

## CHAPTER 2: PROJECT DESCRIPTION

Richland Planned Communities (project Applicant), proposes to build a master planned community consisting of Low Density Residential, Medium Density Residential, Public Use, Parks, Open Space, Village Center land uses and infrastructure on a 551.50-acre site within the western Sand Creek Focus Area<sup>1</sup> in the City of Antioch, Contra Costa County.

The purpose of this Draft Environmental Impact Report (Draft EIR) is to identify potential environmental impacts of The Ranch Project (referred to herein as the proposed project) within the City of Antioch, in Contra Costa County, California. This chapter provides a detailed overview of the project site location and setting, project objectives, proposed project details, components, and construction phasing. It also describes the intended uses of the Draft EIR by agencies with permitting and approval authority over the proposed project, as well as required permits and approvals.

### 2.1 - Project Location and Setting

#### 2.1.1 - Location

##### Regional Location

The City of Antioch is located in eastern Contra Costa County (County) and is bordered to the north by the San Joaquin River Delta; to the east by the City of Brentwood and the City of Oakley; to the west by the City of Pittsburg and unincorporated portions of the County; and to the south by unincorporated portions of the County (Exhibit 2-1). The northern and central portion of the City is characterized by urban and suburban development. The southern portion of the City is characterized primarily by new residential construction and large, undeveloped parcels. Major roadway networks including State Route (SR) 4, SR-160, SR-242, and Interstate 680 (I-680), provide regional access to surrounding areas. SR-4 is an east-west, 10-lane highway that is the main point of access connecting the City of Antioch to the rest of Contra Costa County.

##### Local Setting

The project site is located within the voter-approved Urban Limit Line in the southwestern portion of the City of Antioch and bordered by an existing single-family residential subdivision to the north, undeveloped land to the south, Deer Valley Road and Kaiser Permanente Antioch Medical Center to the east, and undeveloped land and Empire Mine Road to the west (Exhibit 2-2). The project site is located in the United States Geological Survey (USGS) Antioch South 7.5' Quadrangle Township 1 North, Range 2 East, Sections 7 and 8 (Latitude 37°57'06.6" North 121°47'16.8" West). SR-4 is located approximately 2.08 miles east and 3.02 miles north of the project site.

<sup>1</sup> The Sand Creek Focus Area encompasses approximately 2,712.00 acres in the southern portion of the City and is bounded by existing residential neighborhoods on the north, Black Diamond Mines Regional Preserve on the west, the Antioch city limit and voter-approved Urban Limit Line on the south, and the City of Brentwood on the east. Both Empire Mine Road and Deer Valley Road run in a general north/south direction through the Sand Creek Focus Area, dividing it roughly into thirds.

### 2.1.2 - Existing Project Site Characteristics

The project site consists of three assessor parcels, as shown in Exhibit 2-3 and listed in Table 2-1.

**Table 2-1: Project Site Parcel Information**

Assessor's Parcel Numbers	Acreage	Addresses	Ownership
057-010-002	236.00	Antioch, CA	American Superior Land LLC and EPC Holdings, LLC
057-010-003	160.00	Antioch, CA	American Superior Land LLC and EPC Land Holdings, LLC
057-021-003	157.48	6275 Deer Valley Road Antioch, CA	American Superior Land LLC and EPC Land Holdings, LLC
Note: Acreage listed in this table was taken from the Contra Costa County Assessor's Parcel Map for the project site, which totals 553.48 acres. The project site encompasses 551.50 acres of these three assessor parcels. Source: City of Antioch 2019.			

The topography of the site is varied, ranging from relatively level areas in the eastern and central portions of the site, to moderate to steep slopes in the western portion of the site. Sand Creek, a tributary of Marsh Creek, flows west to east through the project site. The elevation on the project site ranges from approximately 220 feet above mean sea level (MSL) in the east along Deer Valley Road to 330 MSL in the western portions of the site.<sup>2</sup> The project site currently includes a cattle-grazing operation, a single-family residence, and various barns and outbuildings located on the eastern portion of the site. Historical uses of the site include grazing and limited natural gas exploration.

The project site is situated within the Sand Creek Focus Area designated by the General Plan for "Golf Course Community/Senior Housing/Open Space," "Hillside and Estate Residential," and "Public/Quasi Public." The project site is zoned as a Study District, an interim designation that is utilized until all necessary detailed land use studies are completed for a given area. The Sand Creek Focus Area contains annual grassland, and a small portion is occupied by sensitive stream and riparian communities associated with Sand Creek.<sup>3</sup> Biological site visits determined that the site consists of non-native grassland dominated by dried grasses and gumplant. In addition, oak trees can be found predominantly along the banks of Sand Creek and eucalyptus trees line the western fencerow near the ranch house structure.<sup>4</sup>

### 2.1.3 - Land Use Designation and Zoning Adopted Via Initiative

The West Sand Creek Tree, Hillside, and Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative was unanimously adopted by the City Council on July 24, 2018. The West Sand Creek Initiative area included approximately 1,852 acres of land in the Sand Creek

<sup>2</sup> ENGEO Incorporated. 2018. Geotechnical Exploration. September.

<sup>3</sup> City of Antioch. 2003. City of Antioch General Plan. Section 4.0, Land Use.

<sup>4</sup> Live Oak Associates, Inc. Biological Assessment Report Peer Review. 2017.



Focus Area west of Deer Valley Road. The West Sand Creek Initiative added an overlay land use designation referred to as the “Restricted Development Area” to the General Plan to protect nearly 1,244 acres of the western portion of the Sand Creek Focus Area from future urban development and prohibit such development on ridges and major hills throughout the initiative area and along Sand Creek, including the project site. In addition, an open space corridor of up to approximately 430 feet in width was established along Sand Creek.<sup>5</sup> The West Sand Creek Initiative also added an overlay land use designation referred to as the “Limited Development Area” to the City’s General Plan to allow limited urban development on approximately 608 acres of the western portion of the Sand Creek Focus Area and rezone the project site for all for the various land uses discussed immediately below.

Although the trial court invalidated the West Sand Creek Initiative on November 21, 2019, the Restricted Development Area would have provided opportunities for low-density rural residential housing and preserved agriculture, grasslands, and open space through the following base land use designations: Rural Residential, Agriculture, and Open Space.<sup>6</sup> The Limited Development Area would have allowed a range of single-family housing types, including executive estate housing, age-restricted housing for seniors, suburban single-family detached housing for families or for seniors, as well as commercial uses, public and quasi-public uses, and substantial open space through the following base land use designations: Estate Residential, Low Density Residential, Medium Low Density Residential, Medium Density Residential, Convenience Commercial, Mixed Use, Public/Quasi Public, and Open Space (Exhibit 2-4).<sup>7</sup>

The Initiative also added a new Article 42 (including Sections 9-5.4201 through 9-5.4205) to the City’s Zoning Code to be known as the “West Sand Creek Planned Development District” (“WSC” or “West Sand Creek District”), and thereby rezoned the Limited Development Area of the project site from Study District to the West Sand Creek Planned Development District, which included special standards for development within the Limited Development Area (Exhibit 2-5).<sup>8</sup>

Notwithstanding the trial court’s November 21, 2019 invalidation of the West Sand Creek Initiative, the project proponent remains committed to the balanced approach envisioned in the initiative to protect hilly and environmentally sensitive lands from urban development and allow appropriate urban development on the flatter and less environmentally sensitive lands on its project site. The project proponent thus seeks approval of the same substantive amendments to the General Plan and Zoning Code the City Council unanimously approved in the West Sand Creek Initiative for its project site (Exhibit 2-6 and Exhibit 2-7).

#### 2.1.4 - Surrounding Land Uses

Surrounding land uses include an existing single-family, medium density residential subdivision to the north, undeveloped portions of the Sand Creek Focus Area to the south, a mixed use Medical Facility

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<sup>5</sup> City of Antioch. 2003. City of Antioch General Plan. Section 4.4.1.1, Residential Land Use Designations.

<sup>6</sup> West Sand Creek Tree, Hillside, and Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative. July 24, 2018, pg. 26.

<sup>7</sup> Ibid.

<sup>8</sup> West Sand Creek Tree, Hillside, and Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative. July 24, 2018, pp. 72-73.

(Kaiser Permanente Antioch Medical Center and offices) to the east, and a continuation of undeveloped Sand Creek Focus Area land to the west. Two single-family homes are located adjacent to the southeastern corner of the project site, along Deer Valley Road. SR-4 is located approximately 2.08 miles east and 3.02 miles north of the project site.

## 2.2 - Project Objectives

Pursuant to CEQA Section 15124 (b), the project description shall include a statement of project objectives. The project objectives help the lead agency develop a reasonable range of alternatives to evaluate, and also aid the decision makers in preparing findings or a statement of overriding considerations, if necessary. The statement of objectives presents the underlying purpose of the project and may discuss the project benefits.

The objectives of the proposed project are to:

- Develop a project consistent with the West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative.
- Establish a 551.50-acre, well-planned community that incorporates the natural, historic, and physical elements of the land and the surrounding uses.
- Design a land use plan with a mix of uses complementary to existing neighborhoods and in symmetry with the larger Antioch community.
- Provide housing opportunities responsive to the needs of Antioch, the region and market conditions, to serve a range of family incomes and household types.
- Provide a Village Center adjacent to Deer Valley Road and across from the Kaiser Permanente Antioch Medical Center, functioning as a hub of activity and source of sales tax revenue.
- Preserve and protect the hills and hillsides on-site as permanent open space.
- Preserve and protect the Sand Creek corridor throughout the project site as permanent open space and provide public access with perimeter trails and crossings.
- Provide a pedestrian-friendly community that focuses on open space, parks, and trails to facilitate resident and visitor access to natural and historical experiences both on- and off-site in the East Bay Regional Parks system.
- Provide a land use plan with a balance of uses and density that results in an adequate tax base, which at project build-out generates financial resources to pay for public services and infrastructure without financial burden to existing residents.
- Provide a land use plan, design standards, and guidelines consistent with Antioch General Plan goals and policies, that incorporate market-acceptable design features and promotes an attractive, well-maintained community.
- Establish a land use and circulation system that promotes convenient mobility, completes the extension of Dallas Ranch Road to Deer Valley Road, and provides modes of transportation within a setting that is safe, accessible, and convenient for all modes of travel.

- Provide a comprehensive infrastructure system, including parks, open space, stormwater quality facilities, public services, roadways, and utilities infrastructure sized to serve the proposed project and properties to the east and south in the Sand Creek Focus Area that complements the existing Citywide infrastructure and ensures funding for the on-going maintenance needs of such infrastructure.

## 2.3 - Project Components

The proposed project consists of a comprehensive master planned community within the Sand Creek Focus Area to be constructed in three separate phases. The proposed project comprises a multi-generational plan, including age-restricted housing, of up to 1,177 dwelling units, as well as a Village Center, including a 2.00-acre future fire station site, extensive parks, a trail staging area, and open space. Because the West Sand Creek Initiative was invalidated by the trial court, the proposed project will now include the same general plan and zoning amendments as requested in the initiative. The project components are discussed in detail below.

