

Notice of Completion & Environmental Document Transmittal

2020039044

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 # _____

Project Title: Creekside/Vineyards at Sand Creek Project

Lead Agency: City of Antioch Community Development Department Contact Person: Alexis Morris, Planning Manager
Street Address: P.O. Box 5007 Phone: (925) 779-7035
City: Antioch Zip: 94513 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 School

Document Type:

CEQA: [X] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec [] Other: FONSI

Local Action Type:

[] General Plan Update [] Specific Plan [X] Rezone [X] Annexation
[X] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [X] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [X] Land Division (Subdivision, etc.) [X] Other: Design Review, Resource Management Plan, Development Agreement

Development Type:

[X] 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
[] Other:

Project Issues That May Have A Significant Or Potentially Significant Impact:

[] Aesthetic/Visual [] Fiscal [] Public Services/Facilities [X] Traffic/Circulation
[] Agricultural Land/Forest [] Flood Plain/Flooding [] Recreation/Parks [] Vegetation
[X] Air Quality [] Forest Land/Fire Hazard [] Schools/Universities [X] Water Quality
[X] Archeological/Historical [X] Geologic/Seismic [] Septic Systems [] Water Supply/Groundwater
[X] Biological Resources [X] Greenhouse Gas Emissions [] Sewer Capacity [X] Wetland/Riparian
[] Coastal Zone [] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[] Drainage/Absorption [X] Noise [] Solid Waste [] Land Use
[] Economic/Jobs [] Population/Housing Balance [X] Toxic/Hazardous [X] 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 Rezone, a Use Permit, a Vesting Tentative Map, Design Review, 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".

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| <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 |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> S.F. Bay Conservation & 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 | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | Other: _____ |

Local Public Review Period

Starting Date 03/16/2020 Ending Date 04/14/2020

Lead Agency: <u>City of Antioch</u>	Applicant: <u>GBN Partners, LLC</u>
Consulting Firm: <u>Raney Planning & Management, Inc.</u>	Address: <u>3820 Blackhawk Road</u>
Address: <u>1501 Sports Drive</u>	City/State/Zip: <u>Danville, CA 94506</u>
City/State/Zip: <u>Sacramento, CA 95834</u>	Phone: (<u>925</u>) <u>736-1571</u>
Contact: <u>Rod Stinson</u>	
Phone: (<u>916</u>) <u>372-6100</u>	

Signature of Lead Agency Representative: _____ **Date:** _____

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