

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Antioch will hold a public hearing at 6:30 p.m. on January 20, 2021, on the following matter:

GP-19-06, PD-19-02 – Creekside Vineyards at Sand Creek – The applicant, GBN Partners, LLC, is requesting approval of the proposed single-family 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. Necessary entitlements from the City include certification of an Environmental Impact Report, General Plan Amendment, Rezone to Planned Development District (PD), Vesting Tentative Subdivision Map, Resource Management Plan, and Design Review. The project site is bordered by the Contra Costa County line to the south and the City of Brentwood city 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. The project site is situated within the Sand Creek Focus Area of the General Plan, which contains lands designated by the City of Antioch General Plan for open space, residential, commercial, and mixed-use development (**APN: 057-050-024**).

VICINITY MAP



PUBLIC HEARING NOTICE

January 1, 2020

Page 2

MEETING LOCATION: PURSUANT TO GOVERNOR GAVIN NEWSOM'S EXECUTIVE ORDER N-29-20 THIS MEETING WILL BE HELD AS A TELECONFERENCE MEETING BEGINNING AT 6:30. Observers may view the meeting livestreamed via the Planning Division's website at: <https://www.antiochca.gov/community-development-department/planning-division/planning-commission-meetings-sp/>

QUESTIONS: If you have any questions about this project, please contact If you have any questions about this project, please contact Alexis Morris at amorris@antiochca.gov or 925-779-7035.

MEETING MATERIALS: Copies of the documents relating to this proposal are available for review at <https://www.antiochca.gov/fc/community-development/planning/Project-Pipeline.pdf>. The staff report and agenda packet will be posted on Friday, January 15 2021, at <https://www.antiochca.gov/government/agendas-and-minutes/planning-commission/>

PUBLIC COMMENTS: Written statements in favor of or in opposition to these matters may be submitted electronically to the Secretary to the Planning Commission at the following email address: planning@ci.antioch.ca.us. All comments received before 3:00 pm the day of the meeting will be provided to the Planning Commissioners at the meeting. Please refer to the Planning Division's website for instructions on how to comment after 3:00 the day of the meeting and during the Planning Commission meeting: <https://www.antiochca.gov/community-development-department/planning-division/planning-commission-meetings/>.

If any person challenges the City's decision on this matter in court, he or she may be limited to raising only those issues that were raised at the public hearing described in this notice or in written correspondence delivered to the City at or prior to the public hearing.

ACCESSIBILITY: In accordance with the Americans with Disabilities Act and California law, the City of Antioch offers its public programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at the number or email address below at least 72 hours prior to the meeting or when you desire to receive services. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. The City's ADA Coordinator can be reached @ Phone: (925) 779-6950 and e-mail: publicworks@ci.antioch.ca.us.

FORREST EBBS
Secretary to Planning Commission

To Ledger: December 31, 2021
To Property Owners: January 8, 2021