



NOTICE OF PREPARATION

DATE: August 11, 2017

TO: State Clearinghouse
1400 10th Street, Suite 222
Sacramento, CA 95814
(916) 445-0613

FROM: City of Antioch

SUBJECT: The Ranch Project
Notice of Preparation of a Draft Environmental Impact Report

LEAD AGENCY: City of Antioch
Community Development Department
Contact: Alexis Morris, Planning Manager
P.O. Box 5007
Antioch, CA 94531-5007
(925) 779-7035
amorris@ci.antioch.ca.us

PROJECT APPLICANT: Richland Communities

Notice is hereby given that the City of Antioch will be the Lead Agency and will prepare an environmental impact report (EIR) for the proposed The Ranch Project. We are requesting comments on the scope of topics addressed in this EIR.

Please provide comments on the scope of the EIR to Alexis Morris, Planning Manager, at the address listed above. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 5:00 PM on September 11, 2017. In your response, please identify a contact person in your agency for future correspondence.

The Lead Agency will hold a public scoping meeting to receive verbal comments on Wednesday, September 6, 2017 at 6:30 PM in the City of Antioch Council Chambers, Third and "H" Streets, Antioch, CA 94509.

INTRODUCTION:

The purpose of an EIR is to inform decision-makers and the general public of the environmental effects of a proposed project. The EIR process is intended to provide environmental information sufficient to evaluate a proposed project and its potential to cause significant effects on the environment; examine methods of reducing adverse environmental impacts; and consider alternatives to the proposed project. The Ranch Project EIR will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The EIR will generally include the following:

- Description of the project;
- Description of the existing environmental setting for each topic, potential environmental impacts of the project, and mitigation measures;

-
- Cumulative impacts; and
 - Alternatives to the project.

PROJECT LOCATION:

The Ranch Project (proposed project) is located in the southeastern portion of the City of Antioch in eastern Contra Costa County, California (see Figure 1). The City of Antioch 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 Contra Costa County; and to the south by unincorporated portions of Contra Costa County. The project site is located within the Sand Creek Focus Area of the General Plan, which contains lands designated by the Antioch General Plan for open space, residential, commercial, and mixed-use development (See Figure 2). The site is identified by Assessor's Parcel Numbers (APNs) 057-010-002-4, 057-010-003-2, and 057-021-003-9.

The proposed project site consists of 551.5 acres of primarily undeveloped land, designated for Golf Course Community, Senior Housing, and Open Space in the City of Antioch General Plan (see Figure 3). The site is zoned Study Area (S) per the City of Antioch Zoning Ordinance (see Figure 4). The project site 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 (planned for future residential) to the west.

PROJECT SITE CHARACTERISTICS:

The project site consists of on-site (referred to as the "project site") impact areas. The 551.5-acre project site is comprised of primarily undeveloped land, designated for Golf Course community, Senior Housing, and Open Space in the City of Antioch General Plan. Currently, the site 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. Sand Creek, a tributary of Marsh Creek, flows west to east through the proposed project site. The topography of the site is varied, ranging from relatively level areas in the eastern and central portions of the site, gently-sloping hills immediately north and south of Sand Creek, and moderate to steep slopes in the western portion of the site. A large stockpile of soil and large boulders is situated on the northern portion of the proposed project site, near the terminus of Dallas Ranch Road. The stockpiles are likely the result of construction activities associated with Dallas Ranch Road and the existing single-family, medium density residential subdivision located to the north of the site.

PROJECT DESCRIPTION:

The applicant is proposing to amend the 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 following provides a summary of the project's primary components.

- *General Plan Amendments:* Per the City of Antioch General Plan, the proposed project site is located within the Sand Creek Focus Area, and is designated Golf Course Community, Senior Housing, and Open Space. The proposed project would include a General Plan Amendment to the

Land Use Map to change the land use designations of the site to Low Density Residential, Medium Low Density Residential, Mixed Use, Public/Quasi Public, and Open Space for the Traditional Plan. The GPA for the Multi-Generational Plan would designate a portion of the site as Senior Housing (see Figure 5 and Figure 6). In addition, both scenarios would include text and map changes to the Circulation Element of the General Plan. The amendment to the Circulation Element of the General Plan would to shift the proposed alignment of Dallas Ranch Road and its connection to Sand Creek Road north of Sand Creek.

- *Zoning Code Amendment:* The proposed project site is currently zoned S per the City of Antioch Zoning Ordinance. The project would require a zoning amendment to change the zoning designation of the project site from S to Planned Development (PD) (see Figure 7). The PD ordinance would include development standards specific to the proposed project site.
- *Neighborhood Concept:* The two proposed scenarios would provide a mix of different single family residential neighborhood types organized into two distinct development areas to the north and south of the Sand Creek corridor. Both the Multi-Generational Plan and the Traditional Plan would include identical layouts for the north development area; however, the plans would differ subtly in the layouts for the south development area (see Figure 8 and Figure 9). Proposed land uses, densities, and lot sizes of both plans are shown in Table 1 and Table 2.
 - *North Development Area:* The north development area would include Medium Density (MD) and Low Density (LD) neighborhoods. A five-acre commercial “Village Center” would be located at the northwest corner of Deer Valley Road and Sand Creek Road.
 - *South Development Area (Multi-Generational Plan):* Under the Multi-Generational Plan, the south development area would comprise of three distinct residential neighborhoods, including two low-density “executive” neighborhoods (LD-1 and LD-2) and an Active Adult (AA) neighborhood. All three neighborhoods would be gated.
 - *South Development Area (Traditional Plan):* Under the Traditional Plan, the south development area would include an additional LD-2 neighborhood in place of the AA neighborhood proposed in the Multi-Generational Plan.

