

# Notice of Determination (NOD)



**TO:** Contra Costa County Clerk-Recorder  
County Clerk-Recorder  
555 Escobar Street  
Martinez, CA 94553

**FROM:** City of Antioch  
Community Development Dept, Planning Division  
PO Box 5007  
Antioch, CA 94531-5007

**cc:** Office of Planning & Research,  
via CEQAsubmit

**Contact:** Alexis Morris, Planning Manager  
(925-779-6159 or [planning@antiochca.gov](mailto:planning@antiochca.gov))

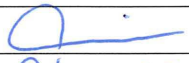
**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code**

<b>State Clearinghouse Number:</b>	2020039044
<b>Project Title / Project Name:</b>	Creekside / Vineyards at Sand Creek
<b>Project Reference Number(s):</b>	GP-19-06, PD-19-02
<b>Project Applicant / Name:</b>	GBN Partners, LLC
▪ Applicant Address:	3820 Blackhawk Road, Danville, CA 94506
▪ Applicant Phone No.:	925-648-3879
<b>Project Location / Address:</b>	Future Sand Creek Road and Hillcrest Avenue
▪ APN(s):	057-050-024
<b>Project Description:</b> 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 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 approval of a General Plan Amendment, Master Development Plan/Rezone, Vesting Tentative Subdivision Map, Design Review, Resource Management Plan, and Development Agreement. It should be noted that the project site is not included on any of the lists of sites enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites.	

**This is to advise that the City of Antioch [☒ LEAD AGENCY or ☐ RESPONSIBLE AGENCY] has approved the second reading of the ordinance for above-described project on April 13, 2021 and has made the following determinations regarding the above-described project:**

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA;
3. Mitigation Measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was adopted for this project.
6. Findings were made, pursuant to the provisions of CEQA.

**This is to certify that the Environmental Impact Report and record of project approval is available to the General Public at City of Antioch Community Development Department, Third and "H" Streets, Antioch, CA 94531 and online: [www.antiochca.gov/EnvironmentalDocs](http://www.antiochca.gov/EnvironmentalDocs)**

<b>SIGNATURE:</b>	
<b>NAME, TITLE:</b>	Alexis Morris, Planning Manager
<b>DATE:</b>	4/14/21

## NOTICE OF DETERMINATION

To: Contra Costa County Clerk  
555 Escobar Street  
Martinez, CA 94553

From / Lead Agency :

City of Antioch  
P.O Box 5007  
Antioch, CA 94531  
Alexis Morris, Planning Manager  
(925) 779-6141

**SUBJECT:** Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

**Project Title:** Creekside/Vineyards at Sand Creek

**Project Applicant:** GBN Partners, LLC  
3820 Blackhawk Road  
Danville, CA 94506  
(925) 648-3879



**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 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 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 approval of a General Plan Amendment, Master Development Plan/Rezone, Vesting Tentative Subdivision Map, Design Review, Resource Management Plan, and Development Agreement.

It should be noted that the project site is not included on any of the lists of sites enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites.

This Notice of Determination is to advise that the City Council of the City of Antioch approved the above-described project on March 23, 2021 and has made the following determinations regarding the above-described project:

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report (EIR) was prepared for this project pursuant to the provisions of CEQA;
3. Mitigation Measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was adopted for this project.
6. Findings were made, pursuant to the provisions of CEQA.

This is to certify that the Environmental Impact Report and record of project approval is available to the General Public at City of Antioch Community Development Department, Third and "H" Streets, Antioch, CA 94531, and online at [antiochca.gov/environmentaldocs](http://antiochca.gov/environmentaldocs)  
Circulation of EIR via the State Clearinghouse, Office of Planning and Research (CEQAnet.opr.ca.gov):  
SCH Number 2020039044

  
\_\_\_\_\_  
Signature (Public Agency)

Hilary Brown, Planning Technician  
\_\_\_\_\_  
Title

\_\_\_\_\_  
March 25, 2021  
Date



State of California - Department of Fish and Wildlife

**2021 ENVIRONMENTAL FILING FEE CASH RECEIPT**

DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

Print

StartOver

Finalize&amp;Email

RECEIPT NUMBER:

07-04/06/2021-124

STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF ANTIOCH		04/06/2021
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER
CONTRA COSTA COUNTY		2021-00117
PROJECT TITLE		

CREEKSIDE/VINEYARDS AT SAND CREEK

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
GBN PARTNERS, LLC		(925) 648-3879
PROJECT APPLICANT ADDRESS	CITY	STATE
3820 BLACKHAWK RD	DANVILLE	CA
		ZIP CODE
		94506

**PROJECT APPLICANT (Check appropriate box)**

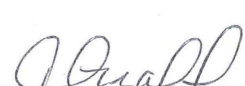
☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

**CHECK APPLICABLE FEES:**

☒ Environmental Impact Report (EIR) \$ 3,445.25 \$ 3,445.25  
☐ Mitigated/Negative Declaration (MND)(ND) \$ 2,480.25 \$  
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,171.25 \$  
  
☐ Exempt from fee  
    ☐ Notice of Exemption (attach)  
    ☐ CDFW No Effect Determination (attach)  
☐ Fee previously paid (attach previously issued cash receipt copy)  
  
☐ Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$  
☒ County documentary handling fee \$ 50.00 \$ 50.00  
☐ Other \$

**PAYMENT METHOD:**

☐ Cash ☐ Credit ☒ Check ☐ Other CHK 6818 & 3365 **TOTAL RECEIVED \$ 3,495.25**

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
<b>X</b> 	Graff jgraff Deputy Clerk

REF 759DL6

Deborah Cooper  
Contra Costa County  
Clerk-Recorder  
555 Escobar Street  
Martinez, CA 94553  
(925) 335-7900

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Public

Receipt No.: 202100075906

Cashier: 196

Register: MAILPC1

Date/Time: 04/06/2021 09:44 AM

Description	Fee
Environmental Impact Report	
Filing Time:	09:44 AM
Filing Total:	\$3,495.25
Filing Fee:	\$3,495.25
<hr/>	
Total Amount Due:	\$3,495.25
<hr/>	
Total Paid	
Check Tendered:	\$50.00
#6818	
Check Tendered:	\$3,445.25
#3365	
Amount Due:	\$0.00

THANK YOU  
PLEASE KEEP FOR REFERENCE

