that access to the wells should not be impeded. • States that the possibility for a well to leak oil, gas, and/or water after abandonment is present. • Recommends that physical access to any gas well encountered should be maintained, and abandonment of gas wells should be up to current standards. • Provides additional recommendations if the permitting agency, property owner, and/or developer chooses not to follow recommendation 3b. • Summarizes Sections 3208 and 3255 (a) (3) of the Public Resources Code. • Explains the definition of rig access and how it relates to the project. • States that if any unknown wells are discovered, DOGGR should be notified immediately to record and investigate the discovery. • Recommends that any wells found and any pertinent information obtained after issuance of the letter be communicated to the appropriate County recorder for inclusion in the property's title information. • States that no well work may be performed on any oil or gas well without written approval from DOGGR in the form of an appropriate permit. 	

Table 1-1 (cont.): Summary of EIR Scoping Comments

Agency/Organization	Author	Date	Comment Summary	Coverage in the DEIR
Local Agencies				
Central Valley Regional Water Quality Control Board (Central Valley RWQCB)	Jordan Hensley, Environmental Scientist	June 27, 2019	<ul style="list-style-type: none"> • Provides regulatory setting regarding the local Basin Plan and Antidegradation. • Provides guidance for permitting requirements including Construction Storm Water General Permit, Phase I and II Municipal Separate Storm Sewer System Permits, Industrial Storm Water General Permit, Clean Water Act Section 404 Permit, Clean Water Act Section 401 Permit, Water discharge requirements, dewatering permit, and requirements for regulatory compliance for commercially irrigated agriculture. 	<ul style="list-style-type: none"> • Section 3.9, Hydrology and Water Quality
East Bay Regional Parks District (EBRPD)	Brian Holt, Chief of Planning/GIS	July 11, 2019	<ul style="list-style-type: none"> • States that the DEIR should address the location, size, general function, traffic impacts, and operation and maintenance responsibilities of the proposed trail staging area. • States that the DEIR should include suitable measures to ensure Empire Mine Road is not reopened to public vehicular use, or thoroughly analyze any proposal to reopen the road to ensure the problems of vandalism, dumping, and illicit activity do not reoccur. • States that the DEIR should consider the safety of all trail uses as well as slopes, views, site features, and impacts on resources. • States that a long-term funding mechanism should be put in place to maintain and operate the trails. • States the DEIR should consider the potential regional trail connections from Empire Mine Road through the development to the Mokelumne Coast to Crest Trail. 	<ul style="list-style-type: none"> • Section 3.13, Public Services and Recreation • Section 3.14, Transportation • Section 3.6, Geology and Soils • Section 3.1, Aesthetics • Section 3.4, Biological Resources • Section 3.15, Utilities and Service Systems

Table 1-1 (cont.): Summary of EIR Scoping Comments

Agency/Organization	Author	Date	Comment Summary	Coverage in the DEIR
			<ul style="list-style-type: none"> • Requests that the DEIR analyze the safety of bicyclists and pedestrians crossing Deer Valley Road, and provide safety improvements such as separated bicycle and pedestrian crossing to minimize conflict between automobiles and recreational trail users. • States that the DEIR will need to fully evaluate the potential for impacts on biological resources, including Mount Diablo buckwheat. • States that impacts to biological resources should analyze wildlife movement along wildlife corridors. • States that the DEIR must demonstrate and analyze how the project will mitigate biological resource impacts lacking an adopted Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) or how the project will comply with any future HCP/NCCP that Antioch may adopt. • States that a thorough visual analysis should be conducted. • References the previous EIRs findings related to significant and unavoidable impacts to visual character. • States concern that similar impacts will occur under the current project. • States that the DEIR should include specific design guidelines and development standards to explain how aesthetic impacts will be minimized. • States that the DEIR should include clear descriptions of all infrastructure improvements, including any off-site extension for public utilities. • The Park District states an interest in the off-site improvements near the water tank and unpaved road to the west of the site. 	

