



STAFF REPORT TO THE ANTIOCH PLANNING COMMISSION

DATE: Regular Meeting of July 17, 2024

SUBMITTED BY: Cindy Gnos, Contract Planner
Raney Planning & Management, Inc.

APPROVED BY: Zoe Merideth, Planning Manager

SUBJECT: East Lone Tree Specific Plan Project

REQUESTS

Amend the East Lone Tree Specific Plan (ELTSP). Necessary approvals from the City of Antioch include the following:

Environmental Review. The proposed project would require the certification of the ELTSP Supplemental Environmental Impact Report (SEIR).

Specific Plan Amendment. The proposed project would require approval of an amendment to the ELTSP to remove the required approval of a Planned Development (PD) rezone for future development projects within the Regional Retail/Employment (CR/E) and Employment Retail (CE) designated parcels of the ELTSP. If approved, future proposed plans within the CR/E and CE designated parcels would only require a Use Permit and Design Review approval by the City's Planning Commission. The Use Permit and Design Review process shall be as outlined in Articles 26 and 27 of the Antioch Municipal Code.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

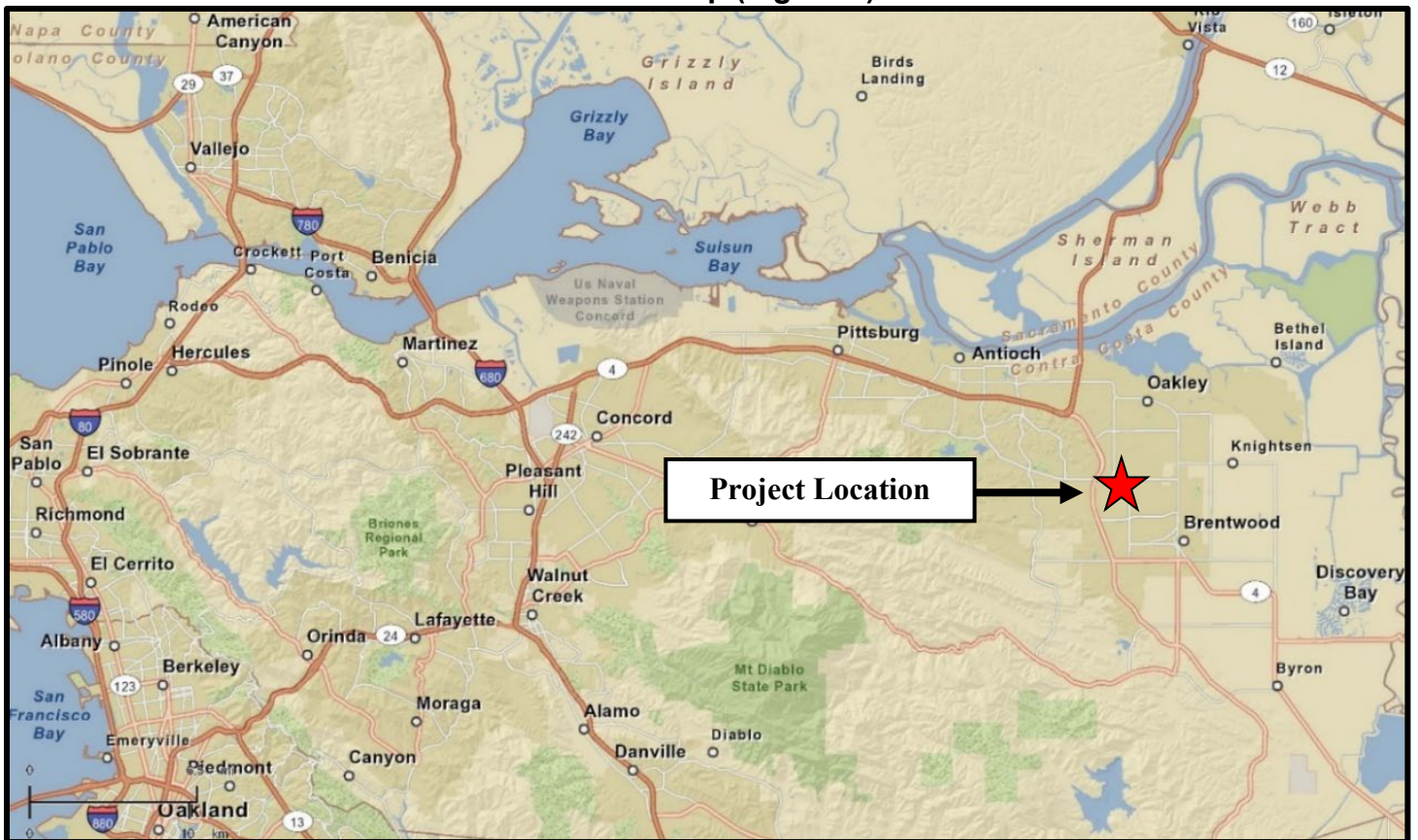
1. Adopt the resolution recommending the City Council certify the ELTSP SEIR
2. Adopt the resolution recommending the City Council approve the ELTSP Amendment.

SITE LOCATION

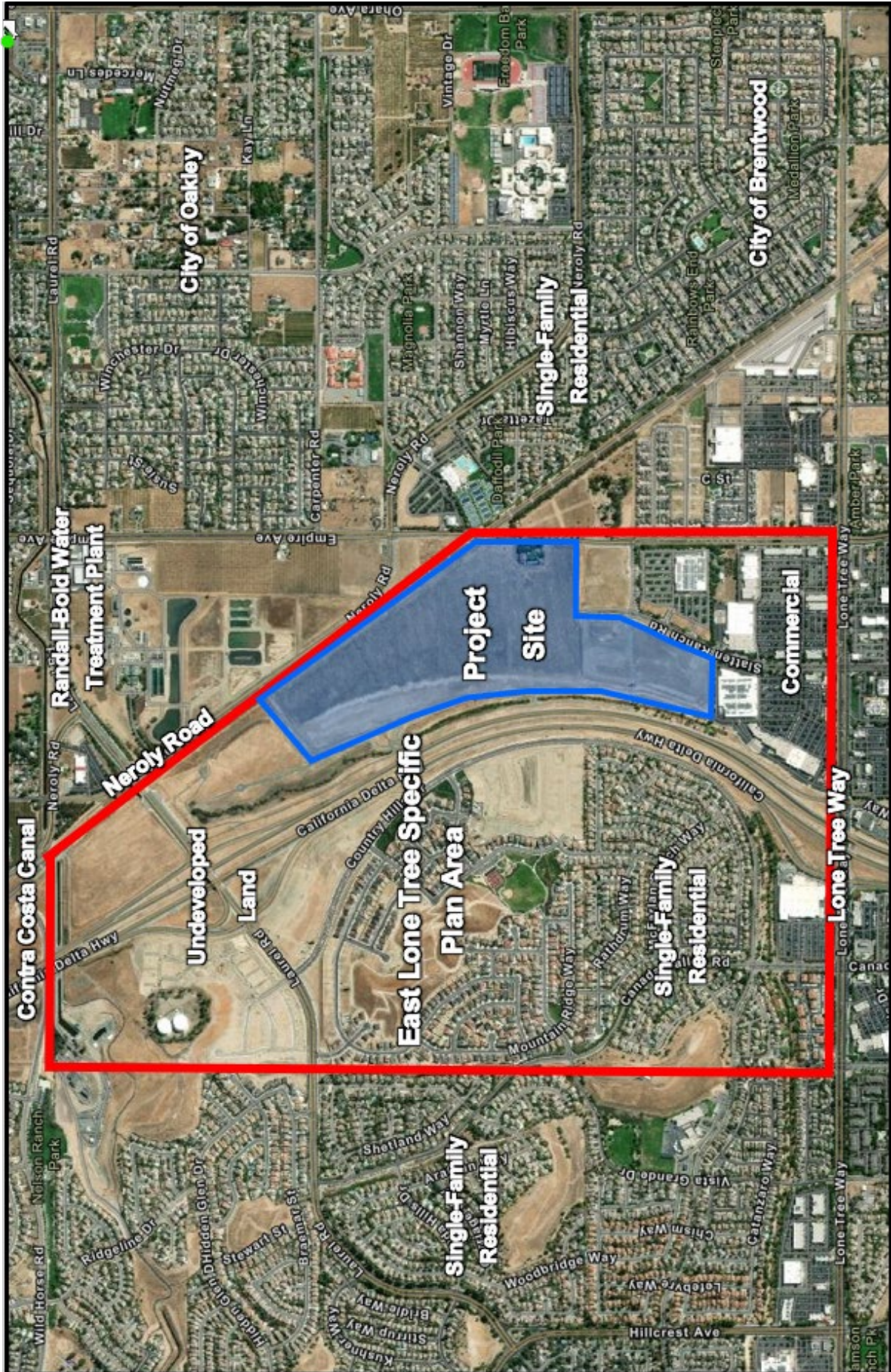
The ELTSP Area is comprised of 785-acres on the eastern edge of Antioch, and is bounded by Lone Tree Way to the south, Empire Avenue and Neroly Road to the east, and the Contra Costa Canal to the north (Figures 1 and 2). The ELTSP allows for a mix of employment, commercial, residential uses, and public uses, as well as parks and open space, to be developed within the Specific Plan Area. The area that would be affected by the proposed project consists of four parcels totaling 87.82-acres, identified by Assessor's Parcel Numbers (APNs) 053-072-003, 053-072-025, 053-072-026, and 056-120-095, which are located in the eastern portion of the ELTSP Area.

The parcels that comprise the project site are zoned Specific Plan (S-P) and designated ELTSP Focus Area by the City's General Plan. According to the ELTSP, the majority of the project site is designated as a CR/E district, and a small portion of the site is designated CE.

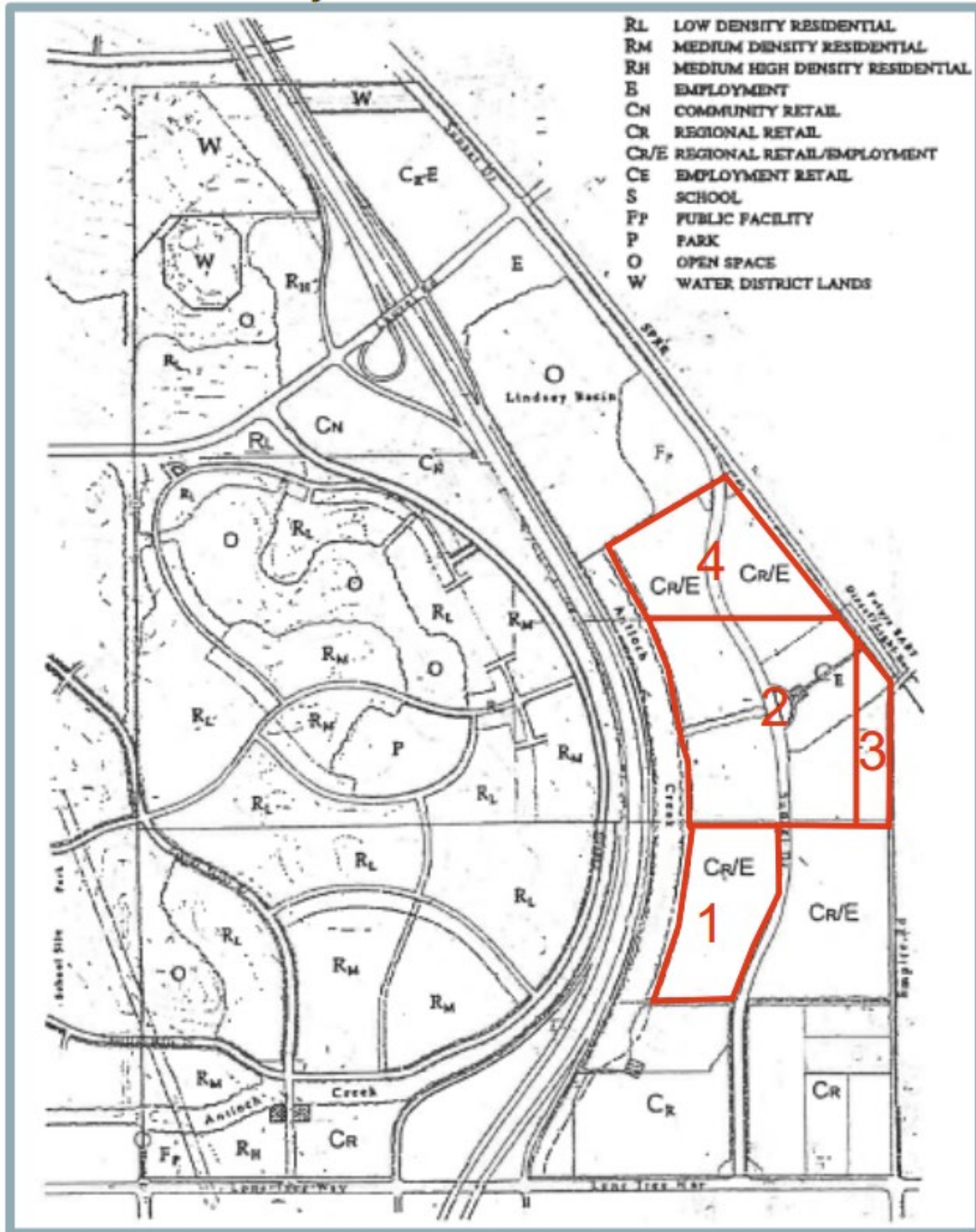
Location Map (Figure 1)



Project Site Map (Figure 2)



Project Parcels within the ELTSP



BACKGROUND

The East Lone Tree Specific Plan (ELTSP) Environmental Impact Report (EIR), also known as the Future Urbanization Area #2 (FUA #2) Specific Plan EIR, was certified by the City of Antioch City Council in August 1995. The ELTSP designates the eastern portion of the site as primarily CR/E and a small portion of the site as CE. The General Plan anticipates this Focus Area to develop employment-generating uses, with the majority of the focus area developed with suburban-type business parks, incorporating major office complexes and light industrial uses, all developed in accordance with high development standards. The ELTSP is available in its entirety here: <https://www.antiochca.gov/fc/community-development/planning/East-Lone-Tree-Specific-Plan.pdf>

The purpose of the ELTSP is to be developed for employment generating uses, with the majority of the area developed with suburban-type business parks, incorporating major office complexes and light industrial uses. The proposed project consists of four parcels located within the eastern portion of the ELTSP Area. The CE retail district is intended for restaurants and service providers that the employment center would require to function. It also is intended to provide a sense of identity, vitality, and urbanity to what is otherwise a low, spread-out campus of largely internalized workplaces. The CR site is reserved for regional retail use only, the CR/E sites may be developed for regional retail or employment. The design of this retail place is intended to create a human-scaled cluster of activity at the heart of the campus.

ANALYSIS

Currently, the majority of the project site is undeveloped, consisting primarily of non-native vegetation. However, a portion of APN 053-072-003 is currently developed with a single-family residence and associated outbuildings. Surrounding existing land uses include single-family residences to the east and west, commercial uses to the south and southeast, and the Randall-Bold Water Treatment Plant and undeveloped lands to the north. In addition, the City of Oakley borders the project site to the east, the City of Brentwood borders the site to the southeast, and the East Antioch Creek borders the site to the west.

Proposed Specific Plan Amendment

The City is proposing to modify the approval process for commercial development within the CR/E and CE designated parcels of the ELTSP Area. Currently, as outlined in Section 9 of the ELTSP, all development within the ELTSP Area requires approval of a PD Rezone by City Council. The current process requires the submittal of a preliminary development plan application for review before the Planning Commission and City Council prior to submitting for entitlements. The City is proposing to amend Article 3 and Article 9 of the ELTSP to no longer require approval of a PD rezone and instead only require a Use Permit and Design Review approval by the City's Planning Commission for commercial development within the CR/E and CE designated parcels of the Specific Plan (see

Attachment C). The goal of the modification is to streamline commercial development and minimize the need for further California Environmental Quality Act (CEQA) review. The current approval process requires two separate application submittals and a minimum of four public hearings before an entitlement could be approved. The proposed approval process will require one application submittal and one public hearing. All proposed developments within the four identified parcels of the ELTSP would comply with the procedures set forth in Article 26 and 27 of the Antioch Municipal Code. Each new development would need to comply with the land use provisions, design standards, and other elements of this Specific Plan.

The Specific Plan Amendment does not modify any of the allowed uses or intensity of development of the ELTSP. It should be noted that while the proposed amendment would affect the entirety of the ELTSP, the amendment would only be applicable to the four parcels comprising the project site, as the remaining CR/E and CE designated parcels located within the Specific Plan Area have either already been developed or have site constraints that would prevent development from occurring.

