

**CITY OF ANTIOCH ZONING ADMINISTRATOR  
RESOLUTION NO. 2024-04**

**RESOLUTION OF THE CITY OF ANTIOCH ZONING ADMINISTRATOR  
APPROVING A USE PERMIT FOR GRADING AND CONSTRUCTION FOR THE  
CREEKSIDE VINEYARDS AT SAND CREEK (UP2024-0008)**

**WHEREAS**, Tri Pointe Homes requests approval of a Use Permit to proceed with grading and construction of the project site. The property is located at the south of the terminuses of Hillcrest Avenue and Heidorn Ranch Road at the southeast border of Antioch (APN: 057-050-024).

**WHEREAS**, The Creekside Vineyard at Sand Creek Environmental Impact Report (EIR) was certified on March 23, 2021. The work proposed with the Use Permit is consistent with the project EIR.

**WHEREAS**, the Zoning Administrator duly gave notice of public hearing as required by law; and

**WHEREAS**, the Zoning Administrator on December 12, 2024, duly held a public hearing and received and considered evidence, both oral and documentary.

**NOW, THEREFORE BE IT RESOLVED** that the Zoning Administrator does hereby make the following findings for approval of a Use Permit:

1. The granting of such Use Permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity because the project as conditioned has been designed to comply with the City of Antioch Municipal Code (AMC) requirements.
2. The use applied at the location indicated is properly one for which a Use Permit is authorized because the Conditions for the project and the City of Antioch Zoning Ordinance requires a Use Permit to be secured prior to development of the project.
3. That the site for the proposed use is adequate in size and shape to accommodate such use, and all yards, fences, parking, landscaping, loading, and other features required, to other uses in the neighborhood, in accordance with the development standards included in the approved Planned Development for the site.
4. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use. The project site will provide off-site roadway improvements, which, as conditioned, are designed to meet City Standards.

5. The granting of such Use Permit will not adversely affect the comprehensive General Plan because the proposed use is consistent with the City of Antioch General Plan. The Zoning designation for the project site is Planned Development, which allows for the type of residential development being developed by the project.

**AND, BE IT FURTHER RESOLVED**, that the Zoning Administrator of the City of Antioch does hereby **APPROVE**, a Use Permit to allow grading of the Creekside Vineyards at Sand Creek. The project property is located at the south of the terminuses of Hillcrest Avenue and Heidorn Ranch Road at the southeast border of Antioch (APN: 057-050-024) subject to the following conditions:

**A. GENERAL CONDITIONS**

1. The applicant shall defend and indemnify and hold harmless the City in any action brought by a third party to challenge the land use entitlement. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.
2. The project shall be implemented as indicated on the application form and accompanying materials provided to the City and in compliance with the Antioch Municipal Code, or as amended by the Zoning Administrator.
3. This approval expires two years from the date of approval (expires December 12, 2026), unless a building permit has been issued and construction has diligently commenced thereon and has not expired, or an extension has been approved by the Zoning Administrator. Requests for extensions must be received in with the appropriate fees prior to the expiration of this approval. No more than one one-year extension shall be granted.
4. This development shall comply with all previous project conditions of approval adopted for the Creekside Vineyards at Sand Creek, 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 (Resolution 2021/50)
  - Ordinance rezoning the from Study Zone (s) to Planned Development District (PD-19-02) (Ordinance 2193-C-S)
  - Resolution approving the General Plan Amendment (Resolution 2021/51)

- Resolution approving the vesting tentative map, design review, and resource management plan for the Creekside Vineyards at Sand Creek project (Resolution 2021/52)
  - Resolution approving alternative interim right-of-way improvements for the Creekside Vineyards at Sand Creek project (Resolution 2022/14)
  - Resolution approving the one-year extension of the vesting tentative subdivision map approvals of the Creekside Vineyards at Sand Creek project (GP-19-06, PD-19-02) (Resolution 2022/216)
  - Resolution approving 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) (Resolution 2024/31)
5. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and other payments that are due.
6. This development shall comply with all previous project conditions of approval adopted for Creekside Vineyards at Sand Creek.

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**I HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the Zoning Administrator of the City of Antioch at a regular meeting thereof held on the 12th day of December 2024.

*Kevin Scudero*

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**KEVIN SCUDERO**  
**ZONING ADMINISTRATOR**






# 2024-04\_Creekside Vineyards Extension

Final Audit Report

2024-12-17

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