

# 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**

<b>State Clearinghouse Number:</b>	2021050430
<b>Project Title / Project Name:</b>	Wild Horse Multifamily Project
<b>Project Reference Number(s):</b>	PD-20-01, GP-20-03, AR-21-17
<b>Project Applicant / Name:</b>	CCP-Contra Costa Investors, LLC
▪ Applicant Address:	893 Corporate Way Fremont, CA 94539
▪ Applicant Phone No.:	510-226-6338
<b>Project Location / Address:</b>	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](http://www.antiochca.gov/EnvironmentalDocs)**

<b>SIGNATURE:</b>	
<b>NAME, TITLE:</b>	Zoe Merideth, Senior Planner
<b>DATE:</b>	January 26, 2022