



**NOTICE OF PREPARATION OF  
DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)**

**Date:** May 22, 2008  
**To:** Responsible Agencies, and Interested Parties and Organizations  
**Subject:** Notice of Preparation (NOP) of an Environmental Impact Report (EIR)  
for the Hillcrest Station Area Specific Plan  
**Location:** City of Antioch, California

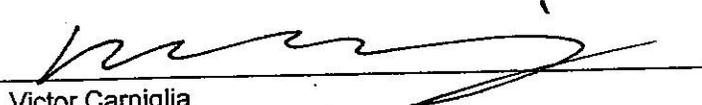
The City of Antioch is preparing a specific plan for the area surrounding the future Hillcrest eBART rail station, and has determined that an Environmental Impact Report (EIR) will be necessary pursuant to the California Environmental Quality Act (CEQA). The City of Antioch requests your input on how the specific plan may affect the environment. More specifically, input is being solicited regarding the scope and content of environmental analysis that is relevant to your respective agency's statutory/regulatory responsibilities in order to ascertain potential impacts of the proposed project.

Although specific proposals for the Hillcrest Station Area Specific Plan have not yet been determined, we are soliciting your concerns now. This will allow your input to be taken into consideration during formulation of the Specific Plan, as well as issues to be addressed in the EIR. A description of the proposed action, location map, and preliminary identification of the potential environmental effects are contained in the attached materials.

If your agency is a responsible agency as defined by Section 15381 of the State CEQA Guidelines, your agency will need to use the environmental documents prepared by the City of Antioch when considering your permit or other approval for the action.

Due to the time limits mandated by State law, your comments should be submitted by the earliest possible date, but not later than 30 days after your receipt of this notice per CEQA Guidelines Section 15082(b). Please send your written response, with the name of your agency contact person, to: Victor Carniglia, Community Development Department, P.O. Box 5007, Antioch, CA 94531-5007. Responses can also be faxed to Victor Carniglia at (925) 779-7003 or provided by email to [vcarniglia@ci.antioch.ca.us](mailto:vcarniglia@ci.antioch.ca.us).

A Scoping Meeting for the EIR will be conducted at a Planning Commission meeting held on June 18, 2008 beginning at 7:30pm. The scoping session will be held in the City Council Chambers, located at City Hall, 3<sup>rd</sup> and I Street, Antioch California. If you have questions regarding this NOP or the Scoping Meeting, you can call Victor Carniglia at (925) 779-7036.

  
Victor Carniglia  
City of Antioch

5/22/08  
Date:

## **PROJECT TITLE**

Hillcrest Station Area Specific Plan

## **LEAD AGENCY**

Community Development Department  
Planning Division  
P.O. Box 5007  
Antioch, CA 94531-5007

