

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2021100264

Project Title: Albers Ranch Project

Lead Agency: City of Antioch, Community Development Department Contact Person: Kevin Scudero, Senior Planner
 Street Address: P.O. Box 5007 Phone: (925) 779-6159
 City: Antioch Zip: 94531 County: Contra Costa

Project Location: County: Contra Costa City/Nearest Community: Antioch
 Cross Streets: Deer Valley Road/Deer Hill Lane Zip code: 94531
 Lat/Long: 37 ° 56 ' 39.92 " N/ 121 ° 46 ' 22.71 " W Total Acres: 96.5
 Assessor's Parcel No. 057-042-006, 057-050-021 Section: 8 Twp: 1N Range: 2E Base: MDBM
 Within 2 miles: State Hwy#: 4 Waterways: Sand Creek
 Airports: N/A Railways: N/A Schools: Dozier-Libbey Medical High, Heritage Baptist Academy, Golden Hills Christian, Pioneer Elementary, Black Diamond Middle, Deer Valley High Loma Vista Elementary School

Document Type:

CEQA: NOP Draft EIR **NEPA:** NOI **Other:** Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Development Agreement, Resource Management Plan

Development Type:

Residential: Units 294 Acres 31.2 Water Facilities: Type MGD
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type Private Streets, EVA
 Commercial: Sq.ft. 40,000 Acres 1.3 Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type MW
 Educational _____ Waste Treatment: Type MGD
 Recreational Parks, Open Space Hazardous Waste: Type _____
 Other: 150-bed Assisted Living Facility; 1.7-acres

Project Issues That May Have A Significant Or Potentially Significant Impact:

Aesthetic/Visual Fiscal Public Services/Facilities Traffic/Circulation
 Agricultural Land/Forest Flood Plain/Flooding Recreation/Parks Vegetation
 Air Quality Forest Land/Fire Hazard Schools/Universities Water Quality
 Archeological/Historical Geologic/Seismic Septic Systems Water Supply/Groundwater
 Biological Resources Greenhouse Gas Emissions Sewer Capacity Wetland/Riparian
 Coastal Zone Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Drainage/Absorption Noise Solid Waste Land Use
 Economic/Jobs Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Other: _____

Present Land Use/Zoning/General Plan Designation: The project site is currently undeveloped, consisting primarily of non-native vegetation. 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 project would require City approval of a General Plan Amendment, Master Development Plan/Rezone, Development Agreement, Vesting Tentative Map (VTM), and Resource Management Plan.

Reviewing Agencies Checklist


Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>4</u> | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>5S</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling & Recovery, |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Department of |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> S.F. Bay Conservation & Development |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input checked="" type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Fish & Wildlife Region # <u>3</u> | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Forestry & Fire Protection, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input checked="" type="checkbox"/> Housing & Community Development | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | Other: _____ |

Local Public Review Period

Starting Date 12/13/23 Ending Date 12/26/23

Lead Agency: <u>City of Antioch</u>	Applicant: <u>Hillside Group, LLC</u>
Consulting Firm: <u>Raney Planning & Management, Inc.</u>	Address: <u>P.O. Box 458</u>
Address: <u>1501 Sports Drive</u>	City/State/Zip: <u>Brentwood, California 94513</u>
City/State/Zip: <u>Sacramento, CA 95834</u>	Phone: (<u>925</u>) <u>779-0397</u>
Contact: <u>Angela DaRosa</u>	
Phone: (<u>916</u>) <u>372-6100</u>	

Signature of Lead Agency Representative:  Date: 12/12/23

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.