

# **I. PROJECT DESCRIPTION**

## **A. INTRODUCTION AND BACKGROUND**

The proposed project consists of the expansion and remodeling of the existing Walmart store located in the Williamson Ranch Plaza at the northwest corner of Lone Tree Way and Hillcrest Avenue in southeast Antioch (see Figures 1 through 3). The project will include the development of approximately 3.7 acres of currently vacant land in the western portion of the approximately 21.6-acre Walmart site. [Note: The original Walmart site was 22.5 acres in 1998, but was subsequently reduced by 0.9 acres through a lot line adjustment with the adjacent Orchard Supply Hardware parcel to the west.]

The existing Walmart store was approved by the City of Antioch as part of Williamson Ranch Plaza project in June 1998. (See discussion of ‘Entitlements’ below.) The original project was the subject of a Mitigated Negative Declaration (MND) under CEQA, which was adopted in conjunction with project approval. This Subsequent EIR for the Walmart expansion will constitute an update of the original MND, as provided under CEQA Guidelines Section 15162(b). (See ‘Introduction’ at the beginning of this EIR for a detailed discussion of the legal basis of this document under CEQA.)

## **B. DESCRIPTION OF SITE AND SURROUNDING LANDS**

### **On-Site Conditions**

The majority of the 21.6-acre Walmart site is developed with the existing discount store and surrounding parking, loading, and landscaped areas. The westerly 3.7-acre portion of the site (i.e., expansion site) is vacant and is covered with annual grasses and weedy vegetation. There are no trees or other notable vegetation on the expansion site. There is a small temporary stormwater drainage basin on the eastern portion of the expansion site, adjacent to the existing Walmart parking area.

### **Surrounding Land Use**

The remaining portions of the Williamson Ranch Plaza are largely built-out with commercial retail, professional office, and restaurant uses. (The final phase of development consists of a 20,000 square foot office building which has been approved for development at the west end of the plaza.) The land uses immediately to the north, west and south of the Williamson Ranch Plaza are essentially the same as existed in 1998. The site is bordered on the north by East Antioch Creek, an excavated flood control channel with a width of 80 to 90 feet in this reach. To the north of the channel is the Parkside neighborhood of single-family dwellings, the nearest of which back onto the creek channel and are located just over 100 feet from the project boundary. To the west lies the Prewett Family Park. The Mokelumne Aqueduct runs underground along the southern project frontage. Across Lone Tree Way to the south is a community park which includes the historic Williamson Ranch complex, beyond which is the Williamson Ranch residential community.

In 1998, the lands to the east of the project site were largely dry farmed or vacant. Since that time considerable commercial and residential development has occurred from Hillcrest Avenue eastward to the Brentwood boundary and beyond. Major improvements have also been made to public facilities in the area including the widening of Lone Tree Way and the realignment and enlargement of downstream segments of the East Antioch Creek flood control channel. In 2007, the northern section of the State Route 4 Bypass was completed and opened one mile east of the project site.

## C. DESCRIPTION OF THE PROPOSED PROJECT

The proposed project consists of the remodeling and expansion of the existing Walmart store located at the northwest corner of Lone Tree Way and Hillcrest Avenue in southeast Antioch (see Figures 1 through 4). The planned improvements will include the development of approximately 3.7 acres of currently vacant land in the western portion of the approximately 21.6-acre Walmart site.

The existing Walmart store is in the Williamson Ranch Plaza and was approved by the City of Antioch as part of Phases I and II of the Plaza project in June 1998. (See discussion of ‘Entitlements’ below.) The original project was the subject of a Mitigated Negative Declaration (MND) under CEQA, which was adopted in conjunction with project approval in 1998. This subsequent EIR for the Walmart expansion will constitute an update of the original MND, as provided under CEQA Guidelines Section 15162(b).

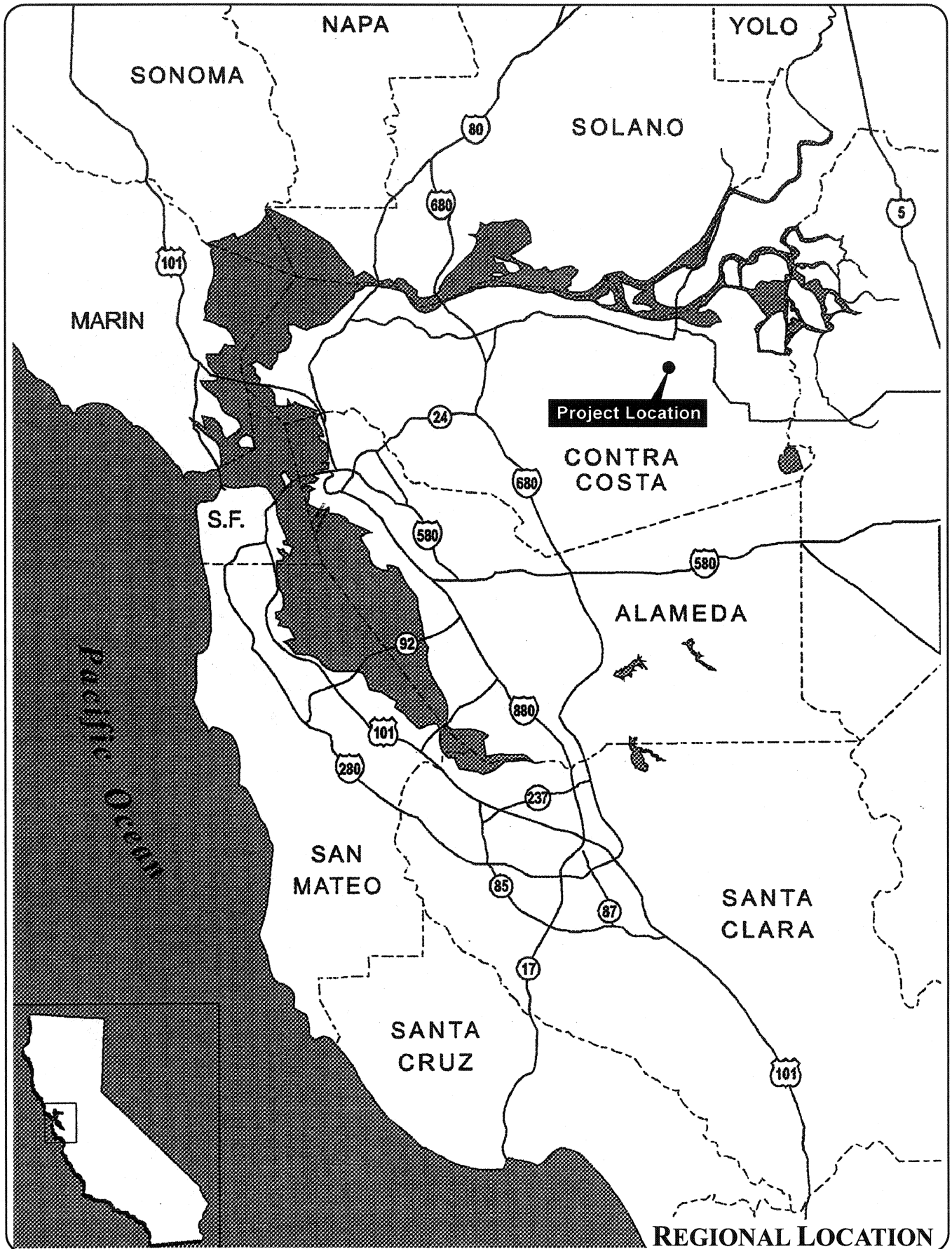
### DETAILED PROJECT DESCRIPTION

The proposed project consists of the physical expansion of the existing 141,498 square-foot Walmart store by 33,575 square feet, increasing the total floor area to 175,073 square feet (see Figures 5 through 8). The expanded store will consist of general merchandise sales, grocery sales, grocery sales support, and a number of smaller departments (outdoor garden center, tire and lube express) and tenant spaces (pharmacy, vision center, portrait studio, fast-food restaurant), as well as stockroom/receiving, ancillary uses and back office functions. A detailed breakdown of floor areas for the existing store and expanded store is provided in Table 1.