### 2.3.1 - Land Uses

The proposed project includes the demolition of the existing single-family residence, various barns and outbuildings, and construction of the following primary components:<sup>9</sup>

- 1,177 single-family residential units over 253.50 acres, including Low Density (LD), Medium Density (MD), and Age Restricted (AR) housing;
- A 5-.00-acre Village Center with commercial, office, and retail space;
- 3.00 acres of public services facilities, including a new fire station site and a trail staging area;
- 22.50 acres of public parks and landscaped areas;
- 229.50 acres of public open space including trails; and
- 38.00 acres of roadway improvements.

Residential uses would cover approximately 46 percent of the project site. The Village Center and fire station would cover around 1.5 percent of the project site. The remaining approximately 52.5 percent of the project site would consist of public parks, landscaped areas, and open space areas with trails (Exhibit 2-8). Table 2-2 provides a more detailed breakdown of the project components.

**Table 2-2: Proposed Land Uses and Densities**

Land Use		Acreage	Net Density (du/ac)	Average Lot Size (sf)	Target Number of Units	Development Phase
Low Density (LD)	LD-1	18.50	3.7	8,000	68	3

<sup>9</sup> All acreages are approximate.

**Table 2-2 (cont.): Proposed Land Uses and Densities**

Land Use		Acreage	Net Density (du/ac)	Average Lot Size (sf)	Target Number of Units	Development Phase
	LD-2	18.00	3.6	7,000	65	3
	LD-3 (Conventional)	104.00	3.9	7,000	410	1B/2
Medium Density (MD)		38.00	5.6	4,200–4,500	212	1A
Age Restricted (AR)		75.00	5.6	5,000	422	3
<b>Total Residential</b>		<b>253.50</b>	<b>4.6</b>	—	<b>1,177</b>	—
Village Center (VC)		5.00	—	—	—	1A
Public Use (PQ)	Fire Station (PQ-F)	2.00	—	—	—	1A
	Trail Staging Area (PQ-S)	1.00	—	—	—	3
Parks (P)		20.00	—	—	—	All phases
Landscape (L)		2.50	—	—	—	All phases
Open Space (OS)*		229.50	—	—	—	—
Major Roadways		38.00	—	—	—	All phases
<b>Grand Total</b>		<b>551.50</b>	—	—	—	—

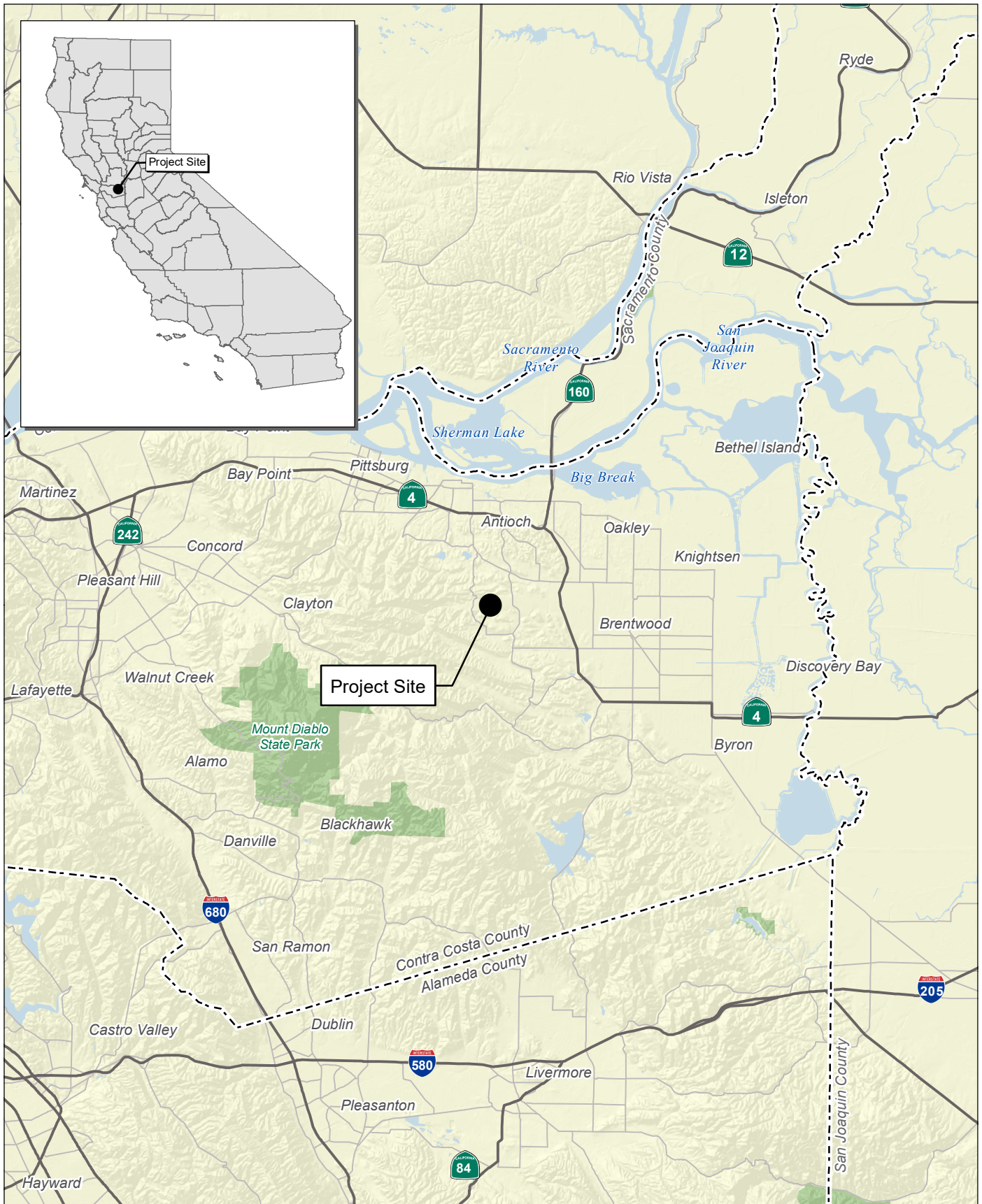
The project would be divided into two development areas—North Development Area and South Development Area—and would be constructed in three phases (Exhibit 2-9). All proposed lots would be single-family residential, and each neighborhood would include a Homeowner’s Association (HOA) subject to a declaration of Covenants, Codes, and Restrictions (CCRs). Phase 1 would include approximately 362 units consisting of low-density and medium-density housing. Phase 2 would include approximately 201 units of low-density housing, and Phase 3 would include around 614 units consisting of low-density and age-restricted housing.

### **North Development Area (North of Sand Creek)**

The North Development Area would include Medium Density (MD) development nearest to the Village Center, as well as some Low Density (LD) residential neighborhoods, the Village Center site, fire station site, and parks and open space areas (Exhibit 2-8).

### **Commercial Uses**

The 5.00-acre Village Center area would be located at the northwest corner of the Deer Valley Road and Sand Creek Road intersection, just across Deer Valley Road from the Kaiser Permanente Antioch Medical Center, and north across Sand Creek Road from the fire station. The Village Center would accommodate up to 54,000 square feet of neighborhood commercial, office, and retail space, and would provide goods and services to residents of the proposed project, as well as to surrounding neighborhoods and the Kaiser Permanente Antioch Medical Center.



Source: Census 2000 Data, The CaSIL

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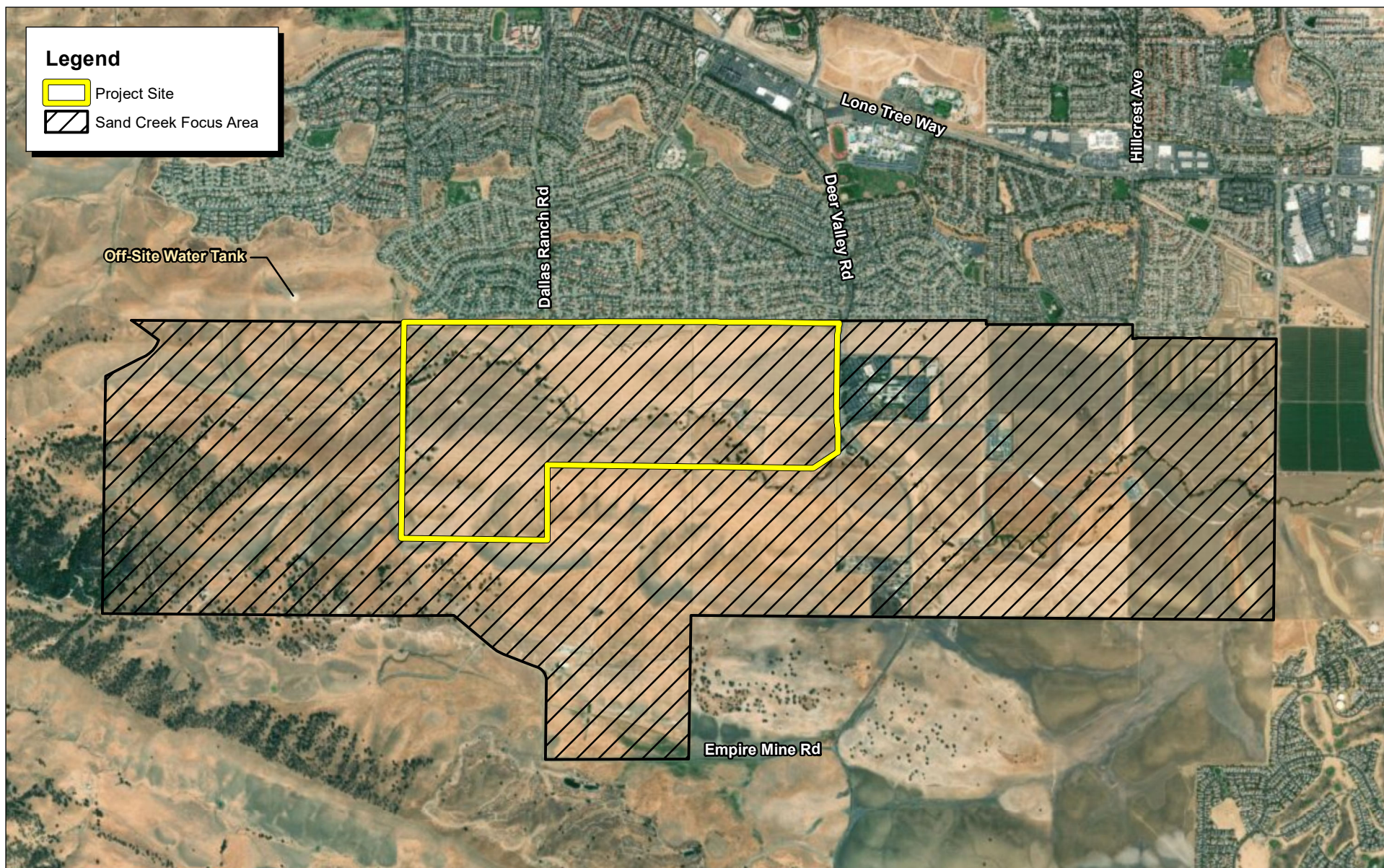


