

Notice of Determination (NOD)



TO: Contra Costa County Clerk-Recorder
County Clerk-Recorder
555 Escobar Street
Martinez, CA 94553

FROM: City of Antioch
Community Development Dept, Planning Division
PO Box 5007
Antioch, CA 94531-5007

Cc: Office of Planning & Research, via
CEQAsubmit

Contact: Zoe Merideth
(925-779-6122 or zmerideth@antiochca.gov)

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number:	2021050430
Project Title / Project Name:	Wild Horse Multifamily Project
Project Reference Number(s):	PD-20-01, GP-20-03, AR-21-17
Project Applicant / Name:	CCP-Contra Costa Investors, LLC
▪ Applicant Address:	893 Corporate Way Fremont, CA 94539
▪ Applicant Phone No.:	510-226-6338
Project Location / Address:	Wildhorse Road
▪ APN(s):	041-022-003

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).

This is to advise that the City of Antioch (LEAD AGENCY or RESPONSIBLE AGENCY) has approved the above referenced project on January 25, 2022 has made the following determinations regarding the project:

1. The Project [will will not] have a significant effect on the environment.
2. The following Environmental Document was prepared for this project pursuant to the provisions of CEQA:
 Environmental Impact Report (EIR)
 Negative Declaration (ND)
3. Mitigation Measures [were were not] incorporated as conditions of approval for this project.
4. A Mitigation Monitoring / Reporting Plan (MMRP) [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provision of CEQA.

This is to certify that the final EIR or Negative Declaration with comments and responses and record of project approval (as applicable) is available to the General Public at: www.antiochca.gov/EnvironmentalDocs

SIGNATURE:	
NAME, TITLE:	Zoe Merideth, Senior Planner
DATE:	January 26, 2022