In addition to the process changes, two additional development criteria are proposed to ensure that new development is developed as a regional center in the case of the CR designation and an employment retail district with a campus design in the case of the CE designation. The first is limiting the number of drive-throughs to two at each existing site. This will limit the total number of drive-throughs to eight for the entire remaining undeveloped parcels. Secondly, automotive uses, including gas stations are not allowed, with the exception of regional auto dealerships. Limiting automotive oriented uses will help create regional centers and human-scaled activity clusters in the CR and CE areas, respectively.

The amendments also include a required statement to comply with the City's National Pollutant Discharge Elimination System (NPDES) Permit. Under the NPDES permit, all Specific Plans and Specific Plan updates must include a statement regarding the construction of green infrastructure as part of development through the specific plan. This statement has been added to Section 9.2 Development Entitlement Process.

ENVIRONMENTAL REVIEW

As previously discussed, the ELTSP EIR, also known as the FUA #2 Specific Plan EIR, was previously certified by the City of Antioch City Council in August 1995. Given that the proposed project would likely necessitate minor changes to the overall analysis, a SEIR was prepared. A SEIR is required to evaluate only the changes in the project, changes in circumstances, or new information that led to the preparation of the further EIR.

Although the proposed project does not include any specific development proposals or new uses, approval of the proposed Specific Plan Amendment would allow future development of the project site with regional retail/employment uses. The completed SEIR analysis has assumed buildout of regional retail/employment uses for the four parcels to minimize future CEQA review for future commercial projects consistent with

the CR/E and CE zones of the ELTSP. Additionally, the proposed project will be required to abide by the FAR outlined in the ELTSP.

Issue Areas

The SEIR will only evaluate the changes in the project, changes in circumstances, or new information that led to the preparation of the further EIR. Therefore, the focus of the SEIR will be on the potential new or substantially more severe significant impacts caused by such changes that were not evaluated in the prior EIR. Since the approval of the 1995 ELTSP EIR, CEQA Guidelines have been amended. For example, lead agencies must now analyze greenhouse gas (GHG) emissions and energy of proposed projects, and the metric used for measuring transportation impacts is now vehicle miles traveled (VMT). The aforementioned changes to the CEQA Guidelines represent a change in circumstances since the certification of the ELTSP EIR. In addition, the potential exists for species not identified in the 1995 ELTSP EIR to now be present within the project site, which would represent new information leading to the preparation of a further EIR. Accordingly, the SEIR addresses Biological Resources, GHG Emissions and Energy, and Transportation.

With the exception of Biological Resources, GHG Emissions and Energy, and Transportation, the remaining chapters of the 1995 ELTSP EIR remain applicable and the associated mitigation measures are still required. The SEIR identified mitigation measures, if necessary, to reduce all impacts to a less-than-significant level.

Final SEIR and Response to Comments

A SEIR was prepared for this project in accordance with CEQA. A Notice of Availability (NOA) of the Draft EIR was distributed and the SEIR was sent to the State Clearinghouse for distribution on January 11, 2024, for the 45-day public review period. The Draft SEIR was published on the City's website at: <https://www.antiochca.gov/community-development-department/planning-division/environmental-documents>

A Final SEIR, which includes responses to comments and errors, has also been prepared and is located on the City's website at the link above.

Findings of fact for the SEIR and a Mitigation Monitoring and Reporting Program has been prepared and are included in the Resolution certifying the SEIR (see Attachment A).

ATTACHMENTS

- A.** Resolution Recommending the City Council Certify the East Lone Tree Specific Plan Supplemental Environmental Impact Report

- Exhibit A – City Council SEIR Resolution and Findings

- Exhibit A – Mitigation Monitoring and Reporting Program

- B.** Resolution Recommending the City Council Adopt the East Lone Tree Specific Plan Amendments

- C.** Proposed East Lone Tree Specific Plan Text Amendments

ATTACHMENT "A"

PLANNING COMMISSION RESOLUTION NO. 2024-**

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH RECOMMENDING CITY COUNCIL CERTIFY THE SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR THE EAST LONE TREE SPECIFIC PLAN AMENDMENT PROJECT

WHEREAS, the City of Antioch ("City") is proposing to approve a Specific Plan Amendment, which would be a text amendment known as the East Lone Tree Specific Plan Project ("Project"), to modify the approval process for commercial development within the four Regional Retail/Employment (CR/E) and Employment Retail (CE) designated parcels of the East Lone Tree Specific Plan (ELTSP) Area;

WHEREAS, the City, as lead agency under CEQA, has completed the Final Supplemental Environmental Impact Report ("Final SEIR" or "SEIR") for the Project;

WHEREAS, the City has determined that an SEIR to the ELTSP EIR is the appropriate CEQA document, given that only minor changes to the overall analysis contained in the ELTSP EIR were needed. All analysis and mitigation measures from the ELTSP EIR remain applicable to the Project, unless otherwise stated in the SEIR;

WHEREAS, this document contains the City's certification of the SEIR and its CEQA findings supporting approval of the Project considered in the SEIR. The Final SEIR has State Clearinghouse No. 1993111069;

WHEREAS, a Draft Supplemental Environmental Impact Report ("Draft SEIR") was released for a 45-day public and agency review on January 11, 2024. The Draft SEIR assesses the potential environmental effects of implementation of the Project, identifies means to eliminate or reduce potential adverse impacts, and evaluates a reasonable range of alternatives to the Project;

WHEREAS, the Final SEIR comprises the Draft SEIR together with one additional volume that includes the comments on the Draft SEIR submitted by interested public agencies and organizations; written responses to the environmental issues raised in those comments; revisions to the text of the Draft SEIR reflecting changes made in response to comments and other information; and a Mitigation Monitoring and Reporting Program. The Final SEIR is hereby incorporated in this document by reference.

WHEREAS, the Planning Commission duly gave notice of public hearing as required by law; and

WHEREAS, on July 17, 2024, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary;

**PLANNING COMMISSION
RESOLUTION NO. 2024-XX**

July 17, 2024

Page 2

WHEREAS, the Planning Commission considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that the Planning Commission does hereby make recommend the Antioch City Council make the necessary findings in compliance with CEQA and the CEQA Guidelines to certify the ELTSP SEIR as detailed in Exhibit A.

* * * * *

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 17th day of July 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

KEVIN SCUDERO
Secretary to the Planning Commission

EXHIBIT A

RESOLUTION NO. 2024/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH CERTIFYING THE SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR THE EAST LONE TREE SPECIFIC PLAN PROJECT AS ADEQUATE FOR ADDRESSING THE ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT AND ADOPTING CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS, MITIGATION MEASURES AND A MITIGATION MONITORING AND REPORTING PROGRAM

WHEREAS, the City of Antioch (“City”) is proposing to approve a Specific Plan Amendment, which would be a text amendment known as the East Lone Tree Specific Plan Project (“Project”), to modify the approval process for commercial development within the four Regional Retail/Employment (CR/E) and Employment Retail (CE) designated parcels of the East Lone Tree Specific Plan (ELTSP) Area;

WHEREAS, the project site consists of an 87.82-acre site located in the eastern portion of the ELTSP Area on the eastern edge of the City of Antioch, California. The project site is bordered by the City of Oakley city limit to the east, the City of Brentwood city limit to the southeast, and the East Antioch Creek to the west. The site is identified by Assessor’s Parcel Numbers (APNs) 053-072-003, 053-072-025, 053-072-026, and 056-120-095. The parcels that comprise the project site are zoned Specific Plan (S-P) and are designated ELTSP Focus Area by the City’s General Plan. The majority of the project site is designated as CR/E, and a small portion of the site is designated CE;

WHEREAS, the Project would modify the approval process for commercial development within the four CR/E and CE designated parcels of the ELTSP Area. The City is proposing to no longer require approval of a Planned Development (PD) Rezone, and would instead only require a Use Permit and Design Review approval by the City’s Planning Commission for commercial development within the CR/E and CE designated parcels of the Specific Plan. The Project would not involve specific development proposals at this time, and the Project would streamline future commercial development and minimize the need for further review under the California Environmental Quality Act (“CEQA”). The Project would also include an amendment to the ELTSP to require private Green Infrastructure facilities to be built as a result of the development of parcels;

WHEREAS, the City, as lead agency under CEQA, has completed the Final Supplemental Environmental Impact Report (“Final SEIR” or “SEIR”) for the Project;

WHEREAS, the City has determined that an SEIR to the ELTSP EIR is the appropriate CEQA document, given that only minor changes to the overall analysis contained in the ELTSP EIR were needed. All analysis and mitigation measures from the ELTSP EIR remain applicable to the Project, unless otherwise stated in the SEIR;

WHEREAS, this document contains the City’s certification of the SEIR and its CEQA findings supporting approval of the Project considered in the SEIR. The Final SEIR has State Clearinghouse No. 1993111069;

RESOLUTION NO. 2024/**

Month Date, 2024

Page 2

WHEREAS, a Draft Supplemental Environmental Impact Report (“Draft SEIR”) was released for a 45-day public and agency review on January 11, 2024. The Draft SEIR assesses the potential environmental effects of implementation of the Project, identifies means to eliminate or reduce potential adverse impacts, and evaluates a reasonable range of alternatives to the Project;

WHEREAS, the Final SEIR comprises the Draft SEIR together with one additional volume that includes the comments on the Draft SEIR submitted by interested public agencies and organizations; written responses to the environmental issues raised in those comments; revisions to the text of the Draft SEIR reflecting changes made in response to comments and other information; and a Mitigation Monitoring and Reporting Program. The Final SEIR is hereby incorporated in this document by reference.

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

CERTIFICATION OF THE FINAL SEIR

The City Council of the City of Antioch (the “City Council”) certifies that it has been presented with the Final SEIR and that it has reviewed and considered the information contained in the Final SEIR prior to making the following findings.

Pursuant to CEQA Guidelines Section 15090 (Title 14 of the California Code of Regulations, Section 15090) the City Council certifies that the Final SEIR has been completed in compliance with CEQA and the State CEQA Guidelines. The City Council certifies the Final SEIR for the Project as described above.

The City Council further certifies that the Final SEIR reflects its independent judgment and analysis.

FINDINGS

Having received, reviewed, and considered the Final SEIR and other information in the record of proceedings, the City Council hereby adopts the following findings in compliance with CEQA and the CEQA Guidelines:

Part A: Findings regarding the environmental review process and the contents of the Final SEIR.

Part B: Findings regarding the significant environmental impacts of the Project and the mitigation measures for those impacts identified in the Final SEIR and adopted within the Mitigation Monitoring and Reporting Program, as well as the reasons that some potential mitigation measures are rejected.

Part C: Findings regarding the reasonableness of the range of alternatives evaluated in the Final SEIR.

The City Council certifies that these findings are based on full appraisal of all viewpoints, including all comments received up to the date of adoption of these findings, concerning the environmental issues identified and discussed in the Final SEIR. The City Council adopts the findings in Parts A, B, and C for the Project.

In addition to the findings regarding environmental impacts and mitigation measures, Part D, below, identifies the custodian and location of the record of proceedings, as required by CEQA.

Part E describes the Mitigation Monitoring and Reporting Program for the Project. As described in Part E, the City Council hereby adopts the Mitigation Monitoring and Reporting Program as set forth in Exhibit A to these findings.

Part A. Environmental Review Process

Preparation of the SEIR

The City completed the Draft SEIR for the Project and, beginning on January 11, 2024, the City made the Draft SEIR available for review and comment. A Notice of Availability was published and the period for receipt of comments on the Draft SEIR remained open for 45 days. Copies of the Draft SEIR document were made available at the City of Antioch Community Development Department, located at Third and "H" Streets, Antioch, and on the City's website at: www.ci.antioch.ca.us. During the comment period, the City received two comment letters from public agencies and two comments from groups.

The Final SEIR was completed and available to commenting public agencies on or before July 1, 2024.

The Final SEIR contains all of the comments received during the public comment period, together with written responses to significant environmental issues raised in those comments, which were prepared in accordance with CEQA and the CEQA Guidelines.

The City Council finds and determines that the Final SEIR provides adequate, good faith, and reasoned responses to all comments raising significant environmental issues.

Absence of Significant New Information

CEQA Guidelines Section 15088.5 requires that a lead agency recirculate an EIR for further review and comment when significant new information is added to the EIR after public notice is given of the availability of a Draft EIR, but before certification of the Final EIR. New information added to an EIR is not "significant" unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial

adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect that the project proponent declines to implement. Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR. The Guidelines provide examples of significant new information under this standard, which include the following:

1. A new significant environmental impact that would result from the Project (or any alternative) 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 significant environmental impacts of the Project (or an alternative), but the Project's proponents decline to adopt it.
4. The Draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

Having reviewed all the information in the record, the City Council finds that significant new information has not been added to the Final SEIR since public notice was given of the availability of the Draft SEIR. New or substantial changes to the Draft SEIR were not proposed as a result of the public comment process. The Final SEIR responds to comments and makes only minor technical changes, clarifications or additions to the Draft SEIR. The minor changes, clarifications, or additions to the Draft SEIR do not identify any new significant impacts or substantial increase in the severity of any environmental impacts, and do not include any new mitigation measures that would have a potentially significant impact. Therefore, the City Council finds that recirculation of the SEIR is not required.

Differences of Opinion Regarding the Impacts of the Project

In making its determination to certify the Final SEIR and to approve the Project, the City Council recognizes that a range of technical and scientific opinion exists with respect to certain environmental issues. The City Council acknowledges that it has acquired an understanding of the range of this technical and scientific opinion by its review of the Draft SEIR, the comments received on the Draft SEIR and the responses to those comments in the Final SEIR, as well as testimony, letters, and reports regarding the Final SEIR and its own experience and expertise in these environmental issues. The City Council acknowledges that it has reviewed and considered, as a whole, the evidence and analysis presented in the Draft SEIR, the evidence and analysis presented in the comments on the Draft SEIR, the evidence and analysis presented in the Final SEIR, the information submitted on the Final SEIR, and the reports prepared by the experts who

prepared the SEIR, by the City's consultants, and by staff, addressing those comments. The City Council acknowledges that it has gained a comprehensive and well-rounded understanding of the environmental issues presented by the Project. The City Council acknowledges that in turn, this understanding has enabled the City Council to make its decisions after weighing and considering the various viewpoints on these important issues. The City Council accordingly certifies that its findings are based on full appraisal of all of the evidence contained in the Final SEIR, as well as the evidence and other information in the record addressing the Final SEIR.

Part B. Impacts and Mitigation Measures

The City Council acknowledges that these findings provide the written analysis and conclusions of the City Council regarding the environmental impacts of the Project and the mitigation measures identified by the Final SEIR and adopted by the City Council within the Mitigation Monitoring and Reporting Program. It should be noted that the Mitigation Monitoring and Reporting Program adopted for the Project also includes the mitigation measures from the ELTSP EIR, in addition to the new mitigation measures from the SEIR identified below.

1. Significant or Potentially Significant Impacts Mitigated to a Less-Than-Significant Level.

The following significant and potentially significant environmental impacts of the Project, including cumulative impacts, are being mitigated to a less-than-significant level and are set out below. Pursuant to Section 21081(a)(1) of CEQA and Section 15091(a)(1) of the CEQA Guidelines, as to each such impact, the City Council, based on the evidence in the record before it, finds that changes or alterations incorporated into the Project by means of conditions or otherwise, mitigate, avoid or substantially lessen these significant or potentially significant environmental impacts of the Project to a less-than-significant level. The basis for the finding for each identified impact is set forth below.

Biological Resources

Impact 4.1-1 Have a substantial adverse effect, either directly or through habitat modifications, on special-status plant species.

Mitigation Measures: The following mitigation measure has been adopted to address this impact:

4.1-1 Prior to the initiation of any future ground-disturbing activities on the project site, the project applicant shall retain a qualified biologist to conduct a planning-level special-status plant survey during the appropriate season to identify the species. Project construction shall not be initiated until the special-status plant survey is completed and mitigation is implemented, if necessary and required prior to starting construction.

A special-status plant survey report that includes the methods used, survey participants, and associated findings shall be prepared and submitted to the City no more than 30 days following the completion of the final site visit conducted as part of the survey. A record of any special-status plant species identified within the project site during the preconstruction surveys shall be submitted to the CNDDDB. If new special-status plant populations are not found on the site during the appropriately timed surveys, additional mitigation is not required. If construction is not started within two years after the special-status plant survey is completed, the City may require additional special-status plant surveys.

