

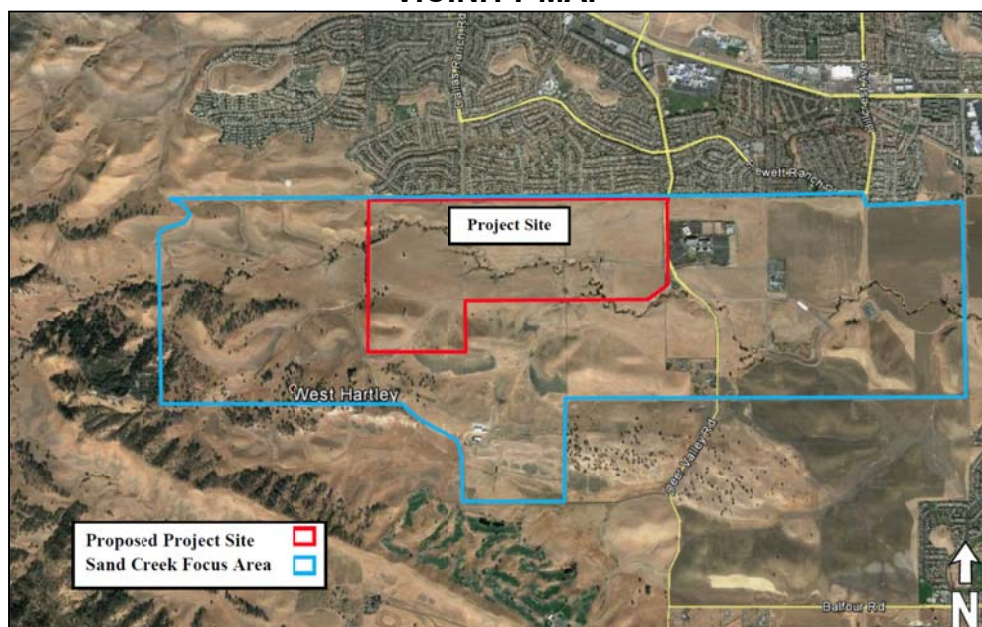
## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Antioch will hold a public hearing at 6:30 p.m. on July 1, 2020, for The Ranch project.

**PROJECT LOCATION:** 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. The project site is surrounded by a 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 (**APNs: 057-010-002, 057-010-003, and 057-021-003**).

**PROJECT DESCRIPTION: GP-20-01 and MDP-20-01 – The Ranch –** Richland Planned Communities is requesting approval of a master planned residential community consisting of 1,177 residential units over 253.50 acres on a 551.50-acre site, including Low Density (LD), Medium Density (MD), and Age Restricted (AR) units; a 5.00-acre Village Center consisting of commercial, office, and retail space; 3.00 acres of public services facilities, including a new fire station site and a trail staging area; approximately 22.50 acres of public parks and landscaped areas; 229.50 of open space including trails; and 38.00 acres of roadway improvements. Necessary entitlements from the City include General Plan Amendments (map, text, Circulation Element, Housing Element), Rezone, Master Development Plan, Design Review to adopt Design Guidelines, Resource Management Plan, and Development Agreement.

### VICINITY MAP



## PUBLIC HEARING NOTICE

June 12, 2020

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**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:** An Environmental Impact Report (EIR) has been prepared pursuant to the California Environmental Quality Act (CEQA). Significant and unavoidable impacts were identified for aesthetics, air quality, greenhouse gas emissions, and transportation.

**MEETING LOCATION: PURSUANT TO GOVERNOR GAVIN NEWSOM'S EXECUTIVE ORDER N-29-20 THIS MEETING WILL BE HELD AS A TELECONFERENCE MEETING BEGINNING AT 6:30.** Observers may view the meeting livestreamed via the Planning Division's website at: [www.antiochplanning.com](http://www.antiochplanning.com) or the public may attend the webinar by using the following link: <https://zoom.us/j/92639878065>. Alternatively, the public may participate in the webinar with the following audio-only options:

Telephone:

Dial (for higher quality, dial a number based on your current location):

US: (669) 900-6833

(408) 638-0968

(346) 248-7799

(253) 215-8782

(301) 715-8592

(312) 626-6799

(646) 876-9923

Webinar ID: 917 5143 7965

International numbers available: <https://zoom.us/j/abaogzZiS8>

iPhone one-tap: (669) 900-6833,91751437965# or (408) 638-0968,91751437965#

**MEETING MATERIALS:** Copies of the documents relating to this proposal are available for review at <https://www.antiochca.gov/fc/community-development/planning/Project-Pipeline.pdf>. The staff report and agenda packet will be posted on Friday, June 26, 2020, at <https://www.antiochca.gov/government/agendas-and-minutes/planning-commission/>

**PUBLIC COMMENTS:** Written statements in favor of or in opposition to these matters may be submitted electronically to the Secretary to the Planning Commission at the following email address: [planning@ci.antioch.ca.us](mailto:planning@ci.antioch.ca.us). All comments received before 3:00 pm the day of the meeting will be provided to the Planning Commissioners at the meeting. Please refer to the Planning Division's website for instructions on how to comment after 3:00 the day of the meeting and during the Planning Commission meeting: <https://www.antiochca.gov/community-development-department/planning->

[division/planning-commission-meetings/](#).

If any person challenges the City's decision on this matter in court, he or she may be limited to raising only those issues that were raised at the public hearing described in this notice or in written correspondence delivered to the City at or prior to the public hearing.

**ACCESSIBILITY:** In accordance with the Americans with Disabilities Act and California law, the City of Antioch offers its public programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at the number or email address below at least 72 hours prior to the meeting or when you desire to receive services. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. The City's ADA Coordinator can be reached @ Phone: (925) 779-6950 and e-mail: [publicworks@ci.antioch.ca.us](mailto:publicworks@ci.antioch.ca.us).

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FORREST EBBS  
Secretary to Planning Commission

To Ledger: June 12, 2020  
To Property Owners: June 19, 2020