**Table 1
Multi-Generational Plan Land Use**

| Land Use | | Acreage | Net Density (du/ac) | Average Lot Size (sf) | Target Number of Units |
|--------------------------|---------------------|--------------|---------------------|-----------------------|------------------------|
| Low Density (LD) | LD-1 | 35 | 3.4 | 10,000 | 120 |
| | LD-2 | 18 | 3.6 | 7,000 | 65 |
| | LD-3 | 104 | 3.9 | 7,000 | 410 |
| Active Adult (AA) | | 93 | 5.4 | 5,000 | 500 |
| Medium Density (MD) | | 38 | 5.6 | 4,500 | 212 |
| TOTAL RESIDENTIAL | | 288 | 4.5 | | 1,307 |
| Village Center (VC) | | 5 | | | |
| Public Use (PQ) | Fire Station (PQ-F) | 2 | | | |
| | Staging Area (PQ-S) | 1.5 | | | |
| Parks (P) | | 22 | | | |
| Landscape (L) | | 2.5 | | | |
| Open Space (OS) | | 194.5 | | | |
| Major Roadways | | 36 | | | |
| GRAND TOTAL | | 551.5 | | | |

| Table 2 | | | | | |
|----------------------------------|---------------------|----------------|----------------------------|------------------------------|-------------------------------|
| Traditional Plan Land Use | | | | | |
| Land Use | | Acreage | Net Density (du/ac) | Average Lot Size (sf) | Target Number of Units |
| Low Density (LD) | LD-1 | 45 | 3.4 | 10,000 | 155 |
| | LD-2 | 100 | 3.6 | 7,000 | 360 |
| | LD-3 | 104 | 3.9 | 7,000 | 410 |
| Medium Density (MD) | | 38 | 5.6 | 4,500 | 212 |
| TOTAL RESIDENTIAL | | 287 | 4.0 | | 1,137 |
| Village Center (VC) | | 5 | | | |
| Public Use (PQ) | Fire Station (PQ-F) | 2 | | | |
| | Staging Area (PQ-S) | 1.5 | | | |
| Parks (P) | | 17.5 | | | |
| Landscape (L) | | 3 | | | |
| Open Space (OS) | | 199.5 | | | |
| Major Roadways | | 36 | | | |
| GRAND TOTAL | | 551.5 | | | |

- *Public Facilities and Amenities:* The proposed project includes the development of public facilities and public recreational amenities, including open space and trails, parks, and a fire station site.
 - *Open Space and Trails.* The proposed project would preserve the existing Sand Creek corridor, as well as various hills and ridgeline areas in the northwestern and southwestern portions of the project site, as open space. A comprehensive public 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 areas, and the proposed mixed-use Village Center area.
 - *Parks:* The proposed project would include five public neighborhood parks, ranging from 1.5 to 6 acres, as well as numerous pocket parks that would generally be smaller than one acre.
 - *North Neighborhood Park:* Within the north development area (under either development scenario), the proposed project would include a five-acre park (North Neighborhood Park) and a five-acre, 100-foot wide linear parkway adjacent to the east side of the north neighborhood park.
 - *Homestead Park:* A 2.5-acre park would be located between the two MD areas along Sand Creek Road (under either development scenario). Homestead Park would be situated at the site of the existing on-site grazing operation, would overlook Sand Creek and would provide public trail access to the Sand Creek trail system for residents of the northern development area.
 - *Active Adult Community Park:* Under the Multi-Generational Plan, the active adult neighborhood would have an approximately four-acre park (Active Adult Community Park), which could include a club house with pool, tennis courts and bocce ball courts, as well as lawn areas and walking paths.
 - *Hillside Park:* The Executive Neighborhood would include an approximately 1.5-acre park (Hillside Park) that would connect to the proposed trail system and include a common area and vista point with views of Mount Diablo.
 - *Fire Station.* A two-acre site for a future fire station would be located to the east of Homestead Park and across from the proposed Village Center area. The fire station is not

proposed to be constructed as part of the proposed project, but will be studied in the Project EIR.

- *Circulation, Parking and Streetscape:* The proposed project would include construction of a four-lane arterial roadway (Sand Creek Road) that would connect the existing terminus of Dallas Ranch Road on the northwestern portion of the proposed 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.

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. Street B, a four-lane arterial road, would connect to the roundabout at Sand Creek Road and extend southward to the southern boundary of the project site, terminating in a second roundabout. Street C would extend westward from Street B towards the western site boundary.

Internal local residential streets would include 10-foot roadway lanes, bordered on each side by a seven-foot horizontal parking lane, a five-foot landscaped setback, and a five-foot-wide sidewalk. Each residential unit would have two spaces in an enclosed garage. 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.