If special-status plants are observed on the site during the survey, the populations shall be avoided to the maximum degree possible during project development, and a Mitigation and Monitoring Plan shall be prepared detailing the measures to be implemented to avoid the plant population. Measures shall include, but not be limited to, establishment of appropriate buffers during construction, fencing of the population prior to and during construction, and regular monitoring of the preserved population by a biologist during and after construction activities. The Mitigation and Monitoring Plan shall be implemented prior to the initiation of project grading. If the plant populations cannot be avoided, the applicant shall hire a qualified biologist to prepare a seed collection and replanting plan in coordination with the City of Antioch to reduce impacts to the identified special-status plant populations, subject to review and approval by the City of Antioch Community Development Department.

Finding: Implementation of Mitigation Measure 4.1-1 would reduce potential impacts to special-status wildlife species to a less-than-significant level by requiring a planning-level special-status plant survey during the appropriate season to identify the species, which would ensure that special-status plant populations are avoided to the maximum extent possible. If the plant population cannot be avoided, the applicant would be required to hire a qualified biologist to prepare a seed collection and replanting plan in coordination with the City of Antioch.

Impact 4.1-2 Have a substantial adverse effect, either directly or through habitat modifications, on special-status wildlife species.

Mitigation Measures: The following mitigation measures have been adopted to address this impact:

American Badger

4.1-2(a) *The project applicant shall retain a qualified biologist to conduct a preconstruction survey to determine the presence or absence of badgers no more than seven days prior to the initiation of any future ground-disturbing activities on the project site. If badgers are not identified, further mitigation is not required. If an active badger den is identified during preconstruction surveys within or immediately adjacent to an area subject to construction, a qualified biologist shall establish a construction-free buffer of up to 300 feet around the badger den. Once the biologist has determined that the badger has vacated the burrow, the burrow can be collapsed or excavated, and ground disturbance can proceed. Should the burrow be determined to be a natal or reproductive den, and because badgers are known to use multiple burrows in a breeding burrow complex, a biological monitor shall be present on-site during construction activities in the vicinity of the burrows to ensure that the buffer is adequate to avoid direct impact to individuals or natal/reproductive den abandonment. The monitor shall be required to be present until it is determined that the badger young are of an independent age and construction activities would not harm individual badgers. A written summary of the survey results shall be submitted to the City of Antioch Community Development Department.*

San Joaquin Kit Fox

4.1-2(b) *A qualified biologist shall conduct preconstruction surveys no more than 14 days prior to site grading to determine the presence or absence of kit fox. If kit fox is not identified during the surveys, further mitigation is not required. If an active kit fox den is identified during preconstruction surveys within or immediately adjacent to an area subject to construction, a qualified biologist shall establish a construction free buffer of up to 300 feet around the San Joaquin kit fox den. Once the biologist has determined that the San Joaquin kit fox has vacated the den, the den can be collapsed or excavated, and ground disturbance can proceed. Should the den be determined to be a natal or reproductive den, a biological monitor shall be present on-site during construction activities in the vicinity of the dens to ensure that the buffer is adequate to avoid direct impact to individuals or natal/reproductive den abandonment. The monitor shall be required to be present until it is determined that the young are of an independent age and construction activities would not harm individual San Joaquin kit fox. A written summary of the survey results shall be submitted to the City of Antioch Community Development Department.*

Swainson's Hawk

4.1-2(c) *Prior to the initiation of any future ground-disturbing activities on the project site that occur during the nesting season (March 15th to September 15th) within a half-mile of a potential nest tree, a qualified biologist shall conduct preconstruction surveys within the construction zones and adjacent lands to identify any nesting pairs of Swainson's hawks within 14 days prior to the onset of ground disturbance. Preconstruction surveys are not required for construction activities located farther than a half-mile from a potential nest tree. Surveys shall follow the protocol in the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk Technical Advisory Committee 2000), including the survey period lengths identified therein. A written summary of the survey results shall be submitted to the City of Antioch Community Development Department.*

If active nests are not found during preconstruction surveys, further mitigation is not necessary. If any active nests are discovered in or near proposed construction zones, the qualified biologist shall establish a suitable construction-free buffer around the active nest site. The buffer shall be identified on the ground with flagging or fencing and shall be maintained until the qualified biologist has determined that the young have fledged.

Western Burrowing Owl

4.1-2(d) *Prior to the initiation of any future ground-disturbing activities on the project site, a preconstruction survey for burrowing owls shall be conducted. The CDFG's Staff Report on Burrowing Owl Mitigation (CDFG 2012) states that take avoidance (preconstruction) surveys shall be conducted within 14 days prior to ground disturbance. As burrowing owls may recolonize a site after only a few days, time lapses between project activities trigger subsequent take avoidance surveys, including, but not limited to, a final survey conducted within 24 hours prior to ground disturbance to ensure absence of the species. Surveys shall ensure 100 percent visual coverage. The results of the survey shall be submitted to the City of Antioch Community Development Department.*

If burrowing owls or fresh sign of burrowing owls are not observed during preconstruction surveys, further mitigation is not required and construction may proceed. If burrowing owls or their recent sign are detected on the site, occupied burrows shall be identified by the monitoring biologist and a construction-free buffer shall be established as determined by a qualified biologist and maintained

until the qualified biologist has determined the burrowing owl has abandoned the burrow.

White-tailed Kite and Other Nesting Birds and Raptors

4.1-2(e) *Prior to the initiation of any future ground-disturbing activities or tree removal on-site during the breeding season (typically between February 1st and August 31st), the project applicant shall retain a qualified biologist to conduct preconstruction migratory bird and raptor nesting surveys within 14 days prior to the onset of ground disturbance. The nesting migratory bird surveys shall cover the project site and the raptor nesting surveys shall encompass the site and lands within 250 feet of the site, where accessible. A written summary of the survey results shall be submitted to the City of Antioch Community Development Department. If nesting migratory birds or raptors are not identified during the surveys, further mitigation is not required.*

If nesting migratory birds or raptors are identified during the surveys, an appropriate construction-free buffer shall be established. The actual size of the buffer, which would be determined by the qualified biologist, will depend on the species, topography, and type of activity that would occur in the vicinity of the nest. The project buffer shall be monitored periodically by the qualified biologist to ensure compliance. Construction or earth-moving activity shall not occur within the established buffer until determined by a qualified biologist that the young have fledged.

Finding: Implementation of Mitigation Measures 4.1-2(a) through 4.1-2(e) would reduce potential impacts to special-status wildlife species to a less-than-significant level by requiring completion of preconstruction surveys and implementation of appropriate avoidance measures.

Impact 4.1-5 Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation Measures: The following mitigation measure has been adopted to address this impact:

4.1-5 *Prior to any tree removal, an arborist report shall be prepared by a certified arborist and submitted to the City of Antioch Community Development Department for review and approval. In conjunction with submittal of the arborist report, a site plan showing all trees proposed for removal shall be submitted. All trees that are legally removed as part of the proposed project shall be replaced according*

to the following schedule, to the satisfaction of the City of Antioch Community Development Department:

- 1. Each established tree: two 24-inch box trees.*
- 2. Each mature tree: two 48-inch box trees.*

The locations and sizes of the replacement trees shall be clearly shown on the final landscape plans, which shall be submitted to the City of Antioch Community Development Department for review and approval prior to building permit issuance for any future development within the project site.

Finding: Implementation of Mitigation Measure 4.1-5 would reduce impacts related to conflicting with a tree preservation policy to a less-than-significant level by ensuring that all trees that are determined to meet the tree criteria established in Section 9-5.1205 of the City's Municipal Code that are removed due to project buildout would be replaced appropriately.

Impact 4.2-2 Generate greenhouse gas (GHG) emissions, either directly or indirectly, that may have a significant impact on the environment, or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.

Mitigation Measure: The following mitigation measure has been adopted to address this impact:

4.2-2 The following requirements shall be noted on all future project improvement plans, subject to review and approval by the City of Antioch Community Development Department:

- Consistent with the BAAQMD's Buildings standard a., natural gas shall be prohibited in any structures proposed within the project site.*
- Consistent with the BAAQMD's Transportation criterion b., future development on the project site shall be constructed to include electric vehicle (EV) parking spaces consistent with the most recently adopted CALGreen Code Tier 2 off-street EV requirements.*

Finding: Implementation of Mitigation Measure 4.2-2 would reduce impacts associated with conflicts with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs to a to a less-than-cumulatively considerable level by requiring the Project to be consistent with the Bay Area Air Quality Management District's (BAAQMD's) Building standard of prohibiting natural gas and Transportation criterion of requiring future development to include EV parking spaces, consistent with the most

RESOLUTION NO. 2024/**

Month Date, 2024

Page 11

recently adopted California Green Building Standards (CALGreen) Code Tier 2 off-street EV requirements.

Impact 4.3-1 Conflict with a program, plan, ordinance, or policy addressing the circulation system during construction activities.

Mitigation Measure: The following mitigation measure has been adopted to address this impact:

4.3-1 *Prior to the issuance of any grading and/or building permits for any CR/E or CE designated site within the ELTSP area, the project applicant that is proposing to develop a CR/E or CE designated site shall submit a construction management plan for the applicable site, subject to review and approval by the City Engineer. The requirements within the construction management plan shall include, but are not necessarily limited to, the following elements:*

- *Project staging plan to maximize on-site storage of materials and equipment;*
- *A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak hours; lane closure proceedings; signs, cones, and other warning devices for drivers; and designation of construction access routes;*
- *Permitted construction hours;*
- *Location of construction staging;*
- *Identification of parking areas for construction employees, site visitors, and inspectors, including on-site locations; and*
- *Provisions for street sweeping to remove construction related debris on public streets.*

Finding: Implementation of Mitigation Measure 4.3-1 would require preparation of a construction management plan for development of any CR/E or CE designated site within the ELTSP area. Thus, impacts associated with conflicts with a program, plan, ordinance, or policy addressing the circulation system during construction activities would be reduced to a to a less-than-significant level.

The City Council acknowledges that in making these findings, the City Council has considered the opinions of other agencies and members of the public, including opinions that disagree with some of the analysis and significance thresholds used in the SEIR. The City Council finds that the determination of significance thresholds is a judgment within the discretion of the City Council; the significance thresholds used in the SEIR are supported by substantial evidence in the record, including the expert opinion of the SEIR preparers and City staff; and the significance thresholds used in the SEIR provide

reasonable and appropriate means of assessing the significance of the adverse environmental effects of the Project.

In particular, the SEIR relied on significance criteria for evaluating impacts that are tailored to this type of project. The criteria used in this SEIR to determine whether an impact is or is not “significant” are based on (a) CEQA-stipulated “mandatory findings of significance” listed in CEQA Guidelines section 15065; (b) the relationship of the Project effect to the adopted policies, ordinances and standards of the City and of responsible agencies; and (c) commonly accepted practice and the professional judgment of the SEIR authors and City staff.

A full explanation of the environmental findings and conclusions can be found in the Final SEIR and these findings hereby incorporate by reference the discussion and analysis in the Final SEIR supporting the Final SEIR’s determinations regarding the Project’s impacts and mitigation measures designed to address those impacts. In making these findings, the City Council ratifies, adopts, and incorporates the analysis and explanation in the Final SEIR, and ratifies, adopts, and incorporates in these findings the determinations and conclusions of the Final SEIR relating to environmental impacts and mitigation measures, except to the extent any such determinations and conclusions are specifically and expressly modified by these findings.

The City Council adopts, and incorporates as conditions of approval of the Project, the mitigation measures set forth in the Mitigation Monitoring and Reporting Program attached to these findings as Exhibit A to reduce or avoid the potentially significant and significant impacts of the Project. The City Council acknowledges that in adopting these mitigation measures, the City Council intends to adopt each of the mitigation measures recommended for approval by the Final SEIR. Accordingly, in the event a mitigation measure recommended in the Final SEIR has inadvertently been omitted from Exhibit A, such mitigation measure is hereby adopted and incorporated in the findings below by reference. In addition, in the event the language describing a mitigation measure set forth in Exhibit A fails to accurately reflect the mitigation measures in the Final SEIR due to a clerical error, the language of the mitigation measure as set forth in the Final SEIR shall control, unless the language of the mitigation measure has been specifically and expressly modified by these findings.

The City Council hereby finds that the adopted mitigation measures are changes or alterations that have been required in, or incorporated into, the Project which reduce or avoid significant effects on the environment to the maximum extent feasible.

Part C. Alternatives

Summary of Discussion of Alternatives in the Final SEIR

The Draft SEIR evaluates two potential alternatives to the Project. The Draft SEIR examines the environmental impacts of each alternative in comparison with the Project and the relative ability of each alternative to satisfy Project objectives.

Findings Relating to Alternatives

In making these findings, the City Council certifies that it has independently reviewed and considered the information on alternatives provided in the Final SEIR, including the information provided in comments on the Draft SEIR and the responses to those comments in the Final SEIR. The Draft SEIR's discussion and analysis of these alternatives is not repeated in these findings, but the discussion and analysis of the alternatives in the Draft SEIR is incorporated in these findings by reference.

The Draft SEIR describes and evaluates in detail two alternatives to the Project. The City Council acknowledges that the reasons for the City Council's decision to approve the Project instead of the remaining alternatives are presented below. The City Council finds that the Project would satisfy the Project Objectives, and the remaining alternatives are unable to satisfy the Project objectives to the same degree as the Project. The City Council further finds that, on balance, none of the remaining alternatives has environmental advantages over the Project that are sufficiently great to justify approval of such an alternative instead of the Project, in light of each such alternative's inability to satisfy the Project objectives to the same degree as the Project. Accordingly, the City Council determines to approve the Project instead of approving one of the remaining alternatives.

Description of Project Objectives

The Project objectives are the following:

1. Facilitate economic development within the City of Antioch.
2. Facilitate commercial development in order to increase employment opportunities within Antioch.
3. Encourage a land use mix in Antioch that supports an economically vibrant and high amenity community.
4. Streamline future commercial project approvals consistent with the ELTSP.
5. Minimize future CEQA review for commercial projects consistent with the ELTSP.

Discussion and Findings Relating to the Alternatives Evaluated in the Draft SEIR

Chapter 6 of the Draft SEIR evaluates the following two alternatives, which are summarized below:

- No Project (No Build) Alternative; and
- 100 Percent Employment Alternative.

No Project (No Build) Alternative.

Under CEQA, a “no-project alternative” compares the impacts of proceeding with a proposed project with the impacts of not proceeding with the proposed project. A no-project alternative describes the existing environmental conditions, along with a discussion of what would be reasonably expected to occur at the site in the foreseeable future, based on current plans and consistent with available infrastructure and community services.

In the case of the proposed project, the No Project Alternative could be analyzed under two different scenarios: the No Project (No Build) Alternative and the No Project (Buildout Pursuant to Existing ELTSP) Alternative. The No Project (Buildout Pursuant to Existing ELTSP) Alternative would still allow for regional retail and/or employment uses to be developed on the project site, which would result in identical impacts as the proposed project. The No Project (No Build) Alternative would result in the continuation of the existing conditions of the project site, which is currently undeveloped, consisting primarily of non-native vegetation, with the exception of APN 053-072-003, which is partially developed with a single-family residence and associated outbuildings. Because implementation of the No Project (No Build) Alternative would result in the site remaining under current conditions, physical environmental impacts associated with the proposed project would not occur. Therefore, implementation of the No Project (No Build) Alternative would result in fewer overall impacts compared to that of the Project. However, the City’s General Plan identifies the site as an area suitable for development; as such, the No Project (No Build) Alternative would not fulfill the stated aims of the City’s General Plan. In addition, the alternative would not fulfill any of the project’s objectives.

On balance, the environmental benefits that might be achieved with the No Project (No Build) Alternative are outweighed by the failure to achieve any of the Project objectives, and the City Council rejects this alternative.

100 Percent Employment Alternative.

The 100 Percent Employment Alternative would modify the approval process for commercial development within the CR/E and CE designated parcels of the ELTSP Area to no longer require approval of a PD Rezone, and would instead only require a Use Permit and Design Review approval by the City’s Planning Commission for commercial development within the CR/E and CE designated parcels of the ELTSP Area. The approval process modification would still require approval of a Specific Plan Amendment. However, whereas the proposed project would allow for a mix of regional retail and employment uses within the project site, the 100 Percent Employment Alternative would consist of buildout of the project site with entirely employment uses. As such, the Alternative would develop a total of 1,530,176 square feet (sf) of employment uses within the project site, including up to 317,291 sf on Parcel 1 (APN 056-120-095), 683,021 sf on Parcel 2 (APN 053-072-026), 113,604 sf on Parcel 3 (APN 053-072-003) and 416,259 sf on Parcel 4 (APN 053-072-025). The total disturbance area would be identical to the proposed project.

