

**PLANNING COMMISSION
RESOLUTION NO. 2023-15**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
FORWARDING A RECOMMENDATION TO THE CITY COUNCIL TO APPROVE A
RESOLUTION ADOPTING THE RANCH MASTER DEVELOPMENT PLAN AMENDMENT**

WHEREAS, the City of Antioch (“City”) received an application from Richland Planned Communities, Inc. (“Applicant”) requesting a Master Development Plan Amendment to modify the proposed trail systems in order to reserve more space for conservation and modify trails to more closely border the development and include different amenities such as picnic tables and signage for Phase I of The Ranch Project;

WHEREAS, the Project site is in the southeastern section of the City of Antioch, on the western side of State Route 4 and is within the Sand Creek Focus Area west of Deer Valley Road along Sand Creek (APNs 057-010-002, 057-010-003, and 057-021-003);

WHEREAS, a Final Environmental Impact Report and Mitigation Monitoring and Reporting Program was prepared for The Ranch Project in accordance with the California Environmental Quality Act (CEQA), and was adopted by the City on July 28, 2020, which analyzed development of Phase I, Phase II, and Phase III of The Ranch Project;

WHEREAS, development of Phase I of The Ranch Project is consistent with the project analyzed in the EIR, and, therefore, would not require additional environmental review pursuant to CEQA Guidelines Section 15162;

WHEREAS, the proposed Master Development Plan Amendment would modify the trail network to more closely border the development in order to reserve more space for conservation, and to provide more amenities along the trail network, including picnic tables, signage, and landscaping area;

WHEREAS, the Planning Commission held a public hearing and considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request;


WHEREAS, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 on May 5, 2023 for the public hearing held on May 17, 2023; and

WHEREAS, in consideration of the amendment, the granting of such amendment will not adversely affect the comprehensive General Plan.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that the Planning Commission hereby recommends approval to the City Council of the Master Development Plan Amendment for The Ranch Project in order to modify the proposed trail network (attached hereto as Exhibit A).

I HEREBY CERTIFY that the foregoing resolution was adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 17th day of May, 2023, by the following vote:

AYES: Gutilla, Martin, Motts, Riley, Schneiderman, Lutz
NOES:
ABSENT: Hills
ABSTAIN:


Forrest Ebbs (May 25, 2023 11:59 PDT)

FORREST EBBS
Secretary to the Planning Commission






Resolution 2023-15 Ranch MDP Amendment

Final Audit Report

2023-05-25

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