Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Creekside/Vineyards at Sand Creek Project

Lead Agency: City of Antioch

Contact Name: Alexis Morris

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Project Location: Antioch (*City*) Contra Costa (*County*)

Project Decription (Proposed actions, location, and/or consequences).

The project site consists of 158.2 acres located south of Sand Creek Road in the southeastern portion of the City of Antioch, California. 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, and State Route (SR) 4 is located approximately 0.38-mile east of the site. 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). Currently, the site consists primarily of ruderal grasses and is absent of structures or other indications of prior development.

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 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 Rezone, a Use Permit, a Vesting Tentative Map, Design Review, and a Development Agreement.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Initial Study prepared for the proposed project identified the a number of environmental factors as having a less than significant impact on the environment with implementation of mitigation measures. The issues areas which would require implementation of mitigation measures include the following: Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, and Tribal Cultural Resources. Implementation of the proposed mitigation measures would be sufficient to reduce impacts to less-than-significant levels. However, the Initial Study identified potentially significant impacts related to the following, which will be addressed in greater detail in the Environmental Impact Report: Air Quality, Greenhouse Gas Emissions, and Transportation.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

- Increases in air pollutants/greenhouse gas emissions;
- Inadequate emergency access;
- Increase in traffic/vehicle miles traveled;
- Extensions of roadways; and
- Incompatibility with existing adjacent agricultural uses.

Provide a list of the responsible or trustee agencies for the project.

Bay Area Air Quality Management District
Contra Costa Transportation Authority
Regional Water Quality Control Board
Contra Costa County Fire Protection District
Contra Costa County Water Conservation District