All major streets would include a five-foot bicycle lane. In addition to the bicycle lanes, the proposed project would include the construction of a seven-mile off-street trail system. In addition, a 10-foot wide pedestrian/bicycle bridge would be constructed across Sand Creek near the Homestead Park site.

- *Utilities and Infrastructure:* Public utilities, including potable water, sanitary sewer, stormwater drainage, power, and telecommunication services, are not currently provided on the project site. The following section describes how the proposed project would improve the site to provide standard services:
 - *Water Service:* Potable water would be distributed to the project site by existing transmission mains and would complete a looped connection through the proposed project site. An approximately 16-inch primary water line would be located in Sand Creek Road and would connect to the existing City water main at Dallas Ranch Road, and a second connection would be located at the existing 20-inch water main in Deer Valley Road. Other major streets throughout the proposed project site would contain approximately eight- to 12-inch water lines.
 - *Sanitary Sewer:* The proposed project would include the installation of a 12-inch sewer main, as well as a number of smaller eight-inch sewer lines throughout proposed project site. The connection point for the 12-inch sewer main would be located approximately 1.5 miles east of the project site in Heidorn Ranch Road. An off-site extension of the existing 18- to 24-inch sewer line would be required to provide the proposed project with sewer service.
 - *Stormwater:* All stormwater runoff within the proposed project site would be treated on-site by two proposed stormwater detention basins and would discharge into Sand Creek through two new storm drain outfalls. The northernmost detention basin would be approximately nine acres in size and would be located south of Sand Creek Road, north of the Sand Creek. The second basin would be approximately 7.5 acres, and would be located south of Sand Creek. Both stormwater detention basins would discharge treated

stormwater through engineered outlets to Sand Creek. The detention basins would provide detention, treatment, and hydromodification.

- *Power and Communications:* Electricity to the project site would be provided by PG&E. AT&T and Comcast would provide voice and data communication services to all development in the site. Existing distribution lines would be extended to individual parcels within the project site as development occurs. Dry utilities, electrical, gas, and technology would be located underground, and would tie in to existing infrastructure located at the terminus of Dallas Ranch Road and an existing substation approximately one-half mile south of the existing Hillcrest Avenue/Prewett Ranch Drive intersection.
- *Phasing:* Buildout of the project would occur over the course of a number of years, as dictated by the economy and demand for new housing in the area. The project would be constructed in phases, with the infrastructure and amenities corresponding to new unit demands. While the phases have not yet been determined, the project site would be built out starting from east to west and from north to south. A phasing plan would be submitted with the first tentative map application for the project site.

PROJECT ENTITLEMENTS AND APPROVALS:

Requested project entitlements are anticipated to include the following:

- *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.

PROBABLE ENVIRONMENTAL EFFECTS:

The City has reviewed the proposed project application and has determined that an EIR should be prepared for the proposed project because it may have a significant effect on the environment. The City has concluded that the EIR should address potential project-related impacts to the resources identified below. Each resource area chapter will include a discussion of the existing setting, thresholds of significance, evaluation of potential impacts, and if necessary, feasible mitigation measures to reduce or eliminate potentially significant impacts to the applicable resource.

- Aesthetics
- Agricultural Resources

-
- Air Quality and Greenhouse Gas Emissions
 - Biological Resources
 - Cultural Resources
 - Geology and Soils / Mineral Resources
 - Hazards and Hazardous Materials
 - Hydrology and Water Quality
 - Land Use and Planning / Population and Housing
 - Noise
 - Public Services, Recreation, and Utilities
 - Transportation and Circulation
 - Statutorily Required Sections
 - Alternatives Analysis

