



**REVISED NOTICE OF AVAILABILITY**  
**OF THE RANCH PROJECT**  
**DRAFT ENVIRONMENTAL IMPACT REPORT**  
**SCH #2017082033**

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**DATE:** April 20, 2018  
**TO:** Responsible Agencies and Interested Parties  
**FROM:** Alexis Morris, Planning Manager, City of Antioch  
**SUBJECT:** **Notice of Availability of The Ranch Project Draft EIR – Extension of Public Review Timeline**

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**NOTICE IS HEREBY GIVEN** that the City of Antioch, as Lead Agency, has completed a Draft Environmental Impact Report (Draft EIR) for The Ranch Project.

**PUBLIC REVIEW TIMELINE:** The original 45 day public review timeline has been extended by two weeks and now ends on **5:00 May 14, 2018**. The City must receive all written comments within this time period. Written comments may be submitted to the attention of Alexis Morris, City of Antioch Community Development Department at the following:

City of Antioch	Email: amorris@ci.antioch.ca.us
P.O. Box 5007	Fax: 925-779-7034
Antioch, California 94531-5007	

**PROJECT LOCATION:** The project is located in the southeastern portion of the City of Antioch, in eastern Contra Costa County. The project site is located within the Sand Creek Focus Area of the General Plan and is surrounded by a single-family residential subdivision to the north, undeveloped land to the south (planned for future residential), Deer Valley Road and Kaiser Permanente Antioch Medical Center to the east, and undeveloped land and Empire Mine Road (designated for future residential) to the west.

**PROJECT DESCRIPTION:** The applicant is proposing to amend the City of Antioch General Plan, and construct multiple single-family residential neighborhoods, various public facilities and amenities, and circulation and access improvements, as well as associated infrastructure improvements to serve the proposed planned community. The proposed project includes two scenarios: a Multi-Generational Plan and a Traditional Plan. The Multi-Generational Plan would include a wide range of housing, including active adult housing, while the Traditional Plan would include only all-ages housing, and would not include active adult housing. The project applicant is requesting approval of both scenarios to allow flexibility based upon market conditions. The proposed project includes the following entitlements:

- *General Plan Amendments:* The project would require the approval of a General Plan text and map amendments to the Land Use Element to change the land use designations of the site from Golf Course Community/Senior Housing/Open Space, Hillside and Estate Residential, and Public/Quasi Public to Low Density Residential, Medium Low Density Residential, Mixed Use, Public/Quasi Public, and Open Space. The Multi-Generational Plan would designate a portion of the site as Senior Housing. The Circulation Element of the General Plan would be amended (text and map) to reflect the proposed alignment of Sand Creek Road.
- *Zoning Code Text and Map Amendments.* The project would require text amendments to rezone from the current zoning, Study Area (S), to Planned Development (PD). The PD would include special development standards for the project.

- *Design Guidelines.* The design guidelines would supplement the proposed development standards.
- *Resource Management Plan.* Pursuant to section 4.4.6.7(t) of the City of Antioch General Plan, the applicant will prepare a Resource Management Plan for City approval.
- *Development Agreement.* The Development Agreement would assure the City that the proposed project would proceed to its completion in compliance with the plans submitted by the applicant, and assure the applicant of vested rights to develop the project.

**HAZARDOUS WASTE SITES:** The proposed project is not located on any hazardous waste sites lists enumerated under Section 65965.5 of the Government Code.

**SIGNIFICANT ANTICIPATED ENVIRONMENTAL EFFECTS:** The Draft EIR provides an evaluation of the potential environmental impacts of the proposed project and recommends mitigation measures to reduce impacts. With the implementation of the mitigation measures proposed, the project would result in significant unavoidable impacts with respect to some of the Draft EIR chapters. Additionally, the proposed project, when combined with cumulative projects in the vicinity of the site, would result in cumulatively considerable significant unavoidable impacts resulting from areas covered in the EIR chapters. The significant and unavoidable impacts are related to the following issue areas:

- Aesthetics;
- Air Quality and Greenhouse Gas Emissions;
- Noise; and
- Transportation and Circulation.

**DOCUMENT AVAILABILITY:** Copies of the Draft EIR are available for review Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m., at the City of Antioch, Community Development Department, Third and “H” Streets, Antioch, California except on specified holidays. The Draft EIR is also available online at <http://www.ci.antioch.ca.us/CityGov/CommDev/PlanningDivision/Environmental-docs.htm>.

**QUESTIONS:** If you have any questions about this project, please contact Alexis Morris, City of Antioch Community Development Department at 925-779-7035.