Table 1-1 (cont.): Summary of EIR Scoping Comments

Agency/Organization	Author	Date	Comment Summary	Coverage in the DEIR
Organizations				
Earth Justice	Matt Vespa, Staff Attorney Sasan Saadat, Research and Policy Analyst	July 10, 2019	<ul style="list-style-type: none"> • States that the project will have significant GHG impacts. • Suggests that the City should apply a net-zero emission threshold to determine the significance of GHG impacts by the project. • States that the City must ensure that CEQA analysis stays in step with evolving scientific knowledge and State regulatory schemes. • States that the Bay Area Air Quality Management District (BAAQMD) numeric threshold has not kept in step with scientific knowledge and regulatory developments and is no longer supported by substantial evidence. • States that alternative approaches to determining the significance of project GHG impacts may not withstand legal scrutiny and should not be used to evaluate project emissions. • States that Statewide per capita metric will not suffice for projects that govern only new development. • States that the City should apply a net-zero emissions GHG threshold to ensure a legally defensible EIR. • States that because the project will result in an increase in GHG emissions, the City should consider GHG impacts significant. • States that the DEIR must evaluate project energy use. • States that the project will have significant energy impacts if it requires gas connections • States that the DEIR should evaluate the use of high performing electric technologies to replace 	<ul style="list-style-type: none"> • Section 3.3, Air Quality • Section 3.7, Greenhouse Gas Emissions and Energy • Section 3.12, Population and Housing

Table 1-1 (cont.): Summary of EIR Scoping Comments

Agency/Organization	Author	Date	Comment Summary	Coverage in the DEIR
			<p>all gas appliances in the project’s residential and commercial buildings.</p> <ul style="list-style-type: none"> • States that building electrification is more efficient than natural gas. • States that the project will have significant utility impacts if it requires natural gas. • States that building electrification is feasible and effective mitigation to reduce project GHG and energy impacts. • States that electrification of buildings will produce a range of important co-benefits for the economic well-being, safety, and health of the community. • Building electrification has the potential to lower energy bills, reduce costs of new construction, improve air quality, public safety, climate resiliency, and create new jobs. • States that electrification can enable greater opportunities for affordable housing. • States that all-electric buildings can lower utility bills, reduce the cost of construction for new housing, and shield customers from increasing costs of gas. • States that electrification can reduce the risks of natural gas and pipeline explosions. • States that electrification can improve indoor and outdoor air quality. • States that electrification of buildings can create new jobs. 	

Table 1-1 (cont.): Summary of EIR Scoping Comments

Agency/Organization	Author	Date	Comment Summary	Coverage in the DEIR
Hanson Bridgett	Andrew A. Bassak	July 11, 2019	<ul style="list-style-type: none"> • States that the NOP fails to identify probable environmental effects of the project in detail. • States that it is unclear as to why the project omits agricultural and mineral resources. • States that the City must prepare an initial study for the project. • States clarification of entitlement and approvals is needed. • Requests that the City hold a scoping meeting regarding the proper scope and contents of the EIR. 	<ul style="list-style-type: none"> • Section 4.0, Effects Found not to be Significant

1.4.2 - Public Review

Upon completion of the public Draft EIR, the City of Antioch filed a Notice of Completion (NOC) with the State Office of Planning and Research to begin the public review period (PRC § 21161). Concurrent with the NOC, the Draft EIR has been distributed to responsible and trustee agencies, other affected agencies, surrounding cities, and interested parties, as well as all parties requesting a copy of the Draft EIR in accordance with Public Resources Code 21092(b)(3). During the public review period, the Draft EIR, including the technical appendices, is available for review at the City of Antioch and one alternative location. The address for each location is provided below. Additionally, the document is available for review at <https://www.antiochca.gov/community-development-department/planning-division/environmental-documents/>.

City of Antioch
200 H Street
Antioch, CA 94509
Hours: Monday through Friday
except designated holidays
8:00 a.m.–5:00 p.m.

Antioch Library
501 West 18th Street
Antioch, CA 94509
Monday and Tuesday: 12:00 p.m.–8:00 p.m.
Wednesday and Thursday: 11:00 a.m.–6:00 p.m.
Saturday: 12:00 p.m.–5:00 p.m.
Closed Friday and Sunday

Agencies, organizations, and interested parties have the opportunity to comment on the Draft EIR during the 45-day public review period. Written comments on the Draft EIR should be addressed to:

Alexis Morris, Planning Manager
City of Antioch
PO Box 5007
Antioch, CA 94531
Phone: 925.779.7035
Email: amorris@ci.antioch.ca.us

Submittal of electronic comments in Microsoft Word or Adobe PDF format is encouraged. Upon completion of the public review period, written responses to all significant environmental issues raised will be prepared and made available for review by the commenting agencies at least 10 days prior to the public hearing before the City of Antioch City Council on the project, at which the certification of the Final EIR will also be considered. Comments received and the responses to comments will be included as part of the record for consideration by decision makers for the project.

