Notice of Exemption

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

From: (Public Agency): City of Antioch,
Lead Agency
200 H Street
Antioch, CA 94509
925-779-6159

Project Title: Slatten Ranch Townhomes Project

Project Applicant: Kathryn Watt for DeNova Homes, Inc.

Project Location - Specific:

The approximately 6.41-acre project site, identified by Assessor's Parcel Number (APN) 056-120-098, is located north of Wicklow Way and east of Slatten Ranch Road in the City of Antioch, California. Currently, the site is undeveloped and consists of ruderal grasses that are regularly mowed. Surrounding existing uses include undeveloped land and a single-family residence to the north; undeveloped land to the east; existing commercial to the south, across Wicklow Way; and undeveloped land and a single-family residence to the west. The project site is located within the East Lone Tree Focus Area of the City of Antioch General Plan and is currently designated as Regional Retail/Employment Generating Lands and the site is zoned High Density Residential District (R-25). (See attached map.)

Project Location - City: Antioch Project Location - County: Contra Costa

Description of Nature, Purpose and Beneficiaries of Project:

The Slatten Ranch Townhomes Project (proposed project) would consist of a Vesting Tentative Subdivision Map that would subdivide the project site into 17 lots for residential uses, each of which would contain one townhome building and associated landscaping. Each proposed townhome building would consist of either "Row Townhomes" units (55 units) or "Back to Back" (B2B) units (74 units) containing between five and 10 units, for a total of 129 units. Three Row Townhome floorplan types would be offered with two- and three-bedrooms, ranging in size from 1,432 to 1,791 square feet (sf). Two B2B floorplans are offered: a two-bedroom, 1,293-sf plan and a three-bedroom, 1,414-sf plan. All units would have at least one private deck of 70 sf, a storage area of at least 250 cubic feet, and an attached two-car garage. The Row Townhome buildings would front Slatten Ranch Road, Wicklow Way, and Empire Avenue, with units within each building designed in a side-by-side layout. The B2B buildings would be sited generally in the central portion of the project site, with units within each building designed in a side-by-side and back-to-back to layout.

Additionally, 13 separate parcels are proposed for the internal roadway network (Parcels A-J), as well as private common areas (Parcels K and L). The proposed project would include 0.34-acre of common open space located north of the gated entry at Parcel K. A central common area would provide amenities for both adults and children including a bocce court and children's play area. Benches would be located throughout the common space, along with picnic tables centrally located between the bocce and children's play area. A second smaller common open space area (approximately 5,200 sf) would be located in Parcel M at the north of the project site. The common space area would have a dog park as well as an open activity area for free use. Parcel M would also contain a bio-retention area. Primary access to the project site would be provided by a gated entry from Wicklow Way with a center landscape median. Emergency vehicle access (EVA) would be provided from Slatten Ranch Road at the northwest of the site. All internal roadways would include a five-foot sidewalk and landscaping, and would be privately owned and maintained by a homeowner's association (HOA). The proposed project would require the City's approval of a Vesting Tentative Subdivision Map for condominium purposes and Design Review.

Name of Public Agency Approving Project: City of Antioch, Lead Agency

Name of Person or Agency Carrying Out Project: Kathryn Watt for DeNova Homes, Inc., 1500 Willow Pass Court, Concord, CA, 94520 | 925-685-0110

Exempt Status: **(check one):**

☐ Ministerial (Sec. 21080(b)(1); 15268);
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
☐ Categorical Exemption. State code number:
✖ Other: PRC Section 21083.3/CEQA Guidelines Section 15183)

Reasons why project is exempt:

Pursuant to Section 21083.3 of the Public Resources Code and Section 15183 of the CEQA Guidelines, where a project is consistent with the use and density established for a property under an existing general plan or zoning ordinance for which the city has already certified an EIR, additional environmental review is not required "except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." the City previously prepared and certified the Antioch Housing, Environmental Hazards, and Environmental Justice Elements Project Environmental Impact Report (Housing Element EIR) (SCH 2021110146) which established the use and density for this property and from which the City can streamline review pursuant to Sections 15168 and 15183 of the CEQA Guidelines,. The proposed project is consistent with the General Plan land use designation of Regional Retail/Employment Generating Lands and zoning designation of R-25. Through a Section 15183 Consistency Memorandum, the City determined that the proposed project would not result in a significant impact that: (1) is peculiar to the project or the project site; (2) was not identified as a significant effect in the Housing Element EIR; or (3) are previously identified significant effects, which as a result of substantial new information that was not known at the time that the Housing Element EIR was certified, are determined to have a more severe adverse impact than discussed in the Housing Element EIR. Therefore, based on Section 15183, further environmental review is not required for the proposed project.