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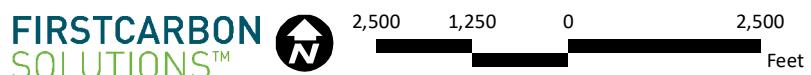
## Exhibit 2-1 Regional Location Map

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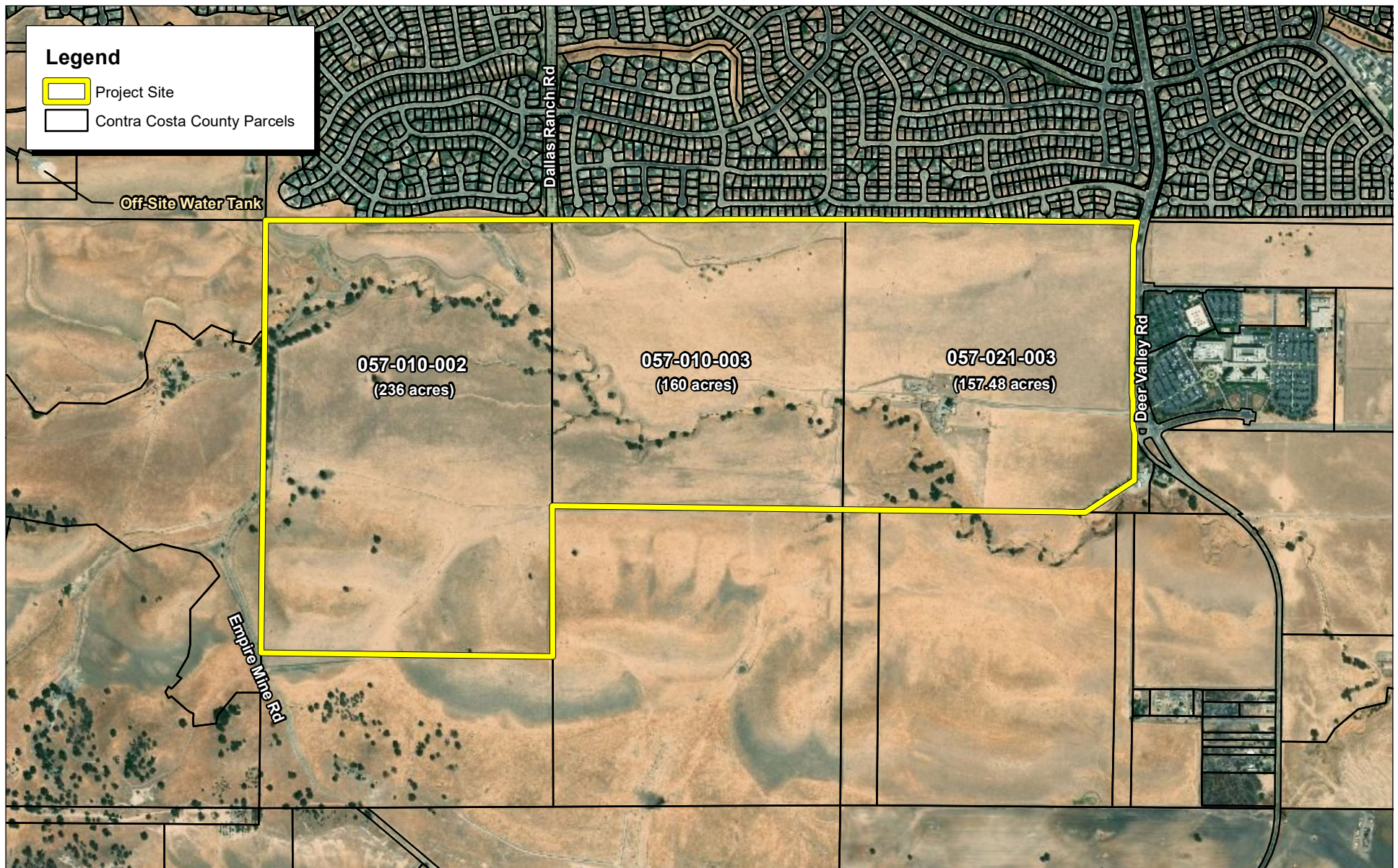


Source: ESRI Aerial Imagery.

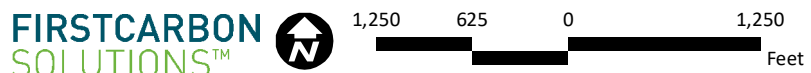


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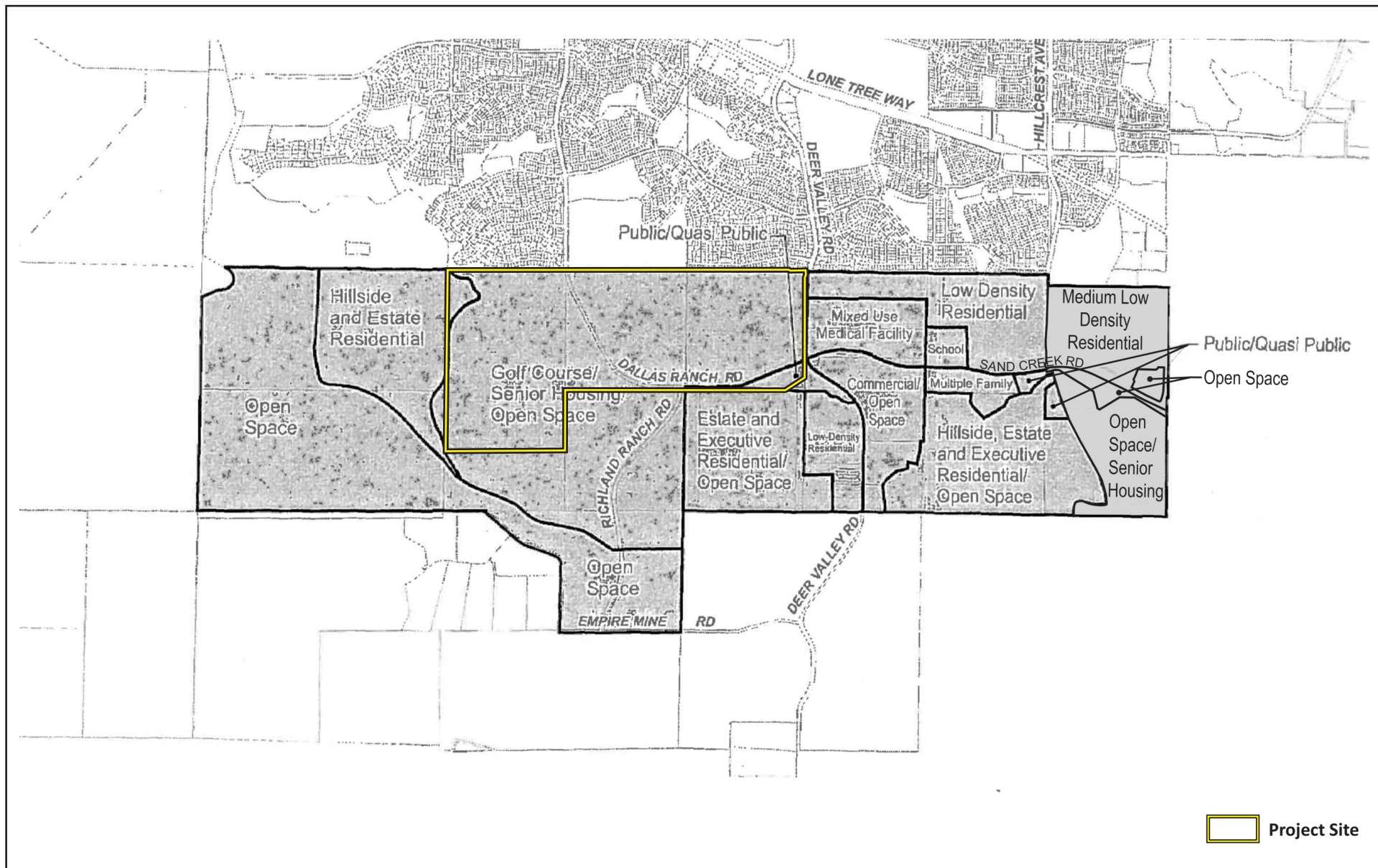
Source: ESRI Aerial Imagery. County of Contra Costa GIS Data.



## Exhibit 2-3 Parcel Map

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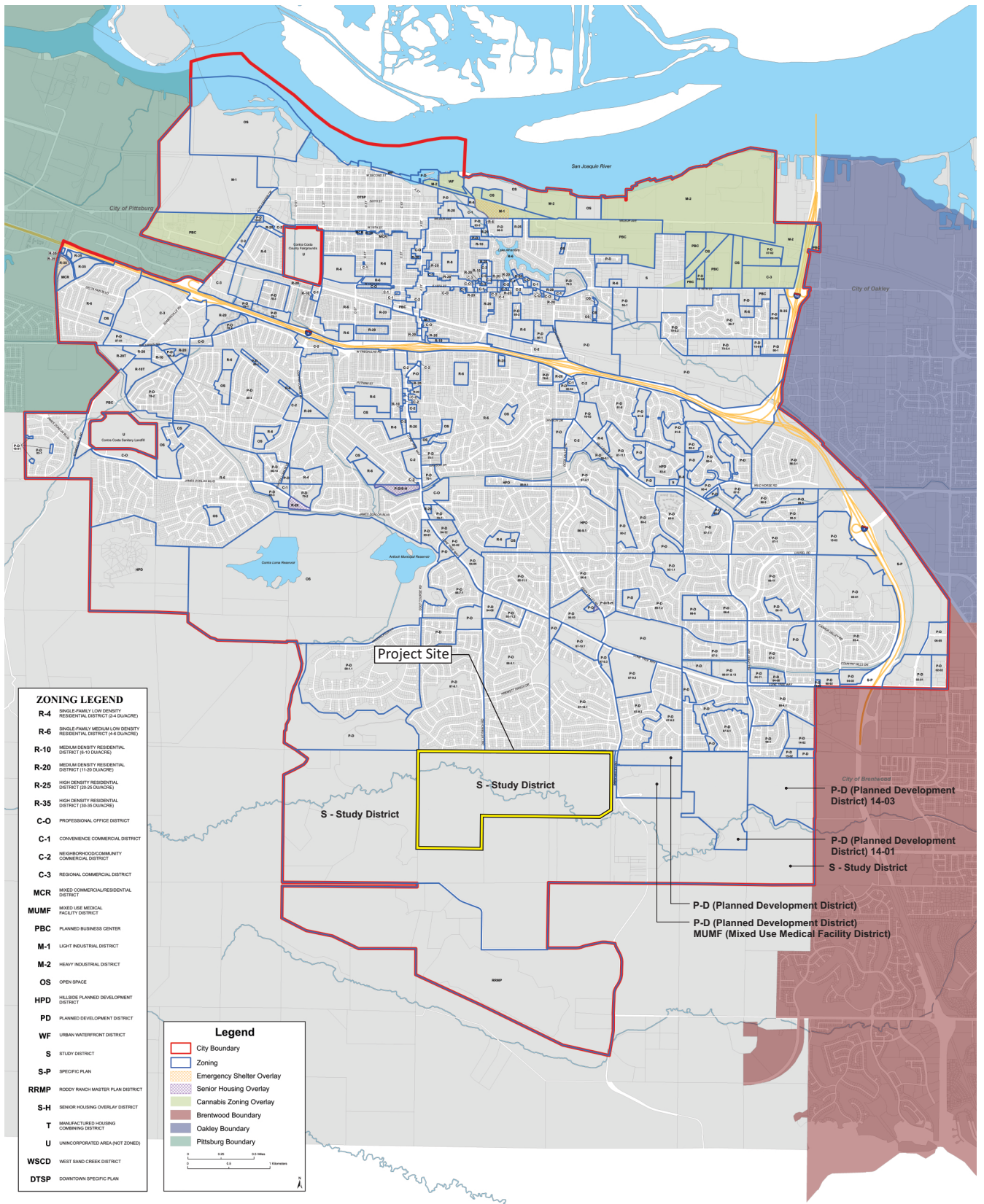




Source: LSA, November 19, 2003, Revised by CBG Civil Engineers, November 9, 2015.