## **CONTACT PERSON**

Victor Carniglia  
City of Antioch  
(925) 779-7036

## **PROJECT LOCATION AND BOUNDARIES**

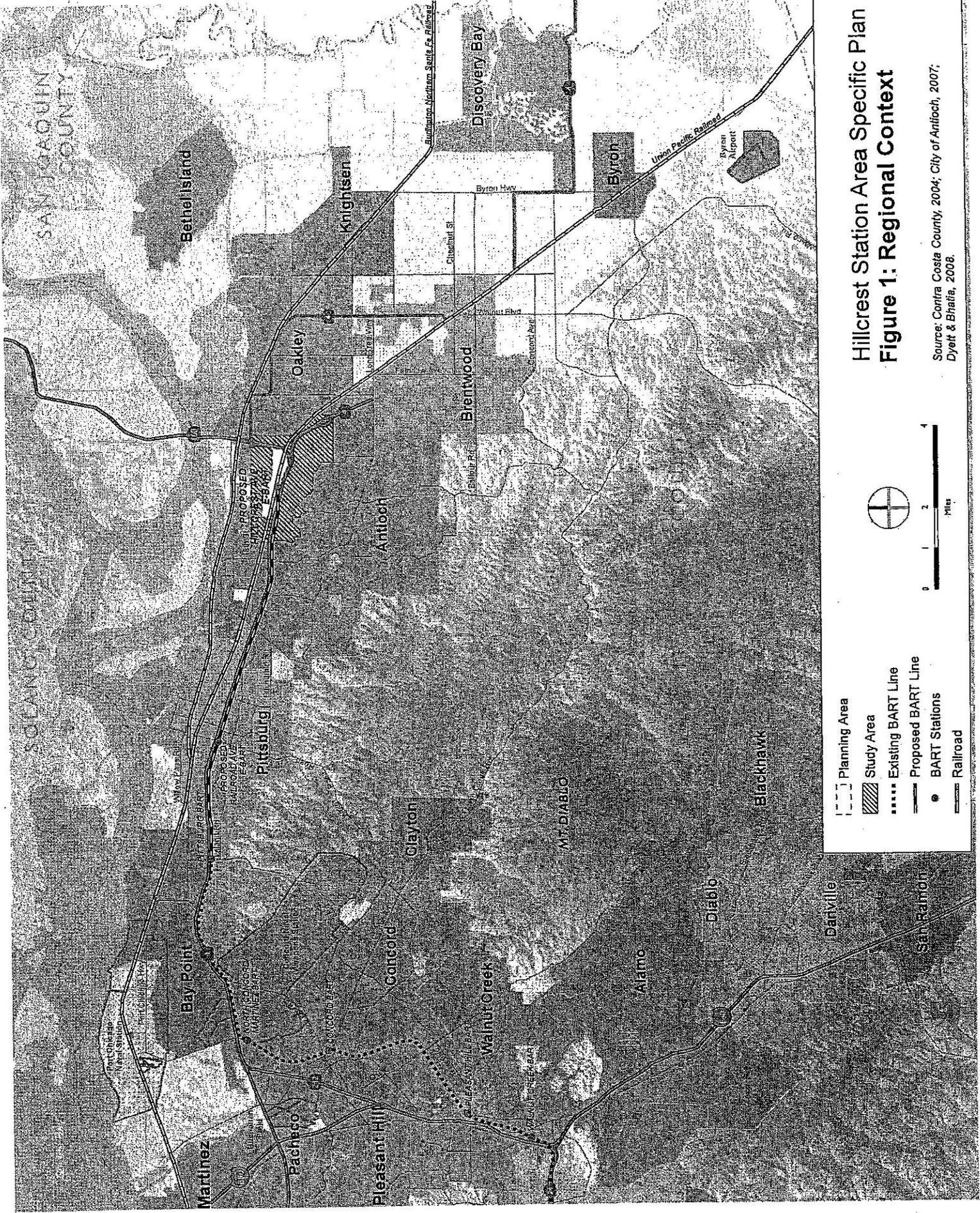
### **Location**

The Hillcrest Station Area is located in northeastern Contra Costa County, along State Route 4, near the Sacramento-San Joaquin Delta. The site is within the City of Antioch and is adjacent to the City of Oakley. The regional location of the city and the plan area are provided in Figure 1.

### **Planning Boundaries**

The Hillcrest Station area is approximately 375 acres, all within the Antioch Urban Limit Line. The Planning Area is a roughly rectangular bounded on the north by Oakley Road, on the east by State Route 160 (SR 160), on the south by State Route 4 (SR 4), and on the west by Hillcrest Avenue. The northwest corner of the site is occupied by the PG&E Hillcrest Yard and Substation (70 acres), and the southwest corner is the BART park-and-ride facility (5.2 acres). Figure 2 shows the Planning Area boundaries.

A larger Study Area has also been defined in order to evaluate circulation and access to the site and to the future eBART station. This area encompasses the major roads that will be used to access the Planning Area, including roads in the City of Oakley. The Study Area is roughly bounded by Laurel Road, Hillcrest Avenue, and Davidson Road on the south, Neroly Road on the east, Cavallo Road on the west, and East 18<sup>th</sup> on the north.



- Planning Area
- Study Area
- Existing BART Line
- Proposed BART Line
- BART Stations
- Railroad



Hillcrest Station Area Specific Plan  
**Figure 1: Regional Context**

Source: Contra Costa County, 2004; City of Antioch, 2007;  
 Dyeit & Bhatia, 2008.



## DESCRIPTION OF PROJECT

The Hillcrest Station Area Specific Plan will serve as the land use regulatory document that will govern the development of the roughly 375 acre station area site along Highway 4 and State Route 160 (Highway 160) in Northeast Antioch. It will also meet the requirements of a Ridership Development Plan (RDP) as required by BART (Bay Area Rapid Transit) and the Metropolitan Transportation Commission (MTC) for evaluation and construction of the eBART line.

The final eBART station location has not been defined. Three locations are being evaluated by BART and through this Specific Plan process. The Median Station Alternative shows the eBART station platform within the median of Highway 4, east of the Hillcrest Interchange and south the Planning Area. This is the station location that is funded within the existing eBART project. The Northside West Station Alternative shows the eBART alignment and station platform out of the median adjacent to the Union Pacific Mococo Line right-of-way (UP ROW). The station would be north of SR 4 and approximately 0.7 miles east of Hillcrest Avenue, southwest of Viera Avenue. The Northside East Station Alternative shows eBART alignment and station platform adjacent to the UP ROW. The station would be in the immediate vicinity of a proposed Phillips Lane extension and its interchange with SR 4, approximately 1.45 miles east of Hillcrest Avenue.

