

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Antioch Business Park Project

Lead Agency: City of Antioch

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Phone Number: (925) 779-7035

Project Location: Antioch

Contra Costa

City

County

Project Description (Proposed actions, location, and/or consequences).

JMI Properties Corporation (applicant) is seeking entitlements to allow for the development of the Acorn Business Park Project (proposed project) in the City of Antioch, California. The business park could include a range of uses such as hotel, commercial/retail, office, and self-storage facilities. The 19.75-acre project site is currently undeveloped and comprised of Assessor Parcel Numbers 051-052-112 and 051 052-113. The project site would be divided into three subsections (A, B, and C). The applicant is proposing to construct the self-storage facility on Subsection B upon approval of the proposed project by the City. The applicant is seeking entitlements for Subsections A and C but will seek to market Subsections A and C for future construction by a separate developer(s).

For the proposed project to be implemented, a series of actions and approvals would be required from multiple agencies. Anticipated project approvals/actions would include, but are not limited to, the following:

- Rezone to Planned Development District (PD): City of Antioch
- Use Permit: City of Antioch
- Design Review: City of Antioch
- Vesting Tentative Map: City of Antioch
- Adoption of the Mitigated Negative Declaration: City of Antioch

Other ministerial approvals such as building permits, grading permits, and encroachment permits are also anticipated.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially significant impacts were identified and mitigated for the following resources: Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Hydrology/Water Quality, Noise, Tribal Cultural Resources, and Mandatory Findings of Significance. Potential air quality impacts can be mitigated with application of best management practices (BMPs) to control fugitive dust (Section 3.3). Potential biological resources impacts can be mitigated by conducting pre-construction surveys for nesting birds to avoid disturbance (Section 3.4). Potential cultural and tribal cultural resource impacts from construction activities would be mitigated by by conducting worker awareness training and stopping construction work in the event human remains, or subsurface cultural resources are found inadvertently (Section 3.5 and 3.18). Potential geology/soils impacts can be mitigated by incorporating the design specifications contained within the project Geotechnical Report and inadvertent discovery measure for paleontological resources (Section 3.7). Potential hydrology impacts can be mitigated with preparation of a SWPPP in compliance with NPDES requirements and implementation of BMPs (Section 3.10). Potential noise impacts related to construction activities can be mitigated with implementation of noise attenuation measures and standard construction noise reduction measures (Section 3.13). Potential transportation impacts would be mitigated by construction of a traffic signal and relocation of a driveway (Section 3.17). The Project would not contribute to a cumulatively considerable impact on the environment as all project impacts would be reduced to a less than significant level as summarized herein (Section 3.21).

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The City is not aware of any areas of known controversy.

Provide a list of the responsible or trustee agencies for the project.

- Caltrans
- Regional Water Quality Control Board
- California Department of Fish and Wildlife
- Native American Heritage Commission