

**PLANNING COMMISSION
RESOLUTION NO. 2023-33**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
ADOPTING THE ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR
THE 2023-2031 HOUSING ELEMENT UPDATE FOR LAUREL RANCH
TOWNHOMES PROJECT AS ADEQUATE FOR ADDRESSING THE
ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT**

WHEREAS, the City Council of the City of Antioch adopted Resolution No. 2023/15 Certifying the Environmental Impact Report (EIR) for the 2023-2031 Housing Element Update as adequate for addressing the environmental impacts of the project;

WHEREAS, the City received an application from application from Bright Sky Residential for a Final Development Plan, Use Permit, and Design Review approval for a 216-unit townhome project that spans 18.5 acres. The units would be accommodated within a series of 4-, 5-, and 6- plex buildings with one or two car private garages. The proposed project would include onsite amenities including parking, swimming pool, leasing center, community room, and landscaping. The project is located at the southeast corner of Laurel Road and Country Hills Drive (APNs 053-060-055, 056, 057 and 063);

WHEREAS, the City determined that the appropriate environmental document for the proposed Laurel Ranch Townhomes project is an Addendum to the EIR for the 2023-2031 Housing Element Update; and

WHEREAS, the Planning Commission, after notice, held a public hearing before said Commission on November 1, 2023,

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, as follows:

1. The foregoing recitals are true and correct.
2. **THE PLANNING COMMISSION** hereby finds that substantial changes are not proposed to the project that would require major revisions to the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of a previously identified effect.
3. **THE PLANNING COMMISSION** hereby finds that substantial changes have not occurred with respect to the circumstances under which the project is undertaken requiring major revisions to the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of a previously identified effect.
4. **THE PLANNING COMMISSION** hereby finds that there is no new information of substantial importance which was not known and could not have been known at the time the EIR for the 2023-2031 Housing Element Update was certified showing any of the following:

- a. The project will have a new significant effect not previously discussed in the EIR.
- b. The project will not cause any significant effect examined in the EIR to be substantially more severe.
- c. The mitigation measures in the EIR and adopted in the CEQA Findings for the EIR remain feasible but some have been modified to reflect the proposed project. All mitigation measures identified in this Addendum and required for the proposed project as identified in the EIR that are necessary to reduce the potentially significant impacts to a level of insignificance will be made a requirement of the project and are acceptable by the project proponent.
- d. There are no mitigation measures or alternatives which are considerably different from those analyzed in the EIR that would substantially reduce one or more significant effects on the environment.

BE IT FURTHER RESOLVED that the Addendum to the EIR for the 2023-2031 Housing Element Update for the Laurel Ranch Townhomes Project is hereby ADOPTED pursuant to the California Environmental Quality Act. All feasible mitigation measures for the project identified in the EIR, Addendum and accompanying studies are hereby incorporated into this approval.

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I HEREBY CERTIFY that the foregoing resolution was adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 1st day of November 2023, by the following vote:

AYES: Gutilla, Riley, Hills, Lutz, Martin

NOES:

ABSENT: Motts, Schneiderman

ABSTAIN:

Kevin Scudero

KEVIN SCUDERO
Secretary to the Planning Commission






Resolution No. 2023-33_Laurel Ranch Townhomes EIR Addendum

Final Audit Report

2023-11-02

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