



**NOTICE OF AVAILABILITY**  
**OF THE ALBERS RANCH PROJECT**  
**DRAFT ENVIRONMENTAL IMPACT REPORT**  
**SCH #2021100264**

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**DATE:** July 7, 2023  
**TO:** Responsible Agencies and Interested Parties  
**FROM:** Kevin Scudero, Senior Planner, City of Antioch  
**SUBJECT:** Notice of Availability of Albers Ranch Project Draft EIR

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

**PROJECT LOCATION:** The 96.5-acre site, identified by Assessor’s Parcels Numbers (APNs) 057-042-006 and 057-050-021, is located east of the Deer Valley Road/Deer Hill Lane intersection in the City of Antioch. The site is currently undeveloped, consisting primarily of non-native vegetation. Sand Creek, a tributary to Marsh Creek, is located along the northern border of the site and a reach of Sand Creek extends through the western portion of the project site. The City of Antioch/Contra Costa County line borders the site to the south. The project site is situated within the Sand Creek Focus Area of the General Plan. The majority of the site is designated Hillside, Estate and Executive Residential/Open Space by the City’s General Plan, while the western portion of the site, alongside Deer Valley Road, is designated Commercial/Open Space. The site is zoned Study District.

**PROJECT DESCRIPTION:** The proposed project would include development of a single-family residential subdivision with 294 units, as well as recreational amenities and associated improvements. The proposed project would also include future development of an assisted living facility and neighborhood commercial development upon issuance of a Conditional Use Permit (CUP). Development of the single-family residential subdivision, assisted living facility, and neighborhood commercial land uses, including proposed roadways, would total approximately 47.4 acres. The remaining 49.1 acres of the site would be retained as open space. The proposed project would require the City’s approval of the following:

- General Plan Amendment. The proposed project would require approval of a General Plan text and map amendment to the Sand Creek Focus Area of the General Plan to change the land use designations of the site from Hillside, Estate and Executive Residential/Open Space and Commercial/Open Space to Medium Low Density Residential/Open Space and Commercial/Open Space. A text amendment to the Sand Creek Focus Area of the General Plan would also be required to add the Albers Ranch Sub Area to the Sand Creek Focus Area.
- Master Development Plan/Rezone/Development Agreement. The proposed project would require a rezone from Study District to HPD. HPD would include development standards for the project. The Development Agreement would allow the City and the applicant to enter into an agreement to assure the City that the proposed project would be completed in compliance with the plans submitted by the applicant, and assure the applicant of vested rights to develop the project.
- Vesting Tentative Map. The proposed project would require approval of a Vesting Tentative Map for the subdivision of the project site into multiple parcels to accommodate 294 single-family residential units, a parcel for a potential future assisted living facility and neighborhood commercial land uses, and recreation, parks, and open space.
- Resource Management Plan. Pursuant to Section 4.4.6.7(t) of the City of Antioch General Plan, the applicant will prepare a Resource Management Plan for City approval.



In addition to approvals from the City of Antioch, the proposed project the proposed project may require approvals/permits from the following State, federal, or local agencies:

- Bay Area Air Quality Management District (BAAQMD);
- California Department of Fish and Wildlife (CDFW);
- California Division of Safety of Dams (DSOD);
- Central Valley Regional Water Quality Control Board (RWQCB);
- Contra Costa County Flood Control District (CCCFCD);
- U.S. Army Corps of Engineers (USACE); and
- U.S. Fish and Wildlife Service (USFWS).

**PROJECT APPLICANT:** Lucia Albers; Hillside Group, LLC; P.O. Box 458; Brentwood, California 94513

**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 the potential environmental impacts of the proposed project related to air quality and greenhouse gas emissions and transportation and recommends mitigation measures to reduce impacts. As described in the Draft EIR, while most impacts could be mitigated to less-than-significant levels through mitigation measures incorporated into the Draft EIR, some impacts related to air quality and greenhouse gas emissions and transportation have been determined to remain significant and unavoidable, even with implementation of the mitigation measures set forth in the Draft EIR.

**DOCUMENT AVAILABILITY:** The Draft EIR is available for review 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 July 7, 2023 and ends August 21, 2023. All comments on the Draft EIR must be received no later than **5:00 PM on August 21, 2023**. The City must receive all written comments within this time period. Written comments may be submitted to the attention of Kevin Scudero, City of Antioch Community Development Department, at the following:

City of Antioch  
P.O. Box 5007  
Antioch, CA 94531-5007

Email: [KScudero@antiochca.gov](mailto:KScudero@antiochca.gov)  
Fax: (925) 779-7034

**PUBLIC HEARING:** No public meetings or hearings are currently scheduled on the proposed project. The City will provide public notice prior to any such meetings or hearings.

**QUESTIONS:** If you have any questions about this project, please contact Kevin Scudero, City of Antioch Community Development Department, at (925) 779-6133 or [KScudero@antiochca.gov](mailto:KScudero@antiochca.gov).