



DATE: October 15, 2021

TO: Responsible Agencies, Interested Parties, and Organizations

SUBJECT: **NOTICE OF PUBLIC REVIEW PERIOD AND PUBLIC SCOPING MEETING FOR THE ALBERS RANCH PROJECT NOTICE OF PREPARATION**

The City of Antioch Community Development Department is the Lead Agency for the proposed Albers Ranch Project (proposed project). In compliance with the California Environmental Quality Act (CEQA), a Notice of Preparation (NOP) has been prepared to notify responsible agencies, interested parties, and organizations that the City of Antioch plans to prepare an Environmental Impact Report (EIR) for the proposed project. The NOP is available online at: antiochca.gov/environmentaldocs

PROJECT SUMMARY:

The 96.5-acre site, is located east of the Deer Valley Road/Deer Hill Lane intersection, and is currently undeveloped, consisting primarily of dry-farmed wheat, regularly disked, with native grassland areas. Sand Creek is located along the northern border of the site and the City of Antioch/Contra Costa County line borders the site to the south.

The proposed project would include a multi-generational 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. Project development 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 the following: General Plan Amendment, Master Development Plan/Rezone, Development Agreement, and Vesting Tentative Subdivision Map.

PUBLIC REVIEW PERIOD:

The 30-day public review period for the NOP is from **October 15 to November 15, 2021**. Written comments regarding the scope of the EIR are invited from all interested parties and should be submitted no later than **5:00 PM on November 15, 2021** to: City of Antioch, Community Development Department, PO Box 5007, Antioch, CA 94531. Correspondence and comments may also be submitted to: Forrest Ebbs, Community Development Director, (925) 779-6159, email: planning@antiochca.gov

PUBLIC SCOPING MEETING:

A public scoping meeting will be held by the City to inform interested parties about the proposed project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. Because of current COVID-19 health emergency, the scoping meeting will be conducted as a teleconference meeting (no physical location).

<p style="text-align: center;">EIR Scoping Meeting on the Albers Ranch Project Thursday October 28, 2021 3:00 PM Teleconference Meeting (Online only – No physical location) Zoom: https://us06web.zoom.us/j/81367078075 Phone: (669) 900-6833 Webinar ID: 813 6707 8075</p>

If you have any specific questions concerning the proposed project, you may contact Forrest Ebbs, the City staff person responsible for reviewing the proposed project, (925) 779-6159, or email: planning@antiochca.gov