

**PLANNING COMMISSION
RESOLUTION NO. 2024-19**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
RECOMMENDING CITY COUNCIL APPROVAL OF A GENERAL PLAN MAP AND
TEXT AMENDMENT AMENDING THE LAND USE DESIGNATION FOR THE
ALBERS RANCH PROJECT FROM HILLSIDE, ESTATE AND EXECUTIVE
RESIDENTIAL/OPEN SPACE AND COMMERCIAL/OPEN SPACE TO MEDIUM LOW
DENSITY RESIDENTIAL/OPEN SPACE AND COMMERCIAL/OPEN SPACE AND
AMENDMENTS TO THE GENERAL PLAN TEXT TO THE SAND CREEK FOCUS
AREA OF THE GENERAL PLAN TO ADD THE ALBERS RANCH SUB AREA TO
THE SAND CREEK FOCUS AREA**

WHEREAS, the City of Antioch (“City”) received an application from Hillside Group, LLC (“Applicant”) seeking City approval of the following: a General Plan Amendment for purposes of amending the City of Antioch General Plan Land Use Map and General Plan Text Amendments; a Master Development Plan/Rezone; Vesting Tentative Subdivision Map; and Resource Management Plan for the development of 294 single-family residential units, a future assisted living facility, and neighborhood commercial uses on approximately 96.5 acres, known as the Albers Ranch Project (“Project”) (GP-19-04, MDP-19-01); and

WHEREAS, The Project site is in the southeastern section of the City, east of the Deer Valley Road and Deer Hill Lane intersection within the Sand Creek Focus Area (APNs 057-042-006 and 057-050-021); and

WHEREAS, the Project consists of a 294 unit planned residential community with future development of an assisted living facility and neighborhood commercial development upon issuance of a future Conditional Use Permit (CUP) on approximately 47.4 acres of the total 96.5-acre project site consisting of approximately 31.2 acres of single-family residences, 13.2 acres of private roadway improvements, and 3.0 acres for the assisted living facility and neighborhood commercial. The remaining 49.1 acres would be used for parks, open space, recreation, and water quality/detention purposes; and

WHEREAS, the City, as lead agency under the California Environmental Quality Act (“CEQA”), has completed the Final Environmental Impact Report (“Final EIR” or “EIR”) for the Project; and

WHEREAS, on November 20, 2024 the Antioch Planning Commission recommended City Council certify the Final EIR (SCH # 2019060012), its CEQA findings, and its statement of overriding considerations supporting approval of the Project considered in the EIR; and

WHEREAS, Section 65358 of the California Government Code provides for the amendment of all or part of an adopted General Plan; and

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WHEREAS, the primary purpose of the General Plan Amendment is to ensure consistency between the City of Antioch General Plan and the Project; and

WHEREAS, the proposed project requires amendments to the General Plan Land Use Map to the Sand Creek Focus Area of the General Plan to redesignate the project site from Hillside, Estate and Executive Residential/Open Space and Commercial/Open Space to Medium Low Density Residential/Open Space and Commercial/Open Space as attached hereto as Exhibit A, and amendments to the General Plan Text to the Sand Creek Focus Area of the General Plan to add the Albers Ranch Sub Area to the Sand Creek Focus Area as attached hereto as Exhibit B; 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 October 4, 2024 for the Antioch Planning Commission public hearing held on October 16, 2024; and

WHEREAS, on October 16, 2024, the Antioch Planning Commission duly held a public hearing and continued the item to the November 20, 2024 Planning Commission Meeting;

WHEREAS, on November 20, 2024, the Antioch Planning Commission duly held a public hearing on the matter, received presentation by City staff, and considered evidence, both oral and documentary, and all other pertinent documents regarding the proposed request.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that the Antioch Planning Commission does hereby make the following findings for recommending City Council approval of the proposed General Plan Amendment:

1. The proposed project conforms to the provisions and standards of the General Plan because the proposed amendment is internally consistent with all other provisions of the General Plan and does not conflict with any of the previously adopted Goals, Policies and Programs of the General Plan; and
2. The proposed Amendment is necessary to implement the goals and objectives of the General Plan because the project will provide additional residences and jobs to the City; and
3. The proposed Amendment will not be detrimental to the public interest, convenience, and general welfare of the City because the Amendment will result in a logical placement of land uses consistent with the overall intent of the General Plan; and

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4. The proposed project will not cause environmental damage because the Albers Ranch Project Final EIR (SCH# 2021200264) is adequate for addressing the environmental impacts of the proposed project.

