

# 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: Leung Property Project

Lead Agency: City of Antioch

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Project Location: Antioch  
*City*

Contra Costa  
*County*

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

The project site is largely undeveloped; the only on-site development is a single-family residence in the northeastern portion of the project site off of Deer Valley Road. The undeveloped portion of the site consists of ruderal grasses and vegetation throughout. The site contains an electric utility pole, a 30-foot-wide utility pipeline and electric utility pole easement, an existing dry oil well, two existing dry gas wells, and an unpaved access road. Sand Creek, a tributary to Marsh Creek, flows west to east through the northeast portion of the site. In addition, the site contains approximately 93 trees. The project site is located within the Sand Creek Focus Area of the General Plan. The City of Antioch General Plan designates the project site as Estate and Executive Residential/Open Space and the project site is zoned Study Area (S).

The proposed project would include the abandonment of the on-site dry oil and gas wells, as well as an water well, quitclaim of the 30-foot-wide utility pipeline and an electrical utility pole easement, demolition of the on-site residence, and subdivision of the development area into 309 residential lots with 434 single-family residential units. The proposed project would also include 15,000 sf of commercial uses and amenities, including parkland and a recreation center. The proposed project would require approval of a General Plan Amendment, Planned Development Rezone, Master Development Plan, Vesting Tentative Subdivision Map, User Permit, Design Review, and Resource Management Plan.

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

The Initial Study provides an evaluation of the potential environmental impacts of the proposed project. As described in the Initial Study, all impacts related to the following issue areas could be mitigated to a less-than-significant level: biological resources; cultural resources; geology and soils; hazards and hazardous materials; hydrology and water quality; noise; and tribal cultural resources.

The Draft EIR would provide an evaluation of the potential environmental impacts of the proposed project related to air quality, greenhouse gas emissions, and transportation, and will recommend mitigation measures as appropriate.

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 of Antioch has not received comments regarding the proposed project that raise issues of concern or areas of controversy. However, areas of controversy known to the City of Antioch for similar or nearby projects include, but are not limited to, the following:

- Increases in air pollutants/greenhouse gas emissions;
- Inadequate emergency access;
- Increase in traffic/vehicle miles traveled; and
- Extensions of roadways.

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

Bay Area Air District (BAAD)  
California Department of Fish and Wildlife (CDFW)  
California Division of Safety of Dams (DSOD)  
Central Valley Regional Water Quality Control Board (CVRWQCB)  
Contra Costa County Flood Control and Water Conservation District (CCCFCWCD)  
U.S. Army Corps of Engineers (USACE)  
U.S. Fish and Wildlife Service (USFWS)