**TABLE 1  
PROJECT DATA**

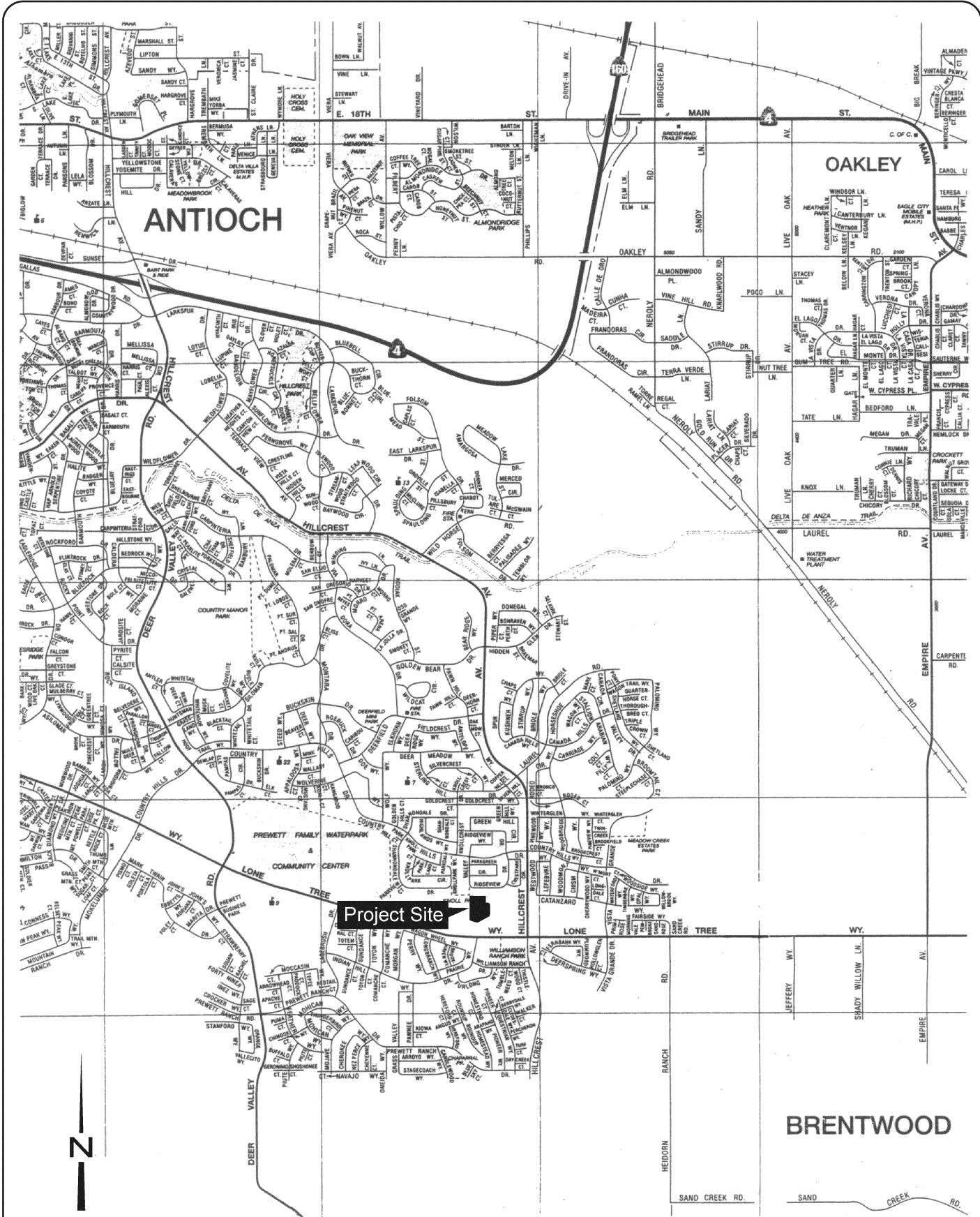
	<b>Existing Store</b>	<b>Proposed Expanded Store</b>
General Merchandise Sales	123,671 s.f.	105,239 s.f.
Ancillary/Vestibule	Included in above	7,142
Stockroom/Receiving*	Included in above	16,243
Grocery Sales*	0	27,146
Grocery Sales Support	0	7,875
Tire & Lube Express	5,346	5,346
Food Tenant Area	1,196	1,196
<b>Total Building</b>	<b>130,213 s.f.</b>	<b>170,187 s.f.</b>
Outdoor Garden Center	11,285	4,886
<b>Grand Total</b>	<b>141,498 s.f.</b>	<b>175,073 s.f.</b>
<b>Expansion - Net Floor Area</b>		<b>33,575 s.f.</b>

\* For purposes of analysis, a proportionate share of the total stockroom/receiving and ancillary space was allocated to the overall grocery area in order to present a “supermarket-equivalent” area to be used in this EIR and the economic impact/urban decay study in Appendix B. The proportion of grocery sales floor area to total sales floor area is 20.5 percent, resulting in a grocery stockroom/receiving/ancillary area of 4,794 square feet. Accordingly, the total overall floor area devoted to grocery-related functions was calculated to be approximately 39,815 square feet, which was rounded up to 40,000 square feet for purposes of the analyses in the EIR and the economic impact report in Appendix B.