August 11, 2017

Alexis Morris
Planning Manager, City of Antioch

Date

Figure 1
REGIONAL PROJECT LOCATION

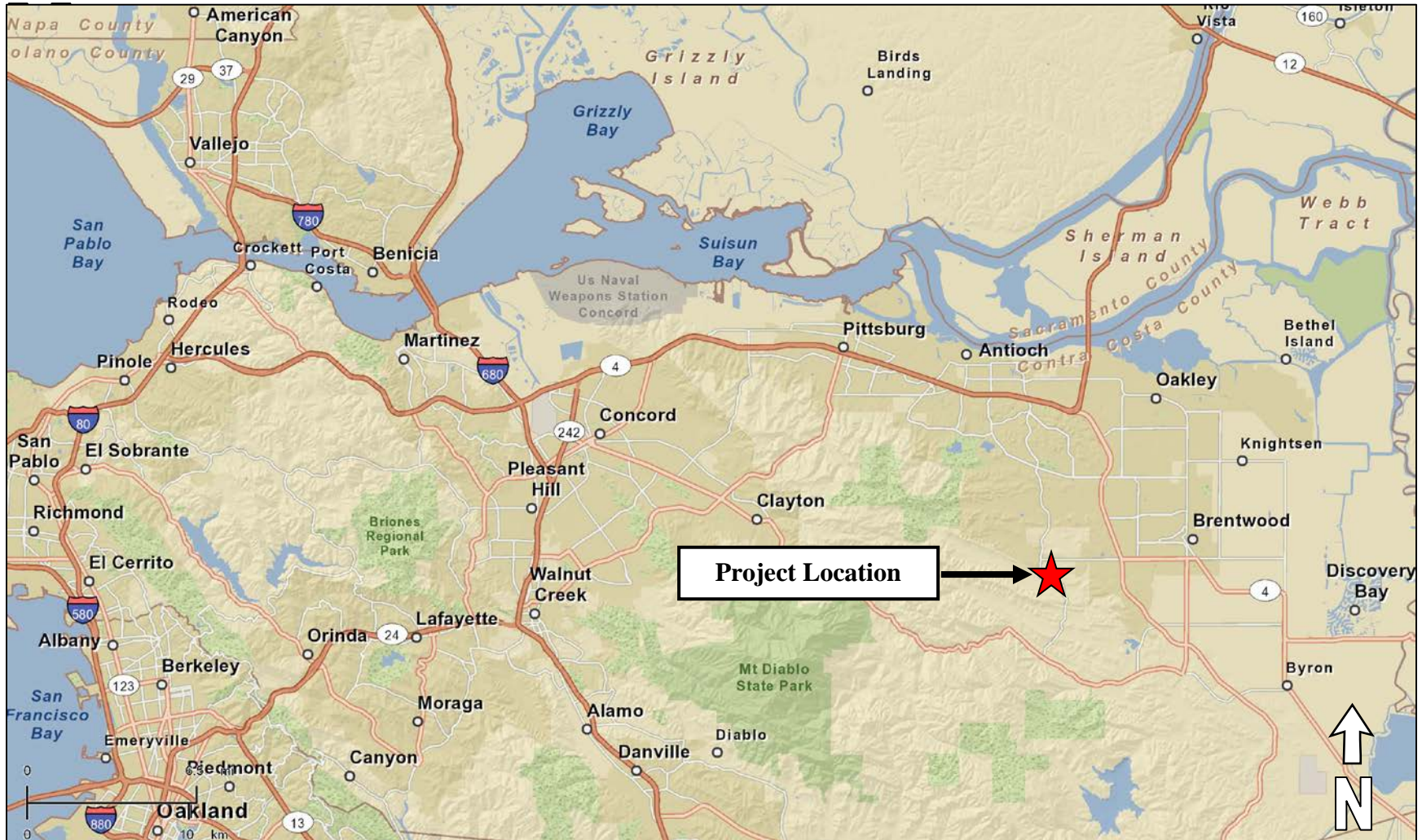
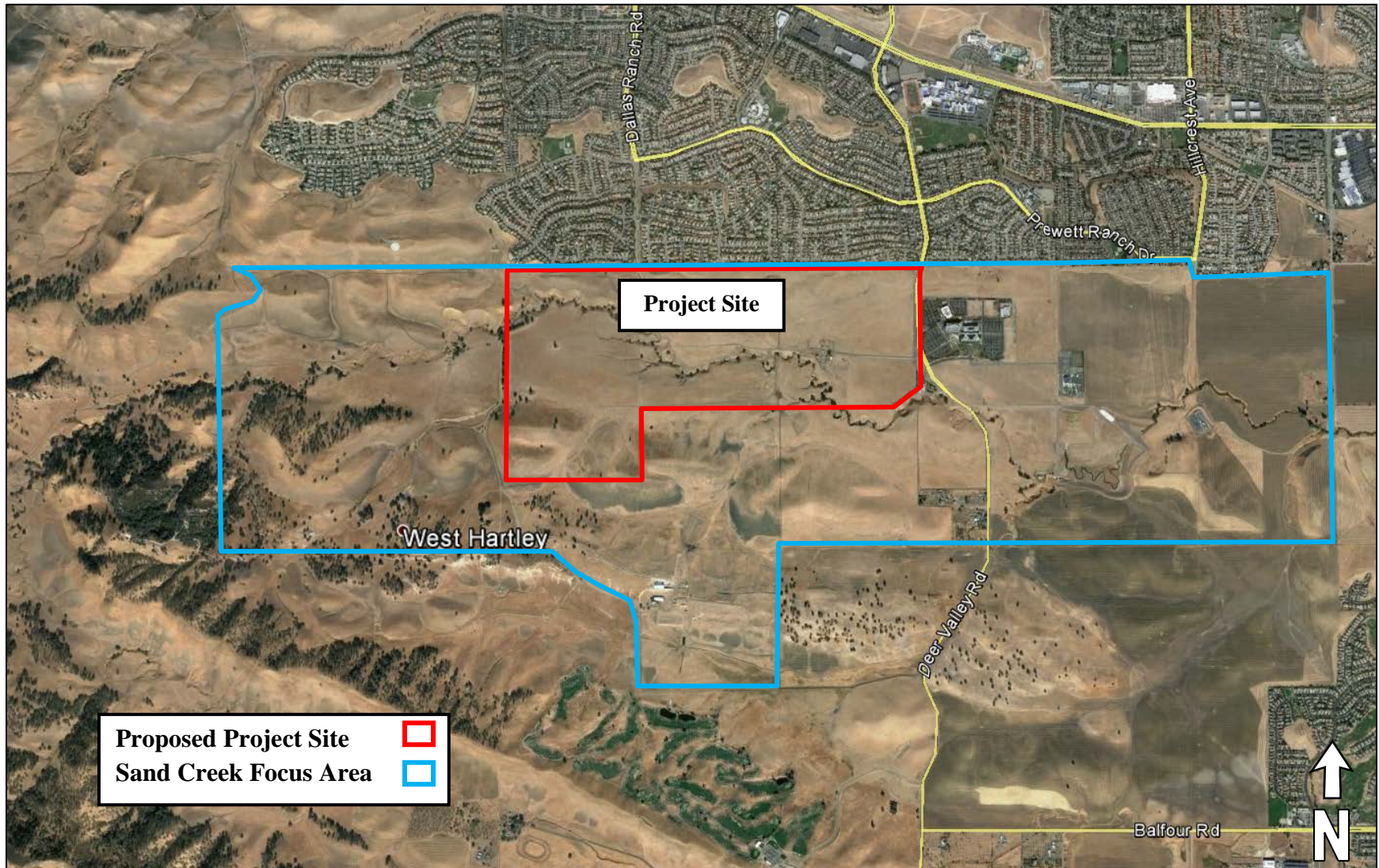


