

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 # 2020039044

Project Title: Creekside/Vineyards at Sand Creek

Lead Agency: City of Antioch Community Development Department Contact Person: Alexis Morris, Planning Manager
Street Address: P.O. Box 5007 Phone: (925) 779-6141
City: Antioch Zip: 94531 County: Contra Costa

Project Location: County: Contra Costa City/Nearest Community: Antioch
Cross Streets: Future Sand Creek Road and Hillcrest Avenue Intersection Zip code: 94513
Lat/Long/: 37 ° 56 ' 41.48 " N 121 ° 44 ' 56.8 " W Total Acres: 158.2
Assessor's Parcel No. 057-050-024 Section: 10 Twp: 1N Range: 2E Base: MDBM
Within 2 miles: State Hwy#: 4 Waterways: Sand Creek
Airports: N/A Railways: N/A Schools: Dozier-Libbey Medical High, Heritage Baptist Academy, Golden Hills Christian, Pioneer Elementary, Black Diamond Middle, Deer Valley High, Loma Vista Elementary

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 (Subdivision, etc.) Other: Design Review, Development Agreement, Resource Management Plan

Development Type:

Residential: Units 220 Acres 58.9 Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____

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
 Archaeological/Historical Resources Geologic/Seismic Septic Systems Water Supply/Groundwater
 Biological Resources Minerals Sewer Capacity Wetland/Riparian
 Coastal Zone Noise Soil Erosion/Compaction/Grading Growth Inducement
 Drainage/Absorption Population/Housing Balance Solid Waste Land Use
 Economic/Jobs Toxic/Hazardous Cumulative Effects
 Other: _____

Present Land Use/Zoning/General Plan Designation: Currently, the project site consists primarily of ruderal grasses and is absent of structures or other indications of prior development. Per the City's General Plan, the eastern portion of the project site is designated Open Space/Senior Housing, while the western portion is designated Hillside, Estate and Executive Residential/Open Space. The site is zoned Study Area (S).

Project Description: The Creekside/Vineyards at Sand Creek Project (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 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 an amendment to the City of Antioch General Plan, a Master Development Plan/Rezone, a Vesting Tentative Map, Design Review, a Resource Management Plan, and a Development Agreement.

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 checked="" 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 S.F. Bay Conservation &
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> 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 checked="" 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>5S</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 checked="" type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Water Resources, Department of
<input checked="" type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period

Starting Date July 20, 2020 Ending Date September 3, 2020

Lead Agency: City of Antioch Applicant: GBN Partners, LLC

Consulting Firm: Raney Planning & Management, Inc. Address: 3820 Blackhawk Road

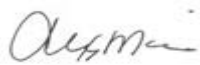
Address: 1501 Sports Drive, Suite A City/State/Zip: Danville, CA 94506

City/State/Zip: Sacramento, CA 95834 Phone: (925) 736-1571

Contact: Cindy Gnos

Phone: (916) 372-6100

Signature of Lead Agency Representative:



Date: 7/16/2020

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