



## NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

**Date:** May 21, 2021

<b>To:</b>	State Agencies	<b>From:</b> City of Antioch
Planning Division		
Responsible Agencies	200 H Street	
Local and Public Agencies	Antioch, CA 94509	
Trustee Agencies	925-779-6159	
Organizations		
Interested Parties		

**Subject: Notice of Preparation of a Draft Environmental Impact Report for the  
Wild Horse Multifamily Project**

The City of Antioch will be the Lead Agency under the California Environmental Quality Act (CEQA) for the project identified below and has prepared an Initial Study (IS) and Notice of Preparation (NOP) of an Environmental Impact Report (EIR) pursuant to CEQA. The Lead Agency has prepared this IS/NOP for the EIR to provide the widest exposure and opportunity for input from public agencies, stakeholders, organizations, and individuals on the scope of the environmental analysis addressing the potential effects of the proposed project.

**Project Title:** Wild Horse Multifamily Project

**Project Applicant:** CCP-Contra Costa Investor, LLC  
Phillip Su  
893 Corporate Way  
Fremont, CA 94539

The Initial Study and NOP are available online at:  
<https://www.antiochca.gov/community-development-department/planning-division/environmental-documents/>.

**Comment Period:** Comments may be sent anytime during the 30-day NOP comment period. The NOP review and comment period begins on May 21, 2021 and ends on June 21, 2021. All comments must be received during the comment period and no later than 5:00 PM on June 21, 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: [zmerideth@antiochca.gov](mailto:zmerideth@antiochca.gov) and include Wild Horse Multifamily Project in the subject line.

Your comments may also be sent by mail to:

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

**Project Location:** The proposed project is in the City of Antioch in Contra Costa County, California. The approximately 12-acre project site is triangular. The proposed project is on a vacant parcel identified as APN 041-022-003. Figure 1 is a regional overview, Figure 2 is the Project Site Location, and Figure 3 is the Project Site Plan.

**Project Description:** The Project would involve development of 126 multifamily residences on an approximately 12-acre site at the terminus of Wild Horse Road and State Route 4 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 residences with 25 buildings each with 2 to 8 units. The units would range in size from approximately 1,120 to 1,900 square feet, with 2 to 4 bedrooms and 2 to 3.5 baths. All units would have 2 car attached garages. The proposed project would also include parking, landscaping managed by a homeowner's association, and 1.6 acres of open space. The applicant is proposing to create design guidelines for a future development, but the Applicant is not proposing to develop the property at this time. The project site is inclusive of 1.6 acres as an offer of dedication for construction of Wild Horse Road along the property's southern boundary, of which construction began by another developer on September 1, 2020.

The project requires the following approvals listed below:

- Review and legislative action on a General Plan Amendment to amend the map, a rezone to Planned Development District, a Final Development Plan, approval of the Design Guidelines, and a vesting tentative map for condo purposes from the City of Antioch.
- In addition, the proposed project would require the following discretionary entitlements from the City of Antioch in the future: Conditional Use Permit(s) and Design Review
- The proposed project would require the following ministerial entitlements from the City of Antioch in the future: Grading permits and Building permits
- National Pollutant Discharge Elimination System Permit: Regional Water Quality Control Board.

**Areas of Potential Impact:** The IS found that the proposed project would have less than significant impacts (or could be mitigated to a less than significant level) for all resource areas except Transportation/Traffic. The IS documents the reasons for concluding that other effects will be less than significant or less than significant with mitigation. The EIR will focus on the potentially significant effects of the project. The topics listed below will be further analyzed in the EIR. However, certain criteria within the topic listed below have been scoped out of further analysis as discussed in the IS.

