



MEMORANDUM

TO: Planning Commissioners

DATE: June 14, 2021

SUBJECT: Item #2 – UP-20-01, AR-20-01 – Natural Supplements

Attached, please find additional environmental information that was received after the distribution of the staff report for the June 16, 2021 meeting.

MEMORANDUM

DATE: June 11, 2021

To: Jose Cortez, Associate Planner, City of Antioch

FROM: Theresa Wallace, AICP, Principal
Matthew Wiswell, AICP, Planner

SUBJECT: Antioch Natural Supplements Project – Revisions the Proposed Project Evaluated in the Draft Initial Study/Mitigated Negative Declaration (IS/MND)

Since publication of the Draft Initial Study/Mitigated Negative Declaration on May 7, 2020, refinements to the proposed Antioch Natural Supplements Project (project) have been made and these revisions are incorporated into this memorandum and are part of the project considered in the Final IS/MND (which includes the Draft IS/MND and this memorandum). These revisions and the effects of these changes on the analysis and identification of environmental impacts presented in the IS/MND are described below.

PROJECT REVISIONS

Since publication of the IS/MND, the project sponsor has proposed to install a 2,000 gallon septic tank and pump on the southern boundary of the project site that would connect to a leech field along the eastern boundary. No changes to the proposed building use, square footage, design, or anticipated amount of water demand or wastewater generation would result from the installation of a new septic system. Section 11-4-3 of the City's Municipal Code allows septic systems to be installed when a site is more than 200 feet from an existing connection. The closest existing wastewater connection to the project site is currently unknown but likely exceeds this distance. In the event that sewer connections are available in the future, the City could require the project to connect to such facilities. Construction and installation of future wastewater infrastructure to serve the area would be subject to future environmental review and is not considered part of the proposed project.

Environmental Effects of the Project Revisions

The revisions to the proposed project as described above would not result in any new or substantially more severe significant impacts not already identified in the IS/MND. Impacts related to aesthetics; agriculture and forestry resources; air quality; biological resources; cultural resources; energy; geology and soils; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; land use and planning; mineral resources; noise; population and housing; public services; recreation; transportation; tribal cultural resources; and wildfire would remain unchanged.

Impacts to utilities and service systems are discussed below and these impacts would also continue to be less than significant.

Utilities and Service Systems

The revised project would result in the use of an alternative wastewater system as opposed to connecting to the City's wastewater infrastructure as described in the Draft IS/MND. The project site is underlain by Delhi sand, which is generally characterized as a somewhat excessively drained soil type (i.e., water is removed from these soils very rapidly representing good drainage capacity) with a very low runoff rate and a high capacity of the most limiting layer. Delhi sand is within Hydrologic Soil Group A, which generally has the lowest potential for runoff, and has a depth to water table of more than 80 inches.¹ Therefore, given the low potential for runoff, ease of soil drainage capacity, and the sufficient depth to the closest restrictive feature, soils on the project site would be capable of supporting the use of septic tanks. Therefore, impacts related to utilities and service systems would continue to be less than significant and no new mitigation measures would be required.

CONCLUSION

As detailed above, revised project does not add significant new information to the IS/MND and would not substantially change the construction and operational impacts and related mitigation measures identified in the IS/MND. The revised project would result in minor changes to the project analyzed in the IS/MND and would not result in new or more significant environmental impacts that were not identified in the Draft IS/MND. Per CEQA Guidelines Section 15088.5, recirculation of a draft environmental document prior to adoption is required only when significant new information is added after public notice is given of the availability of the environmental document for public review under Section 15087 but before adoption. "Significant new information" is defined as:

1. A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
2. A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
3. A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the environmental impacts of the project, but the project's proponents decline to adopt it.
4. The environmental document was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

The revised project does not trigger any of these conditions, as no significant new information as defined in CEQA Guidelines Section 15088.5, including new impacts, mitigation measures, or project alternatives, has been added to the Final IS/MND after publication of the Notice of Intent to Adopt the MND. The revised project represents a refinement of the overall project design and is

¹ United States Department of Agriculture. Natural Resources Conservation Service. Web Soil Survey. Website: <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx> (accessed June 11, 2021).

substantially similar to the project described and evaluated in the Draft IS/MND, and does not result in any new significant environmental impacts or any substantial increase in the severity of previously identified environmental impacts. The information and analysis contained in the Draft IS/MND and this memorandum is adequate for the purposes of CEQA and recirculation of the Draft IS/MND is not required due to the project revisions.