

**PLANNING COMMISSION  
RESOLUTION NO. 2025-03**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH  
APPROVING THE DESIGN REVIEW APPLICATION FOR THE RESIDENTIAL  
ARCHITECTURE, PARKS, LANDSCAPING AND STREET NAMES AT THE  
CREEKSIDE VINEYARDS AT SAND CREEK (DR2024-0010) (APN: 057-050-024)**

**WHEREAS**, the City of Antioch (“City”) received an application request for Design Review (DR2024-0010) from Tri Pointe Homes for the residential project architecture, parks, landscaping and street names for the Creekside Vineyards at Sand Creek project (DR2024-0010) (APN: 057-050-024);

**WHEREAS**, on March 23, 2021, the City Council adopted resolution 2021/50 certified the Final Environmental Impact Report, based on findings of fact and adopting a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program;

**WHEREAS**, on March 23, 2021, the City Council adopted resolution 2021/5 approving of the General Plan Amendment for the Creekside Vineyards at Sand Creek Project;

**WHEREAS**, on March 23, 2021, the City Council introduced and adopted an ordinance to rezone the 58.9-acre Creekside Vineyards at Sand Creek Project from Study Zone to Planned Development District (PD-19-02), and subsequently passed and adopted the ordinance at its meeting of April 13, 2021;

**WHEREAS**, on March 23, 2021, the City Council adopted resolution 2021/52 approving of the Vesting Tentative Subdivision Map, Design Review, and Resource Management Plan for the Creekside Vineyards at Sand Creek Project;

**WHEREAS**, on January 25, 2022, the City Council adopted resolution 2022/14 approving alternative interim right-of-way improvements for the Creekside Vineyards at Sand Creek project.

**WHEREAS**, on April 2, 2025, the Planning Commission meeting was adjourned due to a lack of quorum, and the item was not heard; and

**WHEREAS**, on April 16, 2025, the Planning Commission duly held a hearing on the matter, and received and considered evidence, both oral and documentary; and

**WHEREAS**, the Planning Commission considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request.

**PLANNING COMMISSION  
RESOLUTION NO. 2025-03**

April 16, 2025

Page 2

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Antioch does hereby APPROVE the Design Review application (DR2024-0010) from Tri Pointe Homes for the project architecture, parks, and landscaping for the project architecture, parks, and landscaping and street names for the Creekside Vineyards at Sand Creek subject to Exhibit A Conditions of Approval.

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 16th day of April 2025, by the following vote:

**AYES:** Commissioner Jones, Martin, Perez and Riley

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Commissioner Webber

*Zoe Merideth*

---

**Zoe Merideth**  
**Acting Secretary to the Planning Commission**

**EXHIBIT A: CONDITIONS OF APPROVAL**  
**CREEKSIDE VINEYARDS AT SAND CREEK**

1. **Project Approval.** This Design Review approval is for Creekside Vineyards at Sand Creek located at 0 Sand Creek Rd. (APN:057-050-024), as substantially shown and described on the project plans dated December 12, 2024, as presented to the Planning Commission on April 16, 2025 (“Approval Date”). For any condition herein that requires preparation of a final plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City of Antioch (“City”).
2. **Project Approval Expiration.** This approval expires on April 16, 2027, or at an alternate time specified as a condition of approval, unless a building permit has been issued and construction diligently pursued. All approval extensions shall be processed as stated in the Antioch Municipal Code.
3. **Appeals.** Pursuant to Antioch Municipal Code § 9-5.2509, any decision made by the Planning Commission which would otherwise constitute final approval or denial may be appealed to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk within five (5) working days after the decision. All appeals to the City Council from the Planning Commission shall be accompanied by a filing fee established by a resolution of the City Council.
4. **Requirement for Building Permit.** Approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction or demolition of an existing structure. An appropriate permit issued by the Community Development Department must be obtained before constructing, enlarging, moving, converting, or demolishing any building or structure within the City.
5. **Planned Development Modifications to Approved Plans.** The project shall be constructed as approved and with any additional changes required pursuant to the Zoning Administrator or Planning Commission Conditions of Approval. Planning staff may approve minor modifications in the project design, but not the permitted land uses. A change requiring discretionary approval and any other changes deemed appropriate by the Planning staff per Antioch Municipal Code Section 9-5.2311 shall require further Planning Commission approval through the discretionary review process.
6. **Hold Harmless Agreement/Indemnification.** The applicant (including any agent thereof) shall defend, with counsel of City's choosing and at Applicant's own cost, expense and risk, any and all claims, suits, actions or other proceedings of every kind that may be brought or instituted against City or its officials, officers, employees, volunteers and agents to attack, set aside, void, or annul the City's approval concerning this application. Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or its officials, officers, employees, volunteers and agents as part of any such claim, suit, action or other proceeding concerning the City's approval of this application. Applicant shall also

