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: 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 - Specific:

The approximately 10.35-acre project site, identified by Assessor's Parcel Numbers (APN) 052-140-013, -014, -015, and -016, is located east of Hillcrest Avenue and west of Wildflower Station Place in the City of Antioch, California. Currently, the site is undeveloped and consists of ruderal grasses that are regularly mowed. The site is traversed by several utility easements. Surrounding existing uses include commercial uses to the north; townhomes to the east, across the Wildflower Station Place roadway; commercial uses within a shopping center to the south, beyond Hillcrest Avenue; and single-family residences to the west, across Hillcrest Avenue. A portion of Wildflower Drive borders the southern boundary of the project site. The project site is designated as High Density Residential by the Antioch General Plan, and the site is zoned High Density Residential (R-25).

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

Description of Nature, Purpose and Beneficiaries of Project:

The Wildflower Townhomes Project (proposed project) would consist of a Vesting Tentative Subdivision Map that would subdivide the 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.

Primary access to the project site would be provided by two entrances: one from Wildflower Drive at the southern end of the project site onto Wildflower Station Place, and one from Hillcrest Avenue at the northeast corner of the site to the private street Hillcrest Commons. Automatic gates are proposed as an option at both entrances, pending approval from the current homeowners on Wildflower Station Place, and their homeowner's association (HOA). The entire site would be fenced with tubular steel, non-climb fencing located at the top of slope along Hillcrest Avenue and Wildflower Drive. A pedestrian/resident-access-only gate in the fencing would be provided between Buildings 10 and 11, with stairs and an accessible ramp to lead to the public sidewalk and the crosswalk on Hillcrest Avenue.

Additionally, separate parcels are proposed for the internal roadway network and private common areas. Along the northern project site boundary, a bio-retention area is planned. Common open space is located at the center of the proposed development, at the main entry from Wildflower Station Place. The central common area would include amenities with seating, picnic tables, a large shade structure, a play area for children, and a multi-purpose turf area. Such amenities would serve as recreation areas for future residents. Mailboxes and areas for bicycle parking would be located to the west of the common open space.

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 Ct., Concord, CA, 94520 | 925-685-0110

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

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ 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 High Density Residential 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: November 6, 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.

USGS
science for a changing world

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

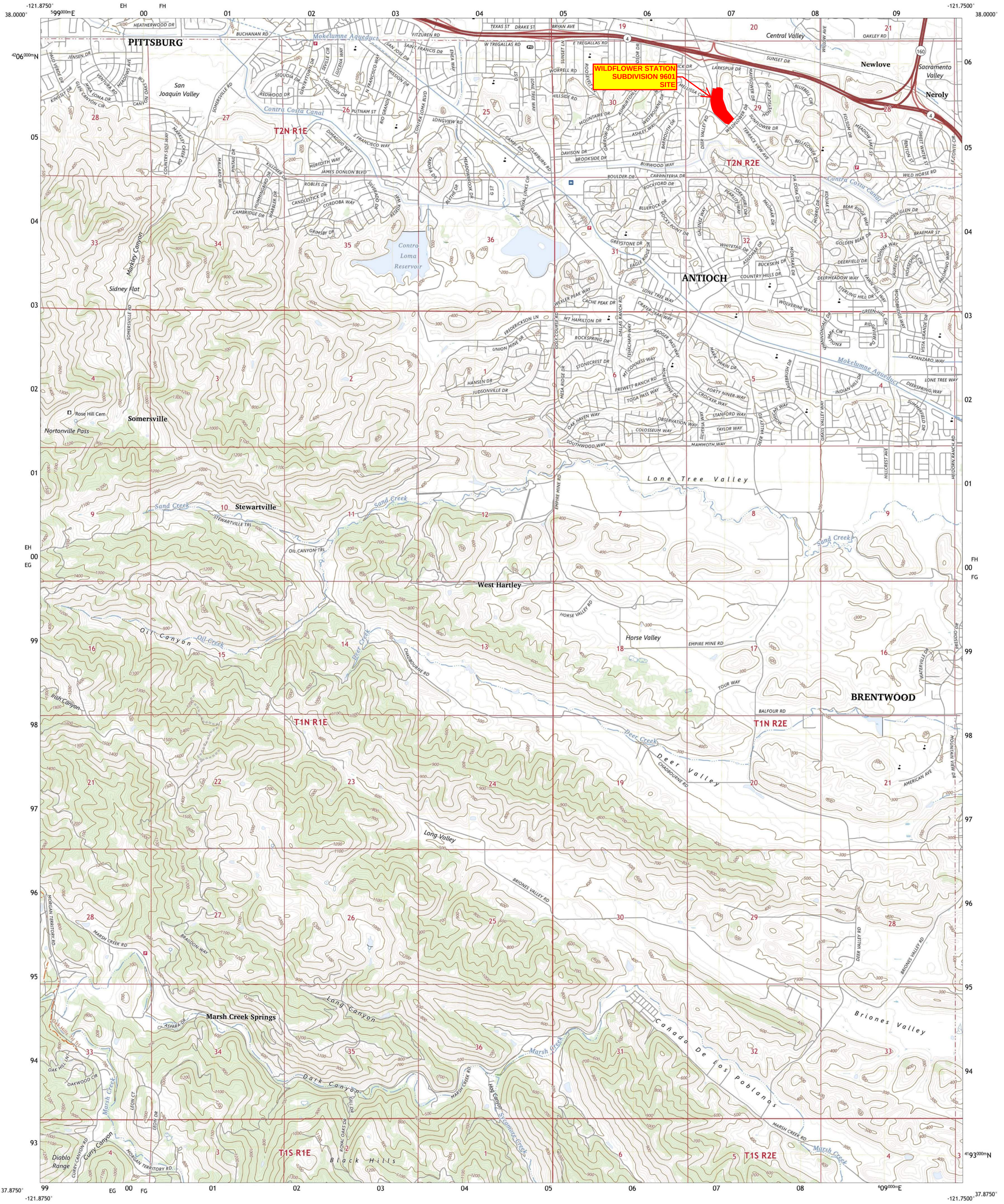
The National Map
US Topo

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