

Letter 4

ADAMS BROADWELL JOSEPH & CARDOZO

ARIANA ABEDIFARD
KEVIN T. CARMICHAEL
CHRISTINA M. CARO
THOMAS A. ENSLOW
KELILAH D. FEDERMAN
RICHARD M. FRANCO
ANDREW J. GRAF
TANYA A. GULESSERIAN
DARION N. JOHNSON
RACHAEL E. KOSS
AIDAN P. MARSHALL
TARA C. RENGIFO

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
801 GATEWAY BOULEVARD, SUITE 1000
SOUTH SAN FRANCISCO, CA 94080-7037
TEL: (650) 589-1660
FAX: (650) 589-5062
sshankel@adamsbroadwell.com

SACRAMENTO OFFICE
520 CAPITOL MALL, SUITE 350
SACRAMENTO, CA 95814-4721
TEL: (916) 444-6201
FAX: (916) 444-6209

Of Counsel
MARC D. JOSEPH
DANIEL L. CARDOZO

July 17, 2023

Via Email and U.S. Mail

Forest Ebbs, Director
Community Development Department
City of Antioch
200 "H" Street
Antioch, CA 94531
Email: febbs@ci.antioch.ca.us

Ellie Householder, City Clerk
Office of the City Clerk
City of Antioch
200 "H" Street
Antioch, CA 94509
Email: ehouseholder@antiochca.gov;
cityclerk@antiochca.gov

Via Email Only

Cindy Gnos, Contract Planner
Email: cindvgnos@raneymanagement.com

**Re: Request for Access to Documents Referenced in the Draft
Environmental Impact Report – Albers Ranch (Olive Groves) Project
(File Nos. GP-19-04 & MDP-19-01) (SCH No. 2021100264)**

Dear Mr. Ebbs, Ms. Householder and Ms. Gnos:

4-1

We are writing on behalf of **Contra Costa Residents for Responsible Development** ("Contra Costa Residents") to request access to any and all documents referenced, incorporated by reference, and relied upon in the Draft Environmental Impact Report ("DEIR") prepared for the Albers Ranch (Olive Groves) Project (File Nos. GP-19-04 & MDP-19-01) (SCH No. 2021100264) ("Project"), proposed Lucia Albers of Hillside Group, LLC. *This request excludes a copy of the DEIR and its appendices. This request also excludes any documents that are currently available on the Project's webpage on the City of Antioch website, as of today's date.*¹

4-2

The Project consists of a single-family residential subdivision with 294 units (no affordable units are currently planned), as well as recreational amenities and

¹ Accessed <https://www.antiochca.gov/community-development-department/planning-division/environmental-documents/> on July 17, 2023.

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- 4-2 cont. associated improvements. The Project also includes the future development of an assisted living facility upon issuance of a Conditional Use Permit. The Project site is located at the intersection of Deer Valley Road and Deer Hill Lane in Antioch, California (APNs 057-042-006 and 057-050-021).
- 4-3 Contra Costa Residents is an unincorporated association of individuals and labor organizations that may be adversely affected by the potential public health and environmental impacts associated with Project development. Contra Costa Residents includes: the International Brotherhood of Electrical Workers Local 302, Plumbers & Steamfitters Local 159, Sheet Metal Workers Local 104, Sprinkler Fitters Local 483, their members and their families, and other individuals that live and/or work in the City of Antioch and Contra Costa County. Contra Costa Residents has a strong interest in enforcing the State's environmental laws that encourage sustainable development and ensure a safe working environment for its members.
- 4-4 Our request for access to all documents referenced in the DEIR is made pursuant to the California Environmental Quality Act ("CEQA"), which requires that all documents referenced, incorporated by reference, and relied upon in an environmental review document be made available to the public for the entire comment period.²
- 4-5 If the requested documents are in electronic format, please email them using a file hosting program such as NextRequest, Sharepoint or a similar service. Alternatively, if the electronic documents are 10 MB or less (or can be easily broken into chunks of 10 MB or less), they may be emailed as attachments.
- 4-5 Please use the following contact information for all correspondence regarding this request:

² See Public Resources Code § 21092(b)(1) (stating that "all documents referenced in the draft environmental impact report" shall be made "available for review"); 14 Cal. Code Reg. § 15087(c)(5) (stating that all documents incorporated by reference in the EIR . . . shall be readily accessible to the public"); see also *Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova* (2007) 40 Cal.4th 412, 442, as modified (Apr. 18, 2007) (EIR must transparently incorporate and describe the reference materials relied on in its analysis); *Santiago County Water District v. County of Orange* (1981) 118 Cal.App.3rd 818, 831 ("[W]hatever is required to be considered in an EIR must be in that formal report. . ."), internal citations omitted.

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Sienna L. Shankel
Adams Broadwell Joseph & Cardozo
601 Gateway Boulevard, Ste. 1000
South San Francisco, CA 94080
Email: sshankel@adamsbroadwell.com
Phone: (650) 589-1660

Thank you for your assistance with this matter.

Sincerely,



Sienna L. Shankel
Legal Assistant

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