



Council Chambers
200 H Street
Antioch, CA 94509
Regular Meeting - 7:00 P.M.

ANNOTATED AGENDA

for

January 23, 2018

Antioch City Council
Regular Meeting

Sean Wright, Mayor
Lamar Thorpe, Mayor Pro Tem
Monica E. Wilson, Council Member
Tony Tiscareno, Council Member
Lori Ogorchock, Council Member

Arne Simonsen, CMC, City Clerk
Donna Conley, City Treasurer

Ron Bernal, City Manager
Derek Cole, Interim City Attorney

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Notice of Availability of Reports

This agenda is a summary of the actions proposed to be taken by the City Council. For almost every agenda item, materials have been prepared by the City staff for the Council's consideration. These materials include staff reports which explain in detail the item before the Council and the reason for the recommendation. The materials may also include resolutions or ordinances which are proposed to be adopted. Other materials, such as maps and diagrams, may also be included. All of these materials are available at the City Clerk's Office, located on the 3rd Floor of City Hall, 200 H Street, Antioch, CA 94509, during normal business hours for inspection and (for a fee) copying. Copies are also made available at the Antioch Public Library for inspection. Questions on these materials may be directed to the staff member who prepared them, or to the City Clerk's Office, who will refer you to the appropriate person.

Notice of Opportunity to Address Council

The public has the opportunity to address the Council on each agenda item. To address the Council, fill out a yellow Speaker Request form, available on each side of the entrance doors, and place in the Speaker Card Tray. See the Speakers' Rules on the inside cover of this Agenda. Comments regarding matters not on this Agenda may be addressed during the "Public Comments" section.

7:00 P.M. ROLL CALL – REGULAR MEETING – for Council Members – *All Present*

PLEDGE OF ALLEGIANCE

1. PROCLAMATION

STAFF REPORT

- Black History Month and Special Exhibit, February 2018

Approved, 5/0

Recommended Action: It is recommended that the City Council approve the proclamation.

ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

PUBLIC COMMENTS – *Members of the public may comment only on unagendized items. The public may comment on agendized items when they come up on this Agenda.*

CITY COUNCIL COMMITTEE REPORTS

MAYOR'S COMMENTS

COUNCIL MEETING DEDICATED IN MEMORY OF CAMILA AND LENEXY CARDOZA – MOMENT OF SILENCE

PRESENTATION – *Contra Costa County 3rd District Supervisor Diane Burgis*

2. CONSENT CALENDAR

STAFF REPORT

A. APPROVAL OF COUNCIL MINUTES FOR JANUARY 9, 2018

Continued, 5/0

Recommended Action: It is recommended that the City Council continue the minutes to the next meeting.

B. APPROVAL OF COUNCIL WARRANTS

STAFF REPORT

Approved, 5/0

Recommended Action: It is recommended that the City Council approve the warrants.

CONSENT CALENDAR – Continued

STAFF REPORT

C. REJECTION OF CLAIMS: CAROL BUCK; GREG BANKS

Rejected, 5/0

Recommended Action: It is recommended that the City Council reject the following claims:

- 1) Carol Buck – Received on September 1, 2017.
- 2) Greg Banks – Received on December 19, 2017.

STAFF REPORT

D. APPROVAL OF TREASURER’S REPORT FOR NOVEMBER 2017

Approved, 5/0

Recommended Action: It is recommended that the City Council approve the report.

E. REJECT ALL BIDS – PETERBILT 10 WHEEL DUMP TRUCK PURCHASE

Reso No. 2018/09 adopted, 5/0

Recommended Action: It is recommended that the City Council adopt a resolution rejecting all bids for the Peterbilt 10 Wheel Dump Truck vehicle replacement purchase and direct staff to re-bid the purchase.

STAFF REPORT

F. RESOLUTION TERMINATING LANDSCAPE MAINTENANCE AGREEMENTS WITH PACIFIC COAST LANDSCAPE MANAGEMENT, INC.

Reso No. 2018/10 adopted, 5/0

Recommended Action: It is recommended that the City Council adopt a resolution terminating agreements for the 3 Person and 5 Person Landscape Crew with Pacific Coast Landscape Management, Inc. of Byron, CA, effective January 24, 2018.

STAFF REPORT

G. TRANSPORTATION DEVELOPMENT ACT (TDA) GRANT APPLICATION (P.W. 124-1)

Reso No. 2018/11 adopted, 5/0

Recommended Action: It is recommended that the City Council adopt the Resolution of Local Support and authorizing the filing of a grant application to MTC requesting an allocation of the Transportation Development Act (TDA) Article 3 Pedestrian/Bicycle project funds in the amount of \$55,000 for Pedestrian Improvements at Antioch Middle School.

STAFF REPORT

H. FIFTH AMENDMENT TO THE CONSULTANT SERVICES AGREEMENT FOR PROFESSIONAL SERVICES WITH WALTER BISHOP CONSULTING

Reso No. 2018/12 adopted, 5/0

Recommended Action: It is recommended that the City Council adopt a resolution approving the Fifth Amendment to the Consultant Service Agreement with Walter Bishop Consulting to assist in negotiations with the City’s Water Rights, provide support, planning and strategies with Bay Delta Conservation Plan (BDCP) and the Brackish Water Desalination Treatment Project in the amount of \$70,000 bringing the total contract amount to \$240,000.

STAFF REPORT

PUBLIC HEARING

- 3. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH OUTLINING ITS INTENTION TO TRANSITION FROM AT-LARGE ELECTIONS FOR THE CITY COUNCIL TO DISTRICT-BASED ELECTIONS FOR THE CITY COUNCIL PURSUANT TO ELECTIONS CODE SECTION 10010

**Reso No. 2018/13 adopted, 4/1-Tiscareno
Public Hearing Meetings Scheduled on:
February 13, 2018 (1st meeting)
and February 15, 2018 (2nd meeting)**

Recommended Action: It is recommended that the City Council adopt the Resolution Outlining its Intention to Transition from At-Large Elections for the City Council to District-Based Elections for the City Council Pursuant to Elections Code Section 10010.

STAFF REPORT

STAFF REPORT

COUNCIL REGULAR AGENDA

- 4. ADOPTION OF THE GENERAL PLAN LAND USE ELEMENT UPDATE (*Con't from 12/12/17*)

Recommended Action: It is recommended that the City Council take the following actions:
Reso No. 2018/14 adopted, 5/0

- 1) Adopt the Resolution approving the Addendum to the 2003 General Plan EIR; and

Reso No. 2018/15 adopted with changes, 5/0

- 2) Adopt the Resolution amending the Land Use Element of the General Plan.

STAFF REPORT

STAFF REPORT

- 5. ADOPTION OF THE DOWNTOWN SPECIFIC PLAN (*Con't from 12/12/17*)

Recommended Action: It is recommended that the City Council take the following actions:
Reso No. 2018/16 adopted, 5/0

- 1) Adopt the Resolution approving the Addendum to the 2003 General Plan EIR; and

To 02/13/18 for adoption, 5/0

- 2) Introduce the Ordinance adopting the Downtown Specific Plan.

STAFF REPORT

STAFF REPORT

- 6. UPDATE TO THE CITY COUNCIL REGARDING DEVELOPMENT OF PERMANENT COMMERCIAL MARIJUANA ORDINANCE

Received, 5/0

Recommended Action: It is recommended that the City Council receive an update regarding development of permanent commercial marijuana ordinance.

STAFF REPORT

PUBLIC COMMENT

STAFF COMMUNICATIONS

COUNCIL COMMUNICATIONS AND FUTURE AGENDA ITEMS – *Council Members report out various activities and any Council Member may place an item for discussion and direction on a future agenda. Timing determined by Mayor and City Manager – no longer than 6 months.*

ADJOURNMENT @ 9:29 p.m. – IN MEMORY OF CAMILA AND LENEXY CARDOZA



***BLACK HISTORY MONTH AND SPECIAL EXHIBIT
FEBRUARY 2018***

WHEREAS, Each year beginning on February 1, an entire month of events are planned nationwide honoring the history and contributions of African Americans; and

WHEREAS, In The City of Antioch a unique Black History Month experience was created in 2009 by Rua'h Community Outreach Ministries by providing a temporary exhibit for children to learn and understand the cultural history and struggles of African Americans; and

WHEREAS, In 2010 civic leaders Dr. Carrie Frazier, Gloria Hartsough, and Joyce Smalley joined together to present the 1st Black History Month Art & Artifacts Exhibit for the larger Antioch community; and

WHEREAS, Today the exhibit is showcased at the Nick Rodriguez Community Center during early February for school children, families and individuals; and

WHEREAS, The exhibit features a time line of African American history; historical events, creative art, and artifacts, along with literature, that reflects the African American experience in America; and

WHEREAS, The exhibit promotes dignity and pride in the African American community and provides cross cultural education for the larger Antioch community; and

WHEREAS, This year the exhibit begins on February 3rd with an open reception for all residents and visitors including special performances and entertainment; and

WHEREAS, The exhibit is successful because of a strong collaboration of community Partners including Rua'h Community Outreach, Inc., Parent Partners Providing for the Education of Young Children, JTS Art Gallery, the Arts & Cultural Foundation of Antioch, and The City of Antioch.

NOW, THEREFORE, I, SEAN WRIGHT, Mayor of the City of Antioch, do hereby proclaim February, 2018, as Black History Month and February 3rd – 10th, as "Black History Month Exhibit Days" and I encourage all citizens, schools and organizations to visit and learn, and recognize and thank the volunteers and sponsors of the Black History Month Exhibit.

JANUARY 23, 2018

SEAN WRIGHT, Mayor



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of January 23, 2018

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Christina Garcia, Deputy City Clerk *Cg*

APPROVED BY: Nickie Mastay, Administrative Services Director *NM*

SUBJECT: City Council Meeting Minutes of January 9, 2018

RECOMMENDED ACTION

It is recommended that the City Council continue the Meeting Minutes of January 9, 2018 to the next meeting.

STRATEGIC PURPOSE

N/A

FISCAL IMPACT

None

DISCUSSION

N/A

ATTACHMENT

None.

CITY OF ANTIOCH
 CLAIMS BY FUND REPORT
 FOR THE PERIOD OF
 DECEMBER 29, 2017 - JANUARY 11, 2018
 FUND/CHECK#

100 General Fund

Non Departmental

372681 CALIF, STATE OF	USE TAX	0.56
372691 DIVISION OF STATE ARCHITECT	SB1186 REMITTANCE	1,244.70
372719 PETERSEN DEAN SOLAR INC	SB1186 FEE REFUND	1.00
372781 FAST WATER HEATER CO	DEPOSIT REFUND	3.00
372805 SOLARCITY CORPORATION	DEPOSIT REFUND	13.06

City Attorney

372681 CALIF, STATE OF	USE TAX	0.29
372690 COTA COLE ATTORNEYS LLP	LEGAL SERVICES RENDERED	20,510.21
372699 GIBBONS AND CONLEY	LEGAL SERVICES RENDERED	2,213.18
372700 GOLDFARB AND LIPMAN LLP	LEGAL SERVICES RENDERED	147.50
372709 KRAMER WORKPLACE INVESTIGATION	LEGAL SERVICES RENDERED	7,550.00
372710 LIEBERT CASSIDY WHITMORE	LEGAL SERVICES RENDERED	48.00
372712 MUNICIPAL POOLING AUTHORITY	LEGAL SERVICES RENDERED	17,175.12
372737 TELECOM LAW FIRM PC	LEGAL SERVICES RENDERED	276.00
372738 TELECOM LAW FIRM PC	LEGAL SERVICES RENDERED	115.00

City Manager

372681 CALIF, STATE OF	USE TAX	375.68
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City Clerk

372681 CALIF, STATE OF	USE TAX	0.08
372696 EIDEN, KITTY J	PROFESSIONAL SERVICES	917.00
372743 BAY AREA NEWS GROUP	LEGAL AD	3,150.90
372755 BANK OF AMERICA	CONFERENCE FEE	663.93

City Treasurer

372721 PFM ASSET MGMT LLC	ADVISORY SERVICES	7,562.68
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Human Resources

372681 CALIF, STATE OF	USE TAX	1.41
372755 BANK OF AMERICA	RECRUITMENT EXPENSES	1,666.73
372786 IEDA INC	PROFESSIONAL SERVICES	4,191.59
372815 WORXTIME LLC	PROFESSIONAL SERVICES	4,200.00

Economic Development

372718 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	233.91
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Finance Administration

372681 CALIF, STATE OF	USE TAX	0.93
372748 ALPHAGRAPHICS	CAFR TABS	229.86

Finance Accounting

372681 CALIF, STATE OF	USE TAX	3.24
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Finance Operations

372681 CALIF, STATE OF	USE TAX	4.68
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Finance Accounting

Prepared by: Georgina Meek

1/18/2018

2B

January 23, 2018

CITY OF ANTIOCH
 CLAIMS BY FUND REPORT
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372754	BANK OF AMERICA	CLASS REGISTRATION-SAUNDERS	557.15
372760	CALIF DEPARTMENT OF JUSTICE	FINGERPRINTING FEES	49.00
372774	DIABLO LIVE SCAN	FINGERPRINTING FEES	20.00
Non Departmental			
372647	ANNUZZI, SAVERIO	BUS LIC TAX FEE REFUND	250.00
372719	PETERSEN DEAN SOLAR INC	BUS LIC TAX FEE REFUND	1,434.00
372727	SHOPS AT SLATTEN RANCH LP, THE	BUS LIC TAX FEE REFUND	414.74
Public Works Street Maintenance			
372648	ACE HARDWARE, ANTIOCH	SCRAPERS	5.25
372681	CALIF, STATE OF	USE TAX	200.85
372735	SUBURBAN PROPANE	PROPANE	163.85
372736	SYAR INDUSTRIES INC	ASPHALT	2,000.42
372796	P AND L MARKETING INC	TRAINING	300.00
Public Works-Signal/Street Lights			
372681	CALIF, STATE OF	USE TAX	57.93
372689	CONTRA COSTA COUNTY	TRAFFIC SIGNAL MAINTENANCE	13,340.53
372718	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	5,702.09
930851	ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	8,158.97
Public Works-Striping/Signing			
372648	ACE HARDWARE, ANTIOCH	SUPPLIES	8.41
372681	CALIF, STATE OF	USE TAX	42.74
372707	KELLY MOORE PAINT CO	PAINT	26.74
372726	SHERWIN WILLIAMS CO	PAINT	219.13
372735	SUBURBAN PROPANE	PROPANE	163.85
372789	INTERSTATE SALES	STENCILS	445.12
Public Works-Facilities Maintenance			
372645	AMERICAN PLUMBING INC	PLUMBING SERVICES	1,286.06
372681	CALIF, STATE OF	USE TAX	18.03
372703	HONEYWELL INTERNATIONAL INC	HVAC SERVICES	13,075.50
372718	PACIFIC GAS AND ELECTRIC CO	GAS	12,465.94
372724	REAL PROTECTION INC	INSPECTION SERVICES	360.23
372744	ACME SECURITY SYSTEMS	ALARM MONITORING	162.00
372777	EM HUNDLEY HARDWARE	DOOR HARDWARE	66.05
372783	GENERAL PLUMBING SUPPLY CO	PLUMBING PARTS	40.40
372813	WILCO SUPPLY	SUPPLIES	33.28
930853	LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	3,041.85
Public Works-Parks Maint			
372681	CALIF, STATE OF	USE TAX	39.44
372716	PACHECO BROTHERS GARDENING INC	LANDSCAPE SERVICES	59,656.58
372718	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	827.65

Finance Accounting

Prepared by: Georgina Meek

CITY OF ANTIOCH
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930856 JOHN DEERE LANDSCAPES PACHECO	WIRE REPAIR	455.00
Public Works-Median/General Land		
372648 ACE HARDWARE, ANTIOCH	PVC FITTINGS	30.65
372681 CALIF, STATE OF	USE TAX	146.15
372717 PACIFIC COAST LANDSCAPE MGMT I	LANDSCAPE SERVICES	4,842.49
372718 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	1,797.29
372734 STEWARTS TREE SERVICE INC	TREE SERVICES	1,000.00
Public Works-Work Alternative		
372681 CALIF, STATE OF	USE TAX	0.17
Police Administration		
372655 BEHAVIOR ANALYSIS TRAINING INS	TRAINING - KIDD	481.00
372681 CALIF, STATE OF	USE TAX	277.29
372684 CLEMENTI, MARK A	PROFESSIONAL SERVICES	685.00
372688 CONCORD UNIFORMS LLC	UNIFORMS	1,322.46
372720 PETERSON, SAMANTHA GENOVEVA	TRAINING PER DIEM	74.00
372729 SIMPSON INVESTIGATIVE SERVICES	PROFESSIONAL SERVICES	1,928.48
372731 SPRINGHILL SUITES	LODGING - PETERSON	141.00
372741 VANDERPOOL, JASON C	TRAINING PER DIEM	256.00
372753 ATKINSON ANDELSON LOYA RUUD AN	PROFESSIONAL SERVICES	17,308.73
372755 BANK OF AMERICA	RECRUITMENT ADVERTISING	190.00
372761 CALIFORNIA COMMUNITY FOUNDATIO	TRAINING - BITTNER	149.00
372762 CHASE TACTICAL LLC	BALLISTIC BLANKET	1,859.96
372769 CORTEZ, ANA E	EXPENSE REIMBURSEMENT	44.01
372773 D PREP	TRAINING - MATIS	357.00
372775 DIABLO VALLEY EMBOSSING INC	SUPPLIES	1,131.80
372778 ESRI INC	TRAINING-V JOHNSON	1,395.00
372785 IBS OF TRI VALLEY	BATTERIES	433.95
372792 MCELROY, STEVEN M	TRAINING PER DIEM	192.00
372793 NET TRANSCRIPTS	TRANSCRIPTION SERVICES	469.81
372794 OFFICE MAX INC	OFFICE SUPPLIES	994.72
372801 REACH PROJECT INC	JUVENILE DIVERSION PROGRAM	17,083.00
372806 STATE OF CALIFORNIA	DOJ FEES	192.00
372810 TYLER TECHNOLOGIES	TRAINING	1,306.48
372814 WISECARVER, JIMMY R	EXPENSE REIMBURSEMENT	457.85
930854 MOBILE MINI LLC	STORAGE FEE	112.87
930861 IMAGE SALES INC	ID CARDS	67.77
930862 MOBILE MINI LLC	STORAGE FEE	270.28
Police Community Policing		
372681 CALIF, STATE OF	USE TAX	158.32
372782 FOLGERGRAPHICS	PRINTING SERVICES	3,246.19

Finance Accounting
 Prepared by: Georgina Meek

CITY OF ANTIOCH
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Police Investigations		
372682 CELLEBRITE USA INC	CELL PHONE RECORD ANALYSIS	9,500.00
372683 CLASSY GLASS	WINDOW TINT	240.00
372764 CONTRA COSTA COUNTY	LAB FEES	11,384.50
Police Special Operations Unit		
372730 SPECIAL SERVICES GROUP LLC	GPS TRACKER	1,736.44
Police Communications		
372681 CALIF, STATE OF	USE TAX	0.05
372768 CONTRA COSTA COUNTY *	RADIO SERVICES	2,368.00
372797 PACIFIC TELEMAGEMENT SERVICE	LOBBY PAY PHONE	156.00
Police Community Volunteers		
372681 CALIF, STATE OF	USE TAX	0.03
Police Facilities Maintenance		
372681 CALIF, STATE OF	USE TAX	60.67
372703 HONEYWELL INTERNATIONAL INC	HVAC SERVICES	7,233.00
372714 OFFICE MAX INC	OFFICE SUPPLIES	803.03
372718 PACIFIC GAS AND ELECTRIC CO	GAS	18,580.54
372724 REAL PROTECTION INC	INSPECTION SERVICES	311.38
372802 ROGUE FITNESS	GYM MAINTENANCE	394.70
930853 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	3,880.20
930858 CLUB CARE INC	GYM MAINTENANCE	225.00
Community Development Land Planning Services		
372681 CALIF, STATE OF	USE TAX	0.17
372743 BAY AREA NEWS GROUP	LEGAL AD	2,200.50
CD Code Enforcement		
372681 CALIF, STATE OF	USE TAX	3.38
372760 CALIF DEPARTMENT OF JUSTICE	FINGERPRINTING FEES	49.00
372765 CONTRA COSTA COUNTY	RECORDING FEES - NOV 2017	426.00
372774 DIABLO LIVE SCAN	FINGERPRINTING FEES	20.00
PW Engineer Land Development		
372681 CALIF, STATE OF	USE TAX	0.33
372752 ARC ALTERNATIVES	PROFESSIONAL SERVICES	2,145.00
372756 BANK OF AMERICA	CELL PHONE EQUIPMENT	48.94
Community Development Building Inspection		
372681 CALIF, STATE OF	USE TAX	1.99
372781 FAST WATER HEATER CO	DEPOSIT REFUND	274.56
372805 SOLARCITY CORPORATION	DEPOSIT REFUND	277.34
Capital Imp. Administration		
372681 CALIF, STATE OF	USE TAX	0.02

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Community Development Engineering Services

372681 CALIF, STATE OF USE TAX 0.78
 212 CDBG Fund

CDBG

372653 BAY AREA LEGAL AID CDBG SERVICES 3,195.79
 372715 OPPORTUNITY JUNCTION CDBG SERVICES 9,090.90
 372765 CONTRA COSTA COUNTY RECORDING FEES - CDBG 15.00
 930859 HOUSE, TERI CONSULTING SERVICES 4,290.00
 213 Gas Tax Fund

Streets

372718 PACIFIC GAS AND ELECTRIC CO ELECTRIC 29,498.65
 214 Animal Control Fund

Animal Control

372681 CALIF, STATE OF USE TAX 14.15
 372692 EAST BAY MOBILE COUNTRY VET VETERINARY SERVICES 530.00
 372693 EAST BAY VETERINARY EMERGENCY VETERINARY SERVICES 1,483.98
 372694 EAST BAY VETERINARY EMERGENCY VETERINARY SERVICES 478.27
 372695 EAST HILLS VETERINARY HOSPITAL VETERINARY SERVICES 2,084.27
 372702 HILLS PET NUTRITION ANIMAL FOOD 986.65
 372713 MWI VETERINARY SUPPLY CO VETERINARY SUPPLIES 1,135.24
 372718 PACIFIC GAS AND ELECTRIC CO GAS 977.93
 372732 STARLINE SUPPLY COMPANY SUPPLIES 1,028.80
 930850 HLP INC MAINTENANCE AND SUPPORT 2,697.00
 930853 LEES BUILDING MAINTENANCE JANITORIAL SERVICES 579.80
 930854 MOBILE MINI LLC STORAGE FEE 113.60
 215 Civic Arts Fund

Civic Arts

372724 REAL PROTECTION INC INSPECTION SERVICES 67.60
 219 Recreation Fund

Non departmental

372704 HUB INTERNATIONAL OF CA INSURA INSURANCE PREMIUMS 650.54
 372771 CRAWFORD, ARETHA DEPOSIT REFUND 500.00

Recreation Admin

372681 CALIF, STATE OF USE TAX 0.75
 372718 PACIFIC GAS AND ELECTRIC CO GAS 2,394.75
 372724 REAL PROTECTION INC INSPECTION SERVICES 499.64

Senior Programs

372681 CALIF, STATE OF USE TAX 0.06
 372703 HONEYWELL INTERNATIONAL INC HVAC SERVICES 5,406.25
 372718 PACIFIC GAS AND ELECTRIC CO GAS 1,596.50

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930853 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	388.00
Recreation Sports Programs		
372681 CALIF, STATE OF	USE TAX	4.98
372718 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	3,720.02
372760 CALIF DEPARTMENT OF JUSTICE	FINGERPRINTING FEES	32.00
372774 DIABLO LIVE SCAN	FINGERPRINTING FEES	20.00
Recreation-New Comm Cntr		
372654 BAY CITIES PYROTECTOR	INSPECTION SERVICES	370.00
372681 CALIF, STATE OF	USE TAX	21.78
372685 COLE SUPPLY CO INC	SUPPLIES	1,863.65
372697 GARDA CL WEST INC	ARMORED CAR SERVICE	176.25
372703 HONEYWELL INTERNATIONAL INC	HVAC SERVICES	9,930.25
372716 PACHECO BROTHERS GARDENING INC	LANDSCAPE SERVICES	3,821.75
372723 QUICK PC SUPPORT	ANNUAL RENEWAL FEE	1,500.00
372744 ACME SECURITY SYSTEMS	SECURITY SYSTEM REPAIR	840.30
372770 COSTCO	SUPPLIES	113.24
930860 ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICE	2,443.59
226 Solid Waste Reduction Fund		
Solid Waste		
372681 CALIF, STATE OF	USE TAX	28.38
229 Pollution Elimination Fund		
Channel Maintenance Operation		
372681 CALIF, STATE OF	USE TAX	5.27
372717 PACIFIC COAST LANDSCAPE MGMT I	CHANNEL MAINTENANCE	3,920.70
372756 BANK OF AMERICA	DOT PHYSICAL-PORTER	75.00
372760 CALIF DEPARTMENT OF JUSTICE	FINGERPRINTING FEES	49.00
251 Lone Tree SLLMD Fund		
Lonetree Maintenance Zone 1		
372718 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	816.99
372739 TERRACARE ASSOCIATES	TURF MOWING	273.20
Lonetree Maintenance Zone 2		
372718 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	764.16
Lonetree Maintenance Zone 4		
372739 TERRACARE ASSOCIATES	TURF MOWING	437.12
252 Downtown SLLMD Fund		
Downtown Maintenance		
372718 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	253.24
372739 TERRACARE ASSOCIATES	TURF MOWING	273.20

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253 Almondridge SLLMD Fund		
Almondridge Maintenance		
372718	PACIFIC GAS AND ELECTRIC CO	ELECTRIC 225.20
254 Hillcrest SLLMD Fund		
Hillcrest Maintenance Zone 1		
372681	CALIF, STATE OF	USE TAX 9.15
372718	PACIFIC GAS AND ELECTRIC CO	ELECTRIC 813.67
372739	TERRACARE ASSOCIATES	TURF MOWING 710.32
Hillcrest Maintenance Zone 2		
372718	PACIFIC GAS AND ELECTRIC CO	ELECTRIC 784.49
372728	SILVA LANDSCAPE	LANDSCAPE SERVICES 2,389.44
372739	TERRACARE ASSOCIATES	TURF MOWING 972.60
Hillcrest Maintenance Zone 4		
372718	PACIFIC GAS AND ELECTRIC CO	ELECTRIC 684.74
372739	TERRACARE ASSOCIATES	TURF MOWING 546.40
255 Park 1A Maintenance District Fund		
Park 1A Maintenance District		
372718	PACIFIC GAS AND ELECTRIC CO	ELECTRIC 121.52
372739	TERRACARE ASSOCIATES	TURF MOWING 710.32
256 Citywide 2A Maintenance District Fund		
Citywide 2A Maintenance Zone 3		
372718	PACIFIC GAS AND ELECTRIC CO	ELECTRIC 82.95
372739	TERRACARE ASSOCIATES	TURF MOWING 10.92
Citywide 2A Maintenance Zone 4		
372718	PACIFIC GAS AND ELECTRIC CO	ELECTRIC 326.64
Citywide 2A Maintenance Zone 5		
372718	PACIFIC GAS AND ELECTRIC CO	ELECTRIC 452.44
Citywide 2A Maintenance Zone 6		
372718	PACIFIC GAS AND ELECTRIC CO	ELECTRIC 238.12
372739	TERRACARE ASSOCIATES	TURF MOWING 655.68
Citywide 2A Maintenance Zone 8		
372739	TERRACARE ASSOCIATES	TURF MOWING 54.64
Citywide 2A Maintenance Zone 9		
372717	PACIFIC COAST LANDSCAPE MGMT I	LANDSCAPE SERVICES 2,147.04
372718	PACIFIC GAS AND ELECTRIC CO	ELECTRIC 513.25
372739	TERRACARE ASSOCIATES	TURF MOWING 163.92
Citywide 2A Maintenance Zone10		
372718	PACIFIC GAS AND ELECTRIC CO	ELECTRIC 143.98

CITY OF ANTIOCH
 CLAIMS BY FUND REPORT
 FOR THE PERIOD OF
 DECEMBER 29, 2017 - JANUARY 11, 2018
 FUND/CHECK#

257 SLLMD Administration Fund		
SLLMD Administration		
372681 CALIF, STATE OF	USE TAX	28.68
372739 TERRACARE ASSOCIATES	TURF MOWING	655.68
372796 P AND L MARKETING INC	TRAINING-RUSSELL	300.00
259 East Lone Tree SLLMD Fund		
Zone 1-District 10		
372728 SILVA LANDSCAPE	LANDSCAPE SERVICES	2,052.00
311 Capital Improvement Fund		
Parks & Open Space		
372743 BAY AREA NEWS GROUP	LEGAL AD	444.60
416 Honeywell Capital Lease Fund		
Non Departmental		
372652 BANK OF AMERICA	LOAN PAYMENT	44,942.88
570 Equipment Maintenance Fund		
Equipment Maintenance		
372650 ANTIOCH AUTO PARTS	AUTO PARTS	1,531.77
372681 CALIF, STATE OF	USE TAX	105.13
372711 MUNICIPAL MAINT EQUIPMENT INC	SEWER EQUIPMENT PARTS	694.39
372718 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	646.61
372722 PURSUIT NORTH	AUTO SERVICES	75.00
372740 TRED SHED, THE	TIRES	3,786.51
372742 WALNUT CREEK FORD	AUTO PARTS	246.13
372756 BANK OF AMERICA	SUPPLIES	1,001.32
372795 OREILLY AUTO PARTS	REPAIR PARTS	17.61
372800 PHILS DIESEL CLINIC	EQUIPMENT SERVICE	400.00
372803 SCHELZI ENTERPRISES INC	AUTO PARTS	516.15
372812 WESTERN TRUCK FAB	TRUCK SERVICE	1,070.06
930845 A1 TRANSMISSION	VEHICLE SERVICES	2,284.48
930857 BIG SKY ENTERPRISES INC	USED TIRE DISPOSAL	560.50
573 Information Services Fund		
Non departmental		
372754 BANK OF AMERICA	EE COMPUTER PURCHASE-L REYES	1,201.16
Network Support & PCs		
372681 CALIF, STATE OF	USE TAX	0.80
930846 DIGITAL SERVICES	WEBSITE MAINTENANCE	3,120.00
GIS Support Services		
372714 OFFICE MAX INC	OFFICE SUPPLIES	33.93
Office Equipment Replacement		
372681 CALIF, STATE OF	USE TAX	11.98

CITY OF ANTIOCH
 CLAIMS BY FUND REPORT
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577 Post Retirement Medical-Police Fund

Non Departmental

372657 RETIREE	MEDICAL AFTER RETIREMENT	779.86
611 Water Fund		

Non Departmental

372649 ANTIOCH AUTO PARTS	SUPPLIES	597.58
372650 ANTIOCH AUTO PARTS	SUPPLIES	1,314.68
372681 CALIF, STATE OF	USE TAX	147.24
372685 COLE SUPPLY CO INC	SUPPLIES	115.64
930849 GOLDEN WEST BETTERWAY UNIFORMS	SUPPLIES	11,729.01

Water Supervision

372681 CALIF, STATE OF	USE TAX	1.67
372698 GARZA, MIA	CHECK REPLACEMENT	148.73
372733 STATE WATER RESOURCES CONTROL	LOAN PAYMENT	2,172.59
372776 EATON, BETTY JOE	CHECK REPLACEMENT	464.34

Water Production

372648 ACE HARDWARE, ANTIOCH	PARTS	159.37
372681 CALIF, STATE OF	USE TAX	107.26
372701 HACH CO	LAB SUPPLIES	440.67
372703 HONEYWELL INTERNATIONAL INC	HVAC SERVICES	11,992.98
372706 KARL NEEDHAM ENTERPRISES INC	EQUIPMENT RENTAL	23,558.95
372718 PACIFIC GAS AND ELECTRIC CO	GAS	195,154.15
372746 ALAMEDA ELECTRICAL DISTRIBUTOR	ELECTRICAL SERVICES	2,277.18
372747 ALL INDUSTRIAL ELECTRIC SUPPLY	FRIEGHT	24.37
372750 ANCHOR CONCRETE CONSTRUCTION I	CURB/GUTTER REPAIR	2,200.00
372751 APPLIED TECHNOLOGY GROUP INC	COMPUTER SOFTWARE	1,948.28
372759 BORGES AND MAHONEY	SUPPLIES	143.93
372763 CLAYTON CONTROLS INC	PROFESSIONAL SERVICES	394.67
372779 EXPONENT INC	PROFESSIONAL SERVICES	19,357.00
372784 HONEYWELL INTERNATIONAL INC	REPAIR SERVICES	713.44
372791 MASSONE MECHANICAL INC	REPAIR SERVICES	206.25
372799 PETERSON	REPAIR SERVICES	4,082.34
372807 STATE OF CALIFORNIA	PERMIT FEE	286.80
372808 STATE WATER RESOURCES CONTROL	WATER SYSTEM FEES	62,366.80
930847 EUROFINS EATON ANALYTICAL INC	TESTING SERVICES	2,940.00
930848 EVOQUA WATER TECHNOLOGIES LLC	SERVICE DI H2O SYSTEM	1,609.50
930852 TRANSDYN INC	ELECTRONICS SERVICES	24,200.00
930853 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	338.00
930855 NTU TECHNOLOGIES INC	POLYMER	2,700.00
930865 VINCENT ELECTRIC MOTOR CO	REPAIR SERVICE	6,334.11

Finance Accounting

Prepared by: Georgina Meek

1/18/2018

CITY OF ANTIOCH
 CLAIMS BY FUND REPORT
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 DECEMBER 29, 2017 - JANUARY 11, 2018
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Water Distribution

372681 CALIF, STATE OF	USE TAX	224.54
372705 INFOSEND INC	POSTAGE COSTS	1,744.67
372714 OFFICE MAX INC	OFFICE SUPPLIES	70.98
372725 ROBERTS AND BRUNE CO	PIPE & FITTINGS	5,220.00
372745 AJW CONSTRUCTION	ASPHALT REPAIRS	34,193.25
372756 BANK OF AMERICA	SUPPLIES	1,586.01
372757 BIG B LUMBER	WEDGES FOR DISTRIBUTION CREW	555.15
372758 BIG SKY LOGOS AND EMBROIDERY	UNIFORMS	656.81
372780 EXPRESS SERVICES	TEMP SERVICES	500.00
372787 INFOSEND INC	POSTAGE COSTS	1,246.89
372790 LONE TREE TRUCKING INC	SAND	3,902.74
372804 SEAMAN, JOHN M	COURSE FEE REIMBURSEMENT	119.55
372809 TT TECHNOLOGIES INC	EQUIPMENT REPAIR	602.86
372811 WATERWISE PRO TRAINING	TRAINING	600.00

Water Meter Reading

372681 CALIF, STATE OF	USE TAX	121.58
372714 OFFICE MAX INC	OFFICE SUPPLIES	50.66

Public Buildings & Facilities

372646 ANDERSON PACIFIC ENGINEERING I	WTP PROJECT	379,788.92
930852 TRANSDYN INC	PROFESSIONAL SERVICES	18,000.00

Warehouse & Central Stores

372681 CALIF, STATE OF	USE TAX	0.35
621 Sewer Fund		

Sewer-Wastewater Supervision

372681 CALIF, STATE OF	USE TAX	0.25
372772 CWEA SFBS	MEMBER DUES-COOK	360.00

Sewer-Wastewater Collection


372651 ANTIOCH BUILDING MATERIALS	ASPHALT	2,258.82
372681 CALIF, STATE OF	USE TAX	59.46
372705 INFOSEND INC	POSTAGE COSTS	1,744.66
372714 OFFICE MAX INC	OFFICE SUPPLIES	41.97
372736 SYAR INDUSTRIES INC	ASPHALT	2,000.41
372745 AJW CONSTRUCTION	ASPHALT REPAIRS	34,193.25
372756 BANK OF AMERICA	TRAINING	1,922.27
372772 CWEA SFBS	MEMBER DUES-R RAMIREZ	180.00
372780 EXPRESS SERVICES	TEMP SERVICES	500.00
372787 INFOSEND INC	POSTAGE COSTS	1,246.89
372790 LONE TREE TRUCKING INC	SAND	3,902.74

CITY OF ANTIOCH
 CLAIMS BY FUND REPORT
 FOR THE PERIOD OF
 DECEMBER 29, 2017 - JANUARY 11, 2018
 FUND/CHECK#

631 Marina Fund		
Marina Administration		
372681 CALIF, STATE OF	USE TAX	0.18
372718 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	3,657.00
372724 REAL PROTECTION INC	INSPECTION SERVICES	65.62
372756 BANK OF AMERICA	SUPPLIES	89.03
Marina Maintenance		
372681 CALIF, STATE OF	USE TAX	1.45
930853 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	1,375.00
641 Prewett Water Park Fund		
Non Departmental		
372704 HUB INTERNATIONAL OF CA INSURA	INSURANCE PREMIUMS	377.94
Recreation Water Park		
372654 BAY CITIES PYROTECTOR	INSPECTION SERVICES	370.00
372681 CALIF, STATE OF	USE TAX	104.71
372687 COMMERCIAL POOL SYSTEMS INC	POOL CHEMICALS	1,643.11
372703 HONEYWELL INTERNATIONAL INC	HVAC SERVICES	2,389.00
372708 KELLY MOORE PAINT CO	PAINT SUPPLIES	22.28
372714 OFFICE MAX INC	OFFICE SUPPLIES	15.53
372716 PACHECO BROTHERS GARDENING INC	LANDSCAPE SERVICES	2,649.00
372718 PACIFIC GAS AND ELECTRIC CO	GAS	12,375.40
372723 QUICK PC SUPPORT	ANNUAL RENEWAL FEE	1,500.00
372724 REAL PROTECTION INC	INSPECTION SERVICES	196.87
372749 AMERICAN RED CROSS	2018 LTS FACILITY FEE	1,898.48
930860 ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	2,443.58
721 Employee Benefits Fund		
Non Departmental		
372656 BLUE SHIELD OF CALIFORNIA	VISION PREMIUMS	3,101.78
372686 COLONIAL LIFE	PAYROLL DEDUCTIONS	639.42
372766 CONTRA COSTA COUNTY	PAYROLL DEDUCTIONS	50.00
372767 CONTRA COSTA COUNTY	PAYROLL DEDUCTIONS	400.00
372788 INTERNAL REVENUE SERVICE	PAYROLL DEDUCTIONS	60.00
372798 PARS	PAYROLL DEDUCTIONS	2,129.18
930863 NATIONWIDE RETIREMENT SOLUTION	PAYROLL DEDUCTIONS	106,475.25
930864 VANTAGEPOINT TRANSFER AGENTS 3	PAYROLL DEDUCTIONS	3,431.23



STAFF REPORT TO THE CITY COUNCIL

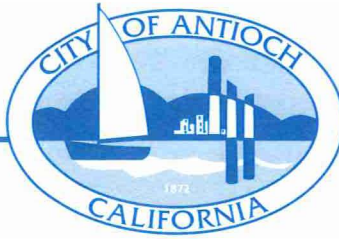
DATE: Regular Meeting of January 23, 2018
TO: Honorable Mayor and Members of the City Council
SUBMITTED BY: Derek Cole, Interim City Attorney 
SUBJECT: **Rejection of Claims: Carol Buck ; Greg Banks**

RECOMMENDED ACTION

It is recommended that the City Council reject the following claims:

1. Carol Buck – received on September 1, 2017.
2. Greg Banks – received on December 19, 2017.

Should the City Council desire to discuss this matter, it would be scheduled for a future closed session.



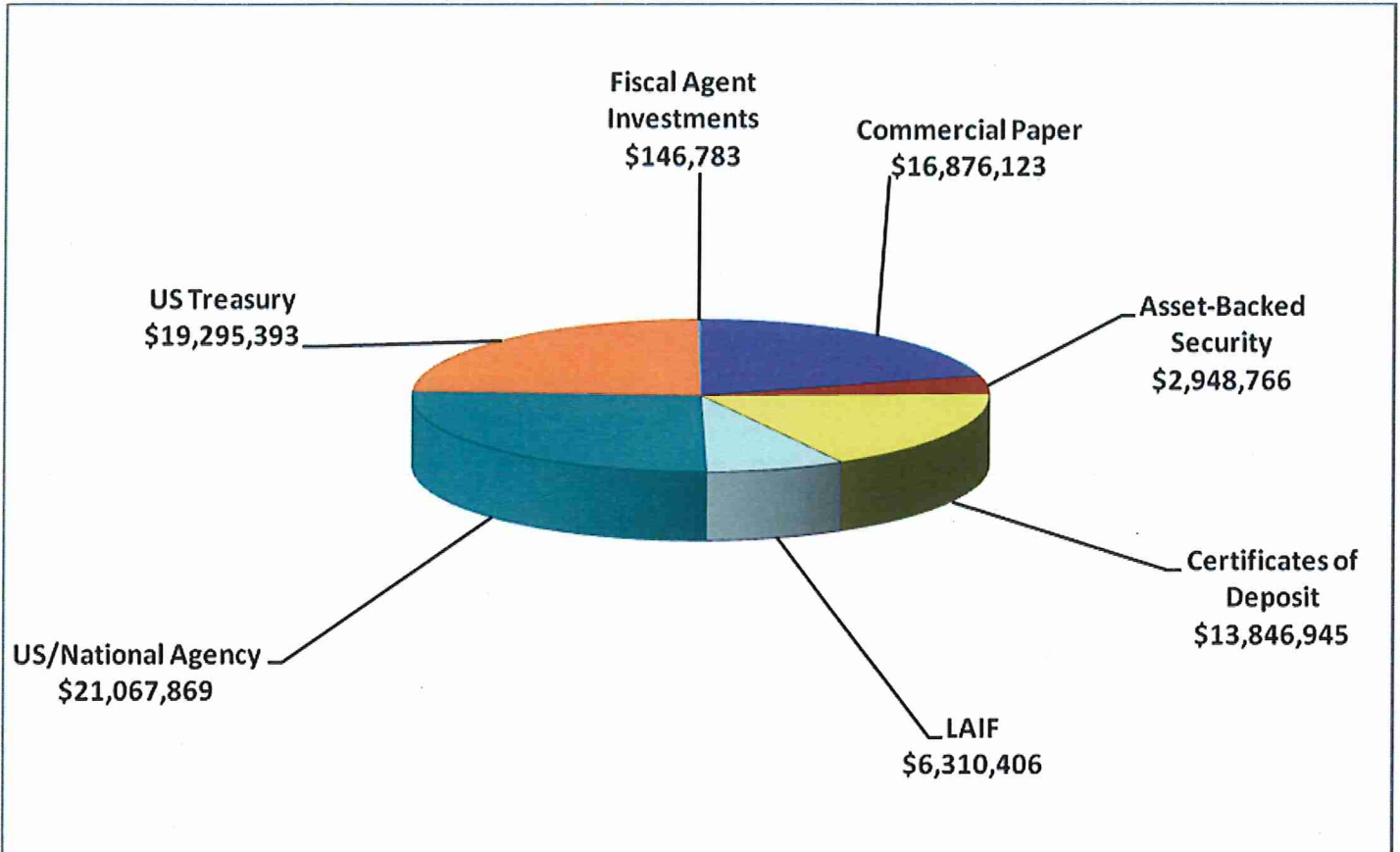
STAFF REPORT TO THE CITY COUNCIL
FOR CONSIDERATION AT THE COUNCIL MEETING OF JANUARY 23, 2018

SUBMITTED BY: Donna Conley, City Treasurer *DC*
DATE January 17, 2018
SUBJECT: Treasurer's Report – NOVEMBER 2017

RECOMMENDATION: Review and file.


CITY OF ANTIOCH
SUMMARY REPORT ON THE CITY'S INVESTMENTS

NOVEMBER 30, 2017



Total of City and Fiscal Agent Investments = \$80,492,285

All City investments are shown above and conform to the City Investment Policy. All investment transactions during this period are included in this report. As Treasurer of the City of Antioch and Finance Director of the City of Antioch, we hereby certify that sufficient investment liquidity and anticipated revenue are available to meet the next six (6) months' estimated expenditures.


Donna Conley
Treasurer


Dawn Merchant
Finance Director

**Summary of Fiscal Agent Balances by
Debt Issue**

	<u>Amount</u>
Antioch Public Financing Authority 2015 Bonds	165
Antioch Development Agency 2009 Tax Allocation Bonds	146,618
	<u>\$146,783</u>



Managed Account Issuer Summary

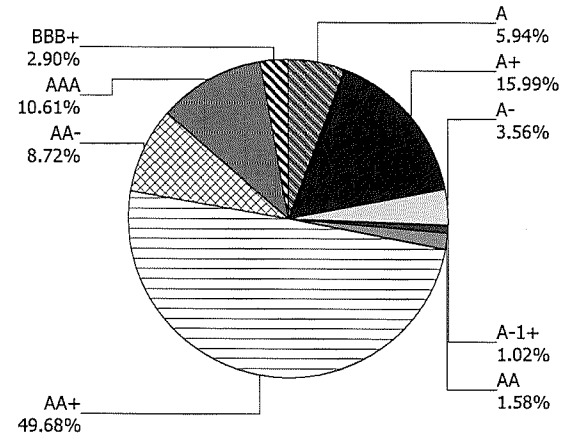
For the Month Ending **November 30, 2017**

CITY OF ANTIOCH, CA - 04380500

Issuer Summary

Issuer	Market Value of Holdings	Percent
ALLY AUTO RECEIVABLES TRUST	418,676.42	0.57
AMERICAN EXPRESS CO	762,225.18	1.04
AMERICAN HONDA FINANCE	746,983.61	1.02
APPLE INC	714,918.15	0.97
BANK OF AMERICA CO	1,215,257.76	1.66
BANK OF MONTREAL	1,429,183.80	1.95
BANK OF NOVA SCOTIA	1,422,225.53	1.94
BB&T CORPORATION	728,714.90	0.99
BERKSHIRE HATHAWAY INC	104,728.89	0.14
CANADIAN IMPERIAL BANK OF COMMERCE	1,452,514.30	1.98
CARMAX AUTO OWNER TRUST	196,089.64	0.27
CATERPILLAR INC	539,554.36	0.74
CHEVRON CORPORATION	720,860.25	0.98
CITIGROUP INC	1,452,548.17	1.98
DEERE & COMPANY	453,910.04	0.62
EXXON MOBIL CORP	373,706.63	0.51
FANNIE MAE	12,084,576.77	16.48
FEDERAL HOME LOAN BANKS	1,441,936.55	1.97
FORD CREDIT AUTO OWNER TRUST	221,016.65	0.30
FREDDIE MAC	2,664,944.11	3.63
GOLDMAN SACHS GROUP INC	722,804.70	0.99
HOME DEPOT INC	342,881.70	0.47
HONEYWELL INTERNATIONAL	199,210.60	0.27
HYUNDAI AUTO RECEIVABLES	139,674.46	0.19
INTEL CORPORATION	473,151.30	0.65
INTER-AMERICAN DEVELOPMENT BANK	1,724,468.49	2.35
INTERNATIONAL BUSINESS MACHINES	621,950.63	0.85
INTL BANK OF RECONSTRUCTION AND DEV	2,139,857.80	2.92
JOHNSON & JOHNSON	154,460.91	0.21
JP MORGAN CHASE & CO	724,402.60	0.99
MICROSOFT CORP	822,329.87	1.12
mitsubishi UFJ FINANCIAL GROUP INC	748,529.25	1.02

Credit Quality (S&P Ratings)





Managed Account Issuer Summary

For the Month Ending **November 30, 2017**

CITY OF ANTIOCH, CA - 04380500

Issuer	Market Value of Holdings	Percent
MORGAN STANLEY	377,337.38	0.51
NORDEA BANK AB	1,452,514.30	1.98
PACCAR FINANCIAL CORP	199,259.80	0.27
PEPSICO INC	516,554.12	0.70
PFIZER INC	719,754.63	0.98
ROYAL BANK OF CANADA	750,388.50	1.02
SKANDINAVISKA ENSKILDA BANKEN AB	1,464,830.86	2.00
STATE OF CONNECTICUT	783,321.45	1.07
SUMITOMO MITSUI FINANCIAL GROUP INC	1,424,116.50	1.94
SVENSKA HANDELSBANKEN AB	1,395,368.80	1.90
SWEDBANK AB	748,168.50	1.02
THE BANK OF NEW YORK MELLON CORPORATION	674,518.73	0.92
THE WALT DISNEY CORPORATION	1,054,256.00	1.44
TOYOTA MOTOR CORP	1,473,701.25	2.01
UNILEVER PLC	173,760.13	0.24
UNITED PARCEL SERVICE INC	437,646.88	0.60
UNITED STATES TREASURY	19,142,212.02	26.10
VISA INC	199,919.80	0.27
WAL-MART STORES INC	334,001.03	0.46
WELLS FARGO & COMPANY	725,071.05	0.99
WESTPAC BANKING CORP	1,327,214.08	1.81
Total	\$73,332,209.83	100.00%



Managed Account Detail of Securities Held

For the Month Ending **November 30, 2017**

CITY OF ANTIOCH, CA - 04380500

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY NOTES DTD 03/31/2014 1.625% 03/31/2019	912828C65	2,065,000.00	AA+	Aaa	03/02/16	03/04/16	2,100,814.85	1.05	5,715.63	2,080,633.58	2,061,530.80
US TREASURY NOTES DTD 04/30/2014 1.625% 04/30/2019	912828D23	1,480,000.00	AA+	Aaa	11/10/16	11/14/16	1,500,234.37	1.06	2,059.53	1,491,691.51	1,477,282.72
US TREASURY NOTES DTD 12/01/2014 1.500% 11/30/2019	912828G61	1,950,000.00	AA+	Aaa	12/20/16	12/23/16	1,947,791.02	1.54	80.36	1,948,491.17	1,938,574.95
US TREASURY NOTES DTD 12/01/2014 1.500% 11/30/2019	912828G61	2,725,000.00	AA+	Aaa	12/01/16	12/05/16	2,729,257.81	1.45	112.29	2,727,869.23	2,709,034.23
US TREASURY NOTES DTD 02/02/2015 1.250% 01/31/2020	912828H52	500,000.00	AA+	Aaa	01/03/17	01/05/17	496,015.62	1.52	2,088.99	497,172.19	493,945.50
US TREASURY NOTES DTD 03/02/2015 1.375% 02/29/2020	912828J50	1,450,000.00	AA+	Aaa	08/31/17	09/01/17	1,449,943.36	1.38	5,066.99	1,449,949.06	1,435,273.80
US TREASURY NOTES DTD 04/30/2015 1.375% 04/30/2020	912828K58	1,025,000.00	AA+	Aaa	04/03/17	04/05/17	1,020,395.51	1.53	1,206.92	1,021,362.73	1,013,268.88
US TREASURY NOTES DTD 04/30/2015 1.375% 04/30/2020	912828K58	1,250,000.00	AA+	Aaa	04/07/17	04/10/17	1,243,554.69	1.55	1,471.86	1,244,884.79	1,235,693.75
US TREASURY NOTES DTD 04/30/2015 1.375% 04/30/2020	912828K58	2,000,000.00	AA+	Aaa	07/19/17	07/19/17	1,994,140.63	1.48	2,354.97	1,994,913.68	1,977,110.00
US TREASURY NOTES DTD 06/30/2015 1.625% 06/30/2020	912828XH8	2,700,000.00	AA+	Aaa	06/26/17	06/28/17	2,709,703.13	1.50	18,360.73	2,708,360.52	2,683,125.00
US TREASURY NOTES DTD 07/31/2015 1.625% 07/31/2020	912828XM7	1,075,000.00	AA+	Aaa	07/05/17	07/07/17	1,075,671.87	1.60	5,838.74	1,075,589.38	1,067,902.85
US TREASURY NOTES DTD 10/31/2015 1.375% 10/31/2020	912828L99	200,000.00	AA+	Aaa	10/17/17	10/17/17	198,031.25	1.71	235.50	198,110.01	196,961.00
US TREASURY NOTES DTD 11/30/2015 1.625% 11/30/2020	912828M98	860,000.00	AA+	Aaa	11/01/17	11/03/17	856,271.09	1.77	38.39	856,365.29	852,508.54
Security Type Sub-Total		19,280,000.00					19,321,825.20	1.43	44,630.90	19,295,393.14	19,142,212.02



Managed Account Detail of Securities Held

For the Month Ending **November 30, 2017**

CITY OF ANTIOCH, CA - 04380500

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Supra-National Agency Bond / Note											
INTER-AMERICAN DEVELOPMENT BANK DTD 04/12/2016 1.000% 05/13/2019	458182DX7	1,015,000.00	AAA	Aaa	04/05/16	04/12/16	1,011,955.00	1.10	507.50	1,013,555.67	1,002,628.17
INTL BANK OF RECON AND DEV SN NOTE DTD 07/13/2016 0.875% 08/15/2019	459058FK4	725,000.00	AAA	Aaa	07/06/16	07/13/16	724,847.75	0.88	1,867.88	724,914.87	712,719.95
INTL BANK OF RECON AND DEV GLOBAL NOTES DTD 10/27/2016 1.125% 11/27/2019	459058FS7	725,000.00	AAA	Aaa	08/28/17	08/30/17	718,815.75	1.51	90.63	719,506.23	713,650.85
INTL BANK OF RECONSTRUCTION AND DEV NOTE DTD 09/19/2017 1.561% 09/12/2020	45905UP32	725,000.00	AAA	Aaa	09/12/17	09/19/17	723,260.00	1.64	2,263.45	723,374.08	713,487.00
INTER-AMERICAN DEVELOPMENT BANK DTD 11/08/2013 2.125% 11/09/2020	4581X0CD8	720,000.00	AAA	Aaa	10/02/17	10/10/17	726,673.75	1.81	935.00	726,378.88	721,840.32
Security Type Sub-Total		3,910,000.00					3,905,552.25	1.37	5,664.46	3,907,729.73	3,864,326.29
Municipal Bond / Note											
CT ST TXBL GO BONDS DTD 08/17/2016 1.300% 08/15/2019	20772J3D2	795,000.00	A+	A1	08/03/16	08/17/16	796,717.20	1.23	3,043.08	795,985.46	783,321.45
Security Type Sub-Total		795,000.00					796,717.20	1.23	3,043.08	795,985.46	783,321.45
Federal Agency Collateralized Mortgage Obligation											
FNMA SERIES 2015-M1 ASQ2 DTD 01/15/2015 1.626% 02/01/2018	3136AMKW8	126,006.26	AA+	Aaa	01/15/15	01/30/15	127,265.38	1.26	170.74	126,006.26	125,878.87
FNMA SERIES 2015-M7 ASQ2 DTD 04/01/2015 1.550% 04/01/2018	3136ANJY4	126,004.35	AA+	Aaa	04/15/15	04/30/15	127,263.94	0.83	162.76	126,030.92	125,889.35
FNMA SERIES 2015-M15 ASQ2 DTD 11/01/2015 1.898% 01/01/2019	3136AOSW1	127,593.64	AA+	Aaa	11/06/15	11/30/15	128,869.57	1.20	201.82	127,899.23	127,565.07
FNMA SERIES 2016-M9 ASQ2 DTD 06/01/2016 1.785% 06/01/2019	3136ASPX8	197,341.27	AA+	Aaa	06/09/16	06/30/16	199,314.58	1.05	293.55	198,194.32	197,100.99



