

**NOTICE OF DETERMINATION**

To: Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

From: City of Antioch  
P.O. Box 5007  
Antioch, CA 94531-5007  
Attn: Alexis Morris, Planning Manager  
Phone: (925) 779-6141

To: Contra Costa County Clerk  
555 Escobar Street  
Martinez, CA 94553

**SUBJECT:** Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code (State Clearinghouse Number: 2019060012)

**Project Title:** The Ranch Project

**Project Applicant:** Richland Planned Communities, Inc., 3161 Michelson Drive, Ste 425, Irvine, CA 92612 (949) 261-7010

**Project Location:** The project site is located in the City of Antioch, County of Contra Costa, within the Sand Creek Focus Area of the City’s General Plan. The project site 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 project consists of a master planned residential community consisting of 1,177 residential units over 253.50 acres on a 551.50-acre site, including Low Density (LD), Medium Density (MD), and Age Restricted (AR) units; a 5.00-acre Village Center consisting of commercial, office, and retail space; 3.00 acres of public services facilities, including a new fire station site and a trail staging area; approximately 22.50 acres of public parks and landscaped areas; 229.50 of open space, including trails; and 38.00 acres of on-site roadway improvements, as well as offsite road improvements to Deer Valley Road and Sand Creek Road (to the east). Project entitlements include General Plan Amendments (map, text, Circulation Element, Housing Element), Rezone, Master Development Plan, Design Review to adopt Design Guidelines, Resource Management Plan, and Development Agreement (GP-20-01, MDP-20-01).

This Notice of Determination is to advise that the City of Antioch approved the above-described project on July 28, 2020, and made the following determinations pursuant to the provisions of CEQA:

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this project.
3. Mitigation measures were made a condition of approval of this project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. Findings were made pursuant to CEQA Guidelines section 15091.
6. A Statement of Overriding Consideration was adopted for this project pursuant to CEQA Guidelines section 15093.

On August 11, 2020, the City Council conducted second readings of the Development Agreement and Rezone ordinances pursuant to Government Code section 36934. This is to certify that the EIR and record of project approval is available to the General Public at the City of Antioch, Community Development Department, Third and “H” Streets, Antioch, CA 94531-5007.



\_\_\_\_\_  
Signature (Public Agency)

\_\_\_\_\_  
Planning Manager  
Title

\_\_\_\_\_  
August 13, 2020  
Date

\_\_\_\_\_  
Date Received for Filing at OPR

# Project Location Map

