

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Leung Property Project

Lead Agency: City of Antioch, Community Development Department Contact Person: Kevin Scudero, Principal Planner
Street Address: 200 H Street Phone: (925) 779-6133
City: Antioch Zip: 94531 County: Contra Costa

Project Location: County: Contra Costa City/Nearest Community: Antioch
Cross Streets: Sand Creek Road, Deer Valley Road Zip code: 94531
Lat/Long/: 37 ° 56 ' 34.43 " N/ 121 ° 46 ' 53.59 " W Total Acres: 167.7
Assessor's Parcel No. 057-041-013, -015, -016, and -023 Section: 8 Twp: 1N Range: 2E Base: MDBM
Within 2 miles: State Hwy#: SR 4 Waterways: Sand Creek Airports: N/A Railways: N/A
Schools: Dozier-Libbey Medical High School, Diablo Vista Elementary School, Lone Tree Elementary School, Deer Valley High School, Dallas Ranch Middle School, Black Diamond Middle School

Document Type:

CEQA: NOP Draft EIR **NEPA:** NOI **Other:** Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division Other: Resource Management Plan, Design Review, Master Development Plan
(Subdivision, etc.)

Development Type:

Residential: Units 434 Acres 65.5 Water Facilities: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 15,000 Acres 0.34 Employees 1 Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____
 Educational _____ Waste Treatment: Type _____
 Recreational 0.24-acre neighborhood park, 1.34-acre recreation center, 5.08-acre linear park, and 2.94-acre park Hazardous Waste: Type _____
 Other: _____

Project Issues That May Have A Significant Or Potentially Significant Impact:

Aesthetic/Visual Fiscal Public Services/Facilities Traffic/Circulation
 Agricultural Land/Forest Flood Plain/Flooding Recreation/Parks Vegetation
 Air Quality Forest Land/Fire Hazard Schools/Universities Water Quality
 Archeological/Historical Geologic/Seismic Septic Systems Water Supply/Groundwater
 Biological Resources Greenhouse Gas Emissions Sewer Capacity Wetland/Riparian
 Coastal Zone Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Drainage/Absorption Noise Solid Waste Land Use
 Economic/Jobs Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Other: Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation: The project site is largely undeveloped; the only on-site development is a single-family residence in the northeastern portion of the project site off of Deer Valley Road. The undeveloped portion of the site consists of ruderal grasses and vegetation throughout. The site contains an electric utility pole, a 30-foot-wide utility pipeline and electric utility pole easement, an existing dry oil well, two existing dry gas wells, and an unpaved access road. Sand Creek, a tributary to Marsh Creek, flows west to east through the northeast portion of the site. In addition, the site contains approximately 93 trees. The project site is located within the Sand Creek Focus Area of the General Plan. The City of Antioch General Plan designates the project site as Estate and Executive Residential/Open Space and the project site is zoned Study Area (S).

Project Description: The proposed project would include the abandonment of the on-site dry oil and gas wells, as well as an off-site water well, quitclaim of the 30-foot-wide utility pipeline and an electrical utility pole easement, demolition of the on-site residence, and subdivision of the development area into 309 residential lots with 434 single-family residential units. The proposed project would also include 15,000 square feet (sf) of commercial uses and amenities, including parkland and a recreation center.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>4</u>	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>2</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling & Recovery,
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> Department of
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> S.F. Bay Conservation & Development
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers &
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> Fish & Wildlife Region # <u>3</u>	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Forestry & Fire Protection, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input checked="" type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	Other: _____

Local Public Review Period

Starting Date 05/28/26 Ending Date 06/26/26

Lead Agency: City of Antioch **Applicant:** Kyle Masters
Consulting Firm: Raney Planning & Management, Inc. **Address:** 601 University Avenue, Suite 125
Address: 1501 Sports Drive **City/State/Zip:** Sacramento, California 95825
City/State/Zip: Sacramento, CA 95834 **Phone:** (916) 715-4083
Contact: Rod Stinson
Phone: (916) 372-6100

Signature of Lead Agency Representative:  **Date:** 05/28/2026

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.