REGIONAL LOCATION

FIGURE 1



SCALE IN MILES  
 0 0.25 0.5

SOURCE: CSAA

**PROJECT VICINITY**  
**FIGURE 2**





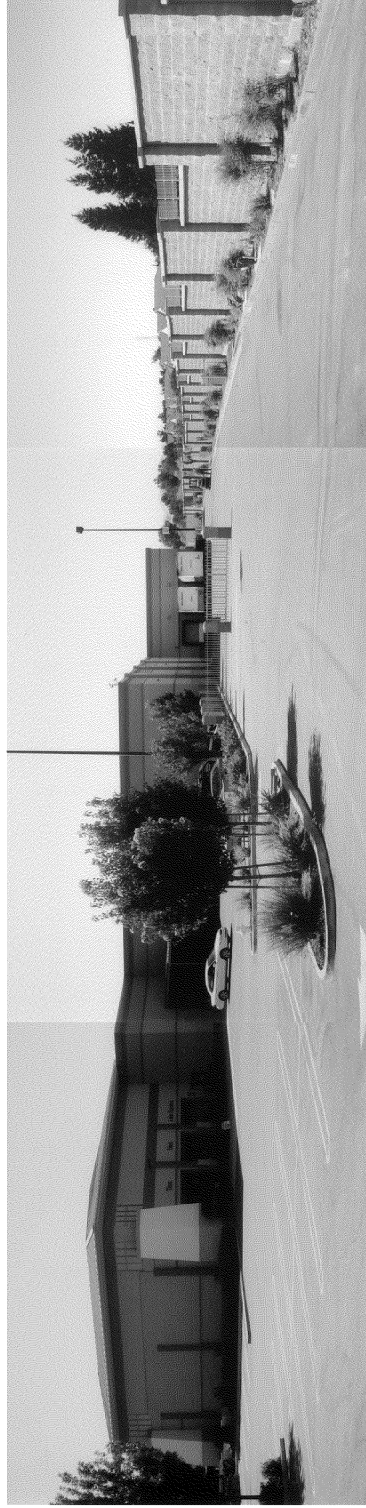
SOURCE: GOOGLE EARTH

**AERIAL PHOTOGRAPH**

**FIGURE 3**



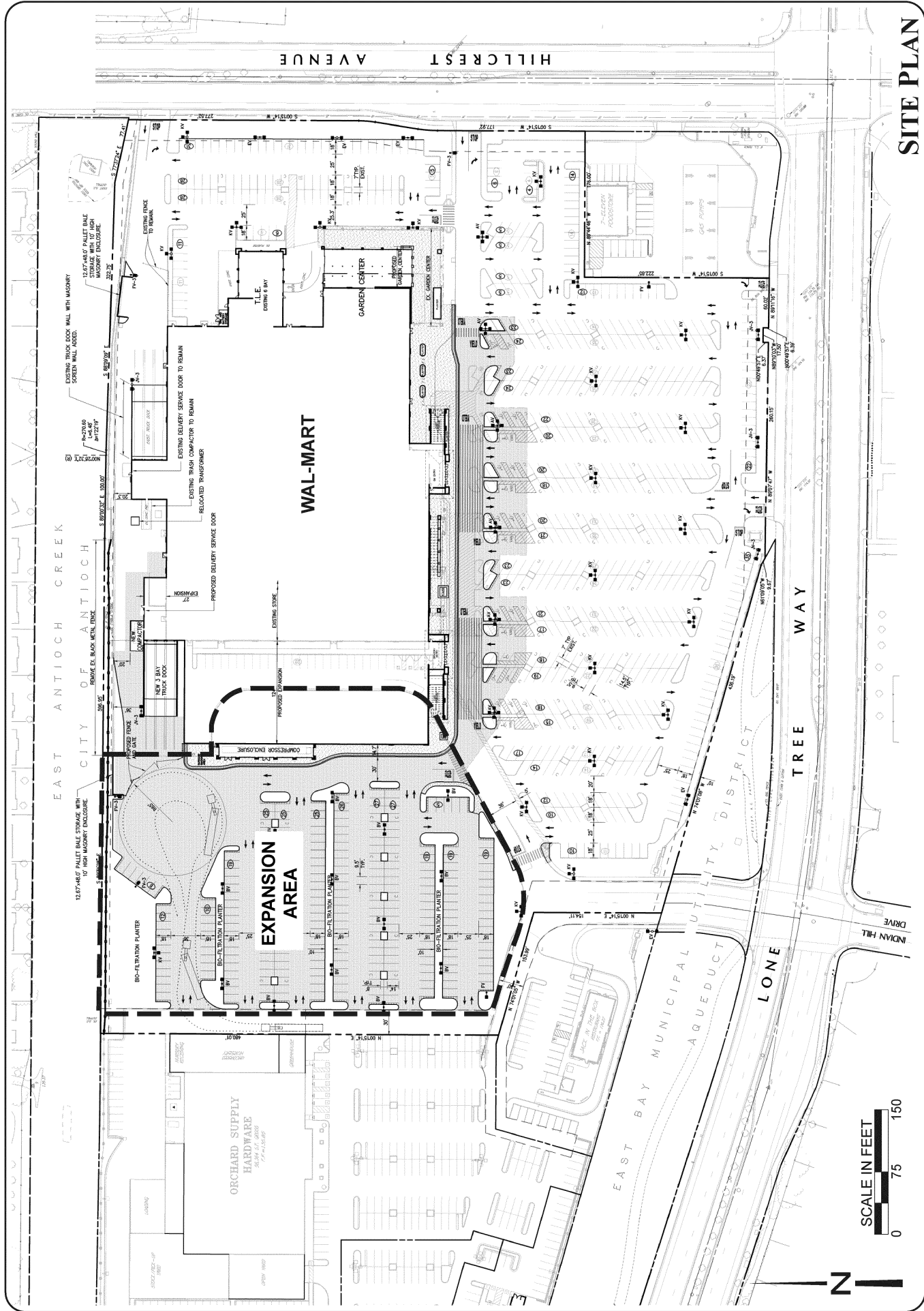
Northward View Over Wal-Mart Expansion Area



