



**Wild Horse Multifamily Project**  
Final Environmental Impact Report

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## **Acronyms and Abbreviations**

Caltrans	California Department of Transportation
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
City	City of Antioch
Draft EIR	Draft Environmental Impact Report
Final EIR	Final Environmental Impact Report
NOP	Notice of Preparation
PRC	Public Resources Code
proposed project	Wild Horse Multifamily Project
RWQCB	Regional Water Quality Control Board
SWRCB	State Water Resources Control Board



# **WILD HORSE MULTIFAMILY PROJECT FINAL EIR**

Final Environmental Impact Report

Introduction

## **1.0 INTRODUCTION**

In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15088, the City of Antioch (City), as the lead agency, has evaluated the comments received on the Wild Horse Multifamily Project Draft Environmental Impact Report (Draft EIR) (State Clearinghouse No. 2021050430). The Draft EIR was circulated for a 45-day public review between August 30, 2021, and October 13, 2021. The responses to the comments and other documents, which are included in this document, together with the Mitigation Monitoring and Reporting Program, comprise the Final Environmental Impact Report (Final EIR) for use by the City of Antioch City Council in its review.

### **1.1 BACKGROUND AND PURPOSE OF THE EIR**

CEQA requires a Lead Agency that has prepared a Draft EIR to provide a copy of the Draft EIR to responsible and trustee agencies that have jurisdiction by law with respect to the proposed Wild Horse Multifamily Project (proposed project) and to provide the general public with an opportunity to comment on the Draft EIR. The Final EIR is the mechanism for responding to these comments. This Final EIR has been prepared to respond to comments received on the Draft EIR, which are reproduced in this document; and to present corrections, revisions, and other clarifications and amplifications to the Draft EIR as a result of the City's ongoing planning efforts. The Draft EIR and Final EIR will be used to support the City's decision regarding whether to approve the proposed project.

This Final EIR can also be used by responsible and trustee agencies to ensure that they have met their requirements under CEQA before deciding whether to approve or permit project elements over which they have jurisdiction. It may also be used by other state, regional, and local agencies that may have an interest in resources that could be affected by the project or that have jurisdiction over portions of the project. The following agencies may serve as responsible and trustee agencies:

- California Department of Transportation (Caltrans), District 4
- Air Resources Board
- Fish and Game Region 3
- Native American Heritage Commission
- Regional Water Quality Control Board (RWQCB) #5
- State Water Resources Control Board (SWRCB): Water Quality



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### **1.1.1 CEQA Public Review Process**

The following provides a summary of the environmental review process to date for the proposed project that has resulted in the preparation of this Final EIR.

#### **Notice of Preparation**

The Notice of Preparation (NOP) for the Draft EIR was submitted on May 21, 2021. The NOP was originally planned to circulate for a 30-day public review and comment period, ending on June 21, 2021. However, the California Department of Fish and Wildlife (CDFW) requested a 1.5 week extension of the public review and comment period. The public review and comment period was extended through the State Clearinghouse until July 2, 2021, resulting in a 41-day public review period. The City received six written comments on the NOP and Initial Study. The comments received were considered during the preparation of the Draft EIR, and are summarized in Appendix B of the Draft EIR.

#### **Draft EIR**

The Draft EIR was released for public and agency review on August 30, 2021, with a 45-day review period ending on October 13, 2021. The Draft EIR contains a description of the proposed project, description of the environmental setting, identification of proposed project impacts, and mitigation measures for impacts found to be significant, as well as an analysis of proposed project alternatives. The Draft EIR was provided to interested public agencies and the public and was made available for review at City offices and on the City's website.

#### **Final EIR**

The City did not receive any comment letters from the State Clearinghouse or the public regarding the Draft EIR. Therefore, this document is not required to respond to written comments received as required by CEQA as there are no written comments. This document also contains any minor edits to the Draft EIR, which are included in Section 3, Minor Revisions to the Draft EIR. This document constitutes the Final EIR.

### **1.1.2 Certification of the Final EIR/Project Consideration**

The City will review and consider the Final EIR. If the City finds that the Final EIR is "adequate and complete," the City may certify the Final EIR. The rule of adequacy generally holds that the EIR can be certified if it does the following: (1) shows a good faith effort at full disclosure of environmental information; and (2) provides sufficient analysis to allow decisions to be made regarding the proposed project in contemplation of its environmental consequences.

