

**PLANNING COMMISSION
RESOLUTION NO. 2024-06**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
RECOMMENDING THE CITY COUNCIL OF THE CITY OF ANTIOCH APPROVE THE
TWO-YEAR EXTENSION OF THE VESTING TENTATIVE SUBDIVISION MAP, AND
DESIGN REVIEW APPROVALS OF THE CREEKSIDE VINEYARDS AT SAND
CREEK PROJECT (GP-19-06, PD-19-02)**

WHEREAS, the City of Antioch (“City”) received an application from GBN Partners, LLC (“Applicant”) and approved a General Plan Amendment; Master Development Plan/Rezone; Vesting Tentative Subdivision Map; Design Review; and Resource Management Plan for the development of a 220-unit residential community 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, which is known as the Creekside/Vineyards at Sand Creek Project (“Project”) (GP-19-06, PD-19-02);

WHEREAS, the project site consists of a 158.2-acre parcel located south of the future extension of Sand Creek Road in the southeastern portion of the City of Antioch, California;

WHEREAS, 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 and is identified by Assessor’s Parcel Number (APN) 057-050-024. 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;

WHEREAS, a Final Environmental Impact Report and Mitigation Monitoring and Reporting Program was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162, and approved by the City Council on March 23, 2021, based on findings of fact and adopting a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program;

WHEREAS, the Vesting Tentative Subdivision Map, Design Review, and Resource Management Plan were approved by the City Council on March 23, 2021;

WHEREAS, the applicant received approval of Design Guidelines for the Project establishing guidelines for future development within the Creekside/Vineyards at Sand Creek Project on March 23, 2021;

WHEREAS, the applicant received approval of a Resource Management Plan for the Project as called for in Section 10.3.2.(e) of the Antioch General Plan and consistent with the “Framework for a Resource Management Plan for the Sand Creek Focus Area” contained in General Plan Appendix A. The Resource Management Plan incorporates the biological resources mitigation measures identified in the Final Environmental Impact Report;

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WHEREAS, on September 19, 2022 an extension request was received from the Applicant requesting review of an extension of Vesting Tentative Subdivision Map 9501 and Design Review approvals;

WHEREAS, on January 11, 2022 the City Council duly held a public meeting, received and considered evidence, both oral and documentary and approved the extension of the Vesting Tentative Subdivision Map 9501 and Design Review approvals for one year, expiring on March 23, 2024; and

WHEREAS, on January 22, 2024 the City of Antioch received a second written request from the applicant for a two-year extension of the project approvals for the Creekside Vineyards at Sand Creek Project. The extension would again extend the expiration date of the approvals for Vesting Tentative Subdivision Map (VTSM 9501) for and Design Review;

WHEREAS, the applicant requires additional time to obtain permits from State agencies;

WHEREAS, California suffers from a shortage of housing and this project furthers the development of housing within the City of Antioch;

WHEREAS, a subsequent environmental document does not need to be prepared because (1) no changes to the project are proposed requiring revisions to the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, (2) no substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and (3) no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence or at the time the previous EIR was adopted;

WHEREAS, the Planning Commission held a public meeting on February 21, 2024, considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request;

WHEREAS, the Planning Commission recommended that the City Council approve the extension; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Antioch hereby recommends approval of a two-year extension of the project approvals for the Vesting Tentative Subdivision Map (VTSM 9501) and Design Review approvals for the Creekside Vineyards at Sand Creek project until March 23, 2026.

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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 21st day of February 2024, by the following vote:

AYES: Commissioners Gutilla, Riley, Jones, Lutz, And Martin

NOES: None

ABSTAIN: None

ABSENT: Commissioner Hills

Kevin Scudero
[Kevin Scudero \(Feb 23, 2024 11:57 PST\)](#)

KEVIN SCUDERO
SECRETARY OF THE PLANNING COMMISSION

2024-06 Creekside Extension_GP-9-06, PD-19-02

Final Audit Report


2024-02-23

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