reimburse City for the cost of any settlement paid by City or its officials, officers, employees, agents or volunteers as part of any such claim, suit, action or other proceeding concerning the City's approval of this application. Such reimbursement shall include payment for City's attorneys' fees and costs, including expert witness fees. Applicant shall reimburse City and its officials, officers, employees, agents, and/or volunteers, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Applicant's obligation to indemnify shall survive the expiration of this Approval.

7. **Final Approval.** A final and unchallenged approval of this project supersedes any previous approvals that have been granted for this site.
8. **Compliance Matrix.** With the submittal of all grading plans, improvement plans, and building permit plans, the applicant shall submit to the Community Development Department a Conditions of Approval and Mitigation Measures compliance matrix that lists: each Condition of Approval and Mitigation Measure, the City division responsible for review, and how the applicant meets the Condition of Approval or Mitigation Measure. The applicant shall update the compliance matrix and provide it with each submittal.
9. **Mitigation Monitoring and Reporting Program.** The applicant shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program for the Creekside Vineyards at Sand Creek project.

## **FEES**

10. **City Fees.** The applicant shall pay all City and other related fees applicable to the property, as may be modified by the conditions herein. Fees shall be based on the current fee structure in effect at the time the relevant permits are secured and shall be paid before issuance of said permit. Notice shall be taken specifically of plan check, engineering, fire, and inspection fees. The project applicant shall also reimburse the City for direct costs of Planning, Building and Engineering Division plan check and inspection, as mutually agreed between the City and applicant.

No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, balances, and reimbursements that are outstanding and owed to the City.

11. **Pass-Through Fees.** The applicant shall pay all applicable pass-through fees. Fees include but are not limited to:
  - a. East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance.
  - b. Contra Costa County Fire Protection District Fire Development Fee in effect at the time of building permit issuance.

- c. Contra Costa County Map Maintenance Fee in effect at the time of recordation of the final map(s).
- d. Contra Costa County Flood Control District Drainage Area Fee.
- e. School Impact Fees.
- f. Delta Diablo Sanitation Sewer Fees.
- g. Contra Costa Water District Fees.

## **PUBLIC WORKS' STANDARD CONDITIONS**

### **12. Retaining Walls**

- a. **Public Right of Way.** Retaining walls shall not be constructed in the public right-of-way or other City maintained parcels, unless otherwise approved by the City Engineer.
- b. **Materials.** All retaining walls shall be of concrete masonry unit construction.
- c. **Height.** All retaining walls shall be reduced in height to the maximum extent practicable and the walls shall meet the height requirements in the frontage setback and sight distance triangles as required by the City Engineer.
- d. **Slope.** The 2:1 maximum slope above all retaining walls shall be landscaped with trees, ground cover, grass or other erosion control vegetation.

### **13. Fences.** All perimeter fences shall be located at the top of slope or along the existing property parcel line as shown on the approved landscape plans as approved by the City Engineer.

- a. In cases where a fence is to be built in conjunction with a retaining wall, and the wall face is exposed to a side street, the fence shall be set back a minimum of three feet (3') behind the retaining wall per Antioch Municipal Code § 9-5.1603, or as otherwise approved by the City Engineer in writing.
- b. All fencing adjacent to open space (trails and basins) shall be located at the top of slope and be constructed of wrought iron, tubular steel, or other materials as approved by the City Engineer in writing at the time of improvement plan approval.
- c. In projects with homes on individual lots, side and rear yard fencing shall be provided for each lot prior to issuance of the occupancy permit.

## **AT BUILDING PERMIT SUBMITTAL**

- 14. **Final Landscape Plans.** The applicant shall submit final landscape plans that identify specific plant materials to be constructed, including all trees, shrubs and groundcover, and landscape features. At the time of building permit submittal, applicant shall provide for all plan materials both common and botanical names, sizes, and quantities, that are in substantial conformance with the Preliminary Landscape Plan. Applicant shall coordinate with the Public Works Department on approved plants to be installed in the public right of way.