Figure 2
PROJECT VICINITY



**Figure 3
EXISTING GENERAL PLAN DESIGNATIONS**

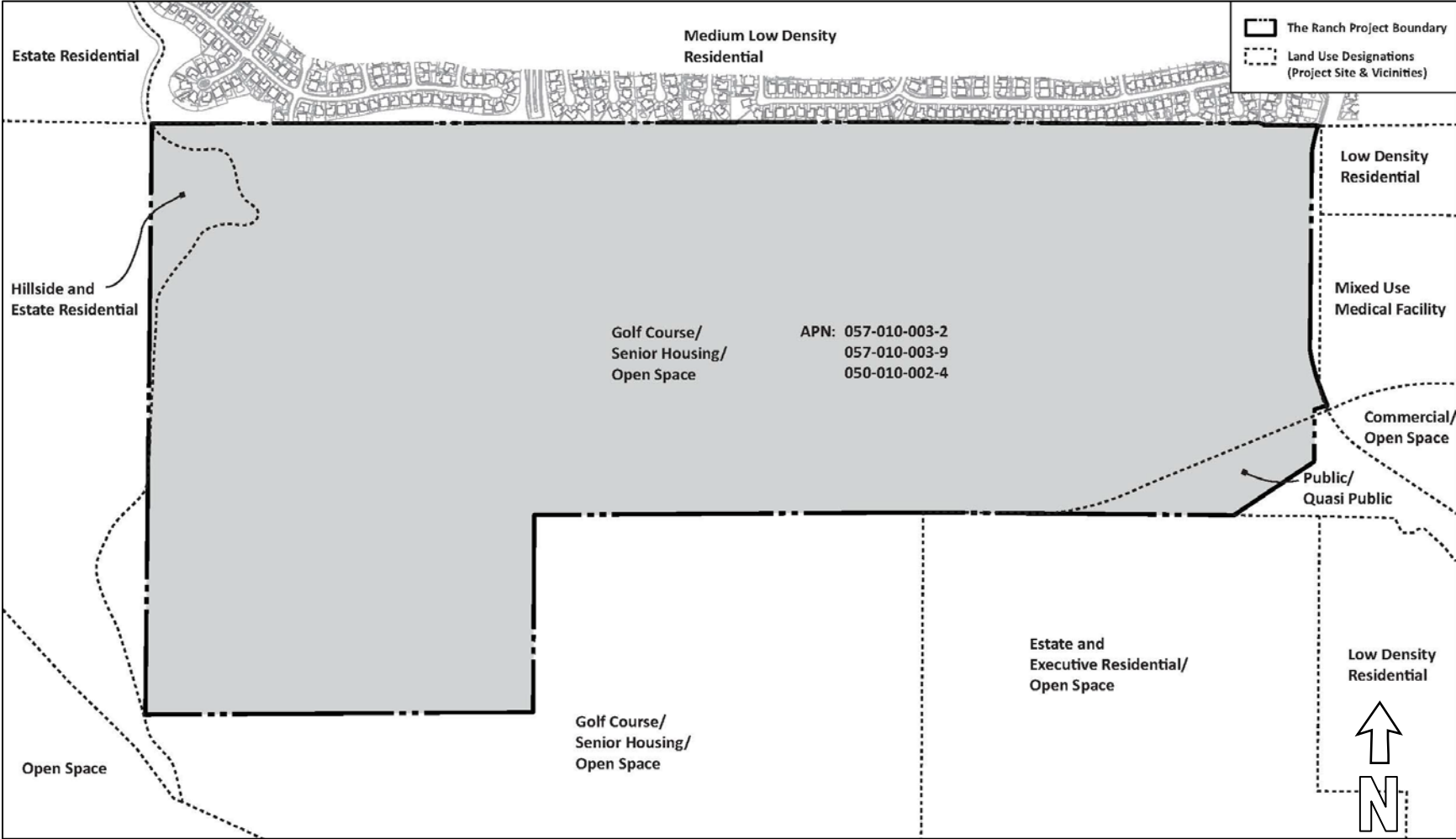


Figure 4
