
NOTICE OF PREPARATION

TO: State Clearinghouse
1400 10th Street, Suite 222
Sacramento, CA 95814
(916) 445-0613

FROM: City of Antioch

SUBJECT: Roddy Ranch Project
Notice of Preparation of a Draft Environmental Impact Report

LEAD AGENCY: City of Antioch
Planning Department
Contact: Mindy Gentry
3rd and H Streets
Antioch, CA 94531
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PROJECT APPLICANT: Castle Companies

Notice is hereby given that the City of Antioch will be the Lead Agency and will prepare an environmental impact report (EIR) for the Project identified below. We are requesting comments on the scope and content of this EIR.

Please provide comments on the scope of the EIR to Mindy Gentry, Associate Planner, at the address listed above. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than 30 days after receipt of this notice. In your response, please identify a contact person in your agency for future correspondence.

INTRODUCTION:

The purpose of an EIR is to inform decision-makers and the general public of the environmental effects of a proposed project. The EIR process is intended to provide environmental information sufficient to evaluate a proposed project and its potential to cause significant effects on the environment; examine methods of reducing adverse environmental impacts; and consider alternatives to the proposed project. The Roddy Ranch Project EIR will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The EIR will include the following:

- Summary and description of the project
- Description of the existing environmental setting, potential environmental impacts of the project, and mitigation measures
- Cumulative impacts
- Alternatives to the project
- CEQA-required conclusions

PROJECT LOCATION:

The project is located in the southeast portion of the City of Antioch in eastern Contra Costa County, California (see Figure 1). The project occupies lands within Horse Valley, which stretches from the Mt. Diablo hills in the west to Deer Valley Road in the east. The project also is bordered by Empire Mine Road to the north and the City limit line and Urban Limit Line (ULL) to the south. The Roddy Ranch public golf course is located at the center of the site and the project would be developed around this recreational feature.

The Sand Creek Focus Area (also known as FUA-1) is located to the north of the project site. These lands are designated by the General Plan for open space and residential, recreational, business park, commercial, and mixed-use development. Also to the north/northeast of the project is the Ginochio Property, which is located in Contra Costa County and designated for estate residential land uses. Roddy Ranch PBC, LLC also owns approximately 1,250 acres of land in Deer Valley, located directly south of the project in Contra Costa County.

PROJECT DESCRIPTION:

Pursuant to Measure K, the project would include up to 700 housing units, including up to 600 single-family detached residential units and up to 100 multi-family townhomes/villas. The project would also include a 250-room hotel, recreational facilities, resort facilities, parks and open space, trails, roadways and site access, drainage features, utilities and service systems, and landscaping. Figure 2 shows the proposed site layout.

Development of the project would occur in three phases: the East Phase, followed by the West Phase, and then the Hotel/Villas Phase (including construction of a new golf course club house). Residential construction (East and West phases) would begin in 2009-2010 and be implemented within three to six years. The timing for development of the commercial and retail uses called out in Measure K is uncertain and would occur on lands not owned by Roddy Ranch PBC, LLC. These uses will be evaluated programmatically in the EIR as project-level detail has not yet been developed.

Project Elements by Phase

Phase	Construction
East Phase	<ul style="list-style-type: none"> • 265 single-family residential units (91 acres) • 23.8 acres of private (landscaped) open space • 7.5 acres of private parks • Internal neighborhood streets (31 acres of streets, including sidewalks) • An entry gate to the residential neighborhood. • Pedestrian facilities and landscaping, lighting, and fencing along streets • New infrastructure (storm drainage and utilities) • New 6.5 -acre water detention basin • Potential abandonment of Empire Mine Road to the north
West Phase	<ul style="list-style-type: none"> • 309 single-family residential units (170 acres) • 3.3 acres of common (landscaped) open space areas • 40 acres of private (unlandscaped) open space • 4 acres of private parks • Internal neighborhood streets connecting with the East Phase (25 acres of streets, including sidewalks) • Pedestrian facilities and landscaping, lighting, and fencing along streets • New infrastructure (storm drainage and utilities) • New 10.4-acre water detention basin
Hotel/Villa Development	<ul style="list-style-type: none"> • 100 villas/townhomes • 250-room hotel (maximum of 20 acres) • Internal resort streets (3.4 acres) • Recreational facilities, including a swimming pool and tennis facilities • New 20,000 square foot Golf Course Clubhouse

PROBABLE ENVIRONMENTAL EFFECTS:

It is anticipated that the Project may have significant environmental effects in the following areas:

- Aesthetics, Visual Quality, and Open Space
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Transportation and Circulation
- Utilities and Service Systems

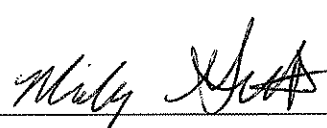
Each of these environmental topics will be analyzed in the EIR. Additional subject areas may be analyzed based on responses to this Notice of Preparation and/or findings of the analysis.

PROJECT ENTITLEMENTS AND APPROVALS:

To implement the proposed Phase 1 improvements, the Applicant is applying to the City and other agencies for the following land use entitlements and approvals.

Public Agency	Permit or Approval
City of Antioch	Tentative and Final Subdivision Maps, Resource Management Plan, Design Review, Grading Permit, Building Permits, Use Permit, and Final Development Plan
U. S. Army Corps of Engineers	Section 404
U. S. Fish & Wildlife Service	Section 7 Consultation, Biological Opinion
California Department of Fish and Game	Section 1602 Agreement
California Regional Water Quality Control Board	National Pollutant Discharge Elimination Permit, Storm Water Pollution Prevention Plan, Section 401 Certificate
Contra Costa County Flood Control District	Review of hydrographs and detention basin design; Payment of Drainage Area fee
Contra Costa County	Public works review/approval of encroachment permits for work on Deer Valley Road

Date: 8/5/08

Signature: 
Mindy Gentry