



**PLANNING COMMISSION NOTICE OF PUBLIC HEARING**  
**Wednesday, October 16, 2024, 6:30 PM, City Council Chambers**  
**Antioch City Hall 200 H St., Antioch, CA 94509**  
[Antiochca.gov/pcmeetings](https://antiochca.gov/pcmeetings)

**Project Name:** Albers Ranch Project (GP-19-04, MDP-19-01)

**Location:** East of Deer Valley Road/Deer Hill Lane intersection / APNs 057-042-006, 057-050-021

**Description:** The applicant, Lucia Albers, is requesting approval of a 294-unit single family residential subdivision, as well as recreational amenities and associated improvements. The proposed project would also potentially include future development of an assisted living facility and neighborhood commercial development subject to future discretionary approvals. The total project site is 96.1 acres with 47.4 acres of the project devoted to residential and commercial uses and the remaining 49.1 acres of the site would be retained as open space. The project requires approval of a General Plan text and map amendment to the Sand Creek Focus Area of the General Plan to change the land use designations of the site from Hillside, Estate and Executive Residential/Open Space and Commercial/Open Space to Medium Low Density Residential/Open Space and Commercial/Open Space, a text amendment to the Sand Creek Focus Area of the General Plan to add the Albers Ranch Sub Area to the Sand Creek Focus Area, approval of a rezone to change the zoning designation of the site from Study District to Hillside Planned Development (HPD), a Master Development Plan, a Vesting Tentative Subdivision Map and a Resource Management Plan.

**CEQA:** In accordance with CEQA, the City has prepared an Environmental Impact Report (EIR), which analyzed all potentially significant environmental impacts for the potential ultimate buildout of the project. The DEIR for the Albers Ranch Project was circulated for public review from July 7, 2023 to August 21, 2023 to solicit comments and input from the public. The City received six comment letters during the public review period. Minor revisions to the DEIR were required as a result of the comment letters, and no new significant information was identified during the comment period. Therefore, recirculation of the DEIR is not required.

**Staff Contact:** Kevin Scudero, (925) 779-6133, email: [kscudero@antiochca.gov](mailto:kscudero@antiochca.gov)

**For More Information:** The agenda for this meeting and staff report for this project will be available 3 days before the meeting. Information can be accessed online at: [Antiochca.gov/pcmeetings](https://antiochca.gov/pcmeetings)

**Public Comment**

- **Prior to 4:00pm the Tuesday before the meeting:** Written comments may be sent to Community Development Department, City Hall, 200 "H" Street (P. O. Box 5007) or submitted electronically to the Secretary to the Planning Commission at: [planning@ci.antioch.ca.us](mailto:planning@ci.antioch.ca.us)  
*All comments received prior to 4:00pm the Tuesday before meeting will be provided to the Planning Commissioners before the meeting and entered into the public record. Please indicate the agenda item and title in your email subject line.*
- **In Person:** Fill out a Speaker Request Form, available near the entrance doors, and place it in the Speaker Card Tray before the item begins.

**Notice Concerning Legal Rights:** Pursuant to Government Code Section 65009, if you challenge a decision of the City in court, you may be limited to raising only those issues you or someone else raised at a 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](mailto:publicworks@ci.antioch.ca.us)