Managed Account Detail of Securities Held

For the Month Ending **November 30, 2017**

CITY OF ANTIOCH, CA - 04380500

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Collateralized Mortgage Obligation											
FANNIE MAE SERIES 2015-M13 ASQ2 DTD 10/01/2015 1.646% 09/01/2019	3136AQDQ0	368,078.86	AA+	Aaa	10/07/15	10/30/15	371,764.77	1.08	504.88	369,471.69	367,082.25
Security Type Sub-Total		945,024.38					954,478.24	1.08	1,333.75	947,602.42	943,516.53
Federal Agency Bond / Note											
FHLB NOTES DTD 12/08/2016 1.250% 01/16/2019	3130AAE46	1,450,000.00	AA+	Aaa	12/07/16	12/08/16	1,449,942.00	1.25	6,796.88	1,449,966.30	1,441,936.55
FNMA BENCHMARK NOTE DTD 02/23/2016 1.000% 02/26/2019	3135G0J53	1,800,000.00	AA+	Aaa	02/19/16	02/23/16	1,795,752.00	1.08	4,750.00	1,798,238.16	1,783,427.40
FNMA BENCHMARK NOTE DTD 02/23/2016 1.000% 02/26/2019	3135G0J53	2,000,000.00	AA+	Aaa	05/26/16	05/31/16	1,996,060.00	1.07	5,277.78	1,998,209.22	1,981,586.00
FREDDIE MAC NOTES DTD 03/21/2016 1.125% 04/15/2019	3137EADZ9	375,000.00	AA+	Aaa	08/12/16	08/15/16	377,317.50	0.89	539.06	376,199.75	371,752.13
FREDDIE MAC NOTES DTD 03/21/2016 1.125% 04/15/2019	3137EADZ9	525,000.00	AA+	Aaa	05/26/16	05/31/16	525,404.25	1.10	754.69	525,195.42	520,452.98
FHLMC REFERENCE NOTE DTD 07/20/2016 0.875% 07/19/2019	3137EAEB1	1,800,000.00	AA+	Aaa	07/19/16	07/20/16	1,795,644.00	0.96	5,775.00	1,797,611.04	1,772,739.00
FNMA BENCHMARK NOTE DTD 08/02/2016 0.875% 08/02/2019	3135G0N33	1,425,000.00	AA+	Aaa	07/29/16	08/02/16	1,422,606.00	0.93	4,121.61	1,423,659.76	1,403,087.78
FNMA NOTES DTD 09/02/2016 1.000% 08/28/2019	3135G0P49	1,650,000.00	AA+	Aaa	10/03/16	10/05/16	1,649,010.00	1.02	4,262.50	1,649,403.10	1,626,716.85
FNMA NOTES DTD 09/02/2016 1.000% 08/28/2019	3135G0P49	2,025,000.00	AA+	Aaa	08/31/16	09/02/16	2,021,841.00	1.05	5,231.25	2,023,147.17	1,996,425.23
FNMA NOTES DTD 02/28/2017 1.500% 02/28/2020	3135G0T29	900,000.00	AA+	Aaa	02/24/17	02/28/17	899,424.00	1.52	3,487.50	899,567.23	892,049.40
FNMA NOTES DTD 08/01/2017 1.500% 07/30/2020	3135G0T60	1,475,000.00	AA+	Aaa	08/31/17	09/01/17	1,475,383.50	1.49	7,375.00	1,475,354.04	1,457,767.58
Security Type Sub-Total		15,425,000.00					15,408,384.25	1.12	48,371.27	15,416,551.19	15,247,940.90



Managed Account Detail of Securities Held

For the Month Ending **November 30, 2017**

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Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
BANK OF NEW YORK MELLON CORP (CALLABLE) DTD 05/29/2015 1.600% 05/22/2018	06406HDB2	675,000.00	A	A1	05/22/15	05/29/15	674,939.25	1.60	270.00	674,990.00	674,518.73
THE WALT DISNEY CORPORATION DTD 01/08/2016 1.650% 01/08/2019	25468PDH6	195,000.00	A+	A2	01/05/16	01/08/16	194,738.70	1.70	1,278.06	194,902.44	194,132.84
TOYOTA MOTOR CREDIT CORP DTD 02/19/2016 1.700% 02/19/2019	89236TCU7	755,000.00	AA-	Aa3	02/16/16	02/19/16	754,909.40	1.70	3,636.58	754,962.72	752,406.58
BERKSHIRE HATHAWAY INC NOTES DTD 03/15/2016 1.700% 03/15/2019	084664CG4	105,000.00	AA	Aa2	03/08/16	03/15/16	104,920.20	1.73	376.83	104,965.23	104,728.89
WELLS FARGO & COMPANY CORP NOTE DTD 04/22/2014 2.125% 04/22/2019	94974BFU9	725,000.00	A	A2	03/10/16	03/15/16	727,965.25	1.99	1,669.01	726,354.95	725,071.05
GOLDMAN SACHS GRP INC CORP NT (CALLABLE) DTD 04/25/2016 2.000% 04/25/2019	38141GVT8	100,000.00	BBB+	A3	04/20/16	04/25/16	99,722.00	2.10	200.00	99,868.14	99,697.20
GOLDMAN SACHS GRP INC CORP NT (CALLABLE) DTD 04/25/2016 2.000% 04/25/2019	38141GVT8	625,000.00	BBB+	A3	04/21/16	04/26/16	624,600.00	2.02	1,250.00	624,810.29	623,107.50
PEPSICO INC CORP NOTE DTD 05/02/2017 1.550% 05/02/2019	713448DR6	360,000.00	A+	A1	04/27/17	05/02/17	359,730.00	1.59	449.50	359,807.53	358,269.48
CHEVRON CORP NOTES DTD 05/16/2016 1.561% 05/16/2019	166764BH2	725,000.00	AA-	Aa2	05/09/16	05/16/16	725,000.00	1.56	471.55	725,000.00	720,860.25
PFIZER INC CORP NOTES DTD 06/03/2016 1.450% 06/03/2019	717081DU4	725,000.00	AA	A1	05/31/16	06/03/16	724,173.50	1.49	5,197.85	724,580.63	719,754.63
CITIGROUP INC CORP NOTES DTD 06/09/2016 2.050% 06/07/2019	172967KS9	280,000.00	BBB+	Baa1	06/02/16	06/09/16	279,854.40	2.07	2,774.33	279,925.06	279,020.56
APPLE INC CORP NOTES DTD 08/04/2016 1.100% 08/02/2019	037833CB4	725,000.00	AA+	Aa1	07/28/16	08/04/16	724,275.00	1.13	2,591.88	724,592.91	714,918.15
MICROSOFT CORP NOTES DTD 08/08/2016 1.100% 08/08/2019	594918BN3	480,000.00	AAA	Aaa	08/01/16	08/08/16	479,505.60	1.14	1,657.33	479,720.12	473,737.92



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Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
IBM CREDIT CORP NOTE DTD 09/08/2017 1.625% 09/06/2019	44932HAA1	625,000.00	A+	A1	09/05/17	09/08/17	624,525.00	1.66	2,341.58	624,579.15	621,950.63
PEPSICO, INC CORP NOTES DTD 10/06/2016 1.350% 10/04/2019	713448DJ4	160,000.00	A+	A1	10/03/16	10/06/16	159,976.00	1.36	342.00	159,985.10	158,284.64
WAL-MART STORES INC CORP NOTE DTD 10/20/2017 1.750% 10/09/2019	931142DY6	335,000.00	AA	Aa2	10/11/17	10/20/17	334,993.30	1.75	667.67	334,993.55	334,001.03
HONEYWELL INTERNATIONAL CORP NOTES DTD 10/30/2017 1.800% 10/30/2019	438516BQ8	200,000.00	A	A2	10/23/17	10/30/17	199,844.00	1.84	310.00	199,850.62	199,210.60
AMERICAN HONDA FINANCE DTD 11/16/2017 2.000% 11/13/2019	02665WBZ3	250,000.00	A+	A2	11/13/17	11/16/17	249,860.00	2.03	208.33	249,862.87	249,539.75
BB&T CORP (CALLABLE) NOTE DTD 12/08/2014 2.450% 01/15/2020	05531FAS2	725,000.00	A-	A2	01/31/17	02/03/17	732,227.53	2.10	6,710.28	730,188.15	728,714.90
JPMORGAN CHASE & CO (CALLABLE) DTD 01/23/2015 2.250% 01/23/2020	46625HKA7	725,000.00	A-	A3	05/10/17	05/15/17	726,935.75	2.15	5,800.00	726,549.08	724,402.60
MORGAN STANLEY CORP BONDS DTD 01/27/2015 2.650% 01/27/2020	61747YDW2	375,000.00	BBB+	A3	01/31/17	02/03/17	378,243.75	2.35	3,422.92	377,366.25	377,337.38
MICROSOFT CORP DTD 02/06/2017 1.850% 02/06/2020	594918BV5	350,000.00	AAA	Aaa	01/30/17	02/06/17	349,765.50	1.87	2,068.40	349,828.30	348,591.95
AMERICAN HONDA FINANCE DTD 02/16/2017 2.000% 02/14/2020	02665WBM2	340,000.00	A+	A2	02/13/17	02/16/17	339,517.20	2.05	2,021.11	339,641.95	338,689.30
AMERICAN EXPRESS CREDIT (CALLABLE) CORP DTD 03/03/2017 2.200% 03/03/2020	0258M0EE5	440,000.00	A-	A2	02/28/17	03/03/17	439,542.40	2.24	2,366.22	439,653.23	439,293.80
WALT DISNEY COMPANY CORP NOTES DTD 03/06/2017 1.950% 03/04/2020	25468PDP8	140,000.00	A+	A2	03/01/17	03/06/17	139,963.60	1.96	659.75	139,972.30	139,717.48
EXXON MOBIL (CALLABLE) CORP NOTE DTD 03/06/2015 1.912% 03/06/2020	30231GAG7	375,000.00	AA+	Aaa	08/14/17	08/15/17	376,901.25	1.71	1,692.92	376,680.45	373,706.63
JOHN DEERE CAPITAL CORP CORP NOTES DTD 03/15/2017 2.200% 03/13/2020	24422ETO2	305,000.00	A	A2	03/10/17	03/15/17	304,762.10	2.23	1,453.83	304,817.07	304,941.14



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Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
UNILEVER CAPITAL CORP BONDS DTD 05/05/2017 1.800% 05/05/2020	904764AV9	175,000.00	A+	A1	05/02/17	05/05/17	174,441.75	1.91	227.50	174,545.84	173,760.13
INTEL CORP NOTES DTD 05/11/2017 1.850% 05/11/2020	458140AZ3	475,000.00	A+	A1	05/08/17	05/11/17	474,819.50	1.86	488.19	474,852.18	473,151.30
HOME DEPOT INC CORP NOTES DTD 06/05/2017 1.800% 06/05/2020	437076BQ4	345,000.00	A	A2	05/24/17	06/05/17	344,799.90	1.82	3,036.00	344,831.77	342,881.70
WALT DISNEY COMPANY CORP NOTES DTD 06/06/2017 1.800% 06/05/2020	25468PDU7	725,000.00	A+	A2	06/01/17	06/06/17	724,159.00	1.84	6,343.75	724,292.16	720,405.68
JOHN DEERE CAPITAL CORP NOTES DTD 06/22/2017 1.950% 06/22/2020	24422ETS8	150,000.00	A	A2	06/19/17	06/22/17	149,908.50	1.97	1,291.88	149,921.64	148,968.90
AMERICAN HONDA FINANCE CORP NOTES DTD 07/20/2017 1.950% 07/20/2020	02665WBT7	160,000.00	A+	A2	07/17/17	07/20/17	159,838.40	1.98	1,135.33	159,857.52	158,754.56
CATERPILLAR FINL SERVICE NOTE DTD 09/07/2017 1.850% 09/04/2020	14913Q2A6	545,000.00	A	A3	09/05/17	09/07/17	544,542.20	1.88	2,352.58	544,576.92	539,554.36
CITIGROUP INC CORP NOTES DTD 10/26/2015 2.650% 10/26/2020	172967KB6	425,000.00	BBB+	Baa1	09/22/17	09/26/17	429,726.00	2.27	1,094.97	429,461.76	426,503.65
AMERICAN EXPRESS CO CORP (CALLABLE) NOTE DTD 10/30/2017 2.200% 10/30/2020	025816BP3	325,000.00	BBB+	A3	10/23/17	10/30/17	324,577.50	2.25	615.69	324,589.29	322,931.38
JOHNSON & JOHNSON CORP NOTE DTD 11/10/2017 1.950% 11/10/2020	478160CH5	155,000.00	AAA	Aaa	11/08/17	11/10/17	154,834.15	1.99	176.31	154,837.29	154,460.91
PACCAR FINANCIAL CORP NOTES DTD 11/13/2017 2.050% 11/13/2020	69371RN85	200,000.00	A+	A1	11/06/17	11/13/17	199,982.00	2.05	205.00	199,982.29	199,259.80
VISA INC (CALLABLE) CORP NOTES DTD 12/14/2015 2.200% 12/14/2020	92826CAB8	200,000.00	A+	A1	08/25/17	08/30/17	202,200.00	1.85	2,041.11	202,033.20	199,919.80
UNITED PARCEL SERVICE CORPORATE BOND DTD 11/14/2017 2.050% 04/01/2021	911312BP0	440,000.00	A+	A1	11/09/17	11/14/17	439,304.80	2.10	425.94	439,313.74	437,646.88



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Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
BANK OF AMERICA CORP (CALLABLE) DTD 09/18/2017 2.328% 10/01/2021	06051GGS2	275,000.00	A-	Baa1	09/22/17	09/26/17	274,560.00	2.37	1,298.18	274,579.68	273,364.85
BANK OF AMERICA CORP (CALLABLE) DTD 09/18/2017 2.328% 10/01/2021	06051GGS2	450,000.00	A-	Baa1	09/13/17	09/18/17	450,000.00	2.33	2,124.30	450,000.00	447,324.30
Security Type Sub-Total		16,865,000.00					16,879,084.38	1.86	74,744.66	16,876,123.37	16,797,493.81
Certificate of Deposit											
ROYAL BANK OF CANADA NY CD DTD 03/15/2016 1.700% 03/09/2018	78009NZZ2	750,000.00	A-1+	P-1	03/11/16	03/15/16	750,000.00	1.69	2,904.17	750,000.00	750,388.50
CANADIAN IMPERIAL BANK NY CD DTD 12/05/2016 1.760% 11/30/2018	13606A5Z7	1,450,000.00	A+	A1	12/01/16	12/05/16	1,448,869.00	1.78	70.89	1,449,432.17	1,452,514.30
NORDEA BANK FINLAND NY CD DTD 12/05/2016 1.760% 11/30/2018	65558LWA6	1,450,000.00	AA-	Aa3	12/01/16	12/05/16	1,450,000.00	1.74	70.89	1,450,000.00	1,452,514.30
SVENSKA HANDELSBANKEN NY LT CD DTD 01/12/2017 1.890% 01/10/2019	86958JHB8	1,400,000.00	AA-	Aa2	01/10/17	01/12/17	1,400,000.00	1.91	10,584.00	1,400,000.00	1,395,368.80
BANK OF MONTREAL CHICAGO CERT DEPOS DTD 02/09/2017 1.880% 02/07/2019	06427KRC3	1,425,000.00	A+	A1	02/08/17	02/09/17	1,425,000.00	1.90	8,483.50	1,425,000.00	1,429,183.80
BANK OF NOVA SCOTIA HOUSTON LT CD DTD 04/06/2017 1.910% 04/05/2019	06417GUE6	1,425,000.00	A+	A1	04/05/17	04/06/17	1,425,000.00	1.91	4,309.44	1,425,000.00	1,422,225.53
SUMITOMO MITSUI BANK NY CD DTD 05/04/2017 2.050% 05/03/2019	86563YVNO	1,425,000.00	A	A1	05/03/17	05/04/17	1,425,000.00	2.05	2,272.08	1,425,000.00	1,424,116.50
SKANDINAV ENSKILDA BANKEN NY CD DTD 08/04/2017 1.840% 08/02/2019	83050FXT3	1,475,000.00	A+	Aa3	08/03/17	08/04/17	1,474,424.75	1.85	8,971.28	1,474,518.78	1,464,830.86
BANK TOKYO MITSUBISHI UFJ LTD LT CD DTD 09/27/2017 2.070% 09/25/2019	06539RGM3	750,000.00	A+	A1	09/25/17	09/27/17	750,000.00	2.07	2,803.13	750,000.00	748,529.25
WESTPAC BANKING CORP NY CD DTD 08/07/2017 2.050% 08/03/2020	96121T4A3	1,325,000.00	AA-	Aa3	08/03/17	08/07/17	1,325,000.00	2.05	8,601.46	1,325,000.00	1,327,214.08
SWEDBANK (NEW YORK) CERT DEPOS DTD 11/17/2017 2.270% 11/16/2020	87019U6D6	750,000.00	AA-	Aa3	11/16/17	11/17/17	750,000.00	2.30	662.08	750,000.00	748,168.50



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Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Certificate of Deposit											
Security Type Sub-Total		13,625,000.00					13,623,293.75	1.92	49,732.92	13,623,950.95	13,615,054.42
Asset-Backed Security / Collateralized Mortgage Obligation											
CARMAX ABS 2016-3 A2 DTD 07/20/2016 1.170% 08/15/2019	14314EAB7	196,293.41	AAA	NR	07/14/16	07/20/16	196,277.40	1.18	102.07	196,284.84	196,089.64
FORD ABS 2015-C A3 DTD 09/22/2015 1.410% 02/15/2020	34530YAD5	221,280.97	AAA	Aaa	09/15/15	09/22/15	221,237.91	1.42	138.67	221,261.53	221,016.65
ALLY ABS 2016-3 A3 DTD 05/31/2016 1.440% 08/15/2020	02007LAC6	255,000.00	AAA	Aaa	05/24/16	05/31/16	254,975.24	1.44	163.20	254,984.57	254,411.84
HYUNDAI ABS 2016-A A3 DTD 03/30/2016 1.560% 09/15/2020	44930UAD8	140,000.00	AAA	Aaa	03/22/16	03/30/16	139,972.84	1.57	97.07	139,983.99	139,674.46
BANK OF AMERICA ABS 2015-A2 A DTD 04/29/2015 1.360% 09/15/2020	05522RCU0	495,000.00	AAA	NR	10/28/15	10/29/15	495,715.43	1.30	299.20	495,419.84	494,568.61
TOYOTA ABS 2017-B A3 DTD 05/17/2017 1.760% 07/15/2021	89190BAD0	725,000.00	AAA	Aaa	05/09/17	05/17/17	724,944.39	1.76	567.11	724,944.39	721,294.67
ALLY ABS 2017-3 A3 DTD 05/24/2017 1.740% 09/15/2021	02007EAE8	165,000.00	AAA	Aaa	05/16/17	05/24/17	164,982.79	1.96	127.60	164,984.98	164,264.58
CCCIT 2017-A9 A9 DTD 10/02/2017 1.800% 09/20/2021	17305EGH2	375,000.00	AAA	NR	09/25/17	10/02/17	374,972.06	1.80	1,106.25	374,973.31	373,418.21
CITIBANK ABS 2017-A3 A3 DTD 04/11/2017 1.920% 04/07/2022	17305EGB5	375,000.00	AAA	NR	05/15/17	05/22/17	376,001.25	1.82	1,080.00	375,928.12	373,605.75
Security Type Sub-Total		2,947,574.38					2,949,079.31	1.61	3,681.17	2,948,765.57	2,938,344.41
Managed Account Sub-Total		73,792,598.76					73,838,414.58	1.55	231,202.21	73,812,101.83	73,332,209.83
Securities Sub-Total		\$73,792,598.76					\$73,838,414.58	1.55%	\$231,202.21	\$73,812,101.83	\$73,332,209.83
Accrued Interest											\$231,202.21
Total Investments											\$73,563,412.04



Managed Account Security Transactions & Interest

For the Month Ending **November 30, 2017**

CITY OF ANTIOCH, CA - 04380500

Transaction Type	Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
BUY											
	11/01/17	11/03/17	US TREASURY NOTES DTD 11/30/2015 1.625% 11/30/2020	912828M98	1,450,000.00	(1,443,712.89)	(10,043.03)	(1,453,755.92)			
	11/06/17	11/13/17	PACCAR FINANCIAL CORP NOTES DTD 11/13/2017 2.050% 11/13/2020	69371RN85	200,000.00	(199,982.00)	0.00	(199,982.00)			
	11/08/17	11/10/17	JOHNSON & JOHNSON CORP NOTE DTD 11/10/2017 1.950% 11/10/2020	478160CH5	155,000.00	(154,834.15)	0.00	(154,834.15)			
	11/09/17	11/14/17	UNITED PARCEL SERVICE CORPORATE BOND DTD 11/14/2017 2.050% 04/01/2021	911312BP0	440,000.00	(439,304.80)	0.00	(439,304.80)			
	11/13/17	11/16/17	AMERICAN HONDA FINANCE DTD 11/16/2017 2.000% 11/13/2019	02665WBZ3	250,000.00	(249,860.00)	0.00	(249,860.00)			
	11/16/17	11/17/17	SWEDBANK (NEW YORK) CERT DEPOS DTD 11/17/2017 2.270% 11/16/2020	87019U6D6	750,000.00	(750,000.00)	0.00	(750,000.00)			
Transaction Type Sub-Total					3,245,000.00	(3,237,693.84)	(10,043.03)	(3,247,736.87)			
INTEREST											
	11/01/17	11/25/17	FANNIE MAE SERIES 2015-M13 ASQ2 DTD 10/01/2015 1.646% 09/01/2019	3136AODQ0	443,148.90	0.00	693.40	693.40			
	11/01/17	11/25/17	FNMA SERIES 2015-M1 ASQ2 DTD 01/15/2015 1.626% 02/01/2018	3136AMKW8	138,931.87	0.00	188.25	188.25			
	11/01/17	11/25/17	FNMA SERIES 2016-M9 ASQ2 DTD 06/01/2016 1.785% 06/01/2019	3136ASPX8	198,996.19	0.00	309.16	309.16			
	11/01/17	11/25/17	FNMA SERIES 2015-M15 ASQ2 DTD 11/01/2015 1.898% 01/01/2019	3136AOSW1	185,430.37	0.00	321.09	321.09			
	11/01/17	11/25/17	FNMA SERIES 2015-M7 ASQ2 DTD 04/01/2015 1.550% 04/01/2018	3136ANJY4	139,101.46	0.00	179.67	179.67			
	11/02/17	11/02/17	PEPSICO INC CORP NOTE DTD 05/02/2017 1.550% 05/02/2019	713448DR6	360,000.00	0.00	2,790.00	2,790.00			
	11/03/17	11/03/17	SUMITOMO MITSUI BANK NY CD DTD 05/04/2017 2.050% 05/03/2019	86563YVNO	1,425,000.00	0.00	14,849.69	14,849.69			
	11/05/17	11/05/17	UNILEVER CAPITAL CORP BONDS DTD 05/05/2017 1.800% 05/05/2020	904764AV9	175,000.00	0.00	1,575.00	1,575.00			
	11/09/17	11/09/17	INTER-AMERICAN DEVELOPMENT BANK DTD 11/08/2013 2.125% 11/09/2020	4581X0CD8	720,000.00	0.00	7,650.00	7,650.00			



Managed Account Security Transactions & Interest

For the Month Ending **November 30, 2017**

CITY OF ANTIOCH, CA - 04380500

Transaction Type	Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
INTEREST											
	11/11/17	11/11/17	INTEL CORP NOTES DTD 05/11/2017 1.850% 05/11/2020	458140AZ3	475,000.00	0.00	4,393.75	4,393.75			
	11/13/17	11/13/17	INTER-AMERICAN DEVELOPMENT BANK DTD 04/12/2016 1.000% 05/13/2019	458182DX7	1,015,000.00	0.00	5,075.00	5,075.00			
	11/15/17	11/15/17	TOYOTA ABS 2017-B A3 DTD 05/17/2017 1.760% 07/15/2021	89190BAD0	725,000.00	0.00	1,063.33	1,063.33			
	11/15/17	11/15/17	BANK OF AMERICA ABS 2015-A2 A DTD 04/29/2015 1.360% 09/15/2020	05522RCU0	495,000.00	0.00	561.00	561.00			
	11/15/17	11/15/17	FORD ABS 2015-C A3 DTD 09/22/2015 1.410% 02/15/2020	34530YAD5	244,004.63	0.00	286.71	286.71			
	11/15/17	11/15/17	ALLY ABS 2017-3 A3 DTD 05/24/2017 1.740% 09/15/2021	02007EAE8	165,000.00	0.00	239.25	239.25			
	11/15/17	11/15/17	ALLY ABS 2016-3 A3 DTD 05/31/2016 1.440% 08/15/2020	02007LAC6	255,000.00	0.00	306.00	306.00			
	11/15/17	11/15/17	CARMAX ABS 2016-3 A2 DTD 07/20/2016 1.170% 08/15/2019	14314EAB7	235,608.58	0.00	229.72	229.72			
	11/15/17	11/15/17	HYUNDAI ABS 2016-A A3 DTD 03/30/2016 1.560% 09/15/2020	44930UAD8	140,000.00	0.00	182.00	182.00			
	11/16/17	11/16/17	CHEVRON CORP NOTES DTD 05/16/2016 1.561% 05/16/2019	166764BH2	725,000.00	0.00	5,658.63	5,658.63			
	11/22/17	11/22/17	BANK OF NEW YORK MELLON CORP (CALLABLE) DTD 05/29/2015 1.600% 05/22/2018	06406HDB2	675,000.00	0.00	5,400.00	5,400.00			
	11/27/17	11/27/17	INTL BANK OF RECON AND DEV GLOBAL NOTES DTD 10/27/2016 1.125% 11/27/2019	459058FS7	725,000.00	0.00	4,078.13	4,078.13			
	11/30/17	11/30/17	US TREASURY NOTES DTD 11/30/2015 1.625% 11/30/2020	912828M98	860,000.00	0.00	6,987.50	6,987.50			
	11/30/17	11/30/17	US TREASURY NOTES DTD 12/01/2014 1.500% 11/30/2019	912828G61	2,725,000.00	0.00	20,437.50	20,437.50			
	11/30/17	11/30/17	CANADIAN IMPERIAL BANK NY CD DTD 12/05/2016 1.760% 11/30/2018	13606A5Z7	1,450,000.00	0.00	12,760.00	12,760.00			
	11/30/17	11/30/17	NORDEA BANK FINLAND NY CD DTD 12/05/2016 1.760% 11/30/2018	65558LWA6	1,450,000.00	0.00	13,043.56	13,043.56			



Managed Account Security Transactions & Interest

For the Month Ending **November 30, 2017**

CITY OF ANTIOCH, CA - 04380500

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
Trade	Settle									
INTEREST										
11/30/17	11/30/17	US TREASURY NOTES DTD 12/01/2014 1.500% 11/30/2019	912828G61	1,950,000.00	0.00	14,625.00	14,625.00			
Transaction Type Sub-Total				18,095,222.00	0.00	123,883.34	123,883.34			
PAYDOWNS										
11/01/17	11/25/17	FNMA SERIES 2015-M1 ASQ2 DTD 01/15/2015 1.626% 02/01/2018	3136AMKW8	12,925.61	12,925.61	0.00	12,925.61	(129.16)	0.00	
11/01/17	11/25/17	FANNIE MAE SERIES 2015-M13 ASQ2 DTD 10/01/2015 1.646% 09/01/2019	3136AODQ0	75,070.04	75,070.04	0.00	75,070.04	(751.74)	0.00	
11/01/17	11/25/17	FNMA SERIES 2015-M7 ASQ2 DTD 04/01/2015 1.550% 04/01/2018	3136ANJY4	13,097.11	13,097.11	0.00	13,097.11	(130.92)	0.00	
11/01/17	11/25/17	FNMA SERIES 2015-M15 ASQ2 DTD 11/01/2015 1.898% 01/01/2019	3136AOSW1	57,836.73	57,836.73	0.00	57,836.73	(578.36)	0.00	
11/01/17	11/25/17	FNMA SERIES 2016-M9 ASQ2 DTD 06/01/2016 1.785% 06/01/2019	3136ASPX8	1,654.92	1,654.92	0.00	1,654.92	(16.55)	0.00	
11/15/17	11/15/17	FORD ABS 2015-C A3 DTD 09/22/2015 1.410% 02/15/2020	34530YAD5	22,723.66	22,723.66	0.00	22,723.66	4.42	0.00	
11/15/17	11/15/17	CARMAX ABS 2016-3 A2 DTD 07/20/2016 1.170% 08/15/2019	14314EAB7	39,315.17	39,315.17	0.00	39,315.17	3.21	0.00	
Transaction Type Sub-Total				222,623.24	222,623.24	0.00	222,623.24	(1,599.10)	0.00	
SELL										
11/01/17	11/03/17	US TREASURY NOTES DTD 12/31/2013 1.500% 12/31/2018	912828A75	1,430,000.00	1,429,720.70	7,344.29	1,437,064.99	(12,400.79)	(4,898.40)	FIFO
11/06/17	11/10/17	JOHN DEERE CAPITAL CORP DTD 01/06/2017 1.650% 10/15/2018	24422ETM1	135,000.00	135,044.55	154.69	135,199.24	132.30	91.48	FIFO
11/08/17	11/10/17	US TREASURY NOTES DTD 11/30/2015 1.625% 11/30/2020	912828M98	150,000.00	149,308.59	1,085.55	150,394.14	(41.02)	(45.13)	FIFO
11/09/17	11/14/17	US TREASURY NOTES DTD 11/30/2015 1.625% 11/30/2020	912828M98	440,000.00	438,040.63	3,262.43	441,303.06	(51.56)	(70.51)	FIFO
11/13/17	11/16/17	US TREASURY NOTES DTD 12/01/2014 1.500% 11/30/2019	912828G61	250,000.00	248,994.14	1,731.56	250,725.70	(1,396.49)	(1,274.40)	FIFO



Managed Account Security Transactions & Interest

For the Month Ending **November 30, 2017**

CITY OF ANTIOCH, CA - 04380500

Transaction Type					Principal	Accrued		Realized G/L	Realized G/L	Sale
Trade	Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Cost	Amort Cost	Method
SELL										
11/16/17	11/17/17	ROYAL BANK OF CANADA NY CD DTD 03/15/2016 1.700% 03/09/2018	78009NZZ2	700,000.00	700,336.06	2,247.78	702,583.84	336.06	336.06	FIFO
Transaction Type Sub-Total				3,105,000.00	3,101,444.67	15,826.30	3,117,270.97	(13,421.50)	(5,860.90)	
Managed Account Sub-Total					86,374.07	129,666.61	216,040.68	(15,020.60)	(5,860.90)	
Total Security Transactions					\$86,374.07	\$129,666.61	\$216,040.68	(\$15,020.60)	(\$5,860.90)	



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of January 23, 2018

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Matt Gall, Operations Supervisor *MG*

APPROVED BY: Mike Bechtholdt, Deputy Public Works Director II *MB*

SUBJECT: Reject All Bids - Peterbilt 10 Wheel Dump Truck Purchase

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution rejecting all bids for the Peterbilt 10 Wheel Dump Truck vehicle replacement purchase and direct staff to rebid the purchase.

STRATEGIC PURPOSE

The Public Work vehicles support Strategy K-1 in the Strategic Plan by ensuring well maintained public facilities and complying with regulatory requirements in that these vehicles are assigned to Public Works utility and operations divisions.

FISCAL IMPACT

There are no fiscal impacts in rejecting the bids.

DISCUSSION

Public Works published a bid for two Peterbilt 10 Wheel Dump Trucks on November 8, 2017; the bid closed on November 21, 2017. Exceptions to the specifications on this bid are allowed however the City retains the right to accept or reject any and all exceptions.

We solicited bids from three local dealerships and published the bid to the website. We received two qualified submittals; one submittal was disqualified because the vendor failed to notarize the Non-Collusion Affidavit.

Interstate Truck Center submitted the lowest bid in the amount of \$261,644; however the submittal included an International Truck with a Cummins motor as an exception to the bid specification. This exception is a significant change to major components and is not recommended by staff. Coast Counties Peterbilt submitted a qualified bid in the amount of \$307,648. With only one acceptable bid, Staff recommends re-bidding this purchase to allow the City more competitive purchasing options.

The City's inventory of vehicles and equipment is examined annually in conjunction with the budget process to determine which existing units meet replacement criteria and the

operational needs of each division. This recommendation replaces the following vehicles at or beyond their useful life.

<u>Department</u>	<u>Veh #</u>	<u>Replaced Vehicle</u>	<u>New Replacement</u>
Public Works	649	1997 GMC Dump	2018 Peterbilt
Public Works	653	1998 International Dump	2018 Peterbilt

Replacing these vehicles maintains the City's fleet that serves in the Public Works utilities and street maintenance in a safe and responsible manner. Replacing the heavy use vehicles at this time will reduce maintenance costs, vehicle emissions, and improved reliability. Timely replacement is critical to reducing overall costs and liability associated with an aging fleet, improves quality of service and improves productivity by reducing vehicle and equipment down time. There are no disadvantages of replacing these heavily used vehicles in the service of Public Works.

ATTACHMENTS

A. Resolution 2018/**

ATTACHMENT A

RESOLUTION NO. 2018/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
REJECTING ALL BIDS FOR THE PETERBILT 10 WHEEL DUMP TRUCK AND
DIRECT STAFF TO REBID THE PURCHASE.**

WHEREAS, the City's Fleet Division annually assesses its inventory of vehicles and equipment in conjunction with the operational needs of each division and based on standard replacement criteria; and

WHEREAS, the City's Fleet Division maintains the City's fleet through timely replacement of vehicles and equipment that are beyond their useful life, which is critical in managing costs and liability associated with an aging fleet.

WHEREAS, the City's Fleet Division did not receive adequate competitive bids for the Peterbilt 10 Wheel Dump Truck Bid No. 070-1108-17B.

THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch hereby rejects all bids for the Peterbilt 10 Wheel Dump Truck Bid No. 070-1108-17B and directs staff to rebid the purchase.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 23rd day of January 2018, by the following vote:

AYES:

ABSENT:

NOES:

ARNE SIMONSEN, CMC
CITY CLERK OF THE CITY OF ANTIOCH



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of January 23, 2018

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Mark Harris, Operations Supervisor *M.H.*

APPROVED BY: Mike Bechtholdt, Deputy Public Works Director II *MB*

SUBJECT: Resolution Terminating Landscape Maintenance Agreements with Pacific Coast Landscape Management, Inc.

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution terminating agreements for the 3 Person and 5 Person Landscape Crew with Pacific Coast Landscape Management, Inc. of Byron, CA, effective January 24, 2018.

STRATEGIC PURPOSE

This action is essential to Strategy K-1, ensuring well maintained public facilities, rights-of-way and parks, in that the City of Antioch continually strives to enhance its assets and use of resources to improve the beauty and desirability of its significant landscaped areas, and maintain a culture of cleanliness.

FISCAL IMPACTS

There are no impacts associated with this action as the funds will be retained in the lighting and landscape district budgets and applied to the new vendor/s this fiscal year.

DISCUSSION

With the City's minimal landscape maintenance staffing levels, utilizing contracted 3 Person and 5 Person Landscape crews provides the most cost-effective way of maintaining the City's many landscaped areas. The contracted service enhances the City's ability to provide a more consistent level of maintenance services.

Public Works published the 3 Person and 5 Person Landscape Maintenance Crew in 2016. Council approved Staff's recommendation to award the bids to Pacific Coast Landscape Management, Inc. at the Council meeting of April 12, 2016.

The 3 Person Landscape Maintenance Crew performs professional landscape maintenance services, at various locations, based on an 8 hour day, and seasonal as needed basis (Attachment B). For larger jobs and/or projects, the City employs the services of a 5 Person Landscape Maintenance Crew (Attachment C).

Staff is recommending early termination of these agreements as the contractor has struggled to meet production goals as set forth in the request for bid documents detailed in 'Section II. Specifications' of Attachments B and C. The contractor was notified both verbally and in writing of the performance issues.

If approved, Staff will rebid this work and have another vendor in place by early Spring when the growing season starts again.

ATTACHMENTS

- A. Resolution 2018/**
- B. 3 Person Landscape Maintenance Crew RFP - Specifications
- C. 5 Person Landscape Maintenance Crew RFP - Specifications
- D. Maintenance Trade Services Agreements

ATTACHMENT A

RESOLUTION NO. 2018/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH TERMINATING THE 3 AND 5 PERSON LANDSCAPE CREW AGREEMENTS WITH PACIFIC COAST LANDSCAPE MANAGEMENT, INC.

WHEREAS, The City awarded the 3 and 5 Person Landscape Crew agreements to Pacific Coast Landscape Management, Inc. on April 12, 2016, and

WHEREAS, Pacific Coast Landscape Management, Inc. has not met the City's performance standards.

THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch hereby approves the termination of the 3 and 5 Person Landscape Crew agreements with Pacific Coast Landscape Management, Inc. effective January 24, 2018.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 23rd day of January 23, 2018 by the following vote:

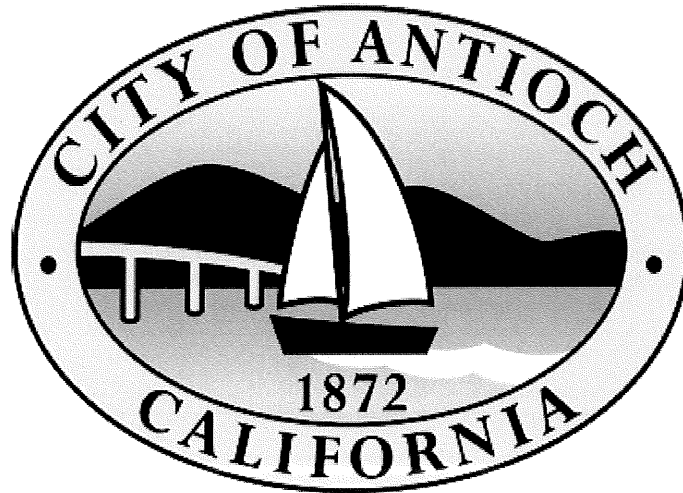
AYES:

ABSENT:

NOES:

ARNE SIMONSEN, CMC
CITY CLERK OF THE CITY OF ANTIOCH

ATTACHMENT B



REQUEST FOR PROPOSAL

**3-PERSON LANDSCAPE CREW
VARIOUS LOCATIONS**

BID NO. 988-0113A-16B

BID DUE DATE: Monday, February 08, 2016 @ 1:00 PM

I. GENERAL CONDITIONS

- 1. General Information** - The Public Works Department of the City of Antioch, California, will receive bid responses at its office located at 1201 W. 4th Street, Antioch, CA 94509 on **Monday, February 8, 2016 @ 1:00 PM.**

Questions relating to specifications or technical questions related to the bid submittal, must be sent via email to aroberts@ci.antioch.ca.us. Bidders are **NOT** to pursue City staff by telephone or in person.

Bids shall be made only on the designated bid form, properly executed, and enclosed in a sealed envelope bearing the name of the bidder, the bid number, bid due date, and bid title. Forms are available and may be secured by prospective bidders at the Department of Public Works at 1201 W 4th Street, Antioch, CA 94531. Bids shall be written in ink, computer generated, or by typewriter. Mistakes may be crossed out and corrections inserted adjacent thereto and must be initialed in ink by the person signing the bid. Bids are to be verified before submission as they cannot be corrected or altered or signed after bids are opened. Bids shall be signed by an authorized officer or employee of the bidder.

It is your responsibility to check back on the website for any addenda that may have been issued, prior to the bid/proposal due date. Please proceed to the City's website at www.ci.antioch.ca.us/CityGov/Finance/Purchasing/RFPs.htm for details.

- 2. Form of Bid** - The bid shall be made on the attached bidder's proposal form. If the form is deemed inadequate, additional information may be submitted with the proposal, via an attachment of catalogs, drawings, photographs, or a letter. Letters repeating prices and details from the City's specifications must be omitted.
- 3. Interpretation of Bids** - Should a bidder find discrepancies in, or omissions from the specifications, or should bidder be in doubt as to their true meaning, bidder shall submit a formal request to the Public Works Department for an interpretation thereof ***prior*** to the bid opening to the attention of Arlene Roberts at aroberts@ci.antioch.ca.us. The person submitting the request shall be responsible for its prompt delivery. Any interpretation of, or change in the proposed documents will be made only by an addendum published on the City's website, and shall become part of any contract awarded. The City will not be responsible for any other explanation or interpretations.
- 4. Addenda** - Any addenda issued by the City during the time of bidding shall be covered in the bid and shall be made a part of the contract. It is the bidder responsibility to check the City of Antioch website, for any addenda that may have been issued prior to the bid/proposal due date.

5. **Bid Opening** - Bids shall be delivered to the Public Works Department of the City of Antioch located at **1201 W. 4th St. Antioch, 94531** on or before the day and hour set for the opening of bids. A bidder may withdraw his bid, either personally or by written request, at any time prior to the scheduled time for opening of bids.
6. **Late Bids** - Any bids received after the scheduled time of opening will be clocked in, but will not be opened or considered.
7. **No Bid** - If a bid is not made, the bid form must be returned and the reason for not bidding stated; otherwise the vendor's name will be removed from the bidders list. If a bid is submitted without an amount, it will not be considered.
8. **Award or Rejection** - The bid will be awarded to the lowest responsive and responsible bidder offering the best value to the City and will be announced by way of publishing to the City's website, i.e.; www.ci.antioch.ca.us/CityGov/Finance/Purchasing/RFPs.htm. Best value is based on all factors, including: cost (unit prices and total prices); contractor's ability, capacity and skill; ability to perform within the time required; character, integrity, reputation, judgment, experience and efficiency of contractor; quality of contractor's performance on previous purchases or contracts, if applicable; and the ability of the contractor to provide future maintenance, repair, parts and services, if applicable.

The City reserves the right to reject any or all bids, to accept or reject any one or more items of a bid, or to waive any minor irregularities or informalities in the bid. It is anticipated that all items will be purchased, however the City reserves the right to change quantities prior to the award. Estimated quantities are no guarantee of a certain quantity to be ordered by City. The City reserves the right to make the award to the overall low bidder, or split the award amongst the bidders. If the bid is on an "all or nothing" basis, this must be stated on the bid form.

For the purpose of evaluating bids for multiple awards, the sum of \$175.00 is considered to be the administrative cost to the City for issuing and administering each contract awarded. Individual awards will be made for the items and combinations of items which result in the lowest aggregate price to the City, including such administrative cost.

9. **Terms and Conditions** - The bidder shall not change the wording on the specifications or conditions. No words or comments shall be added to the general conditions or detailed specifications. Any explanation or alternative offered shall be set forth in a letter attached to the front cover of the specifications. Alternatives which do not substantially comply with the City's specifications cannot be considered. Conditional bids cannot be accepted.
10. **Brand Names**- The make or brand and grade of the article on which the bid is submitted should be stated on the bid form.

- 11. Payment Terms** - Must be indicated by filling in the proper blanks on the bid form. Cash discounts of less than 20 days will be considered net. The standard terms at the City of Antioch are Net 30 days.
- 12. FOB Point** - It is understood that the bidder agrees to deliver FOB Destination, with no freight charges to the City. All costs for packing, delivery, drayage, postage, freight, express, or for any other purpose are to be borne by the bidder.
- 13. Approved Equal – Brand names and numbers, when used, are for reference to indicate the character or quality desired.** The use of the name of a manufacturer, or any special brand or make, in describing any item in the bid documents does not restrict bidders to that manufacturer or specific article. An equal of the named product will be given due consideration if literature is submitted with the bid showing that the product is of equal or better quality and utility to that specified by the City. Determination of acceptability of any product shall be solely at the City's discretion.
- 14. Tax** - No bid shall include federal excise tax, inasmuch as the City is exempt per published IRS regulations concerning state/local governments. The City is obligated to pay applicable state sales or use taxes. The sales tax rate for the City of Antioch is 9.25%.
- 15. Samples** - When requested, bidders shall submit properly marked samples of the article(s) on which bid is made to the City. Any sample submitted must be clearly marked in such a manner that the marking is fixed, so that the identification of the sample is assured. Such marking shall state (1) name of bidder, (2) number of bid, and (3) item number. Samples, when required, must be furnished free of expense to the City, and if not destroyed by tests, will upon request be returned at bidder's expense unless retained by City for future comparison.
- 16. Inspection** - All items furnished shall be subject to the inspection of the City, and unsuitable items may be rejected. Defective items shall be made good by the vendor in a manner satisfactory to the City.
- 17. Assignment** - No assignment by the contractor or any contract to be entered into hereunder or of any part thereof, except of funds to be received thereunder by the contractor, will be recognized by the City unless such assignment has had the prior written approval of the City.
- 18. Warranty** - Terms of any warranty offered by the manufacturer or the bidder shall be included with the bid. Contractor warrants all work done and goods provided under this Agreement shall at the minimum: a) meet all conditions of the Agreement; b) shall be free from all defects in design, material and workmanship; and 3) shall be fit for the purposes intended. If any defects occur within said 12 months following acceptance, Contractor shall be solely responsible for the correction of those defects.

19. Timely Delivery – If indicated in the bid form, bidder shall indicate time of delivery as the number of calendar days following receipt of the order by the contractor to receipt of the goods or services by the City. Time of delivery may be a consideration in the award.

Time is of the essence, and the purchase order is subject to termination for failure to deliver on time. The acceptance by buyer of later performance with or without objection or reservation shall not waive the right to claim damage for such breach nor constitute a waiver of the requirements for the timely performance of any obligation remaining to be performed by the vendor.

20. Liquidated Damages - If delivery does not occur on schedule it is understood that the City will suffer damage. It being impractical and infeasible to determine the amount of actual damage, it is agreed that the contractor shall pay to the City the sum of one hundred (\$100.00) dollars per day for each and every calendar day's delay in finishing the contract.

21. Termination for Default - The City may, by written notice of default to the vendor/contractor, terminate the contract in whole or in part should the vendor/contractor fail to make satisfactory progress, fail to deliver within time specified therein or fail to deliver in strict conformance to specifications and requirements set forth therein. In the event of such termination, the City reserves the right to purchase or obtain the supplies or services elsewhere, and the defaulting vendor/contractor shall be liable for the difference between the prices set forth in the terminated order and the actual cost thereof to the City. The prevailing market price shall be considered the fair repurchase price. If, after notice of termination of this contract under the provisions of this clause, it is determined for any reason that the Contractor was not in default under the provisions of this clause, the rights and obligations of the parties shall be the same as if the notice of termination had been issued pursuant to the Termination for Convenience clause. The rights and remedies of City provided in this article shall not be exclusive and are in addition to any other rights and remedies provided by law or under resulting order.

22. Termination for Convenience - The City may, by written notice stating the extent and effective date, terminate any resulting order for convenience in whole or in part, at any time. The City shall pay the vendor as full compensation for performance until such termination the unit or pro rate price for the delivered and accepted portion, and a reasonable amount, as costs of termination, not otherwise recoverable from other sources by the contractor as approved by the City, with respect to the undelivered or unaccepted portion of the order, provided compensation hereunder shall in no event exceed the total price. In no event shall the City be liable for any loss of profits on the resulting order or portion thereof so terminated. The rights and remedies of City provided in this article shall not be exclusive and are in addition to any other rights and remedies provided by law or under resulting order.

23. Fiscal Year - Obligation for payment of any contract beyond the current fiscal year end is contingent upon the availability of funding from which payment can be made. No legal

liability shall arise for payment beyond June 30 of the calendar year unless funds are made available for such performance.

24. Equal Opportunity - Contractor shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, marital status, sex, or sexual orientation or any other prohibited basis under federal or state law, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Contractor under this Agreement. Contractor shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Contractor thereby.

Contractor shall include the provisions of this Subsection in any subcontract approved by the Contract Administrator or this Agreement.

25. Business License - The City of Antioch requires that any contractor doing business within the city limits must hold a valid City of Antioch Business License prior to merchandise delivery (by vendor) or services provided.

26. Governing Law - This contract shall be construed and interpreted according to the laws of the State of California with venue for any action under this Agreement in Contra Costa County, California.

27. Liabilities - Contractor shall indemnify, save and hold harmless from and defend the City, its officers, agents and employees, against any and all claims, costs, demands, causes of action, suits, losses, expense or liability arising from, or alleged to have arisen, from any acts or omissions of Contractor, its agents, sub-contractors, officials or employees, in connection with the execution of the work covered by this Agreement, as it may be amended, except for the sole negligence or willful misconduct of City. This indemnification includes any claim that the materials or equipment provided under this Agreement, or any tool, article or process used in manufacture of such tools or equipment, constitutes an infringement of any patent issued by the United States. This entire indemnification provision shall survive termination or cancellation of this Agreement.

28. Right to Audit - The City of Antioch reserves the right to verify, by examination of vendors' records, all invoiced amounts when firm prices are not set forth in the purchase agreement.

29. Assignment - In submitting a bid to a public purchasing body, the bidder offers and agrees that if the bid is accepted, it will assign to the purchasing body all rights, title and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Sec. 15) or under the Cartwright Act (Chapter 2 (commencing with Section 16700) of part 2 of Division 7 of the Business and Professions Code), arising from the purchases of goods, materials, or services by the bidder for sale to the purchasing body pursuant to the bid.

Such assignment shall be made and become effective at the time the purchasing body tenders final payment to the bidder.

- 30. Surety Bonds** - The Bidder is required to submit a bidder's bond if included on the Bid Form. Unless stated to the contrary in the Detailed Specifications, Contractor is required to provide the following surety bonds from an admitted and authorized surety in California in the full amount of the work to be performed:

There is no bond required for this contract.

- 31. Prevailing Wage** - Where labor is required for public work as part of this contract, pursuant to the provisions of the Labor Code of the State of California, contractors shall pay no less than the minimum wages established by the Director of the Department of Industrial Relations of the State of California.

To the extent applicable, Contractor shall comply with the requirements of the California Labor Code including but not limited to hours of labor, nondiscrimination, payroll records, apprentices, workers' compensation and prevailing wages.

No less than the general prevailing rate of per diem wages, and not less than the general prevailing rate of per diem wages for holidays and overtime work, for each craft, classification or type of worker needed to execute the work under this Agreement shall be paid to all workers, laborers and mechanics employed in the execution of the work by the Contractor or any subcontractor doing or contracting to do any part of the work. The appropriate determination of the Director of the California Department of Industrial Relations shall be filed with, and available for inspection, at the City offices. Contractor shall post, at each job site, a copy of the prevailing rate of per diem wages. The Contractor shall forfeit fifty dollars (\$50.00) for each calendar day or portion thereof for each worker paid less than the stipulated prevailing rates for any public work done under the Agreement by it or by any subcontractor under Contractor.

The City reserves the right to request and review the contractor's payroll records in the form of certified payroll records. In the event certified payroll records are requested, they are to be submitted via email to aroberts@ci.antioch.ca.us. Furthermore, Contractor is to submit two sets: one complete and one redacted of private information [on the second copy the name, address and social security number of the individual employees must be redacted (blacked out).]

- 32. Appeals** - Any actual or prospective bidder or contractor that has a grievance in connection with any City solicitation or award of contract may protest in writing pursuant to the provisions in Antioch Municipal Code section 3-4.03. Protestors are urged to seek resolution of their complaints initially with the using department.

33. Contract Documents - The work embraced herein shall be performed at the locations covered in this bid and in accordance with the current Standard Specifications of the State of California, Business and Transportation Agency, Department of Transportation. In addition to the State Specifications, the following will also apply: these Specifications; the Proposal; the Contract required herein; any supplemental agreements amending or extending the work; working drawings or sketches clarifying or enlarging upon the work specified herein; and to pertinent portions of other documents included by reference thereto in these Specifications.

The Successful bidder shall be expected to agree to and comply with all terms addressed in the attached Sample Maintenance and Trade Services Agreement. The bidder shall not change the wording in the attached specifications or conditions. No words or comments shall be added to the general conditions or detailed specifications. Conditional bids cannot be accepted.

34. Insurance - Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Contractor, his agents, representatives, employees, or subcontractors.

All certificates and endorsements must be emailed to aroberts@ci.antioch.ca.us, with the name of the contract clearly identified on the certificates and endorsements AND annual renewals automatically be **generated and emailed as instructed**.

Minimum Scope of Insurance: Coverage shall be at least as broad as:

1. Insurance Services Office Commercial General Liability coverage (occurrence Form CG 00 01), Owners and Contractors Protective Liability Coverage Form – Coverage for Operations of Designated Contractor).
2. Insurance Services Office Form Number CA 0001 covering Automobile Liability, Code 1 (any auto).
3. Workers' Compensation insurance as required by the State of California and Employer's Liability Insurance.
4. Builder's Risk (Course of Construction) insurance covering all risks of loss less policy exclusions.

Minimum Limits of Insurance: Contractor shall maintain limits no less than:

1. Commercial General Liability (CGL): Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than **\$2,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required

occurrence limit.

2. Automobile Liability: ISO Form Number CA 00 01 covering any auto (Code 1), or if Contractor has no owned autos, hired, (Code 8) and non-owned autos (Code 9), with limit no less than **\$1,000,000** per accident for bodily injury and property damage.
3. Workers' Compensation: As required by the State of California.
4. Employer's Liability: **\$1,000,000** per accident for bodily injury or disease.

Additional requirements if applicable:

5. Builder's Risk: Completed value of the project with no coinsurance penalty provisions for construction project.
6. Professional Liability: \$1,000,000 as needed for design/build and other professional services.
7. Contractor's Pollution Liability: \$1,000,000 per occurrence \$2,000,000 policy aggregate if hazardous materials are involved.

Deductibles and Self-Insured Retentions: Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, officials, employees and volunteers; or the Contractor shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration, and defense expenses.

Other Insurance Provisions: The general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

1. *Additional Insured Status*. The City, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance (at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 and CG 20 37 if a later edition is used).
2. *Primary Coverage*. For any claims related to this contract, the Contractor's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.