The Draft SEIR determined that the 100 Percent Employment Alternative would be capable of fully or partially meeting all project objectives because the Alternative would still facilitate economic development within the City of Antioch, streamline future commercial project approvals consistent with the ELTSP, and minimize future CEQA review for commercial projects consistent with the ELTSP.

Total unmitigated annual operational GHG emissions for the first year of full operations on the project site would be less than what would occur under project conditions. However, the applicable BAAQMD thresholds of significance for GHG emissions are qualitative, and the information regarding GHG emissions is provided for disclosure purposes only. Similar to the proposed project, because specific development proposals do not currently exist for the potential future development of the project site, the prohibition of natural gas appliances and plumbing on-site, and compliance with the most recently adopted CALGreen Tier 2 off-street EV requirements cannot be ensured at this time, and the Alternative would still require Mitigation Measure 4.1-2. Additionally, the Alternative would result in similar impacts related to biological resources and transportation as the proposed project. As a result, the significant impacts identified for the Project would still be expected to occur under the Alternative, and all mitigation measures would still be required.

Although the 100 Percent Employment Alternative would achieve all of the project objectives, impacts would be similar and all identified mitigation measures would still be required for the Project. As such, the City Council rejects this alternative.

Findings Regarding Reasonable Range of Alternatives

The City Council finds that the range of alternatives evaluated in the EIR reflects a reasonable attempt to identify and evaluate various types of alternatives that would potentially be capable of reducing the Project's environmental effects, while accomplishing most but not all of the Project objectives. The City Council finds that the alternatives analysis is sufficient to inform the City Council and the public regarding the tradeoffs between the degree to which alternatives to the Project could reduce environmental impacts and the corresponding degree to which the alternatives would hinder the City's ability to achieve the Project objectives.

Part D. Record of Proceedings

Various documents and other materials constitute the record upon which the City Council bases these findings and the approvals contained herein. The location and custodian of these documents and materials is: Zoe Merideth, Planning Manager, City of Antioch, 200 H Street, Antioch, CA 94531.

Part E. Mitigation Monitoring and Reporting Program

In accordance with CEQA and the CEQA Guidelines, the City Council must adopt a mitigation monitoring and reporting program to ensure that the mitigation measures

RESOLUTION NO. 2024/**

Month Date, 2024

Page 16

adopted herein are implemented. The City Council hereby adopts the Mitigation Monitoring and Reporting Program for the Project attached to these findings as Exhibit A. The Mitigation Monitoring and Reporting Program includes the mitigation measures from the ELTSP EIR, as well as the mitigation measures from the SEIR.

NOW THEREFORE BE IT FURTHER RESOLVED that the Environmental Impact Report for the East Lone Tree Specific Plan Project is HEREBY CERTIFIED pursuant to the California Environmental Quality Act. All feasible mitigation measures for the Project identified in the Environmental Impact Report and accompanying studies are hereby incorporated into this approval.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was adopted by the City Council of the City of Antioch at a regular meeting thereof held on the ___th day of _____, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

**ELLIE HOUSEHOLDER
CITY CLERK OF THE CITY OF ANTIOCH**

4. MITIGATION MONITORING AND REPORTING PROGRAM

4.1 INTRODUCTION

Section 15097 of the California Environmental Quality Act (CEQA) requires all State and local agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a “mitigated negative declaration” or specified environmental findings related to an EIR.

The following is the Mitigation Monitoring and Reporting Program (MMRP) for the East Lone Tree Specific Plan (ELTSP) Project (proposed project). The intent of the MMRP is to ensure implementation of the mitigation measures identified within the ELTSP Environmental Impact Report (EIR), certified by the City of Antioch City council in August 1995, as well as any modified and new mitigation measures identified within the Supplemental EIR (SEIR). Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this MMRP shall be funded by the applicants of future development projects proposed within the project site.

4.2 COMPLIANCE CHECKLIST

The MMRP contained herein is intended to satisfy the requirements of CEQA as they relate to the 1995 ELTSP EIR and SEIR prepared by the City of Antioch. This MMRP is intended to be used by City staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. Mitigation measures identified in this MMRP were developed in the 1995 ELTSP EIR and SEIR that were prepared for the proposed project.

The 1995 ELTSP EIR and SEIR present a detailed set of mitigation measures that will be implemented throughout the lifetime of the project. Mitigation is defined by CEQA Guidelines, Section 15370, as a measure that:

- Avoids the impact altogether by not taking a certain action or parts of an action;
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation;
- Rectifies the impact by repairing, rehabilitating, or restoring the impacted environment;
- Reduces or eliminates the impact over time by preservation and maintenance operations during the life of the project; or
- Compensates for the impact by replacing or providing substitute resources or environments.

The intent of the MMRP is to ensure the implementation of adopted mitigation measures. The MMRP will provide for monitoring of construction activities as necessary and in-the-field identification and resolution of environmental concerns.

This MMRP includes changes to the previous MMRP included in the Final 1995 ELTSP EIR. New text is indicated in double underline and text to be deleted is reflected by a ~~strike through~~.



Monitoring and documenting the implementation of mitigation measures will be coordinated by the City of Antioch. The table in Section 4.3 identifies the mitigation measure, the monitoring action for the mitigation measure, the responsible party for the monitoring action, and timing of the monitoring action. The applicant will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMRP. The City will be responsible for monitoring compliance.

4.3 MITIGATION MONITORING AND REPORTING PROGRAM

The following table indicates the mitigation measure number, the impact the measure is designed to address, the measure text, the monitoring agency, implementation schedule, and an area for sign-off indicating compliance.



MITIGATION MONITORING AND REPORTING PROGRAM East Lone Tree Specific Plan					
Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
B. Transportation					
B1	The addition of project traffic would worsen deficient conditions at the following intersections: <ul style="list-style-type: none">Lone Tree Way/James Donlon BoulevardLone Tree Way/Fairview Ave.Lone Tree Way/Dallas Ranch Rd.	Mitigation Measure B1: The following intersection improvements would be needed to mitigate deficient conditions to an acceptable level: B1a Lone Tree Way/James Donlon Boulevard <ul style="list-style-type: none">Add 2nd eastbound right-turn lane or channelized "free-right" and 2nd northbound left-turn lane (9%) B1b Fairview Avenue/Lone Tree Way <ul style="list-style-type: none">Will operate at acceptable conditions with planned year 2010 widenings (9%) B1c Dallas Ranch Road/Lone Tree Way <ul style="list-style-type: none">Add exclusive eastbound right-turn lane (10%)	City of Antioch Community Development Department	Completed Completed Completed	
B2	The project would deteriorate level of service to unacceptable levels at the following intersections: <ul style="list-style-type: none">SR 4 eastbound ramps/Lone Tree WaySunset Drive/Laurel Rd.Deer Valley Rd./Lone Tree Way	Mitigation Measure B2: The following improvements would be needed to mitigate deficient conditions: B2a SR 4 eastbound ramps/Lone Tree Way <ul style="list-style-type: none">Add 2nd eastbound right-turn lane or channelized "freeright" (7%) B2b Sunset Drive/Laurel Rd. <ul style="list-style-type: none">Add 2nd southbound left-turn lane (56%) B2c Deer Valley Rd./Lone Tree Way <ul style="list-style-type: none">Add exclusive eastbound right-turn lane (10%)	City of Antioch Community Development Department	Completed Not applicable to the Specific Plan Amendment Not applicable to the Specific Plan Amendment	
B4	The five intersections listed below currently meet	Mitigation Measure B4: Signalize the following intersections:	City of Antioch Community		



MITIGATION MONITORING AND REPORTING PROGRAM
East Lone Tree Specific Plan

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
	<p>the peak hour signal warrant and would meet the peak hour signal warrant for the Project scenario.</p> <ul style="list-style-type: none"> • Deer Valley Rd./Balfour Rd. • Sand Creek Rd./Lone Tree Way • Fairview Ave./Sand Creek Rd. • O'Hara Ave./Lone Tree Way • Empire Ave./Lone Tree Way 	<p>B4a Deer Valley Road/Balfour Road</p> <ul style="list-style-type: none"> • (5%) <p>B4b Sand Creek Road/Lone Tree Way</p> <ul style="list-style-type: none"> • (19%) <p>B4c Fairview Avenue/Sand Creek Road</p> <ul style="list-style-type: none"> • (13%) <p>B4d O'Hara Avenue/Lone Tree Way</p> <ul style="list-style-type: none"> • (5%) <p>B4e Empire Avenue/Lone Tree Way</p> <ul style="list-style-type: none"> • (9%) 	<p>Development Department</p>	<p>Not applicable to the Specific Plan Amendment</p> <p>Not applicable to the Specific Plan Amendment</p> <p>Completed</p> <p>Completed</p> <p>Completed</p>	
B5	<p>The following intersections would meet the peak hour signal warrant (in at least one peak hour) for the Project scenario:</p> <ul style="list-style-type: none"> • Sunset Drive/Lone Tree Way • Empire Ave./Laurel Road • Canada Valley Rd./Lone Tree Way • Sunset Dr./Laurel 	<p>Mitigation Measure B5: Signalize the following intersections:</p> <p>B5a Sunset Drive/Lone Tree Way</p> <ul style="list-style-type: none"> • (17%) <p>B5b Empire Avenue/Laurel Road</p> <ul style="list-style-type: none"> • (16%) <p>B5c Canada Valley Road/Lone Tree Way</p> <ul style="list-style-type: none"> • (28%) <p>B5d Sunset Drive/Laurel Road</p> <ul style="list-style-type: none"> • (56%) 	<p>City of Antioch Community Development Department</p>	<p>Completed</p> <p>Completed</p> <p>Completed</p> <p>Not applicable to the Specific Plan Amendment</p>	



MITIGATION MONITORING AND REPORTING PROGRAM
East Lone Tree Specific Plan

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
B6	<ul style="list-style-type: none"> Sunset Dr./Wild Horse Drive Lone Tree Way/Regional Commercial Use Driveway 	<p>B5e Sunset Drive/Wild Horse Drive</p> <ul style="list-style-type: none"> (20%) 		Not applicable to the Specific Plan Amendment	
		<p>B5f Lone Tree Way/Regional Commercial Driveway</p> <ul style="list-style-type: none"> (29%) 		Completed	
	<p>The addition of project traffic would worsen deficient conditions at the following locations:</p> <ul style="list-style-type: none"> SR 4 westbound ramps/Lone Tree Way SR 4 westbound ramps/Hillcrest Ave. SR 4 eastbound ramps/Hillcrest Ave. Lone Tree Way/James Donlon Blvd. Dallas Ranch Rd./Lone Tree Way Hillcrest Ave./Lone Tree Way 	<p>Mitigation Measure B6a: The following intersection improvements would mitigate deficient conditions to an acceptable level:</p> <ul style="list-style-type: none"> SR 4 westbound ramps/Lone Tree Way Add 2nd northbound left-turn lane (9%) SR 4 westbound ramps/Hillcrest Avenue Add 2nd northbound left-turn lane (15%) SR 4 eastbound ramps/Hillcrest Avenue Channelized "free-right" and exclusive northbound right-turn lane (12%) Lone Tree Way/James Donlon Boulevard Add exclusive eastbound right-turn lane and 2nd northbound left-turn lane (13%) Dallas Ranch Road /Lone Tree Way Add exclusive eastbound right-turn lane and 2nd northbound left-turn lane (13%) 	City of Antioch Community Development Department	Completed	
			Completed		
			Completed		
			Completed		
		B6f Hillcrest Avenue/Lone Tree Way		Completed	



MITIGATION MONITORING AND REPORTING PROGRAM
East Lone Tree Specific Plan

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off	
B7	The following intersections would deteriorate to deficient level of service conditions as a result of the Project: <ul style="list-style-type: none"> Deer Valley Sand Creek Rd. Deer Valley Tree Way Dallas Ranch Sand Creek Rd. Hillcrest Ave./Laurel Ave. Dallas Ranch Tree Way 	<ul style="list-style-type: none"> Add exclusive southbound and westbound right-turn lanes (27%) 	City of Antioch Community Development Department	Superseded by Sand Creek Focus Area projects		
		Mitigation Measure B7: The following intersection improvements would be needed to mitigate deficient conditions to an acceptable level: <ul style="list-style-type: none"> Deer Valley Road/New Sand Creek Road Add exclusive southbound right-turn lane and 2nd eastbound left-turn lane (4%) 				Superseded by Sand Creek Focus Area projects
		<ul style="list-style-type: none"> Deer Valley Road/Lone Tree Way Add exclusive eastbound and northbound right-turn lanes (21%) 				Superseded by Sand Creek Focus Area projects
		<ul style="list-style-type: none"> Dallas Ranch Road/New Sand Creek Road Add 2nd southbound left-turn lane (2%) 				Superseded by Sand Creek Focus Area projects
		<ul style="list-style-type: none"> Hillcrest Avenue/Laurel Road Add exclusive eastbound right-turn lane (41%) 				Completed
		<ul style="list-style-type: none"> Dallas Ranch Road/Lone Tree Way See Mitigation Measure B6 (13%) 				Completed
		Mitigation Measure B8: Signalize the following intersections: <ul style="list-style-type: none"> Lone Tree Way/Sand Creek Road (46%) Empire Avenue/Laurel Road (44%) 				Completed
B8	The five intersections listed below currently meet the peak hour signal warrant and would meet the peak hour signal warrant for the Project scenario.		City of Antioch Community Development Department	Completed		



MITIGATION MONITORING AND REPORTING PROGRAM
East Lone Tree Specific Plan

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
	<ul style="list-style-type: none"> Lone Tree Way/Sand Creek Rd. Empire Ave./Laurel Rd. O'Hara Ave./Lone Tree Way Sunset Drive/Laurel Rd. Dallas Ranch Rd./Lone Tree Way 	<p>B8c O'Hara Avenue/Lone Tree Way</p> <ul style="list-style-type: none"> • (28%) <p>B8d Sunset Drive/Laurel Road</p> <ul style="list-style-type: none"> • (31%) <p>B8e Dallas Ranch Road/Lone Tree Way</p> <ul style="list-style-type: none"> • (13%) 		<p>Completed</p> <p>Not applicable to the Specific Plan Amendment</p> <p>Completed</p>	
B9	<p>The fifteen intersections listed on the following page would meet the peak hour warrant (in at least one peak hour) for the Project scenario.</p> <ul style="list-style-type: none"> Deer Valley Rd./New Sand Creek Rd. Sunset Drive/Lone Tree Way Canada Valley Rd./Lone Tree Way Dallas Ranch Rd./New Sand Creek Rd. Hillcrest Ave./New Sand Creek Rd. 	<p>Mitigation Measure B9: Signalize the following intersections:</p> <p>B9a Deer Valley Road/New Sand Creek Road</p> <ul style="list-style-type: none"> • (4%) <p>B9b Sunset Drive/Lone Tree Way</p> <ul style="list-style-type: none"> • (15%) <p>B9c Canada Valley Road/Lone Tree Way</p> <ul style="list-style-type: none"> • (50%) <p>B9d Dallas Ranch Road/New Sand Creek Road</p> <ul style="list-style-type: none"> • (2%) <p>B9e Hillcrest Avenue/New Sand Creek Road</p> <ul style="list-style-type: none"> • (5%) <p>B9f New Sand Creek Road/Kaiser Driveway</p> <ul style="list-style-type: none"> • (3%) 	<p>City of Antioch Community Development Department</p>	<p>Completed</p> <p>Completed</p> <p>Completed</p> <p>Superseded by Sand Creek Focus Area projects</p> <p>Completed</p> <p>Superseded by Sand Creek Focus</p>	



