



PLANNING COMMISSION NOTICE OF PUBLIC HEARING
Wednesday, May 17, 2023, 6:30 PM, City Council Chambers
Antioch City Hall 200 H St., Antioch, CA 94509
[Antiochca.gov/pcmeetings](https://antiochca.gov/pcmeetings)

Project Name: The Ranch (PD-21-04)

Location: West of Deer Valley Road, South of Mammoth Way/ APNs: 057-010-002, 057-010-003, and 057-021-003

Description: The applicant, Richland Planned Communities, Inc. is requesting the following entitlements for Phase IA of The Ranch Project:

1. *Planned Development Guidelines Amendment.* The Planned Development Guidelines Amendment alters the lot width and rear and side setbacks of the rear center lot of the T-Court Clusters and allows for a 2-foot encroachment of attached patio covers into setbacks.
2. *Development Agreement Amendment.* The proposed Development Agreement Amendment modifies the proposed trail systems in order to reserve more space for conservation. Trails will more closely border the development and will include different amenities such as picnic tables and signage.
3. *Vesting Tentative Subdivision Maps.* The proposed project requires approval of a Large Lot Vesting Tentative Subdivision Map to allow for the division of The Ranch Project site into four lots. Phase I development would occur on Lots 1 and 2, in the eastern portion of The Ranch Project site. Approval of the Small Lot Tentative Subdivision Map would divide the Phase I area into 440 residential lots, a mixed-use component, a fire station, 6.6 acres of parkland, stormwater detention areas, and an internal roadway network.
4. *Use Permit.* The project requires the approval of a Use Permit to allow for the development of the proposed uses within the Phase I area of The Ranch Project site.
5. *Design Review.* The proposed project requires Design Review to authorize the proposed building conceptual architecture, landscaping, and site design of the residential community and to ensure consistency with the City of Antioch's General Plan, Zoning Ordinance design policies and criteria, and Citywide Design Guidelines.

CEQA: Environmental Impact Report for The Ranch Project was approved by the Antioch City Council in July 2020

Staff Contact: Kevin Scudero, (925) 779-6133, email: KScudero@antiochca.gov

For More Information: The agenda for this meeting and staff report for this project will be available 3 days before the meeting. Information can be accessed online at: [Antiochca.gov/pcmeetings](https://antiochca.gov/pcmeetings)

Public Comment

- **Prior to 3:00pm the day of the meeting:** Written comments may be sent to Community Development Department, City Hall, 200 "H" Street (P. O. Box 5007) or submitted electronically to the Secretary to the Planning Commission at: planning@ci.antioch.ca.us

All comments received before 3:00 pm the day of the meeting will be provided to the Planning Commissioners before the meeting and entered into the public record. Please indicate the agenda item and title in your email subject line.

- **In Person:** Fill out a Speaker Request Form, available near the entrance doors, and place it in the Speaker Card Tray before the item begins.

Notice Concerning Legal Rights: Pursuant to Government Code Section 65009, if you challenge a decision of the City in court, you may be limited to raising only those issues you or someone else raised at a public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing.

Accessibility: In accordance with the Americans with Disabilities Act and California law, the City of Antioch offers its public programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at the number or email address below at least 72 hours prior to the meeting or when you desire to receive services. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. The City's ADA Coordinator can be reached @ Phone: (925) 779-6950 and e-mail: publicworks@ci.antioch.ca.us