The Planning Area is primarily vacant at this time. A large portion of it is characterized by wetlands and stormwater detention basins along East Antioch Creek. There are some existing industrial uses, including a car towing and storage yard and metal smelting.

The Hillcrest Station Area Specific Plan will include a preferred land use, circulation, and infrastructure plans for each of the three alternative station locations. The plan will consist of background information, goals, and policies which will enable the City of Antioch to support the development of a transit village including a mix of residential, retail, and office uses. The draft goals of the Hillcrest Station Area Specific Plan are to establish land use, circulation, and infrastructure plans which:

- Establish a signature area of Antioch with high quality development and dynamic pedestrian areas that add to the quality of life of the city.
- Allow new employment uses that add quality jobs and improve the City's job/housing balance.
- Create a transit village residential neighborhood, with a variety of high density housing types.
- Allow retail uses that can take advantage of the freeway visibility.
- Generate adequate transit ridership to support the public investment in eBART.
- Serve projected increases in traffic, and minimize impacts on regional highway facilities.
- Enhance the fiscal stability of the City.
- Enhance multi-modal access and connectivity for pedestrians, bicyclists, automobile drivers, bus, and eBART passengers.

- Provide appropriate protection for sensitive natural features of the Planning Area.
- Ensure that the Plan and the land uses are well integrated with the surrounding neighborhoods.

An essential component of the process is a comprehensive public participation program consisting of community workshops and meetings, interviews and a workshop with key stakeholders such as property and business owners, and presentations to the City Council and Planning Commission.

### **SURROUNDING LAND USES AND SETTING:**

Immediately surrounding the Planning Area are the Highway 4 and Highway 160 corridors, residential neighborhoods, agricultural uses, a church, cemeteries, and office uses. There are three neighborhoods parks in nearby residential areas.

### **GENERAL PLAN DESIGNATIONS**

The Antioch General Plan was updated in 2003. The Planning Area encompasses the majority of the SR 4 Industrial Frontage Focus Area identified in the General Plan. The majority of the Planning Area (64 percent) is designated as Business Park. Less than 20 percent is designated as Transit-Oriented Development. Revised land use designations will be considered as part of the Hillcrest Station Area Specific Plan.

### **ZONING**

The City's Zoning Code implements the General Plan land use designations within the Hillcrest Station Area Specific Plan boundaries. The majority of the Planning Area, 57 percent, has been zoned as Planned Development. Approximately 25 percent of the area is designated as Light Industrial and another 19 percent is Planned Business Center.

Amendments will be required to make the zoning consistent with the specific plan land use regulations and to implement some of the new development and design directives. The specific nature of the zoning amendments will be determined after the draft Hillcrest Station Area Specific Plan has been prepared.

### **OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED**

No other public agency is required to approve the Hillcrest Transit Area Specific Plan. However, development under the Plan may require approval of State, federal, and other responsible trustee agencies that may rely on the EIR for information relative to their area of expertise and jurisdiction.

## POTENTIAL ENVIRONMENTAL IMPACTS TO BE CONSIDERED

The EIR will address the following environmental issues:

- Aesthetics & Visual Resources;
- Air Quality;
- Biological Resources;
- Circulation & Traffic;
- Climate Change
- Cultural Resources;
- Geologic & Seismic Hazards;
- Hazardous Materials & Wildland Fires;
- Hydrology & Water Resources;
- Land Use & Population;
- Noise;
- Parks, Recreation & Open Space;
- Public Services; and,
- Utilities.

In accordance with Section 16060(d) of the CEQA Guidelines, an Initial Study was not prepared for the project because it was determined that an EIR would clearly be required in light of the fact that development projects resulting from Specific Plan implementation will potentially result in environmental impacts. A program EIR will be prepared for the specific plan, analyzing impacts of development on an area-wide basis.

In addition to the potential environmental effects listed above, the EIR will evaluate potential cumulative effects of the proposed Hillcrest Station Area Specific Plan. The No Project alternative would evaluate the impacts resulting from continued implementation of existing plans, policies and regulations which govern the City. As appropriate, other alternatives which would avoid or lessen environmental effects related to the proposed Hillcrest Station Area Specific Plan will be discussed.

For individual development projects proposed under the future specific plan, initial studies will need to be prepared to assess potential impacts specific to the projects, and determine what further environmental review may be required.