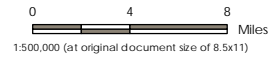
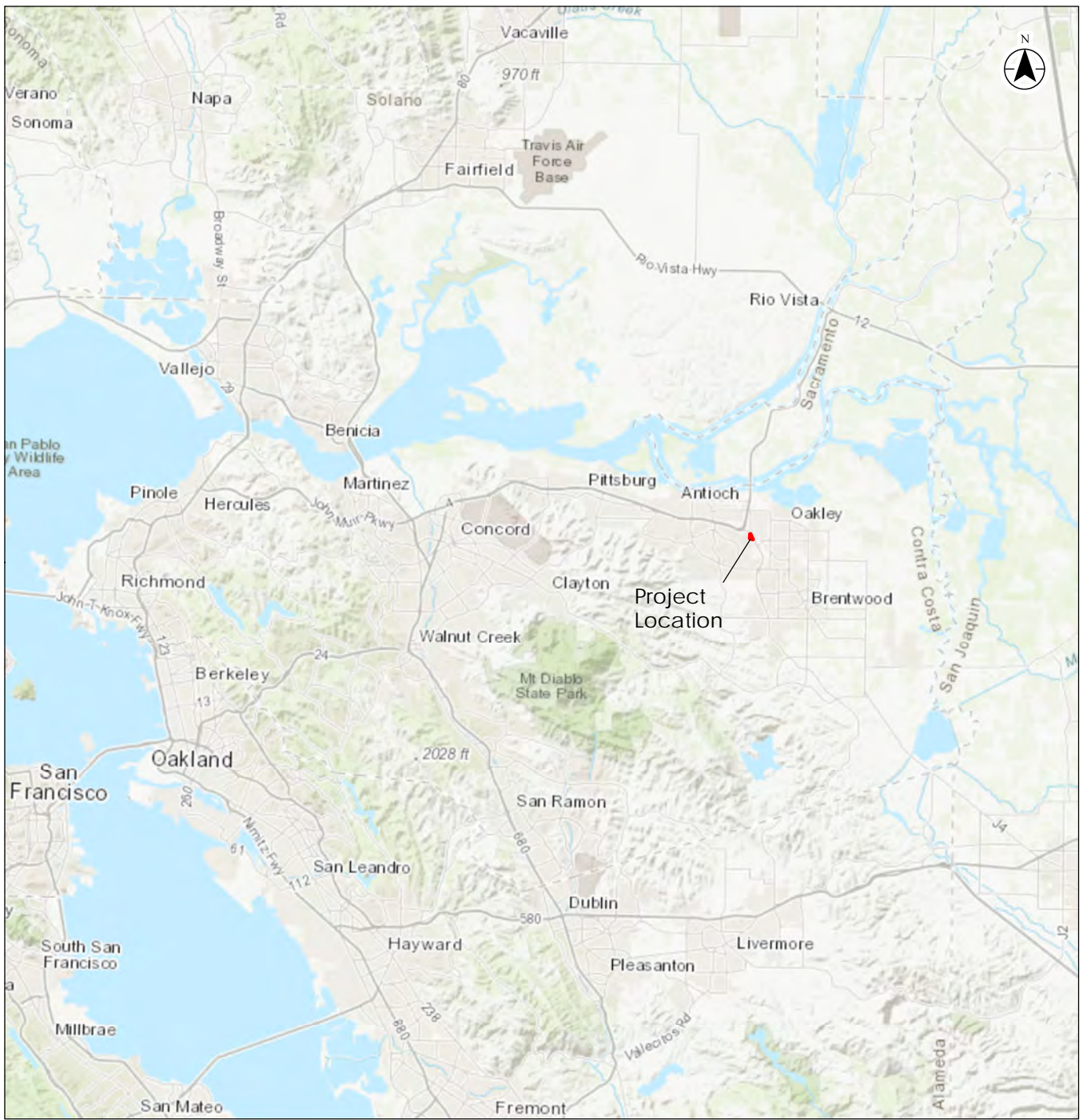
- Transportation/Traffic

**Alternatives:** Based on the significance conclusions determined in the focused EIR, alternatives to the proposed project will be analyzed to reduce identified impacts. Section 15126.G(e) of the CEQA Guidelines requires the evaluation of a No Project Alternative. Other alternatives may be considered during preparation of the EIR and will comply with the CEQA Guidelines, which call for a "range of reasonable alternatives to the project, or the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project.

**EIR Process:** Following the close of the NOP comment period, a draft focused EIR will be prepared that will consider all NOP comments. In accordance with CEQA Guidelines Section 15105(a), the draft focused EIR will be released for public review and comment for a required 45-day review period. Following the close of the 45-day public review period, the City will prepare a final EIR, which will include responses to all substantive comments received on the draft focused EIR. The draft focused EIR and final EIR will be considered by the Planning Commission and City Council in making the decision to certify the EIR and approve or deny the project.

  
\_\_\_\_\_  
Zoe Merideth, Associate Planner City of Antioch

5/19/2021  
Date



Project Location: Antioch, California  
Prepared by BT on 2020-12-18  
Technical Review by MK on 2020-12-18

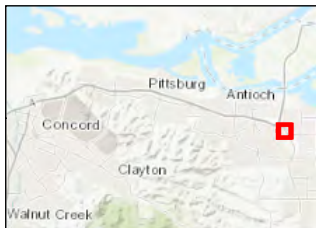
Client/Project: City of Antioch  
Wild Horse Multifamily Project

Figure No.: 1

Title: Regional Overview

Notes  
1. Coordinate System: NAD 1983 StatePlane California III  
FPS 0403 Feet  
2. Base features produced under license with the Ontario

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 Project Site

0 200 400  
Feet  
1:7,200 (at original document size of 8.5x11)



Project Location: Antioch, California  
Prepared by BT on 2020-12-21  
Technical Review by MK on 2020-12-21

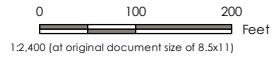
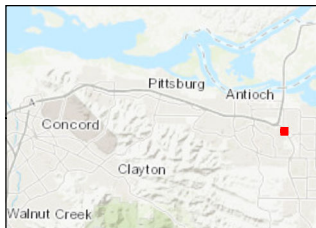
Client/Project: City of Antioch  
Wild Horse Multifamily Project

Figure No.: 2

Title: Project Site Location

Notes  
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Project Location: Antioch, California  
 Prepared by BT on 2021-04-07  
 Technical Review by MK on 2021-04-07

Client/Project:  
 City of Antioch  
 Wild Horse Multifamily Project

Figure No.:  
**3**  
 Title

**Project Site Plan**

- Notes**
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