15. **Water Efficient Landscape Ordinance.** Landscaping for the project shall be designed to comply with the applicable requirements of City of Antioch Ordinance No. 2162-C-S, The State Model Water Efficient Landscape Ordinance (MWELo). The applicant shall demonstrate compliance with the applicable requirements of the MWELo in the landscape and irrigation plans submitted to the City.
16. **Property Drainage.** All buildings on the site shall contain rain gutters and downspouts that catch rainwater from the roof and direct water away from the foundation and into an acceptable drainage system as approved by the City Engineer.

### **DURING CONSTRUCTION**

17. **Landscape Installation and Maintenance.** Landscape shall show immediate results. Landscaped areas shall be watered, weeded, pruned, and/or otherwise maintained, as necessary. Plant materials shall be replaced as needed to maintain the landscaping in accordance with the approved plans. All trees shall be a minimum 24" box size and all shrubs shall be a minimum 5-gallon size.

### **PRIOR TO ISSUANCE OF OCCUPANCY PERMIT**

18. **Site Landscaping.** All landscaping within the project site, including on all slopes, medians, C.3 drainage basins, retaining walls, bioretention basins, common areas, open space and park landscape areas, and any other areas that are to be landscaped, shall be installed prior to issuance of final certificate of occupancy.
19. **Common Area Trash Receptacles.** Trash receptacles located in common areas, such as plazas, eating areas, walkways, club houses, or playgrounds, shall be the City Park three-sort type. All common area trash receptacles shall be in place prior to issuance of the certificate of occupancy for the area where the receptacle is located.

### **PROJECT SPECIFIC CONDITIONS**

20. **STREET NAMES.** The street names in the development shall be as follows and as shown on the street name exhibit received on January 10, 2025. Changes to street names require Planning Commission review and approval.
  - Fallen Leaf Lane (street A)
  - Creek Bridge Drive (main entrance, street B)
  - Moss Branch Lane (street C)
  - Meadow Barley Lane (street D)
  - Wildrye Lane (street E)
  - Brome Lane (street F)

- Cairns Lane (street G)
- Saltgrass Lane (street H)
- Tanager Lane (street I)
- Pebblepath Lane (street J)

**21. PREVIOUS APPROVAL COMPLIANCE.** This development shall comply with all previous project conditions of approval and mitigation measures adopted for the Creekside Vineyards at Sand Creek Project, including those found in the following adopted City Council resolutions:

- Resolution certifying the Environmental Impact Report for the Creekside Vineyards Project as adequate for addressing the environmental impacts of the proposed project and adopting California environmental quality act findings, mitigation measures and a mitigation monitoring and reporting program (2021/50)
- Resolution approving the General Plan Amendment for the Creekside/Vineyards at Sand Creek Project (2021/51)
- Ordinance rezoning the property to Planned Development District (PD-19-02) (Ordinance 2193-C-S);
- Resolution approving of the Vesting Tentative Subdivision Map, Design Review, and Resource Management Plan for the Creekside Vineyards at Sand Creek Project (2021/52)
- Resolution approving alternative interim right-of-way improvements for the Creekside Vineyards at Sand Creek Project (2022/14)

# 2025-03\_Creekside Vineyards at Sand Creek

Final Audit Report

2025-04-21

Created:	2025-04-18
By:	Monique Villagrana (mvillagrana@antiochca.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAyecm4JQsaquEQ1DX8Zjhoo7ZocfHR6IV

## "2025-03\_Creekside Vineyards at Sand Creek" History

-  Document created by Monique Villagrana (mvillagrana@antiochca.gov)  
2025-04-18 - 6:36:19 PM GMT
-  Document emailed to Zoe Merideth (zmerideth@ci.antioch.ca.us) for signature  
2025-04-18 - 6:36:24 PM GMT
-  Email viewed by Zoe Merideth (zmerideth@ci.antioch.ca.us)  
2025-04-21 - 4:46:00 PM GMT
-  Document e-signed by Zoe Merideth (zmerideth@ci.antioch.ca.us)  
Signature Date: 2025-04-21 - 4:46:28 PM GMT - Time Source: server
-  Agreement completed.  
2025-04-21 - 4:46:28 PM GMT