



NOTICE OF AVAILABILITY OF THE RANCH PROJECT DRAFT ENVIRONMENTAL IMPACT REPORT

SCH #2019060012

DATE: March 20, 2020
TO: State Clearinghouse, Responsible Agencies, and Interested Parties
FROM: Alexis Morris, Planning Manager, City of Antioch
SUBJECT: Notice of Availability of The Ranch Project Draft EIR

NOTICE IS HEREBY GIVEN that the City of Antioch, as Lead Agency, has completed a Draft Environmental Impact Report (Draft EIR) for The Ranch Project.

PROJECT LOCATION: The project is located in the southeastern portion of the City of Antioch, in eastern Contra Costa County. The project site is located within the Sand Creek Focus Area of the General Plan and is surrounded by a single-family residential subdivision to the north, undeveloped land to the south, Deer Valley Road and Kaiser Permanente Antioch Medical Center to the east, and undeveloped land and Empire Mine Road to the west.

PROJECT DESCRIPTION: The applicant proposes to amend the City of Antioch General Plan and Zoning Code to allow for 1,177 single family residential units of various densities and including age-restricted housing, a 5.00-acre village center with commercial, office, and retail space, and 3.00 acres of public use facilities, including a new fire station, as well as a trail staging area. The project also includes 22.50 acres of public parks and landscaped areas, 229.50 acres of public open space including trails, and 38.00 acres of roadway improvements. The project could be constructed in phases, broken down into Phase 1A and Phase 1B; Phase 2; and Phase 3.

Although the West Sand Creek Tree, Hillside, and Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative (West Sand Creek Initiative) was invalidated on November 21, 2019, the applicant seeks approval of the same General Plan and Zoning Code amendments proposed under the West Sand Creek Initiative.

The proposed project includes the following requested entitlements:

- *EIR Certification* by City Council.
- *General Plan Amendments:*
 - Map and text amendments to the Land Use Element to change the existing underlying land use designation of the project site from Golf Course Community/Senior Housing/Open Space, Hillside and Estate Residential, and Public/Quasi Public to Restricted Development Area (which would allow for Rural Residential, Agriculture, Open Space) and to Limited Development Area (which would allow for Estate Residential; Low Density Residential; Medium Low Density Residential; Medium Density Residential; Convenience Commercial; Mixed Use; Public/Quasi Public; and

- Open Space).
- Map and text amendments to the Circulation Element to reflect the proposed construction and realignment of Sand Creek Road.
- Text amendment to the Housing Element to reflect changes related to Executive Housing.
- *Zoning Code Text and Map Amendments.* The project requires text amendments to rezone from the current zoning, Study Area (S), to Planned Development (PD). The PD would include special development standards for the project.
- *Planned Development District Development Standards.* The development standards would serve as a guide for development within the Planned Development District.
- *Master Development Plan.* The master development plan would supplement the development standards and outlines the layout of the proposed project.
- *Design Guidelines.* The Design Guidelines would supplement the proposed development standards and serve as a checklist for design review requirements for future builders.
- *Resource Management Plan.* Pursuant to section 4.4.6.7(b)(x) of the City of Antioch General Plan, the applicant has prepared a Resource Management Plan for consideration by the City.
- *Development Agreement.* The Development Agreement provides the City with benefits the City would not otherwise be entitled to in exchange for assurances for the Applicant that the proposed project can be developed in compliance with the local rules and regulations in effect at the time of submittal by the Applicant.

In addition, the proposed project may require the following discretionary entitlements from the City of Antioch in the future:

- *Large Lot Parcel Map:* This map would split the project site up into up to five parcels.
- *Tentative Subdivision Map(s):* A tentative subdivision map identifies lot lines, easements, roadways, and phasing, among other things.
- *Conditional Use Permit(s)*
- *Design Review:* Each individual tentative map will be processed with design review to ensure compliance with the Design Guidelines.

In addition, the proposed project would require the following ministerial entitlements from the City of Antioch in the future:

- *Demolition Permits*
- *Grading Permits*
- *Building Permits*

HAZARDOUS WASTE SITES: The proposed project is not located on any hazardous waste sites lists enumerated under Section 65965.5 of the Government Code.

SIGNIFICANT ANTICIPATED ENVIRONMENTAL EFFECTS: The Draft EIR provides an evaluation of potentially significant environmental impacts of the proposed project and recommends mitigation measures to reduce impacts. The project would result in potentially significant and significant unavoidable impacts in the following impact areas:

- Aesthetics;
- Air Quality;
- Biological Resources;
- Cultural and Tribal Resources;
- Geology and Soils;
- Greenhouse Gas Emissions;

- Hazards;
- Noise;
- Public Services and Recreation; and
- Transportation.

DOCUMENT AVAILABILITY: Copies of the Draft EIR are available for review Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m., at the City of Antioch, Community Development Department, second floor of City Hall located at Third and “H” Streets, Antioch, California except on specified holidays. A copy is also available for review during normal library hours at the Antioch Public Library located at 501 West 18th Street, Antioch, California. The Draft EIR is also available online at:

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

PUBLIC REVIEW TIMELINE: The 45-day public review period for the Draft EIR begins **March 20, 2020** and ends **May 4, 2020**. The City must receive all written comments within this time period. Written comments may be submitted to the attention of Alexis Morris, City of Antioch Community Development Department at the following:

City of Antioch
P.O. Box 5007
Antioch, California 94531-5007
Email: amorris@ci.antioch.ca.us
Fax: 925-779-7034

QUESTIONS: If you have any questions about this project, please contact Alexis Morris, City of Antioch Community Development Department by phone at 925-779-7035 or by email at amorris@ci.antioch.ca.us.