Westward View of Existing Wal-Mart Loading Area

**SITE PHOTOGRAPHS**

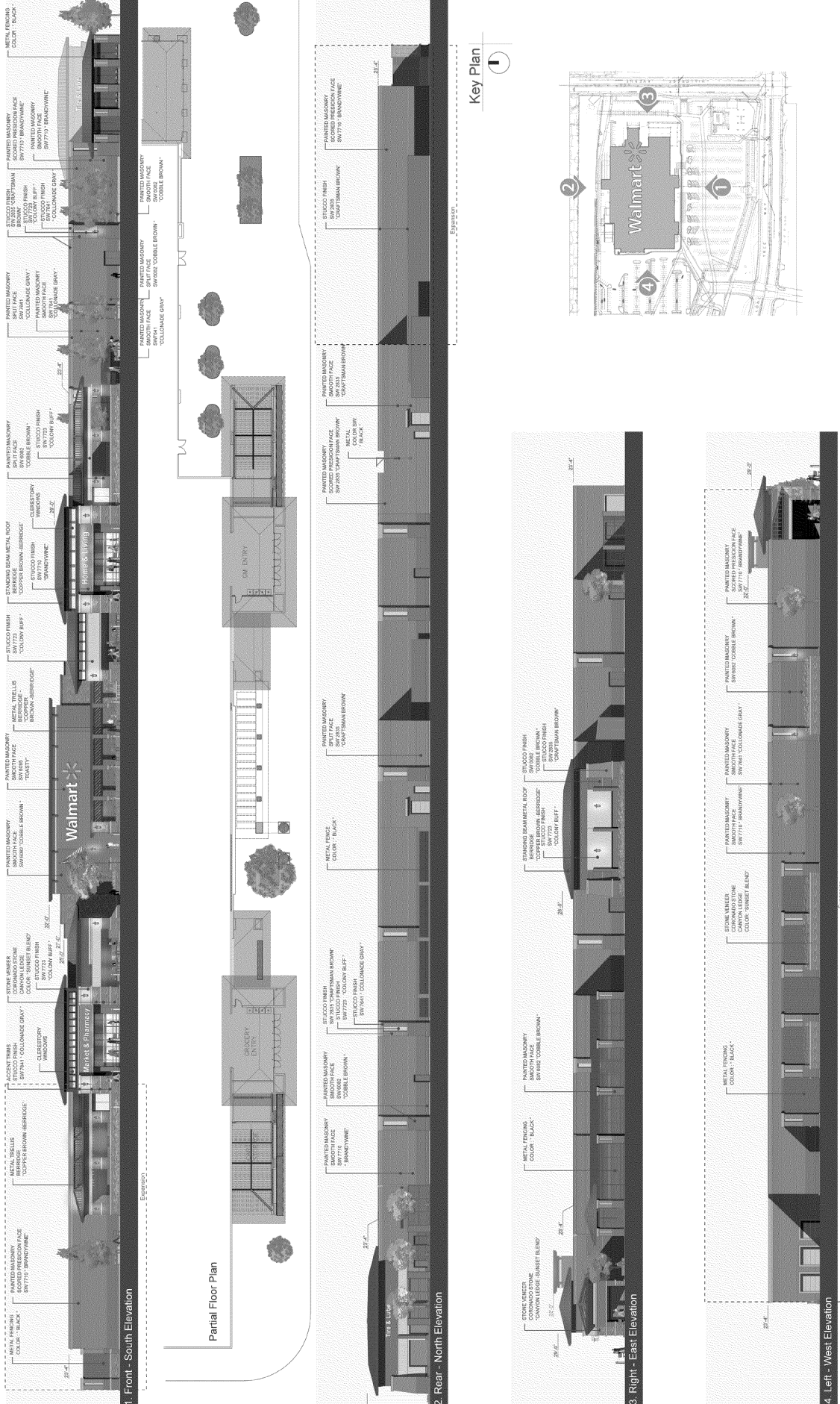
**FIGURE 4**



**SITE PLAN**  
**FIGURE 5**

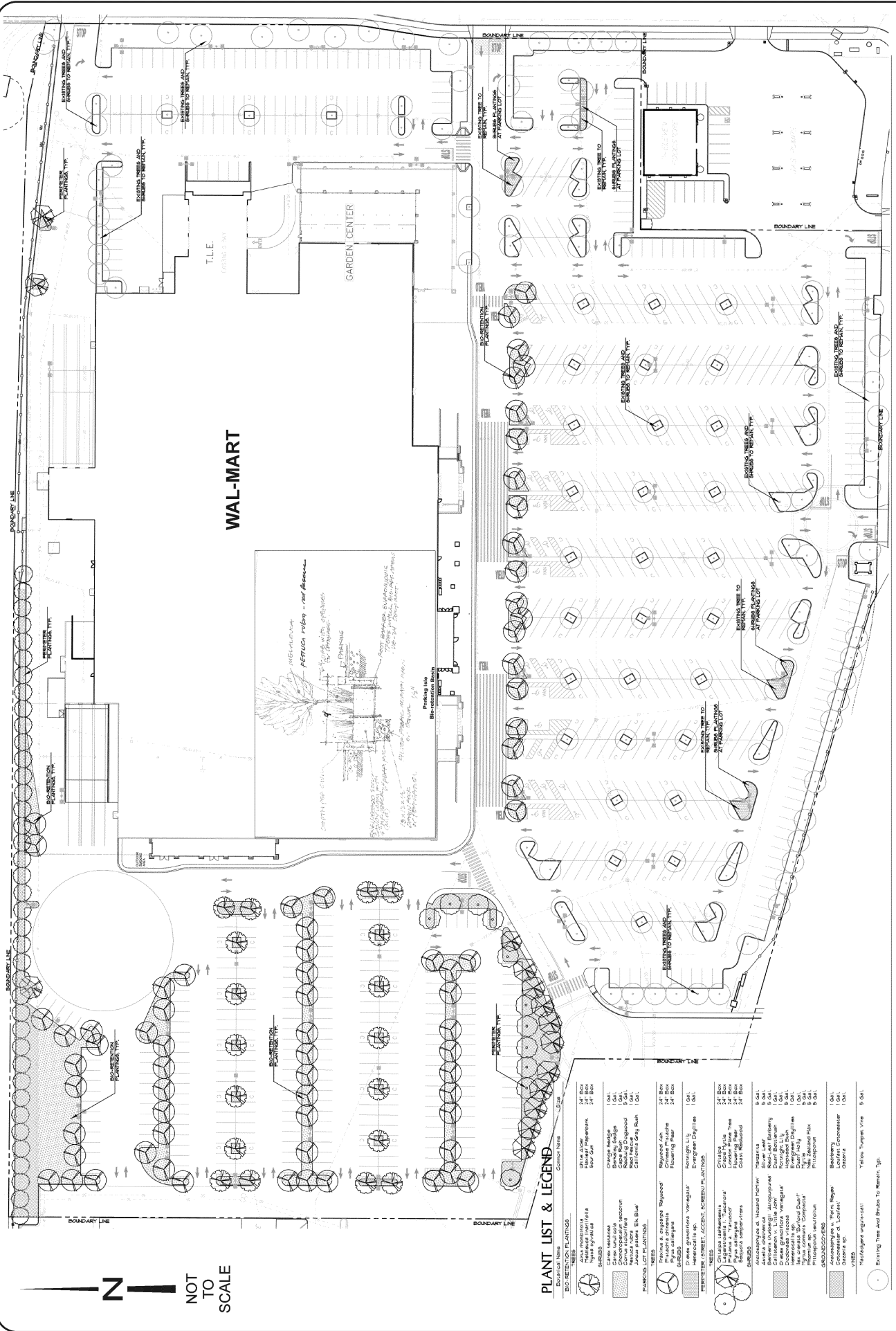
SOURCE: KARN & ASSOCIATES



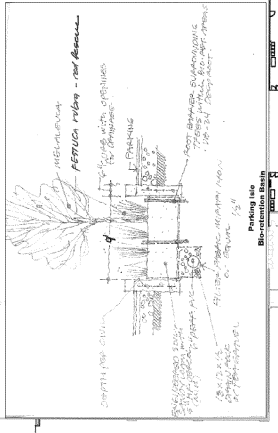


**CONCEPTUAL BUILDING ELEVATIONS**  
**FIGURE 6**

SOURCE: PERKOWITZ + RUTH



**WAL-MART**



**PLANT LIST & LEGEND**

SYMBOL	PLANT NAME	COMMON NAME	SIZE
(Tree symbol)	BIG REDDRUM PLANTING	White Alder	24 Box
(Shrub symbol)	Redtwig Dogwood	Saunder's Dogwood	24 Box
(Shrub symbol)	Orange Sedges	Gal.	
(Shrub symbol)	Coronopsis scopulorum	Cape Rock Dogwood	9 Gal.
(Shrub symbol)	Amelanchier canadensis	Shadbolt Spice Bush	9 Gal.
(Shrub symbol)	Viburnum acerifolium	Black Chokeberry	9 Gal.
(Tree symbol)	FRAXINUS LOT PLANTING	White Oak	24 Box
(Tree symbol)	QUERCUS	White Oak	24 Box
(Tree symbol)	FRAXINUS	White Oak	24 Box
(Shrub symbol)	ORNAMENTAL VINES	Decorative Vines	9 Gal.
(Shrub symbol)	ORNAMENTAL VINES	Decorative Vines	9 Gal.
(Shrub symbol)	ORNAMENTAL VINES	Decorative Vines	9 Gal.

SOURCE: GATES & ASSOCIATES



**CONCEPTUAL PERSPECTIVES**

SOURCE: PERKOWITZ + RUTH

**FIGURE 8**

## Project Development Plan

The project includes a number of physical improvements to the Walmart store and adjacent exterior areas of the site, of which the major elements are listed below:

- **Building Expansion.** The existing store will be expanded westward, and will include the addition of a new grocery sales area and stockroom, as well as exterior features such as a grocery loading dock, a trash compactor, and two compressor units within a concrete block enclosure. The south/front side of the store will also be modified slightly to include two new entry vestibules, one serving the grocery sales area and the other serving the general merchandise sales area. Modifications to the exterior of the north building area include relocation and replacement of the trash compactor, relocation of the storage areas for pallets and cardboard bales, and relocation of the transformer. No metal containers will be stored on the site.
- **Building Design Modifications.** The south/front façade of the Walmart store will be completely reconstructed in order to provide a greater degree of articulation and detailing.
- **Parking Lot Expansion and Modifications.** This mainly consists of construction of additional parking area to the west of the building expansion area. A small portion of existing parking area along the south/front building façade will be reconstructed and restriped to improve handicapped access. The expanded and reconfigured parking lot will provide a total of 918 parking spaces serving the Walmart store, increasing the number of on-site parking spaces by 176 stalls. The provided number of parking spaces meets the Municipal Code requirements.
- **Screenwalls.** The existing 8-foot high textured block wall which runs along the north/rear property boundary will be extended westward for a distance of about 596 feet along the northern edge of the expansion area to the Walmart western property boundary. Also, a new 10-foot high masonry screenwall will be constructed on the north edge of the existing recessed loading dock near the northeast corner of the building, and a 10-foot screenwall will also be constructed on the north edge of the new grocery loading dock at the northwest corner of the expanded building. An 8-foot masonry screenwall will also be constructed along the north side of the relocated trash compactor. The two new pallet and bale storage areas along the north site boundary will be enclosed on the west, north, and east sides by 10-foot masonry walls, and the south sides will be enclosed by ornamental steel enclosures with sliding metal gates.
- **Landscaping Modifications.** The existing landscape trees along the main project entry drive off Lone Tree Way will be augmented, as will the perimeter landscaping along the street frontages. A new landscaped berm will be installed at the southern end of the expansion area. In addition, stormwater collected from the expansion area will be treated by in-ground planters to be installed between the rows of parking and by a bioretention area planned for the northwest corner of the project site.
- **Lighting Modifications.** All of the existing 40-foot high light standards in the existing parking areas will be replaced with new light standards with a total height of 20 feet, similar to the existing parking lot light standards on the adjacent Orchard Supply Hardware site to the west. The same low-profile light standards will be installed in the expanded parking area to the west of the Walmart store. The lights will include 400-watt energy efficient light fixtures (the existing lights are 1,000 watts), and will be fitted with cut-off shields along the site perimeter to avoid direct illumination spilling beyond the site boundaries. Along the rear of the building, light



fixtures will be mounted about 12-feet high on the wall. These lights will also be downward directed, shielded, and fitted with low-wattage light bulbs to avoid direct illumination and minimize the intensity of night lighting.

