Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021100264

Project Title: Albers Ranch Project

Lead Agency: City of Antioch

Contact Name: Kevin Scudero

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Project Location: Antioch (*City*) Contra Costa (*County*)

Project Decription (Proposed actions, location, and/or consequences).

The 96.5-acre site, located east of the Deer Valley Road/Deer Hill Lane intersection in the City of Antioch, is currently undeveloped, consisting primarily 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.

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 project would require City approval of a General Plan Amendment, Master Development Plan/Rezone, Development Agreement, Vesting Tentative Map (VTM), and Resource Management Plan.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Initial Study prepared for the proposed project identified a number of impacts as less than significant with implementation of mitigation measures, including in the following issue areas: Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Tribal Cultural Resources, and Mandatory Findings of Significance. Implementation of the mitigation measures set forth in the Initial Study would be sufficient to reduce impacts to less-than-significant levels.

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.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The City of Antioch has received comments regarding the proposed project that raise issues of concern or areas of controversy related to the following:

• Provision of a Transportation Demand Management (TDM) Program to reduce GHG emissions and VMT.
• Increase in VMT.
• Safe access to the site and to transit facilities for pedestrians, bicyclists, travelers with disabilities, and transit users.
• Access to transit connections, types of transit connections, and connection between project site and nearby activity centers.
• Potential for stream and channel erosion due to increased runoff.
• Adequacy of storm drain facilities on-site to avoid diversion of the watershed.
• Downstream impacts to drainage areas and impacts on the capacity of State facilities due to increased water flow.
• Impacts of the project's runoff due to the increase in duration of flows and the effect on creeks and channels downstream of the project site.
• Effects on and capacity of existing natural watercourses, such as Sand Creek, and the nearby CCCFCD Basins.
• Potential for the presence of tribal cultural resources to be discovered on the project site.

Provide a list of the responsible or trustee agencies for the project.

Bay Area Air Quality Management District
California Department of Fish and Wildlife
California Division of Safety of Dams
Central Valley Regional Water Quality Control Board
Contra Costa County Flood Control and Water Conservation District
U.S. Army Corps of Engineers
U.S. Fish and Wildlife Service
Contra Costa County Transportation Authority
Contra Costa County Fire Protection District