



NOTICE OF AVAILABILITY
OF THE CREEKSIDE/VINEYARDS AT SAND CREEK PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT
SCH #2020039044

DATE: July 20, 2020
TO: Responsible Agencies and Interested Parties
FROM: Alexis Morris, Planning Manager, City of Antioch
SUBJECT: Notice of Availability of the Creekside/Vineyards at Sand Creek Project Draft EIR

NOTICE IS HEREBY GIVEN that the City of Antioch, as Lead Agency, has completed a Draft Environmental Impact Report (Draft EIR) for the Creekside/Vineyards at Sand Creek Project (GP-19-06).

PROJECT LOCATION: The project site consists of approximately 158.2 acres and is located south of the future extension of Sand Creek Road in the southeastern portion of the City of Antioch (APN 057-050-024). The project site is bordered by the City of Antioch/Contra Costa County line to the south and the City of Antioch/City of Brentwood limit to the east. Sand Creek is located to the north of the site.

PROJECT DESCRIPTION: The proposed project would include development of 220 single-family residential units and associated improvements on approximately 58.9 acres of the 158.2-acre project site, as well as 1.8 acres of off-site improvements. The proposed residential units would consist of either non-age restricted units, senior/active adult units, or a combination of both. The project improvements would include, but would not be limited to, parks, trails, landscaping, circulation improvements, and utility installation. The remainder of the site, including Sand Creek and the associated buffer area, would be retained as open space. The proposed project would require the City's approval of the following:

- General Plan Amendment. The proposed project would require the approval of a General Plan text and map amendment to the Sand Creek Focus Area of the General Plan to change the land use designations of the site from Open Space/Senior Housing and Hillside, Estate and Executive Residential/Open Space to Medium Low Density Residential/Open Space.
- Master Development Plan/Rezone. The proposed project would require a Rezone from Study Zone to Planned Development District (PD). The PD would include special development standards for the project.
- Vesting Tentative Subdivision Map. The proposed project would require approval of Small Lot and Large Lot Vesting Tentative Subdivision Maps for the subdivision of the project site into multiple parcels to accommodate a total of 220 single-family residential units, as well as public roadway, parks, and open space parcels;
- Design Review. The proposed project would require Design Review to authorize the proposed building conceptual architecture, landscaping, and site design of the residential community and to ensure consistency with the City of Antioch's General Plan and Zoning Ordinance design policies and criteria, except where specifically amended by the requested approvals.
- Resource Management Plan. Pursuant to section 4.4.6.7(t) of the City of Antioch General Plan, the applicant will prepare a Resource Management Plan for City approval.
- Development Agreement. The Development Agreement would allow the City and the applicant to enter into an agreement to assure the City that the proposed project would be completed in compliance with the plans submitted by the applicant, and assure the applicant of vested rights to develop the project.

In addition to approvals from the City of Antioch, the proposed project would require the following approvals/permits from other responsible and trustee agencies:

- Section 404 Nationwide Permit (or Letter of Permission) (U.S. Army Corps of Engineers);



- Section 401 Water Quality Certification (Central Valley Regional Water Quality Control Board); and
- Potential Section 1600 Lake or Streambed Alteration Agreement (California Department of Fish and Wildlife).

PROJECT APPLICANT: Lisa Borba, GBN Partners, 3820 Blackhawk Rd., Danville, CA 94506.

HAZARDOUS WASTE SITES: The proposed project is not located on any hazardous waste sites lists enumerated under Section 65965.5 of the Government Code.

SIGNIFICANT ANTICIPATED ENVIRONMENTAL EFFECTS: The Draft EIR provides an evaluation of the potential environmental impacts of the proposed project related to air quality and greenhouse gas emissions and transportation and recommends mitigation measures to reduce impacts. As described in the Draft EIR, while most impacts could be mitigated to less-than-significant levels through mitigation measures incorporated into the Draft EIR, some impacts related to air quality and greenhouse gas emissions and transportation have been determined to remain significant and unavoidable, even with implementation of the mitigation measures set forth in the Draft EIR.

DOCUMENT AVAILABILITY: The Draft EIR is available for review online at <https://www.antiochca.gov/community-development-department/planning-division/environmental-documents/>.

PUBLIC REVIEW TIMELINE: The 45-day public review period for the Draft EIR begins July 20, 2020 and ends September 3, 2020. All comments on the Draft EIR must be received no later than **5:00 PM on September 3, 2020**. The City must receive all written comments within this time period. Written comments may be submitted to the attention of Alexis Morris, City of Antioch Community Development Department, at the following:

City of Antioch
P.O. Box 5007
Antioch, CA 94531-5007

Email: amorris@antiochca.gov
Fax: 925-779-7034

PUBLIC HEARING: No public meetings or hearings are currently scheduled on the proposed project. The City will provide public notice prior to any such meetings or hearings.

QUESTIONS: If you have any questions about this project, please contact Alexis Morris, City of Antioch Community Development Department, at (925) 779-6141 or amorris@antiochca.gov.