3. *Notice of Cancellation.* Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the City.
4. *Waiver of Subrogation.* Contractor hereby grants to City a waiver of any right to subrogation which any insurer of said Contractor may acquire against the City by virtue of the payment of any loss under such insurance. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.
5. *Deductibles and Self-Insured Retentions.* Any deductibles or self-insured retentions must be declared to and approved by the City. The City may require the Contractor to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.

Certificate of Insurance and Endorsements: Contractor shall furnish the City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor's obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

Acceptability of Insurers: Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable by City.

Verification of Coverage: Contractor shall furnish the Entity with original certificates and amendatory **endorsements** affecting coverage required by this clause. All certificates and endorsements are to be received and approved by the Entity before work commences. However, failure to do so shall not operate as a waiver of these insurance requirements. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements affecting the coverage required by these specifications at any time.

Subcontractors: Contractor shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein.

II. SPECIFICATIONS

PAYMENTS & INVOICING: Shall be net 30, or within 15 days if terms include discount. With the request for payment each month, invoice must reference P.O. number and month of service.

EQUIPMENT & SUPPLIES: Contractor agrees to provide and maintain all equipment required to perform the above services. The contractor's equipment is to be of top quality and in good working order at all times. If the City or its designee requests replacement equipment due to poor quality or performance the contractor will replace the equipment at his/her own expense as soon as possible.

CONTRACT LENGTH & EFFECTIVE DATES: This contract will be effective **July 1, 2016, thru June 30, 2019**, upon successful approval of contractor's employees. Upon successful review, the vendor may be given the option to renew the contract for a period not to exceed two (2) additional years.

CUSTOMER SERVICE & QUALITY ASSURANCE: Any work or assigned duties that are not performed to our standards and/or contractual agreement may result in delay, reduction or discount at the contractors expense. The judgment for reduced payment or discount shall be at the City's sole discretion. In addition, the City may move to the next lowest responsible bidder if the City is not happy with the services or communication supplied by the contractor. All complaints about services rendered will be processed by the Deputy Public Works Director or designee/s.

BUDGET: The City has budgeted approximately \$170,000 annually. Nonetheless, this is not a guarantee of work or that all funds will be used.

TERM: The agreement for work may be extended up to 2 additional fiscal years at the price quoted. The agreement for additional years is contingent to both parties (City of Antioch and Contractor) agreeing on the respective price and volume of work.

HOURS OF OPERATION: The Contractor shall have a representative available to meet with City of Antioch personnel during the normal City working hours, which are 7:00 a.m. to 4:00 p.m., Monday through Friday, except holidays. Contractor may work on Saturdays with prior permission from City representative. Per Antioch Municipal Code, Section 5-17-05, construction noise is limited on weekdays, no construction noise prior to 7:00 am and after 6:00 pm, and further limited to 8:00 am and 5:00 pm if within 300 feet of occupied dwellings.

SCOPE OF WORK: The City of Antioch is requesting a quote for a 3-person landscape maintenance crew. The crew will work as directed in the medians and landscape rights-of-way throughout the City of Antioch.

CITY WILL PROVIDE:

- **Inspection** – The City's representative will answer questions and inspect work for contract compliance.
- **Direction and Quality Control** – The City's representative will lay out areas of work and answer questions as to the type of detailed trimming desired.
- **Notice** – The City shall give a 72-hour notice for the start of work and do its best to lay out a schedule so that the contractor has an idea of the length of time the crew will be utilized.
-

- **Disposal Site** – The City will provide to the contractor, a disposal site within twelve miles of the work locations.

CONTRACTOR WILL PROVIDE:

- **Crew** – A safe, motivated and skilled 3-person crew or team capable of productively pruning and trimming vegetation in a highly efficient and productive manner.
- **Equipment** – The following landscape maintenance equipment (*required*):
 1. One (1) String Trimmer or Weed Whacker
 2. Two (2) Trimmers
 3. One (1) Blower.
 4. One (1) 6-yard Dump Truck.
 5. One (1) Chainsaw (have onsite and available if needed).
 6. Rakes, shovels, brooms, etc., as needed to complete the task.
- **Safety** – Onsite safety and traffic control (*required*). Additionally, items furnished shall meet requirements of the Occupational Safety and Health Act (OSHA), federal, state and local requirements, in addition to requirements of appropriate safety standard organizations.
 - Workers to wear reflective vests at all times.
 - Vehicles must be clearly labeled with company name and vehicles numbers.
 - CalTrans specified traffic control for lane closures (*required*).
 1. One (1) CalTrans approved Arrow Board.
 2. All signs/devices required by CalTrans Standards Plans to set up a lane closure.
 3. Minimum of 50 (more may be required) 28-inch cones
- **Communication** - At least one crew member must be able to communicate with City staff in English, both verbally and in writing.
- **Cost** - The Contractor shall quote a price that includes compliance with all specifications listed, including labor, equipment, traffic control and any other incidentals to complete the work safely and efficiently

Time will start at the job site. Contractor is to keep the City informed of working locations so that the City representative can inspect the work throughout the process. The City of Antioch will reserve the right to make the sole judgment on productivity and efficiency. If the City's representative is not happy with the efficiency and productivity of the crew, s/he will move to another responsible bidder. If the City desires more than one 3-person crew, the City may elect to use more than one contractor.

SCOPE OF WORK REMINDER: The price quoted shall include compliance with all specifications listed above.

IV BID SUBMITTAL WORK SHEET - BID NO. 988-0113A-16B

Your Company Name: _____

Contact Name: _____

Contact Phone: _____

Contact Email: _____

Please provide the following information for Years 1 – 3:

- Total cost for an 8-hour day from July 1, 2016 to June 30, 2017 _____
- Total cost for an 8-hour day from July 1, 2017 to June 30, 2018 _____
- Total cost for an 8-hour day from July 1, 2018 to June 30, 2019 _____

If an extension is approved, information will be needed for Years 4 – 5.

Please provide information for Years 4 – 5 also:

- Total cost for an 8-hour day from July 1, 2019 to June 30, 2020 _____
- Total cost for an 8-hour day from July 1, 2020 to June 30, 2021 _____

City of Antioch

PROJECT TITLE
Bid No. 988-0113A-16B

The undersigned bidder declares that it has carefully examined the locations of the proposed work, plans and specifications, special provisions and read the accompanying instructions to bidders. The undersigned submitter certifies that he/she is, at the time of presenting this Proposal, and shall be, throughout the length of the contract, licensed by the state of California to do the type of work required under the terms of the contract documents. Submitter further certifies that he/she is skilled and regularly engaged in the general class of work called for in the contract documents.

In accordance with the requirements, the submitter represents that he/she is competent, knowledgeable and has special skills on the nature, extent and inherent conditions of the work to be performed. Submitter further acknowledges that there are certain peculiar and inherent conditions which may create, during maintenance operations, unusual or peculiar unsafe conditions hazardous to persons and property. Submitter acknowledges that he/she is aware of such risks and that he/she has the skill and experience to foresee and to adopt protective measures to adequately and safely perform the maintenance services with respect to such hazards.

Does proposed bid conform to all requirements listed in this document and drawings? Yes _____ No _____

If NO, explain non-conforming specifications in detail on separate sheet.

Terms or Cash Discount (if other than net 30 days) _____

Company Name _____

Contact Name _____

Title _____

Address _____

City/State/Zip _____

Telephone _____ FAX _____

Email Address _____

Contractor's License No. _____ Exp. Date _____

City of Antioch Business License No. _____ Exp. Date _____

Signature _____ Date _____

Bid must be in a sealed envelope with the bid number, closing date, and time on the outside envelope.

DELIVER BID SUBMITTAL TO:

CITY OF ANTIOCH
PUBLIC WORKS
BID NO. 988-0113A-16B
1201 W 4TH STREET
ANTIOCH, CA 94509

NON COLLUSION AFFIDAVIT

THIS PAGE MUST BE NOTARIZED

City of Antioch

PROJECT TITLE

Bid No. 988-0113A-16B

The Bidder, by its officers and agents or representatives present at the time of filing this bid, being duly sworn on their oaths say, that neither they nor any of them have in any way directly or indirectly entered into any arrangement or agreement with any other bidder, or with any public officer of the CITY OF ANTIOCH whereby such affiant or affiants or either of them has paid or is to pay to such bidder or public officer any sum of money, or has given or is to give to such other bidder or public officer anything of value whatever, or such affiant or affiants or either of them has not directly or indirectly entered into any arrangement or agreement with any other bidder or bidders, which tends to or does lessen or destroy free competition in the letting of the contract sought for on the attached bids; that no bid has been accepted from any subcontractor or supplier through any bid depository, the By-Laws, Rules or Regulations of which prohibit or prevent the Contractor from considering any bid from any subcontractor or supplier which is not processed through said bid depository, or which prevent any subcontractor or supplier from bidding to any Contractor who does not use the facilities or accept bids from or through such bid depository; that no inducement of any form or character other than that which appears upon the face of the bid will be suggested, offered, paid or delivered to any person of the contract, nor has this bidder any agreement or understanding of any kind whatsoever, with any person whomsoever to pay, deliver to, or share with any other person in any way or manner, any of the proceeds of the contracts sought by this bid.

NAME _____

SIGNATURE _____

TITLE _____

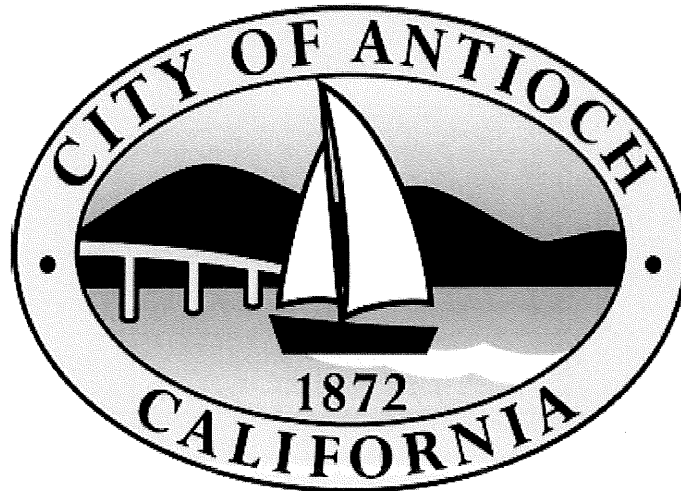
Subscribed and sworn to before me by:

This _____ day of _____, 20_____

Notary Public

Bidder's Initials _____

ATTACHMENT C



REQUEST FOR PROPOSAL

**5-PERSON LANDSCAPE CREW
VARIOUS LOCATIONS**

BID NO. 988-0113B-16C

BID DUE DATE: Monday, February 08, 2016 @ 2:00 PM

I. GENERAL CONDITIONS

- 1. General Information** - The Public Works Department of the City of Antioch, California, will receive bid responses at its office located at 1201 W. 4th Street, Antioch, CA 94509 on **Monday, February 8, 2016 @ 2:00 PM.**

Questions relating to specifications or technical questions related to the bid submittal, must be sent via email to aroberts@ci.antioch.ca.us. Bidders are **NOT** to pursue City staff by telephone or in person.

Bids shall be made only on the designated bid form, properly executed, and enclosed in a sealed envelope bearing the name of the bidder, the bid number, bid due date, and bid title. Forms are available and may be secured by prospective bidders at the Department of Public Works at 1201 W 4th Street, Antioch, CA 94531. Bids shall be written in ink, computer generated, or by typewriter. Mistakes may be crossed out and corrections inserted adjacent thereto and must be initialed in ink by the person signing the bid. Bids are to be verified before submission as they cannot be corrected or altered or signed after bids are opened. Bids shall be signed by an authorized officer or employee of the bidder.

It is your responsibility to check back on the website for any addenda that may have been issued, prior to the bid/proposal due date. Please proceed to the City's website at www.ci.antioch.ca.us/CityGov/Finance/Purchasing/RFPs.htm for details.

- 2. Form of Bid** - The bid shall be made on the attached bidder's proposal form. If the form is deemed inadequate, additional information may be submitted with the proposal, via an attachment of catalogs, drawings, photographs, or a letter. Letters repeating prices and details from the City's specifications must be omitted.
- 3. Interpretation of Bids** - Should a bidder find discrepancies in, or omissions from the specifications, or should bidder be in doubt as to their true meaning, bidder shall submit a formal request to the Public Works Department for an interpretation thereof ***prior*** to the bid opening to the attention of Arlene Roberts at aroberts@ci.antioch.ca.us. The person submitting the request shall be responsible for its prompt delivery. Any interpretation of, or change in the proposed documents will be made only by an addendum published on the City's website, and shall become part of any contract awarded. The City will not be responsible for any other explanation or interpretations.
- 4. Addenda** - Any addenda issued by the City during the time of bidding shall be covered in the bid and shall be made a part of the contract. It is the bidder responsibility to check the City of Antioch website, for any addenda that may have been issued prior to the bid/proposal due date.

5. **Bid Opening** - Bids shall be delivered to the Public Works Department of the City of Antioch located at **1201 W. 4th St. Antioch, 94531** on or before the day and hour set for the opening of bids. A bidder may withdraw his bid, either personally or by written request, at any time prior to the scheduled time for opening of bids.
6. **Late Bids** - Any bids received after the scheduled time of opening will be clocked in, but will not be opened or considered.
7. **No Bid** - If a bid is not made, the bid form must be returned and the reason for not bidding stated; otherwise the vendor's name will be removed from the bidders list. If a bid is submitted without an amount, it will not be considered.
8. **Award or Rejection** - The bid will be awarded to the lowest responsive and responsible bidder offering the best value to the City and will be announced by way of publishing to the City's website, i.e.; www.ci.antioch.ca.us/CityGov/Finance/Purchasing/RFPs.htm. Best value is based on all factors, including: cost (unit prices and total prices); contractor's ability, capacity and skill; ability to perform within the time required; character, integrity, reputation, judgment, experience and efficiency of contractor; quality of contractor's performance on previous purchases or contracts, if applicable; and the ability of the contractor to provide future maintenance, repair, parts and services, if applicable.

The City reserves the right to reject any or all bids, to accept or reject any one or more items of a bid, or to waive any minor irregularities or informalities in the bid. It is anticipated that all items will be purchased, however the City reserves the right to change quantities prior to the award. Estimated quantities are no guarantee of a certain quantity to be ordered by City. The City reserves the right to make the award to the overall low bidder, or split the award amongst the bidders. If the bid is on an "all or nothing" basis, this must be stated on the bid form.

For the purpose of evaluating bids for multiple awards, the sum of \$175.00 is considered to be the administrative cost to the City for issuing and administering each contract awarded. Individual awards will be made for the items and combinations of items which result in the lowest aggregate price to the City, including such administrative cost.

9. **Terms and Conditions** - The bidder shall not change the wording on the specifications or conditions. No words or comments shall be added to the general conditions or detailed specifications. Any explanation or alternative offered shall be set forth in a letter attached to the front cover of the specifications. Alternatives which do not substantially comply with the City's specifications cannot be considered. Conditional bids cannot be accepted.
10. **Brand Names**- The make or brand and grade of the article on which the bid is submitted should be stated on the bid form.

- 11. Payment Terms** - Must be indicated by filling in the proper blanks on the bid form. Cash discounts of less than 20 days will be considered net. The standard terms at the City of Antioch are Net 30 days.
- 12. FOB Point** - It is understood that the bidder agrees to deliver FOB Destination, with no freight charges to the City. All costs for packing, delivery, drayage, postage, freight, express, or for any other purpose are to be borne by the bidder.
- 13. Approved Equal – Brand names and numbers, when used, are for reference to indicate the character or quality desired.** The use of the name of a manufacturer, or any special brand or make, in describing any item in the bid documents does not restrict bidders to that manufacturer or specific article. An equal of the named product will be given due consideration if literature is submitted with the bid showing that the product is of equal or better quality and utility to that specified by the City. Determination of acceptability of any product shall be solely at the City's discretion.
- 14. Tax** - No bid shall include federal excise tax, inasmuch as the City is exempt per published IRS regulations concerning state/local governments. The City is obligated to pay applicable state sales or use taxes. The sales tax rate for the City of Antioch is 9.25%.
- 15. Samples** - When requested, bidders shall submit properly marked samples of the article(s) on which bid is made to the City. Any sample submitted must be clearly marked in such a manner that the marking is fixed, so that the identification of the sample is assured. Such marking shall state (1) name of bidder, (2) number of bid, and (3) item number. Samples, when required, must be furnished free of expense to the City, and if not destroyed by tests, will upon request be returned at bidder's expense unless retained by City for future comparison.
- 16. Inspection** - All items furnished shall be subject to the inspection of the City, and unsuitable items may be rejected. Defective items shall be made good by the vendor in a manner satisfactory to the City.
- 17. Assignment** - No assignment by the contractor or any contract to be entered into hereunder or of any part thereof, except of funds to be received thereunder by the contractor, will be recognized by the City unless such assignment has had the prior written approval of the City.
- 18. Warranty** - Terms of any warranty offered by the manufacturer or the bidder shall be included with the bid. Contractor warrants all work done and goods provided under this Agreement shall at the minimum: a) meet all conditions of the Agreement; b) shall be free from all defects in design, material and workmanship; and 3) shall be fit for the purposes intended. If any defects occur within said 12 months following acceptance, Contractor shall be solely responsible for the correction of those defects.

19. Timely Delivery – If indicated in the bid form, bidder shall indicate time of delivery as the number of calendar days following receipt of the order by the contractor to receipt of the goods or services by the City. Time of delivery may be a consideration in the award.

Time is of the essence, and the purchase order is subject to termination for failure to deliver on time. The acceptance by buyer of later performance with or without objection or reservation shall not waive the right to claim damage for such breach nor constitute a waiver of the requirements for the timely performance of any obligation remaining to be performed by the vendor.

20. Liquidated Damages - If delivery does not occur on schedule it is understood that the City will suffer damage. It being impractical and infeasible to determine the amount of actual damage, it is agreed that the contractor shall pay to the City the sum of one hundred (\$100.00) dollars per day for each and every calendar day's delay in finishing the contract.

21. Termination for Default - The City may, by written notice of default to the vendor/contractor, terminate the contract in whole or in part should the vendor/contractor fail to make satisfactory progress, fail to deliver within time specified therein or fail to deliver in strict conformance to specifications and requirements set forth therein. In the event of such termination, the City reserves the right to purchase or obtain the supplies or services elsewhere, and the defaulting vendor/contractor shall be liable for the difference between the prices set forth in the terminated order and the actual cost thereof to the City. The prevailing market price shall be considered the fair repurchase price. If, after notice of termination of this contract under the provisions of this clause, it is determined for any reason that the Contractor was not in default under the provisions of this clause, the rights and obligations of the parties shall be the same as if the notice of termination had been issued pursuant to the Termination for Convenience clause. The rights and remedies of City provided in this article shall not be exclusive and are in addition to any other rights and remedies provided by law or under resulting order.

22. Termination for Convenience - The City may, by written notice stating the extent and effective date, terminate any resulting order for convenience in whole or in part, at any time. The City shall pay the vendor as full compensation for performance until such termination the unit or pro rate price for the delivered and accepted portion, and a reasonable amount, as costs of termination, not otherwise recoverable from other sources by the contractor as approved by the City, with respect to the undelivered or unaccepted portion of the order, provided compensation hereunder shall in no event exceed the total price. In no event shall the City be liable for any loss of profits on the resulting order or portion thereof so terminated. The rights and remedies of City provided in this article shall not be exclusive and are in addition to any other rights and remedies provided by law or under resulting order.

23. Fiscal Year - Obligation for payment of any contract beyond the current fiscal year end is contingent upon the availability of funding from which payment can be made. No legal

liability shall arise for payment beyond June 30 of the calendar year unless funds are made available for such performance.

24. Equal Opportunity - Contractor shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, marital status, sex, or sexual orientation or any other prohibited basis under federal or state law, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Contractor under this Agreement. Contractor shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Contractor thereby.

Contractor shall include the provisions of this Subsection in any subcontract approved by the Contract Administrator or this Agreement.

25. Business License - The City of Antioch requires that any contractor doing business within the city limits must hold a valid City of Antioch Business License prior to merchandise delivery (by vendor) or services provided.

26. Governing Law - This contract shall be construed and interpreted according to the laws of the State of California with venue for any action under this Agreement in Contra Costa County, California.

27. Liabilities - Contractor shall indemnify, save and hold harmless from and defend the City, its officers, agents and employees, against any and all claims, costs, demands, causes of action, suits, losses, expense or liability arising from, or alleged to have arisen, from any acts or omissions of Contractor, its agents, sub-contractors, officials or employees, in connection with the execution of the work covered by this Agreement, as it may be amended, except for the sole negligence or willful misconduct of City. This indemnification includes any claim that the materials or equipment provided under this Agreement, or any tool, article or process used in manufacture of such tools or equipment, constitutes an infringement of any patent issued by the United States. This entire indemnification provision shall survive termination or cancellation of this Agreement.

28. Right to Audit - The City of Antioch reserves the right to verify, by examination of vendors' records, all invoiced amounts when firm prices are not set forth in the purchase agreement.

29. Assignment - In submitting a bid to a public purchasing body, the bidder offers and agrees that if the bid is accepted, it will assign to the purchasing body all rights, title and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Sec. 15) or under the Cartwright Act (Chapter 2 (commencing with Section 16700) of part 2 of Division 7 of the Business and Professions Code), arising from the purchases of goods, materials, or services by the bidder for sale to the purchasing body pursuant to the bid.

Such assignment shall be made and become effective at the time the purchasing body tenders final payment to the bidder.

- 30. Surety Bonds** - The Bidder is required to submit a bidder's bond if included on the Bid Form. Unless stated to the contrary in the Detailed Specifications, Contractor is required to provide the following surety bonds from an admitted and authorized surety in California in the full amount of the work to be performed:

There is no bond required for this contract.

- 31. Prevailing Wage** - Where labor is required for public work as part of this contract, pursuant to the provisions of the Labor Code of the State of California, contractors shall pay no less than the minimum wages established by the Director of the Department of Industrial Relations of the State of California.

To the extent applicable, Contractor shall comply with the requirements of the California Labor Code including but not limited to hours of labor, nondiscrimination, payroll records, apprentices, workers' compensation and prevailing wages.

No less than the general prevailing rate of per diem wages, and not less than the general prevailing rate of per diem wages for holidays and overtime work, for each craft, classification or type of worker needed to execute the work under this Agreement shall be paid to all workers, laborers and mechanics employed in the execution of the work by the Contractor or any subcontractor doing or contracting to do any part of the work. The appropriate determination of the Director of the California Department of Industrial Relations shall be filed with, and available for inspection, at the City offices. Contractor shall post, at each job site, a copy of the prevailing rate of per diem wages. The Contractor shall forfeit fifty dollars (\$50.00) for each calendar day or portion thereof for each worker paid less than the stipulated prevailing rates for any public work done under the Agreement by it or by any subcontractor under Contractor.

The City reserves the right to request and review the contractor's payroll records in the form of certified payroll records. In the event certified payroll records are requested, they are to be submitted via email to aroberts@ci.antioch.ca.us. Furthermore, Contractor is to submit two sets: one complete and one redacted of private information [on the second copy the name, address and social security number of the individual employees must be redacted (blacked out).]

- 32. Appeals** - Any actual or prospective bidder or contractor that has a grievance in connection with any City solicitation or award of contract may protest in writing pursuant to the provisions in Antioch Municipal Code section 3-4.03. Protestors are urged to seek resolution of their complaints initially with the using department.

33. Contract Documents - The work embraced herein shall be performed at the locations covered in this bid and in accordance with the current Standard Specifications of the State of California, Business and Transportation Agency, Department of Transportation. In addition to the State Specifications, the following will also apply: these Specifications; the Proposal; the Contract required herein; any supplemental agreements amending or extending the work; working drawings or sketches clarifying or enlarging upon the work specified herein; and to pertinent portions of other documents included by reference thereto in these Specifications.

The Successful bidder shall be expected to agree to and comply with all terms addressed in the attached Sample Maintenance and Trade Services Agreement. The bidder shall not change the wording in the attached specifications or conditions. No words or comments shall be added to the general conditions or detailed specifications. Conditional bids cannot be accepted.

34. Insurance - Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Contractor, his agents, representatives, employees, or subcontractors.

All certificates and endorsements must be emailed to aroberts@ci.antioch.ca.us, with the name of the contract clearly identified on the certificates and endorsements AND annual renewals automatically be **generated and emailed as instructed**.

Minimum Scope of Insurance: Coverage shall be at least as broad as:

1. Insurance Services Office Commercial General Liability coverage (occurrence Form CG 00 01), Owners and Contractors Protective Liability Coverage Form – Coverage for Operations of Designated Contractor).
2. Insurance Services Office Form Number CA 0001 covering Automobile Liability, Code 1 (any auto).
3. Workers' Compensation insurance as required by the State of California and Employer's Liability Insurance.
4. Builder's Risk (Course of Construction) insurance covering all risks of loss less policy exclusions.

Minimum Limits of Insurance: Contractor shall maintain limits no less than:

1. **Commercial General Liability (CGL):** Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than **\$2,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required

occurrence limit.

2. Automobile Liability: ISO Form Number CA 00 01 covering any auto (Code 1), or if Contractor has no owned autos, hired, (Code 8) and non-owned autos (Code 9), with limit no less than **\$1,000,000** per accident for bodily injury and property damage.
3. Workers' Compensation: As required by the State of California.
4. Employer's Liability: **\$1,000,000** per accident for bodily injury or disease.

Additional requirements if applicable:

5. Builder's Risk: Completed value of the project with no coinsurance penalty provisions for construction project.
6. Professional Liability: \$1,000,000 as needed for design/build and other professional services.
7. Contractor's Pollution Liability: \$1,000,000 per occurrence \$2,000,000 policy aggregate if hazardous materials are involved.

Deductibles and Self-Insured Retentions: Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, officials, employees and volunteers; or the Contractor shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration, and defense expenses.

Other Insurance Provisions: The general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

1. *Additional Insured Status*. The City, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance (at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 and CG 20 37 if a later edition is used).
2. *Primary Coverage*. For any claims related to this contract, the Contractor's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.

3. *Notice of Cancellation.* Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the City.
4. *Waiver of Subrogation.* Contractor hereby grants to City a waiver of any right to subrogation which any insurer of said Contractor may acquire against the City by virtue of the payment of any loss under such insurance. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.
5. *Deductibles and Self-Insured Retentions.* Any deductibles or self-insured retentions must be declared to and approved by the City. The City may require the Contractor to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.

Certificate of Insurance and Endorsements: Contractor shall furnish the City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor's obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

Acceptability of Insurers: Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable by City.

Verification of Coverage: Contractor shall furnish the Entity with original certificates and amendatory **endorsements** affecting coverage required by this clause. All certificates and endorsements are to be received and approved by the Entity before work commences. However, failure to do so shall not operate as a waiver of these insurance requirements. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements affecting the coverage required by these specifications at any time.

Subcontractors: Contractor shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein.

II SPECIFICATIONS

PAYMENTS & INVOICING: Shall be net 30, or within 15 days if terms include discount. With the request for payment each month, invoice must reference P.O. number and month of service.

EQUIPMENT & SUPPLIES: Contractor agrees to provide and maintain all equipment required to perform the above services. The contractor's equipment is to be of top quality and in good working order at all times. If the City or its designee requests replacement equipment due to poor quality or performance the contractor will replace the equipment at his/her own expense as soon as possible.

CONTRACT LENGTH & EFFECTIVE DATES: This contract will be effective **July 1, 2016, thru June 30, 2019**, upon successful approval of contractor's employees. Upon successful review, the vendor may be given the option to renew the contract for a period not to exceed two (2) additional years.

CUSTOMER SERVICE & QUALITY ASSURANCE: Any work or assigned duties that are not performed to our standards and/or contractual agreement may result in delay, reduction or discount at the contractors expense. The judgment for reduced payment or discount shall be at the City's sole discretion. In addition, the City may move to the next lowest responsible bidder if the City is not happy with the services or communication supplied by the contractor. All complaints about services rendered will be processed by the Deputy Public Works Director or designee/s.

BUDGET: The City has budgeted approximately \$200,000 annually. Nonetheless, this is not a guarantee of work or that all funds will be used.

TERM: The agreement for work may be extended up to 2 additional fiscal years at the price quoted. The agreement for additional years is contingent to both parties (City of Antioch and Contractor) agreeing on the respective price and volume of work.

HOURS OF OPERATION: The Contractor shall have a representative available to meet with City of Antioch personnel during the normal City working hours, which are 7:00 a.m. to 4:00 p.m., Monday through Friday, except holidays. Contractor may work on Saturdays with prior permission from City representative. Per Antioch Municipal Code, Section 5-17-05, construction noise is limited on weekdays, no construction noise prior to 7:00 am and after 6:00 pm, and further limited to 8:00 am and 5:00 pm if within 300 feet of occupied dwellings.

SCOPE OF WORK: The City of Antioch is requesting a quote for a 5-person landscape maintenance crew. The crew will work as directed in the medians and landscape rights-of-way throughout the City of Antioch.

CITY WILL PROVIDE:

- **Inspection** – The City's representative will answer questions and inspect work for contract compliance.
- **Direction and Quality Control** – The City's representative will lay out areas of work and answer questions as to the type of detailed trimming desired.
- **Notice** – The City shall give a 72-hour notice for the start of work and do its best to lay out a schedule so that the contractor has an idea of the length of time the crew will be utilized.
- **Disposal Site** – The City will provide to the contractor, a disposal site within twelve miles of the work locations.

CONTRACTOR WILL PROVIDE:

- **Crew** – A safe, motivated and skilled 5-person crew or team capable of productively pruning and trimming vegetation in a highly efficient and productive manner.
- **Equipment** – The following landscape maintenance equipment (*required*):
 1. One (1) String Trimmer or Weed Whacker
 2. Two (2) Trimmers
 3. One (1) Blower.
 4. One (1) 6-yard Dump Truck.
 5. One (1) Chainsaw (have onsite and available if needed).
 6. Rakes, shovels, brooms, etc., as needed to complete the task.
- **Safety** – Onsite safety and traffic control (*required*). Additionally, items furnished shall meet requirements of the Occupational Safety and Health Act (OSHA), federal, state and local requirements, in addition to requirements of appropriate safety standard organizations.
 - Workers to wear reflective vests at all times.
 - Vehicles must be clearly labeled with company name and vehicles numbers.
 - CalTrans specified traffic control for lane closures (*required*).
 1. One (1) CalTrans approved Arrow Board.
 2. All signs/devices required by CalTrans Standards Plans to set up a lane closure.
 3. Minimum of 50 (more may be required) 28-inch cones
- **Communication** - At least one crew member must be able to communicate with City staff in English, both verbally and in writing.
- **Cost** - The Contractor shall quote a price that includes compliance with all specifications listed, including labor, equipment, traffic control and any other incidentals to complete the work safely and efficiently

Time will start at the job site. Contractor is to keep the City informed of working locations so that the City representative can inspect the work throughout the process. The City of Antioch will reserve the right to make the sole judgment on productivity and efficiency. If the City's representative is not happy with the efficiency and productivity of the crew, s/he will move to another responsible bidder. If the City desires more than one 5-person crew, the City may elect to use more than one contractor.

SCOPE OF WORK REMINDER: The price quoted shall include compliance with all specifications listed above.

IV BID SUBMITTAL WORK SHEET - BID NO. 988-0113B-16C

Your Company Name: _____

Contact Name: _____

Contact Phone: _____

Contact Email: _____

Please provide the following information for Years 1 – 3:

- Total cost for an 8-hour day from July 1, 2016 to June 30, 2017 _____
- Total cost for an 8-hour day from July 1, 2017 to June 30, 2018 _____
- Total cost for an 8-hour day from July 1, 2018 to June 30, 2019 _____

If an extension is approved, information will be needed for Years 4 – 5.

Please provide information for Years 4 – 5 also:

- Total cost for an 8-hour day from July 1, 2019 to June 30, 2020 _____
- Total cost for an 8-hour day from July 1, 2020 to June 30, 2021 _____

City of Antioch

PROJECT TITLE
Bid No. 988-0113B-16C

The undersigned bidder declares that it has carefully examined the locations of the proposed work, plans and specifications, special provisions and read the accompanying instructions to bidders. The undersigned submitter certifies that he/she is, at the time of presenting this Proposal, and shall be, throughout the length of the contract, licensed by the state of California to do the type of work required under the terms of the contract documents. Submitter further certifies that he/she is skilled and regularly engaged in the general class of work called for in the contract documents.

In accordance with the requirements, the submitter represents that he/she is competent, knowledgeable and has special skills on the nature, extent and inherent conditions of the work to be performed. Submitter further acknowledges that there are certain peculiar and inherent conditions which may create, during maintenance operations, unusual or peculiar unsafe conditions hazardous to persons and property. Submitter acknowledges that he/she is aware of such risks and that he/she has the skill and experience to foresee and to adopt protective measures to adequately and safely perform the maintenance services with respect to such hazards.

Does proposed bid conform to all requirements listed in this document and drawings? Yes _____ No _____

If NO, explain non-conforming specifications in detail on separate sheet.

Terms or Cash Discount (if other than net 30 days)_____

Company Name_____

Contact Name_____

Title_____

Address_____

City/State/Zip_____

Telephone_____ FAX_____

Email Address_____

Contractor's License No._____ Exp. Date_____

City of Antioch Business License No._____ Exp. Date_____

Signature_____ Date_____

Bid must be in a sealed envelope with the bid number, closing date, and time on the outside envelope.

DELIVER BID SUBMITTAL TO:

CITY OF ANTIOCH
PUBLIC WORKS
BID NO. 988-0113-16C
1201 W 4TH STREET
ANTIOCH, CA 94509

NON COLLUSION AFFIDAVIT

THIS PAGE MUST BE NOTARIZED

City of Antioch

PROJECT TITLE

Bid No. 988-0113-16C

The Bidder, by its officers and agents or representatives present at the time of filing this bid, being duly sworn on their oaths say, that neither they nor any of them have in any way directly or indirectly entered into any arrangement or agreement with any other bidder, or with any public officer of the CITY OF ANTIOCH whereby such affiant or affiants or either of them has paid or is to pay to such bidder or public officer any sum of money, or has given or is to give to such other bidder or public officer anything of value whatever, or such affiant or affiants or either of them has not directly or indirectly entered into any arrangement or agreement with any other bidder or bidders, which tends to or does lessen or destroy free competition in the letting of the contract sought for on the attached bids; that no bid has been accepted from any subcontractor or supplier through any bid depository, the By-Laws, Rules or Regulations of which prohibit or prevent the Contractor from considering any bid from any subcontractor or supplier which is not processed through said bid depository, or which prevent any subcontractor or supplier from bidding to any Contractor who does not use the facilities or accept bids from or through such bid depository; that no inducement of any form or character other than that which appears upon the face of the bid will be suggested, offered, paid or delivered to any person of the contract, nor has this bidder any agreement or understanding of any kind whatsoever, with any person whomsoever to pay, deliver to, or share with any other person in any way or manner, any of the proceeds of the contracts sought by this bid.

NAME _____

SIGNATURE _____

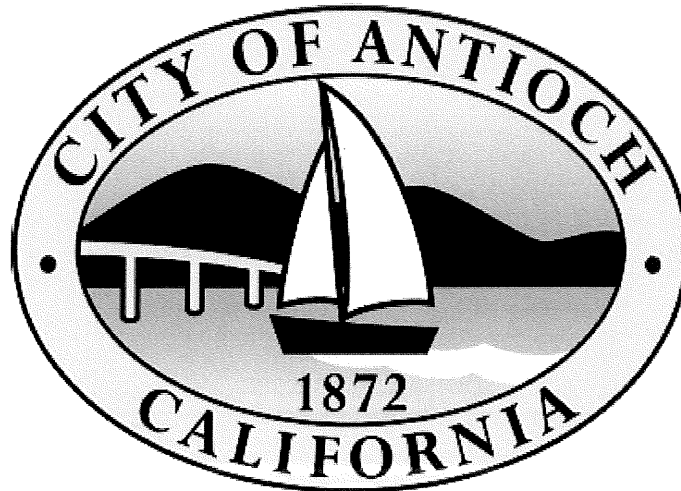
TITLE _____

Subscribed and sworn to before me by:

This _____ day of _____, 20_____

Notary Public

Bidder's Initials _____



REQUEST FOR PROPOSAL

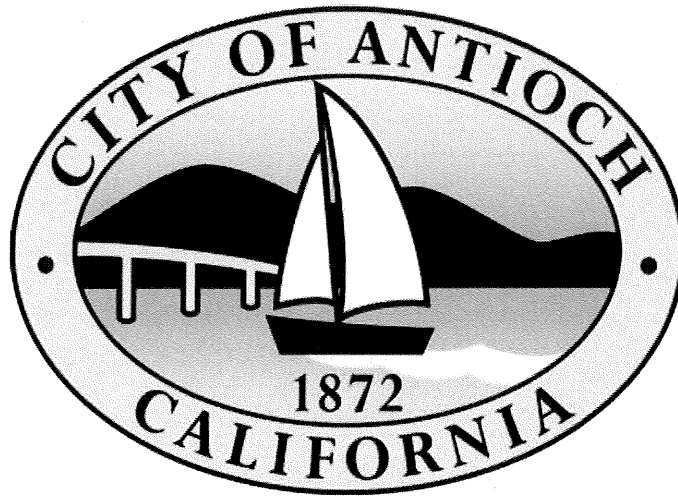
5-PERSON LANDSCAPE CREW VARIOUS LOCATIONS

BID NO. 988-0113B-16C

ADDENDUM NO.1

II. SPECIFICATIONS, Page 12 of 12

- Equipment, Item #4; ~~One (1)~~ Two (2) 6-yard Dump Truck



REQUEST FOR PROPOSAL

5-PERSON LANDSCAPE CREW VARIOUS LOCATIONS

BID NO. 988-0113B-16C

ADDENDUM NO. 2

**** POTENTIAL BIDDER QUESTIONS AND ANSWERS, PRIOR TO BID DEADLINE**

(Questions are unedited and appear as submitted)

QUESTIONS AND ANSWERS

A potential bidder presented the 5 questions by email on Tuesday, January 19, 2016 @ 7:32 AM. In ensuring that all potential bidders have the same information, responses to the questions are provided below (in red):

1 – Who is your current service provider(s)?

The current provider is Pacific Coast.

2 - What is the current annual dollar value of the contract (if applicable)?

The current value of the 5-person crew is \$150K. Please note however, this information is no guarantee of future amounts, and also no guarantee of work or that all funds will be used.

3 - On page 9, are bullet points 5, 6 & 7 applicable here?

At this time, 5, 6, & 7 are not applicable.

4 - On page 12, "Equipment", there is a line that states "Two trimmers". We assume these are hedge trimmers. If that is correct, are they the short style or long? A combination of the two?

The City requires (1) Pole Hedge Trimmer and (1) short trimmer.

Also, it states a 6 yard dump truck. Is there a specific model of truck the City can reference?

The City does not recommend or require any specific model vehicle. However, each truck required, must be, at a minimum, a 6-yard dump truck.

Would something larger than 6 yards suffice?

Each truck required, must be, at a minimum, a 6-yard dump truck.

5 - Lastly, the RFP requests prices for an 8 hour day with both 3 and 5 person crews from July 1 through June 30. Are the 8 hours days 5 days per week throughout the fiscal year or something less?

The City is estimating 9 – 10 months of full weeks' worth of work, per a 5-day work week. Here also, this information is not a guarantee of work or that all funds will be used.

ATTACHMENT D

MAINTENANCE AND TRADE SERVICES AGREEMENT

THIS AGREEMENT is made and entered into this 1st day of July 2016 between **PACIFIC COAST LANDSCAPE MANAGEMENT** ("Contractor"), whose address is **P.O. BOX 757, Byron, CA 94514** and telephone number is **925-513-2310** and the **CITY OF ANTIOCH**, a municipal corporation ("City").

RECITALS

A. Contractor is qualified and experienced in providing services for the purposes specified in this Agreement.

B. City finds it necessary and advisable to obtain these services from Contractor for the purposes provided in this Agreement.

NOW THEREFORE, in consideration of the mutual covenants and conditions in this Agreement, City and Contractor agree as follows:

1. **Services to be Performed.** The work will consist of providing **3-Person Landscape Crew Maintenance Services** for the City of Antioch to various locations as described further in Exhibit A, Scope of Work, which is attached and incorporated to the extent consistent with this Agreement.
2. **Compensation.** The total compensation under this Agreement shall not exceed the amounts and details set forth in Exhibit B, which is attached and incorporated to the extent consistent with this Agreement.
3. **Term.** The term of this Agreement will expire on **June 30, 2021**.
4. **Method of Payment.** Payment shall be made within thirty (30) days of receipt of Contractor's invoice and approval by City. Delivery of any goods shall not constitute acceptance of any goods.
5. **Indemnification.** Contractor shall indemnify, save and hold harmless from and defend the City, its officers, agents and employees, against any and all claims, costs, demands, causes of action, suits, losses, expense or liability arising from, or alleged to have arisen, from any acts or omissions of Contractor, its agents, sub-contractors, officials or employees, in connection with the execution of the work covered by this Agreement, as it may be amended, except for the sole negligence or willful misconduct of City. This indemnification includes any claim that the materials or equipment provided under this Agreement, or any tool, article or process used in manufacture of such tools or equipment, constitutes an infringement of any patent issued by the United States. This entire indemnification provision shall survive termination or cancellation of this Agreement.

6. **Insurance.** During the term of this Agreement, Contractor shall maintain at its own cost and expense the following insurance coverage against claims for injuries to persons or damages to property that may arise from or in connection the performance of the work under this Agreement and the results of that work by the Contractor, its agents, representatives, employees or subcontractors, with insurers with an A.M. Best's rating of no less than A-VII unless otherwise accepted by the City in writing:

a. **Commercial General Liability (CGL):**

Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than **\$2,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

b. **Railroad Protective Liability.** If Contractor's services include work within 50 feet of a railroad right of way, the Contractor shall have removed any exclusion on their liability policy limiting coverage for work near a railroad, or shall provide a Railroad Protective Liability policy in favor of the City. Limits for such coverage shall be no less than \$5,000,000.

c. **Automobile Liability Insurance.** ISO Form Number CA 00 01 covering any auto (Code 1), or if Contractor has no owned autos, hired, (Code 8) and non-owned autos (Code 9), with limit no less than **\$1,000,000** per accident for bodily injury and property damage.

d. **Workers' Compensation Insurance.** as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than **\$1,000,000** per accident for bodily injury or disease. For services deemed public works, by signing this agreement, Contractor is certifying, pursuant to Section 1861 of the California Labor Code, that: "I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of the work of this Contract."

e. **Other Insurance Provisions.** The insurance policies are to contain, or be endorsed to contain, the following provisions:

i. ***Additional Insured Status.*** The City, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance (at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 and CG 20 37 if a later edition is used).

ii. *Primary Coverage.* For any claims related to this contract, the Contractor's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.

iii. *Notice of Cancellation.* Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the City.

iv. *Waiver of Subrogation.* Contractor hereby grants to City a waiver of any right to subrogation which any insurer of said Contractor may acquire against the City by virtue of the payment of any loss under such insurance. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

v. *Deductibles and Self-Insured Retentions.* Any deductibles or self-insured retentions must be declared to and approved by the City. The City may require the Contractor to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.

e. Certificate of Insurance and Endorsements. Contractor shall furnish the City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor's obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

f. Subcontractors. Contractor shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated in this Agreement, including but not limited to naming additional insureds.

g. Higher limits. If the contractor maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

7. Independent Contractor. At all times during the term of this Agreement, Contractor shall be an independent contractor and shall not be an employee of City. City shall have the right to control Contractor only insofar as the results of Contractor's services rendered pursuant to this Agreement and other requirements set forth in the bid or contract documents; otherwise City shall not have the right to control the means by

which Contractor accomplishes services rendered pursuant to this Agreement. Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, Contractor and any of its employees, agents, and subcontractors providing services under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any and all claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in the California Public Employees Retirement System (PERS) as an employee of City and entitlement to any contribution to be paid by City for employer contributions and/or employee contributions for PERS benefits.

8. **Warranty Against Defects.** Contractor warrants all work done and goods provided under this Agreement shall: a) meet all conditions of the Agreement; b) shall be free from all defects in design, material and workmanship; and 3) shall be fit for the purposes intended. If any defects occur within 12 months following acceptance or any longer period of time provided by Contractor's standard warranty, Contractor shall be solely responsible for the correction of those defects.

9. **Labor Code Prevailing Wage.** To the extent applicable, Contractor shall comply with the requirements of the California Labor Code including but not limited to hours of labor, nondiscrimination, payroll records, apprentices, workers' compensation and prevailing wages.

No less than the general prevailing rate of per diem wages, and not less than the general prevailing rate of per diem wages for holidays and overtime work, for each craft, classification or type of worker needed to execute the work under this Agreement shall be paid to all workers, laborers and mechanics employed in the execution of the work by the Contractor or any subcontractor doing or contracting to do any part of the work. The appropriate determination of the Director of the California Department of Industrial Relations shall be filed with, and available for inspection, at the City offices. Contractor shall post, at each job site, a copy of the prevailing rate of per diem wages. The Contractor shall forfeit fifty dollars (\$50.00) for each calendar day or portion thereof for each worker paid less than the stipulated prevailing rates for any public work done under the Agreement by it or by any subcontractor under Contractor.

10. **Notices.** This Agreement shall be administered by Mark Harris, Operations Supervisor ("Contract Administrator"). Any formal written notice to Contractor shall be sent to:

Al Beltran, Owner/President
P.O. Box 757
Byron, CA 94514

Any formal written notice to City shall be sent to:
City Manager
City of Antioch
P. O. Box 5007
Antioch, CA 94531-5007

11. **Miscellaneous Provisions.**

a. City may terminate this Agreement at any time by mailing a notice to Contractor. Contractor shall be paid for that portion of goods accepted and/or work completed when notice is received. Contractor may not terminate this Agreement.

b. Contractor shall not assign or transfer this Agreement.

c. If either City or Contractor waive a breach of this Agreement, such waiver shall not constitute a waiver of other or succeeding breaches of this Agreement.

d. This Agreement constitutes the entire understanding of the parties.

e. This Agreement may only be modified by a writing signed by the authorized representative of both parties.

f. Contractor covenants that it has obtained all certificates, licenses, including a City Business License, permits or the like required by any federal, state or local regulatory agency in order to perform the work under this Agreement.

g. Contractor shall comply with all federal, state and local laws, regulations and rules, including but not limited to applicable safety and environmental laws.


Contractor shall bear full and exclusive responsibility for any release of hazardous or non-hazardous substances and disposal of hazardous wastes.

h. The Contractor will permit the City to audit, examine and make copies of all contracts, invoices, payrolls and other documents or data relating to this Agreement. Such records shall be maintained for three years from the date of final payment under this Agreement.

i. This Agreement shall be governed by the laws of the State of California, with venue for any action under this Agreement in Contra Costa County, California.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the date and year first above written.


CITY OF ANTIOCH:

By: 
Steven Duran, City Manager

CONTRACTOR:

By: 


Title: President

By: 


Title: Contractor

(Second signature required if a corporation)

ATTEST:


Arne Simonsen, City Clerk of City of Antioch

APPROVED AS TO FORM:


Michael G. Viglia, City Attorney

IV BID SUBMITTAL WORK SHEET - BID NO. 988-0113A-16B

Your Company Name: Pacific Coast Landscape Management

Contact Name: Al Beltran

Contact Phone: 925-525-8277 (cell)

Contact Email: albeltran@pacificcoastlandscape.net

Please provide the following information for Years 1 – 3:

- Total cost for an 8-hour day from July 1, 2016 to June 30, 2017 549.12
- Total cost for an 8-hour day from July 1, 2017 to June 30, 2018 560.10
- Total cost for an 8-hour day from July 1, 2018 to June 30, 2019 571.08

If an extension is approved, information will be needed for Years 4 – 5.

Please provide information for Years 4 – 5 also:

- Total cost for an 8-hour day from July 1, 2019 to June 30, 2020 582.07
- Total cost for an 8-hour day from July 1, 2020 to June 30, 2021 593.05

City of Antioch

PROJECT TITLE
Bid No. 988-0113A-16B

The undersigned bidder declares that it has carefully examined the locations of the proposed work, plans and specifications, special provisions and read the accompanying instructions to bidders. The undersigned submitter certifies that he/she is, at the time of presenting this Proposal, and shall be, throughout the length of the contract, licensed by the state of California to do the type of work required under the terms of the contract documents. Submitter further certifies that he/she is skilled and regularly engaged in the general class of work called for in the contract documents.

In accordance with the requirements, the submitter represents that he/she is competent, knowledgeable and has special skills on the nature, extent and inherent conditions of the work to be preformed. Submitter further acknowledges that there are certain peculiar and inherent conditions which may create, during maintenance operations, unusual or peculiar unsafe conditions hazardous to persons and property. Submitter acknowledges that he/she is aware of such risks and that he/she has the skill and experience to foresee and to adopt protective measures to adequately and safely perform the maintenance services with respect to such hazards.

Does proposed bid conform to all requirements listed in this document and drawings? Yes No

If NO, explain non-conforming specifications in detail on separate sheet.

Terms or Cash Discount (if other than net 30 days) _____

Company Name Pacific Coast Landscape Management

Contact Name Al Beltran

Title Owner/President

Address PO Box 757

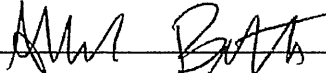
City/State/Zip Byron Ca 94514

Telephone 925-513-2310 FAX 925-513-2311

Email Address albeltran@pacificcoastlandscape.net

Contractor's License No. 733949 Exp. Date 7/31/2017

City of Antioch Business License No. 3003672 Exp. Date 10/31/2016

Signature  Date 2/8/2016

Bid must be in a sealed envelope with the bid number, closing date, and time on the outside envelope.

DELIVER BID SUBMITTAL TO:

CITY OF ANTIOCH
PUBLIC WORKS
BID NO. 988-0113A-16B
1201 W 4TH STREET
ANTIOCH, CA 94509

NON COLLUSION AFFIDAVIT

THIS PAGE MUST BE NOTARIZED

City of Antioch

PROJECT TITLE

Bid No. 988-0113A-16B

The Bidder, by its officers and agents or representatives present at the time of filing this bid, being duly sworn on their oaths say, that neither they nor any of them have in any way directly or indirectly entered into any arrangement or agreement with any other bidder, or with any public officer of the CITY OF ANTIOCH whereby such affiant or affiants or either of them has paid or is to pay to such bidder or public officer any sum of money, or has given or is to give to such other bidder or public officer anything of value whatever, or such affiant or affiants or either of them has not directly or indirectly entered into any arrangement or agreement with any other bidder or bidders, which tends to or does lessen or destroy free competition in the letting of the contract sought for on the attached bids; that no bid has been accepted from any subcontractor or supplier through any bid depository, the By-Laws, Rules or Regulations of which prohibit or prevent the Contractor from considering any bid from any subcontractor or supplier which is not processed through said bid depository, or which prevent any subcontractor or supplier from bidding to any Contractor who does not use the facilities or accept bids from or through such bid depository; that no inducement of any form or character other than that which appears upon the face of the bid will be suggested, offered, paid or delivered to any person of the contract, nor has this bidder any agreement or understanding of any kind whatsoever, with any person whomsoever to pay, deliver to, or share with any other person in any way or manner, any of the proceeds of the contracts sought by this bid.

NAME Heather Kulberg

SIGNATURE 

TITLE Estimator

Subscribed and sworn to before me by:

This _____ day of _____, 20____

Notary Public

See attached

Bidder's Initials HK

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

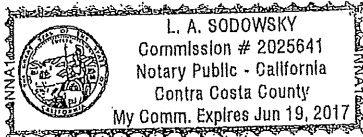
1 _____
 2 _____
 3 _____
 4 _____
 5 _____
 6 _____

Signature of Document Signer No. 1 Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of Contra Costa

Subscribed and sworn to (or affirmed) before me
 on this 8th day of February, 2016,
 by Date Month Year
 (1) Heather Kulberg
 (and (2) _____),
 Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence
 to be the person(s) who appeared before me.

Signature L.A. Sadowsky
 Signature of Notary Public

Seal
 Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Non Collusion Affidavit Document Date: _____
 Number of Pages: 3 Signer(s) Other Than Named Above: _____

MAINTENANCE AND TRADE SERVICES AGREEMENT

THIS AGREEMENT is made and entered into this 1st day of July 2016 between **PACIFIC COAST LANDSCAPE MANAGEMENT** ("Contractor"), whose address is **P.O. BOX 757, Byron, CA 94514** and telephone number is **925-513-2310** and the CITY OF ANTIOCH, a municipal corporation ("City").

RECITALS

A. Contractor is qualified and experienced in providing services for the purposes specified in this Agreement.

B. City finds it necessary and advisable to obtain these services from Contractor for the purposes provided in this Agreement.

NOW THEREFORE, in consideration of the mutual covenants and conditions in this Agreement, City and Contractor agree as follows:

1. **Services to be Performed.** The work will consist of providing **5-Person Landscape Crew Maintenance Services** for the City of Antioch to various locations as described further in Exhibit A, Scope of Work, which is attached and incorporated to the extent consistent with this Agreement.
2. **Compensation.** The total compensation under this Agreement shall not exceed the amounts and details set forth in Exhibit B, which is attached and incorporated to the extent consistent with this Agreement.
3. **Term.** The term of this Agreement will expire on **June 30, 2021**.
4. **Method of Payment.** Payment shall be made within thirty (30) days of receipt of Contractor's invoice and approval by City. Delivery of any goods shall not constitute acceptance of any goods.
5. **Indemnification.** Contractor shall indemnify, save and hold harmless from and defend the City, its officers, agents and employees, against any and all claims, costs, demands, causes of action, suits, losses, expense or liability arising from, or alleged to have arisen, from any acts or omissions of Contractor, its agents, sub-contractors, officials or employees, in connection with the execution of the work covered by this Agreement, as it may be amended, except for the sole negligence or willful misconduct of City. This indemnification includes any claim that the materials or equipment provided under this Agreement, or any tool, article or process used in manufacture of such tools or equipment, constitutes an infringement of any patent issued by the United States. This entire indemnification provision shall survive termination or cancellation of this Agreement.