- Signage Modifications. The expanded and remodeled store will include new signs for the expanded building area as well as updated signage for the remodeled portion of the building. Signage will include directional signs and wall signs, some of which will be internally illuminated. New signs include a store sign and signs indicating store departments such as “Market & Pharmacy” and “Home & Living.” A sign program is included as part of the proposed project. No new stand-alone signs are planned, and no structural alterations are planned for the existing monument sign at the main project entrance on Lone Tree Way, although the sign faces will be replaced and updated. A new roof and new colors will be added to the monument sign to match the building design.
- Grading, Drainage and Utilities. Site grading will be required to provide gradients necessary for positive surface drainage throughout the expansion area. Storm runoff within the expansion area will be directed to new catch basins located throughout the proposed parking area and will be conveyed via underground storm drains to the existing Walmart storm drain system, which was designed to accommodate drainage from the expansion area, as required. In order to meet regulatory requirements for treatment of stormwater, as specified by Provision C.3 of the City’s NPDES Municipal Stormwater Permit, several in-ground planters will be installed within the expanded parking area, along with a bioretention area in the northwest corner of the site. These features are intended to treat stormwater generated within the 3.7-acre expansion area before it is discharged to the East Antioch Creek flood control channel. (See Section II. H. *Hydrology and Water Quality* for detailed discussion.) The on-site domestic water, sanitary sewer, electric power, and communications systems will be required to be expanded and modified as necessary to serve the enlarged store and meet the requirements of the City of Antioch and the other service providers.
- Access and Circulation. Primary site access would continue to be provided via existing project entry drives on Lone Tree Way and Hillcrest Avenue, and no new entrances are planned. The internal circulation system would also remain essentially as it is currently, except for the added drive aisles in the expanded parking area. Vehicular connections would also be made available between the west side of the expanded parking area and the common drive aisle that runs along the east side of the existing Orchard Supply Hardware adjacent to the west.

## Project Operations

- Truck Deliveries. The existing Walmart store receives approximately 6 to 8 semi-trailer deliveries and approximately 4 to 7 smaller deliveries per day. With the store expansion, these would be increased to 6 to 10 semi-trailer deliveries (of which two would be refrigerated trucks) and 5 to 7 vendor deliveries per day. As required under current City requirements for the existing Walmart store, the delivery times would continue to be limited to the hours of 7 AM to 10 PM. (As discussed below, truck gates along the north side of the building will be closed between 10 PM and 7 AM to prevent vehicular access to the loading areas.) For semi-trailer deliveries, all trailers are currently dropped at the truck docks for unloading, with empty trailers hauled away from the site, as required. This will continue to be the requirement after completion of the planned expansion, and no trailers or metal shipping containers will be allowed to be used as storage containers or kept on the site, as required by previous action of the City of Antioch.

- **Hours of Operation.** The expanded Walmart store will be open for business during the same hours as the existing store with extended hours proposed during the holidays (6 AM to midnight). There is no proposal for 24-hour store operation. As noted, the City has imposed restrictions on outdoor nighttime operations and loading activity in order to reduce noise impacts to the nearby residential area to the north. To implement the City requirement for restricted nighttime access to the loading areas, fencing and gates have been installed at both ends of the access driveway along the north side of the existing Walmart store to prevent ingress and egress by delivery trucks during nighttime hours. The expanded store operation would be subject to the same restrictions on nighttime deliveries, and truck fencing and gates would remain to prevent nighttime deliveries. (The eastern truck fence and gate would remain in place and the western truck fence and gate would be relocated as necessary to accommodate the building expansion.) In addition, overnight parking on the Walmart site, particularly by RVs, is prohibited, and Walmart has authorized the City of Antioch to enforce this prohibition on the Walmart property.

### **Security Features**

Based on information provided by the applicant, the following security measures will be implemented in the operation of the expanded store:

- Conduct a risk analysis (crime survey) of the area to evaluate the security needs for the store and implement a security plan based upon this analysis.
- Install closed-circuit camera systems (surveillance cameras) inside and outside the store. Digital recording cameras will be used that have scanning and recording capabilities. The cameras used on the exterior of the building will be able to monitor the entire perimeter of the store.
- Establish a parking lot patrol for the Walmart store area, which patrol assists customers, ensures safety and takes action to identify and prevent any suspicious activity (such as loitering and vandalism) during hours of operation. The patrol will be available to escort those shoppers who want assistance going to their vehicles. It will have an electric cart or scooter to patrol the parking area and the area behind the store.
- Establish a Risk Control Team, which is a team of associates responsible and trained to identify and correct safety and security issues at the site. The Risk Control Team will be on duty during hours of operation. The Risk Control Team will patrol the inside the store to ensure safety and security. The lead patrol officer will have a phone/device to notify law enforcement quickly of problems at the store.
- Train cashiers to oversee self checkout lines to ensure a smooth checkout process and to prevent minors from making unlawful purchases.
- Provide lighting in the parking area that will ensure public safety.
- Prohibit consumption of alcohol in the Walmart parking lot by having associates regularly “patrol” the parking area while collecting shopping carts, and report any inappropriate activity to the store manager. (Also, per state law, alcohol sales will be limited to the hours of 6 AM to 2 AM of the following day.)

### **Sustainability Features**

The entire project will meet the energy efficiency standards of Title 24, at a minimum. The expanded Walmart store will provide reduction of energy consumption by designing the buildings to a building efficiency rating which is greater than the Title 24 requirement. At a minimum, the project will include the following features or their functional equivalents:

Expansion Area Only

- *Daylighting:* The expansion area will include a day lighting system in the grocery area. As daylight increases, skylights will allow the store to dim the lights in the expansion area or even turn them off, reducing the demand for electricity during peak hours.
- *Night Dimming:* The project will include night dimming, via which interior illumination of the grocery area will be dimmed by 65 percent during late night hours.
- *Energy efficient HVAC units:* The project will utilize one of the industry's most efficient heating, ventilating and air-conditioning (HVAC) units available for the expansion area. Per ASHRAE 90.1-2004, retail stores' HVAC equipment is required to achieve an overall minimum Energy Efficiency Ratio (EER) value of 10.3. The HVAC equipment that will be installed in the expansion area has an overall EER value of 12.7, well above the standard.

Entire Expanded Store

- *Water Heating:* The project will reclaim waste heat from on-site refrigeration equipment to supply 70 percent of the hot water needs for the store.
- *Central Energy Management:* Walmart employs a centralized energy management system (EMS) to monitor and control the heating, air conditioning, refrigeration and lighting systems for all stores from Walmart's corporate headquarters in Bentonville, Arkansas. The EMS enables Walmart to constantly monitor and control energy usage, analyze refrigeration temperatures, observe HVAC and lighting performance, and adjust system levels from a central location 24 hours per day, seven days per week.
- *White Roof:* The entire store will have a "white" membrane roof instead of the typical darker colored roof materials. The high solar reflectivity of this membrane results in lowering the "cooling" load by about 10 percent. No PVC-roofs will be used.
- *Interior Lighting Retrofit Program:* All lighting in the store will be replaced by T-8 fluorescent lamps and electronic ballasts, resulting in a 15-20 percent reduction in energy load.
- *LED Lighting:* All exterior building signage and many refrigerated food cases in the store will be illuminated with light emitting diodes (LEDs). LED technology can provide a 70 percent more energy-efficient operation than fluorescent illumination. Further, with a lifespan of up to 100,000 hours, LEDs significantly outlast fluorescent lamps, allowing for significant reduction in re-lamping and maintenance costs. Additionally, LEDs contain no mercury or lead, perform well in the cold and produce less heat than fluorescent bulbs - heat which must be compensated for by the refrigeration equipment.

Resource Conservation

In addition to the above energy-efficiency features, the project will also incorporate the following programs and practices to facilitate resource conservation:

- *Recycled Building Materials:* The construction of the expansion area will use nearly 100 percent recycled structural steel, which will utilize 50 percent less energy in mining and manufacturing than new steel. All of the plastic baseboards and much of the plastic shelving in the expansion area will be composed of recycled plastic.
- *Waste Recycling:* The existing store recycles all of its cardboard and plastic waste, used tires and batteries, waste motor oil, bottles and cans, cooking oil, single-use cameras, silver from photo labs, and electronic waste. Walmart also works with suppliers to reduce packaging. These practices will be continued with the expanded store.

- *Water Conservation:* In addition to low-flow fixtures and toilets required by the California Plumbing Code, the entire expanded store will use only sensor-activated low-flow faucets. The front restrooms will have these fixtures as listed below.
  - All restroom sinks in the entire expanded store will use sensor-activated ½ gallon per minute high-efficiency faucets. These faucets regulate water flow and reduce water usage by 78 percent compared to mandated 1992 EPA Standards.
  - The entire expanded store will include high-efficiency urinals that use only 1/8 of a gallon (one pint) of water per flush. This fixture yields 87 percent water savings per flush versus conventional one gallon per flush urinals, and requires less maintenance.