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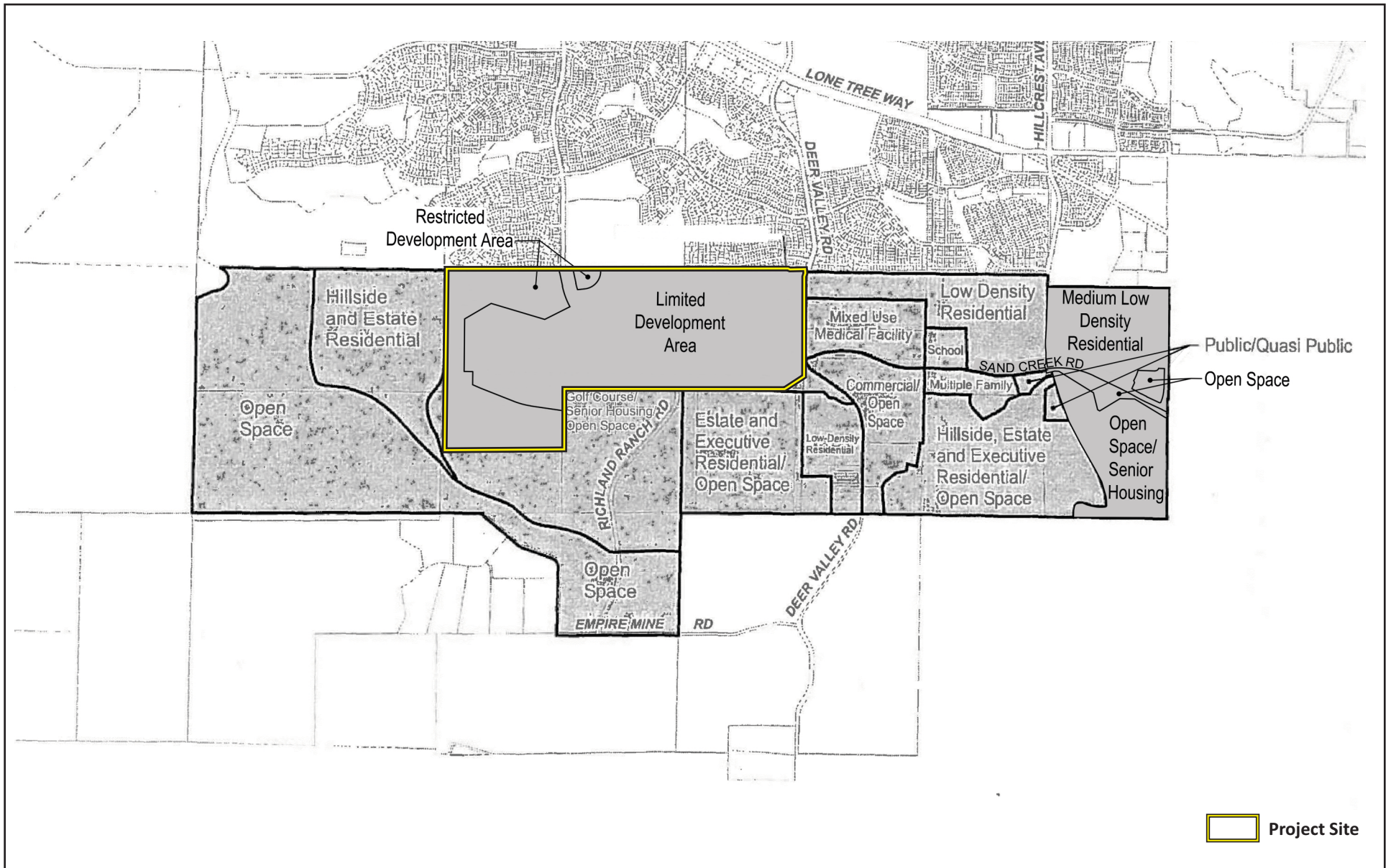


Source: City of Antioch, February 2019.



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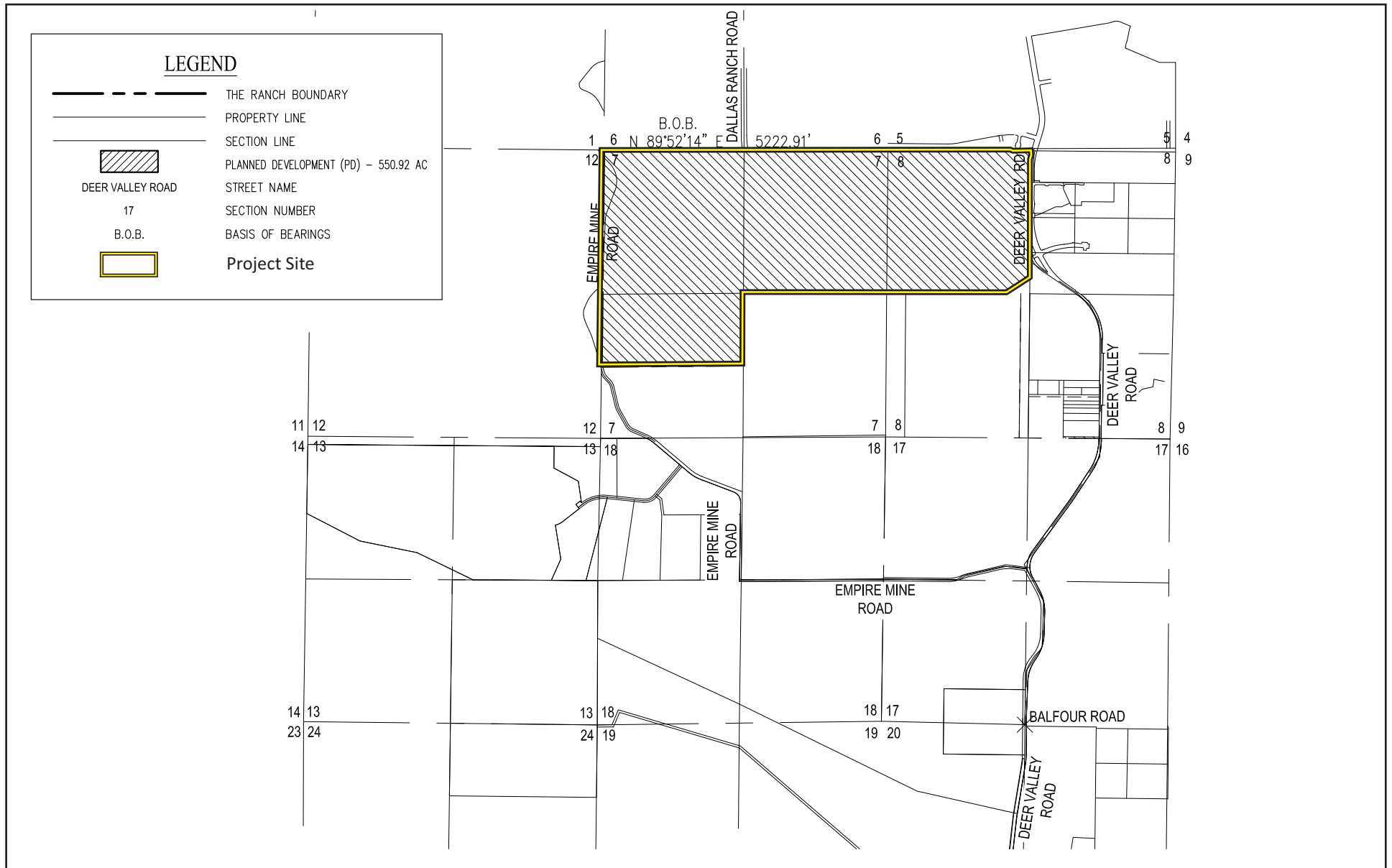


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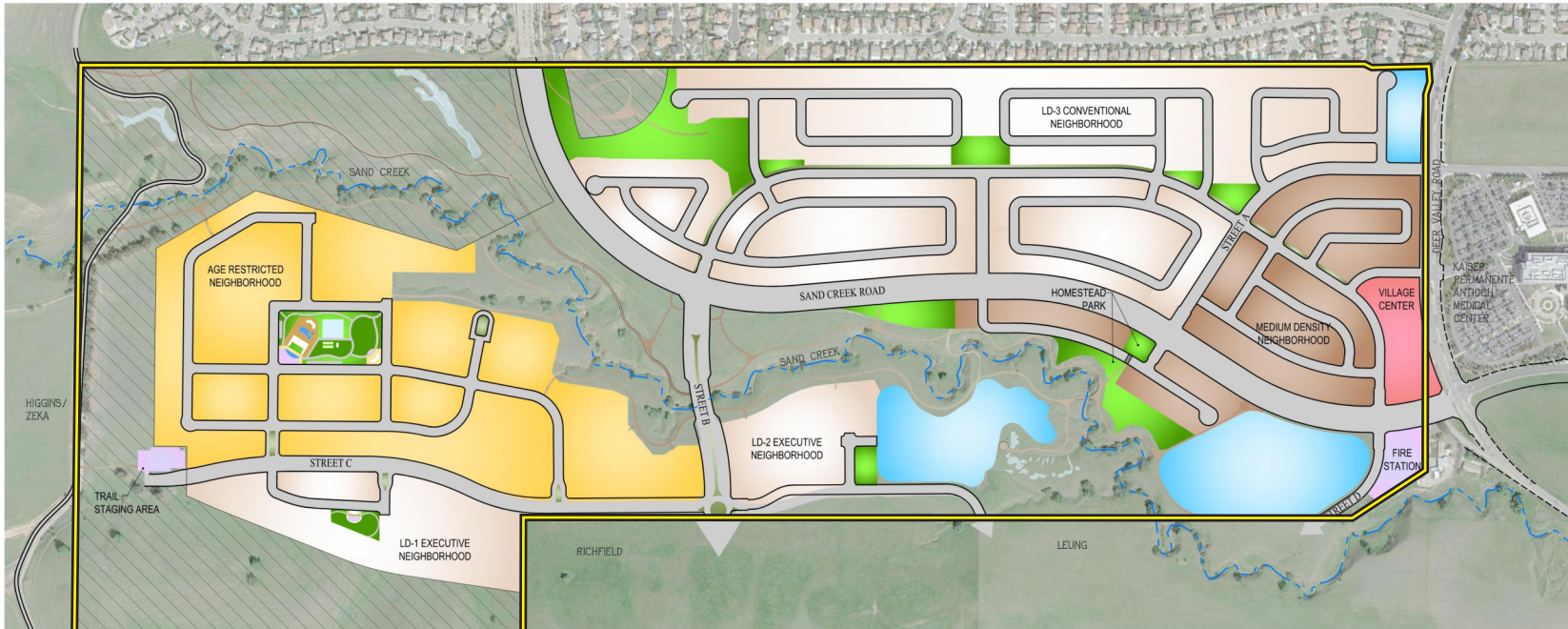
Source: CBG Civil Engineers, March 2, 2020.