6. **Insurance.** During the term of this Agreement, Contractor shall maintain at its own cost and expense the following insurance coverage against claims for injuries to persons or damages to property that may arise from or in connection the performance of the work under this Agreement and the results of that work by the Contractor, its agents, representatives, employees or subcontractors, with insurers with an A.M. Best's rating of no less than A-VII unless otherwise accepted by the City in writing:

a. **Commercial General Liability (CGL):**

Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than **\$2,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

b. **Railroad Protective Liability.** If Contractor's services include work within 50 feet of a railroad right of way, the Contractor shall have removed any exclusion on their liability policy limiting coverage for work near a railroad, or shall provide a Railroad Protective Liability policy in favor of the City. Limits for such coverage shall be no less than \$5,000,000.

c. **Automobile Liability Insurance.** ISO Form Number CA 00 01 covering any auto (Code 1), or if Contractor has no owned autos, hired, (Code 8) and non-owned autos (Code 9), with limit no less than **\$1,000,000** per accident for bodily injury and property damage.

d. **Workers' Compensation Insurance.** as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than **\$1,000,000** per accident for bodily injury or disease. For services deemed public works, by signing this agreement, Contractor is certifying, pursuant to Section 1861 of the California Labor Code, that: "I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of the work of this Contract."

e. **Other Insurance Provisions.** The insurance policies are to contain, or be endorsed to contain, the following provisions:

i. **Additional Insured Status.** The City, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance (at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 and CG 20 37 if a later edition is used).

ii. *Primary Coverage.* For any claims related to this contract, the Contractor's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.

iii. *Notice of Cancellation.* Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the City.

iv. *Waiver of Subrogation.* Contractor hereby grants to City a waiver of any right to subrogation which any insurer of said Contractor may acquire against the City by virtue of the payment of any loss under such insurance. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

v. *Deductibles and Self-Insured Retentions.* Any deductibles or self-insured retentions must be declared to and approved by the City. The City may require the Contractor to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.

e. *Certificate of Insurance and Endorsements.* Contractor shall furnish the City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor's obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

f. *Subcontractors.* Contractor shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated in this Agreement, including but not limited to naming additional insureds.

g. *Higher limits.* If the contractor maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

7. **Independent Contractor.** At all times during the term of this Agreement, Contractor shall be an independent contractor and shall not be an employee of City. City shall have the right to control Contractor only insofar as the results of Contractor's services rendered pursuant to this Agreement and other requirements set forth in the bid or contract documents; otherwise City shall not have the right to control the means by

which Contractor accomplishes services rendered pursuant to this Agreement. Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, Contractor and any of its employees, agents, and subcontractors providing services under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any and all claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in the California Public Employees Retirement System (PERS) as an employee of City and entitlement to any contribution to be paid by City for employer contributions and/or employee contributions for PERS benefits.

8. **Warranty Against Defects.** Contractor warrants all work done and goods provided under this Agreement shall: a) meet all conditions of the Agreement; b) shall be free from all defects in design, material and workmanship; and 3) shall be fit for the purposes intended. If any defects occur within 12 months following acceptance or any longer period of time provided by Contractor's standard warranty, Contractor shall be solely responsible for the correction of those defects.

9. **Labor Code Prevailing Wage.** To the extent applicable, Contractor shall comply with the requirements of the California Labor Code including but not limited to hours of labor, nondiscrimination, payroll records, apprentices, workers' compensation and prevailing wages.

No less than the general prevailing rate of per diem wages, and not less than the general prevailing rate of per diem wages for holidays and overtime work, for each craft, classification or type of worker needed to execute the work under this Agreement shall be paid to all workers, laborers and mechanics employed in the execution of the work by the Contractor or any subcontractor doing or contracting to do any part of the work. The appropriate determination of the Director of the California Department of Industrial Relations shall be filed with, and available for inspection, at the City offices. Contractor shall post, at each job site, a copy of the prevailing rate of per diem wages. The Contractor shall forfeit fifty dollars (\$50.00) for each calendar day or portion thereof for each worker paid less than the stipulated prevailing rates for any public work done under the Agreement by it or by any subcontractor under Contractor.

10. **Notices.** This Agreement shall be administered by Mark Harris, Operations Supervisor ("Contract Administrator"). Any formal written notice to Contractor shall be sent to:

Al Beltran, Owner/President
P.O. Box 757
Byron, CA 94514

Any formal written notice to City shall be sent to:
City Manager
City of Antioch
P. O. Box 5007
Antioch, CA 94531-5007

11. Miscellaneous Provisions.

a. City may terminate this Agreement at any time by mailing a notice to Contractor. Contractor shall be paid for that portion of goods accepted and/or work completed when notice is received. Contractor may not terminate this Agreement.

b. Contractor shall not assign or transfer this Agreement.

c. If either City or Contractor waive a breach of this Agreement, such waiver shall not constitute a waiver of other or succeeding breaches of this Agreement.

d. This Agreement constitutes the entire understanding of the parties.

e. This Agreement may only be modified by a writing signed by the authorized representative of both parties.

f. Contractor covenants that it has obtained all certificates, licenses, including a City Business License, permits or the like required by any federal, state or local regulatory agency in order to perform the work under this Agreement.

g. Contractor shall comply with all federal, state and local laws, regulations and rules, including but not limited to applicable safety and environmental laws.

Contractor shall bear full and exclusive responsibility for any release of hazardous or non-hazardous substances and disposal of hazardous wastes.

h. The Contractor will permit the City to audit, examine and make copies of all contracts, invoices, payrolls and other documents or data relating to this Agreement. Such records shall be maintained for three years from the date of final payment under this Agreement.

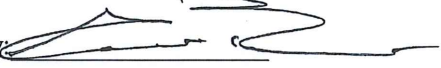
i. This Agreement shall be governed by the laws of the State of California, with venue for any action under this Agreement in Contra Costa County, California.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the date and year first above written.

CITY OF ANTIOCH:

By: 
Steven Duran, City Manager

CONTRACTOR:


By: 

Title: President

By: 

Title: Controller

(Second signature required if a corporation)

ATTEST: 
Arnie Simonsen, City Clerk of City of Antioch

APPROVED AS TO FORM:


Michael G. Vigil, City Attorney

IV BID SUBMITTAL WORK SHEET - BID NO. 988-0113B-16CYour Company Name: Pacific Coast Landscape ManagementContact Name: Al BeltranContact Phone: 925-525-8277 (cell)Contact Email: albeltran@pacificcoastlandscape.net*Please provide the following information for Years 1 – 3:*

- | | |
|---|---------------|
| - Total cost for an 8-hour day from July 1, 2016 to June 30, 2017 | <u>915.20</u> |
| - Total cost for an 8-hour day from July 1, 2017 to June 30, 2018 | <u>933.50</u> |
| - Total cost for an 8-hour day from July 1, 2018 to June 30, 2019 | <u>951.81</u> |

*If an extension is approved, information will be needed for Years 4 – 5.**Please provide information for Years 4 – 5 also:*

- | | |
|---|---------------|
| - Total cost for an 8-hour day from July 1, 2019 to June 30, 2020 | <u>970.32</u> |
| - Total cost for an 8-hour day from July 1, 2020 to June 30, 2021 | <u>988.40</u> |

City of Antioch

PROJECT TITLE
Bid No. 988-0113B-16C

The undersigned bidder declares that it has carefully examined the locations of the proposed work, plans and specifications, special provisions and read the accompanying instructions to bidders. The undersigned submitter certifies that he/she is, at the time of presenting this Proposal, and shall be, throughout the length of the contract, licensed by the state of California to do the type of work required under the terms of the contract documents. Submitter further certifies that he/she is skilled and regularly engaged in the general class of work called for in the contract documents.

In accordance with the requirements, the submitter represents that he/she is competent, knowledgeable and has special skills on the nature, extent and inherent conditions of the work to be performed. Submitter further acknowledges that there are certain peculiar and inherent conditions which may create, during maintenance operations, unusual or peculiar unsafe conditions hazardous to persons and property. Submitter acknowledges that he/she is aware of such risks and that he/she has the skill and experience to foresee and to adopt protective measures to adequately and safely perform the maintenance services with respect to such hazards.

Does proposed bid conform to all requirements listed in this document and drawings? Yes No

If NO, explain non-conforming specifications in detail on separate sheet.

Terms or Cash Discount (if other than net 30 days) _____

Company Name Pacific Coast Landscape Management

Contact Name Al Beltran

Title Owner / President

Address Po Box 757

City/State/Zip Byron Ca 94514

Telephone 925-513-2310 FAX 925-513-2311

Email Address albeltran@pacificcoastlandscape.net

Contractor's License No. 733949 Exp. Date 7/31/2017

City of Antioch Business License No. 3003672 Exp. Date 10/31/2016

Signature  Date 2/8/2016

Bid must be in a sealed envelope with the bid number, closing date, and time on the outside envelope.

DELIVER BID SUBMITTAL TO:

CITY OF ANTIOCH
PUBLIC WORKS
BID NO. 988-0113-16C
1201 W 4TH STREET
ANTIOCH, CA 94509

NON COLLUSION AFFIDAVIT

THIS PAGE MUST BE NOTARIZED

City of Antioch

PROJECT TITLE

Bid No. 988-0113-16C

The Bidder, by its officers and agents or representatives present at the time of filing this bid, being duly sworn on their oaths say, that neither they nor any of them have in any way directly or indirectly entered into any arrangement or agreement with any other bidder, or with any public officer of the CITY OF ANTIOCH whereby such affiant or affiants or either of them has paid or is to pay to such bidder or public officer any sum of money, or has given or is to give to such other bidder or public officer anything of value whatever, or such affiant or affiants or either of them has not directly or indirectly entered into any arrangement or agreement with any other bidder or bidders, which tends to or does lessen or destroy free competition in the letting of the contract sought for on the attached bids; that no bid has been accepted from any subcontractor or supplier through any bid depository, the By-Laws, Rules or Regulations of which prohibit or prevent the Contractor from considering any bid from any subcontractor or supplier which is not processed through said bid depository, or which prevent any subcontractor or supplier from bidding to any Contractor who does not use the facilities or accept bids from or through such bid depository; that no inducement of any form or character other than that which appears upon the face of the bid will be suggested, offered, paid or delivered to any person of the contract, nor has this bidder any agreement or understanding of any kind whatsoever, with any person whomsoever to pay, deliver to, or share with any other person in any way or manner, any of the proceeds of the contracts sought by this bid.

NAME Heather Kulberg

SIGNATURE 

TITLE Estimator

Subscribed and sworn to before me by:

This _____ day of _____, 20____

Notary Public

See attached

Bidder's Initials HK

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

1 _____

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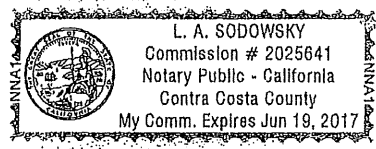
6 _____

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of Contra Costa

Subscribed and sworn to (or affirmed) before me
 on this 8th day of February, 2016,
 by Date Month Year
 (1) Heather Kulberg
 (and (2) _____),
Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence
 to be the person(s) who appeared before me.

Signature L.A. Sadowsky
Signature of Notary Public

Seal
 Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
 Title or Type of Document: Non Collusion Affidavit Document Date: _____
 Number of Pages: 3 Signer(s) Other Than Named Above: _____



EXHIBIT B

BID TITLE: 5-Person Landscape Crew Various Locations
BID NO.: 988-0113B-16C
SELECTED/LOWEST BIDDER: Pacific Coast Landscape Management
PRESIDENT/OWNER: Al Beltran
ADDRESS: P.O. Box 757, Byron, CA 94514
TELEPHONE: 925-513-2310

Bids for Pacific Coast Landscape Management were submitted as follows:

PERIOD (Fiscal Year)	(Total/yr) 8-hour day Amount	(Total/yr) Annual Amount
- Year 1, July 1, 2016 to June 30, 2017	\$915.20	\$237,952.00
- Year 2, July 1, 2017 to June 30, 2018	\$933.50	\$242,710.00
- Year 3, July 1, 2018 to June 30, 2019	\$951.81	\$247,470.60
- Year 4, July 1, 2019 to June 30, 2020	\$970.32	\$252,283.20
- Year 5, July 1, 2020 to June 30, 2021	\$988.40	\$256,984.00

For a total cost of: **\$1,237,399.80**



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of January 23, 2018
TO: Honorable Mayor and Members of the City Council
SUBMITTED BY: Lynne Filson, Assistant City Engineer II *LF*
SUBJECT: TDA Grant Application (P.W. 124-1)

RECOMMENDED ACTION

It is recommended that the City Council adopt the attached Resolution of Local Support and authorizing the filing of a grant application to MTC requesting an allocation of the Transportation Development Act (TDA) Article 3 Pedestrian/Bicycle project funds in the amount of \$55,000 for Pedestrian Improvements at Antioch Middle School.

STRATEGIC PURPOSE

This program will support Strategy K by designing, building, operating, maintaining, stewarding and enhancing Antioch's assets and resources in partnership with the community.

FISCAL IMPACT

The City would receive \$55,000 of TDA funding for this project. There are no local matching requirements for this grant.

DISCUSSION

Staff is recommending the City submit an application requesting an allocation of the Transportation Development Act (TDA) Article 3 Pedestrian/Bicycle project funds for Pedestrian Improvements at Antioch Middle School consisting of installing Rectangular Rapid Flashing Beacons (RRFB's) or other enhanced crossing at the centrally located crosswalk in front of Antioch Middle School on D Street, remove the redundant crosswalk on D Street at W. 17th Street, upgrade curb ramps and update the school crossing signing and legends.

The Metropolitan Transportation Commission (MTC) requested that the project sponsor submit a council resolution supporting and approving the application for federal funding for this project.

ATTACHMENTS

A: Resolution

ATTACHMENT "A"

RESOLUTION NO. 2018/**

**RESOLUTION OF LOCAL SUPPORT AND AUTHORIZING THE FILING
OF A GRANT APPLICATION TO MTC REQUESTING AN ALLOCATION OF
THE 2018 TRANSPORTATION DEVELOPMENT ACT (TDA) ARTICLE 3
PEDESTRIAN/BICYCLE PROJECT FUNDS FOR PEDESTRIAN
IMPROVEMENTS AT ANTIOCH MIDDLE SCHOOL
(P.W. 124-1)**

WHEREAS, Article 3 of the Transportation Development Act (TDA), Public Utilities Code (PUC) Section 99200 et seq., authorizes the submission of claims to a regional transportation planning agency for the funding of projects exclusively for the benefit and/or use of pedestrians and bicyclists; and

WHEREAS, the Metropolitan Transportation Commission (MTC), as the regional transportation planning agency for the San Francisco Bay region, has adopted MTC Resolution No. 4108, entitled "Transportation Development Act, Article 3, Pedestrian and Bicycle Projects," which delineates procedures and criteria for submission of requests for the allocation of "TDA Article 3" funding; and

WHEREAS, MTC Resolution No. 4108 requires that requests for the allocation of TDA Article 3 funding be submitted as part of a single, countywide coordinated claim from each county in the San Francisco Bay region; and

WHEREAS, the City of Antioch desires to submit a request to MTC for the allocation of TDA Article 3 funds to support the projects described in Exhibit A to this resolution, which are for the exclusive benefit and/or use of pedestrians and/or bicyclists; now,

THEREFORE, BE IT RESOLVED, that the City of Antioch declares it is eligible to request an allocation of TDA Article 3 funds pursuant to Section 99234 of the Public Utilities Code, and furthermore, be it

RESOLVED, that there is no pending or threatened litigation that might adversely affect the project or projects described in Exhibit A to this resolution, or that might impair the ability of the City of Antioch to carry out the project; and furthermore, be it

RESOLVED, that the project has been reviewed by the Parks and Recreation Commission of acting as the Bicycle and Pedestrian Advisory Committee (BPAC) of the City of Antioch on January 16, 2018; and furthermore, be it

RESOLVED, that the project has been reviewed by the countywide Bicycle Advisory Committee (BAC) on December 11, 2017, and has been approved by MTC to use the countywide BAC and the countywide BAC provides for expanded representation of the City of Antioch and the designated representatives are familiar with the bicycle and pedestrian needs of the City of Antioch; and furthermore, be it

RESOLVED, that the City of Antioch attests to the accuracy of and approves the statements in Exhibit A to this resolution; and furthermore, be it

RESOLVED, that a certified copy of this resolution and its exhibits, and any accompanying supporting materials shall be forwarded to the congestion management agency, countywide transportation planning agency, or county association of governments, as the case may be, of Contra Costa County for submission to MTC as part of the countywide coordinated TDA Article 3 claim.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 23rd day of January, 2018, by the following vote:

AYES:

ABSENT:

NOES:

ARNE SIMONSEN, CMC
CITY CLERK OF THE CITY OF ANTIOCH

A2

EXHIBIT "A"

Re: Request to the Metropolitan Transportation Commission for the Allocation of Fiscal Year 2018 Transportation Development Act Article 3 Pedestrian/Bicycle Project Funding

Findings

1. That the City of Antioch is not legally impeded from submitting a request to the Metropolitan Transportation Commission for the allocation of Transportation Development Act (TDA) Article 3 funds, nor is the City of Antioch legally impeded from undertaking the project(s) described in "Exhibit A" of this resolution.
2. That the City of Antioch has committed adequate staffing resources to complete the project(s) described in Exhibit A.
3. A review of the project(s) described in Exhibit A and shown on Exhibit B has resulted in the consideration of all pertinent matters, including those related to environmental and right-of-way permits and clearances, attendant to the successful completion of the project(s).
4. Issues attendant to securing environmental and right-of-way permits and clearances for the projects described in Exhibit A have been reviewed and will be concluded in a manner and on a schedule that will not jeopardize the deadline for the use of the TDA funds being requested.
5. That the project(s) described in Exhibit A comply with the requirements of the California Environmental Quality Act (CEQA, Public Resources Code Sections 21000 et seq.).
6. That as portrayed in the budgetary description(s) of the project(s) in Exhibit A, the sources of funding other than TDA are assured and adequate for completion of the project(s).
7. That the project(s) described in Exhibit A are for capital construction and/or design engineering; and/or for the maintenance of a Class I bikeway which is closed to motorized traffic; and/or for the purposes of restriping Class II bicycle lanes; and/or for the development or support of a bicycle safety education program; and/or for the development of a comprehensive bicycle and/or pedestrian facilities plan, and an allocation of TDA Article 3 funding for such a plan has not been received by the City of Antioch within the prior five fiscal years.
8. That the project(s) described in Exhibit A is included in a locally approved bicycle, pedestrian, transit, multimodal, complete streets, or other relevant plan.
9. That any project described in Exhibit A that is a bikeway meets the mandatory minimum safety design criteria published in Chapter 1000 of the California Highway Design Manual.
10. That the project(s) described in Exhibit A will be completed before the funds expire.
11. That City of Antioch agrees to maintain, or provide for the maintenance of, the project(s) and facilities described in Exhibit A, for the benefit of and use by the public.

TDA Article 3 Project Application Form

Fiscal Year of this Claim: 2018 Applicant: City of Antioch

Contact person: Lynne Filson

Mailing Address: P.O. Box 5007, Antioch, CA 94531-5007

E-Mail Address: lfilson@ci.antioch.ca.us Telephone: 925-779-7025

Secondary Contact (in event primary not available) Scott Buenting

E-Mail Address: sbuenting@ci.antioch.ca.us Telephone: 925-779-6129

Short Title Description of Project: Antioch Middle School Pedestrian Improvements

Amount of claim: \$55,000

Functional Description of Project:

Based on the recommendation in the Complete Streets Safety Assessment by ITS Berkeley Tech Transfer and requests from the school, install an RRFB's or other enhanced crossing at the centrally located crosswalk in front of Antioch Middle on D Street, remove a redundant crosswalk on D Street at 17th Street, update curb ramps, and update the school crosswalk signing and legends.

Financial Plan:

List the project elements for which TDA funding is being requested (e.g., planning, engineering, construction, contingency). Use the table below to show the project budget for the phase being funded or total project. Include prior and proposed future funding of the project. Planning funds may only be used for comprehensive bicycle and pedestrian plans. Project level planning is not an eligible use of TDA Article 3.

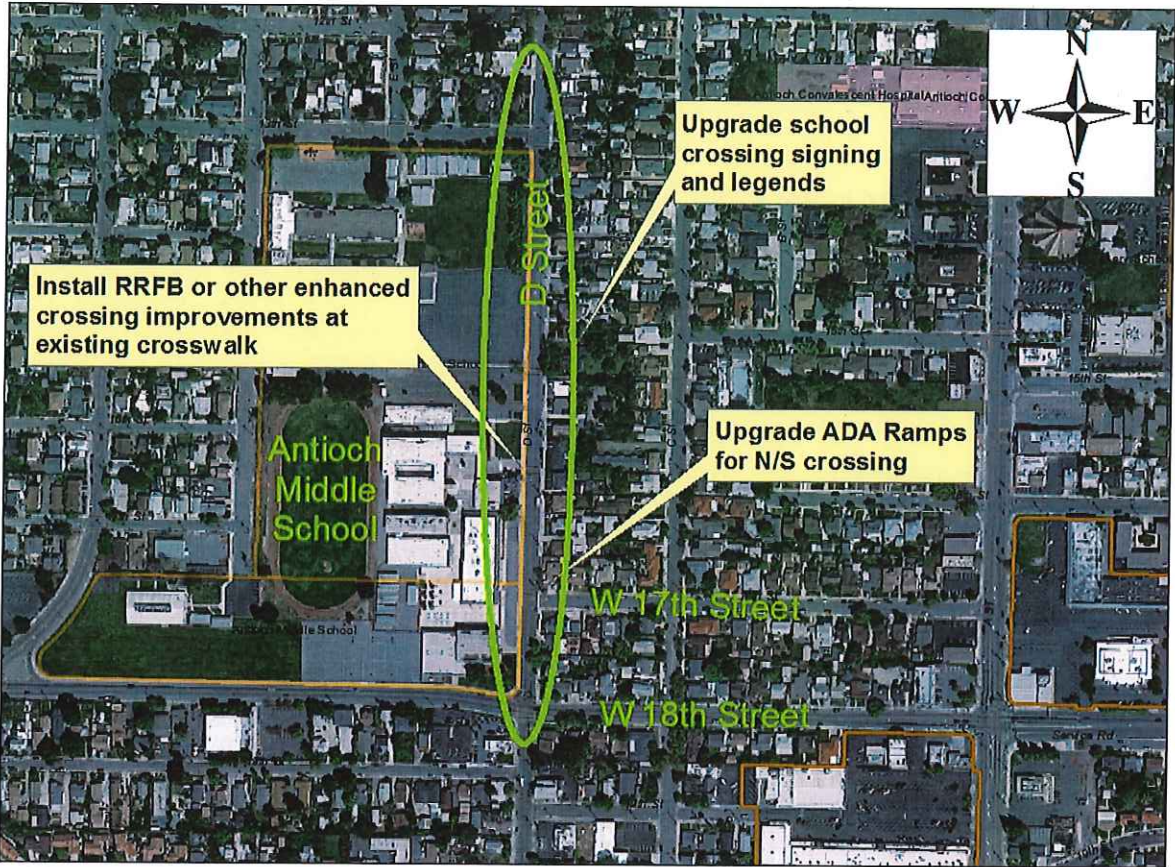
Project Elements: One RRFB's or other crossing enhancement, curb ramps, school crosswalk signing and legends

Funding Source	All Prior FYs	Application FY	Next FY	Following FYs	Totals
TDA Article 3					
list all other sources:					
1. Engineering		\$3,000			\$3,000
2. Construction enhanced crossing		\$32,000			\$32,000
3. Construction concrete ramps		15,000			15,000
4. Signing and legends		\$5,000			\$5,000
Totals		\$55,000			\$55,000

Project Eligibility:	YES?/NO?
A. Has the project been approved by the claimant's governing body? (If "NO," provide the approximate date approval is anticipated). January 23, 2018	Yes
B. Has this project previously received TDA Article 3 funding? If "YES," provide an explanation on a separate page.	No
C. For "bikeways," does the project meet Caltrans minimum safety design criteria pursuant to Chapter 1000 of the California Highway Design Manual? (Available on the internet via: http://www.dot.ca.gov).	N/A
D. Has the project been reviewed by a Bicycle Advisory Committee (BAC)? (If "NO," provide an explanation). Enter date the project was reviewed by the BAC: January 16, 2018	Yes
E. Has the public availability of the environmental compliance documentation for the project (pursuant to CEQA) been evidenced by the dated stamping of the document by the county clerk or county recorder? (required only for projects that include construction). Exempt 15301.c and 15301.f	N/A
F. Will the project be completed before the allocation expires? Enter the anticipated completion date of project (month and year): October 2019	Yes
G. Have provisions been made by the claimant to maintain the project or facility, or has the claimant arranged for such maintenance by another agency? (If an agency other than the Claimant is to maintain the facility provide its name): Concrete, signing and striping to be maintained by the City, Enhanced crossing to be maintained by CCC on contract with the City of Antioch	Yes

AH

EXHIBIT "B"



Antioch Middle School

2018/1/12

AS



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of January 23, 2018

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Ron Bernal, City Manager *REB*

SUBJECT: Fifth Amendment to the Consultant Services Agreement for Professional Services with Walter Bishop Consulting

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution approving the Fifth Amendment to the Consultant Service Agreement with Walter Bishop Consulting to assist in negotiations with the City's Water Rights, provide support, planning and strategies with Bay Delta Conservation Plan (BDCP) and the Brackish Water Desalination Treatment Project in the amount of \$70,000 bringing the total contract amount to \$240,000.

STRATEGIC PURPOSE

This item supports Long Term Goal K of designing, building, operating, maintaining, stewarding and enhancing Antioch's assets and resources, Strategy K-2 by protecting Antioch's water rights and delivering high quality water to our customers and exploring the feasibility of desalinization.

FISCAL IMPACT

Funding for these professional services is included in the Fiscal Year 2017/18 Water Enterprise Fund.

DISCUSSION

Mr. Bishop has a long history of being an industry leader in the area of water, specifically in the State of California and our region. During his tenure as General Manager of Contra Costa Water District, Mr. Bishop's vision, negotiating expertise and determination led to the permitting and construction of the Los Vaqueros Reservoir, which supplies high quality water to the City when our intake is not usable due to high chloride levels.

Since 2013, Mr. Bishop has been a member of the City's water rights' consultant team. Mr. Bishop provides Antioch key counsel and strategy for the proposed BDCP project, which has been modeled to show significant negative impacts to Antioch's water quality, reliability, and recreation for our community. Mr. Bishop will continue to support the City on water rights issues, our amended 1968 Agreement with the Department of Water Resources, and regulatory actions pertaining to the City's intake and delta water supply. Additionally, Walter Bishop Consulting will continue to assist the City in developing a

strategy to conduct the feasibility, funding and implementation of a Brackish Water Desalination Treatment Facility.

ATTACHMENTS

A: Resolution

ATTACHMENT "A"

RESOLUTION NO. 2018/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
APPROVING THE FIFTH AMENDMENT
TO THE CONSULTANT SERVICES AGREEMENT FOR
PROFESSIONAL SERVICES WITH WALTER BISHOP CONSULTING**

WHEREAS, the City desires to authorize the City Manager to execute the Fifth Amendment to the Consultant Services Agreement with Walter Bishop Consulting to assist in negotiations with the City's Water Rights, provide support, planning and strategies with Bay Delta Conservation Plan and the Brackish Water Desalination Treatment Project in the amount of \$70,000 for a total of \$240,000;

THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch hereby approves authorizing the City Manager to execute the Fifth Amendment to the Consultant Services Agreement with Walter Bishop Consulting to assist in negotiations with the City's Water Rights, provide support, planning and strategies with Bay Delta Conservation Plan and the Brackish Water Desalination Treatment Project in the amount of \$70,000 bringing the total contract amount to \$240,000, in a form approved by the City Attorney.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 23rd day of January 2018, by the following vote:

AYES:

ABSENT:

NOES:


ARNE SIMONSEN, CMC
CITY CLERK OF THE CITY OF ANTIOCH



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of January 23, 2018

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Derek P. Cole, Interim City Attorney 

SUBJECT: Resolution of the City Council of the City of Antioch Outlining its Intention to Transition from At-Large Elections for the City Council to District-Based Elections for the City Council Pursuant to Elections Code Section 10010

RECOMMENDED ACTION

It is recommended that the City Council adopt the Resolution Outlining its Intention to Transition from At-Large Elections for the City Council to District-Based Elections for the City Council Pursuant to Elections Code Section 10010.

STRATEGIC PURPOSE

The proposed action is consistent with Strategy N-1: Effectively and efficiently provide legal services in support of the City's policies, procedures, and initiatives.

FISCAL IMPACT

If the City Council concurs with the recommendation above, there will be significant staff time needed to transition to district-based elections and to administer the process including the need for five public hearings. The City will also incur the costs for a demographer and potentially other consultants. Additionally, the City will be required to reimburse the plaintiff for its documented attorney's fees and costs up to \$30,000.

DISCUSSION

The City Clerk received a certified letter on November 17, 2017, from Attorney Scott Rafferty (the letter is dated November 13, but it was not received until November 17). The letter asserts that the City's at-large electoral system dilutes the ability of Latinos (a protected class) to elect candidates of their choice or otherwise influence the outcome of Antioch council elections. As a result, Attorney Rafferty contends Antioch violates the California Voting Rights Act (CVRA) by allowing "racially polarized voting" to occur.

Antioch currently utilizes an at-large election system, which means that the electors from the entire City choose each of the four Councilmembers and separately the Mayor. A district-based election system, in contrast, is one in which the City is physically divided into separate districts, each with one councilmember who resides in the district and is chosen by the electors residing in that particular district.

Cities throughout the State have increasingly been facing legal challenges such as this to their “at-large” systems of electing councilmembers. Almost all have settled claims out of court by voluntarily shifting to district-based elections.

On September 28, 2016, the Governor signed AB 350 into law, which attempts to provide a “safe harbor” from CVRA litigation for cities. If a city receives a demand letter, such as in Antioch’s case, the city is given 45 days of protection from litigation to assess its situation. (The City received a 30-day extension of this deadline from Attorney Rafferty.) If within that 45 days, a city adopts a resolution declaring the Council’s intent to transition from at-large to district-based elections, outlining specific steps to be undertaken to facilitate the transition, and estimating a time frame for action, then a potential plaintiff is prohibited from filing a CVRA action for an additional 90 day period. If this “safe harbor” is utilized, the attorney fees for the threatened CVRA litigation are capped at \$30,000.

On January 9, 2018, the City Council met in Closed Session to consider the threatened CVRA litigation and, after weighing the legal implications and potential costs of such litigation, directed the City Attorney to move forward with the resolution of intent to transition from at-large to district-based elections in order to take advantage of the “safe harbor” allowances under AB 350. Under this “safe harbor,” the City is required to hold five public hearings within the allotted 90-day framework. The public hearings will give the community an opportunity to weigh in on the composition of the districts and to provide input regarding the content of the draft maps and the proposed sequence of elections. The final public hearing will be when Council votes to consider an ordinance establishing district-based elections.

Because of the agenda deadline for submission of this staff report, a proposed schedule for the five required public hearings could not be included within. As of the date of this submission, the City Attorney and Staff are presently working to develop a schedule in association with obtaining the necessary professional and consulting services that will be necessary. A proposed schedule will be presented to the Council at the hearing on January 23, 2017.

ATTACHMENTS

A. Resolution Outlining its Intention to Transition from At-Large Elections for the City Council to District-Based Elections for the City Council Pursuant to Elections Code Section 10010

B. November 13, 2017 Letter from Attorney Scott Rafferty

RESOLUTION NO. 2018/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
OUTLINING ITS INTENTION TO TRANSITION FROM AT-LARGE ELECTIONS
FOR THE CITY COUNCIL TO DISTRICT-BASED ELECTIONS FOR THE CITY
COUNCIL PURSUANT TO ELECTIONS CODE SECTION 10010**

WHEREAS, members of the City Council of the City of Antioch are currently elected in "at-large" elections, in which each City Councilmember is elected by the registered voters of the entire City; and

WHEREAS, California Government Code Section 34886 in certain circumstances, authorizes the legislative body of a City of any population to adopt an ordinance to change its method of election from an "at-large" system to a "district-based" system in which each council member is elected only by the voters in the district in which the candidate resides; and

WHEREAS, the City has received a certified letter on November 17, 2017 from Attorney Scott J. Rafferty (who dated the letter November 13, 2017) asserting that the City's at-large council member electoral system violates the California Voting Rights Act ("CVRA") and threatening litigation if the City declines to voluntarily change to a district-based election system for electing council members; and

WHEREAS, a violation of the CVRA is established if it is shown that racially polarized voting occurs in elections (Elections Code Section 14028(a)). "Racially polarized voting" means voting in which there is a difference in the choice of candidates or other electoral choices that are preferred by voters in a protected class, and in the choice of candidates and electoral choices that are preferred by voters in the rest of the electorate (Elections Code Section 14026(e)); and

WHEREAS, without admitting the validity of the contentions raised in the November 13, 2017 letter, the City Council has directed staff to initiate the process to establish by-district elections to avoid costs associated with defending a lawsuit based on the CVRA; and

WHEREAS, the California Legislature in amendments to Elections Code Section 10010, has provided a method whereby a jurisdiction can expeditiously change to a by-district election system and avoid the high cost of litigation under the CVRA; and

WHEREAS, the public interest would be better served by council consideration of a proposal to transition to a district-based electoral system because of: (1) the extraordinary cost to defend against a CVRA lawsuit; (2) the risk of losing such a lawsuit which would require the City to pay the prevailing plaintiffs' attorneys' fees; and (3) the reimbursable costs and attorneys' fees would be capped at a maximum of \$30,000 by following the procedures set forth in Elections Code Section 10010; and

RESOLUTION NO. 2018/**

January 23, 2018

Page Two

WHEREAS, before the City Council's consideration of an ordinance to establish district boundaries for a district-based electoral system, California Elections Code Section 10010 requires all of the following:

1. Prior to drawing a draft map or maps of the proposed boundaries of the districts, the City shall hold at least two public hearings over a period of no more than 30 days, at which the public will be invited to provide input regarding the composition of the districts;

2. After all draft maps are drawn, the City shall publish and make available for release at least one draft map and, if members of the City Council will be elected in their districts at different times to provide for staggered terms of office, the potential sequence of the elections shall also be published. The City Council shall also hold at least two additional hearings over a period of no more than 45 days, at which the public shall be invited to provide input regarding the content of the draft map or maps and the proposed sequence of elections, if applicable. The first version of a draft map shall be published at least seven days before consideration at a hearing. If a draft map is revised at or following a hearing, it shall be published and made available to the public for at least seven days before being adopted;

WHEREAS, the City is in the process of retaining an experienced demographer to assist the City to develop a proposal for a district-based electoral system; and

WHEREAS, the adoption of a district-based elections system will not affect the terms of any sitting Council Member, each of whom will serve out his or her current term.

THEREFORE, BE IT RESOLVED, The City Council hereby resolves to consider adoption of an ordinance to transition to a district-based election system as authorized by Government Code Section 34886 for use in the City's General Municipal Election for City Councilmembers beginning in November 2020.

BE IT FURTHER RESOLVED, The City Council directs staff to work with the City's demographer, and other appropriate consultants as needed, to provide a detailed analysis of the City's current demographics and any other information or data necessary to prepare a draft map that divides the City into voting districts in a manner consistent with the intent and purpose of the California Voting Rights Act and the Federal Voting Rights Act.

BE IT FURTHER RESOLVED, The City Council finds that this project is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections CEQA Guidelines (California Code of Regulations, Title 14) 15062(c)(2) and 15060(c)(3).

RESOLUTION NO. 2018/**

January 23, 2018

Page Two

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 23rd day of January 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ARNE SIMONSEN, CMC
CITY CLERK OF THE CITY OF ANTIOCH

SCOTT J. RAFFERTY

ATTORNEY AT LAW

1913 WHITECLIFF COURT
WALNUT CREEK CA 94596

(202)-380-5525

RAFFERTY@GMAIL.COM

November 13, 2017

VIA CERTIFIED MAIL

Mr. Arne Simonsen
Clerk
City of Antioch
200 H Street [94509-1285]
P.O. Box 5007
Antioch, CA 94531-5007

RECEIVED

NOV 17 2017

CITY OF ANTIOCH
CITY CLERK

Re: California Voting Rights Act

Dear Mr. Simonsen:

Last month, several jurisdictions in our county received a "demand letter" from attorney Kevin Shenkman, who has written other jurisdictions regarding the California Voting Rights Act ("CVRA") on behalf of the Southwestern Voter Registration Education Project. Since these communications involve litigation, the recipients have decided not to release them yet. However, the Dublin Unified School District ("DUSD") has made a similar letter public.¹

In 2001, the Legislature determined that the use of at-large elections (by cities and districts that are characterized by racially polarized voting) dilutes the influence of minority voting blocks. The CVRA created a private right of action to require the jurisdiction to elect its governing body from single-member districts.

Mr. Shenkman typically asserts that a district has "racially polarized voting" without a scintilla of evidence. In his letter to DUSD, he tries to excuse the lack of any good faith basis for this allegation. Mr. Shenkman cites Elections Code 14028(a) and asserts that, "to establish a violation of the CVRA, a plaintiff must *generally* show" racially polarized voting. In actuality, Section 14028(a) unconditionally requires a showing of racially polarized voting. "The failure of minority candidates to be elected to office does not by itself establish the presence of racially polarized voting." Jaguero v. Palmdale, (2014) 226 Cal. App. 4th 781. It is *essential* to present ecological regressions of demographic studies to prove racially polarized voting, which is the prerequisite for a court to impose district based elections. *See* Elections Code 14046(e).

In 2016, the Legislature created a safe harbor to enable cities voluntarily to adopt district elections prior to such costly litigation. AB 350 requires a prospective plaintiff to send a notice to a city or district that their use of at-large elections "may violate the

¹<https://www.dublin.k12.ca.us/cms/lib/CA01001424/Centricity/Domain/1/Shenkman%20Letter%20re%20CVRA.pdf>

CVRA.” Election Code 10010(f) allows the attorney sending such a notice to recover up to \$30,000 for the costs of demographic studies and other work product generated to support the notice. The law is intended to allow the city to consider the evidence by staying the plaintiff’s right to sue for 45 days, at which point litigation can proceed if the city has not enacted an ordinance agreeing to single-member districts.

In neighboring jurisdictions, Mr. Shenkman has provided no evidence. By demanding that cities commit to single-member districts prior to any study, Mr. Shenkman may be attempting to provoke litigation. His letter to DUSD boasts of his success in Jagueri, in which the plaintiffs’ attorneys reportedly claimed \$3.4 million in fees. The few jurisdictions that have resisted districting have uniformly failed.²

The consideration of so fundamental a change in local government should be determined collaboratively in full consultation with the community. I share my client’s strong belief that the people of Antioch have a right to a detailed study before making a decision that affects their democratic rights. I note, however, that [AB 350](#) gives priority to the first plaintiff to give notice. Therefore, on behalf the Bay Area Voting Rights Initiative (“BAVRI”), I give notice of our good faith belief that at-large voting dilutes minority electoral influence in Antioch, thus violating [Elections Code Section 14047](#). I am optimistic that I can work with the City of Antioch on behalf of my client to resolve this issue for less than the \$30,000 cap set by the Legislature. On the basis that Antioch accepts the need for a formal demographic study pursuant to [Section 10010\(f\)](#), my client will not file litigation until at least 45 days after a Council meeting at which the study is presented.³

PRELIMINARY EVIDENCE OF RACIALLY POLARIZED VOTING

Racially polarized voting occurs when some candidates preferred by one race or language group receives a higher level of support from that group than from the electorate at-large. This differential is inferred by comparing the vote share in precincts in which different percentages of the voters belong to the race or group in question.

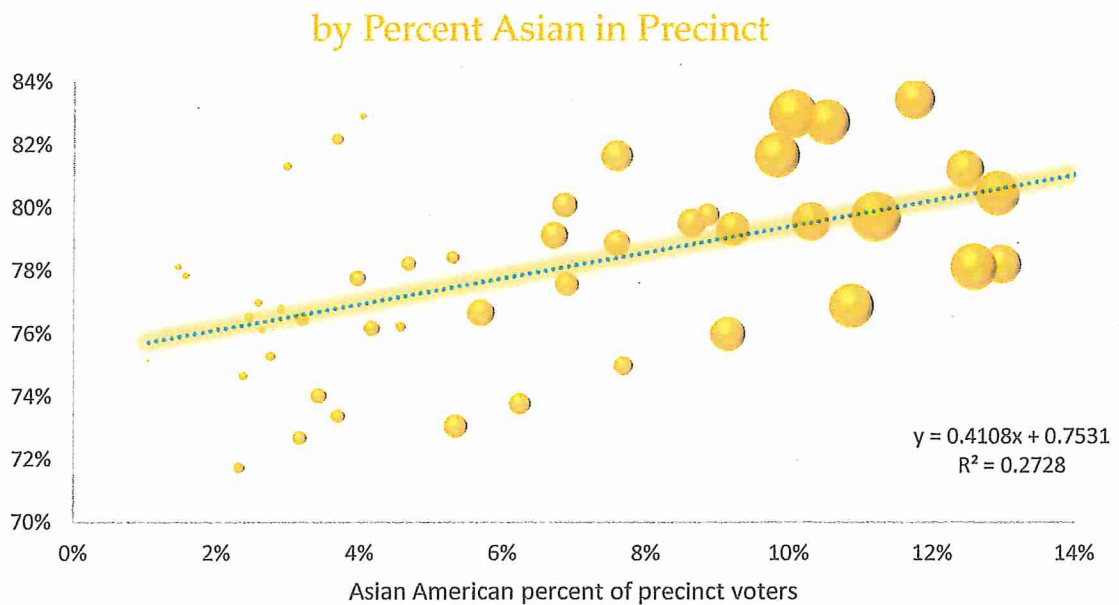
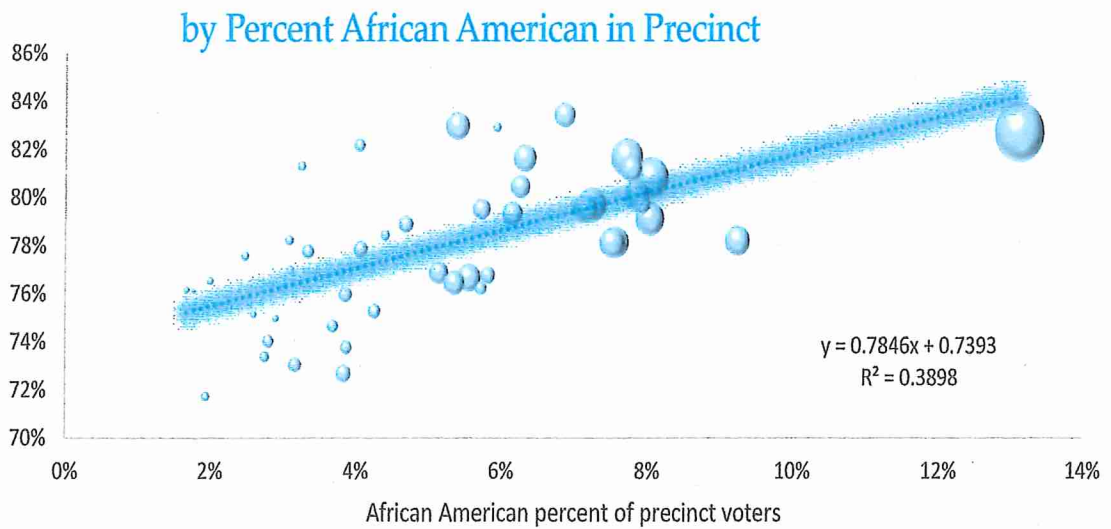
A claim of vote dilution can be tested by plotting each candidate’s performance in each precinct against a horizontal axis indicated how the precinct varies from the city’s average racial composition. Dilution may be indicated if candidates preferred by the group show lower levels of support as the percentage of non-group voters in the precinct increases, while other candidates outperform their citywide average in the non-

² Sanchez v. City of Modesto (App. 5 Dist. 2006) [51 Cal.Rptr.3d 821](#), 145 Cal.App.4th 660, *review denied, cert. denied* 552 U.S. 974 (2007); Rey v. Madera Unified School Dist. (App. 5 Dist. 2012, [203 Cal.App.4th 1223](#)).

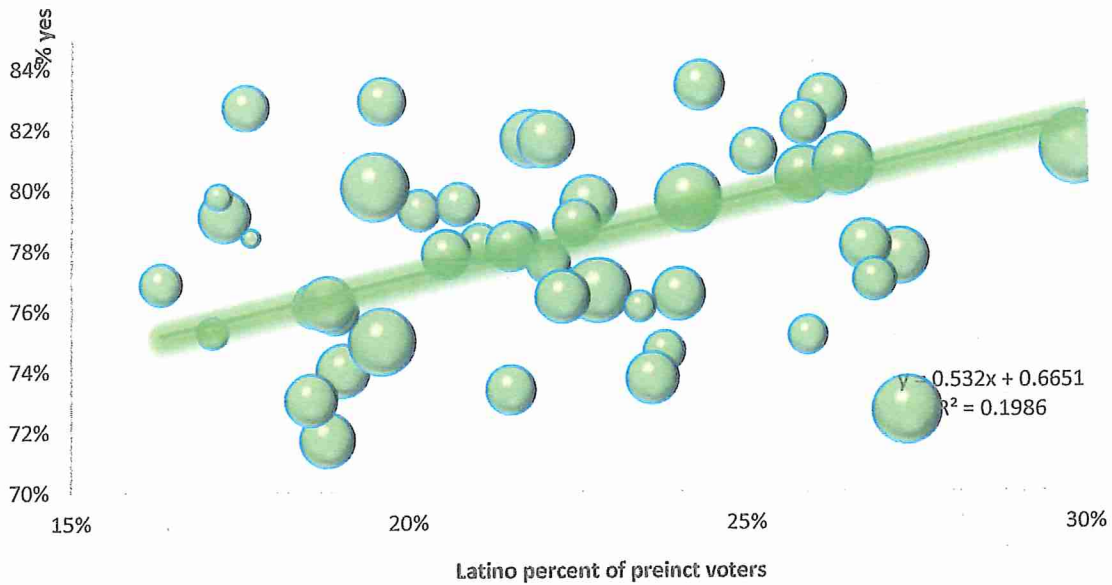
³ Another prospective client whose attorney was willing to dispense with compensation for such a study could conceivably start the 45-day clock by filing a notice after this is received. In that case, BAVRI will file and seek a stay so that Antioch has a full opportunity to act based on evidence.

minority precincts.

Ballot measures that relate to the rights and privileges of a protected class may also provide evidence of racial polarization. Prop. 58 (2016) repealed most of Prop. 227 to allow public schools to offer instruction in languages other than English. On this issue, Antioch's Asian, Latino, and African American communities acted as a relatively unified voting bloc. In fact, the African American community provided the strongest support, despite the highest incidence of limited English proficiency in the Asian and Latino communities.

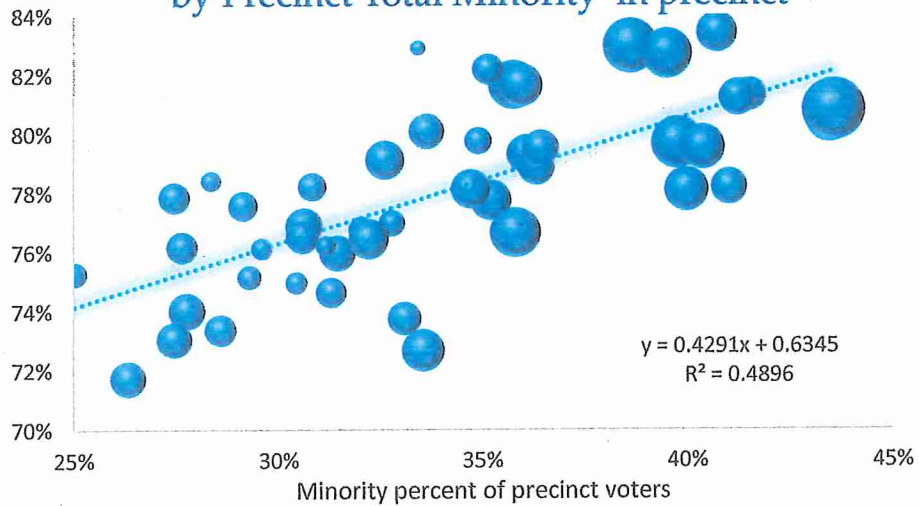


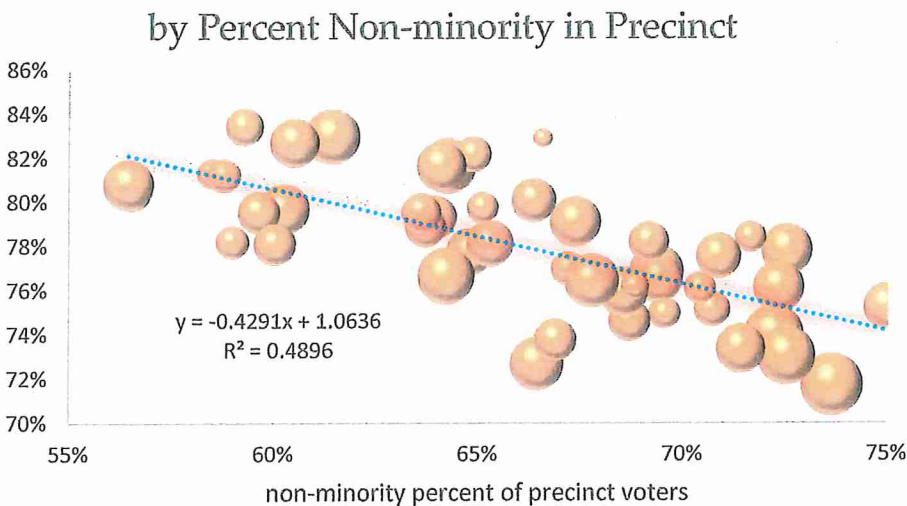
by Percent Latino in Precinct



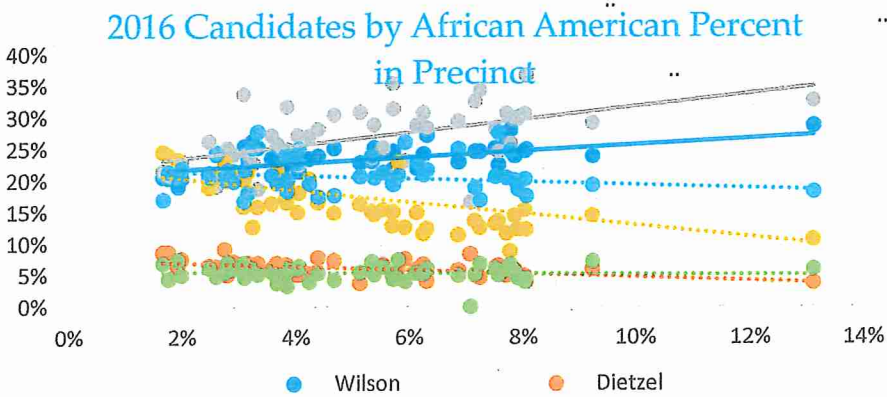
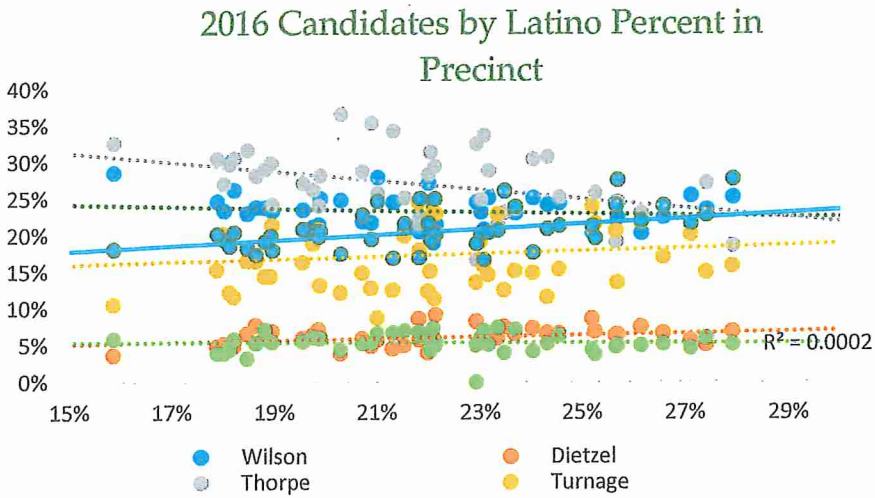
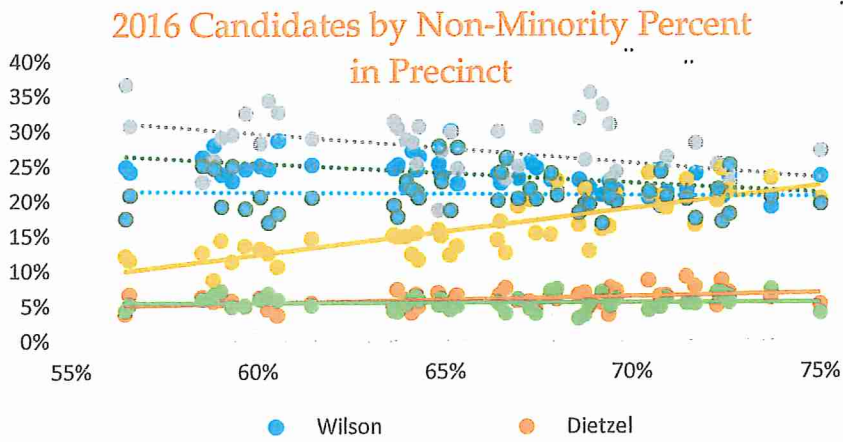
Polarization is also clear when the preferences of the combined minority community is compared with the voting patterns of white voters, as inferred from the precincts with the smallest minority population.

by Precinct Total Minority in precinct





Communities of interest based on race and language may be less united with regard to council elections, however. A similar analysis of the 2016 election results shows that, with very few exceptions, every white candidate did better the fewer minority voters were in the precinct. Similarly, the African American candidates fared far better in the communities with the largest number of black voters. The Latina candidate had a marked advantage in the Latino precincts. At the precinct level, there is substantial evidence that Antioch voters disproportionately vote for candidates of their own race. The solid trendlines reflect the candidate for the racial group whose percentage of the precinct increases along the x-axis. These trendlines increase, while the dotted lines of other candidates have a negative slope. For every one percent black voters increased in a precinct, Lamar Thorpe's margin increased .57%. In Latino precincts, Mary Roche got .37% greater margin for each added one percent Latino voters. Turnage's lead in non-minority precincts increased .67% for each additional percentage of voters who were white.



OTHER RISKS AND BENEFITS OF SINGLE-MEMBER DISTRICTS

Even if there is no racially polarized voting, the public interest may be served by moving from at-large election to districts. Single member districts reduce the cost of elections, both to candidates and to the city. Assuming that the election continues to be staggered, the printing required on ballots and pamphlets will be roughly halved, reducing the registrar's variable fees. Districting will substantially reduce the entry costs of running for office. Of the 45 cities in California with larger populations than Antioch, only twelve still elect their council at-large. If Antioch created five districts, each would still be larger than 47% of the cities in California.