NOW, THEREFORE, BE IT FURTHER RESOLVED AND DETERMINED, that the Antioch Planning Commission does hereby recommend the Antioch City Council APPROVE the General Plan Land Use Map Amendment to the Sand Creek Focus Area of the General Plan to redesignate the project site from Hillside, Estate and Executive Residential/Open Space and Commercial/Open Space to Medium Low Density Residential/Open Space and Commercial/Open Space and amendments to the General Plan Text to the Sand Creek Focus Area of the General Plan to add the Albers Ranch Sub Area to the Sand Creek Focus GP-19-04).

* * * * *

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 20th day of November 2024, by the following vote:

AYES: Commissioners Riley, Webber, Jones, Lutz, And Martin

NOES: None

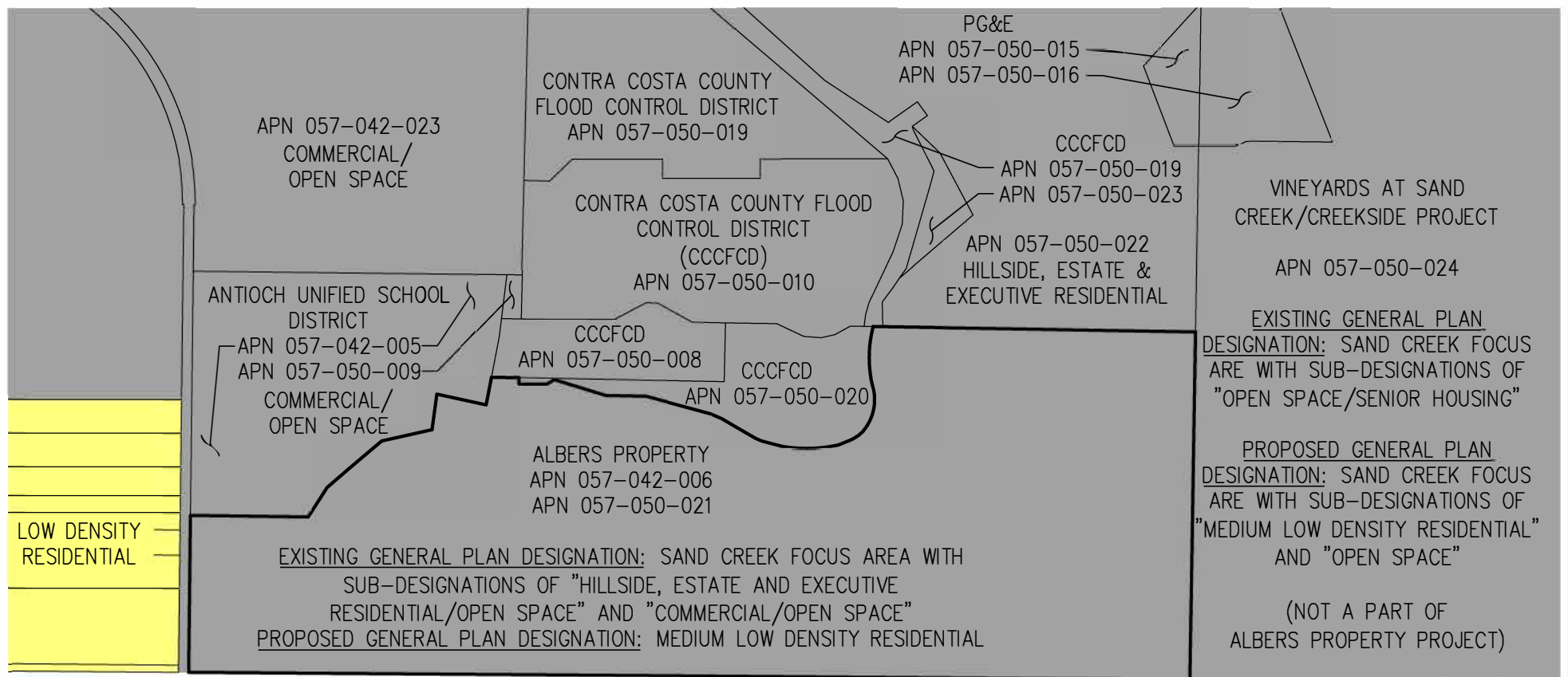
ABSTAIN: None

ABSENT: Commissioner Hills

Kevin Scudero

KEVIN SCUDERO
Secretary to the Planning Commission

EXHIBIT A

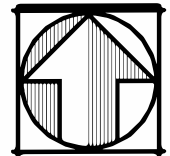


APN 019-120-008
COUNTY AL
(AGRICULTURAL LANDS)