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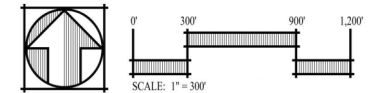
## Exhibit 2-7 Proposed Zoning Designations

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#### PRODUCT & AREA SUMMARY

TYPE	PRODUCT OR AREA TYPE	ACREAGE	% OVERALL	% RES ACREAGE	NET DENSITY (DU/AC)	AVERAGE LOT SIZE (SF)	TARGET # UNITS	% RES UNITS
LD	LOW DENSITY (LD)	140.5	25.5%	55.4%	3.9		543	42.7%
	• LD-1 EXECUTIVE	18.5	3.4%	7.3%	3.7	10,000	68	5.8%
	• LD-2 EXECUTIVE	18	3.3%	7.1%	3.6	7,000	65	5.5%
	• LD-3 CONVENTIONAL	104	18.9%	41.0%	3.9	7,000*	410	31.4%
AR	AGE RESTRICTED (AR)	75	13.6%	29.6%	5.6	5,000	422	38.2%
MD	MEDIUM DENSITY (MD)	38	6.9%	15.0%	5.6	4,500	212	18.0%
	RESIDENTIAL TOTAL	253.5	46.0%	100.0%	4.6		1,177	100.0%
VC	VILLAGE CENTER	5	0.9%					
PU	PUBLIC USE (PU)	3	0.5%					
	• FIRE STATION (PU-F)	2	0.4%					
	• TRAIL STAGING AREA (PU-S)	1	0.2%					
P	PARKS (P)	20	3.6%					
L	LANDSCAPE (L)	2.5	0.5%					
OS	OPEN SPACE (OS)	229.5	41.6%					
MR	MAJOR ROADWAYS	38	6.9%					
	TOTAL	551.5	100%					



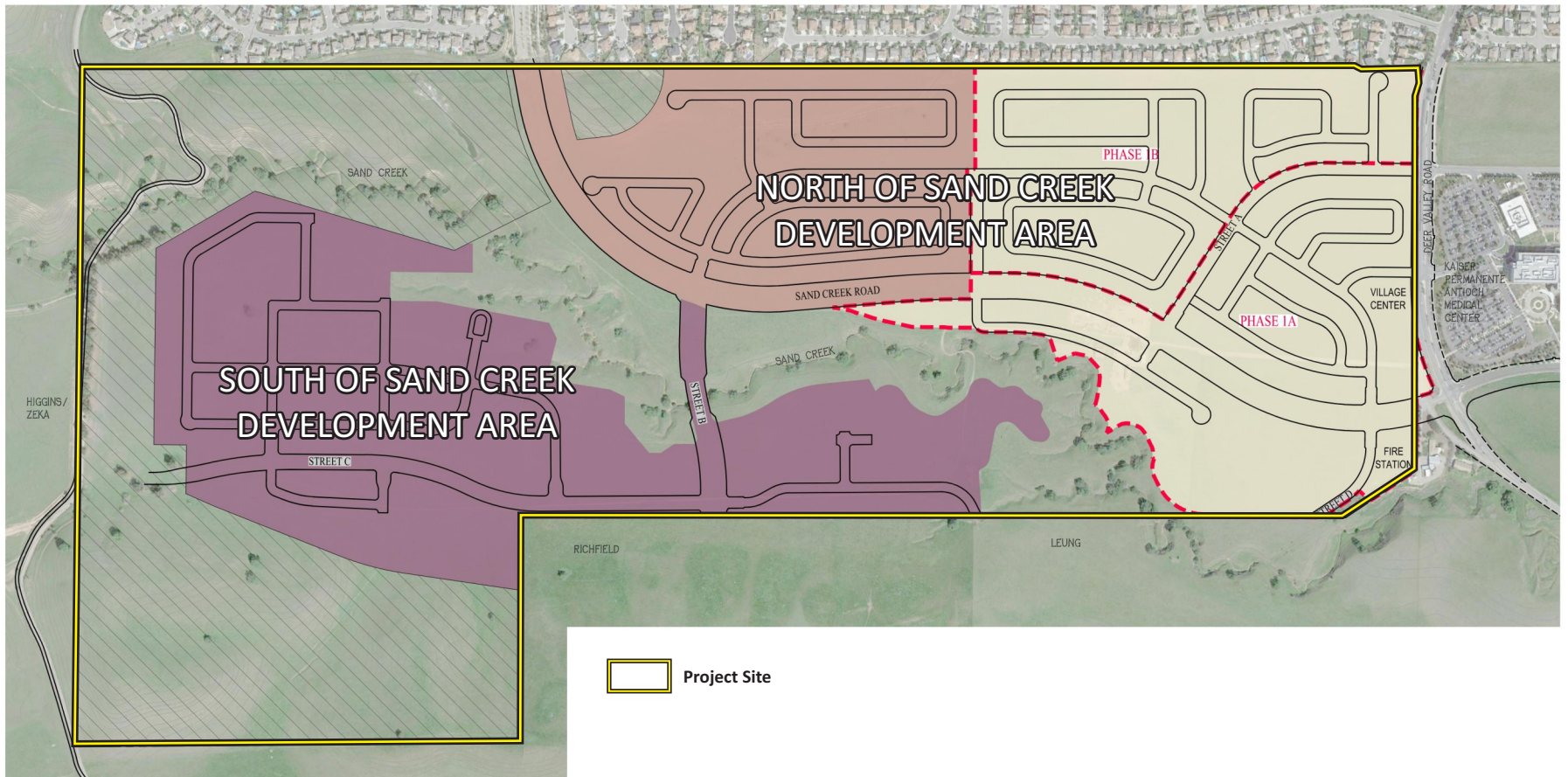
Source: CBG Civil Engineers, March 13, 2020.

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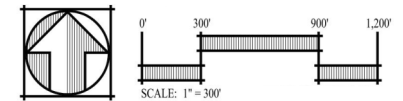
## Exhibit 2-8 Site Plan

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	PHASE 1
	PHASE 2
	PHASE 3
	PHASE 1A/1B
	PROPOSED RESTRICTED DEVELOPMENT AREA

GRADING AREA SUMMARY	
PHASE 1A	78 AC
PHASE 1B	60 AC
PHASE 2	73 AC
PHASE 3	135 AC



Source: CBG Civil Engineers, March 13, 2020.

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## Exhibit 2-9 Phasing Plan

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ENVIRONMENTAL IMPACT REPORT

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### **Public Service Uses**

An approximately 2.00-acre fire station site would be located south of Sand Creek Road at the Street D intersection. The Applicant does not propose to construct the fire station as part of the proposed project; however, the construction and operation of the fire station is analyzed in this Draft EIR to support the future construction of this facility as planned by the Contra Costa County Fire Protection District. The station would be standard size and, in addition to personnel, would house up to four firefighting equipment vehicles (e.g., a ladder truck, a tanker truck, an ambulance).

An approximately 1.00-acre trail staging area is proposed to be located in the southwestern portion of the project site, near Empire Mine Road, to provide easy access to the existing East Bay Regional Park trail system, as well as the proposed trail system.

### **Residential Uses**

The MD neighborhoods would be located to the west of the Village Center, to the north and south of Sand Creek Road, with minimum lot sizes averaging between 4,200 and 4,500 square feet. The MD neighborhoods would have direct access or be located within close proximity to the Village Center.

The LD neighborhoods would be situated to the west of the MD neighborhood on the north side of Sand Creek Road. Lots in the LD neighborhoods would average 7,000 square feet, although lots abutting the northern boundary of the project site would have a minimum lot size of 8,000 square feet, and would include larger rear setbacks than the standard LD neighborhood lots, to provide a transition between the proposed development and the existing residential subdivision to the north.

### **Recreational Uses**

The proposed project would include an approximately 5.00-acre park (North Neighborhood Park) with a children's play area, a lawn area for active sports, and an open, landscaped area on top of a small knoll that would provide views of the surrounding area. In addition, the North Development Area would include a sidewalk with a large landscaped setback, providing linkage throughout the full length of the North Development Area. Similarly, Homestead Park would be located between the two medium-density residential areas along Sand Creek Road and be situated at the site of the existing on-site grazing operation. Homestead Park would overlook Sand Creek and provide trail access to the Sand Creek trail system for residents of the North Development Area. Proposed parks included in the project are shown in Exhibit 2-10.

### **South Development Area (south of Sand Creek)**

The South Development Area would be comprised of three distinct residential neighborhoods, including two low-density neighborhoods (LD-1 and LD-2) and an Age Restricted (AR) neighborhood, as well as a number of parks and open space areas.

### **Residential Uses**

The LD-1 neighborhood would include 18.50 acres of housing located in a small valley in the southwest portion of the project site. Lot sizes would average 8,000 square feet. Lots in the 18.00-acre LD-2 neighborhood would average 7,000 square feet and would overlook proposed detention basins along the Sand Creek corridor. The AR neighborhood would include approximately 75.00 acres of age-

restricted housing overlooking the western portion of the Sand Creek corridor. Lots would average 5,000 square feet and would be organized around a central neighborhood park, which would include a private clubhouse and a recreation center. At least two of the neighborhoods would be gated.

### **Recreational Uses**

The AR neighborhood would have a large private park (AR Community Park), which could include a clubhouse with pool, tennis courts, and bocce ball courts, as well as lawn areas and walking paths. The LD-1 and LD-2 neighborhoods would contain at least one pocket park each.