#### Pollution/Greenhouse Gas Reduction

The project will include the following design features and practices which will reduce generation of pollutants, including greenhouse gases.

- *Ozone Friendly Refrigerants:* The existing store uses R-410a as HVAC refrigerant and R404a for refrigeration, both of which have no ozone depletion potential and relatively modest global warming potential compared with older chlorine-based refrigerants. These would continue to be used in the expanded store.
- *Low-Mercury Lamps:* The existing store uses only “low-mercury” lamps which, unlike other fluorescent lamps, are not considered to be a hazardous material. These would continue to be used in the expanded store.
- *Recycled Oil Capture:* The existing tire and lube express will receive an oil filter crusher to harvest maximum oil for recycling and to minimize the potential for spills. The auto center will also likely have installed a prefabricated oil interceptor to further reduce the potential for contamination.
- *Fly Ash in Cement:* Walmart concrete specifications include a requirement for 15-20 percent fly ash content (from coal-fired power generation) in cement, or 25-30 percent granulated slag content (a waste product of steel manufacturing). The use of these materials reduces greenhouse gas emissions from cement production.

#### **PREVIOUS ENTITLEMENTS**

The applicant states that the planned improvements fall under an existing Final Development Plan, Master Use Permit, and Parcel Map, as approved and adopted by the Antioch City Council in June 1998. The applicant states that the planned expansion lies within the approved building envelope for Williamson Ranch Plaza Phases 1 and 2, and the planned expansion would not exceed the total approved floor area of 245,100 square feet. (The original entitlement provides for 245,100 square feet of interior retail space, of which 181,652 square feet have been constructed. The remaining 63,448 square feet of retail space under the original entitlement exceeds the 39,974 square feet of interior retail space proposed for the Walmart expansion. [Note: The net expansion area is 33,575 square feet with the proposed reduction of the existing garden center by 6,399 square feet. Please refer to Table 1 on page 2 for details.] Thus, the planned expansion would bring the total constructed floor area of Phase 1 and 2 to 221,626 square feet.) Additionally, the proposed new grocery sales use is included in the list of approved uses for the Williamson Ranch Plaza and therefore does not require a separate use permit.

## **MAIN DIFFERENCES BETWEEN CURRENT PROPOSAL AND PREVIOUS PROPOSAL IN 2005**

The Walmart expansion project was originally proposed in 2005. The Draft EIR on that earlier proposal was circulated in May 2006; it was not certified and thus the previously proposed project was not acted upon. The currently proposed expansion project differs substantially from the store expansion proposed in 2005. The main differences are listed below:

- The planned building expansion area is reduced from 72,890 square feet to 33,575 square feet.
- Under the previous proposal, the existing parking surface at the front of the store was planned for removal (along with the landscaping) to replace angle parking with 90 degree parking and to incorporate bioswales for stormwater pretreatment. The current plan is to retain the existing parking surface and landscaping, and provide for stormwater pretreatment needs entirely within the expansion area.
- The previous expansion plan included a proposal for 24-hour operation. The current expansion plan does not include a proposal for 24-hour operation, but would continue with existing store hours (8 AM to 10 PM) with extended hours (6 AM to midnight) proposed during the holiday shopping season.

## **D. PROJECT OBJECTIVES**

State CEQA Guidelines Section 15124(b) indicates that an EIR should include:

“A statement of objectives sought by the proposed project. A clearly written statement of objectives will help the lead agency develop a reasonable range of alternatives to evaluate in the EIR and will aid the decision makers in preparing findings of a statement of overriding considerations, if necessary. The statement of objectives should include the underlying purpose of the project.”

The objectives of the proposed project, as stated by the applicant, are as follows:

- Design a project consistent with the City of Antioch General Plan and Zoning Ordinance.
- Expand the existing outdated and undersized Walmart store in conformance with the existing Master Use Permit for Williamson Ranch Plaza.
- Minimize travel lengths and utilize existing infrastructure to the maximum extent possible by expanding an existing Walmart store.
- Develop a state of the art retail center that will accommodate the retail and grocery demands of the Antioch community. The project will also complete the Williamson Ranch Plaza as originally approved.
- Develop an architectural design that softens the scale and mass of the building with features designed to blend with the existing shopping center. Maintain existing landscaping and provide new landscaping to soften the design and create a pleasant, attractive appearance that complements the surrounding area.

- Develop a site plan to minimize potential automobile and pedestrian conflicts.
- Design a site plan to minimize overall access and circulation conflicts by facilitating the circulation between the Walmart store and the existing uses on the site.
- Design a site plan to minimize noise and nighttime lighting to the surrounding neighborhood.
- Provide sufficient off-street parking to minimize impacts to the surrounding residential neighborhood, and ensure that adequate on-site parking is provided for store customers, and employees.
- Provide an expanded store that will provide significant economic benefits to the City and community in terms of its diversity of employment opportunities (through the addition of approximately 85 new jobs).

## **E. APPROVED, PENDING AND FORESEEABLE PROJECTS / CUMULATIVE IMPACTS**

### **1. Introduction to Cumulative Impact Analysis**

The impact analysis for each environmental topic in Chapter II is primarily focused on the evaluation of project-specific impacts, but also includes an evaluation of project impacts when combined with the impacts of other approved, pending, and reasonably foreseeable projects in the vicinity. These combined impacts are referred to as cumulative impacts. The CEQA provisions for the analysis of cumulative impacts are summarized below, together with a description of the methodology used in evaluating cumulative impacts in this EIR.

Section 21083(b) of the California Environmental Quality Act (CEQA statute) requires that a project be identified as having a significant impact if its possible effects "...are individually limited but cumulatively considerable." The CEQA Guidelines Section 15355(b) states: "Cumulatively considerable means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects..." The discussion of cumulative impacts may consist of either: "(A) A list of past, present or reasonably anticipated future projects producing related or cumulative impacts, including those projects outside the control of the agency, or (B) A summary of projections contained in an adopted general plan or related planning document which is designed to evaluate regional or areawide conditions." (CEQA Guidelines §15130(b))

The proposed action consists of certification of the EIR by the Planning Commission, which will be followed by design review approval and the issuance of grading and building permits. Since the project does not involve major approvals such as Use Permit, Rezoning or General Plan amendment, the cumulative impact analysis should appropriately use the list approach to evaluate the cumulative effects of project construction. The list approach tends to reflect near-term conditions since it only considers projects which are approved or in the approval pipeline and likely to be developed over the next few years, or approximately the same timeframe as the proposed project. The projections approach tends to use data developed for planning documents such as the General Plan, and reflects a planning horizon year of 2030. Since the proposed project is a near-term project, it is most appropriate to evaluate its near-term cumulative effects. Since the project does not involve a General Plan amendment the proposed development will have

been included in buildout projections under the General Plan, and will not alter previous conclusions of long-term impacts associated with General Plan buildout.

At the end of each topical section in this EIR is an evaluation of potential cumulative project impacts related to that topic (e.g., biological resources, traffic, noise, etc.). The evaluation of cumulative impacts for each topic area begins with a description of the geographic scope of the cumulative analyses for that topic. In some instances, the geographic scope is relatively small (e.g., noise) and for some topics it is larger (e.g., regional air quality). The geographic scope specific to each topic area is described in the introductory discussion for each of the cumulative analyses.

## 2. Approved, Pending, and Reasonably Foreseeable Projects

For purposes of the cumulative impact analyses, a list of approved, pending, and reasonably anticipated future projects in the project vicinity was prepared based on information provided by the cities of Antioch, Brentwood and Oakley. This list includes projects within an approximate two- to three-mile radius of the project site. These cumulative projects are listed in Table 2 on the following pages and shown in Figure 9.