APN 019-120-002
COUNTY AL
(AGRICULTURAL LANDS)

**PROPOSED GENERAL PLAN
AMENDMENT EXHIBIT
SAND CREEK FOCUS AREA
ALBERS PROPERTY**

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
DATE: JANUARY 28, 2020 SCALE: 1" = 600'



SAN RAMON (925) 866-0322
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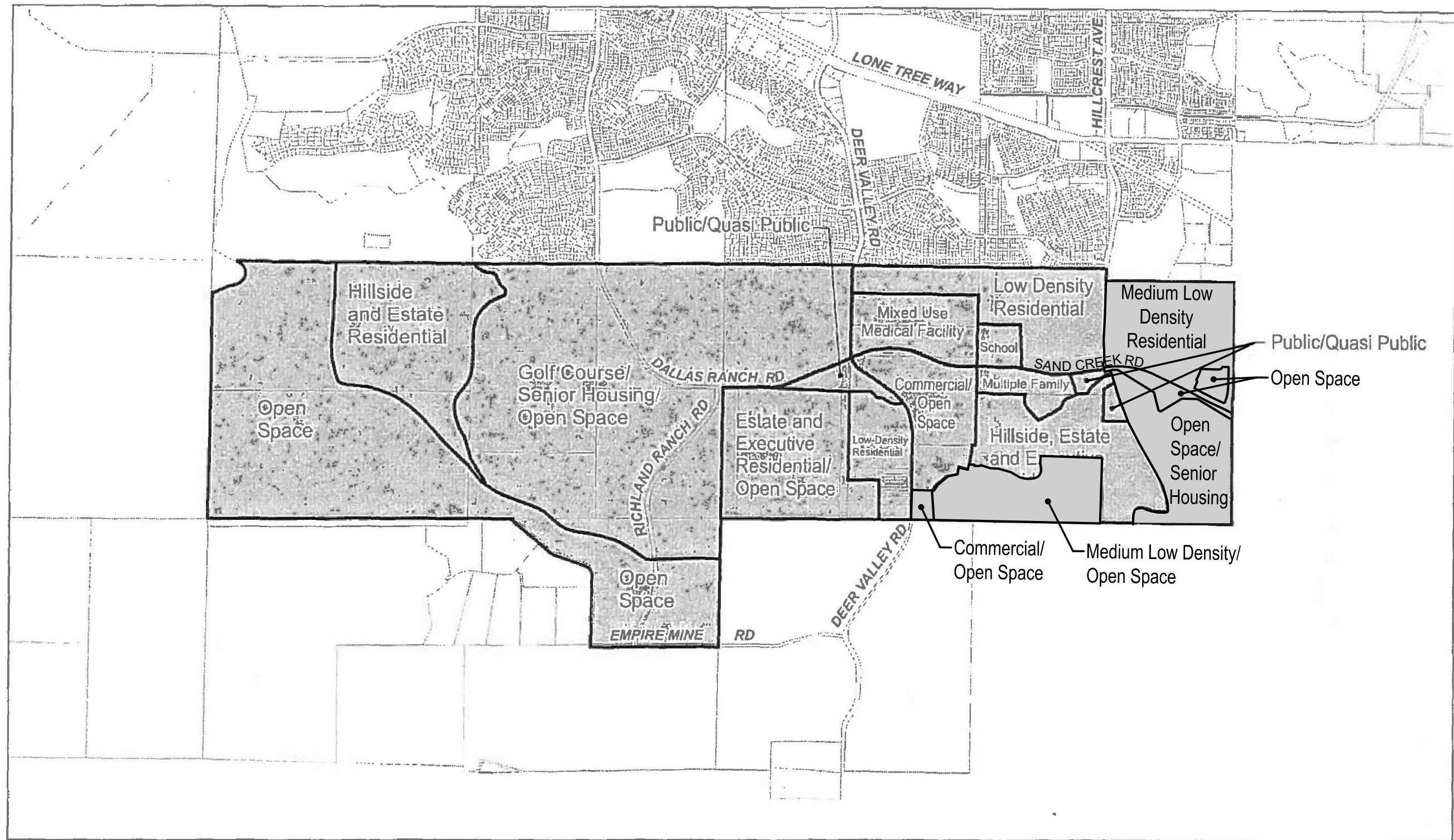
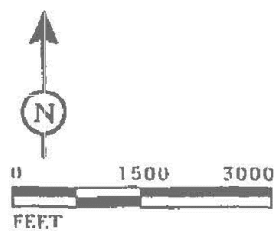


