

**PLANNING COMMISSION
RESOLUTION NO. 2023-16**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
FORWARDING A RECOMMENDATION TO THE CITY COUNCIL TO ADOPT THE
PROPOSED TWO VESTING TENTATIVE SUBDIVISION MAPS, A USE PERMIT AND
DESIGN REVIEW FOR THE DEVELOPMENT OF THE RANCH PHASE I PROJECT**

WHEREAS, the City of Antioch (“City”) received an application from Richland Planned Communities, Inc. (“Applicant”) seeking City approval of a Large Lot Vesting Tentative Subdivision Map for The Ranch Project site, a Small Lot Vesting Tentative Subdivision Map for Phase I of The Ranch Project, a Use Permit for the development of Phase I, and Design Review for the development of 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 (EIR) 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 require no further environmental review pursuant to CEQA Guidelines Section 15162;

WHEREAS, the proposed project requires approval of a Large Lot Vesting Tentative Subdivision Map (attached hereto as Exhibit A) to allow for the division of The Ranch Project site into four large lots. Phase I development would occur on Lots 1 and 2, in the eastern portion of The Ranch Project site. Approval of the Small Lot Vesting Tentative Subdivision Map (attached hereto as Exhibit B) would divide the Phase I area into 440 residential lots, a mixed-use component, a fire station, 6.6 acres of parkland, stormwater detention areas, and an internal roadway network.

WHEREAS, the proposed project requires approval of a Use Permit to allow for the development of the proposed uses within the Phase I area of The Ranch Project site.

WHEREAS, the proposed project requires approval off a Design Review to authorize the proposed building conceptual architecture, landscaping, and site design of the residential community and to ensure consistency with the City of Antioch’s General Plan, Zoning Ordinance design policies and criteria, and Citywide Design Guidelines.

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; and

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 *DATE* for the public hearing held on May 17, 2023.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that the Planning Commission does hereby make the following findings for approval of a Large Lot Subdivision Map and a Small Lot Vesting Subdivision Map:

1. That the subdivision, design and improvements are consistent with the General Plan, as required by Section 66473.5 of the Subdivision Map Act and the City's Subdivision Regulations. The site has a General Plan Designation of Limited Development Area and is zoned Planned Development and the subdivision will accommodate uses that are consistent with the General Plan on each of the lots created by the subdivision; and,
2. That the subdivision proposed by the Large Lot Vesting Tentative Map and the Small Lot Vesting Tentative Map complies with the rules, regulations, standards and criteria of the City's Subdivision Regulations. The proposed subdivision meets the City's criteria for the map. The City's Planning and Engineering staff have reviewed the Large Lot Vesting Tentative Map and the Small Lot Vesting Tentative Map and evaluated the effects of the subdivision proposed and have determined that the Vesting Tentative Maps as conditioned comply with and conform to all the applicable rules, regulations, standards, and criteria of the City's Subdivision Regulations.
3. The conditions of approval protect the public safety, health and general welfare of the users of the project and surrounding area. In addition, the conditions ensure the project is consistent with City standards.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that pursuant to Section 9-5.2703 (B) (1) of the Antioch Municipal Code the Planning Commission hereby make the following findings for a Use Permit:

- a. The granting of such Use Permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

Finding: The construction of The Ranch Phase 1 will not be detrimental to the public health or welfare or injurious to the property or improvements. The construction of the Project has been designed to match the existing environment and focus on open space. The Project has been designed to have attractive frontages and entrances into the neighborhoods. The subject site will benefit the public welfare by providing a variety of housing options, as well as public parks, open space, and pedestrian trails.

- b. The use applied at the location indicated is properly one for which a Use Permit is authorized.

Finding: The site is zoned as Planned Development (PD) and per the Municipal Code any and all uses are permitted provided that the uses are shown on the approved final development plan and in accordance with the General Plan. The General Plan designation of the site is Limited Development Area, which allows for the following uses:

- Single-Family Low Density (LD-1, LD-2, and LD-3);
- Single-Family Medium Density (MD-1, MD-2, MD-3, and MD-4);
- Age-Restricted (AR);
- Village Center (VC);
- Public Use Zone (PQ);

- Open Space/Recreation Zones (P-Park, OS-Open Space, Landscape, Trails)

The Project is consistent with the PD zone and Limited Development Area designation. Furthermore, the Project is consistent with the previously approved uses for the original project in 2020.

- c. That the site for the proposed use is adequate in size and shape to accommodate such use, and all yards, fences, parking, loading, landscaping, and other features required, to other uses in the neighborhood.

Finding: The site is adequate in size and shape to accommodate the proposed development. The Phase I area is 136.7 acres and can accommodate the development of 440 residential lots including 230 MD lots with an average lot size of 4,845 square feet (sf) and 210 LD-3 lots with an average lot size of 8,140 sf; a mixed-use component; a fire station; 6.6 acres of parkland; stormwater detention areas; and construction of an interim roadway that would connect Sand Creek Road to Dallas Ranch Road. The Project is consistent with the Design Guidelines and Planned Development Standards, as amended.

- d. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use.

Finding: The Project includes the construction of an interim roadway to connect Sand Creek Road to Dallas Ranch Road in Phase 1 as required in the 2020 EIR and the Development Agreement. The construction of roads included in the Project will be adequate in width and pavement to carry the anticipated traffic generated by the Project.

- e. That the granting of such Use Permit will not adversely affect the comprehensive General Plan.

Finding: The General Plan designation of the site is Limited Development Area, which allows for the following uses:

- Single-Family Low Density (LD-1, LD-2, and LD-3);
- Single-Family Medium Density (MD-1, MD-2, MD-3, and MD-4);
- Age-Restricted (AR);
- Village Center (VC);
- Public Use Zone (PQ);
- Open Space/Recreation Zones (P-Park, OS-Open Space, Landscape, Trails)

The Project is consistent with the Limited Development Area designation. Furthermore, the Project is consistent with the previous approvals for the original project in 2020.

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Commission hereby recommends City Council approval of the proposed two Vesting Tentative Maps, a Use Permit, and Design Review for The Ranch Phase I Project, subject to the conditions of approval attached hereto as Exhibit C.

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 B Ebbs
Forrest B Ebbs (May 25, 2023 12:00 PDT)

FORREST EBBS
Secretary to the Planning Commission

Resolution 2023-16 VTM, AR, UP

Final Audit Report

2023-05-25

Created:	2023-05-25
By:	Kevin Scudero (kscudero@ci.antioch.ca.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAALmNhbqWaa7RUF6-3OZbqNGW8aao5gSHO

"Resolution 2023-16 VTM, AR, UP" History

-  Document created by Kevin Scudero (kscudero@ci.antioch.ca.us)
2023-05-25 - 6:58:29 PM GMT- IP address: 50.232.22.142
-  Document emailed to febbs@antiochca.gov for signature
2023-05-25 - 6:58:44 PM GMT
-  Email viewed by febbs@antiochca.gov
2023-05-25 - 6:59:48 PM GMT- IP address: 104.47.64.254
-  Signer febbs@antiochca.gov entered name at signing as Forrest B Ebbs
2023-05-25 - 7:00:01 PM GMT- IP address: 50.232.22.142
-  Document e-signed by Forrest B Ebbs (febbs@antiochca.gov)
Signature Date: 2023-05-25 - 7:00:03 PM GMT - Time Source: server- IP address: 50.232.22.142
-  Agreement completed.
2023-05-25 - 7:00:03 PM GMT