MITIGATION MONITORING AND REPORTING PROGRAM
East Lone Tree Specific Plan

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
B9g	<ul style="list-style-type: none"> New Sand Creek Rd./Kaiser Drive-way 	<ul style="list-style-type: none"> New Sand Creek Rd./Zone 451 Res. Access • (3%) 		Area projects	
B9h	<ul style="list-style-type: none"> New Sand Creek Rd./Zone 451 Residential Access 	<ul style="list-style-type: none"> New Sand Creek Rd./South Dallas Ranch Road • (3%) 		Superseded by Sand Creek Focus Area projects	
B9i	<ul style="list-style-type: none"> New Sand Creek Rd./South Dallas Ranch Rd. 	<ul style="list-style-type: none"> New Sand Creek Rd./Zone 453 Res. Access • (3%) 		Superseded by Sand Creek Focus Area projects	
B9j	<ul style="list-style-type: none"> New Sand Creek Rd./Zone 453 Residential Access 	<ul style="list-style-type: none"> Dallas Ranch Rd./Zone 434 Res. Access • (3%) 		Not applicable to the Specific Plan Amendment	
B9k	<ul style="list-style-type: none"> Deer Valley Rd./Kaiser Access 	<ul style="list-style-type: none"> Deer Valley Road/Kaiser Access • (2%) 		Completed	
B9l	<ul style="list-style-type: none"> Deer Valley Rd./Zones 434/455 Residential Access 	<ul style="list-style-type: none"> Deer Valley Road/Zones 434/455 Res. Access • (4%) 		Not applicable to the Specific Plan Amendment	
B9m	<ul style="list-style-type: none"> Hillcrest Ave./Zones 459/460 Residential Access 	<ul style="list-style-type: none"> Hillcrest Avenue/Zones 459/460 Res. Access • (4%) 		Not applicable to the Specific Plan Amendment	
B9n	<ul style="list-style-type: none"> Lone Tree Way/Regional Commercial 	<ul style="list-style-type: none"> Lone Tree Way/Regional Commercial Driveway • (20%) 		Completed	



MITIGATION MONITORING AND REPORTING PROGRAM
East Lone Tree Specific Plan

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
	Driveway • Lone Tree Way/Regional Commercial Driveway	B90 Lone Tree Way/Regional Commercial Driveway • (28%)		Completed	
B10	Need for adequate access to onsite commercial and employment areas.	Mitigation Measure B10: Address in subsequent plans in a manner complying with the Specific Plan and with City of Antioch standards.	City of Antioch Community Development Department	Prior to the approval of any project improvement plan	
B11, B12, B13	Need to provide adequate spacing of intersections, roadway widths, sidewalks and bike lanes consistent with City standards.	Mitigation Measures B11, B12, B13: Intersections, roadways, sidewalks and bike lanes will be designed in subsequent plans to meet the City's standards.	City of Antioch Community Development Department	Prior to the approval of any project improvement plan	
B14	Need to provide facilities in support of non-automobile circulation.	Mitigation Measure B14: Address provision of bicycle parking, showers at employment centers and connections to adjacent development in subsequent plans.	City of Antioch Community Development Department	Prior to the approval of any project improvement plan	
B15, B16, B17	Need to provide for site-specific layout and circulation design meeting needs for school-related circulation, delivery access and parking, emergency vehicle access, and user parking.	Mitigation Measures B15, B16, and B17: Address school pedestrian access, access for emergency and service vehicles, and parking in subsequent plans.	City of Antioch Community Development Department	Prior to the approval of any project improvement plan	
B18	Project construction traffic will increase traffic and congestion on local roadways and intersections.	Mitigation Measure B18: Develop a detailed construction traffic plan. <u>See Mitigation Measure 4.3-1.</u>	See Mitigation Measure 4.3-1	See Mitigation Measure 4.3-1	



MITIGATION MONITORING AND REPORTING PROGRAM
East Lone Tree Specific Plan

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
B19	Transit routes serving the project and bus stops have not been identified.	<p>Mitigation Measure B19: There are two factors that will improve the transit accessibility of the project:</p> <ol style="list-style-type: none"> The project should be designed to allow for ready access to arterial and collector streets by pedestrians. This means that cul-de-sacs that back onto arterial and collector streets should have a pedestrian/bicycle link between the cul-de-sac and the main road. Bus turnouts and passenger shelters should be provided on major streets to accommodate future transit service. 	City of Antioch Community Development Department	Prior to the approval of any project improvement plan	
B20	Many additional roadways and intersections would be significantly impacted if one phase of the project were built entirely before the other phase (i.e., housing employment).	<p>Transit routes will need to be addressed in subsequent plans.</p> <p>Mitigation Measure B20: Implement incentives for employment-bearing land uses to help assure that employment in FUA #2 will be established in the same general time frame as housing.</p>	City of Antioch Community Development Department	Ongoing	
4.3-1	<p><u>Conflict with a program, plan, ordinance, or policy addressing the circulation system during construction activities.</u></p>	<p><u>4.3-1 Prior to the issuance of any grading and/or building permits for any CR/E or CE designated site within the ELTSP area, the project applicant that is proposing to develop a CR/E or CE designated site shall submit a construction management plan for the applicable site, subject to review and approval by the City Engineer. The requirements within the construction management plan shall include, but are not necessarily limited to, the following elements:</u></p>	City of Antioch Community Development Department City Engineer	Prior to the issuance of any grading and/or building permits for any CR/E or CE designated site within the ELTSP area	



**MITIGATION MONITORING AND REPORTING PROGRAM
 East Lone Tree Specific Plan**

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<ul style="list-style-type: none"> • <u>Project staging plan to maximize on-site storage of materials and equipment.</u> • <u>A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak hours; lane closure proceedings; signs, cones, and other warning devices for drivers; and designation of construction access routes.</u> • <u>Permitted construction hours.</u> • <u>Location of construction staging.</u> • <u>Identification of parking areas for construction employees, site visitors, and inspectors, including on-site locations; and</u> • <u>Provisions for street sweeping to remove construction related debris on public streets.</u> 			
C. Air Quality					
C1	Regional air quality standards would be exceeded.	<p>Mitigation Measure C1:</p> <p>C1a The proposed project shall comply with the air quality policies of the Antioch General Plan.</p> <p>The project shall demonstrate compliance with the General Plan by ensuring that the local circulation system will encourage and accommodate the use of transportation modes other than the automobile.</p>	City of Antioch Community Development Department	Prior to the approval of any project improvement plan	



MITIGATION MONITORING AND REPORTING PROGRAM
East Lone Tree Specific Plan

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
C2	Fugitive dust would be generated during the construction period.	<p>C1b Implement Antioch's Transportation Demand Management ordinance.</p> <p>The Transportation Demand Management Ordinance (TDM) shall be applied to all phases of the proposed project and include specific trip reduction goals and enforcement procedures. The available strategies for meeting the TDM goals should include, but not be limited to, the following:</p> <ul style="list-style-type: none"> • Incentives to use public transit • Ridesharing • Cycling and walking • Alternative work hours • Parking management • Transportation coordination at job sites • Transit terminal/transfer station • New transit routes • Provision of transit amenities <p>Mitigation Measure C2: Control construction period fugitive dust in all phases of project development beyond the initial phase. Controls shall include the following:</p> <ul style="list-style-type: none"> • Provide equipment and staffing for watering of all exposed or disturbed soil as required by the City. • Water or cover stockpiles of debris, soil, sand or other materials that can be blown by the wind. • Sweep construction areas and adjacent streets of all mud and debris, since this material can be pulverized and later resuspended by vehicle traffic. 	City of Antioch Community Development Department	Prior to the approval of any project improvement plan	
			City of Antioch Community Development Department	During all phases of construction	



MITIGATION MONITORING AND REPORTING PROGRAM
East Lone Tree Specific Plan

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<ul style="list-style-type: none"> Limit the speed of all construction vehicles to 15 miles per hour while on site. Suspend earthmoving and other dust-producing activities during periods of high winds. 			
D. Noise					
D1	Project construction would result in high levels of construction noise.	<p>Mitigation Measure D1:</p> <p>D1a Limit hours of noise-generating construction activity. Noise-generating construction equipment, including truck traffic to and from the site for any purpose, should be limited to the hours of 8:00 AM to 5:00 PM. Trucks should be restricted to major arterial roadways and should avoid residential neighborhoods when possible.</p> <p>D1b Minimize equipment noise. All construction equipment shall be properly muffled and maintained.</p> <p>D1c Protect sensitive receptors from excessive construction noise. All stationary noise-generating construction equipment, such as air compressors, should be located as far as practical from residences. Such equipment, when near occupied residences, should be acoustically shielded where possible using wood screens or other available barriers such as construction trailers.</p>	City of Antioch Community Development Department	During construction activities	



**MITIGATION MONITORING AND REPORTING PROGRAM
 East Lone Tree Specific Plan**

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
D2	<p>Potential for excessive traffic noise at new sensitive receptors.</p> <p>Traffic noise within the Specific Plan area could exceed applicable guidelines at new residential receptors.</p>	<p>“Quiet” construction equipment, particularly air compressors, shall be selected whenever possible. The prudent selection of such equipment, along with the use of proper mufflers, should result in maximum construction-related noise generated by a particular piece of equipment or no more than 85 dBA when measured at a distance of 50 feet from a piece of equipment operating at its noisiest mode.</p> <p>Mitigation Measure D2:</p> <p>D2a Achieve CNEL of 60 dBA or less.</p> <p>A combination of open space buffer zones and/or noise barriers along roadways could be used to reduce the CNEL to 60 dBA or less. The specific heights and limits of noise barriers or open space buffer zones cannot be determined until a site plan is developed for each portion of the Specific Plan area. Figure 19 shows the largest (worst-case) open space buffer zones required in order to mitigate noise levels in outdoor activity areas without any additional attenuation due to topography or noise barriers. As a general guideline, a 6-foot high barrier would be required to provide the 5 dBA of noise reduction necessary at the 65 dBA contour and a 10-12 foot high barrier would be required at the 70 dBA contour.</p> <p>D2b Site and design residences to meet interior noise standards.</p>	<p>City of Antioch Community Development Department</p> <p>City of Antioch Engineering Division</p>	<p>Prior to the approval of any project improvement plan</p>	



MITIGATION MONITORING AND REPORTING PROGRAM
East Lone Tree Specific Plan

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<p>All single- and multi-family housing located within the 60 dBA CNEL contour shall be designed such that the indoor CNEL level shall not exceed 45 dBA. The designs for the housing shall be reviewed by a qualified acoustical engineer and the necessary noise control treatments incorporated into the design. All such units shall be provided with forced air ventilation systems so that windows may be kept closed at the discretion of the occupants for noise control. Additional noise control treatments could include sound rated windows and doors. A report shall be prepared following the requirements of Title 24, Part 2 of the California Administrative Code for all multi-family housing within the 60 CNEL contour distances. A similar report shall be provided for single-family housing to the City of Antioch.</p>	<p>Development Department City of Antioch Engineering Division</p>	<p>improvement plan</p>	
<p>E. Geology, Soils and Seismicity</p>					
E1	<p>Soils on hillslopes could be subject to slope failure and erosion.</p>	<p>Mitigation Measure E1: Appropriate structure and road design would reduce hazards associated with unstable hillslopes and erosion. A grading plan shall be prepared by the site developer for final design review of the project. Pursuant to Uniform Building Code requirements, the grading plan shall be prepared by a licensed civil engineer and include soils engineering and engineering geology reports. The grading plan shall accurately show all cut and fill areas and provide calculated earthwork volumes. The grading plan shall also address erosion control and describe drainage facilities. The soil engineering and engineering geology reports required</p>	<p>City of Antioch Community Development Department</p>	<p>Prior to the issuance of any grading permit and during construction activities</p>	



**MITIGATION MONITORING AND REPORTING PROGRAM
 East Lone Tree Specific Plan**

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<p>for the grading plan shall specifically address the slope stability of any proposed cut slopes and potentially unstable areas, including north-northeastern slopes, and their suitability for any proposed building, roadway, or other infrastructure development. Their recommendations shall be included in the grading and building plans prepared for the project. All grading activities shall be routinely inspected by the project geotechnical engineer in order to ensure that recommendations are incorporated during field activities.</p> <p>The following measures should be considered in development of the recommendations for the grading plan:</p> <ul style="list-style-type: none"> • During or following completion of construction activities, exposed soils shall be stabilized by mechanical methods or landscaped with drought-tolerant plantings to control erosion. Erosion control should be implemented in conformance with guidelines in the Association of Bay Area Governments (ABAG) Manual of Standards for Erosion and Sediment Control Measures. • Construction of structures for human occupancy and infrastructure elements shall be setback from the crest of slopes that are higher than ten feet and steeper than 25 percent (4H:1 V). • Subsurface drains shall be placed beneath all fills and designed to discharge to the storm drainage system. 			



**MITIGATION MONITORING AND REPORTING PROGRAM
 East Lone Tree Specific Plan**

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
E2	Structures could sustain damage from differential settlement due to weak or expansive soils.	<ul style="list-style-type: none"> The differential thickness of fills placed beneath structures and infrastructure elements shall be minimized to control differential settlement of the fills. Surface water drainage shall be controlled to prevent discharge of water onto or into fills placed at the project site. Prior to placement of thick structural fills, all surficial soils and weathered bedrock shall be excavated to minimize the potential for down-slope creep. Design of fills shall address the potential for fills or portions of fills to eventually become saturated. All surface drainage facilities shall be inspected and maintained on an routine basis by a designated public agency or a homeowners' association to prevent erosion problems. <p>Mitigation Measure E2: Site and building design shall take account of weak and/or expansive soils.</p> <p>The soils engineering and engineering geology reports shall identify areas where weak and expansive soil would likely affect proposed development and provide design specifications for minimizing the potential for damage due to weak and expansive soils. The following measures shall be considered for building designs:</p> <ul style="list-style-type: none"> Building foundations and improvements founded on expansive soils shall consist of drilled pier and grade beams, deepened footings (to address expansive soil), or post-tensioned slabs. Alternatively, expansive soils shall be removed and replaced with compacted 	City of Antioch Community Development Department	Prior to the approval of any project improvement plan	



MITIGATION MONITORING AND REPORTING PROGRAM
East Lone Tree Specific Plan

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
E3	Strong ground shaking during an earthquake could cause structural damage and slope failure, and could result in injuries to the public.	<p>non-expansive soil prior to foundation construction, or other appropriate stabilization techniques implemented acceptable to the City of Antioch.</p> <ul style="list-style-type: none"> • Subgrade soils for pavements shall consist of moisture-conditioned, lime-treated, or non-expansive soil. • Surface and subsurface water shall be directed away from foundation elements to minimize variations in soil moisture. <p>Mitigation Measure E3:</p> <p>E3a Site planning and building design shall incorporate provisions to reduce risk to life and property from seismic activity.</p> <p>E3b All buildings, underground utilities, and other improvements shall be designed and constructed in accordance with seismic design criteria presented in the Uniform Building Code.</p> <p>Hazards can be reduced by engineered structural components that minimize damage from ground shaking and firmly anchoring non-structural objects that may become hazards due to ground shaking. The engineering geology report shall include structural design criteria that would minimize impacts to the project associated with strong ground shaking</p>	<p>City of Antioch Community Development Department City of Antioch Engineering Division</p> <p>City of Antioch Community Development Department</p> <p>City of Antioch Engineering Division</p>	<p>Prior to the approval of any project improvement plan</p> <p>Prior to the approval of any project improvement plan</p>	



**MITIGATION MONITORING AND REPORTING PROGRAM
 East Lone Tree Specific Plan**

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
E4	Urban development on the east side of the planning area could expose future population to safety risks in connection with natural gas extraction activities.	<p>during an earthquake. The report shall identify any liquefaction hazards that may exist. The engineering geology report shall provide design criteria for structures in areas that may undergo liquefaction during an earthquake. Alternatively, building shall not be permitted in areas subject to liquefaction.</p> <p>Mitigation Measure E4: Implement actions to protect the public from risks associated with natural gas extraction activities, for the duration of those activities.</p> <p>Actions shall include:</p> <ol style="list-style-type: none"> (1) No new extraction permits shall be issued, consistent with policies in the Antioch General Plan. (2) Current owners of mineral rights leases shall be contacted by the California Division of Oil, Gas, and Geothermal Resources and the City of Antioch Department of Community Development to assess future plans pertaining to natural gas exploration and production at the project site. The City of Antioch shall establish access routes for exploration and production equipment. (3) Setback distances from existing and proposed production wells shall be established for urban development in the vicinity of natural gas operations, in accordance with safety criteria established by the California Division of Oil, Gas, and Geothermal Resources. Protective barriers may be required where appropriate (4) If necessary, proposed development plans shall designate an area for preservation as a future 	City of Antioch Community Development Department	Prior to the approval of any project improvement plan Ongoing	