Districting sometimes reduces the electoral strength of the very groups that it is designed to help. If Latinos do vote as a bloc, and comprise 15% of voters, they may exercise have decisive influence in the election of every member. Relatively few cities that have converted to single member districts have seen a significant increase in minority office holders. (Chula Vista and Anaheim are exceptions.) The greatest risk is that there will be no qualified candidate willing to stand for election in a new district. In such a case, the remaining members appoint, which completely disenfranchises voters in the new "minority" district.⁴

Districting can also force the community to choose among incumbents or other well-qualified candidates, when all could have been elected in the at-large system. The transition sequence may also have adverse effects. In a staggered system, the incumbents serve out their term. In the first election, the districts with the largest minority populations generally choose district members first. [Elections Code §10010\(b\)](#) (sequence must consider purposes of CVRA and preference by members (residents?) of the districts). Although the incumbents in Antioch are not closely clustered, none inhabits the high-minority area (assuming the registrar's precinct racial data is accurate).

PROCEDURES

Because Antioch is a general law city, any candidate for city council must live in the district they propose to represent. [Government Code §34882](#). Unless the city initiates a special reorganization, the incumbents are also entitled to serve the full terms to which they were elected. [Government Code §34873, 34878](#). However, an incumbent living in a new district that is having its election while he still has two years left on his term must either resign early to run, or face the prospect of running against a new incumbent. Constituents may also face unequal representation during the transition. If

⁴ Governor Brown vetoed [AB 182 \(2015\)](#), which would have added Section 14040 to prohibit imposing district-based elections in a manner that impairs the ability of protected classes to elect candidates of their choice. This could have created a defense if abandoning at-large elections is likely to lead to this undemocratic outcome.

Rafferty to City of Antioch, Voting Rights Challenge, page 8

multiple holdovers are placed in the same district, and desire to stay in office, they may all focus on gaining the allegiance of voters in their future district. Residents of any "empty" districts may not be effectively represented by any of the at-large members.

To preserve its safe harbor, the city council must declare an intention to move to district elections within 45 days, unless all who have filed demand letters agree to defer litigation. At this point, the city can have up to 75 more days to specify its plan.

[Government Code §34886 \(AB 278 \(2016\)\)](#) dispenses with the requirement of a ballot question to adopt district election for a city council. However, Antioch cannot have both district and at-large members, as Oakland and Downey do, and must use plurality voting without a runoff. The ordinance can provide for a mayor elected at large, but the council must then add or reduce a member. [Government Code §34871](#). [Elections Code §10010\(a\)](#) and [Government Code §34877.5](#) require four public hearings in order to adopt a district map.

CONCLUSION

It is extremely likely that a formal analysis will confirm that Antioch experiences racially polarized voting, which dilutes the electoral influence of the city's protected racial and language groups, particularly Latinos. My client is committed to a process that will adequate time for the council and people of Antioch to consider the evidence and develop a plan that, if well executed, will improve the equity and responsiveness of their city government.

Sincerely,

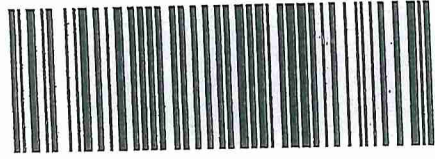


Scott J. Rafferty

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SCOTT J. RAFFERTY

ATTORNEY AT LAW
1913 WHITECLIFF COURT
WALNUT CREEK CA 94596

(202)-380-5525

RAFFERTY@GMAIL.COM

Mr. Arne Simonsen
Clerk
City of Antioch
200 H Street [94509-1285]
P.O. Box 5007
Antioch, CA 94531-5007

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CITY OF ANTIOCH
CITY CLERK



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of January 23, 2018
TO: Honorable Mayor and Members of the City Council
SUBMITTED BY: Forrest Ebbs, Community Development Director *FE*
SUBJECT: Adoption of the General Plan Land Use Element Update

RECOMMENDED ACTION

It is recommended that the City Council:

1. Adopt the Resolution approving the Addendum to the 2003 General Plan EIR;
and
2. Adopt the Resolution amending the Land Use Element of the General Plan

STRATEGIC PURPOSE

The project would further Strategy H-2: "Update long range planning documents" and Short Term Objective "Update the Land Use Element of the General Plan". It also addresses Strategy H-3, Short Term Objective to "Support Implementation of the Rivertown Priority Development Area".

FISCAL IMPACT

Adoption of the amended Land Use Element will not have a fiscal impact on the City of Antioch.

DISCUSSION

Background

In late 2014, the City of Antioch undertook an update to the General Plan Land Use Element along with the development of a Downtown Specific Plan. The Land Use Element was initially adopted in 2003 and has since been modified in response to several actions, including the 2006 passage of Measure K (Roddy Ranch), changes responding to the 2015 Housing Element, adoption of the Hillcrest Station Area Specific Plan, the approval of the Promenade – Vineyards at Sand Creek project and other minor efforts.

In early 2016, the City engaged in a focus policy update discussion regarding the policies affecting the Sand Creek Focus Area. The intent of this effort was to refine the existing policies to provide greater transparency, to clarify existing policies, and to improve the method for allotting the 4,000 units anticipated for the area. For a variety of

reasons, including the pending Habitat Conservation Plan and Natural Community Conservation Plan (HCP/NCCP) and The Ranch development project, the effort was tabled by the City Council on October 24, 2017. As a result, the update of the General Plan Land Use Element is limited to those changes initially anticipated, which are described below. The Sand Creek Focus Area policies remain unchanged in this update.

The Planning Commission considered these updates to the Land Use Element at its November 1, 2017 meeting and recommended approval of the Addendum and the amendments. The draft resolution is included as Attachment "F".

On November 28, 2017, staff presented the Draft General Plan Land Use Element Update to the City Council for consideration and approval. The City Council received a letter from Kristina D. Lawson, on behalf of West Coast Home Builders, Inc., just prior to the meeting. The letter addressed the project and the environmental review. The City Council continued the public hearing to the December 12, 2017 meeting so that staff and the City Attorney could evaluate the letter. Just prior to the December 12, 2017 meeting, staff received another letter from Kristina D. Lawson regarding the General Plan Land Use Element Update. Staff and the City Attorney have evaluated both letters and are not compelled to change their original recommendation of adoption.

Environmental Review (CEQA)

The City has prepared an Addendum to the 2003 General Plan Environmental Impact Report (EIR) to address the potential impacts of the Citywide General Plan Land Use Element Update under the California Environmental Quality Act (CEQA). As described above, most of the proposed changes are minor and generally inconsequential. However, a few significant actions, including the Tuscany Meadows annexation by Pittsburg and the sale of the Sierra Vista subdivision, greatly reduce the total build-out projections for the City of Antioch. As a result, the CEQA analysis determined that there would be no significant impacts from this update. The Tuscany Meadows project was analyzed under a separate EIR that was certified by the City of Pittsburg and the acquisition of the Sierra Vista subdivision is exempt under CEQA.

It is important to note that CEQA considers only the impacts of the project, which in this case includes just the changes to the General Plan Land Use Element. Many sections of the General Plan and the Land Use Element remain unchanged and do not require review under CEQA. Further, State Law requires that there be consistency between all elements of a General Plan, which limits the scope of changes that can be made when updating just one element.

The 2003 General Plan EIR is available at:

<http://www.ci.antioch.ca.us/CityGov/CommDev/PlanningDivision/Environmental-docs.htm>

The 2003 General Plan is available at:

http://www.ci.antioch.ca.us/CityGov/CommDev/PlanningDivision/docs/Antioch_Adopted_General_Plan.pdf

Past City Council Actions

Since adoption of the General Plan in 2003, the City Council has approved numerous amendments in response to development applications, State requirements, and new Specific Plans. However, many of these amendments were very focused and, as a result, were inadvertently incomplete. For example, the General Plan land use designation of a property would be changed by action of the City Council, but the summary tables contained elsewhere in the Land Use Element were not amended to reflect the change. The proposed tables are completely current.

Outside Actions

In addition, many of the proposed changes are in response to actions that have occurred outside of the City of Antioch, but impact the Land Use Element. The most significant of these changes is the 193-acre Tuscan Meadows project on the former Chevron property located southwest of the intersection of Buchanan Road and Somersville Road, adjacent to the City of Pittsburg. This property is currently in unincorporated Contra Costa County, but is contained within the Sphere of Influence (SOI) of the City of Antioch. The SOI is established by the City of Antioch, but approved by the Contra Costa County Local Agency Formation Commission (LAFCO). The SOI includes lands outside of a city's boundaries that are anticipated for annexation and development. Recently, the developer of this property received approval from LAFCO and the Cities of Pittsburg and Antioch to annex this property into the City of Pittsburg for its development; LAFCO approved the change to the SOI on November 8, 2017.

The current General Plan assumes annexation of this land into the City of Antioch. Since the future development of this property will no longer occur in the City of Antioch, it is necessary to amend the Land Use Element to reflect the change. Elimination of this property from the City of Antioch's Sphere of Influence greatly reduces the future build-out projections for the City.

The Sierra Vista residential project was approved in the 1993 and is a 50-unit estate residential subdivision that was never built. Earlier this year, the East Bay Regional Parks District acquired the land containing this approved project and intends to maintain it as open space. This action also reduces the future build-out potential for the City.

Downtown Specific Plan

The 2003 General Plan contained extensive discussion and policy direction for treatment of the Rivertown/Downtown area of Antioch. In 2015, the City of Antioch initiated development of a Downtown Specific Plan to serve as the lead land use policy document for this area. The Planning Commission received the Downtown Specific Plan earlier this year and recommended City Council adoption. One goal of this proposal is to avoid inconsistent and conflicting land use policies between the General Plan and the forthcoming Downtown Specific Plan. As such, the proposal omits the

entire section relating to the Downtown Area and refers instead to the Downtown Specific Plan. It is important to note that much of the valuable policy content in the General Plan was restated in the Downtown Specific Plan.

The Land Use Map was updated to accommodate the Downtown Specific Plan. The proposed boundaries of the Specific Plan are to be identified as *Downtown Specific Plan Focus Area*. In addition, nearby properties that are within the current Rivertown/Urban Waterfront Focus Area but are not within the Downtown Specific Plan Focus Area boundaries will be assigned appropriate land use designations, including the Dow Wetlands, which will have a formal Open Space Land Use Designation.

The Downtown Specific Plan and the Citywide General Plan Land Use Element Update are presented to the City Council concurrently so that both projects can be approved together. This will avoid conflicts and ensure that policies remain in place for development in this area.

Other Minor Changes

In addition, the proposal includes minor changes such as:

- The proposal uses *Auto Center Drive* to describe the portion of former Somersville Road north of Highway 4. In the 2003 General Plan, the entire road was identified as Somersville Road. In addition, the current Somersville Road Corridor Focus Area has been renamed *West Antioch Commercial Focus Area*.
- In 2015, the City Council approved a General Plan Land Use Map amendment affecting properties at the southwestern corner of SR 160 and East 18th Street. These properties were formally designated for light industrial development and low density residential under the Eastern Waterfront Employment Focus Area land use designation. In response to State requirements for the Housing Element, three parcels were designated High Density Residential to accommodate multifamily or affordable housing. This action left the adjacent parcel with its light industrial designation even though it is now sandwiched between a new single-family residential neighborhood to the west and the new multi-family residential parcels to the east. Development of this property for light industrial purposes is both unlikely and undesirable due to the potential impacts from truck traffic or industrial land uses that might occur. As such, the proposal includes designation of this property to High Density Residential to correspond to the adjacent parcels and alleviate the conflicts.
- The 2003 Land Use Map incorrectly identified the parcels containing the Antioch Dunes National Wildlife Refuge and the City of Antioch's corporation yard, identifying the yard as open space and the eastern refuge parcel as industrial. The proposed map corrects this discrepancy, calling the yard industrial and the refuge open space.
- The Land Use Map reflects the development of residential neighborhoods and the dedication of lands for parks and open space. Whereas, the 2003 General Plan would identify an entire region as Low Density Residential, the final development of the area ultimately included new parks and open space. The Map now correctly shows these new parks as Open Space.

- The Land Use Map has been updated to reflect current City Limit and SOI boundaries following recent annexations in the northeastern portion of the City.

Citywide, the number of single-family dwelling units are reduced by 3,972 (-9.9%), multi-family dwelling units are reduced by 3,035 (-20.3%), commercial/office square footage is reduced by 5,544,565 (-14.2%), and business park/industrial square footage is reduced by 19,956,460 (-37.4%). Despite these large numbers, the general distribution of land uses and their intensities remain unchanged. Much of this decrease is due to the loss of the Tuscany Meadows project site, the correction of the Antioch Dunes property designation, updating the tables to reflect the Hillcrest Station Area Specific Plan, and similar actions. These reductions are **not** due to a concerted policy shift that would intentionally reduce development.

The Addendum to the 2003 General Plan EIR for the Land Use Element Update is available at:

<http://www.ci.antioch.ca.us/CityGov/CommDev/PlanningDivision/Environmental-docs.htm>

ATTACHMENTS

- A: Resolution Approving Addendum to 2003 General Plan EIR
- B: Resolution Approving Update to the General Plan Land Use Element
- C: General Plan Land Use Element Update (Clean)
- D: General Plan Land Use Element Update (Redline/Strikeout)
- E: Planning Commission Resolution (DRAFT)
- F: Letter from Kristina D. Lawson, dated November 28, 2017
- G: Letter from Kristina D. Lawson, dated December 12, 2017

ATTACHMENT “A”

RESOLUTION NO. 2018/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH ADOPTING AN ADDENDUM TO THE 2003 GENERAL PLAN EIR

WHEREAS, in September 2014 the City Council initiated an update to the Land Use Element of the General Plan; and

WHEREAS, the City Council, pursuant to the California Environmental Quality Act, the City of Antioch had previously certified the 2003 General Plan Environmental Impact Report; and,

WHEREAS, pursuant to the California Environmental Quality Act and City implementing procedures, an Addendum to the 2003 General Plan Environmental Impact Report has been prepared for the General Plan Land Use Element; and,

WHEREAS, measures specified in the Final Environmental Impact Report and Addendum will be implemented to mitigate any adverse environmental impacts from the project; and,

WHEREAS, the Planning Commission gave notice of public hearing as required by law; and,

WHEREAS, on November 1, 2017, the Planning Commission held a public hearing on the matter, and received and considered evidence, both oral and documentary, and recommended the City Council adopt the Addendum to the 2003 General Plan Environmental Impact Report; and,

WHEREAS, the City Council gave notice of public hearing as required by law; and,

WHEREAS, on November 28, 2017 , the City Council held a public hearing on the matter, and received and considered evidence, both oral and documentary; and,

WHEREAS, on December 12, 2017, the City Council held a public hearing on the matter, and received and considered evidence, both oral and documentary; and,

WHEREAS, on January 23, 2018, the City Council held a public meeting on the matter, and considered evidence, both oral and documentary.

NOW THEREFORE BE IT RESOLVED that the City Council does hereby make the following findings for adoption of the Addendum to the 2003 General Plan Environmental Impact Report:

FINDING: Based on the entire record before it, the City finds that there have not been substantial changes proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or substantial increase in the severity of previously identified significant effects.

EVIDENCE: The General Plan Land Use Element Update project is generally consistent with all other elements of the adopted 2003 General Plan and results in a net decrease in development potential. The project does not change anticipated development

RESOLUTION NO. 2018/**

January 23, 2018

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patterns in any manner that would increase impacts beyond those identified in the previously certified General Plan EIR or Addenda or produce new impacts.

FINDING: Based on the entire record before it, the City finds no substantial changes with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

EVIDENCE: No substantial changes have occurred within the planning area, community or region which would lead to new or expanded significant project impacts. As documented throughout the Addendum, cumulative development within the planning area is no greater than anticipated under the General Plan EIR. The Addendum provides an updated description of current conditions and anticipated development over the next several years, and accounts for other project changes that were found not to increase impacts beyond those identified in the previously certified General Plan EIR or Addenda or produce new impacts.

FINDING: Based on the entire record before it, the City finds no new information of substantial importance, which was not known and could not have known with the exercise of reasonable diligence at the time the 2003 General Plan Environmental Impact Report was certified, that shows any of the following:

- a) The project will have one or more significant effects not discussed in the previous EIR.
- b) Significant effects previously examined will be substantially more severe than shown in the previous EIR.
- c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.
- d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

EVIDENCE:

- a) The General Plan Land Use Element Update project does not present any new potentially significant effects not evaluated in the previous EIR.
- b) The analysis provided in the Addendum shows that the previously identified significant effects of the General Plan would not be accentuated through implementation of the proposed General Plan Land Use Element Update project.
- c) No changes in the feasibility of General Plan mitigation measures have been identified.

FINDING: Based on the entire record before it, the City finds that the implementation of the General Plan Land Use Element Update project will result in none of the conditions described in CEQA Guidelines Section 15162 therefore there is substantial evidence to

RESOLUTION NO. 2018/**

January 23, 2018

Page 3

support the City's determination that an Addendum to the 2003 General Plan Environmental Impact Report is required in this case.

EVIDENCE: As noted above, there is substantial evidence to support the City's findings that: a) no substantial changes are proposed in the General Plan Land Use Element Update project that will require major revisions of the 2003 General Plan Environmental Impact Report; b) there have been no substantial changes in circumstances relating to the project that require the preparation of a subsequent or supplemental EIR; and c) there is no new information available, which was not known and could not have been known with the exercise of reasonable diligence at the time the 2003 General Plan Environmental Impact Report was certified as complete, that requires the preparation of a subsequent or supplemental EIR. Accordingly, there is substantial evidence to support the City's determination that an Addendum to the 2003 General Plan Environmental Impact Report is required in this case, pursuant to CEQA Guidelines Section 15164.

NOW THEREFORE BE IT FURTHER RESOLVED that the City Council hereby adopts the Addendum to the 2003 General Plan Environmental Impact Report for the General Plan Land Use Element Update.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was adopted by the City Council of the City of Antioch at a regular meeting thereof held on the 23rd day of January, 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ARNE SIMONSEN, CMC
CITY CLERK OF THE CITY OF ANTIOCH

ATTACHMENT “B”

RESOLUTION NO. 2018/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH AMENDING THE LAND USE ELEMENT OF THE GENERAL PLAN

WHEREAS, the City of Antioch initiated an amendment to the Land Use Element of the General Plan in 2015; and,

WHEREAS, an Addendum to the 2003 General Plan Environmental Impact Report (EIR) has been prepared finding that the amendment would not generate any new or significant environmental impacts; and,

WHEREAS, Section 65358 of the California Government Code provides for the amendment of all or part of an adopted General Plan; and,

WHEREAS, the primary purpose of the General Plan Amendment is to update the document to reflect past actions and to provide internal consistency; and,

WHEREAS, the Planning Commission duly gave notice of public hearing as required by law; and,

WHEREAS, on November 1, 2017, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary and recommended approval of the EIR Addendum to the City Council; and,

WHEREAS, the City Council duly gave notice of public hearing as required by law; and

WHEREAS, on November 28, 2017, the City Council duly held a public hearing on the matter, and received and considered evidence, both oral and documentary and approved the EIR Addendum; and

WHEREAS, on December 12, 2017, the City Council duly held a public hearing on the matter, and received and considered evidence, both oral and documentary; and

WHEREAS, on January 23, 2018, the City Council duly held a public meeting on the matter, and considered evidence, both oral and documentary and approved the EIR Addendum.

NOW THEREFORE BE IT RESOLVED, that the City Council makes the following findings required for approval of the proposed General Plan Amendment:

1. The proposed project conforms to the provisions and standards of the General Plan in that the proposed amendment will improve internal consistency within the Land Use Element and will not conflict with any of the previously adopted Goals, Policies and Programs of the General Plan; and,
2. The proposed Amendment is necessary to implement the goals and objectives of the General Plan in that it will further implement the City of Antioch Housing Element; and,
3. The proposed Amendment will not be detrimental to the public interest, convenience, and general welfare of the City in that the Amendment will result in a logical

RESOLUTION NO. 2018/**

January 23, 2018

Page 2

placement of land uses consistent with the overall intent of the General Plan and will improve the internal consistency of the Land Use Element; and,

4. The proposed project will not cause environmental damage in that an Addendum to the 2003 General Plan EIR was prepared, which concluded that the project does not result in any significant or unavoidable impacts; and,
5. The Proposed General Plan Amendment will not require changes to or modifications of any other plans that the City Council adopted before the date of this resolution.

BE IT FURTHER RESOLVED that the City Council does hereby **APPROVE** the Amendment to the Land Use Element of the General Plan.

* * * * *

I HEREBY CERTIFY that the foregoing approval was passed and adopted by the City Council of the City of Antioch, at a regular meeting thereof, held on the 23rd day of January, 2018 by following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ARNE SIMONSEN, CMC
CITY CLERK OF THE CITY OF ANTIOCH

4.0 Land Use

4.1 INTRODUCTION AND PURPOSE

The Land Use Element is the cornerstone of the General Plan, setting forth Antioch's fundamental land use philosophy and directing development to the most suitable locations, while maintaining the economic, social, physical, environmental health and vitality of the community. The Land Use Element, required by law since 1955, has the broadest scope of the seven mandatory General Plan elements, synthesizing all General Plan land use issues.

This Element focuses on the organization of the community's physical environment into logical, functional, and visually pleasing patterns, consistent with local values, to achieve Antioch's vision for its future. Of primary concern are the *type, intensity, location, and character* of land uses that will be permitted in the future. It is the purpose of this General Plan Element to provide appropriate land for each of the variety of activities associated with successful urban areas, and to guide the manner in which this land is developed and used. In so doing, the Land Use Element intends to create and regulate compatible and functional interrelationships between the various land uses in the City. Thus, the Land Use Element establishes City policy as to the appropriate use and development intensity for each parcel of land within the City, including the City's view of appropriate land uses and development intensity for lands outside of the City, but within the General Plan study area.

A key consideration in defining the type, intensity, location, and mix of future land uses is achieving a balance between local employment and housing. The Antioch General Plan seeks to achieve such a balance as a means of addressing issues of traffic congestion, air quality, and energy conservation. This balance, along with providing adequate land area for the commercial uses needed by local residents and businesses, will help achieve sufficient municipal income to pay for the

services and facilities discussed in the Growth Management and Public Services and Facilities elements. The ability to commute only a few short miles to and from work on roadways that resemble the open road more than they do parking lots is an important component of the quality of life Antioch seeks for its residents. As more residents throughout the Bay Area are able to live and work in the same or nearby communities, congestion can be eased, travel speeds increased, substantial amounts of fuel conserved, regional air quality improved. The Land Use Element also seeks to ease congestion and improve regional air quality by providing patterns of land use that support the use of transit. Such "transit-oriented" development consists of high density, mixed use development adjacent to transit nodes. Such transit nodes are proposed within Rivertown (adjacent to the Amtrak platform), at Hillcrest Avenue (surrounding the eBART station), and east of the SR-4 Bypass, south of the Laurel Avenue interchange (surrounding the eBART station)¹.

4.1.1 Existing Land Use

Despite substantial development in the past, Antioch has a great deal of land available for future development. Much of the land within the City and within the unincorporated portion of the General Plan study area (22,391 acres) are vacant. Additional land is in agricultural use, and, may be available for future development, depending upon its land use designation. Overall, open space uses, including agriculture, open water, recreational lands, and vacant lands account for approximately half of the land within the General Plan Study Area. Major open space areas include Black Diamond Mines and Contra Loma regional parks, Antioch Dunes National Wildlife Refuge, and municipal parklands.

¹ This transit-oriented development node is one of three "test sites" for smart growth sponsored by ABAG. It is part of the countywide "Shaping our Future" program.

Within the developed portion of the City, single-family residential uses cover the largest area (4,963 acres, 26.5%). Industrial uses account for 1,373 acres (7.3% of the land within the study area). Currently, industrial uses are concentrated in the northern portion of the Study Area to the west and east of Rivertown. Existing commercial uses are limited in extent, encompassing 456 acres (2.7% of the land within the Study Area). Commercial use is concentrated within Rivertown, and along major roadway corridors, such as Somersville Road/Auto Center Drive, Hillcrest Avenue, and "A" Street/Lone Tree Avenue.

4.1.2 Contra Costa County 65/35 Land Preservation Plan (Urban Limit Line)

In 1990, the voters of Contra Costa County approved Measure C-1990. This Measure states that urban development within the County is to be limited to no more than 35 percent of the land within Contra Costa County. At least 65 percent of all land in the County is to be preserved for agriculture, open space, wetlands, parks and other non-urban uses. To ensure the enforcement of the "65/35" standard, the County has established an Urban Limit Line (ULL), which is incorporated into the County's General Plan Open Space and Conservation Element. Hence, there shall be a clear distinction between non-urban and urban use areas. The criteria set by the County for determining lands that should be located outside the ULL includes:

- Prime agricultural lands (U.S. Soil Conservation Service Class I and Class II)
- Open space, parks and other recreation areas
- Lands with slopes in excess of 25 percent
- Wetland areas
- Other areas not appropriate for urban growth because of physical unsuitability for development

Measure C-1990 requires that there be no changes made to the ULL that would violate the 65/35 standard. The ULL can be changed by a 4/5 vote of the Board of Supervisors after

holding a public hearing and making one or more of the following findings based on substantial evidence in the record:

- A natural or man-made disaster or public emergency has occurred that warrants the provision of housing and/or other community needs within land located outside the ULL.
- An objective study has determined that the ULL is preventing the County from providing its fair share of affordable or regional housing, as required by state law. The Board of Supervisors must find that a change to the ULL is necessary and the only feasible means to enable the County to meet these requirements.
- A majority of the cities are party to a preservation agreement, and the County have approved a change to the ULL affecting all or any portion of the land covered by the preservation agreement.
- A minor change to the ULL will more accurately reflect topographical characteristics or legal boundaries.
- A five-year periodic review of the ULL has determined that, based on the criteria for establishing the ULL, new information is available or circumstances have occurred, warranting a change to the ULL.
- An objective study has determined that a change to the ULL is necessary or desirable to further the economic viability of the East Contra Costa County Airport, and either (i) mitigate adverse aviation related environmental or community impacts, or (ii) further the County's aviation related needs.
- A change is required to conform to applicable to California or Federal law.

Although the direct land use effects of the Urban Limit Line are limited to unincorporated areas of the County, the Contra Costa Local Agency Formation Commission (LAFCO) has consented to support the County's 65/35 Preservation Standard, Urban Limit Line, and Growth Management Standards in the review of proposed city spheres of influence and annexations. Thus, LAFCO has stated that it

would not approve annexation of lands outside of the ULL to a city. Measure 1990-C states that the County is to review the location of the ULL every five years. The provisions of Measure C- 1990 will remain in effect until December 31, 2010.

In 2000, the County moved its Urban Limit Line in the East County area. Within the Antioch area, the Urban Limit Line was moved to coincide with the southern boundary of the City, placing lands in the unincorporated area outside the ULL. This move shifted approximately 1,922 acres out of the ULL within the Antioch area.

In 2005, voters approved Measure K to include Roddy Ranch and a portion of the Ginocchio Property within the ULL and the city limits.

4.1.3 General Plan Land Use Designations and Development Feasibility

The General Plan provides a blueprint for community development by designating lands for different types of uses. In designating land uses, the General Plan takes into account:

- *Existing Land Use:* What is the current pattern of developed land by type of land use – residential, commercial, service, manufacturing, and others?
- *Demand:* How much demand exists for existing and new land uses of various types (housing, retail, industry, etc.)?
- *Desired Future Land Use:* Of lands available for development or redevelopment, which locations are best for different uses? Is there sufficient undeveloped land that is designated for various uses to meet community objectives, or do existing General Plan land use designations need to be adjusted to satisfy future needs?
- *Infrastructure Availability:* Are urban services – water supply, wastewater collection and treatment, transportation facilities, and others – adequate to serve existing *and* future development? How will

existing infrastructure inadequacies be corrected?

Taking these considerations into account, the General Plan indicates where various kinds of land uses are best located, and how much of each use should be provided. The General Plan provides opportunities, but does not *cause* development to happen. The General Plan recognizes that, ultimately, growth and development depend on the initiative of individual developers, for whom the provisions of the General Plan establish the context for evaluating the economic feasibility of their specific projects. Whether developers seize the initiative, and move forward with projects depends on the economic benefit they expect to derive from such development. In deciding whether to pursue a development project on a particular site, potential developers evaluate a series of factors that collectively determine whether the project will be economically feasible (whether it will “pencil out”). These factors include:

- *General Plan Designation and Zoning:* Is the site designated for uses that are marketable at its location? (If development has not occurred in certain locations as anticipated by the General Plan, why not?)
- *Competition:* Does a particular site have the location and physical, infrastructure, and environmental characteristics necessary to compete successfully in the marketplace? Has the community been successful in attracting the type of use being contemplated? Will the specific development at this specific site be appropriately timed and positioned within the market for that use?
- *Cost of Land and Construction:* Is the site available at costs the value of a completed development can support? Are needed construction materials and labor available at acceptable cost levels? Is development financing (short-term construction loans and long term financing) available at acceptable interest rates?
- *Local Agency Costs:* What types of development standards do the city and other local agencies impose? What are

the costs associated with development review fees, impact mitigation and other exactions by the city, and the interest carry over the time it takes to bring a project to market? How do these requirements affect the economic feasibility of different types of uses?

Developers consider the feasibility of each project – whether its costs and its revenue-generating potential will “pencil out” in the expected market – in the overall regulatory context established by the City’s General Plan and its development regulations. The General Plan sets the stage, but private-sector development decisions depend on a large number of other factors that contribute to feasibility. If projects are not economically feasible, development will not happen, regardless of the directives of the General Plan and the desires of the community. Thus, the development pattern that evolves is the joint outcome of the development framework established by the General Plan and the private sector conditions that shape the developer’s assessment of feasibility.

4.2 GOALS OF THE LAND USE ELEMENT

To provide for a sustained high quality of life and ensure that new development occurs in a logical, orderly, and efficient manner, it is the goal of the Land Use Element to accomplish the following:

- *Maintain a pattern of land uses that minimizes conflicts between various land uses, and promotes rational utilization of presently undeveloped and underdeveloped land, and supports the achievement of Antioch’s vision for its future.*

Defining the appropriate uses of land within the General Plan study area in a manner supportive of achieving the vision Antioch has established for its future is at the crux of the Land Use Element. The Land Use Element is responsive to the City’s vision because it:

- Promotes expansion of the local employment base and achievement of a balance between local employment and housing. The Land Use Element provides for a wide variety of office-based and industrial employment, including heavier industrial uses along the San Joaquin River, rail-served industries, light industrial uses, commercial services, and retail businesses, and mixed use business and office parks.
- Opens up additional choices of living environment for families. The Land Use Element provides for executive housing in planned community settings, traditional single-family subdivisions, amenity-rich middle to upper end attached housing, high-density housing in transit-oriented, downtown, and mixed-use settings.
- Provides for the revitalization of the Downtown area and waterfront, integrating General Plan policies with revitalization planning efforts undertaken by the City.
- Provides opportunities for achieving quality design and avoiding the relentless sameness present in many suburban communities.
- Aids in stimulating economic revitalization in areas that are having difficulty competing with larger and more diversified development sites in Antioch and other communities.
- Stimulates new options for development at key entry points into the community.

In defining appropriate uses, the Land Use Element addresses the future uses of lands that are currently undeveloped, and also sets forth desired changes in existing land uses and development intensities. In most cases, the Land Use Element recognizes existing land uses and development densities, and may recommend urban design improvements. In some cases, such as along the “A” Street corridor north of the SR4 freeway,

the Land Use Element proposes changes in basic land use types. In other cases, such as existing residential areas within Downtown, the Land Use Element recommends increases in the overall development intensity of existing land uses. Each of the recommendations contained in the Land Use Element are intended to result in a harmonious pattern of land uses directed toward meeting community objectives and needs.

- *Establish a land use mix which serves to develop Antioch into a balance community in which people can live, work, shop, and have recreation without needing to leave the City.*

The Land Use Element designates lands for a broad range of residential, commercial, employment-generating, public/institutional, and open space and recreational lands. Residential and employment-generating land use designations are intended to include lands providing housing and employment opportunities for executives, managers, and professionals; highly skilled, semi-skilled, and unskilled workers; and retail and service workers. Residential land use designations are intended to provide housing opportunities for all economic segments of the community, as well as for the special needs groups identified in the Housing Element. The Land Use Element seeks an array of shopping and commercial service opportunities to meet the needs of Antioch residents and businesses, including daily convenience shopping along with large-scale commercial centers for community and regional markets. The Land Use Element aims to provide a sufficient inventory of lands for public, institutional, and recreation uses, and seeks to preserve needed open space areas.

- *Establish an overall design statement for the City of Antioch.*

As important as is defining the pattern of future land uses is maintaining and enhancing Antioch's character and providing a

pleasing visual experience to residents and visitors. Thus, Antioch's Land Use Element incorporates "urban design" concepts aimed at ensuring that the built environment is a physical expression of desired community character.

4.3 COMMUNITY STRUCTURE

Throughout much of the General Plan study area, Antioch's land use pattern is well established, and is not intended to change over time. Future growth in the central and northern portions of the City will primarily consist of infill development, existing approved but undeveloped projects, and the expansion of existing uses. As development expands into the southern portion of the City and its General Plan study area, Antioch will face significant challenges.

4.3.1 Community Structure Objective

Provide adequate land for present and future urban and economic development needs, while retaining a compact, rather than a scattered, development pattern.

4.3.2 Community Structure Policies

- As part of General Plan implementation – including development review, capital improvement planning, and preparation of Specific Plans – foster close land use/transportation relationships to promote use of alternative transportation system modes and minimize travel by single occupant automobiles.
- Give priority to new development utilizing existing and financially committed infrastructure systems over development needing financing and construction of new infrastructure systems.
- Encourage high-density residential development (both freestanding and in mixed use projects) within one-quarter mile of existing and planned heavy and/or light rail transit stops as illustrated in the Circulation Element.
- Concentrate large-scale industrial uses along the waterfront east of Rodgers Point

and within areas designated for industrial use along existing rail lines. Limit employment-generating uses adjacent to residential areas and within mixed-use planned communities to business parks and office uses.

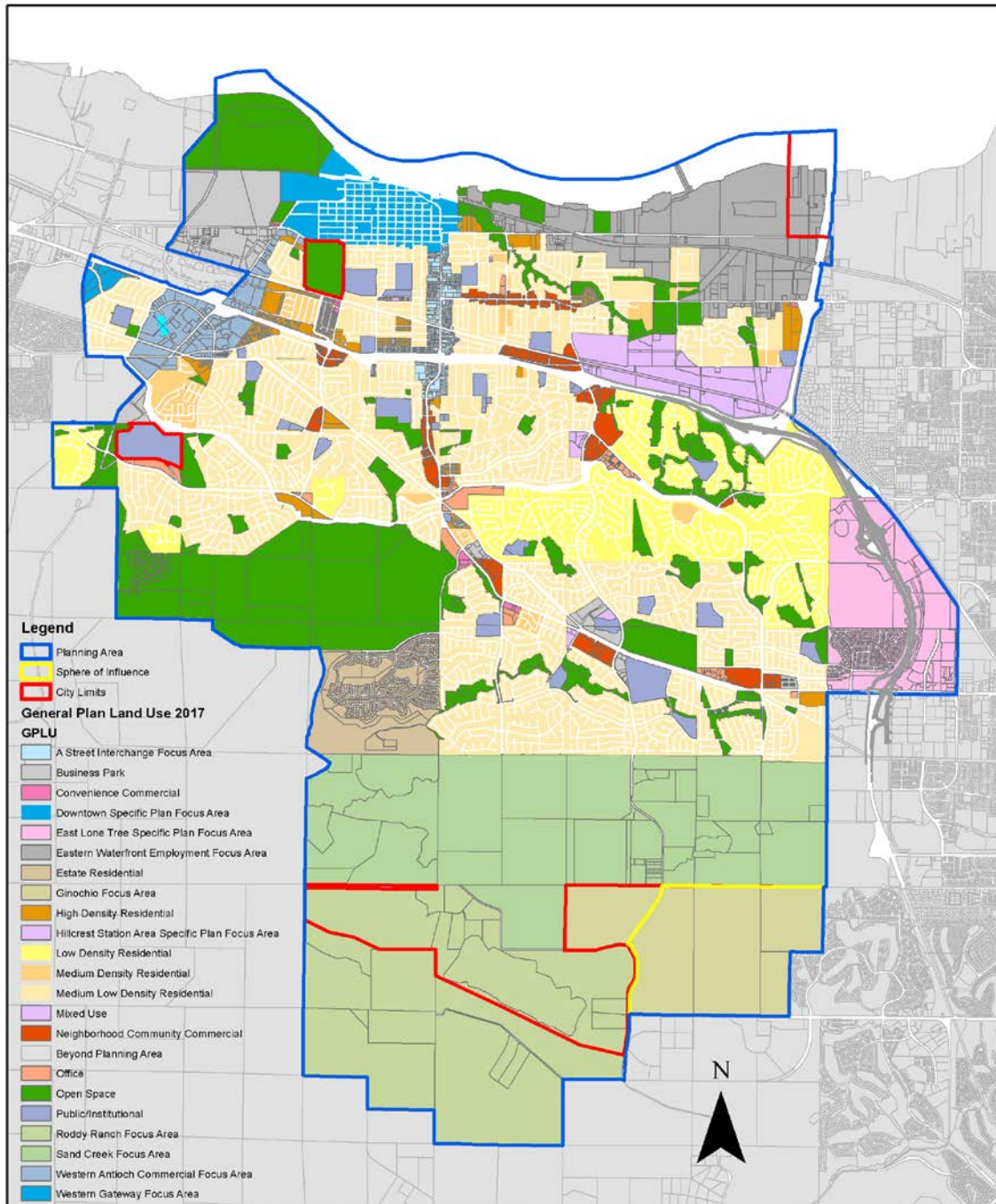
- e. Concentrate future regional commercial uses along Lone Tree Way, SR4 and SR160 and along the SR-4 bypass.
- f. Recognize the Voter-Approved Urban Limit Line (Figure 4.12) that encompasses up to 1,050 acres of land within the Roddy Ranch and Ginochio Property Focus Areas that were included in the Urban Limit Line as it was adopted by the voters in 1990 and in the Voter-Approved Urban Limit Line as a means of phasing urban and suburban development, preserving open space and maintaining a compact urban form.
 - Maintain rural land uses (residential densities less than one dwelling unit per five acres (0.2 du/ac) and compatible open space/recreational uses which do not require urban levels of public services and facilities through 2020 in areas outside of the Voter-Approved Urban Limit Line.
 - Limit future urban development within Roddy Ranch and the Ginochio Property through 2020 to a total of approximately 1,050 acres (approximately 850 acres within Roddy Ranch and 200 acres within the Ginochio Property) that were within the urban limit line as it was adopted by the voters in 1990 and that are also within in the Voter-Approved Urban Limit Line.

General Plan study area, and thereby carry out the provisions of the General Plan. General Plan land use classifications are also intended to provide the City with sufficient flexibility in implementation to address unique and unforeseen situations. The designations established by the General Plan land use map include Residential, Commercial, Employment-Generating, and Community and Public land use designations. In addition, the General Plan includes ten "Focus Areas." Specific policy direction is provided for each Focus Area. These designations are set forth in Section 4.4.1. Within this section, appropriate land use types are defined for each designation. These land use types are defined in Table 4.A, which also identifies which land use types are appropriate within which land use designations. Sections 4.4.2 through 4.4.5 provide policies for residential, commercial, employment-generating, and community and public land uses. Figure 4.1 presents the General Plan land use map. Tables 4.A through 4.D provide a quantified description of anticipated General Plan build out.

4.4 INTENSITY AND DISTRIBUTION OF LAND USE

Antioch's General Plan land use classifications are intended to define the City's land use intent in designating lands throughout the

Figure 4.1 - General Plan Land Use Map



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Table 4.A – Appropriate Land Use Types

	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/Community Comm.	Regional Commercial	Somersville Road Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	"A" Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	Office	Business Park	Eastern Waterfront Business Park	Light Industrial	Rail-Served Industrial	General Industrial	E. Lone Tree Employment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional	Open Space
Large Lot Residential. This residential type typically consists of single-family detached units on lots of 0.5 acre or more. Residential developments of this type shall be designed as large suburban parcels within subdivisions within the Urban Limit Line and as rural residential uses outside of the Urban Limit Line.	✓																											
Single-Family Detached. These areas typically consist of suburban residential subdivisions of single family, detached dwellings on lots ranging from 7,000 to 20,000 square feet.		✓	✓	✓										✓														
Small Lot Single Family Detached. These dwelling unit types are typically located within a specific plan or other type of "planned development," and consist of single family, detached dwellings on lots smaller than 7,000 square feet. In exchange for development on small residential lots, amenities such as permanent open space and private recreation facilities are required to be provided specifically for the use of residents of the development.			✓	✓										✓														
Multi-Family Attached. Attached for-sale or rental dwelling units, designed either as townhouse units or as stacked flats, characterize these areas. Amenities such as common open space and recreation facilities specifically for the use of residents of the development are required.				✓	✓							✓ ⁶		✓	✓													
Mobile Homes. Areas of mobile home development typically consist of subdivisions wherein individual mobile homeowners also own their own lots in fee and mobile home parks wherein mobile homeowners rent or lease the space upon which their mobile home is placed. Typically, mobile home subdivisions and parks provide open space and/or recreational amenities for the use of their residents.				✓	✓																							
Group Residential. Activities typically include the use of a dwelling unit as a residence by a group or groups of persons without the provision of medical care, supervision, or medical assistance. Typical uses include boarding houses, convents, and religious retreats.					✓									✓	✓													
Residential Care Facilities. While largely residential in character, residential care facilities are distinguished from other residential use types in that care facilities combine a variety of medical care, supervision, or					✓	✓								✓	✓													

	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/Community Comm.	Regional Commercial	Somersville Road Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	"A" Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	Office	Business Park	Eastern Waterfront Business Park	Light Industrial	Rail-Served Industrial	General Industrial	E. Lone Tree Employment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional	Open Space
medical assistance services with housing. State law exempts certain small residential care facilities from local regulation, and can locate anywhere permitted by law.																												
Administrative and Professional Offices. Activities typically include, but are not limited to, executive management, administrative, or clerical uses of private firms and public utilities. Additional activities include the provision of advice, design, information, or consultation of a professional nature. Uses typically include, but are not limited to, corporate headquarters; branch offices; data storage, financial records, and auditing centers; architect's; lawyer's; insurance sales and claims offices; financial planners; and accountant's offices.						✓ ⁷	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓						
Amusement Centers/Arcades. Any structure (or portion thereof) in which four or more amusement devices (either coin- or card-operated) are installed, such as photography machines, video games, muscle testers, fortune telling machines, laser tag, electronic or "County fair" style games, rides or similar uses, and other games of skill or science, but not including games of chance or other similar devices. Included is any place open to the public, whether or not the primary use of the premises is devoted to operation of such devices. Sales of prepared foods and beverages is also included as an ancillary use of the site.							✓	✓	✓		✓	✓	✓															
Automotive Uses. Activities typically include, but are not limited to the, sales and servicing of motor vehicles, recreational vehicles, boats, and trailers.						✓ ²	✓	✓ ²	✓	✓		✓	✓	✓			✓ ²	✓ ⁴	✓ ⁴			✓						
Banks and Financial Services. Activities typically include, but are not limited to banks and credit unions, home mortgage, and other personal financial services.						✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓					✓						
Business Support Services. Activities typically include, but are not limited to, services and goods generally provided to support other businesses.						✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓					✓						
Eating and Drinking Establishments. Activities typically include, but are not limited to, the retail sale from the premises of food or beverages prepared for on-premises or off-premises consumption.						✓ ³	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓ ⁵	✓ ⁵			✓						
Food and Beverage Sales. Activities typically include, but are not limited to retail sale from the premises of food and beverages for off-premises final preparation and consumption.						✓	✓	✓	✓			✓	✓	✓														

	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/Community Comm.	Regional Commercial	Somersville Road Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	"A" Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	Office	Business Park	Eastern Waterfront Business Park	Light Industrial	Rail-Served Industrial	General Industrial	E. Lone Tree Employment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional	Open Space
Funeral Services. Activities typically include services involving the care, preparation, or disposition of human dead.						✓	✓	✓				✓ ⁸	✓															
General Merchandise. Activities typically include, but are not limited to, the retail sales from premises, including incidental rental and repair services.						✓	✓	✓	✓	✓		✓	✓	✓														
Health Clubs and Spas. Activities typically include, but are not limited to, sport and health-related activities performed either indoors or outdoors.						✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓											
Lodging and Visitor Services. Activities typically include, but are not limited to, providing overnight accommodations and related banquet and conference facilities.							✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓ ⁵	✓ ⁵									
Indoor Recreational Facilities. Activities typically include, but are not limited to, commercial recreation uses conducted within enclosed buildings, such as bowling alleys, skating facilities, racquet clubs, and indoor shooting and archery ranges.							✓	✓	✓				✓	✓														
Outdoor Recreational Facilities. Activities typically include, but are not limited to, commercial recreation activities conducted outside of enclosed buildings, such as miniature golf, batting cages, tennis clubs, etc.							✓	✓	✓				✓	✓														✓
Personal Services. Activities typically include establishments primarily engaged in the provision of services for the enhancement of personal appearance, cleaning, alteration of garments, and similar non-business or non-professional services.						✓	✓	✓	✓	✓		✓	✓	✓														
Personal Instruction. Activities typically include instruction in artistic, academic, athletic or recreational pursuits within an enclosed structure.						✓	✓	✓	✓	✓		✓ ⁷	✓	✓	✓													
Recreational Vehicle Park. Activities typically include, but are not limited to, providing overnight accommodations for visitors in recreational vehicles.											✓	✓						✓										✓ 10
Theaters. Includes structures where the primary use is the exhibition of live or prerecorded theatrical, musical, comedic or other performances. Sale of prepared foods and beverages is permitted ancillary to the primary use.							✓	✓		✓	✓	✓	✓	✓														
Light Manufacturing and Assembly. Activities typically include, but are not limited to, the mechanical or chemical transformation of raw or semi-finished materials or substances into new products, including manufacture of products, assembly of component parts (including required packaging for retail sale), and treatment and fabrication operations. Light														✓			✓	✓	✓	✓	✓	✓						

C11

	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/Community Comm.	Regional Commercial	Somersville Road Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	"A" Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	Office	Business Park	Eastern Waterfront Business Park	Light Industrial	Rail-Served Industrial	General Industrial	E. Lone Tree Employment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional	Open Space
manufacturing is conducted wholly within an enclosed building. Light manufacturing activities do not produce odors, noise, vibration, or particulates, which would adversely affect uses within the same structure or on the same site. Also included are watchman's quarters.																												
General Manufacturing and Assembly. Activities typically include, but are not limited to, the mechanical or chemical transformation of raw or semi-finished materials or substances into new products, including manufacture of products; assembly of component parts (including required packaging for retail sale); blending of materials such as lubricating oils, plastics, and resins; and treatment and fabrication operations. Uses requiring massive structures outside of buildings such as cranes or conveyer systems, or open-air storage of large quantities of raw or semi-refined materials are also included within this land use type. Also included are watchman's quarters.																				✓	✓							
Research and Development. Activities typically include, but are not limited to, scientific research and theoretical studies and investigations in the natural, physical, or social sciences. Also included is engineering, fabrication, and testing of prototypes developed with the objective of creating marketable end products; and the performance of physical and environmental testing and related activities by or under the supervision of professional scientists and highly trained specialists. Watchman's quarters are included as an ancillary use.														✓	✓		✓	✓	✓	✓	✓							
Operable Vehicle Storage. Activities typically include, but are not limited to the parking and/or storage of operable vehicles. Typical uses include, but are not limited to fleet storage of automobiles and trucks, storage lots, and recreational vehicle and boat storage.											✓								✓		✓							
Personal Storage. Activities typically include, but are not limited to storage services and facilities primarily for personal and business effects and household goods with enclosed storage areas having individual access. Typical uses include, but are not limited to mini-warehouses.																		✓	✓		✓							
Storage and Distribution – Light. Activities typically include, but are not limited to, wholesaling, storage, and warehousing services conducted entirely within enclosed buildings. Also included are watchman's quarters.														✓			✓	✓	✓	✓	✓	✓						
Storage and Distribution – General. Activities																	✓	✓	✓	✓	✓	✓						

C12

	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/Community Comm.	Regional Commercial	Somersville Road Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	"A" Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	Office	Business Park	Eastern Waterfront Business Park	Light Industrial	Rail-Served Industrial	General Industrial	E. Lone Tree Employment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional	Open Space
typically include, but are not limited to, warehousing, storage, freight handling, shipping, trucking services; storage and wholesaling from the premises of unfinished, raw, semi-refined products requiring further processing, fabrication, or manufacturing. Outdoor storage is permitted subject to applicable screening requirements. Also included are watchman's quarters as an ancillary use.																			✓	✓	✓	✓						
Building Contractor's Offices and Yards. Activities typically include, but are not necessarily limited to, offices and storage of equipment, materials, and vehicles for contractors in the trades involving construction activities. Storage yard uses may include, but should not be limited to, the maintenance and outdoor storage of large construction equipment such as earthmoving equipment, and screened outdoor storage of building materials.																			✓	✓	✓							
Boating and Related Activities. Activities typically include, but are not limited to, establishments and facilities engaged in the provision of sales or services directly related to the commercial or recreational use of waterways. Included in this category are construction, repair, and maintenance of boats; boat sales; anchorage and docking facilities, including temporary slip rentals; services for commercial boating and fishing, including retail fish sales, but not including fish processing; sale of marine equipment; and harbor-related services, such as indoor and outdoor dry boat storage, bait sales, fuel docks, and yacht clubs.											✓								✓		✓							
Civic Administration. Activities typically include, but are not limited to, management, administration, clerical, and other services performed by public and quasi-public agencies.						✓	✓	✓				✓		✓	✓	✓	✓										✓	
Cultural Facilities. Activities typically include, but are not limited to, those performed by public and private museums and art galleries, public and private libraries and observatories.							✓	✓	✓	✓	✓	✓		✓	✓	✓	✓										✓	
Day Care Centers. Day care centers consist of facilities defined in California Health and Safety Code Section 1596.76, providing day care and supervision for more than 12 children less than 18 years of age for periods of less than 24 hours per day. Also included are facilities for the care and supervision of seniors for periods of less than 24 hours per day.						✓	✓	✓	✓	✓		✓		✓	✓	✓	✓										✓	
Open Space. Activities typically include, but are not limited to, preservation of lands in their natural																												

	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/Community Comm.	Regional Commercial	Somersville Road Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	"A" Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	Office	Business Park	Eastern Waterfront Business Park	Light Industrial	Rail-Served Industrial	General Industrial	E. Lone Tree Employment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional	Open Space
condition to protect environmental resources or the public health and safety, agriculture, and active or passive recreation. Recreation areas may include recreational structures such as play equipment, but do not generally include structures for human occupancy.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓					✓	✓
Religious Assembly. Activities typically include religious services and assembly such as customarily occurs in churches, synagogues, and temples.	✓ ₁	✓ ₁	✓ ₁	✓ ₁	✓ ₁	✓ ₁	✓ ₁	✓ ₁	✓ ₁			✓ ₁	✓	✓	✓	✓ ₁											✓	
Schools, Public and Private. Typical activities include educational facilities for K-8 students provided by public agencies or private institutions.	✓ ₁	✓ ₁	✓ ₁	✓ ₁	✓ ₁	✓ ₁	✓ ₁	✓ ₁	✓ ₁			✓ ₁		✓		✓ ₁											✓	

Notes to Table 4.A:

1. Permitted subject to the provisions of Land Use Element policy 4.4.2.2b.
2. Automotive sales are not permitted within areas designated Convenience Commercial, Regional Commercial, or Business Park, except that Automotive sales may be allowed within areas designated Business Park that also have frontage on Auto Center Drive.
3. Bars are not permitted within areas designated Convenience Commercial.
4. Automotive uses are limited to sites adjacent to a freeway interchange. Auto sales are not permitted within areas designated Light Industrial or Eastern Waterfront Business Park.
5. Eating and drinking establishments, as well as Lodging and Visitor Service uses, within the Light Industrial and Eastern Waterfront Business Park designations are limited to sites adjacent to a freeway interchange.
6. Multi-Family uses are permitted within the Rivertown Commercial designation above the ground floor only.
7. Administrative and Professional Office and Personal Instruction uses are permitted within the Rivertown Commercial designation above the ground floor only, except along Fourth Street and the area between Fourth Street and Fifth Street, where they may occupy ground floor space.
8. Funeral Services within the Rivertown Commercial designation are limited to "J" Street, Fourth Street and the area between Fourth Street and Fifth Street.
9. Auto sales within the Hillcrest Station Focus Area are limited to sites adjacent to the SR-4 and SR-160 freeways.
10. Limited to locations that are compatible with resource protection needs.

Table 4.B – Anticipated Maximum General Plan Build Out in the City of Antioch

Land Uses	Single-Family (Dwelling Units)	Multi-Family (Dwelling Units)	Commercial/ Office (sq.ft.)	Business Park/ Industrial (sq.ft.)
Residential				
Estate Residential	915	-	-	-
Low Density Residential	4,944	-	-	-
Medium Low Density Residential	22,333	-	-	-
Medium Density Residential	831	1,247	-	-
High Density Residential		4,817	-	-
Subtotal	29,023	6,064	-	-
Commercial				
Convenience Commercial	-	-	341,449	-
Neighborhood Community Commercial	-	-	4,563,853	-
Office	-	-	2,154,679	-
Subtotal	-	-	7,059,981	-
Industrial				
Business Park	-	-	-	8,647,651
Special				
Mixed Use	-	279	606,885	-
Public Institutional	-	-	-	5,968,350
Open Space	-	-	-	-
Subtotal	-	279	606,885	5,968,350
Focus Areas¹				
A Street Interchange Focus Area	124	-	2,110,165	-
East Lone Tree Specific Plan Focus Area	1,100	250	1,135,000	2,152,300
Eastern Waterfront Employment Focus Area	12	248	268,051	13,688,023
Ginochio Property Focus Area	-	-	-	-
Downtown Specific Plan Focus Area	1,065	1,221	3,927,420	82,019
Roddy Ranch Focus Area	600	100	225,000	-
Hillcrest Station Area Focus Plan		2,500	2,500,000	
Sand Creek Focus Area	3,537	433	1,240,000	-
Western Antioch Commercial Focus Area	-	-	8,667,751	4,195,114
Western Gateway Focus Area	-	460	215,216	-
Subtotal	6,439	5,570	20,845,130	15,922,342
TOTAL	35,462	11,912	28,511,966	30,538,343

Population	150,175
Employed Population	84,098
Total Jobs	107,378
Retail Jobs	21,476
Non-Retail Jobs	85,902
Jobs/Population Ratio	0.72

¹ Figures indicated represent the maximum permitted development intensity. The actual yield of future development is not guaranteed by the General Plan, but is dependent upon appropriate responses to General Plan policies. The ultimate development yield may be less than the maximums stated in this table.

