

Notice of Determination

To:
Office of Planning and Research
[CEQA Submit](#)

From:
Department of Fish and Wildlife
Bay Delta Region
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
Contact: Andrea Boertien
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Lead Agency
City of Antioch
P.O. Box 5007
Antioch, CA 94531
Contact: Alexis Morris
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SUBJECT: Filing of Notice of Determination pursuant to Public Resources Code section 21108

State Clearinghouse Number: 2020039044

Project Title: Creekside/Vineyards at Sand Creek (Lake or Streambed Alteration Agreement No. EPIMS-CCA-20795-R3)

Project Location (Contra Costa): The project is located at Sand Creek and one ephemeral tributary nearby, in the County of Contra Costa, State of California; Latitude 37.944495, Longitude -121.754442; west of Highway 4 and south of Lone Tree Way in Antioch, Assessor's Parcel Number 057-050-024.

Project Description: The California Department of Fish and Wildlife (CDFW) has executed Lake and Streambed Alteration Agreement (EPIMS-CCA-20795-R3), pursuant to Fish and Game Code section 1602, to the project Applicant, GBN Partners, LLC.

The Creekside planned unit development project will construct 220 single-family homes and associated urban improvements on approximately 57.8 acres as well as 1.5 acres of off-site improvements on the 158.2-acre Creekside project site. The excess acreage, aside from the 57.8 acres, will remain undeveloped.

The project is limited to construction of two (2) stormwater outfall structures within the banks of Sand Creek, a 4' x 10' concrete box culverted road crossing at an unnamed ephemeral tributary to Sand Creek, and construction of two (2) bridges over Sand Creek.

This is to advise that CDFW, acting as a Responsible Agency, approved the project described above on March 27, 2024 and has made the following determinations regarding the project pursuant to California Code of Regulations section 15096, subdivision (i):

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. CDFW considered the environmental impact report prepared by the Lead Agency for this project pursuant to California Code of Regulations section 15096, subdivision (f).
3. 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 California Code of Regulations section 15091.

The Final EIR prepared for the project is available to the general public at the office location listed above for the Lead Agency. CDFW's record of project approval as a Responsible Agency is available at CDFW's regional office.

DocuSigned by:
 Signature: Melissa Farinha Date: 3/27/2024
 Melissa Farinha, Environmental Program Manager

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Date Received for filing at OPR: _____