**TABLE 2**  
**APPROVED, PENDING, AND REASONABLY FORESEEABLE DEVELOPMENTS IN PROJECT VICINITY**

# <sup>1</sup>	Project	Location/City <sup>2</sup>	Size <sup>3</sup>	Status
1	Renaissance at Bluerock	Lone Tree & Golf Course Rd (A)	71 DU	Under construction
2	Bluerock Business Center	Bluerock Dr at Lone Tree Way (A)	48.7 KSF Office	Under construction
3	Lakeview Center	Northwest Corner of Lone Tree Way and Golf Course Rd (A)	15 KSF Drugstore 14 KSF Grocery 9 KSF Retail/Office	In Process
4	Park Ridge	Canada Valley Rd (A)	562 DU	In process
5	Deer Valley Business Park	Deer Valley Rd & Country Hills (A)	84.45 KSF Office	Under construction
6	Hidden Glen	Off Hillcrest, N of Lone Tree Way (A)	371 DU	Under construction
7	Meadow Creek Village	Off Lone Tree Way on Vista Grande (A)	97 DU	Under construction
8	Monterra (Nelson Ranch)	Wild Horse Rd off of Hillcrest (A)	360 DU	Under construction
9	Sand Creek Ranch (Rivergate)	Off Canada Valley Rd & Lone Tree (A)	239 DU	Under construction
10	Williamson Ranch Plaza	NS of Lone Tree, W of Indian Hill (A)	39.7 KSF Office	In process
11	Antioch Town Center	E of Lone Tree, W of Golf Course Rd (A)	138.6 KSF Retail	Withdrawn <sup>4</sup>

<sup>1</sup> Numbers keyed to general project locations shown in Figure 9.

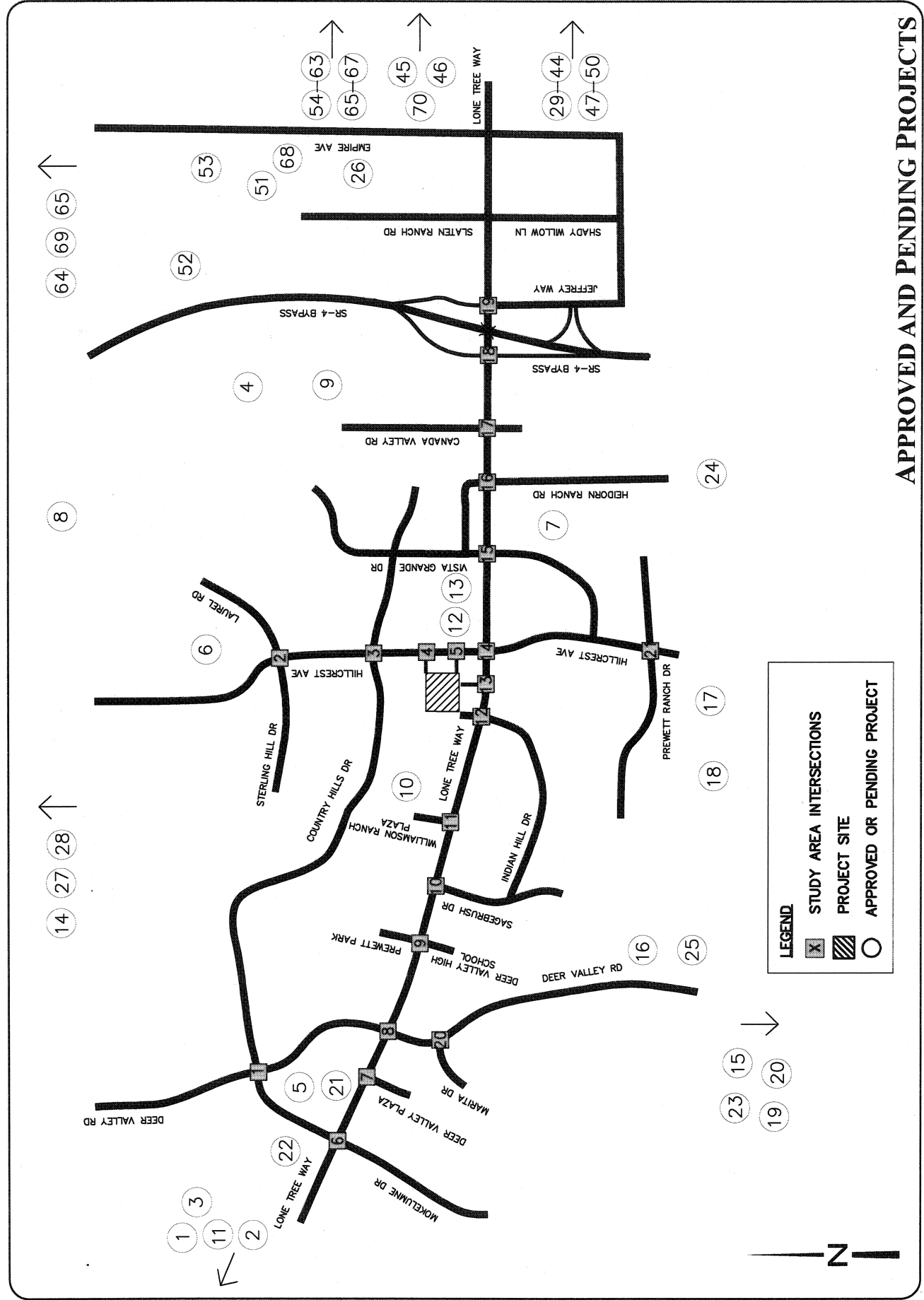
<sup>2</sup> (A) = Antioch; (B) = Brentwood; (O) = Oakley.

<sup>3</sup> DU = dwelling units; KSF = thousand square feet. Numbers reflect development not completed and occupied in May 2008. Portions of projects completed and occupied prior to May 2008 are accounted for in traffic counts taken early that month. Completed projects or portions of projects not occupied by that date are included as approved, pending, and reasonably foreseeable development.

<sup>4</sup> This project consisted of a proposed Target store until November 2009 when the application was withdrawn. However, for purposes of presenting a worst-case analysis of cumulative conditions, this project is retained as a pending project in this EIR.

Sources: City of Antioch; Kimley-Horn and Associates





**APPROVED AND PENDING PROJECTS**  
**FIGURE 9**

SOURCE: KIMLEY-HORN AND ASSOCIATES

TABLE 2 (CONT'D)

## APPROVED, PENDING, AND REASONABLY FORESEEABLE DEVELOPMENTS IN PROJECT VICINITY

# <sup>1</sup>	Project	Location/City <sup>2</sup>	Size <sup>3</sup>	Status
12	Lone Tree Landing	Lone Tree Way at Hillcrest (A)	33.7 KSF Retail 9.6 KSF Office	In Process (Partially Completed – 2009)
13	Venture Commerce Center	Lone Tree Way & Vista Grande (A)	46.1 KSF Retail	Completed (50% Occupied)
14	Antioch Surgical Center	Hillcrest Ave, S of Deer Valley (A)	5.5 KSF Outpatient Surgery Center	Approved
15	Zeka Ranch Estates	Empire Mine Rd - Northwest corner of FUA-1 (A)	314 DU	Pre-Application
16	Deer Valley Estates	E of Deer Valley Rd, N of Kaiser Hospital (A)	136 DU	Residential Development Allocation Approved
17	Aviano Adult Community	N of Sand Creek Rd, W of Hillcrest (A)	535 DU	Approved
18	Magnet School	Sand Creek Rd, W of Aviano Development (A)	200 Students	Completed/Occupied (not occupied in May 2008)
19	Sand Creek Estates	W of Deer Valley Rd, Southern Boundary of the City (A)	190 DU	On hold
20	Roddy Ranch	W of Deer Valley Rd and S of Empire Mine Rd (A)	574 DU 126 Apartment 250 Room Hotel	Residential Development Allocation Approved Entitlements in Process
21	Seventh Day Adventist Church	2200 Country Hills Dr (A)	8-Plex Housing 39.0 KSF Church	Housing Approved/ Church Completed 2009
22	Bank of Agriculture	Lone Tree Way at Country Hills (A)	5.1 KSF Car Wash 3.5 KSF Bank	Approved
23	Smith Parcel	Southeast Antioch off Deer Valley Rd and Balfour (A)	50 DU 111 KSF Retail	In Process
24	Tierra Villas	5020 Heidorn Ranch Rd (A)	122 DU	Residential Development Allocation Approved Entitlements in Process
25	Kaiser Medical Center	6200 Deer Valley Rd (A)	159.6 KSF Hospital 108.5 KSF Medical Office	Completed
26	The Orchard at Slatten Ranch Pad Buildings	Empire Avenue at Wicklow (A)	24 KSF Retail	Approved (JC Penney Built and Occupied)

<sup>1</sup> Numbers keyed to general project locations shown in Figure 9.