EXISTING ZONING DESIGNATION

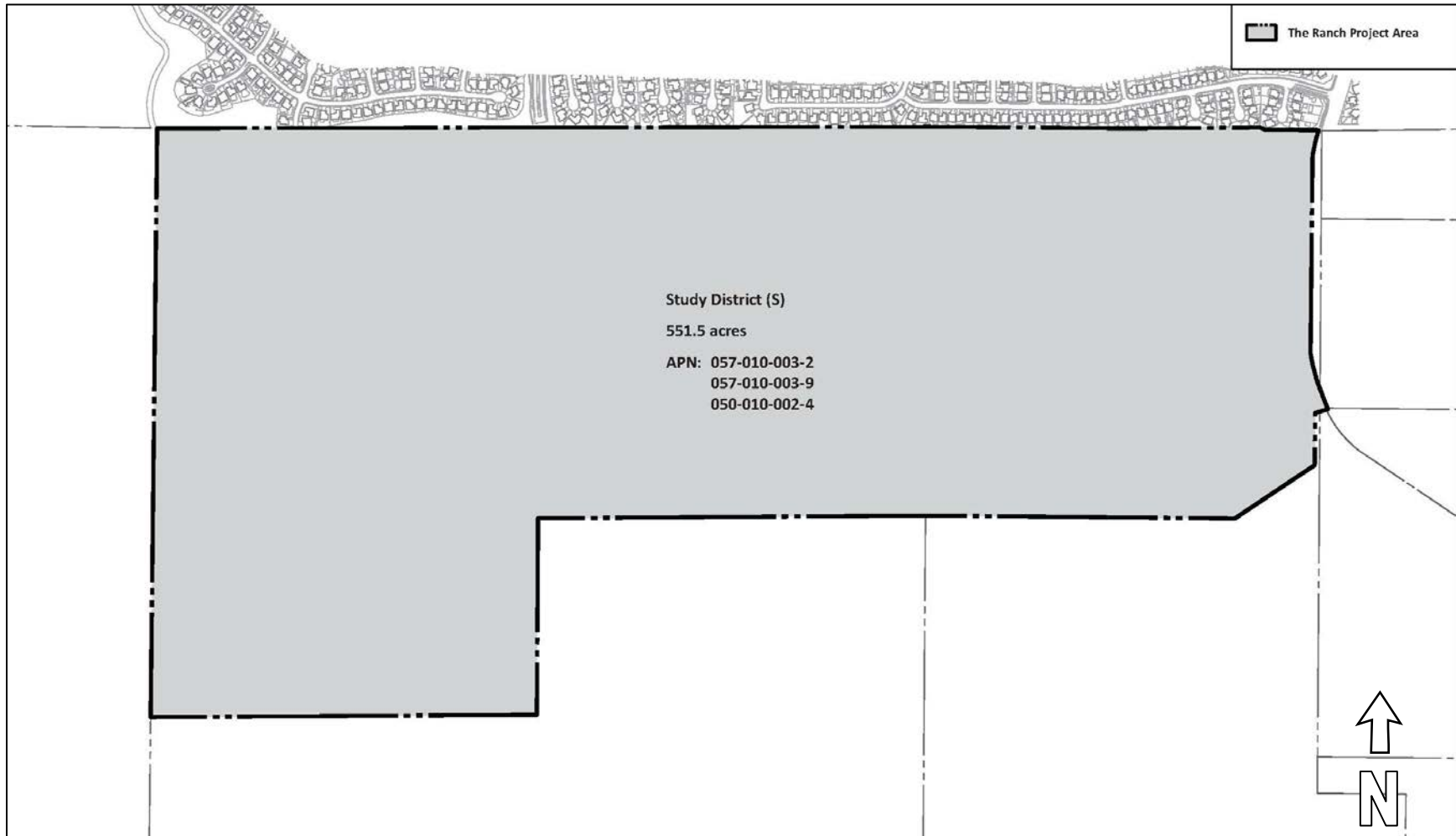


Figure 5
PROPOSED GENERAL PLAN DESIGNATIONS FOR MULTI-GENERATIONAL PLAN