Lead Agency

Contact Person: Zoe Merideth, Planning Manager, City of Antioch Community Development Department
Area Code/Telephone/Extension: (925) 779-6159

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: October 30, 2025 Title: Planning Manager
■ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR: _____
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

VICINITY MAP

SLATTEN RANCH

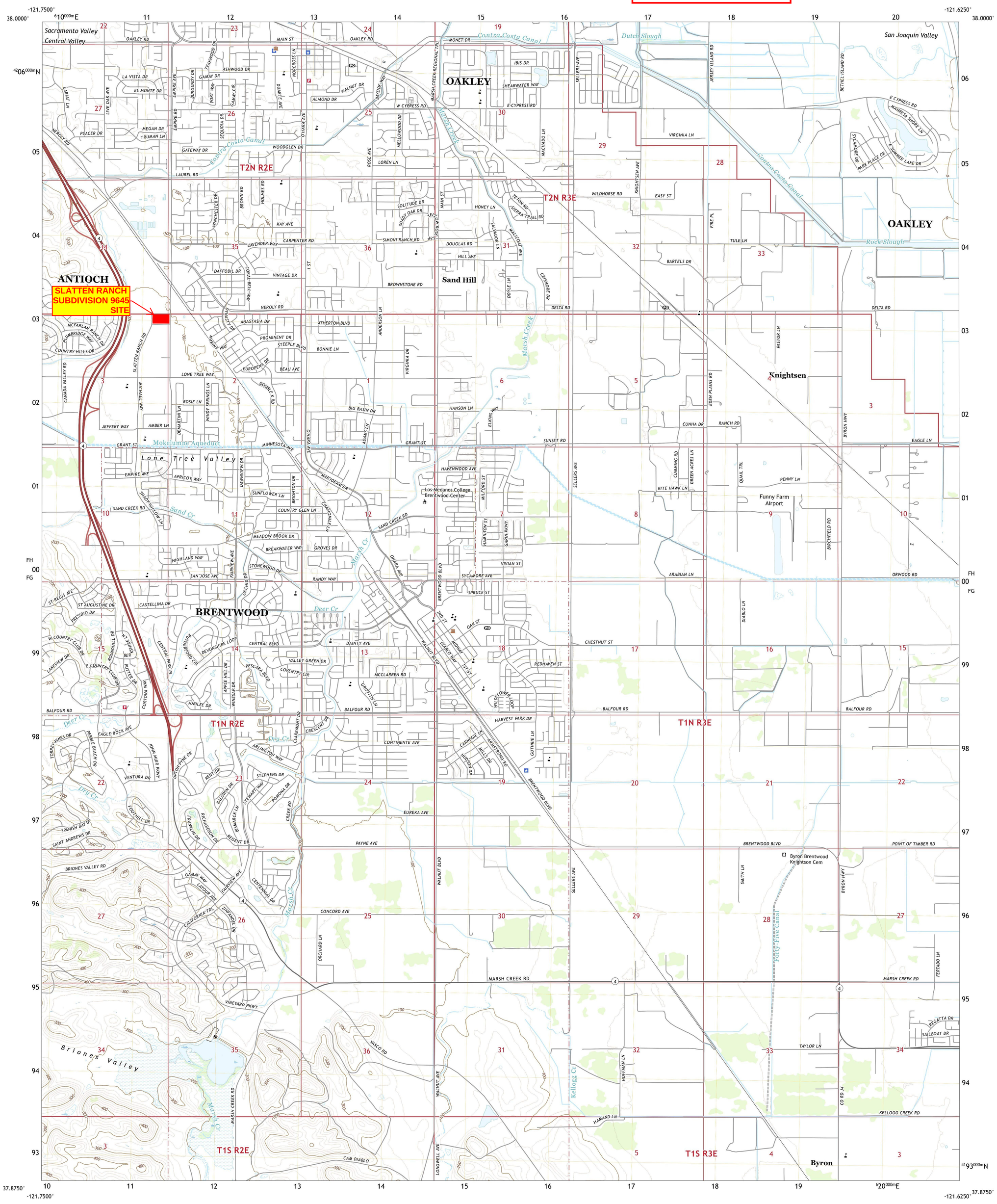
SUBDIVISION 9645

USGS science for a changing world

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

The National Map US Topo

BRENTWOOD 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 - 2021
Hydrography.....National Hydrography Dataset, 2006 - 2021
Contours.....National Elevation Dataset, 2019
Boundaries.....Multiple sources; see metadata file 2019 - 2021
Public Land Survey System.....BLM, 2020
Wetlands.....FWS National Wetlands Inventory 1985



UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000 - m Square ID
FH
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

ADJOINING QUADRANGLES

1 Antioch North
2 Jersey Island
3 Bouldin Island
4 Antioch South
5 Woodward Island
6 Tassajara
7 Byron Hot Springs
8 Clifton Court Forebay

ROAD CLASSIFICATION

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

BRENTWOOD, CA
2021

NSN 7643016355734
NGA REF NO. USGSX24K5360