### **Open Space Uses**

The proposed project would preserve the existing Sand Creek corridor, as well as various hills and ridgelines in the northwestern and southwestern portions of the project site. The total open space, including trail areas, would comprise approximately 40 percent of the total project site. A comprehensive 6.00-mile, publicly accessible trail system would be provided along Sand Creek and throughout the project site. The trail system would connect the proposed neighborhood areas to each other and to nearby parks, ridgeline areas, trailhead staging area, and the proposed mixed-use Village Center area. Exhibit 2-10 depicts the proposed open space areas within the project site. These open space areas would be provided in addition to the passive open space and preserve areas of the project site.

### **Roadway Uses**

The project would include a total of approximately 38.00 acres of roadways, including improvements connecting Dallas Ranch Road to Sand Creek Road near Kaiser Permanente Antioch Medical Center, a secondary access point at Deer Valley Road and Wellness Way, and up to two bridges spanning across Sand Creek with up to a total of four lanes.

## **2.3.2 - Circulation and Access**

### **Vehicle**

#### ***On-site Roadway Improvements***

The proposed project would include a phased arterial roadway (Sand Creek Road) that would connect the existing terminus of Dallas Ranch Road on the northwestern portion of the project site to the existing terminus of Sand Creek Road at Deer Valley Road, immediately south of the Kaiser Permanente Antioch Medical Center. The connections at Dallas Ranch Road and Deer Valley Road would provide the primary access points to the project site.

#### ***Sand Creek Road***

In areas where development would be located on only one side of the proposed new roadway, the Sand Creek Road right-of-way would ultimately be 96 feet wide with a median, two traffic lanes (in each direction), a Class II bicycle lane, curb and gutter, and a landscape strip in each direction (Exhibit 2-11). A sidewalk and a landscaped setback would be provided on the side adjacent to the proposed development. Where Sand Creek Road would include development on both sides, the total right-of-way would increase to 112 feet to include a sidewalk on both sides. A landscape buffer would be provided on both sides of the roadway in such areas. The project Applicant would



coordinate with Tri-Delta Transit and the City to ascertain the best location for bus stops along the proposed Sand Creek Road extension and what amenities would be required. Further information regarding circulation and access along with the potential to install roundabouts along Sand Creek Road and at the Deer Valley Road intersection, as well as the potential installation of traffic signals are further discussed in Section 3.14, Transportation.

#### *Other Streets*

A secondary access point would be provided at the existing signalized intersection at Deer Valley Road and Wellness Way. Wellness Way would be extended into the project site as a two-lane street (Street A) with a center-landscaped median, terminating at Sand Creek Road. Several internal streets would also be included throughout the site.

Street B would connect to the roundabout/intersection at Sand Creek Road and extend southward to the southern boundary of the project site, terminating in a second roundabout (Exhibit 2-11). Street B would include one or two bridges across Sand Creek that would carry vehicles, bicycles, and pedestrians between the North and South Development Areas. The bridge(s) may accommodate up to four lanes and may be phased into two, two-lane bridges, or built as a single, two or four-lane bridge. If phased, the first bridge section would have one lane in each direction to accommodate development in the South Development Area. The second bridge phase would be constructed if secondary access to the south development area were not provided through Streets C and D at the time there is determined to be a need to mitigate traffic. Upon completion of both bridges, one bridge would carry southbound traffic and the other would carry northbound traffic. The bridge(s) would be constructed on top of bridge abutments located in the banks of Sand Creek to span the jurisdictional areas and ordinary high-water mark (OHWM) of Sand Creek.

Street C would extend westward from Street B towards the western site boundary. Street C would include landscaped setbacks on both sides, as well as sidewalks, a landscape strip, curbs and gutters, a bike lane, and a travel lane in each direction. Street C would also include a center median of varying width.

Street D would extend south from Sand Creek Road towards the property to the south and provide a future street connection south of Sand Creek near the fire station to allow circulation for the adjacent property, as well as an additional access point for the South Development Area of the project. It would have landscaped setbacks on both sides, as well as sidewalks, a landscape strip, curbs and gutters, a bike lane, and a travel lane in each direction.

#### *Internal Neighborhood Streets*

Typical internal local residential streets would feature two travel lanes within right-of-ways ranging from 37 to 56 feet in width (Exhibit 2-12). With the exception of private lanes/alleys, local streets would include on-street vehicle parking, either on one or both sides of the street, as well as 4 to 5-foot sidewalks on both sides of the streets. Private alleys or courts may be used to access residential units, and would be allowed to be narrower than public streets; such alleys or courts would not provide on-street parking or sidewalks.

### *Emergency Vehicle Access*

The extension of Sand Creek Road would serve as the primary Emergency Vehicle Access (EVA) route to the project site. A secondary EVA would be provided from the southern development area through Village 9 along Street C (Exhibit 2-13).

### **Off-site Roadway Improvements**

#### *Deer Valley Road*

A landscaped area would be installed between the proposed Village Center area and Deer Valley Road, along the eastern project site boundary. An additional setback would include a sidewalk, landscaping, curbs and gutters, a bicycle lane, and a new 12-foot-wide southbound traffic lane. No bus turnouts are proposed along the Deer Valley Road frontage, as two bus stops would be located along Sand Creek Road, one adjacent to the proposed Village Center area and the other adjacent to the proposed fire station site. Intersection improvements at Deer Valley Road and Sand Creek Road would either include a new roundabout or signal modification.

### **Parking**

In addition to street parking (except in private lanes/alleys), two spaces in an enclosed garage would be provided for each residential unit. If streets abutting the residential units do not include street parking, guest parking would be provided at a rate of one space per five residential units.

### **Transit**

#### **Bus**

Tri-Delta Transit provides bus services in eastern Contra Costa County, serving the communities of Brentwood, Antioch, Oakley, Concord, Discovery Bay, Bay Point, and Pittsburg. Local Routes 379, 388, and 392 would provide bus services to the project site.<sup>10</sup> The nearest bus stop to the project site for the aforementioned routes is located approximately 230 feet east of the project site across Deer Valley Road.

#### **Rail**

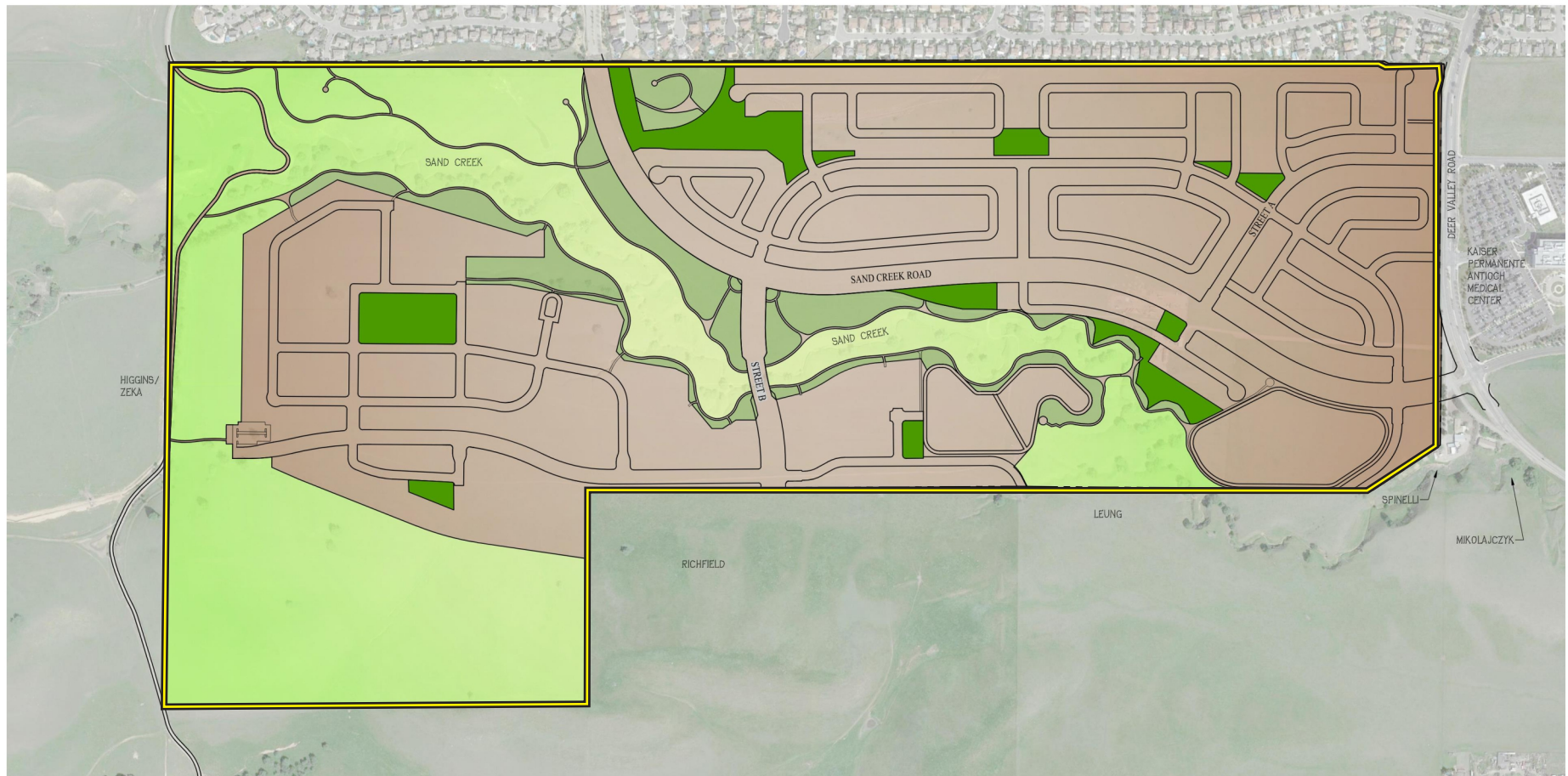
Bay Area Rapid Transit (BART) provides rail transit service within Contra Costa County and provides regional connections to Alameda, San Francisco, and San Mateo counties. The Richmond/Daly City/Millbrae Line (Orange Line) and the Antioch/San Francisco International Airport/Millbrae Line (Yellow Line) are the two train lines that serve the 12 stations within Contra Costa County. The Antioch BART Station, which is served by the Yellow Line, would serve the project site and is located approximately 3.01 miles north of the project site.

### **Bicycle and Pedestrian**

Local streets would include 4- to 5-foot-wide sidewalks on both sides. The proposed project would include the construction of a 6.00 mile off-street trail system. In addition, Class II bicycle lanes and a bicycle/pedestrian bridge would be constructed across Sand Creek near the Homestead Park site. Existing bicycle lanes run along Prewett Ranch Drive to the north, along Deer Valley Road to the east of the site, and along Sand Creek Road to the east of the site. Proposed bicycle lanes along Sand Creek Road within the project site would connect to existing lanes along Sand Creek Road.





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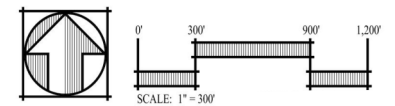
<sup>10</sup> The Tri-Delta Transit. 2019. Realtime Map. Website: <http://trideltatransit.com/realtimeMap.aspx>. Accessed May 6, 2019.