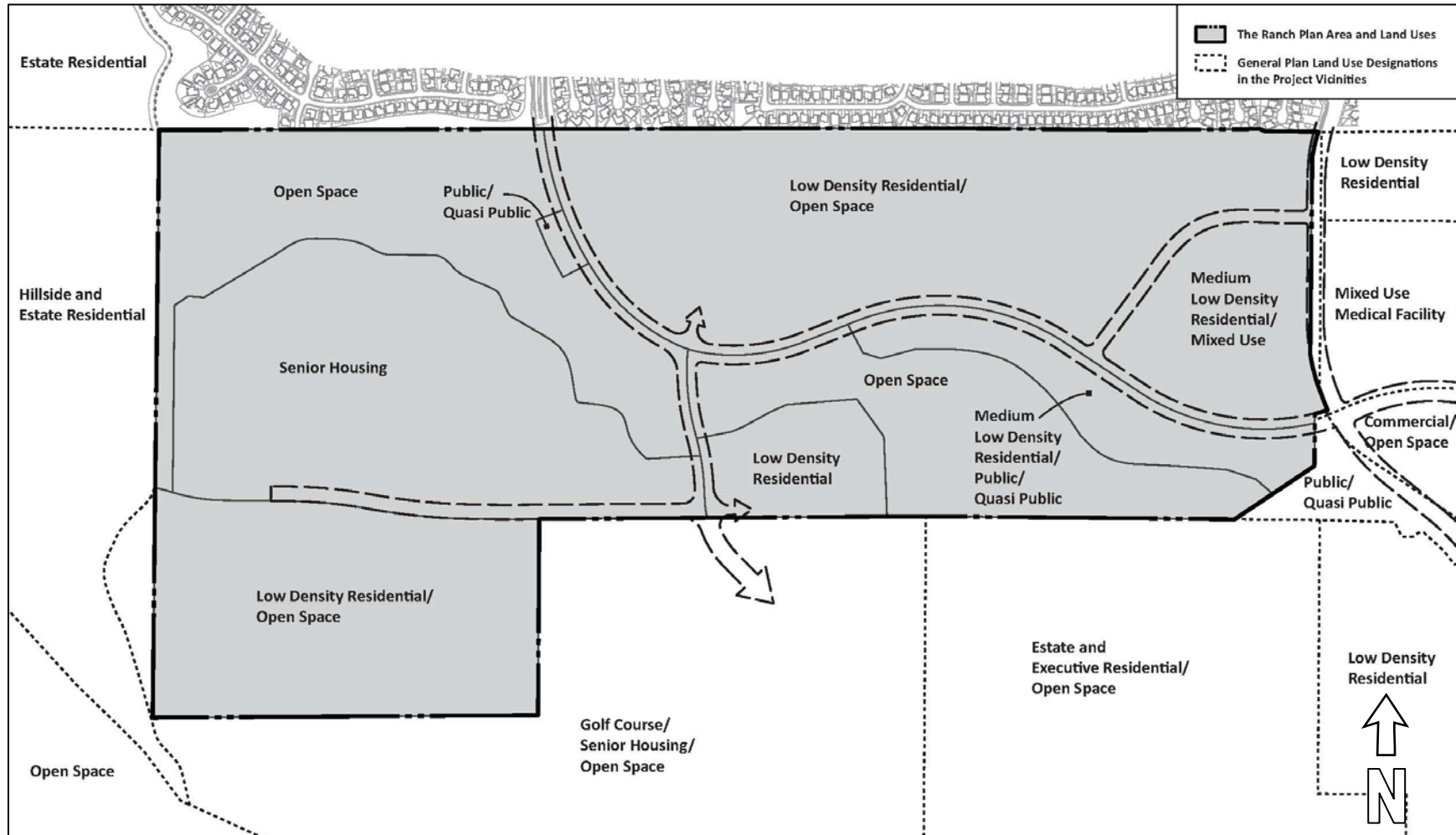


Figure 6
PROPOSED GENERAL PLAN DESIGNATIONS FOR TRADITIONAL PLAN

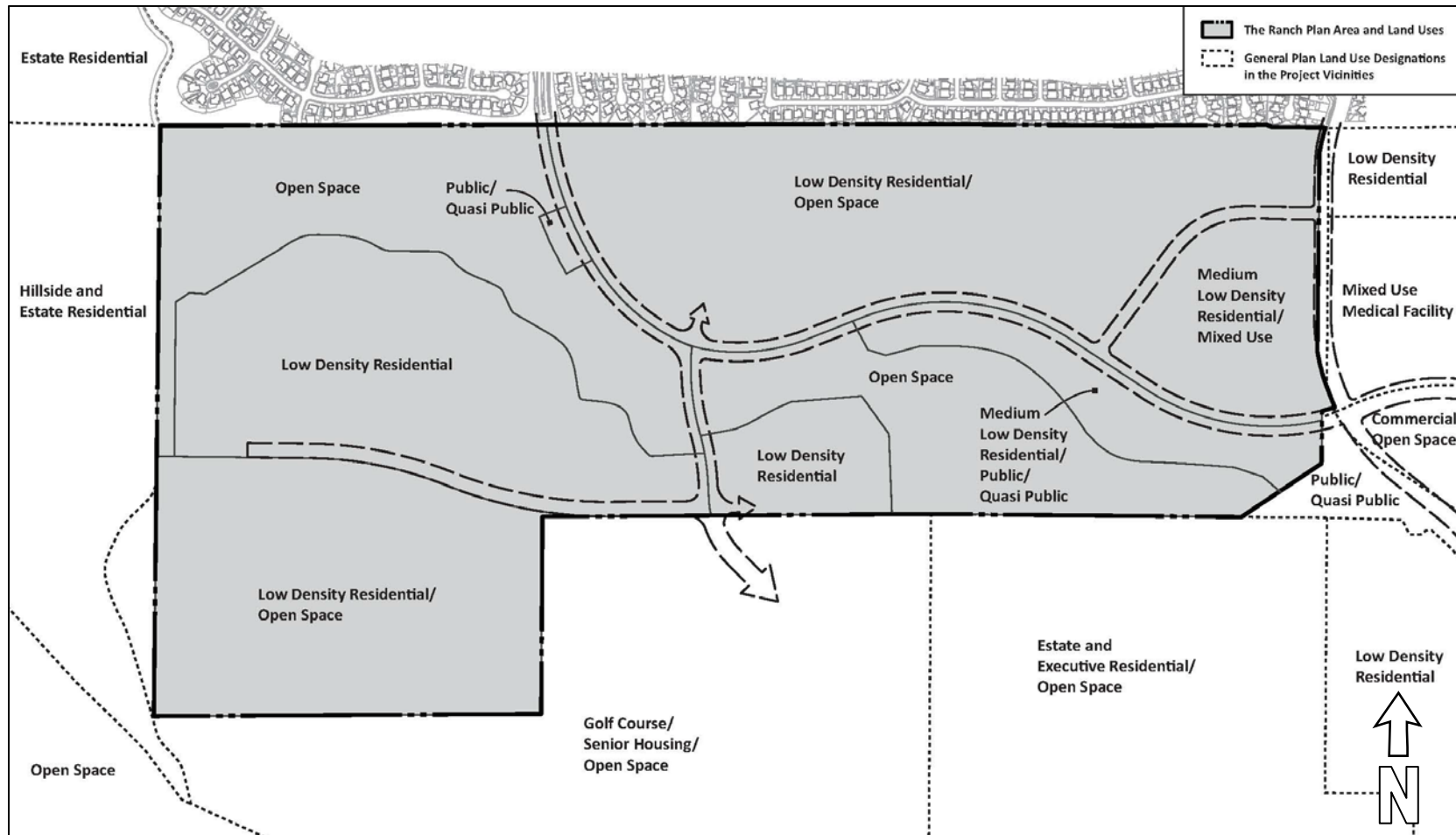


Figure 7