MITIGATION MONITORING AND REPORTING PROGRAM
East Lone Tree Specific Plan

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		site for consolidation of gas wells and gas production.			
F. Flooding and Drainage					
F1	Potential degradation of water quality during construction.	<p>Mitigation Measure F1: Prepare and comply with Storm Water Pollution Prevention Plan.</p> <p>Water quality of runoff is regulated by the Federal National Pollution Discharge Elimination System (NPDES) Program (established by the Clean Water Act); the program objective is to control and reduce pollutants to water bodies from nonpoint discharges. The program is administered by the California Regional Water Quality Control Boards. The Central Valley Regional Water Quality Control Board (RWQCB) issues NPDES nonpoint source permits for discharges to water bodies in the North Coast region for municipalities and major industries.</p> <p>Projects disturbing more than five acres of land during construction are required to file a Notice of Intent (Non to be covered under the State NPDES General Construction Permit for discharges of storm water associated with construction activity. A project sponsor must propose control measures that are consistent with the State General Permit. A Storm Water Pollution Prevention Plan (SWPPP) shall be developed and implemented for each site covered by the general permit. A SWPPP should include Best Management Practices (BMPs) designed to reduce potential impacts to surface water quality through the construction and life of the project.</p>	City of Antioch Community Development Department Central Valley Regional Water Quality Control Board Contra Costa County Flood Control District	Prior to the issuance of any grading permit	



MITIGATION MONITORING AND REPORTING PROGRAM
East Lone Tree Specific Plan

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<p>A SWPPP should be prepared that, when properly implemented, would reduce or eliminate impacts to surface water quality from all phases of the project. Required elements of the SWPPP include:</p> <ul style="list-style-type: none"> • Construction Storm Water Management Controls. These would include practices to minimize the contact of construction materials and equipment with storm water. The SWPPP should include specific requirements that earthmoving equipment not be operated within an active creek channel. Operation of equipment near creeks should be strictly limited. • Erosion and Sediment Control. BMPs designed to reduce erosion of exposed soil may include, but are not limited to: soil stabilization controls, watering for dust control, perimeter silt fences, placement of hay bales and sediment basins. • Post-Construction Stormwater Management. This refers to measures taken to prevent storm water pollution associated with post-construction activities at the developed site. Controls may include pervious concrete surfaces, painted drain inlets ("Dump no Waste-Drains to Bay") and stream protection buffers. The agency or group responsible for long-term maintenance of post-construction storm water controls will be determined jointly by the City of Antioch and the Contra Costa County Flood Control District. These agencies may require the formation of homeowners associations or 			



MITIGATION MONITORING AND REPORTING PROGRAM
East Lone Tree Specific Plan

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
F2	<p>Portions of the planning area are located in the 100-year flood hazard zone and could be subject to damage during flooding.</p>	<p>light and landscape districts to sponsor or conduct the required maintenance.</p> <p>The specific BMPs that would be required of a project can be found in SF Bay Regional Water Quality Control Board Staff Recommendations for New and Redevelopment Controls for Storm Water Programs (1994). Additional sources of information regarding BMPs are the California Storm Water Municipal and Construction Activity BMP Handbooks (Storm Water Quality Task Force, 1993). The selection of BMPs required for a specific project is based on the size of the development and the sensitivity of the area. A model SWPPP for a new subdivision is available for review from the Contra Costa County Stormwater Pollution Control Program.</p> <p>Mitigation Measure F2: Defer development in the 100-year flood zone until capacity improvements have been provided for.</p> <p>Prior to development of the areas designated as within the 100-year flood zone, improvements to the East Antioch Creek channel and Lindsey Basin shall be made that would increase the capacities of these drainage system components to allow conveyance and/or storage of the 100-year flows. The design and construction of the improvements shall be the responsibility of the Contra Costa County Flood Control District (CCCFCD) in tandem with the developer(s) of the projects within these areas. The design shall consider total buildout of the planning area and all cumulative projects with drain to East Antioch Creek and potential downstream flooding effects. When</p>	<p>City of Antioch Community Development Department Contra Costa County Flood Control District</p>	<p>Prior to development within any areas designated as within the 100-year flood zone</p>	



MITIGATION MONITORING AND REPORTING PROGRAM
East Lone Tree Specific Plan

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
F3	<p>Impervious surfaces constructed as part of future development may cause increases in the volume and velocity of storm water runoff and potentially increase flood hazards.</p>	<p>CCFCD has accepted a design for improvements, the District shall request a Conditional Letter of Map Revision from FEMA. Upon approval by FEMA, the developer will work with CCFCD to obtain necessary authorizations, permits and financing to implement the flood protection improvements.</p> <p>Mitigation Measure F3: Construct needed facilities to detain runoff onsite to avoid increased downstream flooding.</p> <p>The Infrastructure Plan EIR includes an extensive summary and assessment of preliminary engineering work for storm water facilities for each of the FUA #2 development scenarios covered in that EIR (see pp. 120-128). Preliminary size and cost estimates are presently being updated for the proposed Specific Plan. It is expected that any revisions to these facilities that are necessitated by the development allowed under the proposed plan would be feasible.</p> <p>A tentative map for each phase of development of the project would be submitted to the City of Antioch Department of Community Development (ADCD), Building Division for review. Grading and drainage plans would be reviewed for compliance with City requirements by the ADCD, Engineering Division. Any undersized components in the downstream storm drain system would be identified at that time and new design required prior to plan approval. Compliance with the existing review process is an adequate mitigation measure to reduce this potential impact to a level of insignificance.</p>	<p>City of Antioch Community Development Department</p> <p>City of Antioch Building Division</p> <p>City of Antioch Engineering Division</p>	<p>Prior to the approval of any tentative map, grading plan, or drainage plan</p>	



MITIGATION MONITORING AND REPORTING PROGRAM
East Lone Tree Specific Plan

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
G1	<p>Construction workers and the public may be exposed to potentially hazardous materials during project development.</p>	<p>G. Public Safety</p> <p>Mitigation Measure G1: Implement measures to assure that site development does not result in public safety hazards from accidental fuel releases, from release of asbestos in demolition activities, or from exposure to agriculture-related or other chemicals that may have been used or disposed of onsite.</p> <p>Releases of fuel products from pipelines are the responsibility of the pipeline owner. If releases have occurred, the pipeline owner shall investigate and remediate soil and groundwater according to state and local regulations. The accurate locations of pipelines and easements shall be determined and marked prior to development in areas adjacent and marked prior potential for damage to the pipelines during nearby excavation or grading activities. The developer shall contact the pipeline owners and request procedures or restrictions for moving heavy equipment over pipelines, if such movement is likely to occur over pipelines other than at established crossings. If applicable, these procedures shall be submitted with the development plan.</p> <p>Contractors for the project shall develop a site safety and hazardous materials management plan. The plan shall identify hazardous materials that would be temporarily stored onsite, storage and containment areas and methods, responsible personnel, and safety and emergency procedures in case of accidental releases or exposures. If development were to occur near areas affected by hazardous materials, the affected areas shall be identified within the plan and</p>	<p>City of Antioch Community Development Department</p> <p>Contra Costa County Fire Prevention District</p> <p>Contra Costa County Environmental Health Division</p>	<p>Prior to the approval of any project improvement plan</p>	



**MITIGATION MONITORING AND REPORTING PROGRAM
 East Lone Tree Specific Plan**

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<p>safety procedures outlined for work in those areas. Procedures to be undertaken in the event that unknown contamination is discovered shall be documented in the plan. Procedures for moving heavy equipment over or operating near underground pipelines shall be included in the plan if applicable. The plan(s) should be reviewed and approved by the County Fire Prevention District and/or the County Environmental Health Division.</p> <p>An asbestos survey shall be conducted by a California-registered asbestos consultant at all buildings proposed to be demolished or renovated and constructed prior to the 1970s, or suspected having asbestos-containing materials. If asbestos-containing materials are found to be present, they shall be remediated by a qualified, licensed asbestos abatement contractor in accordance with regulations and notification requirements of the Bay Area Air Quality Management District.</p> <p>A preliminary site assessment (for hazardous materials) shall be conducted by a California registered environmental assessor on all parcels with former agricultural uses prior to development.</p> <ul style="list-style-type: none"> The assessment shall identify areas where releases of agricultural chemicals, petroleum products, or other potentially hazardous materials are suspected, such as former oil and gas well locations and where other hazards, such as improperly abandoned water wells, or land disposal sites, are located. Soil samples shall be collected by a qualified environmental consultant from areas where orchards and field crops are currently or were 			



MITIGATION MONITORING AND REPORTING PROGRAM
East Lone Tree Specific Plan

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
G2	<p>Potential health impacts may result from exposure to electromagnetic fields, PCBs and effects associated with overhead electrical lines.</p>	<p>historically grown and from areas where potential releases of hazardous materials were identified by the preliminary site assessment to verify the presence or absence of potentially hazardous materials. Sample analyses shall be selected on the basis of known or suspected chemical use.</p> <ul style="list-style-type: none"> Inactive water wells shall be properly abandoned by a licensed well driller under permit from CCEHD. Any materials previously disposed of at land disposal sites shall be removed and recycled or disposed of at an appropriate landfill. <p>Areas with confirmed releases of potentially hazardous materials shall be investigated/remediated according to requirements of the CCEHD or other applicable regulatory agency.</p> <p>Mitigation Measure G2: Implement accepted practices to alert the public to the risks of exposure to electromagnetic field and to hazardous substances associated with electrical transmission.</p> <p>Because the potential health effects of EMF exposure have not been confirmed by scientific studies, information on the health issues of EMF exposure and the exposure profiles from overhead transmission lines shall be provided by the developer to individuals who may reside near transmission lines summarizing the results of the most recent studies pertaining to EMF exposure.</p>	City of Antioch Community Development Department	Prior to the approval of any project improvement plan	



**MITIGATION MONITORING AND REPORTING PROGRAM
 East Lone Tree Specific Plan**

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
G3	Development of the project site would result in an increase in the use, storage and disposal of hazardous materials.	<p>Prior to development plan submittal, all existing transformers shall be checked for the presence of PCBs by PG&E. If PCBs are present, PG&E shall remove and replace the equipment with non-PCB containing equipment. If any leaks or spills are discovered during this activity or during a preliminary site assessment, an investigation shall be conducted by a qualified environmental consultant to assess impacts from the release and propose remedial actions. Any remediation of PCBs shall be completed prior to development of the parcel in question.</p> <p>All metal structures or objects located adjacent to transmission line easements shall be properly grounded to prevent electrical shocks from persons or animals in contact with those objects.</p> <p>Mitigation Measure G3: Comply with all policies, laws and regulations regarding use and storage of hazardous materials.</p> <p>Existing federal, state and local hazardous materials laws and regulations, and household hazardous waste programs would mitigate potential hazards associated with hazardous materials management. Businesses that manage hazardous materials have specific permit, storage and reporting requirements depending on the types of hazardous materials managed.</p> <p>Reduction of hazardous materials used by small businesses and households can be encouraged through education. To encourage use reduction, the City of Antioch shall provide information regarding waste minimization and alternatives to hazardous</p>	City of Antioch Community Development Department	Prior to the approval of any project improvement plan Ongoing	



**MITIGATION MONITORING AND REPORTING PROGRAM
 East Lone Tree Specific Plan**

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
G4	Development of the project could result in exposure of people to potential hazards associated with gas exploration and production.	<p>materials use to be included with mailers or other notices advertising local household hazardous waste collection programs. The information may include specific examples of product alternatives and sources for more information. Additional sources of information may include the CCCEHD, which maintains information regarding alternatives to household hazardous materials use and appropriate disposal, and the County Agricultural Commissioner's Office which maintains information regarding alternatives to agricultural chemical use for landscaping and household orchards and gardens. Additional information regarding reduction of hazardous materials use is generally available at County libraries.</p> <p>Mitigation Measure G4: Conform with public safety standards with respect to location of residential and other development in the vicinity of operating and abandoned gas wells.</p> <p>Any development in the vicinity of the existing operating gas well shall be designed to conform with setback requirements for a "critical well", as defined in State Onshore Well Regulations. Gas wells are considered "critical" if they are within 300 feet of buildings intended for human occupancy or an airport runway, or within 100 feet of a public street, highway, railway, watercourse, public recreational facility or wildlife preserve.</p> <p>Construction of structures for human occupancy over abandoned gas wells shall be discouraged. Geotechnical reports prepared for grading plans shall include identification of the location of all abandoned gas wells. If abandoned wells are identified, the method</p>	City of Antioch Community Development Department	Prior to the approval of any project improvement plan	



MITIGATION MONITORING AND REPORTING PROGRAM
East Lone Tree Specific Plan

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
H. Public Services					
H1	Development allowed by the proposed plan would require the construction of new facilities and the possible expansion of existing facilities.	<p><i>of abandonment shall be described and evaluated for possible hazards. The design of any structure for human occupancy located over an abandoned gas well shall incorporate gas/vapor barrier systems with appropriate provisions for ventilation of accumulating gas.</i></p> <p>Mitigation Measure H1: Incorporate Fire District planning and financing mechanisms into the Specific Plan and development process.</p> <p><i>Projects within the Specific Plan area shall pay CCCCFD fees applicable at the time development proceeds. Incorporate CCCCFD planning input into project design and approval to ensure that adequate provisions are made for access, water supply and compliance with Fire Code requirements. Coordinate the timing of development in the Specific Plan area with CCCCFD construction and staffing of new stations, in order to prevent excessive response times and the depletion of resources that serve existing development.</i></p> <p>Mitigation Measure H2: The proposed plan specifies the appropriate water main sizes to deliver flows at the required rate.</p>	City of Antioch Community Development Department Contra Costa County Fire Protection District	Prior to the approval of any project improvement plan	
H2	Commercial and industrial development would require water flow for fire protection.	<p>Mitigation Measure H3:</p> <p><i>H3a Accommodate increased enrollment by a variety of strategies, including provision of portable facilities, year round education, double sessions and construction of new facilities.</i></p>	City of Antioch Community Development Department	Prior to the approval of any project improvement plan	
H3	Project buildout would significantly increase enrollment, requiring the provision of additional schools and/or classrooms.	<p>Mitigation Measure H3:</p> <p><i>H3a Accommodate increased enrollment by a variety of strategies, including provision of portable facilities, year round education, double sessions and construction of new facilities.</i></p>	Antioch Unified, Brentwood Union, and Liberty Union High School	Prior to the approval of any project improvement plan	



MITIGATION MONITORING AND REPORTING PROGRAM
East Lone Tree Specific Plan

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<p>H3b Require portions of FUA #2 that are within the AUSD to join the current Mello-Roos District or provide an alternate funding mechanism for construction of school facilities.</p> <p>H3c Require portions of FUA #2 that are within the BUESD to join the existing development agreement with the school district or provide an alternate funding mechanism for construction of elementary and middle school facilities.</p> <p>H3d Require portions of FUA #2 that are within the LUHSD to provide a funding mechanism for construction of high school facilities.</p>	<p>Districts</p> <p>City of Antioch Community Development Department</p> <p>Antioch Unified School District</p> <p>City of Antioch Community Development Department</p> <p>Brentwood Union School District</p> <p>City of Antioch Community Development Department</p> <p>Liberty Union High School District</p>	<p>Prior to the approval of any project improvement plan</p> <p>Prior to the approval of any project improvement plan</p> <p>Prior to the approval of any project improvement plan</p>	
I. Infrastructure					
I1	Existing local roadway facilities would need to be extended and new vehicular circulation and	<p>Mitigation Measure I1:</p> <p>I1a Completion of roadway improvements including:</p> <ul style="list-style-type: none"> • Widening Lone Tree Way to a six lane 	City of Antioch Community Development	Completed	



MITIGATION MONITORING AND REPORTING PROGRAM
East Lone Tree Specific Plan

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
	access facilities would need to be provided.	<ul style="list-style-type: none"> • <i>arterial</i> Extending Laurel Rd. as a four lane arterial • <i>arterial</i> Construction of Sunset Dr. as a new four lane arterial • <i>arterial</i> Construction of collector roadways on as-need basis • <i>arterial</i> The possible realignment of Empire Ave. <p>(See Chapter III.1.2 (1) for a more detailed description of these improvements.)</p>	Department City of Antioch Engineering Department	Completed Not applicable to the Specific Plan Amendment Continual as needed for each project Not applicable to the Specific Plan Amendment	
I1b		Provision of access and circulation routes to specific parcels.	City of Antioch Community Development Department City of Antioch Engineering Department	Prior to the approval of any project improvement plan	
I1c		Compliance with City and State standards (or modified by Specific Plan guidelines) in circulation and parking design construction, including, but not limited to, parking standards, handicap requirements, fire equipment access, sit distances, etc.	City of Antioch Community Development Department City of Antioch Engineering Department	Prior to the approval of any project improvement plan	



