

1 **3.10 LAND USE AND PLANNING**

LAND USE AND PLANNING – Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2 **3.10.1 Environmental Setting**

3 The City of Antioch General Plan land use designation and zoning designation of the  
 4 GP Plant site (including the wharf) are General Industrial and M-2 (Heavy Industrial),  
 5 respectively (City of Antioch 2003). These designations permit the existing wharf and  
 6 industrial uses.

7 Surrounding land uses include commercial facilities and a bus storage and maintenance  
 8 garage directly south of the site. On the western and eastern borders of the Plant site –  
 9 from the shoreline on the north side up to Wilbur Avenue on the south side - are two  
 10 units of the Antioch Dunes National Wildlife Refuge. A Pacific Gas & Electric utility  
 11 corridor runs along the eastern property line, between the Plant and the Refuge.

12 Land uses within 0.25 to 0.5 mile of the Project site consist of mixed-use commercial  
 13 facilities and some residential development on the south side of Wilbur Avenue, to the  
 14 south and southwest of the Plant. An area of single-family residences, the nearest  
 15 located about 1,800 feet to the south of the industrial and commercial area, occurs  
 16 along Wilbur Avenue.

17 **3.10.2 Regulatory Setting**

18 No Federal or State laws and regulations pertaining to this issue area and relevant to  
 19 the Project have been identified.

20 The Project site is within an area of Contra Costa County that was annexed by the city  
 21 of Antioch in 2013; therefore, the pertinent local goals, policies, and/or regulations  
 22 applicable to this issue area lie with the City.

1 The Land Use Element of the City of Antioch General Plan (Chapter 4) contains the  
2 following goals, policies, and measures that are relevant to and consistent with the  
3 proposed Project (City of Antioch 2003):

4 *The General Plan promotes expansion of the local employment base and*  
5 *achievement of a balance between local employment and housing. The Land Use*  
6 *Element provides for a wide variety of office based and industrial employment,*  
7 *including heavier industrial uses along the San Joaquin River, rail-served industries,*  
8 *light industrial uses, commercial services, and retail businesses, and mixed use*  
9 *business and office parks. Specific applicable policies include:*

- 10 • *Focus the use of employment-generating lands on high-employment-*  
11 *generating uses (e.g., office environments, manufacturing and assembly)*  
12 *(Policy 4.4.4.1 a)*
- 13 • *Provide an appropriate mix of employment generating uses. (Policy 4.4.4.1 b)*
- 14 • *Take advantage of existing rail facilities...by permitting the development of*  
15 *rail-served industrial uses (Policy 4.4.4.1 c)*
- 16 • *Ensure appropriate separation and buffering of manufacturing and industrial*  
17 *uses from residential land uses (Policy 4.4.4.1 d)*
- 18 • *All manufacturing uses shall be adequately screened to reduce glare, noise,*  
19 *dust, and vibration (Policy 4.4.4.1 e)*

### 20 **3.10.3 Impact Analysis**

#### 21 ***a) Physically divide an established community?***

22 **No Impact.** The Project would rehabilitate an existing industrial wharf located 90 feet  
23 offshore in the San Joaquin River. Construction of the Project would not physically abut  
24 to any upland residential area, nor would it divide an established community; therefore,  
25 there would be no impact.

#### 26 ***b) Conflict with any applicable land use plan, policy, or regulation of an agency*** 27 ***with jurisdiction over the Project (including, but not limited to the general plan,*** 28 ***specific plan, local coastal program, or zoning ordinance) adopted for the*** 29 ***purpose of avoiding or mitigating an environmental effect?***

30 **No Impact.** The operation of the Plant and its wharf (where incoming shipments of raw  
31 material are received) is in conformance with the permitted uses of General  
32 Industrial/Manufacturing and assembly (M-1) section of the city of Antioch zoning  
33 ordinance as well as the General Plan's General Industrial designation and applicable  
34 policies identified above. The purpose of the Project is to meet current marine terminal  
35 engineering standards. Thus, this Project is not in conflict with the city of Antioch's land  
36 use plan for the area and there would be no impact.

1 **c) Conflict with any applicable habitat conservation plan or natural community**  
2 **conservation plan?**

3 **No Impact.** Due to annexation by the City of Antioch in 2013, the GP Antioch Plant and  
4 wharf upgrade Project site do not fall within the boundaries of the East Contra Costa  
5 County Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP),  
6 and are therefore not subject to its provisions. In addition, none of the Project activities  
7 or the resulting rehabilitated wharf structure would conflict with the provisions of the  
8 HCP/NCCP. Therefore, there would be no impact.

9 **3.10.4 Mitigation Summary**

10 The Project would not result in significant impacts to Land Use and Planning; therefore,  
11 no mitigation is required.