



DATE: January 29, 2021

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

FROM: City of Antioch

SUBJECT: Deer Valley Estates Project
Notice of Availability of a Draft Environmental Impact Report
SCH No. 2020120352

LEAD AGENCY: City of Antioch
Community Development Department
Contact: Zoe Merideth, Associate Planner
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Antioch, CA 94531-5007
(925) 779-6122
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PROJECT APPLICANT: Blue Mountain Communities
707 Aldridge Avenue
Vacaville, CA 95688

Notice is hereby given that the City of Antioch, as the Lead Agency, has prepared a Draft Environmental Impact Report (EIR) for the proposed Deer Valley Estates Project (proposed project).

PROJECT LOCATION: The approximately 37.56-acre project site consists of two parcels of undeveloped land located at 6100 Deer Valley Road in the southern portion of the City of Antioch, Contra Costa County. 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 (see Figure 1).

The project site is located within the Sand Creek Focus Area of the General Plan, which is generally bounded by existing residential neighborhoods to the north, Black Diamond Mines Regional Preserves to the west, the city limits to the south, and the City of Brentwood to the east. The Sand Creek Focus Area is intended to function as a large-scale planned community, providing needed housing and employment



opportunities. The project site is identified by Assessor's Parcel Number (APN) 055-071-026 and 057-022-013.

PROJECT SITE CHARACTERISTICS AND SURROUNDING LAND USES: The rectangular project site is generally flat, with gently rolling topography that slopes from east to west. Site elevations range from approximately 195 to 225 feet above mean sea level. The project site is currently vacant and generally consists of non-native annual grassland and ruderal vegetation. As shown in Figure 2, the project site is generally surrounded by existing and under-construction residential uses, vacant land, and healthcare uses. To the north, the project site is bounded by a single-family residential neighborhood with one- to two-story homes. Further north are Prewett Ranch Drive and Deer Valley High School. The project site is bordered immediately to the east by the Aviano Farms Project, which is currently under construction with 533 residential units. Further east is the approved Vineyards at Sand Creek project, which is also under construction and consists of 641 residential units. To the south is Wellness Way and the Kaiser Medical Center, past which is Sand Creek Road. The project site is bound to the west by Deer Valley Road, across which is the site of The Ranch Project, which is a master planned residential community that was approved by City Council in July 2020 and could be under construction by 2023.

PROJECT BACKGROUND: On February 26, 2008, an Initial Study/Mitigated Negative Declaration (2008 IS/MND) for the proposed Deer Valley Estates Master Development Plan Project (2008 Project) was adopted by the Antioch City Council. The 2008 IS/MND evaluated the potential impacts associated with the development of 136 single-family residential units and an approximately 1.69-acre park on the project site. The 2008 Project included a rezoning of the project site from Study Zone (S) to the site's current zoning of Planned Development (P-D) and the adoption of the Master Development Plan. The P-D designation and associated standards allow implementation of the previously approved Master Development Plan, which is a previous iteration of the currently proposed project. The proposed project is the next phase of the entitlement process to allow development of residential uses on the site.

An Initial Study for the project, which is also available for review online, was prepared to evaluate the potential environmental impacts of the proposed project and to determine the appropriate level of additional environmental review. In accordance with the requirements outlined in Section 15168 of the CEQA Guidelines, the Initial Study was prepared to disclose the relevant impacts and mitigation measures covered in the 2008 IS/MND and discuss whether the project is within the parameters of the 2008 IS/MND. Based on the findings of the Initial Study, a Draft EIR was prepared for impacts that need further discussion and/or mitigation beyond that provided in the 2008 IS/MND. The Draft EIR includes an evaluation of impacts for the topic of transportation.

The City of Antioch General Plan Land Use Map designates the project site as Sand Creek Focus Area – Low Density Residential. The Low Density Residential designation is generally characterized by single-family homes in traditional subdivisions, which are generally located on gently rolling terrain. The zoning on the project site is the P-D district established as a part of the 2008 Project. The P-D district is intended to enable and encourage flexibility in the design and development of land so as to promote its most appropriate use.

PROJECT DESCRIPTION: The proposed project involves the construction of 121 new single-family homes on the project site and associated open space, roadway, and utility improvements. The single-family residential units would range in size from approximately 2,252 square feet to approximately 3,445 square feet and would be located on individual lots that would be a minimum of 7,000 square feet. All of

the residential units would front onto internal streets within the project site, discussed below, and none would front onto either Deer Valley Road or Wellness Way.

Each of the residential lots on the project site would include private backyards that would be an average of 2,240 square feet in size. In total, the proposed project would provide approximately 15.2 acres (662,380 square feet) of common open space and private recreational space, including backyards. The proposed project would include multiple common open space areas for project residents, including an approximately 1.12-acre park, which would be located in the approximate center of the project site (as shown on Figure 3) and would include a dog park and a playground. An approximate total of 1.5 acres of the site would be improved with landscaping, including street trees and native grasses and an approximately 4- to 6-foot-wide trail that would run through the northwest and center portions of the site and connect the proposed park to Deer Valley Road. Access to the proposed trail would be provided by a tubular steel fence with an access gate in the northwest corner of the project site.

PROJECT ENTITLEMENTS AND APPROVALS: The proposed project would require the following discretionary entitlements from the City of Antioch:

- EIR Certification
- Adoption of Findings and Statement of Overriding Considerations
- Tentative Map Approval
- Final Development Plan
- Use Permit; and
- Design Review
- Grading and Building Permits

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 potentially significant impacts of the proposed project and recommends mitigation measures (if necessary) to avoid or reduce impacts. The proposed project would result in a significant unavoidable impact related to transportation.

DOCUMENT AVAILABILITY: The Draft EIR is available for review online at: www.antiochca.gov/community-development-department/planning-division/environmental-documents/. In response to the ongoing COVID-19 pandemic, paper copies are available for review by pre-scheduled appointment only. If you'd like to make an appointment, or if you require additional assistance, please contact Zoe Merideth at zmerideth@antiochca.gov.

PUBLIC REVIEW TIMELINE: The 45-day public review period for the Draft EIR begins on January 29, 2021 and ends on March 15, 2021. The City must receive all comments within this time period. Written comments may also be submitted to the attention of Zoe Merideth, City of Antioch Community Development Department at the following:

City of Antioch
P.O. Box 5007
Antioch, California 94531-5007
Email: zmerideth@antiochca.gov

QUESTIONS: If you have any questions about this project, please contact Zoe Merideth, City of Antioch Community Development Department by phone at 925-779-7035 or by email at zmerideth@antiochca.gov.



Signature

January 29, 2021

Date