Notice of Determination

To: ☐ Office of Land Use and Climate Innovation
P.O. Box 3044
Sacramento, CA 95812-3044

☒ County Clerk
County of Contra Costa
555 Escobar Street
Martinez, CA 94553

From: City of Antioch, Lead Agency
200 H Street
Antioch, CA 94509
Zoe Merideth, Planning Manager
(925) 779-6159 | zmerideth@antiochca.gov

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2021110146

Project Title: Wildflower Station Townhomes 2 Multifamily Residential Project

Project Applicant: Kathryn Watt for DeNova Homes, Inc. 1500 Willow Pass Ct. Concord, CA 94520 | 925-685-0110

Project Location: East of Hillcrest Avenue and west of Wildflower Station Place, Antioch, Contra Costa County, California

(See attached map)

Project Description:

Vesting Tentative Subdivision Map and Design Review approval to divide the 10.35-acre project site into 19 lots, each of which would contain one townhome building, associated sidewalks, and landscaping. The proposed project would include the development of a total of 159 units, consisting of "Row Townhomes" (63 units) and "Back to Back" (B2B) (96 units). All units would have at least one private deck, a storage area of at least 250 cubic feet, and an attached garage. Five Row Townhome floorplan types would be offered with two bedrooms and 2.5 baths, ranging in size from 1,135 square feet (sf) to 1,238 sf. Two B2B floorplans are offered: a two-bedroom (en suite) plan that is 1,293 sf, and a three-bedroom plan that is 1,381 sf. Both B2B floorplans include 2.5 bathrooms. Separate parcels are proposed for the internal roadway network and private common areas. Finally, along the northern project site boundary, a bio-retention area is planned.

As set forth in the attached previously filed Notice of Determination, the City previously prepared and certified an Environmental Impact Report for the Antioch Housing, Environmental Hazards, and Environmental Justice Elements Project Environmental Impact Report (Housing Element EIR) (SCH 2021110146), finding that that the Housing Element EIR project will have significant impacts on the environment. Mitigation measures were imposed, a mitigation reporting or monitoring plan was adopted, a Statement of Overriding Considerations was adopted, and findings were made pursuant to Section 15091 of the CEQA Guidelines for the Housing Element EIR project.

A 15183 Checklist was adopted and determined finding that the Wildflower Station Townhomes 2 Multifamily Residential Project is consistent with the General Plan and the Housing Element EIR, and that none of the circumstances permitting further CEQA review pursuant to Section 21083.3 of the Public Resources Code and Section 15183 of the CEQA Guidelines are present.

The final Housing Element EIR with comments and responses, and the record of project approval for the Housing Element EIR and for the Wildflower Station Townhomes 2 Multifamily Residential Project are available to the General Public at:

The City of Antioch Community Development Department, 200 H Street, Antioch, CA 94509 or www.antiochca.gov

Signature (Public Agency): Zoe Merideth Title: Planning Manager

Date: November 6, 2025 Date received for filing at LCI:

USGS
science for a changing world

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

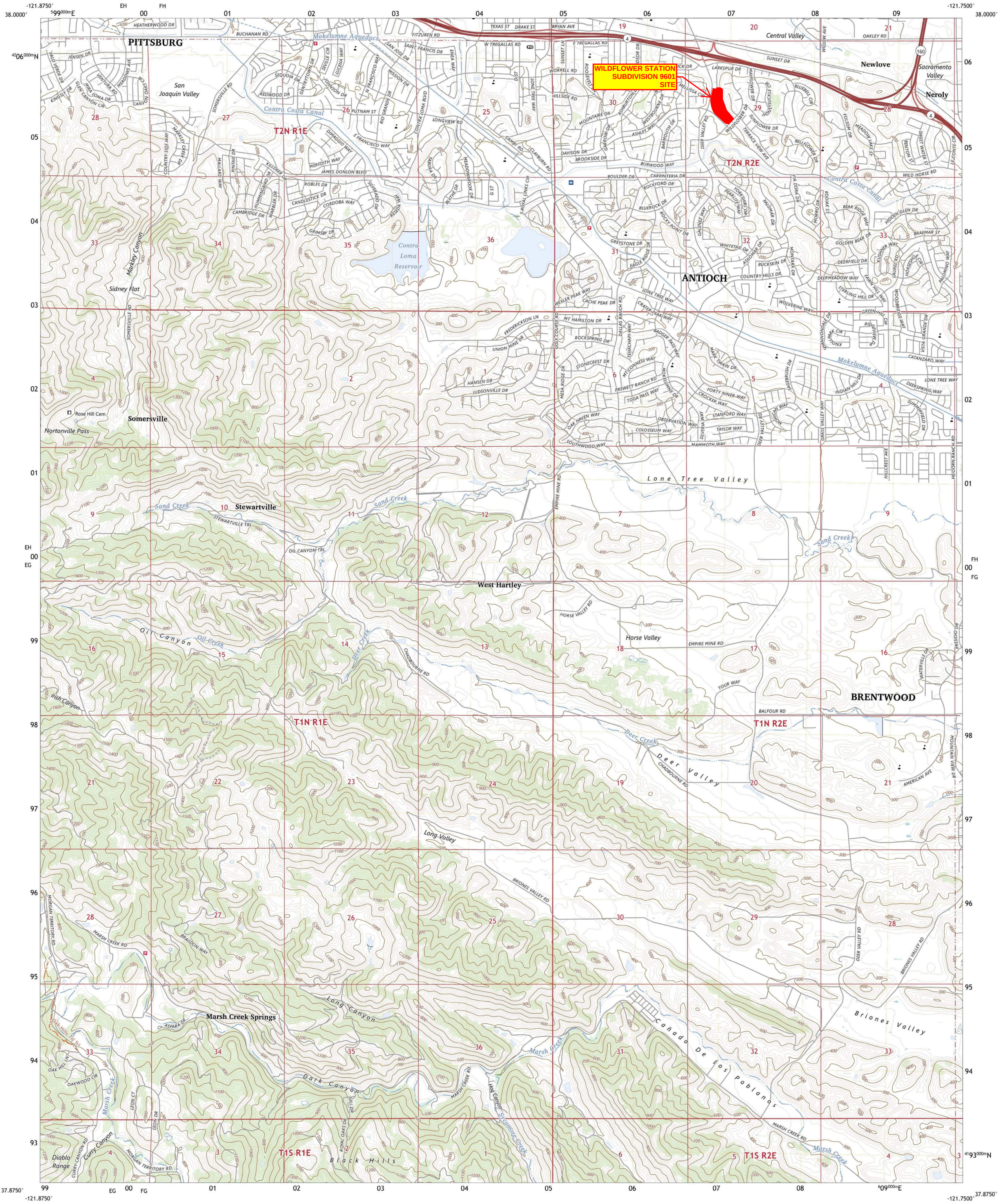
The National Map
US Topo

VICINITY MAP

WILDFLOWER STATION

SUBDIVISION 9601

ANTIOCH SOUTH QUADRANGLE
CALIFORNIA - CONTRA COSTA COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid:Universal Transverse Mercator, Zone 10S
This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery	NAIP, May 2020 - May 2020
Roads	U.S. Census Bureau, 2016
Names	GNIS, 1981 - 2023
Hydrography	National Hydrography Dataset, 2002 - 2023
Contours	National Elevation Dataset, 2019 - 2020
Boundaries	Multiple sources; see metadata file 2021 - 2022
Public Land Survey System	BLM, 2020
Wetlands	FWS National Wetlands Inventory 1985 - 2009

UTM GRID AND 2023 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000 - m Square ID
00
EH FH
EG FG
Grid Zone Designation
10S

SCALE 1:24 000

1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 1
MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
FEET

CONTOUR INTERVAL 20 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard.

QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

1 Honker Bay
2 Antioch North
3 Jersey Island
4 Clayton
5 Brentwood
6 Diablo
7 Tassajara
8 Byron Hot Springs
ADJOINING QUADRANGLES

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

ANTIOCH SOUTH, CA
2023

Notice of Determination (NOD)

ANTIOCH CALIFORNIA

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: Anne Hersch, Planning Manager
(925) 779-6141

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

State Clearinghouse Number:	2021110146
Project Title / Project Name:	Antioch Housing, Environmental Hazards, and Environmental Justice (EJ) Elements Project EIR
Project Reference Number(s):	N/A
Project Applicant / Name:	City of Antioch
▪ Applicant Address:	PO Box 5007, Antioch, CA 94531-5007
▪ Applicant Phone No.:	(925) 779-6141
Project Location / Address:	City of Antioch
▪ APN(s):	Citywide
Project Description:	The Project is being proposed by the City of Antioch (City), California to comply with California Government Code Sections 65580-65589.8, which requires local jurisdictions to update the Housing Element of their General Plans every eight (8) years to adequately plan for the regional housing needs of residents of all income groups. The Project will include (1) adoption and implementation of the City's 6th Cycle Housing Element Update (2023-2031) (2) adoption and implementation of related updates to the City's Environmental Hazards Element (3) development and adoption of associated Environmental Justice Policies per Senate Bill (SB) 1000 and (4) adoption of rezonings and specific plan amendments necessary to accommodate the City's Regional Housing Needs Allocation (RHNA).

This is to advise that the City of Antioch (☒ LEAD AGENCY or ☐ RESPONSIBLE AGENCY) has approved the above referenced project on 01/24/2023 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:	Anne Hersch, AICP Planning Manager
DATE:	January 25, 2023

Authority cited: Sections 21083 Public Resources Code
Reference Section 21000-21174, Public Resources Code

Rev. 2021