MITIGATION MONITORING AND REPORTING PROGRAM
East Lone Tree Specific Plan

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
I2	Domestic water supply infrastructure would need to be extended for water storage, pumping and conveyance.	<p>Plans for extension and/or upgrading of public roads and for design and construction of internal driveways, circulation and parking facilities, shall be submitted to the City of Antioch Department of Community Development (ADCD), Engineering Division, for review and compliance with City requirements and standards.</p> <p>Mitigation Measure I2:</p> <p>I2a Construction of water system improvements including:</p> <ul style="list-style-type: none"> • Extension of the 12" water lines within Country Hills Dr. and Canada Valley Rd. • Extension of the 16" water lines within Laurel Rd. and Lone Tree Way • Construction of a 16" water line within Sunset Dr. • Construction of a 12" water line within Jacuzzi Rd. • Addition of pump(s) to the existing Zone III East pump stations(s) <p>(See Chapter III.1.2 (2) for a more detailed description of these improvements.)</p> <p>I2b Compliance with City design and construction standards, including connections as required</p>	Department	<p>Completed</p> <p>Completed</p> <p>Partially completed; continual as needed for each project</p> <p>Not applicable to the Specific Plan Amendment</p> <p>Not applicable to the Specific Plan Amendment</p>	



MITIGATION MONITORING AND REPORTING PROGRAM
East Lone Tree Specific Plan

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
I3	Sewer lines ranging in size from 8" to 12" would need to be extended to form a comprehensive collection system.	<p>by the City of Antioch's ADCD, Engineering Department and internal water distribution plans meeting City standards for various land uses, fire flows and landscape needs. Compliance with City design standards.</p> <p>City review and approval of water plans is required and the Contra Costa Fire Protection District should be consulted relative to the required fire flows and access.</p> <p>Recycling of wastewater of the use of surplus Irrigation District water or raw river water may be considered for the planning area. This type of water recycling to service future demands should be explored in greater detail.</p>	<p>Development Department</p> <p>City of Antioch Engineering Department</p> <p>Contra Costa County Fire Protection District</p>	improvement plan	
		<p>Mitigation Measure I3:</p> <p>I3a Extension of sewer lines ranging in size from 8" to 12"</p> <p>I3b Compliance with City design and construction standards, including incorporating sewer connection requirements, manholes and any other needed improvements in the overall design and submitting those plans for City review and approval.</p>	<p>City of Antioch Community Development Department</p> <p>City of Antioch Engineering Department</p> <p>City of Antioch Community Development Department</p> <p>City of Antioch</p>	<p>Prior to the approval of any project improvement plan</p> <p>Prior to the approval of any project improvement plan</p>	



MITIGATION MONITORING AND REPORTING PROGRAM
East Lone Tree Specific Plan

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		13c Designing internal sewer collection system to address City State and Federal standards regarding disposal of hazardous materials (from the commercial sites) and submitting plans for such systems to the appropriate responsible agency, as identified under Section III.G.	Engineering Department City of Antioch Community Development Department City of Antioch Engineering Department	Prior to the approval of any project improvement plan	
14	Development of the planning area will increase the demand for electrical, natural gas, cable and telephone services.	Mitigation Measure 14: Development applicants shall provide documentation to the City that these services can be provided for all phases of the project in a timely manner. Applicants shall coordinate with the utility companies and the City in planning and scheduling future facilities for the Planning Area. All utilities shall be located below grade and designed according to the City of Antioch's street and infrastructure guidelines.	City of Antioch Community Development Department	Prior to the approval of any project improvement plan	
15	Existing oil pipelines and irrigation laterals may need to be relocated during the course of roadway improvements where feasible.	Mitigation Measure 15: Development applicants shall coordinate with the pipeline and irrigation companies and appropriate health and safety agencies with regard to the design, timing, access and easement requirements related to respective utility relocation.	City of Antioch Community Development Department	Prior to the approval of any project improvement plan	
J. Vegetation and Wildlife					
J1	Development allowed by the proposed plan would affect wetland habitat located in the southwest corner of the planning area. Further study will be required to determine the	Mitigation Measure J1: The developer of any subsequent project(s) shall be required to have a formal wetland delineation undertaken and verified by the Army Corps of Engineers. Based on the findings of that delineation, the developer may be required to have a wetland replacement plan prepared by a biologist qualified to prepare such plans, and shall commit to its	City of Antioch Community Development Department	Prior to the approval of any grading plan	



MITIGATION MONITORING AND REPORTING PROGRAM
East Lone Tree Specific Plan

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
J2	<p>exact boundaries of this wetland due to the existence of offsite drainage facilities of an interim nature.</p> <p>Water quality in East Antioch Creek would be degraded.</p>	<p>implementation in a manner, and on a schedule, acceptable to the Corps and to the City of Antioch.</p> <p>Mitigation Measure J2: A site management plan shall be developed to prevent water quality degradation. An acceptable site management plan would include the following elements:</p> <ul style="list-style-type: none"> • Baseline studies conducted prior to construction which establish existing water quality in East Antioch Creek during winter flows; • Best management practices consistent with existing National Pollution Discharge Elimination System (NPDES) permits regulating non-point source pollution; • Quarterly monitoring of water quality in East Antioch Creek to ensure that state water quality standards are met; and • Remedial measures which would be implemented should water quality in East Antioch Creek diminish below state water quality standards 	<p>U.S. Army Corp of Engineers</p> <p>City of Antioch Community Development Department</p>	<p>In conjunction with the submittal of any improvement plan</p> <p>Prior to and during any construction activities</p> <p>Ongoing</p>	
J3	<p>Active raptor nests could be disturbed.</p>	<p>Mitigation Measure J3: Construction activities during the nesting season (February through July) could disturb nesting raptors and should be preceded by surveys conducted by a qualified ornithologist. If nesting raptors are located in proposed construction areas such that nesting success will be doubtful, then construction should be postponed until the nesting season is over.</p>	<p>City of Antioch Community Development Department</p>	<p>Prior to any construction that would occur during the nesting season (February through July)</p>	
4.1-1	<p>Have a substantial adverse effect, either</p>	<p>4.1-1 Prior to the initiation of any future ground-disturbing activities on the project site, the</p>	<p>City of Antioch Community</p>	<p>Prior to the initiation of any future</p>	



**MITIGATION MONITORING AND REPORTING PROGRAM
 East Lone Tree Specific Plan**

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
	<p><u>directly or through habitat modifications, on special-status plant species.</u></p>	<p><u>project applicant shall retain a qualified biologist to conduct a planning-level special-status plant survey during the appropriate season to identify the species. Project construction shall not be initiated until the special-status plant survey is completed and mitigation is implemented, if necessary and required prior to starting construction.</u></p> <p><u>A special-status plant survey report that includes the methods used, survey participants, and associated findings shall be prepared and submitted to the City no more than 30 days following the completion of the final site visit conducted as part of the survey.</u></p> <p><u>A record of any special-status plant species identified within the project site during the preconstruction surveys shall be submitted to the CNDDB. If new special-status plant populations are not found on the site during the appropriately timed surveys, additional mitigation is not required. If construction is not started within two years after the special-status plant survey is completed, the City may require additional special-status plant surveys.</u></p> <p><u>If special-status plants are observed on the site during the survey, the populations shall be avoided to the maximum degree possible during project development, and a Mitigation and Monitoring Plan shall be prepared detailing the measures to be implemented to avoid the plant population. Measures shall include, but</u></p>	<p>Development Department</p>	<p>ground-disturbing activities on the project site</p>	



**MITIGATION MONITORING AND REPORTING PROGRAM
 East Lone Tree Specific Plan**

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
4.1-2	<p><u>Have a substantial adverse effect, either directly or through habitat modifications, on special-status wildlife species.</u></p>	<p><u>not be limited to, establishment of appropriate buffers during construction, fencing of the population prior to and during construction, and regular monitoring of the preserved population by a biologist during and after construction activities. The Mitigation and Monitoring Plan shall be implemented prior to the initiation of project grading. If the plant populations cannot be avoided, the applicant shall hire a qualified biologist to prepare a seed collection and replanting plan in coordination with the City of Antioch to reduce impacts to the identified special-status plant populations, subject to review and approval by the City of Antioch Community Development Department.</u></p> <p><u>American Badger</u></p> <p><u>4.1-2(a) The project applicant shall retain a qualified biologist to conduct a preconstruction survey to determine the presence or absence of badgers no more than seven days prior to the initiation of any future ground-disturbing activities on the project site. If badgers are not identified, further mitigation is not required. If an active badger den is identified during preconstruction surveys within or immediately adjacent to an area subject to construction, a qualified biologist shall establish a construction-free buffer of up to 300 feet around the badger den. Once the biologist has determined that the badger has vacated the burrow, the burrow can be collapsed or excavated, and ground disturbance can proceed. Should the burrow be determined to be a natal or reproductive den,</u></p>	<p>City of Antioch Community Development Department</p>	<p>No more than seven days prior to the initiation of any ground-disturbing activities</p>	



**MITIGATION MONITORING AND REPORTING PROGRAM
 East Lone Tree Specific Plan**

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<p>and because badgers are known to use multiple burrows in a breeding burrow complex. a biological monitor shall be present on-site during construction activities in the vicinity of the burrows to ensure that the buffer is adequate to avoid direct impact to individuals or natal/reproductive den abandonment. The monitor shall be required to be present until it is determined that the badger young are of an independent age and construction activities would not harm individual badgers. A written summary of the survey results shall be submitted to the City of Antioch Community Development Department.</p> <p><u>San Joaquin Kit Fox</u> 4.1-2(b) A qualified biologist shall conduct preconstruction surveys no more than 14 days prior to site grading to determine the presence or absence of kit fox. If kit fox is not identified during the surveys, further mitigation is not required. If an active kit fox den is identified during preconstruction surveys within or immediately adjacent to an area subject to construction, a qualified biologist shall establish a construction free buffer of up to 300 feet around the San Joaquin kit fox den. Once the biologist has determined that the San Joaquin kit fox has vacated the den, the den can be collapsed or excavated, and ground disturbance can proceed. Should the den be determined to be a natal or reproductive den, a biological monitor shall be present on-site</p>	<p>City of Antioch Community Development Department</p>	<p>No more than 14 days prior to any site grading</p>	



**MITIGATION MONITORING AND REPORTING PROGRAM
 East Lone Tree Specific Plan**

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<p>during construction activities in the vicinity of the dens to ensure that the buffer is adequate to avoid direct impact to individuals or natal/reproductive den abandonment. The monitor shall be required to be present until it is determined that the young are of an independent age and construction activities would not harm individual San Joaquin kit fox. A written summary of the survey results shall be submitted to the City of Antioch Community Development Department.</p> <p><u>Swainson's Hawk</u> <u>4.1-2(c) Prior to the initiation of any future ground-disturbing activities on the project site that occur during the nesting season (March 15th to September 15th) within a half-mile of a potential nest tree, a qualified biologist shall conduct preconstruction surveys within the construction zones and adjacent lands to identify any nesting pairs of Swainson's hawks within 14 days prior to the onset of ground disturbance. Preconstruction surveys are not required for construction activities located farther than a half-mile from a potential nest tree. Surveys shall follow the protocol in the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk Technical Advisory Committee 2000), including the survey period lengths identified therein. A written summary of the survey results shall be submitted to the City of Antioch Community Development</u></p>	<p>City of Antioch Community Development Department</p>	<p>Within 14 days prior to initiation of any ground-disturbing activities that would occur during the nesting season (March 15th to September 15th)</p>	



**MITIGATION MONITORING AND REPORTING PROGRAM
 East Lone Tree Specific Plan**

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<p><u>Department.</u></p> <p><u>If active nests are not found during preconstruction surveys, further mitigation is not necessary. If any active nests are discovered in or near proposed construction zones, the qualified biologist shall establish a suitable construction-free buffer around the active nest site. The buffer shall be identified on the ground with flagging or fencing and shall be maintained until the qualified biologist has determined that the young have fledged.</u></p> <p><u>Western Burrowing Owl</u></p> <p><u>4.1-2(d) Prior to the initiation of any future ground-disturbing activities on the project site, a preconstruction survey for burrowing owls shall be conducted. The CDFG's Staff Report on Burrowing Owl Mitigation (CDFG 2012) states that take avoidance (preconstruction) surveys shall be conducted within 14 days prior to ground disturbance. As burrowing owls may recolonize a site after only a few days, time lapses between project activities trigger subsequent take avoidance surveys, including, but not limited to, a final survey conducted within 24 hours prior to ground disturbance to ensure absence of the species. Surveys shall ensure 100 percent visual coverage. The results of the survey shall be submitted to the City of Antioch Community Development Department.</u></p>	<p>City of Antioch Community Development Department</p>	<p>Within 14 days prior to initiation of any ground-disturbing activities</p>	



**MITIGATION MONITORING AND REPORTING PROGRAM
 East Lone Tree Specific Plan**

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<p><u>If burrowing owls or fresh sign of burrowing owls are not observed during preconstruction surveys, further mitigation is not required and construction may proceed. If burrowing owls or their recent sign are detected on the site, occupied burrows shall be identified by the monitoring biologist and a construction-free buffer shall be established as determined by a qualified biologist and maintained until the burrowing owl has abandoned the burrow.</u></p> <p><u>White-tailed Kite and Other Nesting Birds and Raptors</u></p> <p><u>4.1-2(e) Prior to the initiation of any future ground-disturbing activities or tree removal on-site during the breeding season (typically between February 1st and August 31st), the project applicant shall retain a qualified biologist to conduct preconstruction migratory bird and raptor nesting surveys within 14 days prior to the onset of ground disturbance. The nesting migratory bird surveys shall cover the project site and the raptor nesting surveys shall encompass the site and lands within 250 feet of the site, where accessible. A written summary of the survey results shall be submitted to the City of Antioch Community Development Department. If nesting migratory birds or raptors are not identified during the surveys, further mitigation is not required.</u></p>	<p>City of Antioch Community Development Department</p>	<p>Within 14 days prior to initiation of any ground-disturbing activities or tree removal that would occur during the breeding season (typically between February 1st and August 31st)</p>	



MITIGATION MONITORING AND REPORTING PROGRAM
East Lone Tree Specific Plan

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
4.1-5	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	<p><u>If nesting migratory birds or raptors are identified during the surveys, an appropriate construction-free buffer shall be established. The actual size of the buffer, which would be determined by the qualified biologist, will depend on the species, topography, and type of activity that would occur in the vicinity of the nest. The project buffer shall be monitored periodically by the qualified biologist to ensure compliance. Construction or earth-moving activity shall not occur within the established buffer until determined by a qualified biologist that the young have fledged.</u></p> <p><u>4.1-5 Prior to any tree removal, an arborist report shall be prepared by a certified arborist and submitted to the City of Antioch Community Development Department for review and approval. In conjunction with submittal of the arborist report, a site plan showing all trees proposed for removal shall be submitted. All trees that are legally removed as part of the proposed project shall be replaced according to the following schedule, to the satisfaction of the City of Antioch Community Development Department:</u></p> <ol style="list-style-type: none"> <u>1. Each established tree: two 24-inch box trees.</u> <u>2. Each mature tree: two 48-inch box trees.</u> <p><u>The locations and sizes of the replacement trees shall be clearly shown on the final landscape plans, which shall be submitted to</u></p>	City of Antioch Community Development Department	Prior to any tree removal and the issuance of any building permit	



MITIGATION MONITORING AND REPORTING PROGRAM
East Lone Tree Specific Plan

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<p><u>the City of Antioch Community Development Department for review and approval prior to building permit issuance for any future development within the project site.</u></p>			
K. Cultural Resources					
K1	Subsurface archaeological resources, including human remains, could be present at the project site.	<p>Mitigation Measure K1:</p> <p>K1a Initial ground-disturbing construction activities within the site boundaries shall be monitored by a qualified archeologist.</p> <p>A qualified archeological monitor shall be present during excavation and grading at site CA-CCo-691H. The monitor shall be capable of recognizing and assessing potential historic archeological resources should they be discovered during excavation or grading. Onsite monitoring should include the following:</p> <ul style="list-style-type: none"> • In the event a potentially significant resource is uncovered during ground-disturbing activities, the machine operator should cease work until such time that the resource can be evaluated. • In the event the resource is found to be significant (or a feature is encountered), mechanical excavation in the area should cease temporarily until formal site recording or data recovery, and compliance with the provisions of CEQA Supplemental Document J, is performed under the supervision of an archeologist meeting 	City of Antioch Community Development Department	During any ground-disturbing activities	



