

NOTICE OF DETERMINATION

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Antioch
P.O. Box 5007
Antioch, CA 94531-5007
Attn: Alexis Morris, Planning Manager
Phone: (925) 779-6141

To: Contra Costa County Clerk
555 Escobar Street
Martinez, CA 94553

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code (State Clearinghouse Number: 2019060012)

Project Title: The Ranch Project

Project Applicant: Richland Planned Communities, Inc., 3161 Michelson Drive, Ste 425, Irvine, CA 92612 (949) 261-7010

Project Location: The project site is located in the City of Antioch, County of Contra Costa, within the Sand Creek Focus Area of the City’s General Plan. 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.

Project Description: The project consists 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 on-site roadway improvements, as well as offsite road improvements to Deer Valley Road and Sand Creek Road (to the east). Project entitlements 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 (GP-20-01, MDP-20-01).

This Notice of Determination is to advise that the City of Antioch approved the above-described project on July 28, 2020, and made the following determinations pursuant to the provisions of CEQA:

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this project.
3. Mitigation measures were made a condition of approval of this project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. Findings were made pursuant to CEQA Guidelines section 15091.
6. A Statement of Overriding Consideration was adopted for this project pursuant to CEQA Guidelines section 15093.

On August 11, 2020, the City Council conducted second readings of the Development Agreement and Rezone ordinances pursuant to Government Code section 36934. This is to certify that the EIR and record of project approval is available to the General Public at the City of Antioch, Community Development Department, Third and “H” Streets, Antioch, CA 94531-5007.



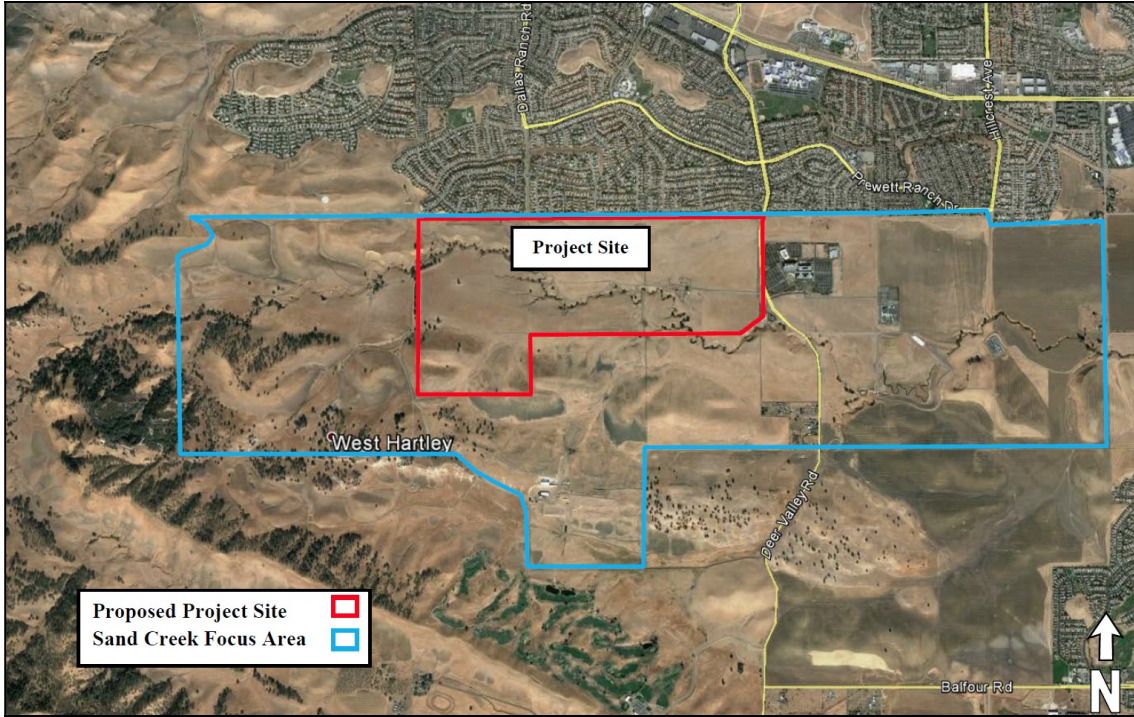
Signature (Public Agency)

Planning Manager
Title

August 13, 2020
Date

August 17, 2020
Date Received for Filing at OPR

Project Location Map



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To: Contra Costa County Clerk
555 Escobar Street
Martinez, CA 94553

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code (State Clearinghouse Number: 2019060012)

Project Title: The Ranch Project

Contact Person: Alexis Morris, Planning Manager, City of Antioch Community Development Department, P.O. Box 5007, Antioch, CA 94531-5007

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: The project consists 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 (GP-20-01, MDP-20-01).

This Notice of Determination is to advise that the City of Antioch, on July 28, 2020, approved the above-described project and made the following determinations:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of approval of this project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Consideration [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the EIR and record of project approval is available to the General Public at the City of Antioch, Community Development Department, Third and "H" Streets, Antioch, CA 94531-5007



Signature (Public Agency)

Planning Manager
Title

July 29, 2020
Date

Date Received for Filing at OPR

Project Location Map