FIGURE 4.8

FIGURE 4.8

(REVISED BY CBG, 11/09/15)
 (REVISED BY CBG, 02/25/21)

LSA



City of Antioch
 General Plan

Sand Creek Focus Area

EXHIBIT B

Albers Ranch Sub-Area

4.4.6.7.1 Albers Ranch. The Albers Ranch Sub-Area encompasses approximately 96.5 acres of the Sand Creek Focus Area in the southern portion of the City of Antioch (Figure 4.8).

This Sub-Area is located immediately east of Deer Valley Road, south of Sand Creek.

a. Purpose and Primary Issues. The Albers Ranch Sub-Area is generally rectangular, with the southern, western, and eastern boundary lines linear, and the north property line meandering in and out towards the west and linear towards the east. Albers Ranch consists of generally rolling terrain that falls from west to east. Albers Ranch borders the Contra Costa County Flood Control and Water Conservation District Upper Sand Creek Basin to the north, the Shadow Lakes development in Brentwood to the East, Deer Valley Road to the immediate west, and unincorporated, undeveloped property to the south. Slopes vary from less than 25 percent near the center and northeast corner of the property to less than 10 percent on the west side and eastern valley floor. The Albers Ranch property has been primarily covered with native vegetation, and historic aerial photos show the property has been dry-land farmed and/or disked for the majority of the last 100 years.

b. Policy Direction. The Albers Ranch Sub-Area is part of the large-scale planned community intended for the Sand Creek Focus Area. Albers Ranch is intended to be a diverse multi-generational community consisting of up to 300 homes with neighborhoods for families and seniors and, upon issuance of a conditional use permit, could include an assisted living facility and neighborhood commercial land uses, all on approximately 52.8 acres of the property (~ 55%). The remaining approximately 43.7 acres of the property (~ 45%) will be preserved as open space.

Within the Albers Ranch Sub-Area, assisted living is housing with no limit on the length of stay, that is occupied by a target population. Assisted living is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Within the Albers Ranch Sub-Area, neighborhood commercial consists of retail uses that provide goods and services to the immediate residential neighborhood area.

This community will create its “fair share” of infrastructure within the Sand Creek Focus Area with primary access from Hillcrest Avenue to the east and secondary access off Deer Valley Road to the west, and emergency vehicle access from the property to the southern extension of Hillcrest Avenue to the east.

The following policies apply to development within the Albers Ranch Sub-Area.

1. As a means of expanding the range of housing choice within Antioch, 300 units of Medium Low Density single-family homes with different lot sizes from 3,600 to 9,201 square foot lots may be constructed in the Albers Ranch Sub-Area. The anticipated population density for this land use type is fourteen to eighteen persons per acre developed with residential uses. In addition, upon the issuance of a conditional use permit and appropriate compliance with the California Environmental Quality Act, the project may also include an assisted living facility and neighborhood commercial land uses.

