



AGENDA

CITY OF ANTIOCH ZONING ADMINISTRATOR

THURSDAY, OCTOBER 28, 2021
3:00 P.M.

REGULAR MEETING

MEETING LOCATION: PURSUANT TO ASSEMBLY BILL NO. 361 THIS MEETING WILL BE HELD AS A TELECONFERENCE MEETING BEGINNING AT 3:00 p.m.

The public may attend the meeting by using the following Zoom webinar link:
<https://us06web.zoom.us/j/81367078075>

Or One tap mobile :

US: +16699006833,,81367078075# or +14086380968,,81367078075#

Or Telephone:

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

US: +1 669 900 6833 or +1 408 638 0968 or +1 346 248 7799 or +1 253 215 8782 or +1 646 876 9923 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 813 6707 8075

International numbers available: <https://us06web.zoom.us/j/81367078075>

APPEAL

All items that can be appealed under Section 9-5.2705 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 PM on **NOVEMBER 4, 2021**

PUBLIC COMMENTS

For any items not on the agenda

NEW ITEM

1. **Virtual Public Scoping Meeting for the Albers Ranch Project Notice of Preparation (NOP)** -- The City of Antioch Community Development Department is the Lead Agency for the proposed Albers Ranch Project (proposed project). The purpose of this Scoping Meeting is to inform interested parties about the proposed project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR.

PROJECT SUMMARY:

The 96.5-acre site is located east of the Deer Valley Road/Deer Hill Lane intersection, and is currently undeveloped, consisting primarily of dry-farmed wheat, regularly disked, with native grassland areas. Sand Creek is located along



the northern border of the site and the City of Antioch/Contra Costa County line borders the site to the south. The proposed project would include a multi-generational single-family residential subdivision with 294 units, as well as recreational amenities and associated improvements. The proposed project would also include future development of an assisted living facility and neighborhood commercial development upon issuance of a Conditional Use Permit. Project development would total approximately 47.4 acres. The remaining 49.1 acres of the site would be retained as open space. The project would require City approval of the following: General Plan Amendment, Master Development Plan/Rezone, Development Agreement, and Vesting Tentative Subdivision Map

NOTICE OF PREPARATION (NOP) OF EIR:

In compliance with the California Environmental Quality Act (CEQA), a Notice of Preparation (NOP) has been prepared to notify responsible agencies, interested parties, and organizations that the City of Antioch plans to prepare an Environmental Impact Report (EIR) for the proposed project. The Albers Ranch NOP, along with the Full Initial Study, are available online at: www.antiochca.gov/environmentaldocs

PUBLIC REVIEW PERIOD:

The 30-day public review period for the NOP is from October 15 to November 15, 2021. Written comments regarding the scope of the EIR are invited from all interested parties and should be submitted no later than 5:00 PM on November 15, 2021 to: City of Antioch, Community Development Department, PO Box 5007, Antioch, CA 94531. Correspondence and comments may also be submitted to: Forrest Ebbs, Community Development Director, (925) 779-6159, email: planning@antiochca.gov

ORAL COMMUNICATIONS

WRITTEN COMMUNICATIONS

ADJOURNMENT

Notice of Availability of Reports

MEETING MATERIALS: The agenda and staff reports will be posted at least 3 days (72 hours) before the meeting date at: antiochca.gov/zaagendas Additionally, plans and other project information for these hearing items are available on Planning Division's Current Project List online at: antiochca.gov/planningprojects

PUBLIC COMMENTS: Written statements in favor of or in opposition to these matters may be submitted electronically at the following email address: planning@ci.antioch.ca.us. All comments received before 12:00 pm the day of the



meeting will be provided to the Zoning Administrator at the meeting. To make a comment after that time, please attend the teleconference meeting and request to comment during the allocated time.

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.