Upon review and consideration of the Final EIR, the City may act to adopt, revise, or reject the proposed project. A decision to approve the proposed project would be accompanied by written findings in accordance with State CEQA Guidelines Sections



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Final Environmental Impact Report

Introduction

15091 and 15093. Public Resources Code (PRC) Section 21081.6 also requires lead agencies to adopt a mitigation monitoring and reporting program to describe measures that have been adopted or made a condition of the proposed project approval to mitigate or avoid significant impacts on the environment.

### **1.2 INTENDED USE OF THE EIR**

The EIR is intended to evaluate the environmental impacts of the project to the greatest extent possible. This EIR, in accordance with CEQA Guidelines Section 15126, should be used as the primary environmental document to evaluate all planning and permitting actions associated with the proposed project. Please refer to Section 2, Project Description, of the Draft EIR for a detailed discussion of the proposed project.

### **1.3 ORGANIZATION AND SCOPE OF THE EIR**

This document is organized into the following sections:

- **Section 1 – Introduction**

Section 1 provides an overview of the EIR process to date and the requirements of the Final EIR.

- **Section 2 – Comments and Responses to the Draft EIR**

Section 2 provides a list of the agencies, organizations, and individuals that commented on the Draft EIR. Copies of all the letters received regarding the Draft EIR and responses thereto are included in this section.

- **Section 3 – Minor Revisions to the Draft EIR**

Section 3 includes an addendum listing refinements and clarifications on the Draft EIR, which have been incorporated as a result of comments or staff-initiated changes.

- **Mitigation Monitoring Reporting Program**

Measures that have been adopted or made a condition of the project approval in order to mitigate or avoid significant impacts on the environment have been included in the Mitigation Monitoring Reporting Program, provided under separate cover.

Because of its length, the text of the Draft EIR is not included with these written responses; however, it is included by reference in this Final EIR. None of the revisions or clarifications to the Draft EIR identified in this document constitute “significant new information” pursuant to CEQA Guidelines Section 15088.5. As a result, recirculation of the Draft EIR is not required.



## **WILD HORSE MULTIFAMILY PROJECT FINAL EIR**

Final Environmental Impact Report  
Comments and Responses to the Draft EIR

## **2.0 COMMENTS AND RESPONSES TO THE DRAFT EIR**

### **2.1 COMMENTS AND RESPONSES**

#### **2.1.1 Requirements for Responding to Comments on a Draft EIR**

State CEQA Guidelines Section 15088 requires that lead agencies evaluate all comments on environmental issues received on the Draft EIR and prepare a written response. The written response must address the significant environmental issues raised and must be detailed, especially when specific comments or suggestions (e.g., additional mitigation measures) are not accepted. In addition, there must be a good faith and reasoned analysis in the written response. However, lead agencies need only respond to significant environmental issues associated with the project and do not need to provide all the information requested by commenters, as long as a good faith effort at full disclosure is made in the EIR (State CEQA Guidelines Section 15204).

State CEQA Guidelines Section 15204 recommends that commenters provide detailed comments that focus on the sufficiency of the Draft EIR in identifying and analyzing the possible impacts on the environment and ways that the significant effects of the project might be avoided or mitigated. State CEQA Guidelines Section 15204 also notes that commenters should provide an explanation and evidence supporting their comments. Pursuant to State CEQA Guidelines Section 15064, an effect shall not be considered significant in the absence of substantial evidence supporting such a conclusion.

State CEQA Guidelines Section 15088 also recommends that where a response to comments results in revisions to the Draft EIR, those revisions be incorporated as a revision to the Draft EIR or as a separate section of the Final EIR.

#### **2.1.2 Responses to Comments**

In accordance with the CEQA Guidelines Section 15088, the City of Antioch, as the lead agency, would evaluate the comments received on the Draft EIR (State Clearinghouse No. 2021050430) for the Wild Horse Multifamily Project, and prepare responses to the comments received. However, the City did not receive any comments from responsible agencies or individuals regarding the Draft EIR; as such, further response or evaluation is not warranted.



## **WILD HORSE MULTIFAMILY PROJECT FINAL EIR**

Final Environmental Impact Report

Minor Revisions to the Draft EIR

### **3.0 MINOR REVISIONS TO THE DRAFT EIR**

#### **3.1 INTRODUCTION**

This section includes minor edits to the Draft EIR. These modifications resulted from minor clarifications and staff-initiated changes.

Revisions herein do not result in new significant environmental impacts, do not constitute significant new information, and do not alter the conclusions of the environmental analysis. Changes are provided in revision marks (underline for new text and ~~strikeout~~ for deleted text).

#### **3.2 MINOR CHANGES AND EDITS TO THE DRAFT EIR**

The City has determined that there are no calcifications, edits, or modifications necessary to the Draft EIR.