1.4.3 - Environmental Issues Determined Not To Be Significant

The City has determined that Mineral Resources will not be impacted by the proposed project. An explanation of why this is the case is provided in Chapter 4, Effects Found Not To Be Significant.

1.4.4 - Potentially Significant Environmental Issues

The City has determined that the proposed project may have potentially significant impacts on the following resources, which have been analyzed in the following sections of this DEIR:

- Aesthetics
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources and Tribal Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions and Energy
- Hazards, Hazardous Materials, and Wildfire
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Utilities and Service Systems

1.5 - Organization of the Draft EIR

This Draft EIR is organized into the following main chapters and sections:

- **Section ES: Executive Summary.** This chapter includes a summary of the proposed project and alternatives addressed in the EIR. A brief description of the areas of controversy and issues to be resolved as well as an overview of the environmental impacts, required mitigation measures, and level of significance after mitigation are also included in this chapter.
- **Chapter 1: Introduction.** This chapter provides an introduction and overview describing the purpose of the EIR; its scope and components, and its review and certification process.
- **Chapter 2: Project Description.** This chapter includes a detailed description of the project, including its location, site, and project characteristics. A discussion of the project objectives, intended uses of the EIR, responsible agencies, and approvals that are needed for the project are also provided.
- **Chapter 3: Environmental Impact Analysis.** This chapter analyzes the environmental impacts of the proposed project. Impacts are organized into major topical areas. Each topical area includes a description of the environmental setting, regulatory framework, significance criteria, methodology, specific thresholds of significance, impact analyses, mitigation measures (when applicable), and significance conclusions as well as cumulative impacts associated with the project, including the impacts of past, present, and probable future projects. The specific environmental topical sections that are addressed within Chapter 3 are as follows:
 - **Section 3.1—Aesthetics:** Addresses potential visual impacts related to intensification and the overall increase in illumination produced by the project.
 - **Section 3.2—Agriculture Resources:** Addresses the potential for conversion of Important Farmland to non-agricultural use and forest land to non-forest use.

- **Section 3.3—Air Quality:** Addresses potential air quality impacts associated with project implementation and emissions of criteria pollutants. In addition, the section also evaluates project emissions of toxic air contaminants.
- **Section 3.4—Biological Resources:** Addresses potential impacts on habitat, vegetation, and wildlife; the potential degradation or elimination of important habitat; and impacts on listed, proposed, and candidate threatened and endangered species.
- **Section 3.5—Cultural and Tribal Cultural Resources:** Addresses potential impacts related to historical resources, archaeological resources, burial sites, and tribal cultural resources.
- **Section 3.6—Geology and Soils:** Addresses potential impacts related to soils and assesses the effects of project-related development in relation to geologic and seismic conditions. Also addresses potential impacts related to paleontological or unique geologic resources.
- **Section 3.7—Greenhouse Gas Emissions and Energy:** Addresses potential project emissions of greenhouse gases and impacts related to energy usage.
- **Section 3.8—Hazards, Hazardous Materials, and Wildfire:** Addresses potential for the presence of hazardous materials or conditions on the project site and in the project area that may have the potential to impact human health and safety and also evaluates potential impacts related to wildfire.
- **Section 3.9—Hydrology and Water Quality:** Addresses potential impacts related to local hydrological conditions, including drainage areas and changes in flow rates.
- **Section 3.10—Land Use and Planning:** Addresses the potential land use impacts associated with division of an established community and consistency with the City of Antioch General Plan and City of Antioch Municipal Code.
- **Section 3.11—Noise:** Addresses the potential noise impacts during construction and at project buildout from mobile and stationary sources. The section also addresses the impact of noise generation on neighboring uses.
- **Section 3.12—Population and Housing:** Addresses potential impacts related to provision of local housing and jobs as well as any potential housing or jobs displacement.
- **Section 3.13—Public Services and Recreation:** Addresses potential impacts related to public services, including fire protection, law enforcement, schools, parks, recreational facilities, and library facilities.
- **Section 3.14—Transportation:** Addresses potential impacts related to the local and regional roadway system, public transportation, bicycle, and pedestrian access.
- **Section 3.15—Utilities and Services Systems:** Addresses the potential impacts upon service providers, including water supply, wastewater, solid waste, and energy providers.
- **Chapter 4: Effects Found Not To Be Significant.** This chapter contains analysis of the topical sections not addressed in Section 3.
- **Chapter 5: Other CEQA Considerations.** This chapter provides a summary of significant environmental impacts, including unavoidable and growth-inducing impacts as well as significant irreversible environmental changes.
- **Chapter 6: Alternatives to the Proposed Project.** This chapter compares the impacts of the proposed project with four land-use project alternatives: The No Project Alternative, the Reduced Traffic Alternative, the Reduced Density Alternative, and the Reduced Footprint