Table 4.C – Anticipated Maximum General Plan Build Out in the Unincorporated Area

Land Uses	Single-Family (Dwelling Units)	Multi-Family (Dwelling Units)	Commercial/ Office (sq.ft.)	Business Park/ Industrial (sq.ft.)
Residential				
Estate Residential				
Low Density Residential		-	-	-
Medium Low Density Residential		-	-	-
Medium Density Residential		-	-	-
High Density Residential		-	-	-
Subtotal		-	-	-
		-	-	-
Commercial				
Convenience Commercial				
Neighborhood Community Commercial	-	-	-	-
Office	-	-	-	-
Subtotal	-	-	-	-
	-	-	-	-
Industrial				
Business Park				
	-	-	-	-
Special				
Mixed Use				
Public Institutional	-	-	-	-
Open Space	-	-	-	-
Subtotal	-	-	-	-
	-	-	-	-
Focus Areas¹				
A Street Interchange Focus Area				
East Lone Tree Specific Plan Focus Area	-	-	-	-
Eastern Waterfront Employment Focus Area	-	-	-	2,798,786
Ginochio Property Focus Area	400	-	-	-
Downtown Specific Plan Focus Area	-	-	-	-
Roddy Ranch Focus Area	-	-	-	-
Hillcrest Station Area Specific Plan Focus Area	-	-	-	-
Sand Creek Focus Area	-	-	-	-
Western Antioch Commercial Focus Area	-	-	-	-
Western Gateway Focus Area	400			
Subtotal	-			
TOTAL	400			2,798,786

Population
 Employed Population
 Total Jobs
 Retail Jobs
 Non-Retail Jobs
 Jobs/Population Ratio

1,268
710
5,598
0
5,598
4.41

¹ Figures indicated represent the maximum permitted development intensity. The actual yield of future development is not guaranteed by the General Plan, but is dependent upon appropriate responses to General Plan policies. The ultimate development yield may be less than the maximums stated in this

table.

Table 4.D – Anticipated Maximum General Plan Build Out in the General Plan Study Area

Land Uses	Single-Family (Dwelling Units)	Multi-Family (Dwelling Units)	Commercial/ Office (sq.ft.)	Business Park/ Industrial (sq.ft.)
Residential				
Estate Residential	915	-	-	-
Low Density Residential	4,944	-	-	-
Medium Low Density Residential	22,333	-	-	-
Medium Density Residential	831	1,247	-	-
High Density Residential	-	4,817	-	-
Subtotal	29,023	6,064	-	-
Commercial				
Convenience Commercial	-	-	341,449	-
Neighborhood Community Commercial	-	-	4,563,853	-
Office	-	-	7,059,981	-
Subtotal	-	-	11,965,283	-
Industrial				
Business Park	-	-	-	8,647,651
Special				
Mixed Use	-	279	606,885	-
Public Institutional	-	-	-	5,968,350
Open Space	-	-	-	-
Subtotal	-	279	606,885	10,655,359
Focus Areas¹				
A Street Interchange Focus Area	124	-	2,110,165	-
East Lone Tree Specific Plan Focus Area	1,100	250	1,135,000	2,152,300
Eastern Waterfront Employment Focus Area	12	248	25,000	16,486,808
Ginochio Property Focus Area	400	-	-	-
Downtown Specific Plan Focus Area	1,065	1,221	3,927,420	82,019
Roddy Ranch Focus Area	600	100	225,000	-
Hillcrest Station Area Specific Plan Focus Area	-	2,500	2,500,000	-
Sand Creek Focus Area	3,537	433	1,240,000	-
Western Antioch Commercial Focus Area	-	358	9,224,280	-
Western Gateway Focus Area	-	460	215,216	-
Subtotal	6,839	5,570	20,845,130	41,984,779
TOTAL	35,862	11,912	33,417,298	41,984,779

Population	151,443
Employed Population	84,808
Total Jobs	150,804
Retail Jobs	30,161
Non-Retail Jobs	120,643
Jobs/Population Ratio	1.00

¹ Figures indicated represent the maximum permitted development intensity. The actual yield of future development is not guaranteed by the General Plan, but is dependent upon appropriate responses to General Plan policies. The ultimate

development yield may be less than the maximums stated in this table.

4.4.1 Land Use Designations

4.4.1.1 Residential Land Use Designations.

Six residential land use designations are set forth to provide for development of a full range of housing types, in conjunction with residential development within General Plan Focus Areas. Permitted maximum land use and anticipated population densities are described for each designation. Densities are stated as the maximum permissible number of dwelling units per net acre that exists within the project site *prior* to any new dedication requirements. Density is assumed to accrue only to lands that are “developable.”

Developable acres are those that are not encumbered by prior dedications of easements or rights-of-way, and are not so steep (generally over 25%), unstable, flood-prone or subject to other hazards as to be unable to support new development. Achievement of the maximum allowable density is neither guaranteed nor implied by the General Plan. The final density of any particular residential development type is dependent upon development design; any physical, geological, or environmental constraints that might be present within the site; available infrastructure and services; and other factors. The development standards that are established in the Antioch zoning ordinance might also limit attainment of maximum allowable densities.

Second units on a residential lot and home occupations are permitted by local regulation. Provision of density bonuses as allowed by State law and City ordinance may result in development densities in excess of the nominal maximum density for any land use designation.

Estate Residential. Estate Residential land uses are planned as a transition between urban and rural areas, and for areas that are not suited for a more intensive form of development because of topography, geologic conditions, or urban service limitations. Estate Residential areas will also serve to provide “executive” housing on large lots, thereby expanding the community’s range of housing types.

On designated lands where topography is not limiting, the representative form of development would be single-family homes on lots that average one acre in size. For properties so designated that are situated in steeper hillside settings, clustering of units and utilization of other hillside development techniques are anticipated and encouraged. The final approved and built density on lands in the Estate Residential land use designation should reflect the location of these lands as low-density residential transition areas between the urbanized Antioch and the undeveloped Mount Diablo Range of hills.

Since this designation is planned at the urban/non-urban interface, the type and level of development may require different construction standards, such as narrower street widths with parking along only one side of the street or no on-street parking, greater setbacks, limited sidewalk areas, etc. Development may require a different level of services than that required for strictly urban land uses. Projects that minimize the demand for urban services and provide major funding for construction of needed service facilities would be appropriate.

Environmental constraints such as steep slopes, riparian habitats, unstable soil conditions, sensitive flora and fauna, and visual prominence are often found on lands with the Estate Residential designation. These constraints may make development of these areas extremely sensitive, and could require creative and imaginative site planning in all projects. The steepness of the slopes and the visual prominence of these areas make many of these resources important public amenities to be preserved for all of the citizens of Antioch. Finally, as these areas will serve as a buffer between the urbanized City of Antioch and the undeveloped open space to the southwest, development must be at a level, which serves as an appropriate transition between urban and non-urban environments.

Development in this category is generally limited to a maximum of one (1) unit per gross developable acre, unless a density of two (2) units per developable acre is specified on the

General Plan land use map or in Focus Area policies. Overall, residential developments within the Estate Residential land use category should provide large lots, and project a semi-rural character.

Neighborhood entry signage is encouraged to create a sense of community, and define Estate Residential neighborhoods as special places. Within hillside areas, dwelling units should be clustered on land that is relatively flat, and no development should occur on slopes exceeding 20 percent. Due to the unique nature of these areas, a clustering of units may be needed to accommodate the unit yield and still maintain the topographic uniqueness of the area. Developments in these areas should be oriented around a major amenity that increases public exposure to the more hilly terrain. Examples of such amenities include golf courses and equestrian centers.

- *Appropriate Land Use Types:* See Table 4.A
- *Maximum Allowable Density:* One dwelling unit per developable acre (1 du/ac) or two dwelling units per developable acre (2 du/ac)
- *Anticipated Population per Acre:* Four (4) to eight (8) persons per acre

Low Density Residential. These areas are generally characterized by single-family homes in traditional subdivisions. Areas designated Low Density Residential are typically located on gently rolling terrain with no or few geological or environmental constraints. The residential neighborhoods of southeast Antioch reflect this residential density.

- *Appropriate Land Use Types:* See Table 4.A
- *Maximum Allowable Density:* Four dwelling units per gross developable acre (4 du/ac)
- *Anticipated Population per Acre:* Twelve (12) to Fourteen (14) persons per acre

Medium Low Density. These areas are generally characterized by single-family

homes in typical subdivision development, as well as other detached housing such as zero lot line units and patio homes. Duplex development would generally fall into this development density. Areas designated Medium Low Density are typically located on level terrain with no or relatively few geological or environmental constraints. Older subdivisions within the northern portion of Antioch reflect this residential density.

- *Appropriate Land Use Types:* See Table 4.A
- *Maximum Allowable Density:* Six dwelling units per gross developable acre (6 du/ac)
- *Anticipated Population per Acre:* Fourteen (14) to Eighteen (18) persons per acre

Medium Density Residential. A wide range of living accommodations, including conventional single-family dwellings, small lot single-family detached dwellings, mobile homes, townhouses, and garden apartments, characterizes the Medium Density land use designation. Development in these areas can be expected to be a maximum of two (2) stories, and include generous amounts of public or open space for active and passive recreational uses. Lands adjacent to parks, commercial uses, transit routes and rail stations, and arterial roadways would be appropriate for the upper end of the allowable development intensity for this category. Other lands would serve as a buffer or transition between lower density residential areas and higher density residential and commercial areas, as well as areas exhibiting greater traffic and noise levels.

At the higher end of the density range for this category, multi-family townhouse and apartment development is expected to be predominant. Where the Medium Density land use designation serves as a transition or buffer, lower density townhouse and small lot, single-family development would be the predominant uses.

- *Appropriate Land Use Types:* See Table 4.A

- *Maximum Allowable Density:* Ten dwelling units per gross developable acre (10 du/ac)
- *Anticipated Population per Acre:* Twenty (20) to Twenty-five (25) persons per acre

High Density Residential. High Density Residential densities may range up to twenty (20) dwelling units per gross developable acre, with density bonuses available for age-restricted, senior housing projects. Two-story apartments and condominiums with surface parking typify this density, although structures of greater height with compensating amounts of open space would be possible. This designation is intended primarily for multi-family dwellings. As part of mixed-use developments within the Rivertown area and designated transit nodes, residential development may occur on the upper floors of buildings whose ground floor is devoted to commercial use. Typically, residential densities will not exceed sixteen (16) to eighteen (18) dwelling units per acre for standard apartment projects, although projects with extraordinary amenities may achieve the maximum allowable density. However, permitted densities and number of housing units will vary, depending on topography, environmental aspects of the area, geologic constraints, existing or nearby land uses, proximity to major streets and public transit, and distance to shopping districts and public parks. Higher densities will be allowed where measurable community benefit is to be derived (i.e., provision of needed senior housing or low and moderate income housing units). In all cases, infrastructure, services, and facilities must be available to serve the proposed density, and the proposed project must be compatible with surrounding land uses.

- *Appropriate Land Use Types:* See Table 4.A
- *Maximum Allowable Density:* Twenty dwelling units per gross developable acre (20 du/ac) and up to a Floor Area Ratio¹ of

¹ Floor Area Ratio (FAR) represents the ratio between allowable floor area on a site and the size of the site. For example, an FAR of 1.0 permits one square foot of building floor area (excluding garages and parking) for each square foot of land within the development site, while an

1.25 within areas designed for mixed use or transit-oriented development.

- *Anticipated Population per Acre:* Forty (40) persons per acre. Within transit-oriented development, up to forty-five to sixty (45-60) persons per acre

Residential TOD. This mixed-use classification is intended to create a primarily residential neighborhood within walking distance to the eBART station, with complementary retail, service, and office uses. Residential densities are permitted between a minimum of 20 and a maximum of 40 units per gross acre. A range of housing types may be included in a development project, some of which may be as low as 10 units per acre, provided the total project meets the minimum density standard. Up to 100 square feet of commercial space such as retail, restaurant, office, and personal services are permitted per residential unit.

Residential units should be at least 300 feet away from rail and freeway rights-of-way, or should incorporate construction measures that mitigate noise and air emission impacts. Retail, restaurants, commercial services, and offices are allowed on the ground floor and second floor, particularly on pedestrian retail streets and adjacent to Office TOD designations. Low intensity stand-alone retail or restaurant uses with surface parking are not permitted. Fee parking in surface parking lots is not permitted as a primary use.

- *Minimum housing density:* 20 acres per gross acre
- *Maximum housing density:* 40 units per gross acre

4.4.1.2 Commercial Land Use

Designations. The General Plan land use map identifies two commercial land use designations, which, along with commercial development within Focus Areas, will provide a broad range of retail and commercial services for existing and future residents and businesses. Permitted maximum land use

FAR of 0.5 permits ½ square foot of building area for each square foot of land within the development site.

intensities are described for each designation. Maximum development intensities are stated as the maximum floor area ratio (FAR) within the project site. "Floor area ratio" is determined by dividing the total proposed building area of a development project by the square footage of the development site *prior* to any new dedication requirements.

Convenience Commercial. This designation is used to include small-scale retail and service uses on small commercial lots, generally ranging up to one to four acres in size. Total gross leasable area within Convenience Commercial areas typically ranges from about 10,000 to 40,000 square feet. Typical uses may include convenience markets, limited personal services, service stations, and commercial services. This designation is often located on arterial or collector roadway intersections in otherwise residential neighborhoods and, thus, requires that adequate surface parking be included to ensure against any potential circulation difficulties affecting adjacent residences. Design features need to be included in these centers to ensure that convenience commercial developments are visually compatible with and complementary to adjacent and nearby residential and other less intensive uses. The type and function of uses in convenience commercial areas are generally neighborhood serving, and need to be carefully examined to ensure compatibility with nearby uses. This land use designation may also be applied to small freestanding commercial uses in the older portions of Antioch.

While some areas may be designated on the Land Use Plan for Convenience Commercial use, this does not preclude small freestanding commercial uses from being zoned for such a use provided the above parameters are adhered to through adopted performance standards. Such a rezoning would be considered to be consistent with the General Plan, and not require a General Plan amendment.

- *Appropriate Land Use Types:* See Table 4.A

- *Maximum Allowable Development Intensity:* Floor Area Ratio (FAR) of 0.4 for new development within centers, and 0.6 FAR for small, freestanding uses.

Neighborhood/Community Commercial.

The intent of the General Plan is to service residential areas in an efficient manner by avoiding the creation of new strip commercial areas. Toward this end, the General Plan designates major commercial nodes of activity based on the need to serve defined neighborhood and community areas. Each area designated Neighborhood/Community Commercial would typically represent an integrated shopping center or an aggregate of parcels around an intersection, which create an identifiable commercial center or area.

The common denominator within this designation is that each neighborhood commercial node will have sufficient acreage to meet the commercial needs of one or more neighborhoods. A neighborhood center typically ranges from 30,000 - 100,000 square feet of floor area on about 3 to 12 acres, anchored by a major supermarket and/or-drug store. A community center may range from 100,000 to 250,000 square feet on 10 to 20 acres or more, and be anchored by a major retailer. Because of its size, a neighborhood center would typically locate at the intersection of a collector and an arterial. A community center is more likely to be found at major arterial intersections.

Typical spacing between community centers should be approximately 1.5 to 3.0 miles, with approximately one mile between neighborhood centers. Exact spacing depends on the nature and density of nearby development, and on the location of major roadways.

- *Appropriate Land Use Types:* See Table 4.A
- *Maximum allowable development intensity:* FAR of 0.4.

Regional Commercial. The primary purpose of areas designated "Regional Commercial" on the General Plan land use map is to provide

areas for large-scale retail commercial development and supporting uses. Regional commercial areas typically serve a large population base, with a market area as large as 8 to 20 miles or more. Typically, regional commercial areas have freeway visibility, or are located along major arterials, and linked directly to a freeway. Regional commercial areas typically encompass an integrated shopping center of 30 to 50 acres or more, and may also combine surrounding freestanding commercial uses and smaller neighborhood or community centers into a single large-scale shopping district.

- *Appropriate Land Use Types:* See Table 4.A
- *Maximum allowable development intensity:* FAR of 0.50 (1.0 within the existing Somersville Towne Center site)

Western Antioch Commercial Focus Area

Commercial. Areas designated **Western Antioch Commercial Focus Area Commercial** represent an important gateway into the community and Rivertown area. This land use designation is limited to the **Western Antioch Commercial Focus Area Commercial** (see Figure 4.3). The primary purpose of **Western Antioch Commercial Focus Area Commercial** Commercial is to provide an appropriate mix of uses for this specific corridor.

- *Appropriate Land Use Types:* See Table 4.A
- *Maximum allowable development intensity:* FAR of 0.50.

Marina/Support Services. Areas designated Marina/Support Services are intended to encompass existing facilities located along the San Joaquin River at the foot of the Route 160 freeway.

- *Appropriate Land Use Types:* See Table 4.A
- *Maximum allowable development intensity:* FAR of 0.50.

Mixed Use. The primary purpose of areas designated Mixed Use is to provide a different style of development than traditional neighborhoods, commercial, and employment areas that are physically separated from each other. Development within areas designated Mixed Use is to provide a variety of uses in an integrated manner within a single site. The specific mix of uses and development density are to be appropriate to the development site's particular location, access, size, and adjacent land uses. The intent is to create areas in which a mix of uses can come together to meet the community's housing, shopping, employment, and institutional needs through efficient patterns of land use. Within the Mixed Use designation, both "vertical mixed use" (various types of uses integrated within individual buildings, such as commercial on the ground floor with residential uses above) and "horizontal mixed use" (individual buildings housing different types of uses within an integrated site plan) are appropriate. .

- *Appropriate Land Use Types:* See Table 4.A
- *Maximum allowable development intensity:* FAR of 0.50

Mixed Use Medical Facility. The primary purpose of areas designated "Mixed Use Medical Facility" is to provide for development of a hospital and related facilities within the Sand Creek Focus Area. Within this designation, an integrated mix of office, residential, commercial, and employment-generating uses is appropriate. Both horizontal mixed use (different types of uses located in adjacent buildings) and vertical mixed use (different types of uses within the same building) are appropriate. Development is to be compatible with the primary use of this land use designation for practice of the medical arts.

- *Appropriate Land Use Types:* See Table 4.A.
- *Maximum allowable development intensity:* FAR of 1.0 (including areas devoted to residential use).

- *Anticipated Population per Acre:* Twenty (20) to twenty-five (25) persons per acre.

4.4.1.3 Employment-Generating Land Use Designations. The General Plan land use map and Focus Area policies identify six employment-generating land use designations, which will provide a broad range of employment opportunities for existing and future residents. Permitted maximum land use intensities are described for each designation. Maximum development intensities are stated as the maximum floor area ratio (FAR) within the project site. "Floor area ratio" is determined by dividing the total proposed building area of a development project by the square footage of the development site *prior* to any new dedication requirements. Achievement of this maximum is neither guaranteed nor implied by the General Plan. The final density of any particular commercial development is dependent upon development design; any physical, geological, or environmental constraints that might be present within the site; available infrastructure and services; and other factors. The development standards that are established in the Antioch zoning ordinance might also limit attainment of maximum allowable densities.

Office. The primary purpose of areas designated Office on the General Plan land use map is to provide areas for the establishment of park-like working environments for corporate, professional, and general administrative businesses; commercial services needed to support major business development; and retail facilities supporting office-based business operations. The office designation is intended to encourage the concentration of office uses near centers of commercial activity within the City, and to discourage isolated office buildings. Office developments may include low-rise garden office arrangements, or mid-rise structures, as appropriate to the project's specific location.

- *Appropriate Land Use Types:* See Table 4.A
- *Maximum Allowable Development Intensity:* Floor Area Ratio (FAR) of 0.5.

- **Business Park.** The primary purpose of lands designated Business Park on the General Plan land use map is to provide for light industrial, research and development, and office-based firms seeking an attractive and pleasant working environment and a prestigious location. Business Park areas are typically labor-intensive, meaning that the density of employment is higher than areas involving mostly manufacturing or warehouse uses. Business Park development may occur as a single use, a subdivision wherein individual entities own and operate their businesses, or as multi-tenant complexes.

- *Appropriate Land Use Types:* See Table 4.A
- *Maximum Allowable Development Intensity:* Floor Area Ratio (FAR) of 0.5.

Light Industrial. Areas designated Light Industrial are intended for industrial uses compatible with a location in closer proximity to residential development than General or Rail-Served industrial areas.

- *Appropriate Land Use Types:* See Table 4.A
- *Maximum allowable development intensity:* FAR of 0.55.

Rail-Served Industrial. Areas designated Rail-Served Industrial are intended for industrial uses designed to take advantage of rail service. This designation is limited to the Eastern Employment Focus Area.

- *Appropriate Land Use Types:* See Table 4.A
- *Maximum allowable development intensity:* FAR of 0.55.

Industrial. Areas designated Industrial are intended for a range of industrial businesses, including uses, which, for reasons of potential environmental effects are best segregated from other, more sensitive, land uses, such as residential neighborhoods.

Primary processing industries involving the mechanical or chemical transformation of raw materials or the blending of materials such as lubricating oils, plastics, and resins; and treatment and fabrication operations would generally be appropriate only within this designation. Industrial uses that may require massive structures outside of buildings, such as cranes or conveyer systems, or open air storage of large quantities of raw or semi-refined materials are also limited to this land use designation.

- *Appropriate Land Use Types:* See Table 4.A
- *Maximum allowable development intensity:* FAR of 0.55.

4.4.1.4 Community and Public Land Use Designations. The General Plan land use map identifies two Community and Public land use designations, which are intended to provide for public and institutional activities, as well as for the preservation of open space. Antioch recognizes that the City might not have jurisdiction over certain public facilities, and that public entities might not be required to follow the City's development standards. In such cases, the City's land use policies, including maximum development intensity are intended as a guideline for the agency.

Public/Institutional. This category is used to designate public land and institutional uses, including public and private schools and colleges, public corporation yards, libraries, fire stations, police stations, water treatment facilities, animal shelters, public and private museums churches, and governmental offices.

- *Appropriate Land Use Types:* See Table 4.A
- *Maximum Allowable Development Intensity:* Floor Area Ratio (FAR) of 0.50.

Open Space. These land uses are of a basically open space nature, and include parks, as well as other open space areas. Certain open space areas, such as those that exist to protect sensitive environmental resources, might not be open to public use, while other lands may be owned and managed

by private entities, and therefore not open to the general public. The most prevalent public open space uses are City and regional parks, as well as private open space areas within residential developments. It is intended that this designation be applied only to lands owned by public agencies or which are already programmed for acquisition.

The locations of existing and programmed neighborhood and community parks are in most cases specifically defined on the Land Use Map. In the case of a park whose acquisition has been programmed, the ultimate configuration of the park may be different from that which is shown on the General Plan land use map. In addition to public parks and open spaces, this category designates certain privately owned lands used for recreation and low-intensity, open space activities. Appropriate private sector uses in this category include cemeteries and land that is restricted to agricultural use. This designation also includes a higher intensity of uses that are of open space character. The range of allowable uses includes, but is not limited to, country clubs (excluding golf course-oriented residential uses), golf courses, tennis clubs, driving ranges, equestrian centers, marinas, and other privately owned areas reserved for active recreational use.

- *Appropriate Land Use Types:* See Table 4.A
- *Maximum Allowable Development Intensity:* No FAR standard required.

4.4.2 Residential Land Uses

4.4.2.1 Residential Land Use Objective. Provide a wide range of residential opportunities and dwelling unit types to meet the present and future needs of all socioeconomic groups.

4.4.2.2 Residential Land Use Policies. The following policies apply to land designated for residential uses on the General Plan land use map and by Focus Area policies.

- a. Within lands designated for residential use, permit the following non-residential uses:
 - Public elementary schools;
 - Parks, botanical gardens, and passive open space areas; and
 - Playgrounds and playing fields and active open space areas.
- b. Along the periphery of neighborhoods where traffic through the neighborhood can be minimized and adequate buffer areas along the common boundary with residential uses is provided, subject to development permits the following additional non-residential uses would be appropriate:
 - Churches and places of religious assembly;
 - Private elementary schools;
 - Public and private middle and high schools;
 - Day care centers.

Thus, these uses would be permitted along arterial and collector streets that are not intended to have single family residences fronting on them.

- c. Encourage larger neighborhood units to provide choices for residents as to the size and type of dwelling unit and lot, neighborhood design, density of development, community amenities, and form of ownership.
- d. Design new residential development with identifiable neighborhood units, with neighborhood shopping facilities, parks and recreational facilities, and schools provided as an integral component of neighborhood design.
 - *Streets.* Street design should route through traffic around, rather than through new neighborhoods. Neighborhood streets should be quiet, safe, and amenable to bicycle and pedestrian use. Within new

- subdivisions, single-family residences should be fronted on short local streets, which should, in turn, feed onto local collectors, and then onto master planned roadways.
- *Schools, Parks, and Recreation Areas.* Elementary schools, as well as parks and recreational areas should be contained as near the center of the neighborhood they are as is feasible.
- *Neighborhood Commercial Areas.* Neighborhood commercial centers should be located at the periphery of residential neighborhoods, and be designed such that residents can gain vehicular, bicycle, and pedestrian access to the centers directly from the neighborhood.
- *Connections.* Individual neighborhoods should be provided with pathways and open spaces connecting residences to school and recreational facilities, thereby facilitating pedestrian and bicycle access.
- *Neighborhood Character.* Residential neighborhoods should be designed to maintain a distinct character through the use of neighborhood signage, streetscapes, architectural styles and variations, natural topographic variations, and landscape buffers.
- e. Provide recognizable variations in front and side yard setbacks within single-family residential neighborhoods.
- f. To reduce architectural massing, orient the shortest and lowest side of a corner residential dwelling unit toward the side street.
- g. Within multi-family and small lot single-family developments, cluster residential buildings around open space and/or recreational features.
- h. In higher density project with tuck-under parking and/or opposing garages, avoid the monotony of long parking corridors by turning individual units and/or staggering and landscaping parking areas.

- i. Provide each unit of a multi-family development project with some unique elements to create a sense of place and identity.
 - Individual units within a project should be distinguishable from each other, and should have separate entrances and entry paths, where feasible.
 - The common space of each cluster of dwelling units should be designed to provide differences in size, dimensions, grading, and site furniture.
 - Every dwelling unit shall be provided with a usable private garden area, yard, patio, or balcony.
- Buildings facing pedestrian ways and plazas should incorporate design features that provide visual interest at the street level.
- c. Building setbacks along major streets should be varied to create plaza-like areas, which attract pedestrians whenever possible.
- d. Provide for reciprocal access, where feasible, between commercial and office parcels along commercial corridors to minimize the number of drive entries, reduce traffic along commercial boulevards, and provide an orderly streetscape.
- e. Design internal roadways so that direct access is available to all structures visible from a particular parking area entrance in order to eliminate unnecessary vehicle travel, and to improve emergency response.
- f. The City should consider high density residential projects within commercial land use areas in order to address housing needs and support local businesses. Any such residential projects are subject to the standards for High Density Residential, the City’s Design Guidelines, and may not generate traffic or air quality impacts that exceed a comparable commercial development on the property.

4.4.3 Commercial Land Uses

4.4.3.1 Commercial Land Use Objective.

Provide conveniently located, efficient, and attractive commercial areas to serve regional, community, and neighborhood functions and meet the retail and commercial needs of Antioch residents and businesses.

4.4.3.2 Commercial Land Use Policies.

The following policies apply to land designated for commercial uses on the General Plan land use map and by Focus Area policies.

- a. Design commercial and office developments in such a manner as to complement and not conflict with adjacent residential uses, and provide these developments with safe and easy vehicular, pedestrian, and bicycle access.
- b. Orient commercial development toward pedestrian use.
 - Commercial buildings should provide a central place of main focus.
 - Buildings should be designed and sited so as to present a human-scale environment, including identifiable pedestrian spaces, seating areas and courtyards.
 - Uses within pedestrian spaces should contribute to a varied and lively streetscape.

4.4.4 Employment - Generating Land Uses

4.4.4.1 Employment-Generating Land Use Objective.

Provide a mix of employment-generating uses supporting a sound and diversified economic base and ample employment opportunities for the citizens of Antioch through a well-defined pattern of manufacturing, warehousing and distribution, professional services, and office-based uses.

4.4.4.2 Employment-Generating Land Use Policies.

The following policies apply to land designated for commercial uses on the General Plan land use map and by Focus Area policies.

- a. Focus the use of employment-generating lands on high value and high employment-generating uses (e.g., office environments, manufacturing and assembly).
 - b. Provide for an appropriate mix of uses within employment-generating lands, including commercial and commercial service uses.
 - c. Take advantage of existing rail facilities within the community by permitting the development of rail-served industrial uses.
 - d. Ensure appropriate separation and buffering of manufacturing and industrial uses from residential land uses.
 - e. All manufacturing and industrial uses shall be adequately screened to reduce glare, noise, dust, and vibrations.
 - f. Office uses shall comply with the design policies set forth for commercial uses landscape (see Community Image and Design Element).
 - g. Business park and office environments should blend well-designed and functional buildings with landscape (see Community Design Image and Element).
- community (See also policies 4.4.2.2 a and b).
- b. Within areas designated Open Space, permit only such uses as are consistent with the provision of public and private recreation (active and passive), protection of public safety, managed production of resources, and preservation of significant environmental resources.
 - c. Incorporate significant existing natural resources into the design of new projects, rather than removing them.
 - d. When public or private natural or recreational open space is provided as part of a development project, amend the General Plan land use map to reflect the permanent provision of this open space. Alternatively, permanent open space protections in the form of easements, deed restrictions, or acquisition of development rights may be provided.

4.4.5 Community and Public Land Uses

4.4.5.1 Community and Public Land Use Objective. Maintain an adequate inventory of lands for the conduct of public, quasi-public, and institutional activities, including protection of areas needed for future public, quasi-public, and institutional facilities.

4.4.5.2 Community and Public Land Use Policies. The following policies apply to land designated for commercial uses on the General Plan land use map and by Focus Area policies.

The development and design of public office developments should comply with the General Plan provisions for commercial and office development.

- a. Maintain appropriate locations for the conduct of public business and the operation of institutional uses within the

4.4.6 Focused Planning Areas

Ten areas within the Antioch General Plan study area have been identified for focused policy analysis and direction. The purpose of these “Focus Areas” is to provide policy direction specific to each area, including appropriate land use types and development intensity, based upon analysis of the particular opportunities and constraints affecting each area.

4.4.6.1 Downtown Specific Plan Focus Area.

The Rivertown/Urban Waterfront Focus Area has been repealed and replaced with the Downtown Specific Plan. Please refer to this adopted Plan for all policies related to the area shown on Figure 4-2.

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4.4.6.2 Western Antioch Commercial

Focus Area. This Focus Area encompasses the commercial areas along Auto Center Drive from SR-4 north to Fourth Street, as well as the commercial areas south of the freeway along Somersville Road, up to and including the Somersville Town Center. The General Plan intends that existing auto dealerships be retained and revitalized along Auto Center Drive. If the existing dealers ultimately decide to relocate from Auto Center Drive, the City should work with the dealers to secure alternative locations within the City of Antioch. Potential alternative locations include the Regional Commercial area within the East Lone Tree Specific Plan Focus Area.

a. Purpose and Issues. The Auto Center Drive/Somersville Road corridor is one of Antioch's primary sales tax generators, encompassing automobile dealerships, the Somersville Towne Center mall, and other retail businesses. Uses along this corridor are aging, and in need of improvement. In addition, the Somersville Road interchange is heavily congested. Interchange capacity was increased as part of improvements for SR-4.

- Automobile dealerships exist along Auto Center Drive. The City has worked in the past to improve the design of Auto Center Drive, and to assist existing dealerships to modernize their facilities. Relocating the dealerships to another location within Antioch could reduce the amount of land available for industrial use, and may or may not be desirable for the dealerships. The dealerships have generated a customer base in their present location, though they do not have freeway visibility.
- South of the freeway is Somersville Towne Center, formerly known as County East Mall. The center was an open air complex, and was enclosed in the 1970s.

There have been discussions in the past regarding adding another anchor tenant. However, the present design of the mall, with a series of tenants having their entries open to the parking lot along Somersville Road, limits simple design solutions. As a result, there have been suggestions

that the mall be revitalized as a mixed-use specialty retail, entertainment, office, and residential project.

- The Focus Area's commercial uses are auto-oriented, and its general character is that of a typical older suburban community. Improvements to signage, street-scapes, and building façades are needed throughout the developed portion of this Focus Area, along with improved pedestrian linkages in the mall area.
- At the southern end of this Focus Area is the Chevron property, which is a 193-acre relatively flat, vacant parcel south of Buchanan Road. It is expected to be annexed by the City of Pittsburg and developed into a residential community. These new residents will contribute to the future financial stability of this commercial Focus Area.

b. Policy Direction. Efforts should be continued to keep existing automobile dealerships in their present locations, and to upgrade their facilities. Somersville Towne Center should be improved and expanded into a cohesive mixed-use retail, retail, entertainment, and/or residential center. Pedestrian and other urban design improvements should be provided to increase linkages between the mall and adjacent uses. Special effort should be undertaken to improve access to the mall site from Somersville Road, and to improve the distribution of parking around the mall.

The following policies apply to the Western Antioch Commercial Focus Area.

- Areas designated "*Commercial*" on Figure 4.3 shall comply with the provisions of the Western Antioch Commercial land use category (see Table 4.A).
- Areas designated "*Regional Commercial*" on Figure 4.3 shall comply with the provisions of the Regional Commercial land use category (see Table 4.A).
- Areas designated "*High Density Residential*" in Figure 4.3 shall comply with the provisions of the High Density Residential land use category (see Table 4.A).

Expansion of Somersville Towne Center is encouraged, including new and expanded retail, particularly addition of new anchor tenants (department stores), higher end specialty retail, and sit-down restaurants. As shown in Figure 4.3, the General Plan permits expansion of the mall to the west. Expansion of the mall could also occur vertically by adding a second story of

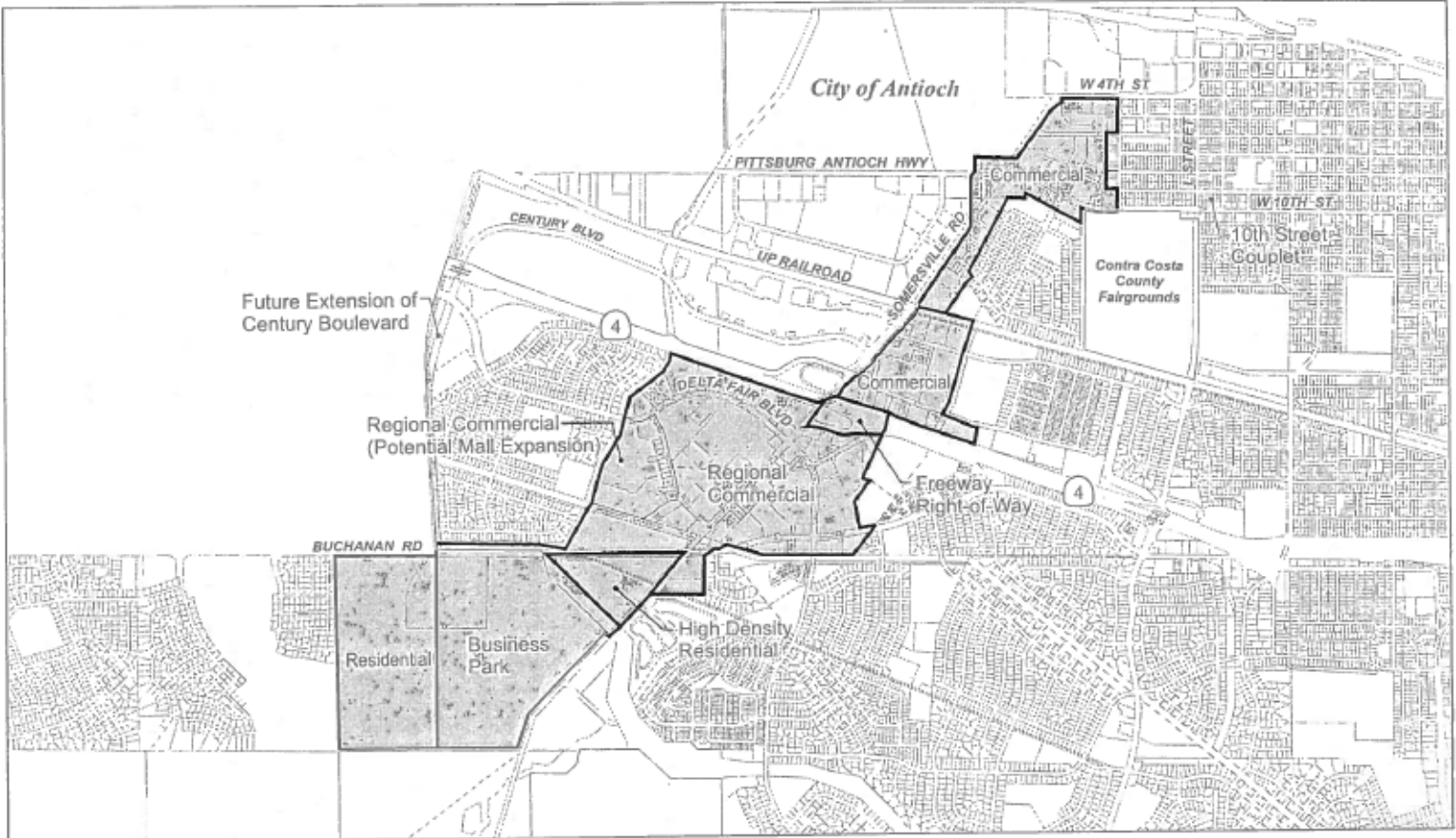


FIGURE 4.3

LSA



City of Antioch
 General Plan
 Somersville Road Corridor
 Focus Area

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shops. Also permitted is the conversion of the existing mall into a mixed-use commercial, office, and residential complex. Revitalization of the mall into a mixed use concept could occur alongside expansion of the existing mall itself through development of multi-story office buildings, either free-standing or attached to the mall.

- d. An urban design plan should be prepared for the entire Western Antioch Commercial Focus Area. The design plan should define a design theme; set specific architectural, sign, landscape, and streetscape design standards for the corridor; and select specific designs for public improvements such as street lighting, special paving sections at intersections, and street furniture.
- e. A façade improvement program should also be undertaken for existing commercial uses within this Focus Area.

4.4.6.3 Eastern Waterfront Employment Area. This Focus Area encompasses the industrial areas in the northeastern portion of the City and its General Plan study area, south of the San Joaquin River, west of the SR-160 freeway. The Eastern Waterfront Employment Area is approximately 976 acres in size, and lies primarily within the City of Antioch and partly within unincorporated territory.

a. Purpose and Primary Issues. As a result of shifts in the national and regional economy, several of the heavy industrial uses located along the San Joaquin River have closed, or have significantly scaled back their operations. Thus, it is necessary to plan for revitalization of former heavy industrial lands along the river, including transition to other uses. This may include environmental clean up of brownfields resulting from years of heavy industrial use. To the east of Fulton Shipyard and south of the Antioch Dunes National Wildlife Refuge is the abandoned City Sewage treatment plant site. The development feasibility of this site may depend in part upon the clean up and improvement of nearby areas.

A large portion of this Focus Area, primarily north of Wilbur Avenue and the BNSF rail line, was recently annexed into the City of Antioch.

Portions of this area are rail-served, which provides opportunities for the development of new industrial uses with modern plants.

South of Wilbur Avenue, industrial areas border along existing residential neighborhoods. As a result, it will be necessary to provide appropriate transitions between existing residential neighborhoods and future industrial development.

The environmental sensitivity and fragility of the Antioch Dunes National Wildlife Refuge within the northwestern portion of this Focus area establishes the need to provide appropriate buffer areas for urban uses located adjacent to the Refuge.

The proximity of the western portion of this Focus Area to Rodgers Point provides an opportunity for development of a recreational vehicle campground. Such a use would be possible at the site of the City's former water treatment plant. This Focus Area's location along the riverfront also provides the opportunity to extend the trail proposed for the Downtown Specific Plan Focus Area to the existing marina adjacent to the SR 160 freeway.

The Northern Waterfront Economic Development Initiative is a multi-agency collaboration led by the County of Contra Costa to revitalize the areas adjacent to the San Joaquin River within Contra Costa County. The Initiative identifies Antioch's extensive industrial waterfront potential and provides guidance for regional efforts.

b. Policy Direction. The primary function of this Focus Area is to provide employment opportunities, and to assist Antioch in achieving its goal of a balance between local housing and employment. In addition, the Focus Area is intended to support and implement the outcomes of the Northern Waterfront Economic Development Initiative. The majority of employment opportunities created within this area will continue to be industrial in character, will reflect lighter industrial uses than are now present. Generally, this Focus Area will feature a transition between larger industrial uses between Wilbur Avenue and the river to light industrial and business park uses to the south. The area within this Focus

Area between East 18th Street on the south and the BNSF rail line on the north, Viera Avenue on the west and Drive-In Avenue on the east is also subject to the provisions of the East Eighteenth Street Specific Plan.

The following policies apply to the Eastern Waterfront Employment Focus Area.

- a. Areas designated "*Eastern Employment Business Park*" in Figure 4.4 are intended for employment-generating uses compatible with a location adjacent to residential neighborhoods as a transition from other industrial uses. Appropriate land use types are set forth in Table 4.A.

The maximum allowable intensity shall be an FAR of 0.55.
- b. The "*Commercial*" area identified in Figure 4.4 shall comply with the provisions of the Neighborhood Commercial Land Use designation (see Section 4.4.1.2).

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- c. Areas designated “*Multi-Family Residential*” in Figure 4.4 shall comply with the provisions of the High Density Residential land use category (see Section 4.4.2.2 of the Land Use Element).
- d. The “General Industrial” area identified in Figure 4.4 shall comply with the provisions of the General Industrial land use category described in Section 4.4.1.3 of the Land Use Element.
- e. The “*Light Industrial*” area identified in Figure 4.4 shall comply with the provisions of the Light Industrial land use category described in Section 4.4.1.3 of the Land Use Element.
- f. The “*Regional Commercial*” area identified in Figure 4.4 shall comply with the provisions of the Regional Commercial land use category described in Section 4.4.1.2 of the Land Use Element.
- g. The “*Marina/Supporting Uses*” area identified in Figure 4.4 shall comply with the provisions of the Marina/Supporting Uses land use category described in Section 4.4.1.2 of the Land Use Element.
- h. The “*Open Space*” area identified in Figure 4.4 shall comply with the provisions of the Open Space land use category described in Section 4.4.1.4 of the Land Use Element.
- i. Work with property owners and the California Department of Toxic Substances Control to facilitate clean up of existing brownfields within the industrial properties between Wilbur Avenue and the San Joaquin River.
- j. If a rail transit stop can be established along the BNSF line west of the Route 160 freeway, development of a high-density cluster of retail, office, and residential uses adjacent to the proposed site would be appropriate. Such development could occur as an integrated, mixed-use project at densities as high as an FAR of 1.0 for non-residential uses and up to 35 units per acre for the residential portion of such mixed use development.
- As part of the development of sites adjacent to the freeway interchanges at Wilbur Avenue and East 18th Street, establish community gateway monumentation is to be provided, including distinctive signage and landscaping, expressing the theme of Antioch as “Gateway to the Delta.” Such signage and monumentation must portray a high quality design image for the City.
- k. As a condition of new development or redevelopment of properties along the San Joaquin River between Rodgers Point and the existing marina at the SR 160 freeway, explore requiring dedication and improvement of a riverfront trail and linear park.
- 4.4.6.4 Hillcrest Station Area Focus Area.** The SR-4/SR-160 Industrial Frontage Focus Area has been repealed and replaced with the Hillcrest Station Area Specific Plan. Please refer to this adopted Plan for all policies related to the area shown on Figure 4.5.

4.4.6.5 “A” Street Interchange. The “A” Street Interchange Focus Area encompasses 119 acres of land along “A” Street from Worrel Road on the south to 10th Street and the Rivertown/Urban Waterfront Focus Area on the north. This Focus Area includes lands actually fronting on “A” Street, as well as additional adjacent properties.

a. Purpose and Primary Issues. “A” Street is located at the center of Antioch, and is an important gateway to the Rivertown Area. The existing interchange has the opportunity to become the primary gateway into the Rivertown area, as well as into southeastern Antioch. Thus, revitalization of uses at the interchanges, as well as uses along the route into Rivertown is needed. Currently, “A” Street is a suburban commercial strip with some single-family residential fronting on the roadway north of SR-4 freeway. Many uses along “A” Street are deteriorating or have a typical suburban commercial strip design. Most commercial parcels are too shallow to allow for modern design, and existing residential uses fronting on “A” Street are in need of upgrade. Relatively high traffic volumes make it undesirable for single family residential uses to front along and take access from “A” Street. To facilitate revitalization of this corridor, it would be desirable to consolidate commercial parcels fronting on “A” Street, and increase their depth. By accomplishing this, new commercial centers with high quality architectural and site design could be developed, accommodating many of the same uses that are now present, but in a manner more befitting of the area’s central location within the City. It would also be desirable to relocate residents fronting along “A” Street to more suitable living environments.

Remaking the uses at the “A” Street Interchange will be costly, and relocation of residents can be traumatic and difficult. However, the potential benefits are substantial. At a minimum, urban design improvements, including undergrounding of utilities, building façade, and sign improvements are needed in the short-term. In the mid- to long-term (8 to 15 years), deepening of existing commercial

parcels and removal of existing residences fronting on “A” Street at the interchange appear to be appropriate.

b. Policy Direction. The General Plan envisions a cluster of commercial and office uses with high design quality, transforming the “A” Street corridor from a strip commercial area into a pedestrian-oriented village with well-designed retail and office uses. The A Street interchange along the SR 4 freeway needs to feature a major community gateway statement. “Signature” buildings (those having greater height and design detail than adjacent buildings) will be encouraged at key locations, including at all four quadrants of the freeway interchange, as well as the intersections of A Street with Texas Avenue, East Eighteenth Street, Tenth Street and Wilbur Avenue.

To accomplish this requires relocation of deteriorating residential uses from the “A” Street frontage, and increasing the depth of commercial/office uses to provide a more sensible development pattern.

Transformation of the “A” Street corridor is intended to occur over a period of several years. Residents to be relocated as part of the revitalization effort will be afforded all of the protections and relocation benefits provided under State law.

The following policies apply to the “A” Street Interchange Focus Area.

- a. Areas designated “*Commercial*” in Figure 4.6 shall comply with the provisions of the Neighborhood Commercial Land Use designation (see Section 4.4.1.2).
- b. Areas designated “*Commercial/Office*” in Figure 4.6 shall comply with the provisions of the Neighborhood/Community Commercial Land Use designation (see Section 4.4.1.2). The land uses that are considered to be appropriate for areas designated “*Commercial/Office*” in Figure 4.6 are those identified for “A” Street Commercial/Office in Table 4.A.
- c. Areas designated “*Office*” in Figure 4.6 shall comply with the provisions of the Office Land Use designation (see Section

4.4.1.3). In addition to the uses identified as being appropriate within the Office designation, Religious Assembly uses would also be appropriate.

- d. Areas designated “*Residential*” in Figure 4.6 shall comply with the provisions of the Low Medium Density Residential Office Land Use designation (see Section 4.4.1.1).
- e. An urban design plan should be prepared for this Focus Area. The plan should define a design theme; set specific architectural, sign, landscape, and streetscape design standards for the corridor; and select specific designs for public improvements such as street lighting, special paving sections at intersections, and street furniture.
- f. A signage and façade improvement program should also be undertaken for commercial uses within this Focus Area.
- g. To provide visual emphasis to specific locations, commercial and office buildings should be limited to two stories in height, except at the intersection of 18th Street, where three story structures with distinctive architecture (“signature buildings) are encouraged.
- h. The City should, if feasible, expand Antioch Development Agency Project Area 1 or establish a new redevelopment project area for the “A” Street Interchange Focus Area. The primary purpose of such a redevelopment project would be to:
 - assist in the conversion of existing residential dwellings to commercial and office uses;
 - assist residents with relocation costs;

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- i. assist area businesses in financing façade and sign improvements;
- j. assist in funding improvements within the public right-of-way (e.g., streetscape improvements, special paving at intersections, street furniture)
- k. facilitate the consolidation of parcels along “A” Street as a means of encouraging new, high quality, pedestrian-oriented commercial and office development.

4.4.6.6 Western Gateway. The Western Gateway Focus Area consists of approximately 43 acres, located at the western edge of the City, adjacent to the City of Pittsburg (Figure 4.7). The triangular Focus Area is bounded by the SR-4 freeway to the north, the Pittsburg city limits to the west, and an existing single-family residential neighborhood to the southeast. Delta Fair Boulevard runs through the center of Focus Area.

a. Purpose and Issues. The Western Gateway Focus Area is located at a key community entry. It is the first property in Antioch seen by eastbound travelers along the SR-4 freeway, and as such, will define Antioch’s visual character for new visitors to the community. The Focus Area is partially developed. The County Social Services Department maintains offices along the south side of Delta Fair Boulevard. An existing transitional housing development is located adjacent to the County offices. Los Medanos College is located adjacent to the west side of the Focus Area, in Pittsburg. The Western Gateway Focus Area is connected to the Somersville Towne Center mall and regional commercial uses along Somersville Road by Delta Fair Boulevard, which traverses the residential neighborhoods between the two areas. Thus, even though there is a roadway connecting between the Western Gateway Focus Area and regional commercial uses along Somersville Road, the two areas do not have a functional linkage. The recent extension of Century Boulevard from the north provided a roadway connection between this Focus Area and commercial areas to the north of the SR-4 freeway in the City of Pittsburg.

Along the southeasterly side of this Focus Area are single-family dwellings. Thus, while the location of this Focus Area at a key entry to the community calls for dramatic architecture, perhaps with mid-rise buildings, there is also a need to maintain compatibility with the adjacent residential neighborhood.

b. Policy Direction. A community gateway monument and landscaping should be developed along the west side of the intersection of Delta Fair Boulevard and Century Boulevard. This monument should include modern community signage and appropriate landscaping. Development along the north side of Delta Fair Boulevard should consist of mid-rise office uses at the intersection of Delta Fair and Century boulevards, and potentially attached residential dwelling units adjacent to the existing neighborhood. The following policies shall guide development of the Western Gateway Focus Area.

- a. The Western Gateway Focus Area is intended for office uses northwest of Delta Fair Boulevard, along with existing multi-family residential and public uses on the opposite side of the roadway.
- b. Areas designated “Office” on Figure 4.7 shall comply with the provisions of the Office land use designation (see Section 4.4.1.3).

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- c. Areas designated “High Density Residential” on Figure 4.7 shall comply with the provision of the High Density Residential land use designation (See Section 4.4.1.3)
- d. Adequate separation shall be maintained between new multi-family uses and existing residential neighborhoods. If parking areas are located along the residential edge, sufficient noise mitigation shall be provided.
- e. As part of the development of this Focus Area, community gateway monumentation is to be established at the northwest corner of Delta Fair and Century Boulevards, including distinctive signage and landscaping and expressing the theme of Antioch as “Gateway to the Delta.” Such signage and monumentation must portray a high quality design image for the City.¹

4.4.6.7 Sand Creek. The Sand Creek Focus Area encompasses approximately 2,712 acres in the southern portion of the City of Antioch (Figure 4.8).

This Focus Area is bounded by existing residential neighborhoods to the north, Black Diamond Mines Regional Preserve to the west, the city limits to the south, and the City of Brentwood to the east. Empire Mine Road and Deer Valley Road run in a general north-south direction through the Focus Area, dividing it roughly into thirds.

a. Purpose and Primary Issues. The Sand Creek Focus Area combines two existing policy and planning areas identified in the previous General Plan: the southern portion of “Focused Policy Area 18” and the entirety of Future Urban Area 1.” Previous General Plan policy tied the timing of development within this Focus Area to progressive build out of the land immediately to the north (the area generally known as Southeast Antioch), and to agreement on an alignment for the SR-4 bypass.

Through the 1990s, build out of Southeast Antioch was largely completed, an alignment for the SR-4 bypass was selected, and financing for construction of the bypass was developed. As a result, the City stepped up its planning efforts for the Sand Creek Focus Area with area landowners. Because of the multiple ownerships within the Sand Creek Focus Area, detailed coordination of access and infrastructure, along with the establishment of workable financing mechanisms was necessary in addition to land use planning.

Sand Creek, as well as natural hillsides and canyons within the Sand Creek Focus Area, contain habitats for sensitive plant and animal species, as well as habitat linkages and movement corridors. Overall, the western portion of the Focus Area is more environmentally sensitive than the eastern portion in terms of steep topography, biological habitats and linkages, the existence of abandoned coal mines, and proximity to public open space at Black Diamond Mines Regional Preserve. The west end of the Sand Creek Focus Area serves as a linkage between two regionally significant blocks of grassland. Decades of urban and agricultural use have greatly reduced the width of this linkage, substantially increasing the ecological importance of the remaining linkage within the Sand Creek Focus Area. Land has been preserved in regional parks and permanent open space, primarily in extensive grassland to the immediate west and northwest, as well as south of the Sand Creek Focus Area. These preserves represent a significant investment of public resources, and are a valued public asset.

Stream and riparian communities occupy a small portion of the Focus Area, but are widely distributed. Because of their high biotic value, stream and riparian communities within the Focus Area are considered to be a sensitive resource. The Focus Area also includes an oak woodland and savanna community, which, because of its high wildlife value, is considered to be a sensitive resource.

¹ See the Community Image and Design Element.