 Project Site

### LEGEND

	IMPACTED (DEVELOPABLE) AREA = 341.8± AC
	ON-SITE PRESERVE = 170.1± AC
	ON-SITE PASSIVE OPEN SPACE = 39.0± AC
	PARKS = 20± AC



Source: CBG Civil Engineers, March 13, 2020.

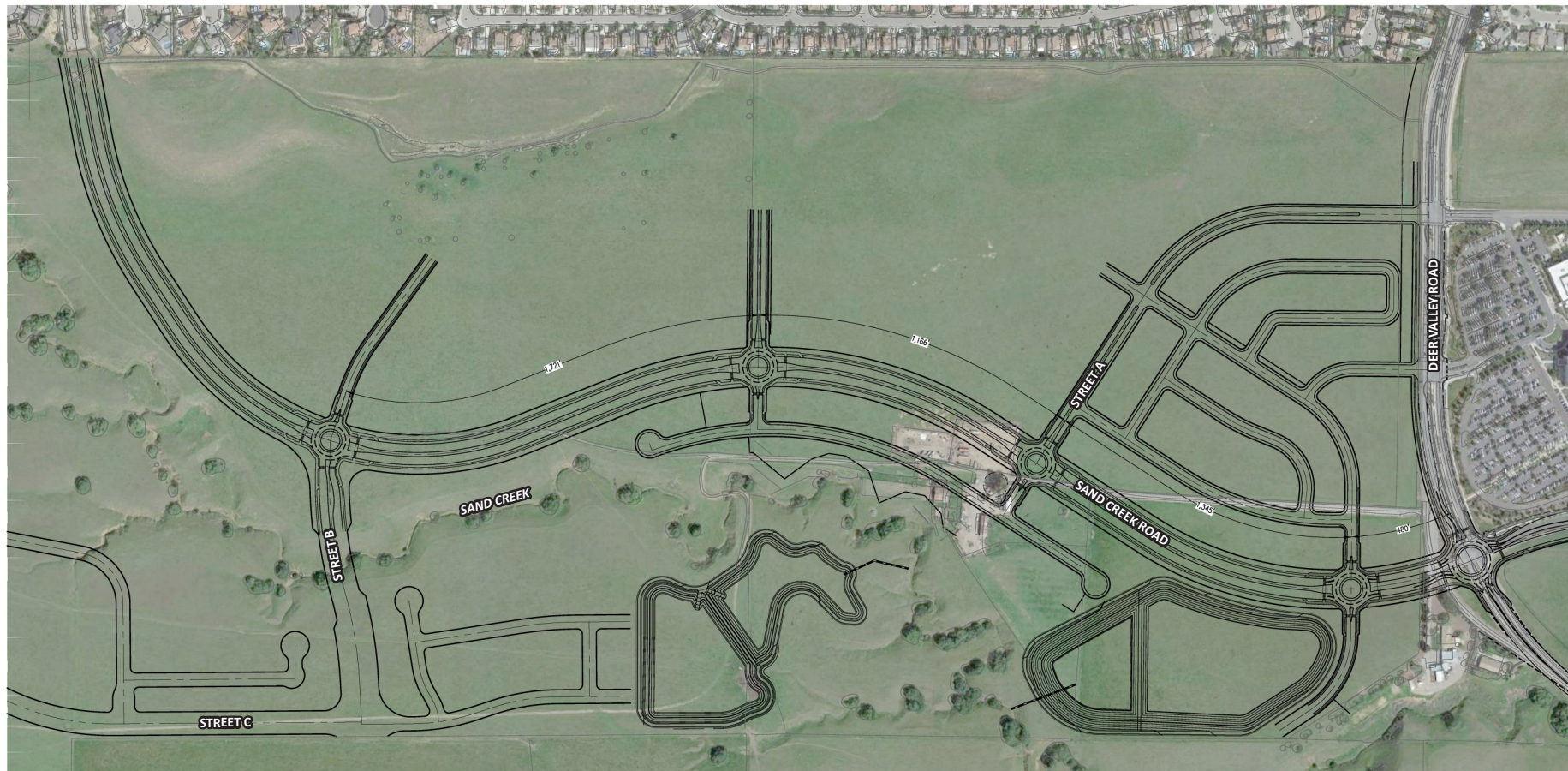
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## Exhibit 2-10 On-Site Parks and Open Space

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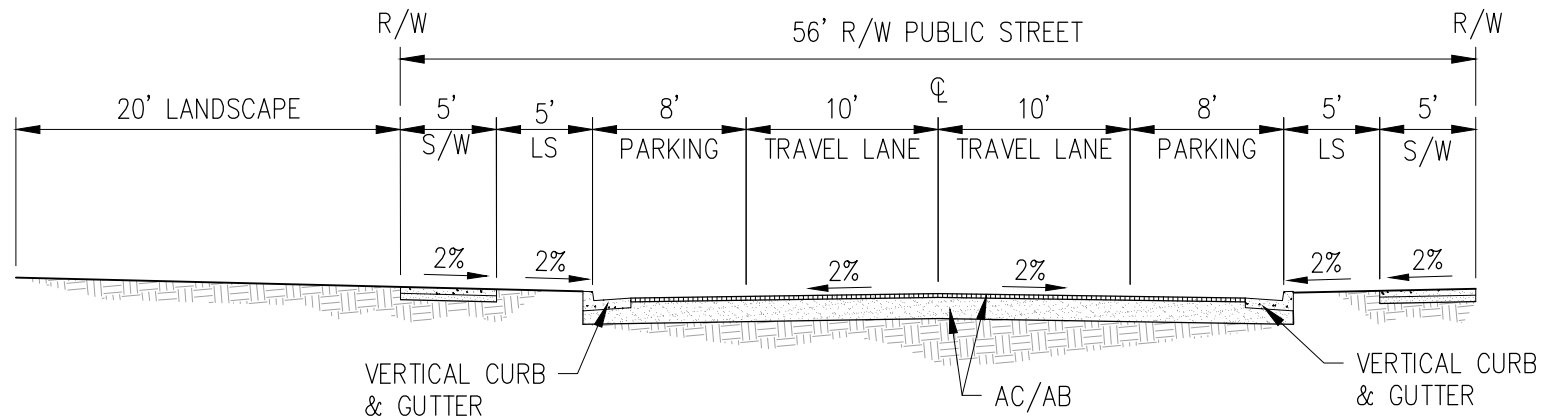
Source: CBG Civil Engineers, January 29, 2019.

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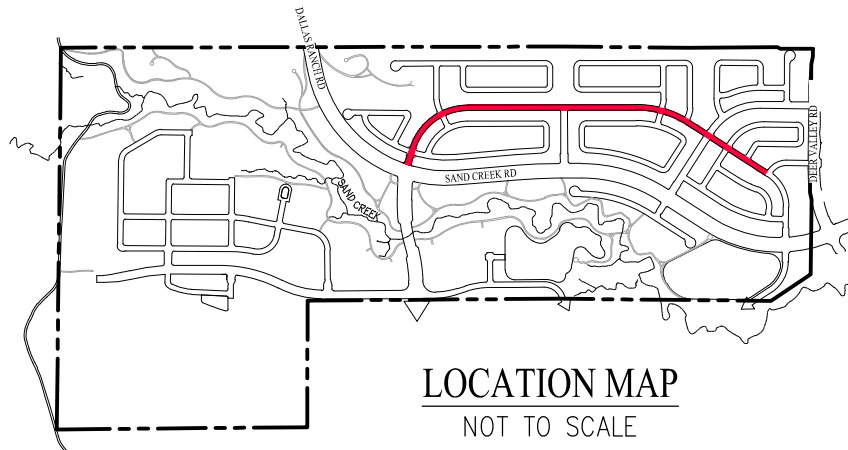


## Exhibit 2-11 Sand Creek Road Roundabouts

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**56' WIDE STREET**  
NOT TO SCALE



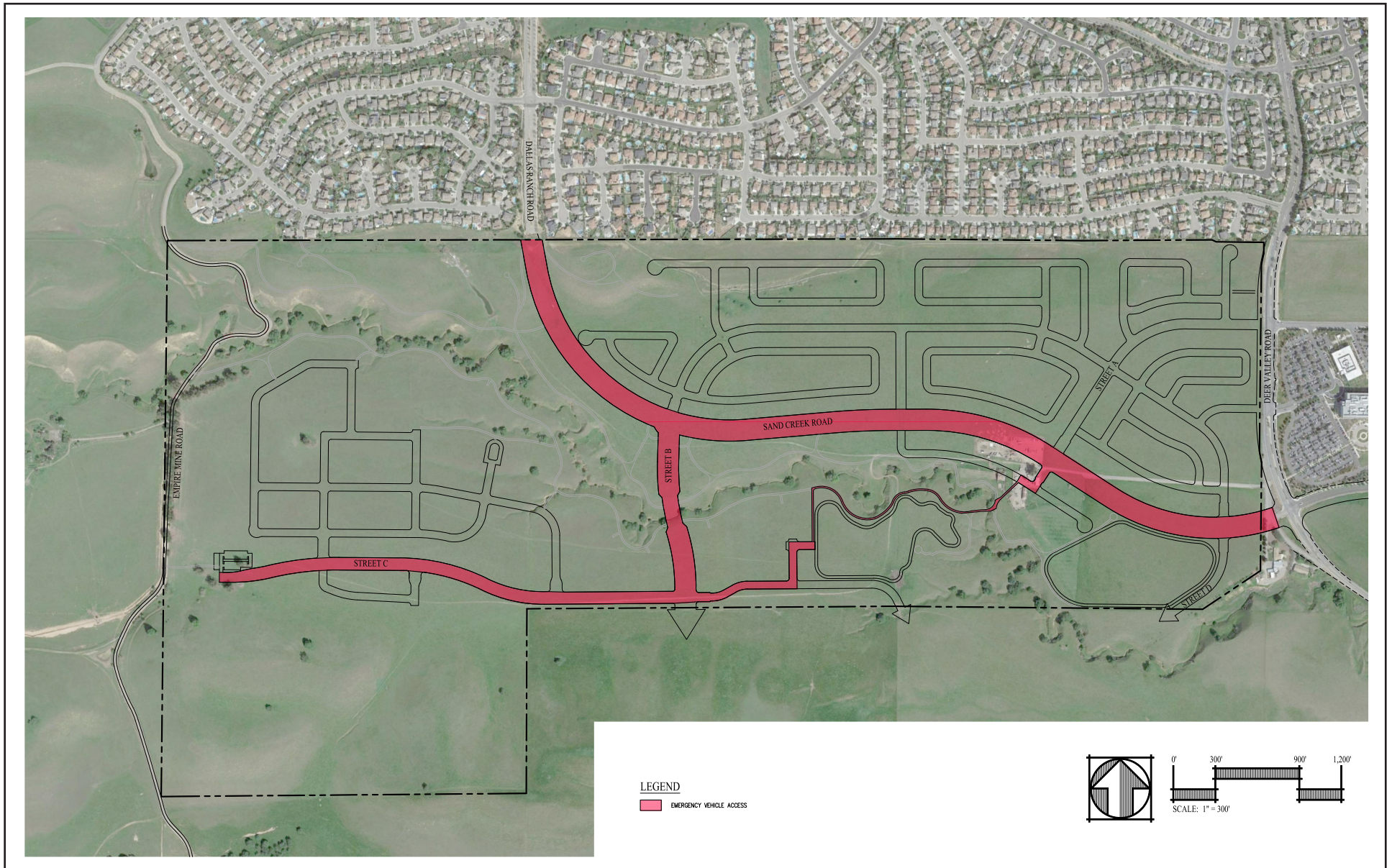
Source: CBG Civil Engineers, April 25, 2019.

