



DATE: August 30, 2021

TO: State Clearinghouse
1400 10th Street, Suite 222
Sacramento, CA 95814

FROM: City of Antioch

SUBJECT: **Wild Horse Multifamily Project
Notice of Availability of a Draft Environmental Impact Report
SCH No. 2021050430**

LEAD AGENCY: City of Antioch
200 H Street
Antioch, CA 94509-1285
Phone: 925-779-6159

PROJECT APPLICANT: CCP-Contra Costa Investor, LLC
Phillip Su
893 Corporate Way
Fremont, CA 94539
Phone: 510-226-6338

Notice is hereby given that the City of Antioch, as the Lead Agency, has prepared a Draft Environmental Impact Report (EIR) for the proposed Wild Horse Multifamily Project (proposed project).

PROJECT LOCATION: The proposed project is in the southeastern portion of the City of Antioch in Contra Costa County, California. The approximately 12-acre project site is triangular in shape and identified as Assessor's Parcel Number 041-022-003. It is located at the end of Wild Horse Road, between Le Conte Circle and State Route (SR) 4.

PROJECT SITE CHARACTERISTICS AND SURROUNDING LAND USES: The project site consists of a single vacant parcel located at the terminus of Wild Horse Road. The project site is primarily covered with annual grasslands. There are no trees or natural drainages present onsite; however, there is a man-made circular depressional area that makes up a detention basin located at the northern end of the site.

The project site is mostly flat with an elevation ranging from 70 feet above sea level at the north end to 108 feet above sea level at the southern end. The center of the constructed detention



basin has an elevation of 66 feet above sea level. The topography outside the project site is elevated on both the eastern and western sides.

The project site is adjacent to SR-4 to the east, one- and two-story single-family residences part of the Monterra subdivision to the west, and Wild Horse Road to the south. Other nearby uses to the south of the project site include the Contra Costa Water District's Pumping Plant 4; the Contra Costa Canal, which is owned by the US Bureau of Reclamation and is operated and maintained by the Contra Costa Water District; Nelson Ranch Park; and the Delta De Anza Regional Trail.

PROJECT BACKGROUND: On May 21, 2021, a Notice of Preparation and Initial Study were released for the proposed project. The Initial Study was prepared in accordance with the requirements outlined in Section 15063 of the CEQA Guidelines to evaluate the potential environmental impacts of the proposed project and to determine the appropriate level of additional environmental review. The Initial Study determined the proposed project would have less than significant impacts (or could be mitigated to a less than significant level) for all resource areas except for impacts related to vehicle miles traveled (VMT). As such, the Draft EIR includes an evaluation of impacts related to VMT.

PROJECT DESCRIPTION: The proposed project would involve development of multifamily residences on an approximately 12-acre site at the terminus of Wild Horse Road in Antioch, California. The project site is currently vacant and consists of a single parcel identified as APN 041-022-003. The Applicant is proposing to develop 126 multifamily units within 25 detached buildings. Each building would contain 2 to 8 units, ranging from approximately 1,120 to 1,900 square feet. The Applicant is only seeking entitlements at this stage and will plan to market the site for future construction by a separate developer. The Applicant has also dedicated approximately 1.6 acres of the project site to complete construction of Wild Horse Road along the southern boundary of the property. The construction of Wild Horse Road is part of a separate project and was started by another developer on September 1, 2020. As such, the project site consists of 10.4 net acres of developable area (12-acre site – 1.6 acre dedication = 10.4 net acres).

PROJECT ENTITLEMENTS AND APPROVALS: The proposed project would require the following discretionary entitlements and approvals from the City of Antioch:

- EIR Certification
- General Plan Amendment
- Rezone to Planned Development District
- Design Review
- Vesting Tentative Map Approval
- Final Development Plan
- Grading, Building, and Encroachment Permits

In addition, the proposed project would require a Conditional Use Permit(s) and Design Review from the City of Antioch in the future.

HAZARDOUS WASTE SITES: The proposed project is not located on any hazardous waste sites lists enumerated under Section 65965.5 of the Government Code.

SIGNIFICANT ANTICIPATED ENVIRONMENTAL EFFECTS: The Draft EIR provides an evaluation of potentially significant impacts of the proposed project and recommends mitigation measures (if necessary) to avoid or reduce impacts. The proposed project would result in a significant unavoidable impact related to VMT.

DOCUMENT AVAILABILITY: The Draft EIR and supporting documents are available for review at the City of Antioch, Community Development Department, located at 200 H Street Antioch, CA 94509, Monday through Friday during normal business hours, and online at: <https://www.antiochca.gov/community-development-department/planning-division/environmental-documents/>.


PUBLIC REVIEW TIMELINE: The 45-day public review period for the Draft EIR begins on **August 30, 2021 and ends on October 13, 2021**. If you wish to send written comments (including via e-mail), they must be received by **5 p.m. on October 13, 2021**.

The City of Antioch encourages the electronic submission of comments. Please indicate a contact person for your agency or organization and send your comments to Zoe Merideth at zmerideth@antiochca.gov and include Wild Horse Multifamily Project in the subject line.

Written comments may also be sent by mail to:

City of Antioch
Attention: Zoe Merideth, Senior Planner
PO Box 5007
Antioch, CA 94531-5007

QUESTIONS: If you have any questions about this project, please contact Zoe Merideth, City of Antioch Community Development Department by phone at 925-779-6122 or by email at zmerideth@antiochca.gov.



Zoe Merideth, Senior Planner

8/20/2021

Date