Figure 4.8: Sand Creek

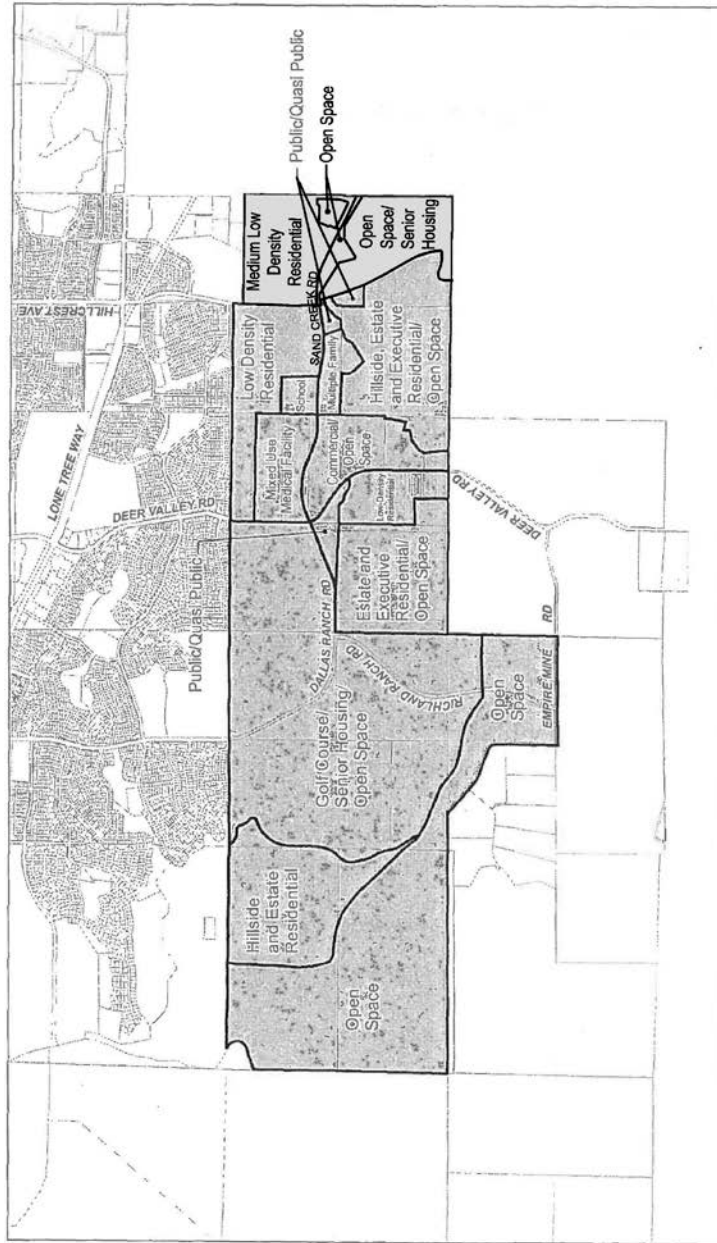


FIGURE 4.8

FIGURE 4.8
(REVISED BY CBS, 11/09/15)

City of Antioch
General Plan
Sand Creek Focus Area

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b. Policy Direction. The environmental sensitivity of portions of the Sand Creek Focus Area was recognized in the City's previous General Plan; however, policy direction was very general. As an example, the previous General Plan did not provide any indication of the maximum allowable development intensity for Future Urban Area 1. The previous General Plan also stated that while the area between Contra Loma Boulevard and Empire Mine Road was designated Estate Residential, "the actual density should be based on a development plan that ensures that the special characteristics of the area, including steep slopes, riparian habitat, and other environmental constraints, are accommodated.

The following policy discussion and policies for the Sand Creek Focus Area are intended to provide clear direction for the future development and environmental management of the area.

The Sand Creek Focus Area is intended to function as a large-scale planned community, providing needed housing and employment opportunities. This Focus Area is also intended to provide substantial employment opportunities. Up to approximately 280 acres are to be devoted to retail and employment-generating uses, which will result in the creation of up to 6,500 jobs at build out. Residential development within the Sand Creek Focus Area will provide for a range of housing types, including upper income estate housing, golf course-oriented age-restricted housing for seniors, suburban single-family detached housing for families or for seniors, and multifamily development.

The following policies apply to development within the Sand Creek Focus Area.

- a. Prior to or concurrent with approvals of any development applications other than major employment-generating uses (including, but not limited to a medical facility on the Kaiser property), a specific plan or alternative planning process as determined by the City Council, shall be prepared and approved for the Sand Creek Focus Area. Such specific plan or alternative planning process shall identify
 - b. and provide for project for project-related land uses, financing of required public services and facilities, open space preservation, community design, recreational amenities, and community improvements within the area proposed for development.
 - b. Sand Creek Focus Area development shall make a substantial commitment to employment-generating uses. Up to 280 180 acres are to be devoted to employment-generating uses within the areas shown for Business Park and Commercial/Open Space, in addition to the area shown as Mixed Use Medical Facility. Appropriate primary land uses within employment-generating areas include:
 - Administrative and Professional Offices
 - Research and Development
 - Light Manufacturing and Assembly
 - Hospital and related medical uses
 - c. Secondary, support and ancillary uses within employment-generating areas include:
 - Banks and Financial Services
 - Business Support Services
 - Eating and Drinking Establishments
 - Health Clubs and Spas
 - Lodging and Visitor Services
 - Storage and Distribution – Light
 - Civic Administration
 - Cultural Facilities
 - Day Care Centers
 - d. The maximum development intensity for employment-generating lands shall be an overall FAR of 0.5.
 - e. A maximum of 95 acres of retail commercial uses designed to service the local community may be developed within the areas shown for Commercial/Open Space,

- with a maximum overall development intensity of a 0.3 FAR.
- f. Up to 1.24 million square feet of retail commercial uses may be constructed. Within areas designated for retail use (areas shown for Commercial/Open Space), office development may be developed at a maximum FAR of 0.5.
 - g. Appropriate uses within the retail portions of this Focus Area include:
 - Administrative and Professional Offices
 - Automotive Uses
 - Banks and Financial Services
 - Business Support Services
 - Eating and Drinking Establishments
 - Food and Beverage Sales
 - General Merchandise
 - Health Clubs and Spas
 - Personal Services
 - Personal Instruction
 - Theaters
 - Civic Administration
 - Cultural Facilities
 - Day Care Centers
 - Residential development as part of a mixed-use medical facility
 - h. Commercial areas shall be designed as cohesive centers, and not in narrow corridors or commercial strips.
 - i. Each commercial center shall establish an identifiable architectural theme, including buildings, signage and landscaping.
 - j. Commercial and employment-generating developments shall be designed to accommodate public transit and non-motorized forms of transportation.
 - k. A maximum of 4,000 dwelling units may be constructed within the Sand Creek Focus Area. Appropriate density bonuses may be granted for development of age-restricted housing for seniors; however, such density bonuses may not exceed the total maximum of 4,000 dwelling units for the Sand Creek Focus Area.
 - l. It is recognized that although the ultimate development yield for the Focus Area may be no higher than the 4,000 dwelling unit maximum, the actual development yield is not guaranteed by the General Plan, and could be substantially lower. The actual residential development yield of the Sand Creek Focus Area will depend on the nature and severity of biological, geologic, and other environmental constraints present within the Focus Area, including, but not limited to constraints posed by slopes and abandoned mines present within portions of the Focus Area; on appropriate design responses to such constraints, and on General Plan policies. Such policies include, and but are not limited to, identification of appropriate residential development types, public services and facilities performance standards, environmental policies aimed at protection of natural topography and environmental resources, policies intended to protect public health and safety, and implementation of the Resource Management Plan called for in Policy “[tu](#),” below.
 - m. As a means of expanding the range of housing choices available within Antioch, three types of “upscale” housing are to be provided, including Hillside Estate Housing, Executive Estate Housing, and Golf Course-Oriented Housing.

Hillside Estate Housing consists of residential development within the hilly portions of the Focus Area that are designated for residential development. Appropriate land use types include Large Lot Residential. Within these areas, typical flat land roadway standards may be modified (e.g., narrower street sections, slower design speeds) to minimize required grad-

ing. Mass grading would not be permitted within this residential type. Rough grading would be limited to streets and building pad areas. Residential densities within Hillside Estate Areas are to be limited to one dwelling unit per gross developable acre (1 du/ac), with typical lot sizes ranging upward from 20,000 square feet. The anticipated population density for this land use type is up to four persons per developed acre. Included in this category is custom home development, wherein semi-improved lots are sold to individuals for construction of custom homes. Approximately 20 percent of Hillside Estate Housing should be devoted to custom home sites.

Executive Estate Housing consists of large lot suburban subdivisions within the flatter portions of the Focus Area. Appropriate land use types include Large Lot Residential. Densities of Executive Housing areas would typically be 2 du/ac, with lot sizes ranging upward from 12,000 square feet. The anticipated population density for this land use type is up to eight persons per developed acre.

Golf Course-Oriented Housing consists of residential dwelling units fronting on a golf course to be constructed within the portion of the Focus Area identified as Golf Course/Senior Housing/Open Space in Figure 4.8. Appropriate land use types include Single Family Detached and Small Lot Single Family detached for lots fronting on the golf course. Maximum densities for golf course-oriented housing would typically be 4 du/ac, with lot sizes as small as 5,000 square feet for lots actually fronting on the golf course. Given the significant environmental topographic constraints in the portion of the focus area west of Empire Mine Road, the minimum lot size for executive estate housing within this area shall be a minimum of 10,000 square feet. This would allow additional development flexibility in situations where executive estate housing needs to be clustered in order to preserve existing natural features. In no case shall the 10,000 square foot minimum lot size constitute more than 20 percent of the

total number of executive estate housing units in the area west of Empire Mine Road. The anticipated population density for this land use type is up to eight to twelve persons per acre developed with residential uses. Should the City determine as part of the development review process that development of a golf course within the area having this designation would be infeasible, provision of an alternative open space program may be permitted, provided, however, that the overall density of lands designated Golf Course/Senior Housing/Open Space not be greater than would have occurred with development of a golf course.

- n. Single-Family Detached housing within suburban-style subdivisions with lot sizes ranging from 7,000 square feet to 10,000 square feet may also be developed within the Sand Creek Focus Area within areas shown as Residential and Low Density Residential in Figure 4.8. The anticipated population density for this land use type is up to eight to twelve persons per acre developed with residential uses.
- o. Small Lot Single Family Detached housing at the Aviano planned development and at the Vineyards at Sand Creek planned development with lots smaller than 7,000 square feet may be developed in the Sand Creek Focus Area within areas shown as Medium Low Density Residential and Low Density Residential in Figure 4.8. The anticipated population density for this land use type is fourteen to eighteen persons per acre developed with residential uses.
- p. A total of 25 to 35 acres is to be reserved for multi-family housing to a maximum density of 20 du/ac. Areas devoted to multi-family housing should be located adjacent to the main transportation routes within the Focus Area, and in close proximity to retail commercial areas. The anticipated population density for this land use type is up to forty persons per acre developed with residential uses.

- q. Age-restricted senior housing should be developed within the Focus Area as a means of expanding the range of housing choice within Antioch, while reducing the Focus Area's overall traffic and school impacts. Such senior housing may consist of Single Family Detached, Small Lot Single Family Detached, of Multi-Family Attached Housing, and may be developed in any of the residential areas of the Sand Creek Focus Area. Within areas identified in Figure 4.8 specifically for senior housing, limited areas of non-senior housing may be permitted where environmental or topographic constraints would limit development densities to a range more compatible with estate housing than with senior housing.
- r. Areas identified as Public/Quasi Public and School in Figure 4.8 are intended to identify locations for new public and institutional uses to serve the future development of the Sand Creek Focus Area. Development within these areas is to be consistent with the provisions of the Public/Institutional land use category described in Section 4.4.1.4 of the Land Use Element.
- s. Sand Creek, ridgelines, hilltops, stands of oak trees, and significant landforms shall be preserved in their natural condition. Overall, a minimum of 25 percent of the Sand Creek Focus Area shall be preserved in open space, exclusive of lands developed for golf course use.
- t. Adequate buffer areas adjacent to the top of banks along Sand Creek to protect sensitive plant and amphibian habitats and water quality shall be provided. Adequate buffer areas shall also be provided along the edge of existing areas of permanently preserved open space adjacent to the Sand Creek Focus Area, including but not limited to the Black Diamond Mines Regional Park. Buffers established adjacent to existing open space areas shall be of an adequate width to minimize light/glare, noise, fire safety, public safety, habitat, public access impacts within the existing open space areas, consistent with the provisions of Section 10.5, Open Space Transitions and Buffers Policies of the General Plan.
- u. Because of the sensitivity of the habitat areas within the Sand Creek Focus Area, and to provide for mitigation of biological resources impacts on lands in natural open space, as well as for the long-term management of natural open space, a project-specific Resource Management Plan based on the Framework Resource Management Plan attached as Appendix A to this General Plan shall be prepared and approved prior to development of the Sand Creek Focus Area properties.
- v. A viable, continuous grassland corridor between Black Diamond Mines Regional Preserve and Cowell Ranch State Park shall be retained using linkages in the southwestern portion of the Lone Tree Valley (within the Sand Creek drainage area), Horse Valley, and the intervening ridge. The primary goal of preserving such a corridor is to allow for wildlife movement between Black Diamond Mines Regional Preserve and Cowell Ranch State Park. Completion of such a corridor is contingent upon the cooperation with the City of Brentwood and Contra Costa County, each of whom may have land use jurisdiction over portions of this corridor.
- To preserve this corridor and in view of other significant development constraints, certain lands in the southwestern portion of the Focus Area shall be designated as "Open Space," as depicted in Figure 4.8. Limited future adjustments to the boundaries of this "Open Space" area may occur as part of the Specific Plan and/or project level environmental

- review processes, provided that such adjustments: (a) are consistent with the goals and policies outlined in the Framework for Resource Management set forth in Appendix A; (b) are based upon subsequently developed information and data relating to environmental conditions or public health and safety that is available at the Specific Plan stage, the project-level development plan stage, or during the permitting processes with federal, state or regional regulatory agencies; and (c) would not cause the "Open Space" area west of Empire Mine Road to be less than 65 percent of the total lands west of Empire Mine Road. Any open space and otherwise undeveloped areas west of Empire Mine Road that are within the area designated as "Hillside and Estate Residential" shall not count towards meeting this 65 percent minimum "Open Space" requirement.
- All areas designated as "Open Space" within the Focus Area may be utilized for mitigation for loss of grassland and other project-level impacts by projects within the Focus Area.
 - Due to the varied and complex topography west of Empire Mine Road the exact boundary between the "Hillside Estate" residential area and "Estate" residential area shall be determined as part of the project-level entitlement process.
 - It is anticipated that there will be only minor adjustments to the boundary between the open space area and the hillside and estate residential area shown in Figure 4.8. Minor adjustments may be made to this boundary provided that such adjustments shall not create islands of residential development within the area designated open space in Figure 4.8..
 - In order to ensure adequate buffering of the Black Diamond Mines Regional Park from development in the Sand Creek Focus Area, no residential development shall be allowed north of the Sand Creek channel between the area designated "Hillside and Estate Residential" in Figure 4.8 west of Empire Mine Road and the existing Black Diamond Mines Regional Park boundary.
- w. The construction of facilities necessary to ensure adequate public access across Sand Creek west of Empire Mine Road, including the bridging of Sand Creek, an appropriately sized parking lot and staging area, and any trails needed to ensure public access to Black Diamond Mines Regional Park shall be implemented as an infrastructure component of development in the Focus Area.
 - x. To mitigate the impacts of habitat that will be lost to future development within the Focus Area, an appropriate amount of habitat shall be preserved on- or off-site per the compensatory provisions of the Framework Resource Management Plan prepared for the Sand Creek Focus Area (attached as Appendix A of the General Plan).
 - y. Ponds, wetlands, and alkali grassland associated with upper Horse Creek shall be retained in natural open space, along with an appropriate buffer area to protect sensitive plant and amphibian habitats and water quality. If impacts on the Horse Creek stream and riparian downstream are unavoidable to accommodate infrastructure, appropriate compensatory mitigation shall be required off-site per the provisions of the Resource Management Plan attached as Appendix A to this General Plan.
 - z. Chaparral, scrub, and rock outcrop community within the western portion of the Focus Area (west of Empire Mine Road), as well as adjacent grassland community that is suitable habitat for the Alameda whipsnake (*masticophis lateralis*)

- euryxanthus*) shall be retained in natural open space. Within other portions of the Focus Area, the chaparral, scrub, and rock outcrop shall be retained in natural open space contiguous to the required grassland linkage to function as a buffer and protect the grassland linkage south of the chaparral, scrub, and outcrop community.
- aa. Within the western portion of the Focus Area (west of Empire Mine Road), the oak woodland and savanna community shall be preserved in natural open space. Within other portions of the Focus Area, the oak woodland and savanna community shall be preserved in natural open space where it overlaps the rock outcrop community.
- bb. As appropriate and necessary to protect public health and safety, abandoned mines shall be included within required natural open space areas, along with appropriate buffer areas and measures to prevent unauthorized entry.
- cc. Mass grading within the steeper portions or the Focus Area (generally exceeding 25 percent slopes) is to be avoided.
- dd. Impacts of residential development on the Antioch Unified School District and Brentwood school districts will be mitigated pursuant to a developer agreement with the District.
- ee. Project entry, streetscape, and landscape design elements are to be designed to create and maintain a strong identification of the Sand Creek Focus Area as an identifiable “community” distinct from Southeast Antioch.
- ff. The Sand Creek Focus Area is intended to be “transit-friendly,” including appropriate provisions for public transit and non-motorized forms of transportation.
- gg. subject to its financial feasibility (see Policy “m”), a golf course shall be provided within the Focus Area, designed in such a way as to maximize frontage for residential dwellings. The golf course may also be designed to serve as a buffer between development and open space areas set aside to mitigate the impacts of development.
- The golf course shall be designed to retain the existing trail within Sand Creek.
- The golf course and Sand Creek corridor shall function as a visual amenity from the primary access road within the Focus Area (Dallas Ranch Road/Sand Creek Road). As part of the golf course clubhouse, banquet and conference facilities shall be provided.
- hh. A park program, providing active and passive recreational opportunities is to be provided. In addition to a golf course and preservation of natural open space within Sand Creek and the steeper portions of the Focus Area, the development shall meet the City’s established park standards. A sports complex is to be developed.
- A sports complex is to be developed. The sports complex is intended to be located within the Flood Control District’s detention basin.
- Neighborhood park facilities may be privately maintained for the exclusive use of project residents. The sports complex within the Sand Creek Detention Basin will be maintained by the City.
- ii. Development of an appropriate level of pedestrian and bicycle circulation throughout the community is to be provided, including pathways connecting the residential neighborhoods, as well as non-residential and recreational components of the community. Sand Creek Focus Area development should also provide recreational trail systems for jogging and bicycling, including areas for hiking and moun-

tain biking. Trails along Sand Creek and Horse Valley Creek shall be designed so as to avoid impacting sensitive plant and

amphibian habitats, as well as water quality.

4.4.6.8 East Lone Tree Specific Plan Area.

The East Lone Tree Specific Plan Focus Area encompasses approximately 720 acres in the eastern portion of the City of Antioch. It is bounded by Lone Tree Way on the south, Empire Avenue and the Southern Pacific rail line on the east, the Contra Costa Canal on the north, and existing residential subdivisions on the west (Figure 4.9). The City's previous General Plan identified the East Lone Tree Specific Plan Area as "Future Urban Area 2." The alignment of the SR-4 bypass runs through the center of the Focus Area, with interchanges proposed at Lone Tree Way and at the extension of Laurel Road.

a. Purpose and Primary Issues. City General Plan policy has long held that the lands within the East Lone Tree Focus Area should be developed for employment-generating uses, with the majority of the area developed with suburban-type business parks, incorporating major office complexes and light industrial uses, all developed in accordance with high development standards. The SR-4 By-pass runs through the middle of the Focus area, along the base of rolling hills. The eastern portion of the area is relatively flat, while the western portion of the area consists of rolling hills.

The East Lone Tree Specific Plan was adopted by the City in May 1996. The Specific Plan supports long-standing General Plan goal of a new employment center by devoting the flat eastern portion of the Focus Area to employment-generating uses. At the heart of the employment center is a proposed retail nucleus of restaurants, shops, and service providers. The Specific Plan identifies the purpose of this retail nucleus as providing a "sense of vitality and urbanity to what is otherwise a low, spread-out campus of largely internalized workplaces." The Specific Plan also encourages a commuter rail station along the existing Southern Pacific rail line to link the proposed employment center with the proposed commuter rail system. The

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commuter rail station proposed in the Specific Plan will actually be located to the east of the Specific Plan (see Figure 7.1).

The Specific Plan identifies three sites as being appropriate for regional retail development. A 30-acre site at the Lone Tree Way interchange along the SR-4 Bypass is reserved in the Specific Plan exclusively for regional retail use, while two other sites, encompassing 48 acres are identified for regional retail use, but may be used for employment-generating uses. These two sites are located at the Laurel Road interchange along the Bypass, and at the intersection of Lone Tree Way and Empire Road. The East Lone Tree Specific Plan dedicates the western portion of the area primarily to detached single-family development at a density of 4 to 6 units per acre. A system of open space, trails, and parks is planned throughout the residential portion of the area.

The East Lone Tree Specific Plan, with its frontage along the SR-4 Bypass, provides Antioch with substantial opportunities for expansion of the employment and retail bases. The 98 acres devoted to employment-generating uses in the Specific Plan could provide employment for up to 2,850 workers. An additional 2,275 jobs could be created within the 78 acres reserved by the Specific Plan for "Regional Focus Area Retail/Employment" uses, if that area were to be devoted to employment-generating use. Retail and service employment could be as high as 2,025.

b. Policy Direction. The East Lone Tree Specific Plan implements General Plan policies aimed at establishing Antioch as a balanced community, providing a broad range of employment and shopping opportunities for its residents. The eastern portion of the Focus Area, east of the SR-4 Bypass, is to be devoted to employment-generating and commercial land uses, while the area west of the Bypass will be devoted to residential and open space uses, with supporting neighborhood commercial development and public uses. The eastern portion of the Focus

Area was included by ABAG in its "Shaping Our Future" program¹.

Along with the provisions of the Specific Plan, the following land use policies shall apply.

- a. The maximum development intensity for the East Lone Tree Specific Plan area shall be as follows:
 - Single-Family Residential: 1,100 dwelling units, developed within the areas shown as "Residential/Open Space in Figure 4.9, subject to the provisions of the Low and/or Medium Low Density Residential land use category described in Section 4.4.1.1 of the Land Use Element.
 - Multi-Family Residential: 250 dwelling units, developed within the areas shown as "Residential/Open Space in Figure 4.9, subject to the provisions of the High Density Residential land use category described in Section 4.4.1.1 of the Land Use Element.
 - Commercial/Office: 1,135,000 square feet, developed within the areas shown as "Office/Retail," "Regional Retail," or "Regional Retail/ Employment Generating Lands in Figure 4.9. Such development may include a mix of uses that comply with the provisions of the Regional Retail land use category described in Section 4.4.1.2 or the Office land use category described in Section 4.4.1.3 of the Land Use Element.

¹ "Shaping Our Future" is sponsored by 45 organizations in the Bay Area in an attempt to achieve consensus on comprehensive approaches to growth and change in Contra Costa County. The program aims to define a "smarter way to grow," including "efficient" design of development along the edges of the metropolitan area. Planning principles being followed in Shaping Our Future include reducing single occupant vehicle trips through mixed use development at "efficient" densities, developing new transit centers and focusing new development around those centers, and preserving open space and agricultural lands.

- Business Park/Industrial: 2,152,300 square feet, developed within the areas shown as “Regional Retail/Employment Generating Lands” in Figure 4.9. Such development may include a mix of uses that comply with the provisions of the Business Park or Light Industrial land use categories described in Section 4.4.1.3 of the Land Use Element.
 - b. Land uses within the area shown as Open Space/Public in Figure 4.9 may include a mix of uses that comply with the provisions of the Open Space or Public/Institutional land use category described in Section 4.4.1.4 of the Land Use Element.
 - c. If a regional mall can be attracted to the East Lone Tree Specific Plan area, the land area devoted to regional retail may be expanded as necessary to accommodate this use.
 - d. Should the Antioch Unified School District not purchase land within the East Lone Tree Focus Area for a new high school as provided in State law, the area may be developed consistent with the East Lone Tree Focus Area Residential/Open Space designation.
 - e. The physical extent of the office/retail area along in the southwest quadrant of the Laurel Road interchange may be expanded, should the market support additional office/commercial development.
 - f. With implementation smart growth principles and the introduction of a rail transit stop in the vicinity of the Focus Area, the Commercial/Employment area located adjacent to the transit stop, may be developed as a mixed-use area, incorporating high intensity, residential, commercial, and office uses. Such development could occur at densities as high as an FAR of 1.0 for non-residential uses and mixed-use buildings, up to 20 units per acre for residential areas. Residential development should incorporate residential village themes, providing identifiable neighborhood areas within the Focus Area. The identity of individual neighborhoods should be reinforced with differing architectural styles and location within the community.
 - g. Development of an appropriate level of pedestrian and bicycle circulation throughout the community is to be provided, including pathways connecting the each residential neighborhood, as well as non-residential and recreational components of the community. Development of the East Lone Tree Specific Plan area should also provide recreational trail systems for jogging and bicycling, including areas for hiking and mountain biking.
 - h. Public services and facilities, including needed on-site and off-site facilities, shall be provided and financed by the project as needed to meet the public services performance standards set forth in the Growth Management Element for each increment of project development.
 - i. Project development shall provide full mitigation of impacts on school facilities to the Antioch Unified School District, Brentwood Union School District, and Liberty Union High School District to offset demands for new school facilities created by future development within each district
 - j. Project entry, streetscape, and landscape design elements are to be designed to create and maintain a strong identification of the East Lone Tree Specific Plan area as an identifiable “community.”
- 4.4.6.9 Roddy Ranch.** Roddy Ranch is located in the southerly portion of the General Plan study area, within unincorporated territory. A portion of Roddy Ranch is inside the Voter-Approved Citywide Urban Limit Line (Figure 4.12). This Focus Area encompasses over 2,100 acres of rolling land used for grazing and ranching. Other existing land uses include a golf course, clubhouse, and open space. As a condition of approval for the golf course, development rights on 875 acres of land were dedicated to the County in 1998. These lands will be retained in permanent Open Space.

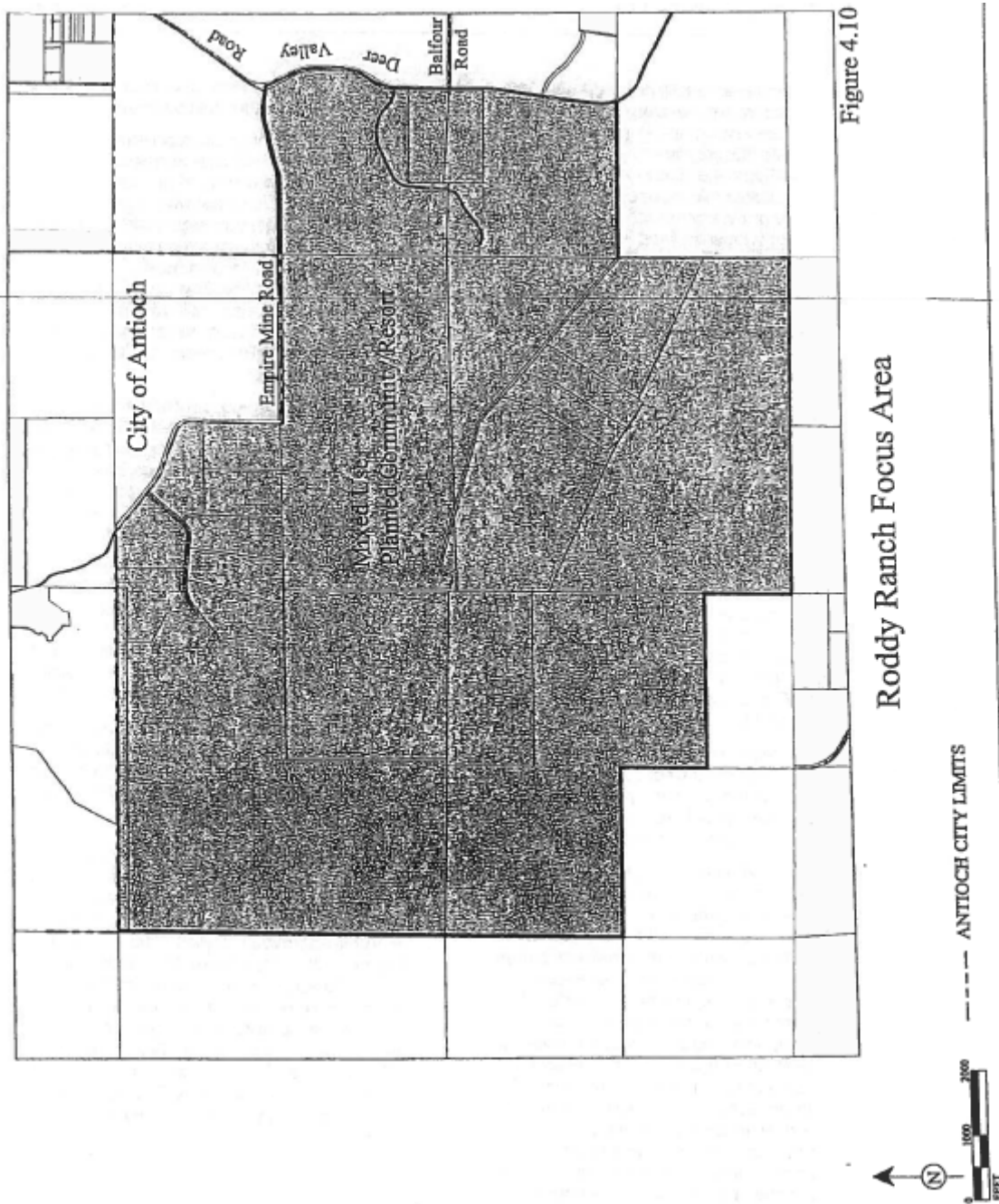


Figure 4.10

Roddy Ranch Focus Area

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a. Purpose and Primary Issues. The striking natural beauty of the Roddy Ranch area, along with its large size and single ownership, represent both a significant opportunity and a substantial challenge. Roddy Ranch provides Antioch with the opportunity to establish a unique high-end, recreation-oriented planned community. Because of the site's natural setting and relative isolation, it should be possible to create an "exclusive" community identity for Roddy Ranch, which is the intent of the General Plan. Consistent with Policy 4.3.2f, through 2020, development within Roddy Ranch that is outside of the Voter-Approved Urban Limit Line as it was approved by the voters of the City may be limited to uses consistent with the General Plan.

Key issues in the development of Roddy Ranch will be preservation of natural open space areas, financing the development of new infrastructure to serve the site, and managing project-related traffic. Roddy Ranch is currently devoid of the services needed to support urban and suburban development of the type envisioned in the long-term for this Focus Area. Water, sewer, drainage, and other utility systems will need to be developed essentially "from scratch." Roddy Ranch most likely will not generate sufficient students to support its own elementary, middle or high schools.

Currently, two-lane rural roads serve Roddy Ranch. Development of this Focus Area will require not only the development of an extensive on-site roadway system, but also widening of off-site roadways within existing developed and undeveloped areas.

b. Policy Direction. As noted in Land Use Element Policy 4.3.2, the General Plan recognizes the Voter-Approved Urban Limit Line as a means of phasing urban and suburban development preserving open space, and maintaining a compact urban form.

It is the intent of the Antioch General Plan that Roddy Ranch be developed as a master planned enclave nestled in the rolling hills south of the present City of Antioch. The visual character of Roddy Ranch should be defined

principally by suburban density residential development clustered within natural and recreational open spaces, along with the preservation of the steeper natural hillsides and the canyon bottoms containing riparian resources within the site. The existing golf course, as a major recreational amenity, should be the central focus of the planned community.

The following policies shall guide development of the Roddy Ranch Focus Area, pursuant to the Voter-Approved Urban Limit Line provisions of Policy 4.3.2f.

- a. Prior to approvals of any development applications, a Final Development Plan for the Roddy Ranch Focus Area is to be prepared and approved. Such Final Development Plan shall provide detailed guidance for project-related land use, provision and financing of required public services and facilities, open space preservation, community design, recreational amenities, and community improvements. Development within the Roddy Ranch shall be predicated upon extension of infrastructure from the north through the Sand Creek Focus Area.
- b. Residential development within Roddy Ranch shall not exceed a maximum of 700 dwelling units within the portion of Roddy Ranch located generally on lands not committed to open space and having steep slopes or significant environmental constraints, which lands shall not exceed 500 acres within the Voter-Approved Urban Limit Line (6-9 persons per developable acre on average) consistent with Policy 4.3.2f. Of these 700 units, all or substantially all shall be Estate Residential and the balance shall be Multi-Family Attached residential product types (as defined in Table 4.A) in a resort-style setting.
- c. Residential neighborhoods within Roddy Ranch should be designed to provide high quality housing attractive to a broad spectrum of buyers, including upper end housing that provides "move-up" opportunities for local residents. Multifamily, for-rent housing should be

- limited to a central “town center” location within the site, adjacent to commercial uses and along the golf course.
- d. Residential development should incorporate residential village themes, providing identifiable neighborhood areas within the planned community. The identity of individual neighborhoods should be reinforced with differing architectural styles and location within the community.
 - e. Commercial uses within Roddy Ranch are intended to serve local neighborhood needs (e.g., supermarket, drug store, and personal services), and are to be limited to that which can be supported by residential and recreational uses within Roddy Ranch (10 to 20 acres, approximately 100,000 to 225,000 square feet of gross leasable area).
 - f. Visitor-serving commercial uses (e.g., hotel and restaurants) may also be developed within Roddy Ranch. Such visitor-serving uses would be oriented toward the golf course. The hotel may include a maximum of 250 rooms with ancillary retail, conference, restaurant, and recreational uses. Visitor-serving commercial uses may occupy a total of 20 acres at a maximum building intensity of 0.50.
 - g. Primary access to Roddy Ranch is to be from both Deer Valley Road and Empire Mine Road, with secondary connections to Balfour Road and Sand Creek Road.
 - h. Development of an appropriate level of pedestrian and bicycle circulation throughout the community is to be provided, including pathways connecting each residential neighborhood, as well as non-residential and recreational components of the community. Roddy Ranch development should also provide recreational trail systems for jogging and bicycling, including areas for hiking and mountain biking.
 - i. Development of the Roddy Ranch shall provide such on- and off-site road improvements on City of Antioch streets as to ensure that applicable performance standards set forth in the Growth Management Element are met.
 - j. Public services and facilities, including needed on site and off site facilities, shall be provided and financed by the project as needed to meet the public services performance standards set forth in the Growth Management Element for each increment of project development.
 - k. Performance standards for emergency response services (police and fire) are to be met at the time the first increment of development is occupied and for each subsequent increment of development.
 - l. Project development shall provide full mitigation of impacts on school facilities to affected school districts.
 - m. The timing of new development shall be correlated with the installation of water, sewer, electrical, and natural gas utility systems, provision of municipal services (including emergency services), and project open space and amenities with land development in a manner that is economically feasible and that ensures adequate service to uses within the site starting with the time the first increment of development is occupied.
 - n. Project entry, streetscape, and landscape design elements are to be designed to create and maintain a strong identification of Roddy Ranch as an identifiable “community.”
 - o. Development of an attractive, but natural-appearing landscape is to be provided with groves of trees, earth tone wall colors, and drifts of flowering shrub materials.
 - p. A central open space area, which may include the golf course, is to be provided to serve as the dominant visual feature of the Roddy Ranch, as well as to provide recreational opportunities.
 - q. Because of the sensitivity of the habitat areas within the Roddy Ranch Focus Area, preparation and approval of a Resource Management Plan to provide for mitigation of biological resources impacts, as well as for the long-term management of natural open space, shall be required prior to development of the Roddy Ranch

Focus Area. The Resource Management Plan shall provide for appropriate habitat linkages consistent with General Plan policies and Resource Management Plan provisions for the Sand Creek Focus Area.

4.4.6.10 Ginochio Property. The Ginochio Property is located in the southerly portion of the General Plan study area, within unincorporated territory (Figure 4.11). This Focus Area encompasses nearly 1,070 acres of rolling lands and canyon areas. The site is currently vacant. A portion of Ginochio Property is located within the Voter-Adopted Urban Limit Line (Figure 4.12).

a. Purpose and Primary Issues. The Ginochio Property presents Antioch with similar opportunities and challenges, as does Roddy Ranch. Within the Ginochio Property is the opportunity to establish a high-end planned community, which is the intent of the General Plan.

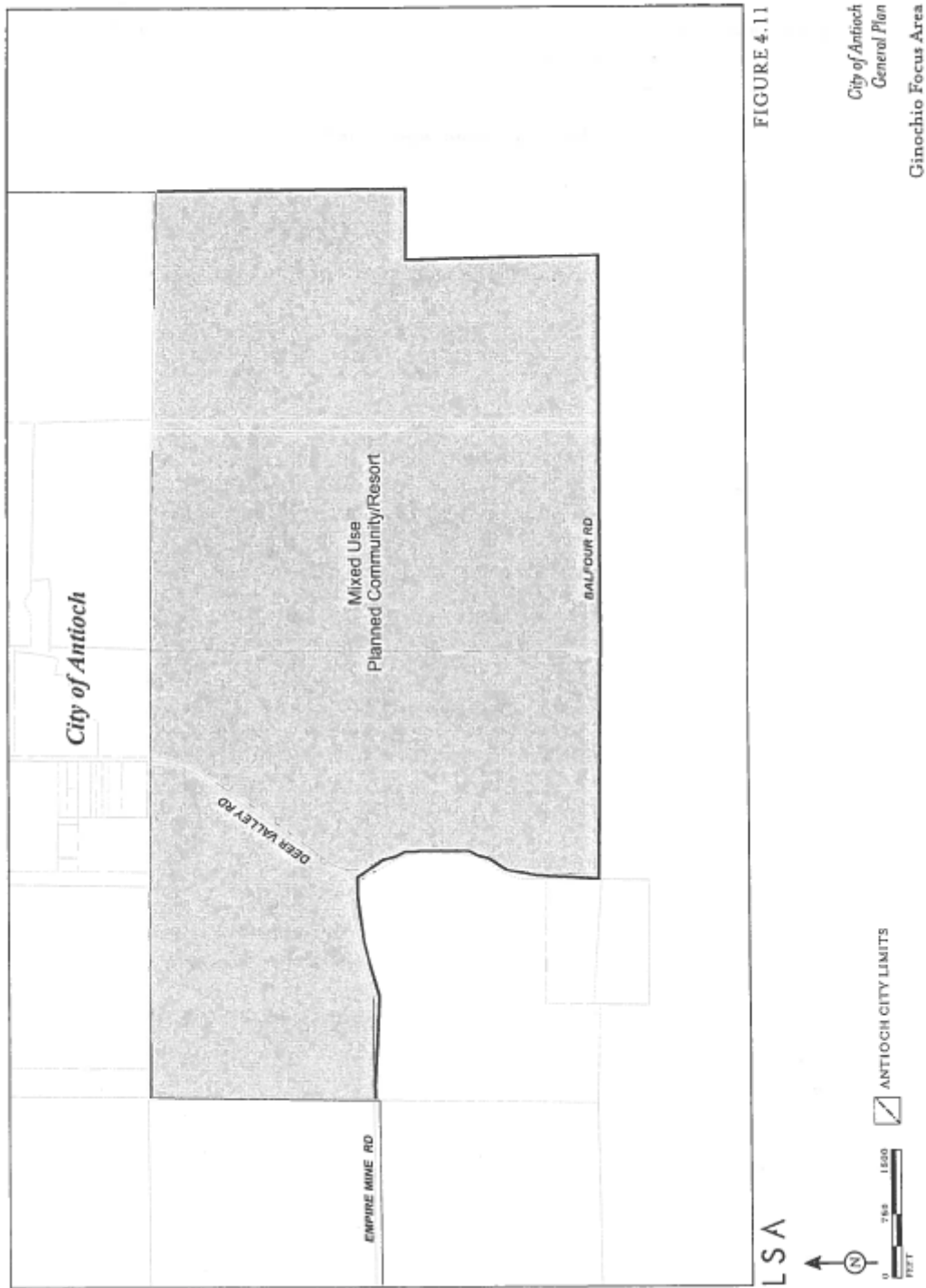
Key issues in the development of the Ginochio Property will be preservation of natural open space areas, financing the development of new infrastructure to serve the site, and managing project-related traffic. Water, sewer, drainage, and other utility systems will need to be developed essentially “from scratch” to support long-term suburban development of the Ginochio Property. If family-oriented housing is development, new school facilities will be needed; however, development of the Ginochio Property might not support develop-

ment of its own new schools, necessitating students to travel to distant locations for school. As was the case for Roddy Ranch, the Ginochio Property is served by winding two-lane rural roads, which will require substantial widening along with development of an extensive on-site roadway system.

b. Policy Direction. Urban development within the Ginochio Property is limited to property within the Voter-Approved Urban Limit Line as a means of phasing urban and suburban development preserving open space, and maintaining a compact urban form. Thus, the policy direction that follows is predicated on compliance with the provisions of Policy 4.3.2f.

It is the intent of the Antioch General Plan that the Ginochio Property be developed as a master planned enclave nestled in the rolling hills south of the present City of Antioch. The visual character of the Ginochio Property should be defined principally by suburban density residential development within the northerly portion of the Focus Area, and preservation of large, unbroken blocks of open space in the southern portion of the site. A major recreational amenity should be developed as the central focus of the planned community.

The following policies shall guide development of the Ginochio Property, pursuant to the Urban Limit Line provisions of Policy 4.3.2.



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- a. Prior to approvals of any development applications, a Final Development Plan for the Ginochio Property Focus Area is to be prepared and approved. Such Final Development Plan shall provide detailed guidance for project-related land use, provision and financing of required public services and facilities, open space preservation, community design, recreational amenities, and community improvements.
 - b. While it is in force, development shall be consistent with the City's boundary agreement with the City of Brentwood.
 - c. Residential development within the Ginochio Property shall not exceed a maximum of 2.0 dwelling units per developable acre (6 persons per developable acre) with the permitted development area set forth in Policy 4.3.2f, and shall include a range of Single-Family Detached and Multi-Family Attached residential product types (as defined in Table 4.A) in a resort-style development within the northern portion of the site. Large Lot Residential development consisting of custom home sites on five and ten acre parcels is appropriate, provided that the maximum density is not exceeded. Senior, age-restricted residential development is anticipated to be an important component of the Ginochio Property's residential development. For purposes of determining density within the Ginochio Property focus area, a "developable acre" shall be defined as lands not committed to open space and having steep slopes or other significant environmental constraints. These lands will be mapped in the Final Development Plan. Development may occur on lands with steep slopes at a maximum density of one dwelling unit per 10 acres (1 du/10ac). The mapping of such lands will occur as part of the Final Development Plan.
 - d. Residential neighborhoods within the Ginochio Property should be designed to provide high quality housing attractive to a broad spectrum of families and retirees, including upper end housing that provides "move-up" opportunities for local residents. Multifamily, for-rent housing should be limited to a central "town center" location within the site, adjacent to commercial uses.
 - e. Residential development should incorporate residential village themes, providing identifiable neighborhood areas within the planned community. The identity of individual neighborhoods should be reinforced with differing architectural styles and location within the community.
 - f. Primary access to the Ginochio Property is to be from an extension of Hillcrest Avenue, with secondary connections to Balfour Road and Sand Creek Road.
 - g. Development of an appropriate level of pedestrian and bicycle circulation throughout the community is to be provided, including pathways connecting each residential neighborhood, as well as non-residential and recreational components of the community. Development of the Ginochio Property should also provide recreational trail systems for jogging and bicycling, including areas for hiking and mountain biking.
 - h. Along with the development of on-site roadways required to meet the applicable Growth management Element performance standards, new development shall provide the off-site road improvements to City Antioch needed to meet applicable performance standards for each increment of project development.
 - i. Public services and facilities, including needed on site and off site facilities, shall be provided and financed by the project as needed to meet the public services performance standards set forth in the Growth Management Element for each increment of project development.
 - j. Performance standards for emergency response services (police and fire) are to be met at the time the first increment of development is occupied and for each subsequent increment of development.

- k. Project development shall provide full mitigation of impacts on school facilities to the Brentwood Elementary School District and the Liberty Union High School District.
- l. The timing of new development shall be correlated with the installation of water, sewer, electrical, and natural gas utility systems, provision of municipal services (including emergency services), and project open space and amenities with land development in a manner that is economically feasible and that ensures adequate service to uses within the site starting with the time the first increment of development is occupied.
- m. Project entry, streetscape, and landscape design elements are to be designed to create and maintain a strong identification of the Ginochio Property as an identifiable "community."
- n. Development of a natural-appearing style of landscaping is to be provided with groves of trees, earth tone wall colors, and drifts of flowering shrub materials.
- o. A central open space area, which may include a golf course, is to be provided to serve as the dominant visual feature of the Ginochio Property, as well as to provide active or recreational opportunities.
- p. Because of the sensitivity of the habitat areas within the Ginochio Property Focus Area, preparation and approval of a Resource Management Plan to provide for mitigation of biological resources impacts, as well as for the long-term management of natural open space, shall be required prior to development of the Ginochio Property Focus Area. The Resource Management Plan shall provide for appropriate habitat linkages consistent with General Plan policies and Resource Management Plan provisions for the Sand Creek Focus Area.

General Plan to establish the urban limit line as shown on Figure 4.12. This Voter-Approved Urban Limit Line establishes a line through the Roddy Ranch and Ginochio Property Focus Areas beyond which the General Plan land use designations cannot be amended to allow uses other than open space uses. Until December 31, 2020, the location of the Voter-Approved Urban Limit Line may be amended only by the voters of the City. The City shall oppose any annexation to the City of any land outside of the Voter-Approved Urban Limit Line

4.4.7. Voter-Approved Urban Limit Line.

Pursuant to the City of Antioch Growth Control, Traffic Relief, Voter-Approved Urban Limit Line, and Roddy Ranch Development Reduction Initiative, the voters amended the

4.0 Land Use

4.1 INTRODUCTION AND PURPOSE

The Land Use Element is the cornerstone of the General Plan, setting forth Antioch's fundamental land use philosophy and directing development to the most suitable locations, while maintaining the economic, social, physical, environmental health and vitality of the community. The Land Use Element, required by law since 1955, has the broadest scope of the seven mandatory General Plan elements, synthesizing all General Plan land use issues.

This Element focuses on the organization of the community's physical environment into logical, functional, and visually pleasing patterns, consistent with local values, to achieve Antioch's vision for its future. Of primary concern are the *type, intensity, location, and character* of land uses that will be permitted in the future. It is the purpose of this General Plan Element to provide appropriate land for each of the variety of activities associated with successful urban areas, and to guide the manner in which this land is developed and used. In so doing, the Land Use Element intends to create and regulate compatible and functional interrelationships between the various land uses in the City. Thus, the Land Use Element establishes City policy as to the appropriate use and development intensity for each parcel of land within the City, including the City's view of appropriate land uses and development intensity for lands outside of the City, but within the General Plan study area.

A key consideration in defining the type, intensity, location, and mix of future land uses is achieving a balance between local employment and housing. The Antioch General Plan seeks to achieve such a balance as a means of addressing issues of traffic congestion, air quality, and energy conservation. This balance, along with providing adequate land area for the commercial uses needed by local residents and businesses, will help achieve sufficient municipal income to pay for the

services and facilities discussed in the Growth Management and Public Services and Facilities elements. The ability to commute only a few short miles to and from work on roadways that resemble the open road more than they do parking lots is an important component of the quality of life Antioch seeks for its residents. As more residents throughout the Bay Area are able to live and work in the same or nearby communities, congestion can be eased, travel speeds increased, substantial amounts of fuel conserved, regional air quality improved. The Land Use Element also seeks to ease congestion and improve regional air quality by providing patterns of land use that support the use of transit. Such "transit-oriented" development consists of high density, mixed use development adjacent to transit nodes. Such transit nodes are proposed within Rivertown (adjacent to the Amtrak platform), at Hillcrest Avenue (surrounding the eBART station), and east of the SR-4 Bypass, south of the Laurel Avenue interchange (surrounding the eBART station)¹.

4.1.1 Existing Land Use

Despite substantial development in the past, Antioch has a great deal of land available for future development. ~~Approximately 38 percent~~ ~~Much~~ of the land within the City (6,383 acres) ~~and nearly 46 percent of the land and~~ within the unincorporated portion of the General Plan study area (2,240,223.391 acres) are vacant. Additional land (928 acres in the City and 381 acres in unincorporated areas) is in agricultural use, and, may be available for future development, depending upon its land use designation. Overall, open space uses, including agriculture, open water, recreational lands, and vacant lands account for approximately half of the land within the City, and over 60 percent of the unincorporated land within the General Plan Study Area. Major open space areas include Black Diamond

¹ This transit-oriented development node is one of three "test sites" for smart growth sponsored by ABAG. It is part of the countywide "Shaping our Future" program.

Mines and Contra Loma regional parks, Antioch Dunes National Wildlife Refuge, and municipal parklands.

Within the developed portion of the City, single-family residential uses cover the largest area (3,874.963 acres, 2326.5%). Industrial uses account for 831.1373 acres (3.87.3% of the land within the study area), the majority of which (431 acres) is located within the unincorporated northeastern portion of the Study Area. Currently, industrial uses are concentrated in the northern portion of the Study Area to the west and east of Rivertown. Existing commercial uses are limited in extent, encompassing 456 acres (2.7% of the land within the City); only 3.8 acres of commercial use are located within unincorporated portions of the Study Area. Commercial use is concentrated within Rivertown, and along major roadway corridors, such as Somersville Road/Auto Center Drive, Hillcrest Avenue, and "A" Street/Lone Tree Avenue.

4.1.2 Contra Costa County 65/35 Land Preservation Plan (Urban Limit Line)

In 1990, the voters of Contra Costa County approved Measure C-1990. This Measure states that urban development within the County is to be limited to no more than 35 percent of the land within Contra Costa County. At least 65 percent of all land in the County is to be preserved for agriculture, open space, wetlands, parks and other non-urban uses. To ensure the enforcement of the "65/35" standard, the County has established an Urban Limit Line (ULL), which is incorporated into the County's General Plan Open Space and Conservation Element. Hence, there shall be a clear distinction between non-urban and urban use areas. The criteria set by the County for determining lands that should be located outside the ULL includes:

- Prime agricultural lands (U.S. Soil Conservation Service Class I and Class II)
 - Open space, parks and other recreation areas
 - Lands with slopes in excess of 25 percent
 - Wetland areas
 - Other areas not appropriate for urban growth because of physical unsuitability for development
- Measure C-1990 requires that there be no changes made to the ULL that would violate the 65/35 standard. The ULL can be changed by a 4/5 vote of the Board of Supervisors after holding a public hearing and making one or more of the following findings based on substantial evidence in the record:
- A natural or man-made disaster or public emergency has occurred that warrants the provision of housing and/or other community needs within land located outside the ULL.
 - An objective study has determined that the ULL is preventing the County from providing its fair share of affordable or regional housing, as required by state law. The Board of Supervisors must find that a change to the ULL is necessary and the only feasible means to enable the County to meet these requirements.
 - A majority of the cities are party to a preservation agreement, and the County have approved a change to the ULL affecting all or any portion of the land covered by the preservation agreement.
 - A minor change to the ULL will more accurately reflect topographical characteristics or legal boundaries.
 - A five-year periodic review of the ULL has determined that, based on the criteria for establishing the ULL, new information is available or circumstances have occurred, warranting a change to the ULL.
 - An objective study has determined that a change to the ULL is necessary or desirable to further the economic viability of the East Contra Costa County Airport, and either (i) mitigate adverse aviation related environmental or community impacts, or (ii) further the County's aviation related needs.
 - A change is required to conform to applicable to California or Federal law.

Although the direct land use effects of the Urban Limit Line are limited to unincorporated areas of the County, the Contra Costa Local Agency Formation Commission (LAFCO) has consented to support the County's 65/35 Preservation Standard, Urban Limit Line, and Growth Management Standards in the review of proposed city spheres of influence and annexations. Thus, LAFCO has stated that it would not approve annexation of lands outside of the ULL to a city. Measure 1990-C states that the County is to review the location of the ULL every five years. The provisions of Measure C- 1990 will remain in effect until December 31, 2010.

In 2000, the County moved its Urban Limit Line in the East County area. Within the Antioch area, the Urban Limit Line was moved to coincide with the southern boundary of the City, placing lands in the unincorporated area outside the ULL. This move shifted approximately 1,922 acres out of the ULL within the Antioch area.

[In 2005, voters approved Measure K to include Roddy Ranch and a portion of the Ginochio Property within the ULL and the city limits.](#)

4.1.3 General Plan Land Use Designations and Development Feasibility

The General Plan provides a blueprint for community development by designating lands for different types of uses. In designating land uses, the General Plan takes into account:

- *Existing Land Use:* What is the current pattern of developed land by type of land use – residential, commercial, service, manufacturing, and others?
- *Demand:* How much demand exists for existing and new land uses of various types (housing, retail, industry, etc.)?
- *Desired Future Land Use:* Of lands available for development or redevelopment, which locations are best for different uses? Is there sufficient undeveloped land that is designated for various uses to

meet community objectives, or do existing General Plan land use designations need to be adjusted to satisfy future needs?

- *Infrastructure Availability:* Are urban services – water supply, wastewater collection and treatment, transportation facilities, and others – adequate to serve existing *and* future development? How will existing infrastructure inadequacies be corrected?

Taking these considerations into account, the General Plan indicates where various kinds of land uses are best located, and how much of each use should be provided. The General Plan provides opportunities, but does not *cause* development to happen. The General Plan recognizes that, ultimately, growth and development depend on the initiative of individual developers, for whom the provisions of the General Plan establish the context for evaluating the economic feasibility of their specific projects. Whether developers seize the initiative, and move forward with projects depends on the economic benefit they expect to derive from such development. In deciding whether to pursue a development project on a particular site, potential developers evaluate a series of factors that collectively determine whether the project will be economically feasible (whether it will “pencil out”). These factors include:

- *General Plan Designation and Zoning:* Is the site designated for uses that are marketable at its location? (If development has not occurred in certain locations as anticipated by the General Plan, why not?)
- *Competition:* Does a particular site have the location and physical, infrastructure, and environmental characteristics necessary to compete successfully in the marketplace? Has the community been successful in attracting the type of use being contemplated? Will the specific development at this specific site be appropriately timed and positioned within the market for that use?
- *Cost of Land and Construction:* Is the site available at costs the value of a completed development can support? Are needed

construction materials and labor available at acceptable cost levels? Is development financing (short-term construction loans and long term financing) available at acceptable interest rates?

- *Local Agency Costs:* What types of development standards do the city and other local agencies impose? What are the costs associated with development review fees, impact mitigation and other exactions by the city, and the interest carry over the time it takes to bring a project to market? How do these requirements affect the economic feasibility of different types of uses?

Developers consider the feasibility of each project – whether its costs and its revenue-generating potential will “pencil out” in the expected market – in the overall regulatory context established by the City’s General Plan and its development regulations. The General Plan sets the stage, but private-sector development decisions depend on a large number of other factors that contribute to feasibility. If projects are not economically feasible, development will not happen, regardless of the directives of the General Plan and the desires of the community. Thus, the development pattern that evolves is the joint outcome of the development framework established by the General Plan and the private sector conditions that shape the developer’s assessment of feasibility.

