

# 1.0 INTRODUCTION

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This Draft Environmental Impact Report (Draft EIR) evaluates the potential impacts of the Roddy Ranch Project (henceforth the “project”). The project consists of the development of approximately 392 acres of residential, recreational, resort, and hotel uses on approximately 540 acres of land in Antioch, California.<sup>1</sup> The project also would provide approximately 175 acres of private parks and open space, an internal neighborhood street network, and the construction of utility extensions.

## 1.1 PURPOSE OF THE DRAFT EIR

As Lead Agency, the City of Antioch (City) prepared this Draft EIR to assess the potential significant environmental impacts of development of the project. The Draft EIR has been prepared pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, as amended. CEQA requires all state and local government agencies to consider the environmental consequences of projects over which they have discretionary authority.

This Draft EIR is intended to inform City decision-makers, responsible agencies, and the public of the potential environmental consequences of implementing the project. This Draft EIR discloses the significant potential environmental impacts of the project, measures to reduce these effects, significant impacts that cannot be avoided, growth-inducing impacts, and effects found not to be significant. It also addresses a reasonable range of alternatives that may avoid or substantially lessen potential environmental impacts, including the No-Project Alternative.

This Draft EIR is an informational document to be used during the planning and decision-making processes; it does not recommend approval or denial of the project. CEQA requires decision-makers to consider and balance the benefits of a proposed project

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<sup>1</sup> As part of Measure K, a voter-approved measure passed in 2005, the development of the Roddy Ranch Focus Area can include up to 700 dwelling units, of which all or substantially all shall be Estate Residential with any remainder units being Multi-Family Attached Residential in a resort style setting. Additionally, a 250-room hotel and 225,000 square feet of space for future commercial/retail uses may also be developed within the Roddy Ranch Focus Area. The project does not include a commercial/retail component, although commercial and additional residential uses may be developed on a separate parcel (the Smith property), which is not under the ownership of Roddy Ranch PBC, LLC. The proposed development of commercial and residential uses on the Smith property is evaluated programmatically within this Draft EIR.

against unavoidable environmental risks. This Draft EIR is part of that decision-making process.

## 1.2 REPORT ORGANIZATION

The Draft EIR is organized into the following chapters:

- **Chapter 1 – Introduction:** Provides an introduction and overview describing the focus of the Draft EIR and the environmental review process;
- **Chapter 2 – Executive Summary:** Summarizes the project and environmental consequences that would result from the project, provides a summary table of significant environmental impacts, identifies mitigation measures, and indicates the levels of significant impacts after mitigation;
- **Chapter 3 – Project Description:** Describes the project, the project location, project objectives, and required project approvals;
- **Chapter 4 – Setting, Impacts, and Mitigation Measures:** Describes the environmental setting and provides an analysis of the environmental impacts of the project, identifying mitigation measures for any significant environmental impacts;
- **Chapter 5 – Alternatives to the Project:** Provides an evaluation of the two alternatives to the proposed project, including the No-Project Alternative;
- **Chapter 6 – CEQA Required Conclusions:** Provides a summary of impacts found to be less than significant, significant environmental impacts, unavoidable impacts, growth-inducing impacts, and cumulative impacts;
- **Chapter 7 – References:** Provides a list of the references for each environmental section and a list of the people and agencies contacted; and
- **Chapter 8 – List of Preparers:** Provides a list of the preparers of the Draft Environmental Impact Report.

## 1.3 FOCUS OF THE DRAFT EIR

The focus of this Draft EIR is to evaluate the environmental consequences of the project. The Draft EIR covers the full range of CEQA environmental topics, as listed below:

1. Aesthetics
2. Agricultural Resources
3. Air Quality
4. Biological Resources
5. Cultural Resources
6. Geology and Soils
7. Hazards and Hazardous Materials
8. Hydrology and Water Quality
9. Land Use and Planning
10. Noise and Vibration
11. Population and Housing
12. Public Services
13. Public Utilities
14. Transportation and Circulation

## 1.4 ENVIRONMENTAL REVIEW PROCESS

According to the CEQA Guidelines section 15002, the basic purpose of CEQA is to:

- Inform government decision-makers and the public about the potential significant environmental effects of proposed activities;
- Identify ways that environmental damage can be avoided or significantly reduced;
- Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governing agency finds the changes to be feasible; and
- Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

To further the basic purposes of CEQA, the environmental review process requires the preparation and public circulation of several documents. These include, in addition to this EIR, a Notice of Preparation (NOP). On August 7, 2008 the City filed a Notice of Preparation (NOP) with the Governor's Office of Planning and Research. During the 30-day comment period (ending September 8, 2008), written comments regarding the scope and content of the Draft EIR were received from regulatory agencies and the public. These comments were taken into consideration in the preparation of the Draft EIR.

Written comments on the Draft EIR may be submitted to the following address:

City of Antioch  
Planning Department  
Contact: Mindy Gentry  
3<sup>rd</sup> and H Streets  
Antioch, CA 94531  
mgentry@ci.antioch.ca.us

While reviewing the Draft EIR, reviewers should focus on the document's adequacy in identifying and analyzing effects on the environment and on the ways in which the significant effects might be avoided or mitigated.

Following the close of the public comment period, responses to public input will be prepared and published as a separate document. The Draft EIR text and appendices, together with the responses to comments document, will constitute the Final EIR. The Planning Commission will consider the Final EIR and the project in an open public

hearing. The Planning Commission will recommend either approval or denial of the project to the City Council for their consideration and final decision. If the City Council approves the project, the applicant may go forward and seek other necessary permits and approvals for development.

## **1.5 EIR MITIGATION AND MONITORING**

A Mitigation Monitoring and Reporting Program (MMRP) will be prepared to comply with the requirements of state law (PRC, section 21081.6), which requires the adoption of an MMRP when mitigation measures are needed to avoid significant impacts. The MMRP is intended to ensure compliance during implementation of the project. A MMRP will be adopted by the City Council concurrent with certification of the Final EIR.