

NOTICE OF DETERMINATION

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

From Lead Agency: City of Antioch
P.O Box 5007
Antioch, CA 94531
Zoe Merideth, Planning Manager
zmerideth@antiochca.gov
(925) 779-6159

Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

Project Title: Albers Ranch Project

Project Applicant: Lucia Albers
P.O. Box 458
Brentwood, CA 94513
(925) 779-0397

Project Location: The 96.5-acre site, identified by Assessor’s Parcel 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 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 the 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.

It should be noted that the project site is not included on any of the lists of sites enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites.

This Notice of Determination is to advise that the City of Antioch (Lead Agency) approved the second reading of the ordinance for the above-described project on February 11, 2025 and has made the following determinations regarding the above-described project:

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA;
3. Mitigation Measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was adopted for this project.
6. Findings were made, pursuant to the provisions of CEQA.

This is to certify that the Environmental Impact Report and record of project approval is available to the General Public at City of Antioch Community Development Department, Third and “H” Streets, Antioch, CA 94531.

Zoe Merideth

Signature (Lead Agency)

Planning Manager
Title

February 13, 2025

Date

Project Location Map