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Source: CBG Civil Engineers, November 19, 2019.

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## Exhibit 2-13 Emergency Vehicle Access

CITY OF ANTIOCH • THE RANCH PROJECT  
ENVIRONMENTAL IMPACT REPORT

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### **2.3.3 - Design, Landscaping, and Lighting**

The proposed project would include design guidelines, to ensure consistency for neighborhood and landscape design associated with future development. The proposed design guidelines would include general guidelines to address neighborhood identity, consistency with future surrounding development, and architectural design. In addition, neighborhood-specific guidelines would be provided for each of the proposed residential neighborhoods, as well as the proposed Village Center area and fire station site. The Development Standards are included herein as Appendix B.

### **2.3.4 - Infrastructure Improvements**

The proposed project would include the provision of water lines, sewer lines, and drainage facilities to serve the proposed project site.

#### **Domestic Water**

The water system for the proposed project would be designed to integrate with existing transmission mains and would complete a looped connection through the proposed project site. Additionally, a connection would be located at the existing 20-inch water main in Deer Valley Road at the future intersection with the extension of Sand Creek Road. Other major streets throughout the proposed project site would contain approximately 8- to 12-inch water lines.

#### **Stormwater Drainage and Detention**

Drainage improvements would include a combination of subsurface and surface drainage systems, including new pipe and channel conveyance systems, as well as culverts. The proposed project would include the construction of storm drainpipes in the proposed Sand Creek Road extension, as well as other streets. All stormwater runoff within the proposed project site would be treated on-site by three proposed stormwater detention basins.

The project site would be split into five drainage management areas (DMAs). Within each DMA, the project would include Integrated Management Practices (IMPs) that provide full bioretention treatment of stormwater runoff. DMAs 1, 2, and 3 would convey stormwater to a bioretention basin in the northeast corner of the project site. This detention basin would treat all stormwater runoff and discharge to the existing 36-inch storm drainpipe in Wellness Way. The existing storm drain line in Wellness Way ultimately discharges to the Upper Sand Creek basin via a twin 84-inch storm drainpipe. The northern portion of the project site north of Sand Creek (DMA 4) would drain into a bioretention basin located between Sand Creek Road and Sand Creek. This detention basin would then discharge treated stormwater into Sand Creek through a new, engineered outfall into Sand Creek.

The southern portion of the project site south of Sand Creek (DMA 5) would drain into a bioretention basin located at the eastern edge of the development south of Sand Creek. This detention basin would treat all stormwater runoff from the South Development Area, and then discharge treated stormwater through a new, engineered outfall into Sand Creek.

Each of the detention basins would provide detention, treatment, and hydromodification. In conjunction with the basins, the project design would incorporate head-of-pipe LID treatments within

individual phases and neighborhoods to provide stormwater treatment on a small scale throughout the entire project. After passing through neighborhood LID facilities, drainage would be collected into a single pipe storm drain system and mix with non-treated stormwater, prior to being routed to the detention basins. In addition to upstream LID treatment of the stormwater, the bioretention component of the basin would be sized to treat all project drainage from developed sheds.

### **Sanitary Sewer**

The proposed project would include the installation of a new sewer main, as well as a number of sewer lines throughout the proposed project site. The connection point for the sewer main would be located approximately 1.50 miles east of the project site in Heidorn Ranch Road. An off-site extension of the existing sewer line would be required to provide the proposed project with sewer service (Exhibit 2-14). All on-site and off-site sewer improvements would be constructed within the public right-of-way or within public utility easements within private roadways as needed.

### **Solid Waste and Recycling Collection**

Republic Services would provide solid waste collection, disposal, recycling, and yard waste services to the project site.<sup>11</sup>

### **Power and Telecommunications**

Electricity service to the project site would be provided by Pacific Gas and Electric (PG&E). All electricity infrastructure would be provided underground and would tie-in to existing infrastructure located at the terminus of Dallas Ranch Road and an existing substation located approximately 0.5-mile south of the existing Hillcrest Avenue/Prewett Ranch Drive intersection. Natural gas service would also be provided underground by PG&E by way of a joint trench that would accommodate all of the gas facilities within the proposed project site. An existing 4- to 6-inch transmission main runs along Deer Valley Road, and another 4- to 6-inch transmission main runs down the middle of Dallas Ranch Road. Each of these mains would be extended into the proposed project site. Additionally, a 30-inch gas line that transects a portion of the project site would be abandoned and removed by PG&E.

The proposed project site is within the Comcast and AT&T service areas. The two companies would provide data and voice communication services to all new development within the project site. Existing distribution lines would be extended to individual parcels within the project site as development occurs. All telecommunication lines would be provided underground and located within public utility easements.

## **2.3.5 - Phasing and Construction**

### **Phasing**

Project construction would occur over several years, as dictated by the economy and demand for new housing in the project area. The project would be constructed in three phases, with the infrastructure and amenities in each phase corresponding to new unit demands. Phasing is broken down into Phase 1A, Phase 1B, Phase 2, and Phase 3. Additionally, grading for each phase would

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<sup>11</sup> Republic Services. Website: <https://www.republicservices.com/locations/california/antioch/94509>. Accessed May 20, 2019.



consist of the following approximate acreages: 78.00 acres for Phase 1A; 60 acres for Phase 1B; 73 acres for Phase 2; and 135 acres for Phase 3. The project would be built out starting from east to west and north to south (Exhibit 2-9). The schedule for phasing is outlined below (Table 2-3) with typical range of home size(s) by phase (Table 2-4).

**Table 2-3: Phasing Schedule**

Phase	Start of Construction	End of Construction
Phase 1	Summer 2021	Fall 2023
Phase 2	Spring 2024	Fall 2026
Phase 3	Spring 2027	Fall 2029

**Table 2-4: Home Size by Phase**

Phase	Conventional	Executive	Age Restricted	Medium Density
Phase 1	2,200 SF–3,200 SF	—	—	2,000 SF–2,400 SF
Phase 2	2,200 SF–3,200 SF	—	—	—
Phase 3	—	2,400 SF–4,000 SF	1,800 SF–2,500 SF	—

Note:  
SF = square feet

## 2.4 - Required Actions and Approvals

### 2.4.1 - City Discretionary Actions

Discretionary approvals and permits are required by the lead agency, the City of Antioch, for implementation of the proposed project and include:

- EIR Certification by City Council.
- Amendment (map and text) to add the “Restricted Development Area” and “Limited Development Area” overlay land use designations to the General Plan for the project site.
- Amendment (map and text) to change the existing underlying General Plan land use designation of the land on the project site within the Restricted Development Area from “Golf Course Community/Senior Housing/Open Space,” “Hillside and Estate Residential,” and “Public/Quasi Public” to “Rural Residential, Agriculture, Open Space.”
- Amendment (map and text) to change the existing underlying General Plan land use designation of the land on the project site within the Limited Development Area from “Golf Course Community/Senior Housing/Open Space” and “Hillside and Estate Residential” to “Estate Residential,” “Low Density Residential,” “Medium Low Density Residential,” “Medium Density Residential,” “Convenience Commercial,” “Mixed Use,” “Public/Quasi Public,” and “Open Space.” (Appendix B)

- Amendment to the zoning code (Appendix B) for the project site to update the zoning of the site from “Study District” to “Planned Development” (PD) to allow for the following land uses:
  - Single-Family Low Density (LD-1 LD-2, and LD-3);
  - Single-Family Medium Density (MD-1, MD-2, MD-3 and MD-4);
  - Age-Restricted (AR);
  - Village Center (VC);
  - Rural Residential (RR);
  - Agriculture (A);
  - Public/Quasi Public (PQP);
  - Parks (P);
  - Landscape (L); and
  - Open Space (OS)
- Master Development Plan (MDP): The MDP would supplement the development standards and outlines the layout of the proposed project.
- Design Guidelines The design guidelines would supplement the proposed development standards and serve as a checklist for design review requirements for future builders.
- Resource Management Plan: Pursuant to Section 4.4.6.7(x) of the City of Antioch General Plan, the Applicant would prepare a Resource Management Plan for City approval.
- Development Agreement: The Development Agreement provides the City with benefits the City would not otherwise be entitled to in exchange for assurances for the Applicant that the proposed project can be developed in compliance with the local rules and regulations in effect at the time of submittal by the Applicant.

In addition, the proposed project would require the following discretionary entitlements from the City of Antioch in the future:

- Large Lot Parcel Map: This map would split the project site up into up to five parcels and identify the various phases of the proposed project.
- Tentative Subdivision Map(s);
- Conditional Use Permit(s); and
- Design Review.

In addition, the proposed project would require the following ministerial entitlements from the City of Antioch in the future:

- Demolition permits
- Grading permits
- Building permits.





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## 2.4.2 - Other Agency Approvals

The proposed project would also require the additional approvals and/or permits from a number of local, State, and federal agencies that are Responsible and Trustee Agencies, pursuant to CEQA Guidelines Section 15381 and Section 15386, respectively: These agencies and permits may include but are not limited to:

- California Department of Fish and Wildlife (CDFW)—1602 Streambed Alteration Permit; Incidental Take Permit
- Contra Costa Water District (CCWD)—Will Serve Letter
- Bay Area Air Quality Management District (BAAQMD)—Authority to Construct
- Central Valley Regional Water Quality Control Board (Central Valley RWQCB)—401 Certification
- United States Army Corps of Engineers (USACE)—Nationwide Permit (404)
- United States Fish and Wildlife Service (USFWS)—Incidental Take Permit(s)

## 2.5 - Intended Uses of This Draft EIR

This Draft EIR is being prepared by the City of Antioch to assess the potential environmental impacts that may arise in connection with actions related to implementation of the proposed project. Pursuant to CEQA Guidelines Section 15367, the City of Antioch is the lead agency for the project and has discretionary authority over the project and project approvals. The Draft EIR is intended to address proposed public infrastructure improvements and all future development within the parameters of the proposed project. This document will also serve as a basis for soliciting comments and input from members of the public and public agencies regarding the proposed project. The Draft EIR will be circulated for a minimum of 45 days, during which period comments concerning the analysis contained in the Draft EIR should be sent to:

Alexis Morris, Planning Manager  
City of Antioch  
Community Development Department  
P.O. Box 5007  
Antioch, CA 94531-5007  
Phone: 925.779.7035  
Email: amorris@ci.antioch.ca.us

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