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State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Bay Delta Region
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GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

To:
Office of Land Use and Climate Innovation
CEQA Submit

From:
California Department of Fish and Wildlife
Bay Delta Region 3
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
Contact: Mia Bianchi
Email: Mia.Bianchi@wildlife.ca.gov

Lead Agency
City of Antioch
Post Office Box 5007
Antioch, CA 94531
Alexis Morris, Planning Manager
Phone: (925) 779-6141

NOTICE OF DETERMINATION

Subject: Filing of Notice of Determination pursuant to Section 21108 of the Public Resources Code

State Clearinghouse Number: 2019060012

Project Title: The Ranch in Antioch Project (California Endangered Species Act Incidental Take Permit (CESA) No. 2081-2022-022-03 (ITP)).

Project Location (Contra Costa County): The Ranch in Antioch (Project) is located at 6275 Deer Valley Road (Assessor Parcel Numbers 057-010-002, 057-010-003, and 057-021-003), in the southeastern portion of the city of Antioch, within the Sand Creek Focus Area.

Project Description: The California Department of Fish and Wildlife (CDFW) has issued an ITP (No. 2081-2022-022-03), pursuant to Section 2081(b) of the Fish and Game Code to Richland Planned Communities.

This project involves constructing a residential development within an approximately 553-acre site, as well as approximately nine acres of off-site infrastructure improvements, including the extension of Sand Creek Road and sewer to support the Project. The Applicant will develop up to 1,177 residential units divided into various neighborhoods that will be arranged into two development areas separated by Sand Creek, accompanied by parks, a system of improved and natural pedestrian trails, a trail staging area, a private recreation facility, a fire station, a series of roads throughout the development, a vehicular bridge, two storm drain basins with outfalls into the creek, and a village center. Off-site road improvements will consist of utility construction that will include a sewer extension, potable and non-potable water connections, a storm drain system to collect street run-off, and joint trench for streetlights.

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The Project will result in impacts to 380.35 acres of California tiger salamander (*Ambystoma californiense*) habitat; the Project will permanently remove 380.25 acres of upland California tiger salamander habitat and 0.10 acres of aquatic habitat. The project is expected to result in incidental take of California tiger salamander, which is designated as a threatened species under CESA. The ITP referenced above as issued by CDFW authorizes incidental take of species listed under CESA that may occur as a result of Project implementation.

This is to advise that CDFW, acting as a Responsible Agency approved the project described above on 1/2/2026 and has made the following determinations regarding the above-described project:

1. The project **will not** have a significant effect on the environment. This determination is limited to effects within CDFW's permitting jurisdiction as a Responsible Agency.
2. An environmental impact report **was** prepared by the lead agency for the original project.
3. Additional mitigation measures **were** made a condition of CDFW's approval of the project.
4. A Mitigation Reporting or Monitoring Plan **was** adopted by CDFW for this project.
5. A Statement of Overriding Considerations **was not** adopted by CDFW for this project.
6. Findings **were** made by CDFW pursuant to Public Resources Code § 21081(a).
7. Compliance with the environmental filing fee requirement at Fish and Game Code § 711.4: **A copy of a receipt showing prior payment was submitted to CDFW**.

The environmental impact report prepared by the lead agency for the Project is available to the general public at the office location listed above for the lead agency. CDFW's administrative record of proceedings related to the incidental take permit is available to the public for review at CDFW's regional office.

Signature: DocuSigned by: Erin Chappell B77E9A0211EF480... *Date:* 1/2/2026

Erin Chappell, Regional Manager