



**PLANNING COMMISSION NOTICE OF PUBLIC HEARING**  
**Wednesday, May 7, 2025, 6:30 PM, City Council Chambers**  
**Antioch City Hall 200 H St., Antioch, CA 94509**  
[Antiochca.gov/pcmeetings](https://antiochca.gov/pcmeetings)

**Project Name:** The Ranch Project – Phase II / PD2023-0003

**Location:** West of Deer Valley Road, South of Mammoth Way/ APNs: 057-010-002, 057-010-003, and 057-021-003

**Description:** The applicant, Richland Planned Communities, Inc. is requesting the following entitlements for Phase II of The Ranch Project:

1. *Vesting Tentative Subdivision Map.* The proposed project requires approval of a Vesting Tentative Subdivision Map to divide the Phase II area into 213 Low-Density-Conventional (LD-3) residential lots, 13.0 acres of parkland, 11.5 acres of open space, 2.3 acres of landscaping, and 12.4 acres of internal roadway network.
2. *Use Permit.* The project requires the approval of a Use Permit to allow for the development of the proposed uses within the Phase II area of The Ranch Project site.

**CEQA:** An EIR was prepared for The Ranch Project in accordance with the California Environmental Quality Act (CEQA) and was certified by the City Council on July 28, 2020 (SCH No. 2019060012). The 2020 EIR analyzed development of Phase I, Phase II, and Phase III of The Ranch Project, which would consist of 1,177 residential units over 253.5 acres on a 551.5 acre site, including LD residential units, Medium Density (MD) residential units, and Age Restricted (AR) residential units; a 5.0-acre Village Center consisting of commercial, office, and retail space; 3.0 acres of public services facilities, including a new fire station site and a trail staging area; approximately 22.5 acres of public parks and landscaped areas; 229.5 acres of open space including trails; and 38.0 acres of roadway improvements, and recommends mitigation measures to reduce impacts to the maximum extent feasible.

**Staff Contact:** Kevin Scudero, (925) 779-6133, email: [kscudero@antiochca.gov](mailto:kscudero@antiochca.gov)

**For More Information:** The agenda for this meeting and staff report for this project will be available 3 days before the meeting. Information can be accessed online at: [Antiochca.gov/pcmeetings](https://antiochca.gov/pcmeetings)

**Public Comment**

- **Prior to 4:00pm the Tuesday before the meeting:** Written comments may be sent to Community Development Department, City Hall, 200 "H" Street (P. O. Box 5007) or submitted electronically to the Secretary to the Planning Commission at: [planning@ci.antioch.ca.us](mailto:planning@ci.antioch.ca.us)  
*All comments received prior to 4:00pm the Tuesday before meeting will be provided to the Planning Commissioners before the meeting and entered into the public record. Please indicate the agenda item and title in your email subject line.*
- **In Person:** Fill out a Speaker Request Form, available near the entrance doors, and place it in the Speaker Card Tray before the item begins.

**Notice Concerning Legal Rights:** Pursuant to Government Code Section 65009, if you challenge a decision of the City in court, you may be limited to raising only those issues you or someone else raised at a 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)