Notice of Exemption

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

From: (Public Agency): City of Antioch
Lead Agency
200 H Street
Antioch, CA 94531
925-779-6113

Project Title: Vineyard Crossing Subdivision Project

Project Applicant: BrightSky Residential; 1255 Treat Boulevard, Suite 300, Walnut Creek, CA 94597.
Contact: Charles McKeag, cmckeag@brightskyresidential.com, 925-401-5052

Project Location - Specific:

The project site consists of two parcels totaling approximately 14.6 acres, identified by Assessor's Parcel Numbers (APNs) 051-190-028 and -034, located northwest of the intersection of Phillips Lane and Oakley Road in the City of Antioch, California. The project site consists of a 10.3-acre western parcel (APN 051-190-028) and a 4.3-acre eastern parcel (APN 051-190-034), which are separated by an approximately four-acre existing Pacific Gas and Electric (PG&E)-owned parcel. The northern 80 feet of both parcels contain a PG&E easement. The project site is currently developed with an existing vineyard, three electrical transmission towers within the PG&E-owned parcel and easement, and a paved walking trail. In addition, an off-site residence located on the Oakley Road frontage would be surrounded by the proposed project to the west, north, and east. Surrounding existing land uses include single-family residences and Almondridge Park to the north; single-family residences to the east, across Phillips Lane; the aforementioned single-family residence which would be surrounded to the west, north, and east by the proposed project on the Oakley Road frontage and undeveloped land within the Hillcrest Station Area Specific Plan focus area to the south, across Oakley Road; and single-family residences to the west. The City of Antioch General Plan designates the western parcel as Medium Low Density Residential (MLDR) and the eastern parcel as Medium Density Residential (MDR). Both parcels are zoned Planned Development (P-D).

Project Location - City: Antioch Project Location - County: Contra Costa

Description of Nature, Purpose and Beneficiaries of Project:

The Vineyard Crossing Subdivision Project (proposed project) would include the removal of the existing vineyards and on-site trees from the project site, and subdivision of the site into 71 residential lots, with 45 single-family residential lots on the western parcel and 26 duplex building lots on the eastern parcel. Of the 45 lots on the western parcel, 40 would include accessory dwelling units (ADUs), 13 of which would be deed-restricted and available to low-income households. The 26 lots on the eastern parcel would consist of duplex buildings with a total of 52 units; a vesting tentative map is being prepared for potential future condominium purposes. The proposed project would include an overall total of 137 residential units, with 45 single-family units and 40 ADUs in the western parcel and 52 residential units in the eastern parcel of the project site. Amenities located in the western parcel of the project site would include a recreation center with an outdoor pool area, as well as a children's play area. Amenities located in the eastern parcel of the project site would include an activity lawn area with park benches. The existing walking trail located along the northern boundary of the project site that connects Phillips Lane to the east and Hickorynut Street to the west would be maintained. Primary site access would be provided by two new private streets off Phillips Lane and Oakley Road which would connect to internal streets throughout the project site. The proposed project would require City approval of a Vesting Tentative Map, Density Bonus, and Design Review.

Name of Public Agency Approving Project: City of Antioch, Lead Agency

Name of Person or Agency Carrying Out Project: BrightSky Residential; 1255 Treat Boulevard, Suite 300, Walnut Creek, CA 94597; Contact: Charles McKeag, cmckeag@brightskyresidential.com, 925-401-5052

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State code number:
- ✖ Other: PRC Section 21083.3/CEQA Guidelines Section 15183

2025-00287

FILED

October 16, 2025

KRISTIN B. CONNELLY
CLERK-RECORDER

By Lisa Glasper

L. Glasper
Deputy Clerk

Reasons why project is exempt:

Pursuant to Section 15183 of the CEQA Guidelines, where a project is consistent with the use and density established for a property under an existing general plan or zoning ordinance for which the city has already certified an EIR, additional environmental review is not required "except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." As set forth by Sections 15168 and 15183 of the CEQA Guidelines, the program EIR in this case is the City of Antioch General Plan Environmental Impact Report (EIR). The proposed project is consistent with the General Plan land use designations of MLDR and MDR. Through a Modified Initial Study/Section 15183 Checklist, the City determined that the proposed project would not result in a significant impact that: (1) is peculiar to the project or the project site; (2) was not identified as a significant effect in the General Plan EIR; or (3) are previously identified significant effects, which as a result of substantial new information that was not known at the time that the General Plan EIR was certified, are determined to have a more severe adverse impact than discussed in the General Plan EIR. Therefore, based on Section 15183, further environmental review is not required for the proposed project.

Lead Agency

Contact Person: Nathan Tinclair, Associate Planner, City of Antioch Community Development Department
Area Code/Telephone/Extension: (925) 779-6113

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: 10/15/25 Title: Associate Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____