2. Albers Ranch Sub-Area landforms with slopes of greater than 50% shall be preserved in their natural condition with no mass grading. Overall, a minimum of 45 percent of the Albers Ranch Sub-Area shall be preserved in open space.
 3. Because of the sensitivity of the habitat areas within the Albers Ranch Sub-Area and to provide for mitigation of biological resources as well as for the long-term management of open space, a project-specific Resource Management Plan based on the Framework Resource Management Plan attached as Appendix A to this General Plan shall be prepared and approved prior to development of the property.
 4. All areas designated as "Open Space" within the Albers Ranch Sub-Area may be utilized for mitigation for loss of grassland and other project-level impacts by projects within the Sub-Area.
 5. Chaparral, scrub, and rock outcrop shall be retained in natural open space contiguous to the required grassland linkage to function as a buffer and protect the grassland linkage south of the chaparral, scrub, and outcrop community.
 6. Project entry, streetscape, and landscape design elements are to be designed to create and maintain a strong identification of the Albers Ranch Sub-Area as an identifiable "community" distinct from Southeast Antioch.
 7. Neighborhood amenities may be privately maintained for the exclusive use of project residents.
 8. Development of an appropriate level of pedestrian and bicycle circulation throughout the community is to be provided, including pathways connecting the residential neighborhoods, as well as non-residential and recreational components of the community. Trails shall be designed so as to avoid impacting sensitive plant and amphibian habitats, as well as water quality.
- c. Albers Ranch Hillside Design Policies.** The following Hillside Design Policies shall apply within the Albers Ranch Sub-Area:
1. Design hillside development to be sensitive to existing terrain, views, and significant natural landforms and features.
 2. Development within hillside areas shall be designed to protect important natural features and to minimize the amount of grading to the extent feasible to support the project objectives. To this end, surface grading shall conform to the following guidelines. Remedial grading such as repair of a landslide or corrective work needed to achieve soil stability will be as directed by the project geotechnical engineer.
 - Slopes less than 25%:

Redistribution of earth over large areas may be permitted.

 - Slopes between 25% and 35%:

Some grading may occur, but landforms need to retain their natural character. Split-level designs and clustering are encouraged as a means of avoiding the need for large padded building areas.

- Slopes between 35% and 50%:

Development and limited grading can occur only if it can be demonstrated that safety hazards, environmental degradation, and aesthetic impacts will be substantially avoided. Structures shall blend with the natural environment through their shape, materials, and colors. Impact of traffic and roadways is to be minimized by following natural contours or using grade separations. The use of larger lots, variable setbacks, and variable building structural techniques such as stepped or post and beam foundations are encouraged.

- Slopes greater than 50%:

Except in small, isolated locations, development in areas with slopes greater than 50% should be avoided.

3. Manufactured slopes in excess of five vertical feet (5') shall be landform graded. "Landform grading" is a contour grading method which creates artificial slopes with curves and varying slope ratios in the horizontal and vertical planes designed to simulate the appearance of surrounding natural terrain. Grading plans shall identify which slopes are to be landform graded and which are to be conventionally graded.
4. The overall project design/layout of hillside development shall adapt to the natural hillside topography and maximize view opportunities to, as well as from the development.
5. Grading of ridgelines is to be avoided wherever feasible, siting structures sufficiently below ridgelines so as to preserve unobstructed views of a natural skyline. In cases where application of this performance standard would prevent construction of any structures on a lot of record, obstruction of views of a natural skyline shall be minimized through construction techniques and design, and landscaping shall be provided to soften the impact of the new structure.
6. Hillside site design should maintain an informal character with the prime determinant being the natural terrain. This can be accomplished by:
 - utilizing variable setbacks and structure heights, innovative building techniques, and retaining walls to blend structures into the terrain, and
 - allowing for different lot shapes and sizes.
7. Buildings should be located to preserve existing views and to allow new dwellings access to views similar to those enjoyed from existing dwellings.
8. Streets should follow the natural contours of the hillside to minimize cut and fill, permitting streets to be split into two one-way streets in steeper areas to minimize

grading and blend with the terrain. Cul-de-sacs or loop roads are encouraged where necessary to fit the terrain. On- street parking and sidewalks may be eliminated, subject to City approval, to reduce required grading.