Alternative. An environmentally superior alternative is identified. In addition, alternatives initially considered but rejected from further consideration are discussed.

- **Chapter 7: Persons and Organizations Consulted/List of Preparers.** This chapter also contains a full list of persons and organizations that were consulted during the preparation of this Draft EIR. This chapter also contains a full list of the authors who assisted in the preparation of the EIR by name, affiliation, role/title, education, and years of related experience.
- **Appendices.** The EIR appendices include notices and other procedural documents pertinent to the EIR, as well as supporting technical materials. The following supporting materials and technical studies and analyses were prepared for the project in support of preparation of this Draft EIR:
 - NOP and EIR Public Scoping Comments (Appendix A)
 - Proposed General Plan Amendment and Development Standards (Appendix B)
 - Air Quality, Greenhouse Gas Emissions, and Energy Modeling Outputs, prepared by FirstCarbon Solutions International (Appendix C)
 - Biological Assessment Report Peer Review Responses and Final Biological Resources Assessment, prepared by ECORP Consulting, Inc. as well as Biological Assessment Report Peer Review, prepared by Live Oak Associates, Inc. as well as San Joaquin Kit Fox Survey, prepared by H.T. Harvey & Associates as well as the Biological Resources Assessment Report prepared by Madrone Ecological Consulting, LLC as well as the Special-Status Plant Survey Report for the Offsite Improvement Area prepared by Madrone Ecological Consulting, LLC (Appendix D)
 - Cultural Resources Assessment prepared by Tom Origer & Associates as well as the resource list and report list from the Northwestern Information Center (NWIC) as well as Correspondence with the NAHC and Native American Tribes (Appendix E)
 - Geotechnical Exploration Report, prepared by ENGEO, Inc. as well as the Paleontological Records Search conducted by Kenneth L. Finger(Appendix F)
 - Hazards Database Search, prepared by Envirosite and Phase I Environmental Site Assessment (Phase I ESA), prepared by ENGEO, Inc. (Appendix G)
 - Preliminary Stormwater Control Plan, prepared by Carlson, Barbee & Gibson, Inc. (Appendix H)
 - Noise Modeling Outputs, prepared by FirstCarbon Solutions (FCS) (Appendix I)
 - Public Service Letters and Responses (Appendix J)
 - Transportation Impact Study, prepared by Fehr & Peers (Appendix K)
 - Final Water Supply Assessment Report, prepared by West Yost Associates (Appendix L)

1.6 - Documents Incorporated by Reference

As permitted by CEQA Guidelines Section 15150, this Draft EIR has referenced several technical studies, analyses, and previously certified environmental documentation. Information from the documents, which have been incorporated by reference, has been briefly summarized in the appropriate section(s). The relationship between the incorporated part of the referenced document and the EIR has also been described. The documents and other sources that have been used in the preparation of this Draft EIR, and which are incorporated by this reference, include but are not limited to:

- City of Antioch General Plan
- City of Antioch General Plan EIR
- Antioch Municipal Code

In accordance with CEQA Guidelines Section 15150(b), the City of Antioch General Plan, and the referenced documents and other sources used in the preparation of the Draft EIR are available for review at the City of Antioch Community Development Department Planning Division at the address shown in Section 1.4.2, Public Review.