PROPOSED ZONING DESIGNATIONS

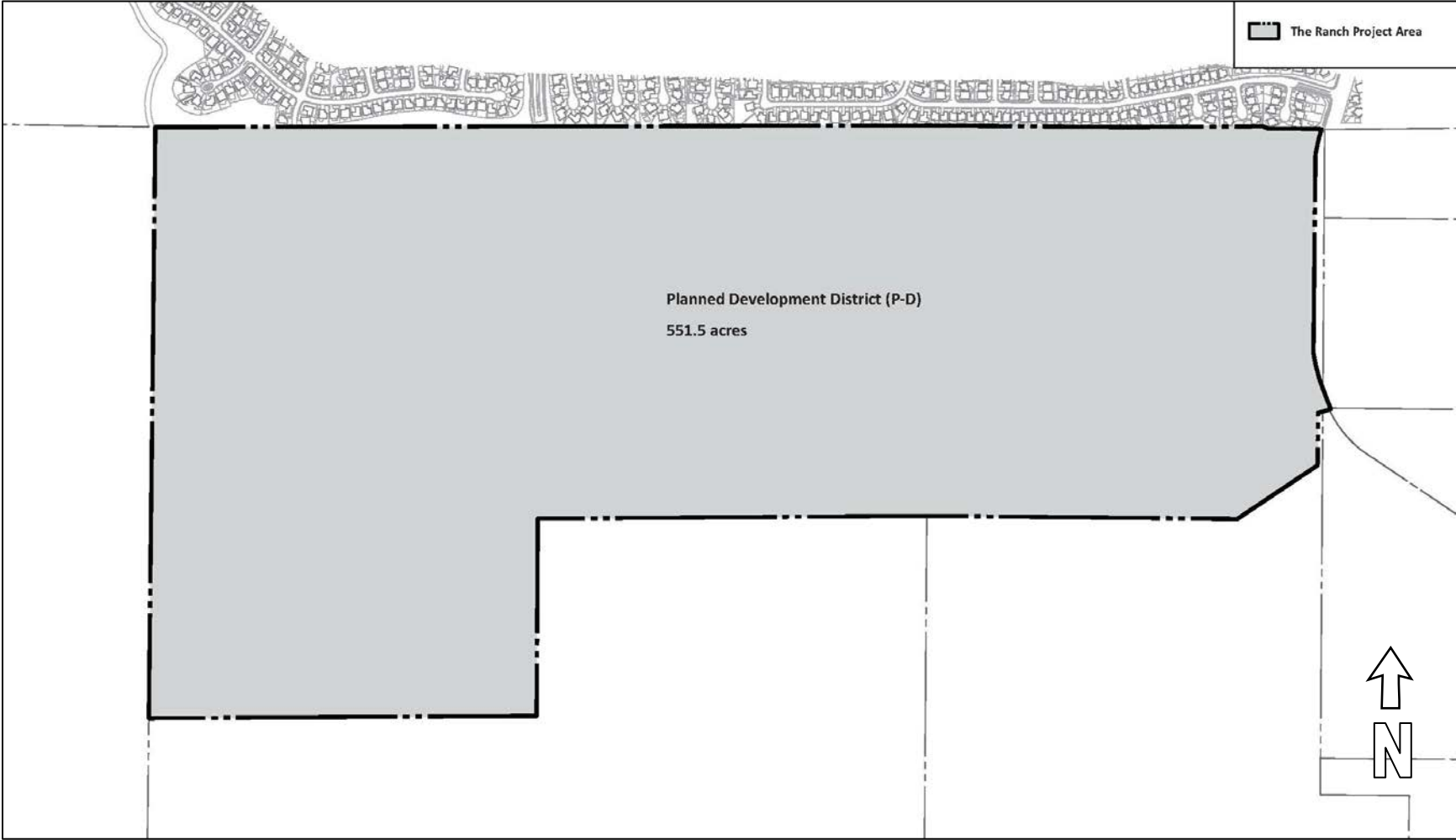


Figure 8
MULTI-GENERATIONAL PLAN



**Figure 9
TRADITIONAL PLAN**