9. Clustered development is encouraged as a means of preserving the natural appearance of the hillside and maximizing the amount of open space. Under this concept, dwelling units are grouped in the more level portions of the site, while steeper areas are preserved in a natural state.
10. Project design should maximize public access to open space areas by:
 - providing open space easements between lots or near the end of streets or cul-de-sacs; and
 - designating public pathways to scenic vistas.
11. Permit the use of small retaining structures when such structures can reduce grading, provided that these structures are located and limited in height so as not to be a dominant visual feature of the parcel.
 - Where retaining walls face public streets, they should be faced with materials that help blend the wall into the natural character of the terrain.
 - Large retaining walls in a uniform plane should be minimized. Break retaining walls into elements and terraces, and use landscaping to screen them from view.
12. Lot lines shall be placed at the top of slopes to facilitate maintenance by the down slope owner, who has the greater “stake” in ensuring the continued integrity of the slope.
13. The overall scale and massing of structures shall respect the natural surroundings and unique visual resources of the area by incorporating designs which minimize bulk and mass, follow natural topography, and minimize visual intrusion on the natural landscape.
 - The overall height of a building is an important aspect of how well it fits into the existing character of the neighborhood and its hillside environment. Houses should not be excessively tall so as to dominate their surroundings or create a crowded appearance in areas of small lots. Structures should generally be stepped down hillsides and contained within a limited envelope parallel to the natural grade, rather than “jutting out” over natural slopes.
 - Building forms should be scaled to the particular environmental setting so as to complement the hillside character and to avoid excessively massive forms that fail to enhance the hillside character.
 - Building facades should change plane or use overhands as a means to create changing shadow lines to further break up massive forms.

- Wall surfaces facing towards viewshed areas should be minimized through the use of single story elements, setbacks, roof pitches, and landscaping.
14. Collective mass rooflines and elements should reflect the naturally occurring topographical variation, or create an overall variety, that blends with the hillside.
 15. Based upon the graphic principle that dark colors recede and light colors project, medium to dark colors which blend with the surrounding environment should be used for building elevations and roof materials in view-sensitive areas.
 16. Architectural style, including materials and colors, should be compatible with the natural setting. The use of colors, textures, materials and forms that will attract attention by contrasting or clashing with other elements in the neighborhood is to be avoided. No one dwelling should stand out.
 17. The interface between development areas within the ULL and open space is critical and shall be given special attention. Slope plantings should create a gradual transition from developed slope areas into natural areas. By extending fingers of planting into existing and sculptured slopes, the new landscape should blend in with the natural vegetation.
 18. For fire prevention purposes, a fuel modification zone shall be provided between natural open space and development.
 19. New development shall be conditioned upon:
 - the preparation and recordation of a declaration of covenants, conditions and restrictions providing for the development and maintenance of manufactured slopes;
 - in the case of a parcel map or subdivision, the subdivider supplying a program and/or staff for preventive maintenance of major manufactured slope areas. Such program must be approved prior to approval of a final map, and shall include homeowner slope maintenance requirements and guidelines to be incorporated into the declaration of covenants, conditions and restrictions.

EXHIBIT "B"

Table 4.A - Appropriate Land Use Types

	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/Community Comm.	Regional Commercial	Somersville Road Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	"A" Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	Office	Business Park	Eastern Waterfront Business Park	Light Industrial
<p>Residential Care Facilities. While largely residential in character, residential care facilities are distinguished from other residential use types in that care facilities combine a variety of medical care, supervision, or medical assistance services with housing. State law exempts certain small residential care facilities from local regulation, and can locate anywhere permitted by law.</p>			√ ¹		√	√								√	√				

1 Allowed only upon the issuance of a conditional use permit.

EXHIBIT “B”

