

DATE: May 1, 2020

TO: Responsible Agencies, Interested Parties, and Organizations

SUBJECT: **NOTICE OF INTENT TO ADOPT AN INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR THE DELTA FAIR VILLAGE PROJECT**

The City of Antioch Community Development Department is the Lead Agency for the proposed Delta Fair Village Project (proposed project). In compliance with the California Environmental Quality Act (CEQA), an Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for the proposed project. The purpose of an IS/MND is to provide decision makers, public agencies, and the general public with an objective and informative document that facilitates a basic understanding of the proposed project and fully discloses the potential environmental effects associated with the proposed project, including direct, indirect, and cumulative environmental effects. The Applicant will use the IS/MND to obtain permits, agreements, and approvals from necessary agencies to implement the proposed project.

Project Applicant: **Gabriel Chiu**
Chiu Family LLC
1767 Garmano Way
Pleasanton, CA 94566

Project Location: The project site consists of 13.4 acres located at 3000 Delta Fair Boulevard in the City of Antioch, northeast of the intersection of Buchanan Road and Delta Fair Boulevard. State Route (SR) 4 is located approximately 500 feet to the north. The site is currently developed with three commercial buildings totaling 147,081 square feet (sf) and associated parking, known as the Delta Village Shopping Center. Surrounding existing land uses include a multi-family development to the east, commercial and retail development to the north and west, and office buildings, a church, and single-family residences to the south, across Buchanan Road.

Project Description: The proposed project would include demolition of 73,546 sf of the existing Delta Fair Village Shopping Center and development of approximately 210 multi-family residential units, which would be located in five four-story buildings above a single-story parking garage. The apartment complex would include a courtyard with a clubhouse, pool, and playground. Additionally, a new 4,174-sf retail building would be constructed on the western portion of the site. The new development would total 411,511 sf.

Implementation of the proposed project would require approval of a General Plan Amendment to redesignate the site from Regional Commercial to Mixed Use, Rezone of the site from Regional Commercial (C-3) to Planned Development (P-D), Lot Line Adjustment, and Use Permit and Design Review for the development of a new retail building and a multi-family residential development at a density of 35 dwelling units per ac within a P-D zoning district.

Potentially Significant Environmental Impacts: Potentially significant impacts related to biological resources, cultural resources, geology and soils, hydrology and water quality, air quality, noise, transportation, and tribal cultural resources were identified in the IS/MND. All impacts would be reduced to a less-than-significant level with implementation of the mitigation measures set forth in the IS/MND.

Hazardous Materials and Hazardous Waste Sites: The project site is not on any of the lists enumerated under Section 65962.5 of the Government Code as related to hazardous materials.

Public Review Period: In compliance with CEQA, the City of Antioch Community Development Department has established a 30-day public review period from **May 1 to June 1, 2020** to solicit comments and input on the IS/MND. To ensure that all environmental issues are fully identified and adequately addressed, written comments are invited from all interested parties. Written comments regarding the scope and content of information in the IS/MND should be submitted no later than **5:00 p.m. on June 1, 2020** to: **City of Antioch, Community Development Department, PO Box 5007, Antioch, CA 94531.**

Correspondence and comments regarding the scope and content of information in the Draft IS/MND may also be submitted to: Alexis Morris, Planning Manager, (925) 779-4141, email: amorris@ci.antioch.ca.us.

Document Availability: The IS/MND is available online at the web address listed below:

<https://www.antiochca.gov/community-development-department/planning-division/environmental-documents/>

Public Hearing Notice: The City of Antioch Planning Commission will publicly notice a future Public Hearing to review, and consider recommending adoption of, the IS/MND, and recommending approval of a General Plan Amendment, Rezone, Lot Line Adjustment, and Use Permit and Design Review for the above-mentioned project to the City Council.