**MITIGATION MONITORING AND REPORTING PROGRAM
 East Lone Tree Specific Plan**

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<p>the criteria of applicable federal regulations.</p> <ul style="list-style-type: none"> All archeological materials recovered shall be analyzed and reported upon in a manner consistent with state requirements and current professional standards. Significant historical artifacts recovered during mitigation should be curated in a professional facility meeting current state and federal standards for curation. <p>K1b Section 7050.5(b) of the California Health and Safety Code should be implemented in the event that human remains, or possible human remains, are located. It states:</p> <p><i>In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27492 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his</i></p>	<p>City of Antioch Community Development Department</p> <p>County Coroner</p> <p>Native American Heritage Commission</p> <p>Most Likely Descendant</p>	<p>During any ground-disturbing activities</p>	



**MITIGATION MONITORING AND REPORTING PROGRAM
 East Lone Tree Specific Plan**

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<p>or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code.</p> <p>The County Coroner, upon recognizing the remains as being of Native American origin, is responsible to contact the Native American Heritage Commission within 24 hours. The Commission has various powers and duties to provide for the ultimate disposition of any Native American remains, as does the assigned Most Likely Descendant. Sections 5097.98 and 5097.99 of the Public Resources Code also call for "protection to Native American human burials and skeletal remains from vandalism and inadvertent destruction". To achieve this goal, it is recommended the construction personnel on the project be instructed as to the potential for discovery of cultural or human remains, and both the need for proper and timely reporting of such finds, and the consequences of failure thereof.</p>			
L. Visual Resources					
L1	Potential adverse impact on important visual resources of the site.	<p>Mitigation Measure L1: Site planning and grading plans shall respect the integrity of the ridge that is an important visual resource of the planning area.</p> <p>The Draft Specific Plan has been particularly attentive to the retention of the ridge as an important aesthetic feature within FUA #2. The Specific Plan recognizes that some residential sites would abut the ridgetop open space, and seeks means to assure that these edges be given a natural appearance. The Specific Plan sets forth guidelines (grading specifications and illustrations) to</p>	City of Antioch Community Development Department	Prior to the approval of any site plan or grading plan	



MITIGATION MONITORING AND REPORTING PROGRAM
East Lone Tree Specific Plan

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
L2	Potential for elements of Specific Plan development to create adverse visual impacts or demonstrably negative aesthetic effects.	<p>provide guide site and grading plan review to assure that the intention of the Specific Plan - to maintain the visual quality and integrity of the ridge - will be achieved. The Specific Plan also calls for the improvement of the channel of East Antioch Creek as an amenity to future development.</p> <p>Mitigation Measure L2:</p> <p>L2a Utilize site plan review and design review to mitigate any adverse aesthetic impacts of the Specific Plan.</p> <p>The design provisions of the Specific Plan are intended to assure that the quality and appearance of development will not only satisfy the visual criteria of CEQA and the aesthetic standards of the City, but also the short- and long-term desire of residents for distinct and attractive neighborhoods. That has been a strong element in the evolution of the Specific Plan design guidelines, which will provide ongoing guidance to the Design Review Board, the City Planning Commission and the City Council as individual projects are proposed for consideration and approval once the Specific Plan is adopted.</p> <p>The City's Design Review Board will be the principal implementing agency of the design guidelines in the Specific Plan. All projects and specific development that come before the Board will be considered in light of those guidelines. The Board may refine a project's</p>	<p>City of Antioch Community Development Department</p> <p>City of Antioch Design Review Board</p>	<p>In conjunction with any site plan and design review</p>	



MITIGATION MONITORING AND REPORTING PROGRAM
East Lone Tree Specific Plan

Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<p>site layout, building plans, landscaping, building design and handling of specific site and project features in the course of design review, to assure consistency of individuals projects with the direction adopted the Specific Plan.</p> <p>L2b The City of Antioch should take steps, as part of its participation in planning for the SR 4 Bypass, to assure that sound attenuation elements of the Bypass satisfy the city's design guidelines.</p>	City of Antioch Community Development Department	Completed	
<p><u>Greenhouse Gas Emissions and Energy</u></p>					
4.2-2	<p>Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.</p>	<p>4.2-2 <u>The following requirements shall be noted on all future project improvement plans, subject to review and approval by the City of Antioch Community Development Department:</u></p> <ul style="list-style-type: none"> • <u>Consistent with the BAAQMD's Buildings standard a., natural gas shall be prohibited in any structures proposed within the project site.</u> • <u>Consistent with the BAAQMD's Transportation criterion b., future development on the project site shall be constructed to include electric vehicle (EV) parking spaces consistent with the most recently adopted CALGreen Code Tier 2 off-street EV requirements.</u> 	City of Antioch Community Development Department	Prior to the approval of any project improvement plan	



ATTACHMENT "B"

PLANNING COMMISSION RESOLUTION NO. 2024-XX

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH RECOMMENDING CITY COUNCIL APPROVE THE EAST LONE TREE SPECIFIC PLAN AMENDMENT

WHEREAS, the City of Antioch ("City") is proposing to approve a Specific Plan Amendment, which would be a text amendment known as the East Lone Tree Specific Plan Project ("Project"), to modify the approval process for commercial development within the four Regional Retail/Employment (CR/E) and Employment Retail (CE) designated parcels of the East Lone Tree Specific Plan (ELTSP) Area;

WHEREAS, the project site consists of an 87.82-acre site located in the eastern portion of the ELTSP Area on the eastern edge of the City of Antioch, California. The project site is bordered by the City of Oakley city limit to the east, the City of Brentwood city limit to the southeast, and the East Antioch Creek to the west. The site is identified by Assessor's Parcel Numbers (APNs) 053-072-003, 053-072-025, 053-072-026, and 056-120-095. The parcels that comprise the project site are zoned Specific Plan (S-P) and are designated ELTSP Focus Area by the City's General Plan. The majority of the project site is designated as CR/E, and a small portion of the site is designated CE;

WHEREAS, the Project would modify the approval process for commercial development within the four CR/E and CE designated parcels of the ELTSP Area. The City is proposing to no longer require approval of a Planned Development (PD) Rezone, and would instead only require a Use Permit and Design Review approval by the City's Planning Commission for commercial development within the CR/E and CE designated parcels of the Specific Plan. The Project would not involve specific development proposals at this time, and the Project would streamline future commercial development and minimize the need for further review under the California Environmental Quality Act ("CEQA"). The Project would also include an amendment to the ELTSP to require private Green Infrastructure facilities to be built as a result of the development of parcels;

WHEREAS, on July 17, 2024, the Antioch Planning Commission recommended the Antioch City Council certify the Supplemental Environmental Impact Report (SEIR) for the East Lone Tree Specific Plan Project as adequate for addressing the environmental impacts of the proposed project and adopting the California Environmental Quality Act (CEQA) Findings, Mitigation Measures, and a Mitigation Monitoring and Reporting Program (MMRP);

WHEREAS, the primary purpose of the Specific Plan Amendment is to facilitate economic development within the City of Antioch; facilitate commercial development in order to increase employment opportunities within Antioch; encourage a land use mix in Antioch that supports an economically vibrant and high amenity community; streamline future commercial project approvals consistent with the ELTSP; and minimize future California Environmental Quality Act (CEQA) review for commercial projects consistent with the ELTSP; and

**PLANNING COMMISSION
RESOLUTION NO. 2024-XX**

July 17, 2024

Page 2

WHEREAS, the Planning Commission duly gave notice of public hearing as required by law; and

WHEREAS, on July 17, 2024, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary;

WHEREAS, the Planning Commission considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that the Planning Commission does hereby make the following findings for recommending City Council approval of the Specific Plan Amendment:

1. The proposed project conforms to the provisions and standards of the ELTSP because the proposed amendment is internally consistent with all other provisions of the ELTSP and does not conflict with any of the previously adopted Goals, Policies and Programs of the General Plan;
2. The proposed Amendment is necessary to implement the goals and objectives of the General Plan because the project will provide additional jobs and sales taxes to the City;
3. The proposed Amendment will not be detrimental to the public interest, convenience, and general welfare of the City because the Amendment will result in a logical placement of land uses consistent with the overall intent of the ELTSP; and
4. The proposed project will not cause environmental damage because the ELTSP SEIR determined that all potential environmental impacts would be less than significant with mitigations incorporated.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that the Planning Commission does hereby make the following findings for recommending City Council approval of the Specific Plan Amendment, as required in Section 9.5 of the ELTSP:

- A. Changes in the community have occurred since the adoption of the Specific Plan warranting an amendment as requested.

Since the adoption of the ELTSP, the majority of the Specific Plan area has been built out and the City of Antioch has grown substantially. The change in the processing of entitlements does not change the goals and objectives of the

**PLANNING COMMISSION
RESOLUTION NO. 2024-XX**

July 17, 2024

Page 3

plan, and instead creates an entitlement process that mirrors other areas of the City.

B. The change will benefit the Specific Plan area.

The Amendments will allow for the streamlining of future commercial projects and minimize future CEQA review for projects, which both further the goals of the ELTSP to develop commercial areas in the Specific Plan with commercial uses.

C. The change is in conformance with the adopted General Plan.

The project will provide additional jobs and tax revenue to the City, which will implement the goals and objectives of the General Plan. The proposed amendments are consistent with the ELTSP and the General Plan designation of Specific Plan.

D. The change will not adversely affect adjacent properties and can be properly serviced.

The change will not adversely affect because this is a procedural change to the processing of entitlements and does not affect the land uses. A public hearing will still be required giving adjacent property owners an opportunity to provide public comment regarding any project.

E. The physical constraints of the property are such that the change is warranted.

The proposed changes are not physical in nature and rather related to processes. Therefore, this finding is not applicable to the project.

NOW, THEREFORE, BE IT FURTHER RESOLVED AND DETERMINED, that the Planning Commission hereby recommends City Council APPROVAL of the Specific Plan Amendment removing the requirement of a Planned Development rezone approval for sites identified by APN 053-072-003, 053-072-025, 053-072-026, and 056-120-095. The CR/E and CE designated parcels would only require a Use Permit and Design Review approval by the City's Planning Commission for commercial development.

**PLANNING COMMISSION
RESOLUTION NO. 2024-XX**

July 17, 2024

Page 4

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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 17th day of July 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

KEVIN SCUDERO
Secretary to the Planning Commission

ATTACHMENT "C"

Proposed East Lone Tree Specific Plan Text Amendment

ARTICLE 3: LAND USE

SECTION 3.3: Land Use Districts

All proposed developments within the ELTA shall comply with the procedures set forth in Section E.1 of the Zoning Ordinance for Planned Developments. Each such development shall comply with the land use provisions, design standards, and other elements of this Specific Plan. *(See also Section 3.5 for special land-use provisions relating to several of these districts.)*

- CR/E. Whereas the CR site is reserved for regional retail use only, the ~~two~~ CR/E sites may be developed for regional retail or employment. In addition, the following criteria must be met:
 - A maximum of two drive-throughs will be allowed, per existing parcel, resulting in eight total for the entire area.
 - Automotive uses are not allowed including gas stations, with the exception of regional auto dealerships, which could offer ancillary repair and maintenance services.

- CE Employment Retail. The employment retail district is the place for the restaurants and service providers that the employment center requires to function. It also, however, provides a sense of identity, vitality, and urbanity to what is otherwise a low, spread-out campus of largely internalized workplaces. The design of this retail place should create a human-scaled cluster of activity at the heart of the campus. In addition, the following criteria must be met:
 - A maximum of two drive-throughs will be allowed, per existing parcel, resulting in eight total for the entire area.
 - Automotive uses are not allowed including gas stations, with the exception of regional auto dealerships, which could offer ancillary repair and maintenance services.

SECTION 3.4: Site, Height and Density Criteria

- (i) Each site with this designation shall be developed as a single project. While development of each project may be phased, it shall follow a single ~~master~~ plan for the entire site. Development on any portion of a site shall not be approved until an overall-master plan is approved for the entire site as part of the required Use Permit and Design Review process. For the purposes of this provision, the term 'site' shall be defined as one or more contiguous parcels with the same designation, undivided by streets or other public lands.

SECTION 3.5: Special Provisions

Certain of the districts described in 3.3 are subject to special provisions regarding permitted uses.

- CR Regional Retail. The future construction of the Route 4 Bypass and Laurel Road, and the widening of Lone Tree Way, do create the potential for regional retail development at these two interchanges. However, premature, suboptimal development could destroy this potential, both by precluding the land assembly required for a major regional center, and by degrading the image of the location with low-quality projects.

The four parcel 3 sites designated CR or CR/E shall each be developed as a single project. While development on a CR or CR/E site may be phased, it shall follow a single master plan for the entire site. Development on any portion of a CR or CR/E site shall not be approved until an overall-master plan is approved for the entire site as part of the required Use Permit and Design Review process.

Given that it may be several years before ~~the Route 4 Bypass and/or~~ Sunset Drive ~~are-is~~ constructed, interim uses may be located in the CR or CR/E designations where planned construction of Sunset Drive will impact the sites. Interim uses are defined as those which are short term in nature, and which do not clearly fit the land use districts as defined in section 3.3. Such interim uses would be subject to use permit approval by the Planning Commission, and all required use permit findings must be made. In addition, the following criteria must be met:

- The use must be determined to be short term in nature, with the duration of the use being tied to the estimated timing for construction of ~~the Route 4 Bypass and/or~~ Sunset Drive.
- Guarantees must be included to ensure the removal of the use at the time specified in the use permit.
- The level of capital investment must be consistent with the short-term nature of the site.

ARTICLE 9: SPECIFIC PLAN ADMINISTRATION

SECTION 9.2: Development Entitlement Process

Planned Development Process:

All developments within the Specific Plan Area are required to go through the Planned Development Review process as determined by Section 23 of the Antioch Municipal Zoning Code. Exceptions to this requirement are identified in Section 9.4 and as described in CR/E and CE section below. The Planned Development ~~This~~ process requires the following major steps:

- A. The submittal and approval of a preliminary development plan. While optional under the Zoning Ordinance, this is a requirement of the Specific Plan.
- B. The submittal and approval of Planned Development Zoning and a Final Development Plan as specified in the Antioch Municipal Code (Section 23).
- C. The submittal and approval of a use permit for each phase of development as specified in the Antioch Municipal Code (Section 27).
- D. As a requirement in all Specific Plan updates and in compliance with the City's NPDES permit's C.3 provision, private Green Infrastructure facilities shall be built as a result of the development of parcels. Green Infrastructure is intended to improve storm water quality, reduce flood risk, and provide other environmental and health benefits to the City of Antioch. In addition, as part of the Design Review process and related street frontage improvements, the City of Antioch shall identify and pursue opportunities for Green Infrastructure on private and public property.

All of the discretionary actions required as part of the Final Development Plan process shall include a finding of consistency with the East Lone Tree Specific Plan consistent with State law.

In addition to the submittal requirement identified in the Antioch Municipal Code, for Preliminary and Final Development Plan identified in the Antioch Municipal Code, the following information shall be submitted:

- A cut and fill map showing proposed site grading with the Preliminary Development Plan.
- Conceptual architecture of residential units, including range of unit sizes with the Final Development Plan.
- Streetscape depicting typical mix of "garage forward" and "house forward" units with the Final Development Plan.
- Photo montages or other visual analysis shall be required at the discretion of the Planning Commission with the Preliminary or Final Development Plan.
- A phasing plan identifying the anticipated increments of development and the infrastructure proposed to be constructed as part of each phase.

CR/E Regional Retail/Employment and CE Employment Retail

Development of four parcels zoned CR/E and CE (APNs 053-072-003, 053-072-025, 053-072-026, and 056-120-095) shall require a Use Permit and Design Review by

the Planning Commission and not the Planned Development process described above. The Use Permit and Design Review process shall be as outlined in Articles 26 and 27 of the Antioch Municipal Code.

SECTION 9.6: Environmental Documentation

The project level Environmental Impact Report (EIR) and Supplemental EIR certified for this Specific Plan are is intended to provide adequate environmental documentation for future projects in the area. This project level EIR and Supplemental EIR are is at a sufficient level of detail to serve as appropriate environmental documentation for subsequent Entitlements, except as noted below. The following policies will guide the determination of need for additional environmental information or if a further environmental determination is needed.

- A. An environmental determination will be required for Specific Plan amendments, which may result in a negative declaration or additional EIR work depending on the scope of the amendment as determined by the City.
- B. If it is determined that a development proposal will have environmental impacts not originally addressed in the project level EIR or Supplemental EIR, then additional environmental study or mitigation may be required.
- C. In cases where the certified EIR and Supplemental EIR for the Specific Plan calls for additional environmental information, this information will be provided as part of the application submittal process.