Table 4.B – Anticipated Maximum General Plan Build Out in the City of Antioch

Land Uses	Single-Family (Dwelling Units)	Multi-Family (Dwelling Units)	Commercial/ Office (sq.ft.)	Business Park/ Industrial (sq.ft.)
Residential				
Estate Residential	915	-	-	-
Low Density Residential	4,944	-	-	-
Medium Low Density Residential	22,333	-	-	-
Medium Density Residential	831	1,247	-	-
High Density Residential	-	4,817	-	-
Subtotal	29,023	6,064	-	-
Commercial				
Convenience Commercial	-	-	341,449	-
Neighborhood Community Commercial	-	-	4,563,853	-
Albers Ranch Assisted Living/Neighborhood Commercial ²	-	-	-	-
Office	-	-	2,154,679	-
Subtotal	-	-	7,059,981	-
Industrial				
Business Park	-	-	-	8,647,651
Special				
Mixed Use	-	279	606,885	-
Public Institutional	-	-	-	5,968,350
Open space	-	-	-	-
Subtotal	-	279	606,885	5,968,350
Focus Areas¹				
A Street Interchange Focus Area	124	-	2,110,165	-
East Lone Tree Specific Plan Focus Area	1,100	250	1,135,000	2,152,300
Eastern Waterfront Employment Focus Area	12	248	268,051	13,688,023
Ginocchio Property Focus Area	-	-	-	-
Downtown Specific Plan Focus Area	1,065	1,221	3,927,420	82,019
Roddy Ranch Focus Area	600	100	225,000	-
Hillcrest Station Area Focus Plan	-	2,500	2,500,000	-
Sand Creek Focus Area	3,537	433	1,240,000	-
<i>Albers Ranch Sub-Area</i>	<i>300³</i>	<i>-</i>	<i>-</i>	<i>-</i>
Western Antioch Commercial Focus Area	-	-	8,67,751	4,195,114
Western Gateway Focus Area	-	460	215,216	-
Subtotal	6,439	5,570	20,845,130	15,922,342
TOTAL	35,462	11,912	28,511,966	30,538,343

Population	150,175
Employed Population	84,098
Total Jobs	107,378
Retail Jobs	21,476
Non-Retail Jobs	85,902
	0.72

¹ Figures indicated represent the maximum permitted development intensity. The actual yield of future development is not guaranteed by the General Plan, but is dependent upon appropriate responses to General Plan policies. The ultimate development yield may be less than the maximums stated in this table.

² Allowed only upon issuance of a conditional use permit.

³ Figure indicated represents a subset of the maximum permitted development intensity in the Sand Creek Focus Area.

Jobs/Population Ratio

Table 4.D – Anticipated Maximum General Plan Build Out in the General Plan Study Area

Land Uses	Single-Family (Dwelling Units)	Multi-Family (Dwelling Units)	Commercial/ Office (sq.ft.)	Business Park/ Industrial (sq.ft.)
Residential				
Estate Residential	915	-	-	-
Low Density Residential	4,944	-	-	-
Medium Low Density Residential	22,333	-	-	-
Medium Density Residential	831	1,247	-	-
High Density Residential	-	4,817	-	-
Subtotal	29,023	6,064	-	-
Commercial				
Convenience Commercial	-	-	341,449	-
Neighborhood Community Commercial	-	-	4,563,853	-
Albers Ranch Assisted Living/Neighborhood Commercial ¹	-	-	-	-
Office	-	-	7,059,981	-
Subtotal	-	-	11,965,283	-
Industrial				
Business Park	-	-	-	8,647,651
Special				
Mixed Use	-	279	606,885	-
Public Institutional	-	-	-	5,968,350
Open space	-	-	-	-
Subtotal	-	279	606,885	10,655,359
Focus Areas²				
A Street Interchange Focus Area	124	-	2,110,165	-
East Lone Tree Specific Plan Focus Area	1,100	250	1,135,000	2,152,300
Eastern Waterfront Employment Focus Area	12	248	25,000	16,486,808
Ginochio Property Focus Area	400	-	-	-
Downtown Specific Plan Focus Area	1,065	1,221	3,927,420	82,019
Roddy Ranch Focus Area	600	100	225,000	-
Hillcrest Station Area Specific Plan Focus Area	-	2,500	2,500,000	-
Sand Creek Focus Area	3,537	433	1,240,000	-
<i>Albers Ranch Sub-Area</i>	<i>300³</i>	-	-	-
Western Antioch Commercial Focus Area	-	358	9,224,280	-
Western Gateway Focus Area	-	460	215,216	-
Subtotal	6,839	5,570	20,845,130	41,984,779
TOTAL	35,862	11,912	33,417,298	41,984,779

Population	151,443
Employed Population	84,808
Total Jobs	150,804
Retail Jobs	30,161
Non-Retail Jobs	120,643
	1.00

Jobs/Population Ratio

¹ Allowed only upon issuance of a conditional use permit.

² Figures indicated represent the maximum permitted development intensity. The actual yield of future development is not guaranteed by the General Plan, but is dependent upon appropriate responses to General Plan policies. The ultimate development yield may be less than the maximums stated in this table.

³ Figure indicated represents a subset of the maximum permitted development intensity in the Sand Creek Focus Area.






2024-19_Albers Ranch_GP

Final Audit Report

2024-12-05

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