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Sources: City of Antioch; Kimley-Horn and Associates

TABLE 2 (CONT'D)

## APPROVED, PENDING AND REASONABLY FORESEEABLE DEVELOPMENTS IN PROJECT VICINITY

# <sup>1</sup>	Project	Location/City <sup>2</sup>	Size <sup>3</sup>	Status
27	Starbucks Commercial Center	3300 Hillcrest Ave & Wildflower Dr (A)	1.8 KSF Starbucks 4.5 KSF Bank 11 KSF Retail	Approved
28	Hillcrest Village	Hillcrest Ave & Wildflower Dr (A)	96 KSF Office/Retail	On hold
29	Amber Park	S of Lone Tree Way, E of Empire Ave (B)	99 DU	Under construction
30	Brentwood Station	S of Lone Tree Way, E of Jeffery Way (B)	11.2 Restaurant	Completed (Restaurant Vacant)
31	Brighton Station	N of Grant St, E of Jeffery Way (B)	38 DU	Under construction
32	Streets of Brentwood	E of SR-4, S of Sand Creek (B)	446.1 KSF Retail	Under construction (Partially Completed 2009)
33	Empire Crossings	S of Lone Tree, W of Empire (B)	11.8 KSF Retail	Completed (50% Occupied)
34	Alexandra Homes - Parkside Villas	N side of Sand Creek, W of Fairview (B)	37 DU	Under construction
35	Carmel Estates	E of Minnesota, N of Randy Way (B)	106 DU	Approved
36	Terreno Homes	N of Sand Creek, E of RR Tracks (B)	134 DU	Under construction
37	Bridle Gate	W of SR-4, S of Sand Creek (B)	166 DU	Approved
38	Blackhawk-Nunn-Cox Property	W of SR-4, N of Balfour (B)	58 DU	Under construction
39	Vic Stewarts	S of Balfour, E of John Muir Pkwy (B)	10.7 Restaurant 16.1 KSF Retail	Under construction (Completed - 2009)
40	Senior Apts - Cox Property	W of SR-4, N of Balfour (B)	120 DU	Under construction
41	Palmilla	W of SR-4, N of Central Blvd (B)	460 DU 108 Apartment 11 Townhouse	Under construction
42	Passport Homes	S of Lone Tree, E of Railroad Tracks (B)	59 DU	Approved
43	Prewett Ranch (Suncrest Homes)	S of Lone Tree Way, E of O'Hara Ave (B)	240 DU	Approved

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Portions of projects completed and occupied prior to May 2008 are accounted for in traffic counts taken early that month.

Completed projects or portions of projects not occupied by that date are included as approved, pending, and reasonably foreseeable development.

Sources: City of Antioch; Kimley-Horn and Associates

TABLE 2 (CONT'D)

## APPROVED, PENDING, AND REASONABLY FORESEEABLE DEVELOPMENTS IN PROJECT VICINITY

# <sup>1</sup>	Project	Location/City <sup>2</sup>	Size <sup>3</sup>	Status
44	Casa Bella Apartments	NE Crnr of Jeffrey Ln and Amber Ln (B)	120 Apartments	In process
45	Steeplechase	N of Lone Tree, W of O'Hara Ave (B)	116 DU 16 Townhouses	Approved
46	Lone Tree Crossings	N side of Lone Tree Way and W of the Railroad tracks (B)	117.4 KSF Retail	Under construction
47	Tingdahl	W/O Empire Ave, S/O Lone Tree (B)	2 DU	Approved
48	Cornerstone Church	E/O Empire Ave, S/O Lone Tree (B)	65.451 KSF Church	Approved
49	The Rock Church	S of Lone Tree Way, E of O'Hara Ave (B)	21.435 KSF Church	Approved
50	Red Robin	E of SR-4, S of San Creek (B)	5.8 KSF Restaurant	Approved (Completed 2009)
51	Capital & Counties – (Long Term)	N of Wicklow Way between Slatten Ranch Rd and Empire Avenue (A)	319.8 KSF Retail	In process (Long Term)
52	Office – (Long Term)	On Slatten Ranch Rd, S of Laurel Rd (A)	1429 KSF Office	In process (Long Term)
53	eBART – (Long Term)	Neroly Rd (A&O)	1000 Parking Spaces	In process (Long Term)
54	7662 Stonewood	Rose Lane (O)	215 DU	Under construction
55	8541 Ryder, Cortina, Sagewood & Tanglewood	Main Street (O)	495 DU	Under construction
56	8721 Magnolia Park	W of Freedom HS (O)	202 DU	Under construction
57	8736 Pleasant Meadows	1860 O'Hara (O)	44 DU	Approved
58	8787 Rosewood Estates	Laurel Road (O)	60 DU	In Process
59	8803 Brownstone 10	Brownstone Road (O)	50 DU	Approved
60	8897 Villa Grove	2080 O'Hara (O)	50 DU	Approved

<sup>1</sup> Numbers keyed to general project locations shown in Figure 9.

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<sup>3</sup> DU = dwelling units; KSF = thousand square feet. Numbers reflect development not completed and occupied as of May 2008. Portions of projects completed and occupied prior to May 2008 are accounted for in traffic counts taken early that month. Completed projects or portions of projects not occupied by that date are included as approved, pending, and reasonably foreseeable development.

Sources: City of Antioch; Kimley-Horn and Associates

TABLE 2 (CONT'D)

## APPROVED, PENDING, AND REASONABLY FORESEEABLE DEVELOPMENTS IN PROJECT VICINITY

# <sup>1</sup>	Project	Location/City <sup>2</sup>	Size <sup>3</sup>	Status
61	8975 Shiloh	Main St & Simoni Ranch Rd (O)	75 DU	Approved
62	8980 Brownstone Estates	301 Brownstone (O)	96 DU	In Process
63	9027 Duarte Ranch	SE corner Laurel & Rose (O)	116 DU	Approved
64	9088 Cedarwood Estates	End of Knox Lane (O)	34 DU	In Process
65	7426/7590/7655/7760 Amberwood	2200 Live Oak Ave (O)	87 DU	Approved
66	Spare Time Sports Club	Neroly Rd & Empire (O)	58.3 KSF Fitness Club	Approved (Completed Nov 2008)
67	Rite Aid	NW corner Laurel & O'Hara (O)	17.34 KSF Pharmacy	In Process
68	Laurel Plaza	NW corner Laurel & O'Hara (O)	56.8 Retail	In Process
69	Empire Station Mixed Use Project (3 Office Bldgs)	Empire Ave & Neroly Rd (O)	9.0 KSF Office	In Process
70	Neroly Commercial Center (Phase II of Spare Time)	SE corner Neroly & Empire (O)	116.9 KSF Retail	In Process

<sup>1</sup> Numbers keyed to general project locations shown in Figure 9.

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Sources: City of Antioch; Kimley-Horn and Associates

## F. USES OF THIS EIR

The primary purpose of this EIR is to provide the City of Antioch decision-makers and the general public with a detailed description of the planned Walmart expansion project and a thorough analysis of environmental impacts associated with the project. The EIR will be used for the following approvals by the City for the project:

### Design Review

According to the City Zoning Ordinance, the purpose of design review is to: “promote the orderly and harmonious development of the city, the stability of land values and investments, and the general welfare and to encourage and promote the highest quality of design and site planning to delight the user and others who come in contact with uses and structures in the city” (Zoning Code §9-5.2701(B)).

In addition, the EIR will be used by the following responsible state agency for their separate permit and review processes:

Regional Water Quality Control Board (RWQCB) – 1) Administration of General Permit for Storm Water Discharges Related to Construction Activities under the National Pollutant Discharge Elimination System (NPDES); 2) Administration of NPDES Municipal Stormwater Permit under Contra Costa Clean Water Program. (See Section *II. F. Hydrology and Drainage* for detailed discussion.)