4.2 GOALS OF THE LAND USE ELEMENT

To provide for a sustained high quality of life and ensure that new development occurs in a logical, orderly, and efficient manner, it is the goal of the Land Use Element to accomplish the following:

- *Maintain a pattern of land uses that minimizes conflicts between various land uses, and promotes rational utilization of presently undeveloped and underdeveloped land, and supports the achievement of Antioch’s vision for its future.*

Defining the appropriate uses of land within the General Plan study area in a manner supportive of achieving the vision Antioch has established for its future is at the crux of the Land Use Element. The Land Use Element is responsive to the City’s vision because it:

- Promotes expansion of the local employment base and achievement of a balance between local employment and housing. The Land Use Element provides for a wide variety of office-based and industrial employment, including heavier industrial uses along the San Joaquin River, rail-served industries, light industrial uses, commercial services, and retail businesses, and mixed use business and office parks.
- Opens up additional choices of living environment for families. The Land Use Element provides for executive housing in planned community settings, traditional single-family subdivisions, amenity-rich middle to upper end attached housing, high-density housing in transit-oriented, downtown, and mixed-use settings.
- Provides for the revitalization of the [Rivertown-Downtown](#) area and waterfront, integrating General Plan policies with revitalization planning efforts undertaken by the City.
- Provides opportunities for achieving quality design and avoiding the relentless sameness present in many suburban communities.
- Aids in stimulating economic revitalization in areas that are having difficulty competing with larger and more diversified development sites in Antioch and other communities.
- Stimulates new options for development at key entry points into the community.

In defining appropriate uses, the Land Use Element addresses the future uses of lands that are currently undeveloped, and

also sets forth desired changes in existing land uses and development intensities. In most cases, the Land Use Element recognizes existing land uses and development densities, and may recommend urban design improvements. In some cases, such as along the “A” Street corridor north of the SR4 freeway, the Land Use Element proposes changes in basic land use types. In other cases, such as existing residential areas within [RivertownDowntown](#), the Land Use Element recommends increases in the overall development intensity of existing land uses. Each of the recommendations contained in the Land Use Element are intended to result in a harmonious pattern of land uses directed toward meeting community objectives and needs.

- *Establish a land use mix which serves to develop Antioch into a balance community in which people can live, work, shop, and have recreation without needing to leave the City.*

The Land Use Element designates lands for a broad range of residential, commercial, employment-generating, public/institutional, and open space and recreational lands. Residential and employment-generating land use designations are intended to include lands providing housing and employment opportunities for executives, managers, and professionals; highly skilled, semi-skilled, and unskilled workers; and retail and service workers. Residential land use designations are intended to provide housing opportunities for all economic segments of the community, as well as for the special needs groups identified in the Housing Element. The Land Use Element seeks an array of shopping and commercial service opportunities to meet the needs of Antioch residents and businesses, including daily convenience shopping along with large-scale commercial centers for community and regional markets. The Land Use Element aims to provide a sufficient inventory of lands for public, institutional, and

recreation uses, and seeks to preserve needed open space areas.

- *Establish an overall design statement for the City of Antioch.*

As important as is defining the pattern of future land uses is maintaining and enhancing Antioch’s character and providing a pleasing visual experience to residents and visitors. Thus, Antioch’s Land Use Element incorporates “urban design” concepts aimed at ensuring that the built environment is a physical expression of desired community character.

4.3 COMMUNITY STRUCTURE

Throughout much of the General Plan study area, Antioch’s land use pattern is well established, and is not intended to change over time. Future growth in the central and northern portions of the City will primarily consist of infill development, existing approved but undeveloped projects, and the expansion of existing uses. ~~Along the riverfront, much of the existing heavy industrial development is planned to transition to lighter industrial and business park uses. Higher density housing will be introduced into the Rivertown area in the form of mixed-use buildings within the predominantly commercial northern portion of the area, while larger vacant parcels within the central and southerly portions of Rivertown will be encouraged to develop at medium and higher densities.~~ As development expands into the southern portion of the City and its General Plan study area, Antioch will face significant challenges.

4.3.1 Community Structure Objective

Provide adequate land for present and future urban and economic development needs, while retaining a compact, rather than a scattered, development pattern.

4.3.2 Community Structure Policies

- As part of General Plan implementation – including development review, capital improvement planning, and preparation of

Specific Plans – foster close land use/transportation relationships to promote use of alternative transportation system modes and minimize travel by single occupant automobiles.

- b. Give priority to new development utilizing existing and financially committed infrastructure systems over development needing financing and construction of new infrastructure systems.
- c. Encourage high-density residential development (both freestanding and in mixed use projects) within one-quarter mile of existing and planned heavy and/or light rail transit stops as illustrated in the Circulation Element.
- d. Concentrate large-scale industrial uses along the waterfront east of Rodgers Point and within areas designated for industrial use along existing rail lines. Limit employment-generating uses adjacent to residential areas and within mixed-use planned communities to business parks and office uses.
- e. Concentrate future regional commercial uses along Lone Tree Way, SR4 and SR160 and along the SR-4 bypass.
- f. Recognize the Voter-Approved Urban Limit Line (Figure 4.12) that encompasses up to 1,050 acres of land within the Roddy Ranch and Ginochio Property Focus Areas that were included in the Urban Limit Line as it was adopted by the voters in 1990 and in the Voter-Approved Urban Limit Line as a means of phasing urban and suburban development, preserving open space and maintaining a compact urban form.
 - Maintain rural land uses (residential densities less than one dwelling unit per five acres (0.2 du/ac) and compatible open space/recreational uses which do not require urban levels of public services and facilities through 2020 in areas outside of the Voter-Approved Urban Limit Line.

- Limit future urban development within Roddy Ranch and the Ginochio Property through 2020 to a total of approximately 1,050 acres (approximately 850 acres within Roddy Ranch and 200 acres within the Ginochio Property) that were within the urban limit line as it was adopted by the voters in 1990 and that are also within in the Voter-Approved Urban Limit Line.

4.4 INTENSITY AND DISTRIBUTION OF LAND USE

Antioch's General Plan land use classifications are intended to define the City's land use intent in designating lands throughout the General Plan study area, and thereby carry out the provisions of the General Plan. General Plan land use classifications are also intended to provide the City with sufficient flexibility in implementation to address unique and unforeseen situations. The designations established by the General Plan land use map include Residential, Commercial, Employment-Generating, and Community and Public land use designations. In addition, the General Plan includes ten "Focus Areas." Specific policy direction is provided for each Focus Area. These designations are set forth in Section 4.4.1. Within this section, appropriate land use types are defined for each designation. These land use types are defined in Table 4.A, which also identifies which land use types are appropriate within which land use designations. Sections 4.4.2 through 4.4.5 provide policies for residential, commercial, employment-generating, and community and public land uses. Figure 4.1 presents the General Plan land use map. Tables 4.A through 4.D provide a quantified description of anticipated General Plan build out.

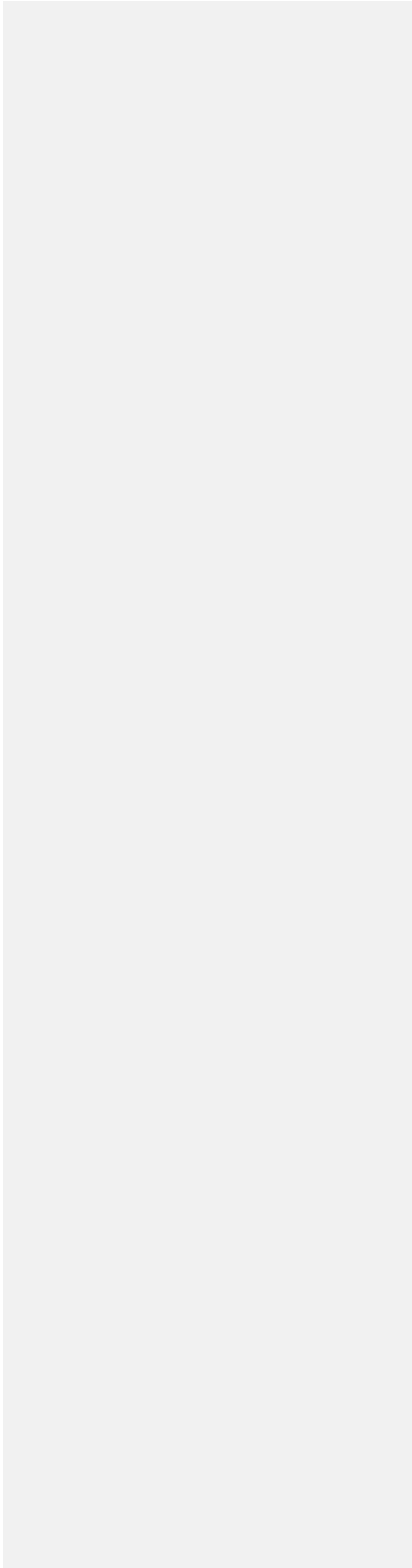


Figure 4.1 - General Plan Land Use Map

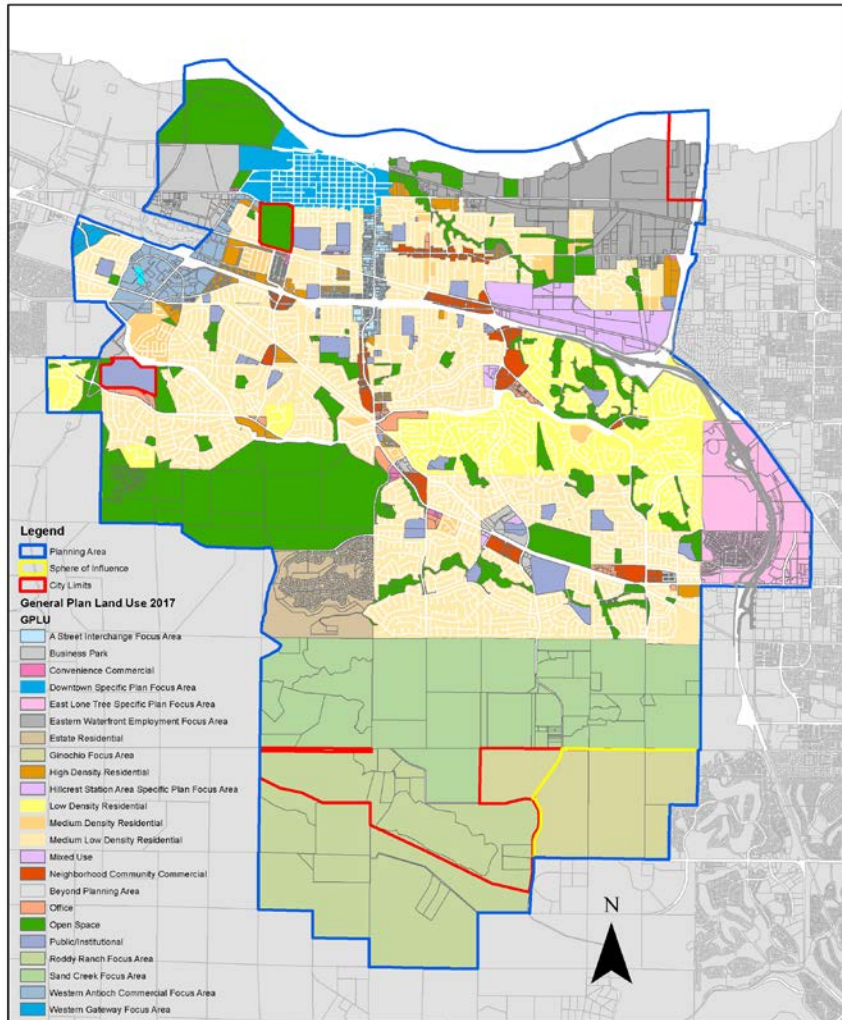
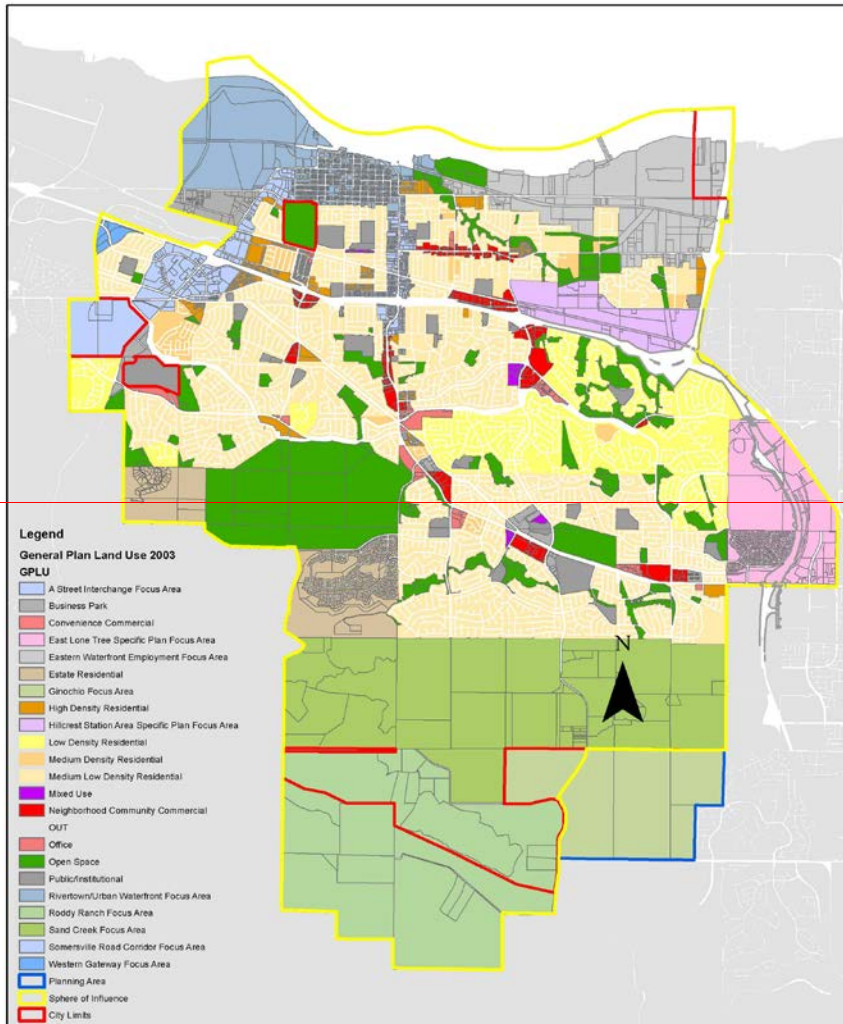


Figure 4.1 - General Plan Land Use Map



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Table 4.A – Appropriate Land Use Types

	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/Community Comm.	Regional Commercial	Somersville Road Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	"A" Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	Office	Business Park	Eastern Waterfront Business Park	Light Industrial	Rail-Served Industrial	General Industrial	E. Lone Tree Employment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional	Open Space
Large Lot Residential. This residential type typically consists of single-family detached units on lots of 0.5 acre or more. Residential developments of this type shall be designed as large suburban parcels within subdivisions within the Urban Limit Line and as rural residential uses outside of the Urban Limit Line.	✓																											
Single-Family Detached. These areas typically consist of suburban residential subdivisions of single family, detached dwellings on lots ranging from 7,000 to 20,000 square feet.		✓	✓	✓										✓														
Small Lot Single Family Detached. These dwelling unit types are typically located within a specific plan or other type of "planned development," and consist of single family, detached dwellings on lots smaller than 7,000 square feet. In exchange for development on small residential lots, amenities such as permanent open space and private recreation facilities are required to be provided specifically for the use of residents of the development.			✓	✓										✓														
Multi-Family Attached. Attached for-sale or rental dwelling units, designed either as townhouse units or as stacked flats, characterize these areas. Amenities such as common open space and recreation facilities specifically for the use of residents of the development are required.				✓	✓							✓ ⁶		✓	✓													
Mobile Homes. Areas of mobile home development typically consist of subdivisions wherein individual mobile homeowners also own their own lots in fee and mobile home parks wherein mobile homeowners rent or lease the space upon which their mobile home is placed. Typically, mobile home subdivisions and parks provide open space and/or recreational amenities for the use of their residents.				✓	✓																							
Group Residential. Activities typically include the use of a dwelling unit as a residence by a group or groups of persons without the provision of medical care, supervision, or medical assistance. Typical uses include boarding houses, convents, and religious retreats.					✓									✓	✓													
Residential Care Facilities. While largely residential in character, residential care facilities are distinguished from other residential use types in that care facilities combine a variety of medical care, supervision, or					✓	✓								✓	✓													

	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/Community Comm.	Regional Commercial	Somersville Road Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	"A" Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	Office	Business Park	Eastern Waterfront Business Park	Light Industrial	Rail-Served Industrial	General Industrial	E. Lone Tree Employment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional	Open Space
medical assistance services with housing. State law exempts certain small residential care facilities from local regulation, and can locate anywhere permitted by law.																												
Administrative and Professional Offices. Activities typically include, but are not limited to, executive management, administrative, or clerical uses of private firms and public utilities. Additional activities include the provision of advice, design, information, or consultation of a professional nature. Uses typically include, but are not limited to, corporate headquarters; branch offices; data storage, financial records, and auditing centers; architect's; lawyer's; insurance sales and claims offices; financial planners; and accountant's offices.						✓7	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓						
Amusement Centers/Arcades. Any structure (or portion thereof) in which four or more amusement devices (either coin- or card-operated) are installed, such as photography machines, video games, muscle testers, fortune telling machines, laser tag, electronic or "County fair" style games, rides or similar uses, and other games of skill or science, but not including games of chance or other similar devices. Included is any place open to the public, whether or not the primary use of the premises is devoted to operation of such devices. Sales of prepared foods and beverages is also included as an ancillary use of the site.							✓	✓	✓		✓	✓	✓															
Automotive Uses. Activities typically include, but are not limited to the, sales and servicing of motor vehicles, recreational vehicles, boats, and trailers.						✓2	✓	✓2	✓	✓		✓	✓				✓2	✓4	✓4			✓						
Banks and Financial Services. Activities typically include, but are not limited to banks and credit unions, home mortgage, and other personal financial services.						✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓					✓						
Business Support Services. Activities typically include, but are not limited to, services and goods generally provided to support other businesses.						✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓					✓						
Eating and Drinking Establishments. Activities typically include, but are not limited to, the retail sale from the premises of food or beverages prepared for on-premises or off-premises consumption.						✓3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓5	✓5			✓						
Food and Beverage Sales. Activities typically include, but are not limited to retail sale from the premises of food and beverages for off-premises final preparation and consumption.						✓	✓	✓	✓			✓	✓	✓														

	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/Community Comm.	Regional Commercial	Somersville Road Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	"A" Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	Office	Business Park	Eastern Waterfront Business Park	Light Industrial	Rail-Served Industrial	General Industrial	E. Lone Tree Employment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional	Open Space
Funeral Services. Activities typically include services involving the care, preparation, or disposition of human dead.						✓	✓	✓				✓ ⁸	✓															
General Merchandise. Activities typically include, but are not limited to, the retail sales from premises, including incidental rental and repair services.						✓	✓	✓	✓	✓		✓	✓	✓														
Health Clubs and Spas. Activities typically include, but are not limited to, sport and health-related activities performed either indoors or outdoors.						✓	✓	✓	✓	✓		✓	✓	✓	✓	✓												
Lodging and Visitor Services. Activities typically include, but are not limited to, providing overnight accommodations and related banquet and conference facilities.							✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓ ⁵	✓ ⁵									
Indoor Recreational Facilities. Activities typically include, but are not limited to, commercial recreation uses conducted within enclosed buildings, such as bowling alleys, skating facilities, racquet clubs, and indoor shooting and archery ranges.							✓	✓	✓				✓	✓														
Outdoor Recreational Facilities. Activities typically include, but are not limited to, commercial recreation activities conducted outside of enclosed buildings, such as miniature golf, batting cages, tennis clubs, etc.							✓	✓	✓				✓	✓														✓
Personal Services. Activities typically include establishments primarily engaged in the provision of services for the enhancement of personal appearance, cleaning, alteration of garments, and similar non-business or non-professional services.						✓	✓	✓	✓	✓		✓	✓															
Personal Instruction. Activities typically include instruction in artistic, academic, athletic or recreational pursuits within an enclosed structure.						✓	✓	✓	✓	✓		✓ ⁷	✓	✓	✓													
Recreational Vehicle Park. Activities typically include, but are not limited to, providing overnight accommodations for visitors in recreational vehicles.											✓	✓						✓										✓ 10
Theaters. Includes structures where the primary use is the exhibition of live or prerecorded theatrical, musical, comedic or other performances. Sale of prepared foods and beverages is permitted ancillary to the primary use.							✓	✓		✓	✓	✓	✓															
Light Manufacturing and Assembly. Activities typically include, but are not limited to, the mechanical or chemical transformation of raw or semi-finished materials or substances into new products, including manufacture of products, assembly of component parts (including required packaging for retail sale), and treatment and fabrication operations. Light													✓			✓	✓	✓	✓	✓	✓	✓						

	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/Community Comm.	Regional Commercial	Somersville Road Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	"A" Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	Office	Business Park	Eastern Waterfront Business Park	Light Industrial	Rail-Served Industrial	General Industrial	E. Lone Tree Employment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional	Open Space
manufacturing is conducted wholly within an enclosed building. Light manufacturing activities do not produce odors, noise, vibration, or particulates, which would adversely affect uses within the same structure or on the same site. Also included are watchman's quarters.																												
General Manufacturing and Assembly. Activities typically include, but are not limited to, the mechanical or chemical transformation of raw or semi-finished materials or substances into new products, including manufacture of products; assembly of component parts (including required packaging for retail sale); blending of materials such as lubricating oils, plastics, and resins; and treatment and fabrication operations. Uses requiring massive structures outside of buildings such as cranes or conveyer systems, or open-air storage of large quantities of raw or semi-refined materials are also included within this land use type. Also included are watchman's quarters.																				✓	✓							
Research and Development. Activities typically include, but are not limited to, scientific research and theoretical studies and investigations in the natural, physical, or social sciences. Also included is engineering, fabrication, and testing of prototypes developed with the objective of creating marketable end products; and the performance of physical and environmental testing and related activities by or under the supervision of professional scientists and highly trained specialists. Watchman's quarters are included as an ancillary use.														✓	✓		✓	✓	✓	✓	✓							
Operable Vehicle Storage. Activities typically include, but are not limited to the parking and/or storage of operable vehicles. Typical uses include, but are not limited to fleet storage of automobiles and trucks, storage lots, and recreational vehicle and boat storage.											✓								✓		✓							
Personal Storage. Activities typically include, but are not limited to storage services and facilities primarily for personal and business effects and household goods with enclosed storage areas having individual access. Typical uses include, but are not limited to mini-warehouses.																		✓	✓		✓							
Storage and Distribution – Light. Activities typically include, but are not limited to, wholesaling, storage, and warehousing services conducted entirely within enclosed buildings. Also included are watchman's quarters.														✓			✓	✓	✓	✓	✓	✓						
Storage and Distribution – General. Activities																	✓	✓	✓	✓	✓	✓						

	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/Community Comm.	Regional Commercial	Somersville Road Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	"A" Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	Office	Business Park	Eastern Waterfront Business Park	Light Industrial	Rail-Served Industrial	General Industrial	E. Lone Tree Employment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional	Open Space
typically include, but are not limited to, warehousing, storage, freight handling, shipping, trucking services; storage and wholesaling from the premises of unfinished, raw, semi-refined products requiring further processing, fabrication, or manufacturing. Outdoor storage is permitted subject to applicable screening requirements. Also included are watchman's quarters as an ancillary use.																			✓	✓	✓	✓						
Building Contractor's Offices and Yards. Activities typically include, but are not necessarily limited to, offices and storage of equipment, materials, and vehicles for contractors in the trades involving construction activities. Storage yard uses may include, but should not be limited to, the maintenance and outdoor storage of large construction equipment such as earthmoving equipment, and screened outdoor storage of building materials.																			✓	✓	✓							
Boating and Related Activities. Activities typically include, but are not limited to, establishments and facilities engaged in the provision of sales or services directly related to the commercial or recreational use of waterways. Included in this category are construction, repair, and maintenance of boats; boat sales; anchorage and docking facilities, including temporary slip rentals; services for commercial boating and fishing, including retail fish sales, but not including fish processing; sale of marine equipment; and harbor-related services, such as indoor and outdoor dry boat storage, bait sales, fuel docks, and yacht clubs.											✓								✓		✓							
Civic Administration. Activities typically include, but are not limited to, management, administration, clerical, and other services performed by public and quasi-public agencies.						✓	✓	✓				✓		✓	✓	✓	✓										✓	
Cultural Facilities. Activities typically include, but are not limited to, those performed by public and private museums and art galleries, public and private libraries and observatories.							✓	✓	✓	✓	✓	✓		✓	✓	✓	✓										✓	
Day Care Centers. Day care centers consist of facilities defined in California Health and Safety Code Section 1596.76, providing day care and supervision for more than 12 children less than 18 years of age for periods of less than 24 hours per day. Also included are facilities for the care and supervision of seniors for periods of less than 24 hours per day.						✓	✓	✓	✓	✓		✓		✓	✓	✓	✓										✓	
Open Space. Activities typically include, but are not limited to, preservation of lands in their natural																												

	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/Community Comm.	Regional Commercial	Somersville Road Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	"A" Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	Office	Business Park	Eastern Waterfront Business Park	Light Industrial	Rail-Served Industrial	General Industrial	E. Lone Tree Employment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional	Open Space
condition to protect environmental resources or the public health and safety, agriculture, and active or passive recreation. Recreation areas may include recreational structures such as play equipment, but do not generally include structures for human occupancy.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓					✓	✓
Religious Assembly. Activities typically include religious services and assembly such as customarily occurs in churches, synagogues, and temples.	✓1	✓1	✓1	✓1	✓1	✓1	✓1	✓1	✓1			✓1	✓	✓	✓	✓1											✓	
Schools, Public and Private. Typical activities include educational facilities for K-8 students provided by public agencies or private institutions.	✓1	✓1	✓1	✓1	✓1	✓1	✓1	✓1	✓1			✓1		✓		✓1											✓	

Notes to Table 4.A:

1. Permitted subject to the provisions of Land Use Element policy 4.4.2.2b.
2. Automotive sales are not permitted within areas designated Convenience Commercial, Regional Commercial, or Business Park, except that Automotive sales may be allowed within areas designated Business Park that also have frontage on Auto Center Drive.
3. Bars are not permitted within areas designated Convenience Commercial.
4. Automotive uses are limited to sites adjacent to a freeway interchange. Auto sales are not permitted within areas designated Light Industrial or Eastern Waterfront Business Park.
5. Eating and drinking establishments, as well as Lodging and Visitor Service uses, within the Light Industrial and Eastern Waterfront Business Park designations are limited to sites adjacent to a freeway interchange.
6. Multi-Family uses are permitted within the Rivertown Commercial designation above the ground floor only.
7. Administrative and Professional Office and Personal Instruction uses are permitted within the Rivertown Commercial designation above the ground floor only, except along Fourth Street and the area between Fourth Street and Fifth Street, where they may occupy ground floor space.
8. Funeral Services within the Rivertown Commercial designation are limited to "J" Street, Fourth Street and the area between Fourth Street and Fifth Street.
9. Auto sales within the Hillcrest Station Focus Area are limited to sites adjacent to the SR-4 and SR-160 freeways.
10. Limited to locations that are compatible with resource protection needs.

Table 4.B – Anticipated Maximum General Plan Build Out in the City of Antioch

Land Uses	Single-Family (Dwelling Units)	Multi-Family (Dwelling Units)	Commercial/ Office (sq.ft.)	Business Park/ Industrial (sq.ft.)
Residential				
Estate Residential	-2,787,915	-	-	-
Low Density Residential	6,049 4,944	-	-	-
Medium Low Density Residential	22,333	-	-	-
Medium Density Residential	831	1,247	-	-
High Density Residential	-	6,509 4,817	-	-
Subtotal	31,000 29,023	7,756 6,064	-	-
Commercial				
Convenience Commercial	-	-	281,788 341,449	-
Neighborhood Community Commercial	-	-	4,563,853	-
Office	-	-	2,154,679	-
Subtotal	-	-	7,000,320 7,059,981	-
Industrial				
Business Park	-	-	-	4,687,009 8,647,651
Special				
Mixed Use	-	279	606,885	-
Public Institutional	-	-	-	5,968,350
Open Space	-	-	-	-
Subtotal	-	279	606,885	5,968,350
Focus Areas¹				
A Street Interchange Focus Area	124	-	2,121,125 2,110,165	-
East Lone Tree Specific Plan Focus Area	1,100	250	1,135,000	2,152,300
Eastern Waterfront Employment Focus Area	12	248	25,000 268,051	23,412,469 13,688,023
Ginocchio Property Focus Area	-	-	-	-
Rivertown/Urban-Waterfront/Downtown Specific Plan Focus Area	-1,135 1,065	-1,385 1,221	1,712,175 3,927,420	6,688,163 82,019
Roddy Ranch Focus Area	600	100	225,000	-
Hillcrest Station Area Focus Plan	-	2,500	2,500,000	-
Sand Creek Focus Area	3,537	433	1,240,000	-
Somersville Road Corridor/Western Antioch Commercial Focus Area	-	-	8,667,751	4,195,114
Western Gateway Focus Area	-	460	215,216	-
Subtotal	6,508 6,439	5,376 5,570	-17,841,267 20,845,130	-35,448,045 15,922,342
TOTAL	37,508 35,462	-13,410 11,912	25,448,472	46,103,404

		<u>28,511,966</u>	<u>30,538,343</u>
Population	428,222 <u>150,175</u>	Figures indicated represent the maximum permitted development intensity. The actual yield of future development is not guaranteed by the General Plan, but is dependent upon appropriate responses to General Plan policies. The ultimate development yield may be less than the maximums stated in this table.	
Employed Population	71,800 <u>84,098</u>		
Total Jobs	67,400 <u>107,378</u>		
Retail Jobs	44,995 <u>21,476</u>		
Non-Retail Jobs	52,405 <u>85,902</u>		
Jobs/Population Ratio	0.930 <u>0.72</u>		

Table 4.C – Anticipated Maximum General Plan Build Out in the Unincorporated Area

Land Uses	Single-Family (Dwelling Units)	Multi-Family (Dwelling Units)	Commercial/ Office (sq.ft.)	Business Park/ Industrial (sq.ft.)
Residential				
Estate Residential				
Low Density Residential		-	-	-
Medium Low Density Residential		-	-	-
Medium Density Residential		-	-	-
High Density Residential		-	-	-
Subtotal		-	-	-
Commercial				
Convenience Commercial				
Neighborhood Community Commercial	-	-	-	-
Office	-	-	-	-
Subtotal	-	-	-	-
Industrial				
Business Park				
	-	-	-	-
Special				
Mixed Use				
Public Institutional	-	-	-	-
Open Space	-	-	-	-
Subtotal	-	-	-	-
Focus Areas¹				
A Street Interchange Focus Area				
East Lone Tree Specific Plan <u>Focus Area</u>	-	-	-	-
Eastern Waterfront Employment <u>Focus Area</u>	-	-	-	-2,798,786
Ginochio Property <u>Focus Area</u>	-400	-	-	-
Rivertown/Urban Waterfront/Downtown <u>Specific Plan Focus Area</u>	-	-	-	-
Roddy Ranch <u>Focus Area</u>	-	-	-	-
Hillcrest Station Area <u>Specific Plan Focus Area</u>	-	-	-	-
Sand Creek Focus Area	-	-	-	-
Western Antioch <u>Commercial Somersville Road Corridor Focus Area</u>	-	-	-	-
Western Gateway Focus Area	1,926,400	358	-8,667,751	-4,195,114
Subtotal	-	-1,179	-	-
TOTAL	2,326,400	1,537	8,667,751	7,190,183 2,798,786

Population	4,476,268	¹ Figures indicated represent the maximum permitted development intensity. The actual yield of future development is not guaranteed by
Employed Population	2,506,710	
Total Jobs	5,777,598	
Retail Jobs	2200	

Non-Retail Jobs
Jobs/Population Ratio

~~5,557,598~~
~~2,314.41~~

the General Plan, but is dependent upon appropriate responses to General Plan policies. The ultimate development yield may be less than the maximums stated in this table.

Table 4.D – Anticipated Maximum General Plan Build Out in the General Plan Study Area

Land Uses	Single-Family (Dwelling Units)	Multi-Family (Dwelling Units)	Commercial/ Office (sq.ft.)	Business Park/ Industrial (sq.ft.)
Residential				
Estate Residential	2,787,915	-	-	-
Low Density Residential	6,049,494	-	-	-
Medium Low Density Residential	22,333	-	-	-
Medium Density Residential	831	1,247	-	-
High Density Residential	-	6,509,817	-	-
Subtotal	31,000,29,023	-7,7566,064	-	-
Commercial				
Convenience Commercial	-	-	281,788,341,449	-
Neighborhood Community Commercial	-	-	4,563,853	-
Office	-	-	7,000,320,059,981	-
Subtotal	-	-	41,845,961,1,965,283	-
Industrial				
Business Park	-	-	-	4,687,009,8,647,651
Special				
Mixed Use	-	279	606,885	-
Public Institutional	-	-	-	5,968,350
Open Space	-	-	-	-
Subtotal	-	279	606,885	10,655,359
Focus Areas¹				
A Street Interchange Focus Area	124	-	2,121,125,110,165	-
East Lone Tree Specific Plan Focus Area	1,100	250	1,135,000	2,152,300
Eastern Waterfront Employment Focus Area	12	248	25,000	26,407,539,16,486,808
Ginochio Property Focus Area	400	-	-	-
Rivertown/Urban Waterfront Downtown Specific Plan Focus Area	1,135,1,065	1,385,1,221	1,712,175,3,927,420	6,688,163,82,019
Roddy Ranch Focus Area	600	100	225,000	-
Hillcrest Station Area Specific Plan Focus Area	-	2,500	2,500,000	-
Sand Creek Focus Area	3,537	433	1,240,000	-
Somersville Road Corridor Western Antioch Commercial Focus Area	1,926	358	17,335,501,9,224,280	8,390,227
Western Gateway Focus Area	-	1,639,460	215,216	-
Subtotal	-8,834,6,839	-6,913,5,570	-26,509,018	-42,638,228

			<u>20,845,130</u>	<u>41,984,779</u>
TOTAL	<u>39,834,358</u>	<u>62,111,912</u>	<u>38,961,863</u>	<u>57,980,597</u>
Population		<u>132,698</u>	<u>151,443</u>	
Employed Population		<u>74,306</u>	<u>84,808</u>	
Total Jobs		<u>72,877</u>	<u>150,804</u>	
Retail Jobs		<u>152</u>	<u>1530,161</u>	
Non-Retail Jobs		<u>57,662</u>	<u>120,643</u>	
Jobs/Population Ratio		<u>0.98</u>	<u>1.00</u>	

¹ Figures indicated represent the maximum permitted development intensity. The actual yield of future development is not guaranteed by the General Plan, but is dependent upon appropriate responses to General Plan policies. The ultimate development yield may be less than the maximums stated in this table.

4.4.1 Land Use Designations

4.4.1.1 Residential Land Use Designations.

Six residential land use designations are set forth to provide for development of a full range of housing types, in conjunction with residential development within General Plan Focus Areas. Permitted maximum land use and anticipated population densities are described for each designation. Densities are stated as the maximum permissible number of dwelling units per net acre that exists within the project site *prior* to any new dedication requirements. Density is assumed to accrue only to lands that are "developable."

Developable acres are those that are not encumbered by prior dedications of easements or rights-of-way, and are not so steep (generally over 25%), unstable, flood-prone or subject to other hazards as to be unable to support new development. Achievement of the maximum allowable density is neither guaranteed nor implied by the General Plan. The final density of any particular residential development type is dependent upon development design; any physical, geological, or environmental constraints that might be present within the site; available infrastructure and services; and other factors. The development standards that are established in the Antioch zoning ordinance might also limit attainment of maximum allowable densities.

Second units on a residential lot and home occupations are permitted by local regulation. Provision of density bonuses as allowed by State law and City ordinance may result in development densities in excess of the nominal maximum density for any land use designation.

Estate Residential. Estate Residential land uses are planned as a transition between urban and rural areas, and for areas that are not suited for a more intensive form of development because of topography, geologic conditions, or urban service limitations. Estate Residential areas will also serve to provide "executive" housing on large lots, thereby expanding the community's range of housing types.

On designated lands where topography is not limiting, the representative form of development would be single-family homes on lots that average one acre in size. For properties so designated that are situated in steeper hillside settings, clustering of units and utilization of other hillside development techniques are anticipated and encouraged. The final approved and built density on lands in the Estate Residential land use designation should reflect the location of these lands as low-density residential transition areas between the urbanized Antioch and the undeveloped Mount Diablo Range of hills.

Since this designation is planned at the urban/non-urban interface, the type and level of development may require different construction standards, such as narrower street widths with parking along only one side of the street or no on-street parking, greater setbacks, limited sidewalk areas, etc. Development may require a different level of services than that required for strictly urban land uses. Projects that minimize the demand for urban services and provide major funding for construction of needed service facilities would be appropriate.

Environmental constraints such as steep slopes, riparian habitats, unstable soil conditions, sensitive flora and fauna, and visual prominence are often found on lands with the Estate Residential designation. These constraints may make development of these areas extremely sensitive, and could require creative and imaginative site planning in all projects. The steepness of the slopes and the visual prominence of these areas make many of these resources important public amenities to be preserved for all of the citizens of Antioch. Finally, as these areas will serve as a buffer between the urbanized City of Antioch and the undeveloped open space to the southwest, development must be at a level, which serves as an appropriate transition between urban and non-urban environments.

Development in this category is generally limited to a maximum of one (1) unit per gross developable acre, unless a density of two (2) units per developable acre is specified on the

General Plan land use map or in Focus Area policies. Overall, residential developments within the Estate Residential land use category should provide large lots, and project a semi-rural character.

Neighborhood entry signage is encouraged to create a sense of community, and define Estate Residential neighborhoods as special places. Within hillside areas, dwelling units should be clustered on land that is relatively flat, and no development should occur on slopes exceeding 20 percent. Due to the unique nature of these areas, a clustering of units may be needed to accommodate the unit yield and still maintain the topographic uniqueness of the area. Developments in these areas should be oriented around a major amenity that increases public exposure to the more hilly terrain. Examples of such amenities include golf courses and equestrian centers.

- *Appropriate Land Use Types:* See Table 4.A
- *Maximum Allowable Density:* One dwelling unit per developable acre (1 du/ac) or two dwelling units per developable acre (2 du/ac)
- *Anticipated Population per Acre:* Four (4) to eight (8) persons per acre

Low Density Residential. These areas are generally characterized by single-family homes in traditional subdivisions. Areas designated Low Density Residential are typically located on gently rolling terrain with no or few geological or environmental constraints. The residential neighborhoods of southeast Antioch reflect this residential density.

- *Appropriate Land Use Types:* See Table 4.A
- *Maximum Allowable Density:* Four dwelling units per gross developable acre (4 du/ac)
- *Anticipated Population per Acre:* Twelve (12) to Fourteen (14) persons per acre

Medium Low Density. These areas are generally characterized by single-family

homes in typical subdivision development, as well as other detached housing such as zero lot line units and patio homes. Duplex development would generally fall into this development density. Areas designated Medium Low Density are typically located on level terrain with no or relatively few geological or environmental constraints. Older subdivisions within the northern portion of Antioch reflect this residential density.

- *Appropriate Land Use Types:* See Table 4.A
- *Maximum Allowable Density:* Six dwelling units per gross developable acre (6 du/ac)
- *Anticipated Population per Acre:* Fourteen (14) to Eighteen (18) persons per acre

Medium Density Residential. A wide range of living accommodations, including conventional single-family dwellings, small lot single-family detached dwellings, mobile homes, townhouses, and garden apartments, characterizes the Medium Density land use designation. Development in these areas can be expected to be a maximum of two (2) stories, and include generous amounts of public or open space for active and passive recreational uses. Lands adjacent to parks, commercial uses, transit routes and rail stations, and arterial roadways would be appropriate for the upper end of the allowable development intensity for this category. Other lands would serve as a buffer or transition between lower density residential areas and higher density residential and commercial areas, as well as areas exhibiting greater traffic and noise levels.

At the higher end of the density range for this category, multi-family townhouse and apartment development is expected to be predominant. Where the Medium Density land use designation serves as a transition or buffer, lower density townhouse and small lot, single-family development would be the predominant uses.

- *Appropriate Land Use Types:* See Table 4.A

- *Maximum Allowable Density:* Ten dwelling units per gross developable acre (10 du/ac)
- *Anticipated Population per Acre:* Twenty (20) to Twenty-five (25) persons per acre

High Density Residential. High Density Residential densities may range up to twenty (20) dwelling units per gross developable acre, with density bonuses available for age-restricted, senior housing projects. Two-story apartments and condominiums with surface parking typify this density, although structures of greater height with compensating amounts of open space would be possible. This designation is intended primarily for multi-family dwellings. As part of mixed-use developments within the Rivertown area and designated transit nodes, residential development may occur on the upper floors of buildings whose ground floor is devoted to commercial use. Typically, residential densities will not exceed sixteen (16) to eighteen (18) dwelling units per acre for standard apartment projects, although projects with extraordinary amenities may achieve the maximum allowable density. However, permitted densities and number of housing units will vary, depending on topography, environmental aspects of the area, geologic constraints, existing or nearby land uses, proximity to major streets and public transit, and distance to shopping districts and public parks. Higher densities will be allowed where measurable community benefit is to be derived (i.e., provision of needed senior housing or low and moderate income housing units). In all cases, infrastructure, services, and facilities must be available to serve the proposed density, and the proposed project must be compatible with surrounding land uses.

- *Appropriate Land Use Types:* See Table 4.A
- *Maximum Allowable Density:* Twenty dwelling units per gross developable acre (20 du/ac) and up to a Floor Area Ratio¹ of

¹ Floor Area Ratio (FAR) represents the ratio between allowable floor area on a site and the size of the site. For example, an FAR of 1.0 permits one square foot of building floor area (excluding garages and parking) for each square foot of land within the development site, while an

1.25 within areas designed for mixed use or transit-oriented development.

- *Anticipated Population per Acre:* Forty (40) persons per acre. Within transit-oriented development, up to forty-five to sixty (45-60) persons per acre

Residential TOD. This mixed-use classification is intended to create a primarily residential neighborhood within walking distance to the eBART station, with complementary retail, service, and office uses. Residential densities are permitted between a minimum of 20 and a maximum of 40 units per gross acre. A range of housing types may be included in a development project, some of which may be as low as 10 units per acre, provided the total project meets the minimum density standard. Up to 100 square feet of commercial space such as retail, restaurant, office, and personal services are permitted per residential unit.

Residential units should be at least 300 feet away from rail and freeway rights-of-way, or should incorporate construction measures that mitigate noise and air emission impacts. Retail, restaurants, commercial services, and offices are allowed on the ground floor and second floor, particularly on pedestrian retail streets and adjacent to Office TOD designations. Low intensity stand-alone retail or restaurant uses with surface parking are not permitted. Fee parking in surface parking lots is not permitted as a primary use.

- *Minimum housing density:* 20 acres per gross acre
- *Maximum housing density:* 40 units per gross acre

4.4.1.2 Commercial Land Use

Designations. The General Plan land use map identifies two commercial land use designations, which, along with commercial development within Focus Areas, will provide a broad range of retail and commercial services for existing and future residents and businesses. Permitted maximum land use

FAR of 0.5 permits ½ square foot of building area for each square foot of land within the development site.

intensities are described for each designation. Maximum development intensities are stated as the maximum floor area ratio (FAR) within the project site. "Floor area ratio" is determined by dividing the total proposed building area of a development project by the square footage of the development site *prior* to any new dedication requirements.

Convenience Commercial. This designation is used to include small-scale retail and service uses on small commercial lots, generally ranging up to one to four acres in size. Total gross leasable area within Convenience Commercial areas typically ranges from about 10,000 to 40,000 square feet. Typical uses may include convenience markets, limited personal services, service stations, and commercial services. This designation is often located on arterial or collector roadway intersections in otherwise residential neighborhoods and, thus, requires that adequate surface parking be included to ensure against any potential circulation difficulties affecting adjacent residences. Design features need to be included in these centers to ensure that convenience commercial developments are visually compatible with and complementary to adjacent and nearby residential and other less intensive uses. The type and function of uses in convenience commercial areas are generally neighborhood serving, and need to be carefully examined to ensure compatibility with nearby uses. This land use designation may also be applied to small freestanding commercial uses in the older portions of Antioch.

While some areas may be designated on the Land Use Plan for Convenience Commercial use, this does not preclude small freestanding commercial uses from being zoned for such a use provided the above parameters are adhered to through adopted performance standards. Such a rezoning would be considered to be consistent with the General Plan, and not require a General Plan amendment.

- *Appropriate Land Use Types:* See Table 4.A

- *Maximum Allowable Development Intensity:* Floor Area Ratio (FAR) of 0.4 for new development within centers, and 0.6 FAR for small, freestanding uses.

Neighborhood/Community Commercial.

The intent of the General Plan is to service residential areas in an efficient manner by avoiding the creation of new strip commercial areas. Toward this end, the General Plan designates major commercial nodes of activity based on the need to serve defined neighborhood and community areas. Each area designated Neighborhood/Community Commercial would typically represent an integrated shopping center or an aggregate of parcels around an intersection, which create an identifiable commercial center or area.

The common denominator within this designation is that each neighborhood commercial node will have sufficient acreage to meet the commercial needs of one or more neighborhoods. A neighborhood center typically ranges from 30,000 - 100,000 square feet of floor area on about 3 to 12 acres, anchored by a major supermarket and/or-drug store. A community center may range from 100,000 to 250,000 square feet on 10 to 20 acres or more, and be anchored by a major retailer. Because of its size, a neighborhood center would typically locate at the intersection of a collector and an arterial. A community center is more likely to be found at major arterial intersections.

Typical spacing between community centers should be approximately 1.5 to 3.0 miles, with approximately one mile between neighborhood centers. Exact spacing depends on the nature and density of nearby development, and on the location of major roadways.

- *Appropriate Land Use Types:* See Table 4.A
- *Maximum allowable development intensity:* FAR of 0.4.

Regional Commercial. The primary purpose of areas designated "Regional Commercial" on the General Plan land use map is to provide

areas for large-scale retail commercial development and supporting uses. Regional commercial areas typically serve a large population base, with a market area as large as 8 to 20 miles or more. Typically, regional commercial areas have freeway visibility, or are located along major arterials, and linked directly to a freeway. Regional commercial areas typically encompass an integrated shopping center of 30 to 50 acres or more, and may also combine surrounding freestanding commercial uses and smaller neighborhood or community centers into a single large-scale shopping district.

- *Appropriate Land Use Types:* See Table 4.A
- *Maximum allowable development intensity:* FAR of 0.50 (1.0 within the existing Somersville Towne Center site)

Somersville Road/Western Antioch Commercial Focus Area-Commercial.

Areas designated **Western Antioch Commercial Focus Area/Commercial/Somersville Road Commercial** represent an important gateway into the community and Rivertown area. This land use designation is limited to the **Western Antioch Commercial Focus Area/Commercial/Somersville Road Corridor Focus Area** (see Figure 4.3). The primary purpose of **Western Antioch Commercial Focus Area/Commercial/Somersville Road Commercial** is to provide an appropriate mix of uses for this specific corridor.

- *Appropriate Land Use Types:* See Table 4.A
- *Maximum allowable development intensity:* FAR of 0.50.

Community Retail. This classification is intended to facilitate the development of a community commercial center with highway frontage. The site shall be at least 10 acres and shall be developed with a maximum FAR of 0.30. This site may share parking with the adjacent office or Town Center Mixed Use development.

- *Maximum allowable development intensity:* FAR of 0.3:

Town Center Mixed Use. This classification is intended to provide for an integrated mix of high-intensity uses in the area surrounding the potential second eBART station near Phillips Lane. Residential, commercial, employment, entertainment, and hospitality uses are permitted. Both horizontal mixed-use and vertical mixed-use projects are appropriate in this area. Retail, restaurant, and services uses are to be located on the ground floor in the pedestrian Town Center. Office space or residential space may be on upper floors. Development is to be high-density to support pedestrian and bicycle use, and shall provide easy pedestrian access to the potential transit station. The maximum floor area ratio (FAR) allowed is 1.0.

Residential densities may range from a minimum of 6 to a maximum of 25 units per gross acre (calculated based on the entire Town Center Mixed Use area). A range of housing types may be included in a development project, some of which may be as high as 50 units per acre with City Council approval, provided the total project does not exceed the maximum density standard. Residential units should be at least 300 feet away from rail and freeway rights-of-way, or should incorporate construction measures that mitigate noise and air emission impacts.

- *Maximum allowable development intensity:* FAR of 1.0.
- *Minimum housing density:* 6 units per gross acre.
- *Maximum housing density:* 25 units per gross acre.

Marina/Support Services. Areas designated Marina/Support Services are intended to encompass existing facilities located along the San Joaquin River within Rivertown and at the foot of the Route 160 freeway.

- *Appropriate Land Use Types:* See Table 4.A

- *Maximum allowable development intensity:* FAR of 0.50.

Mixed Use. The primary purpose of areas designated Mixed Use is to provide a different style of development than traditional neighborhoods, commercial, and employment areas that are physically separated from each other. Development within areas designated Mixed Use is to provide a variety of uses in an integrated manner within a single site. The specific mix of uses and development density are to be appropriate to the development site's particular location, access, size, and adjacent land uses. The intent is to create areas in which a mix of uses can come together to meet the community's housing, shopping, employment, and institutional needs through efficient patterns of land use. Within the Mixed Use designation, both "vertical mixed use" (various types of uses integrated within individual buildings, such as commercial on the ground floor with residential uses above) and "horizontal mixed use" (individual buildings housing different types of uses within an integrated site plan) are appropriate. .

- *Appropriate Land Use Types:* See Table 4.A
- *Maximum allowable development intensity:* FAR of 0.50

Mixed Use Medical Facility. The primary purpose of areas designated "Mixed Use Medical Facility" is to provide for development of a hospital and related facilities within the Sand Creek Focus Area. Within this designation, an integrated mix of office, residential, commercial, and employment-generating uses is appropriate. Both horizontal mixed use (different types of uses located in adjacent buildings) and vertical mixed use (different types of uses within the same building) are appropriate. Development is to be compatible with the primary use of this land use designation for practice of the medical arts.

- *Appropriate Land Use Types:* See Table 4.A.

- *Maximum allowable development intensity:* FAR of 1.0 (including areas devoted to residential use).
- *Anticipated Population per Acre:* Twenty (20) to twenty-five (25) persons per acre.

4.4.1.3 Employment-Generating Land Use Designations. The General Plan land use map and Focus Area policies identify six employment-generating land use designations, which will provide a broad range of employment opportunities for existing and future residents. Permitted maximum land use intensities are described for each designation. Maximum development intensities are stated as the maximum floor area ratio (FAR) within the project site. "Floor area ratio" is determined by dividing the total proposed building area of a development project by the square footage of the development site *prior* to any new dedication requirements. Achievement of this maximum is neither guaranteed nor implied by the General Plan. The final density of any particular commercial development is dependent upon development design; any physical, geological, or environmental constraints that might be present within the site; available infrastructure and services; and other factors. The development standards that are established in the Antioch zoning ordinance might also limit attainment of maximum allowable densities.

Office. The primary purpose of areas designated Office on the General Plan land use map is to provide areas for the establishment of park-like working environments for corporate, professional, and general administrative businesses; commercial services needed to support major business development; and retail facilities supporting office-based business operations. The office designation is intended to encourage the concentration of office uses near centers of commercial activity within the City, and to discourage isolated office buildings. Office developments may include low-rise garden office arrangements, or mid-rise structures, as appropriate to the project's specific location.

- *Appropriate Land Use Types:* See Table 4.A
- *Maximum Allowable Development Intensity:* Floor Area Ratio (FAR) of 0.5.

~~Office TOD. This classification is intended to provide a compact office employment center close to the eBART station. The types of development envisioned in the office TOD land use classification are shown in the photos to the left. The maximum Floor Area Ratio (FAR) allowed is 1.0. A portion of the parking should be in parking decks or structures. Retail, restaurant, and commercial service uses that serve employees are permitted and encouraged on the ground floor. Low density, single-use retail or entertainment developments with surface parking are not permitted. Commercial parking in surface lots requires a conditional use permit (where it is a primary use, not associated with a development project).~~

- ~~Maximum allowable development intensity: FAR of 1.0.~~

Business Park. The primary purpose of lands designated Business Park on the General Plan land use map is to provide for light industrial, research and development, and office-based firms seeking an attractive and pleasant working environment and a prestigious location. Business Park areas are typically labor-intensive, meaning that the density of employment is higher than areas involving mostly manufacturing or warehouse uses. Business Park development may occur as a single use, a subdivision wherein individual entities own and operate their businesses, or as multi-tenant complexes.

- *Appropriate Land Use Types:* See Table 4.A
- *Maximum Allowable Development Intensity:* Floor Area Ratio (FAR) of 0.5.

Light Industrial. Areas designated Light Industrial are intended for industrial uses compatible with a location in closer proximity to residential development than General or Rail-Served industrial areas.

- *Appropriate Land Use Types:* See Table 4.A
- *Maximum allowable development intensity:* FAR of 0.55.

Rail-Served Industrial. Areas designated Rail-Served Industrial are intended for industrial uses designed to take advantage of rail service. This designation is limited to the Eastern Employment Focus Area.

- *Appropriate Land Use Types:* See Table 4.A
- *Maximum allowable development intensity:* FAR of 0.55.

General Industrial. Areas designated General Industrial are intended for a range of industrial businesses, including uses, which, for reasons of potential environmental effects are best segregated from other, more sensitive, land uses, such as residential neighborhoods.

Primary processing industries involving the mechanical or chemical transformation of raw materials or the blending of materials such as lubricating oils, plastics, and resins; and treatment and fabrication operations would generally be appropriate only within this designation. Industrial uses that may require massive structures outside of buildings, such as cranes or conveyer systems, or open air storage of large quantities of raw or semi-refined materials are also limited to this land use designation.

- *Appropriate Land Use Types:* See Table 4.A
- *Maximum allowable development intensity:* FAR of 0.55.

4.4.1.4 Community and Public Land Use Designations. The General Plan land use map identifies two Community and Public land use designations, which are intended to provide for public and institutional activities, as well as for the preservation of open space. Antioch recognizes that the City might not have jurisdiction over certain public facilities, and that public entities might not be required

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to follow the City's development standards. In such cases, the City's land use policies, including maximum development intensity are intended as a guideline for the agency.

Public/Institutional. This category is used to designate public land and institutional uses, including public and private schools and colleges, public corporation yards, libraries, fire stations, police stations, water treatment facilities, animal shelters, public and private museums churches, and governmental offices.

- *Appropriate Land Use Types:* See Table 4.A
- *Maximum Allowable Development Intensity:* Floor Area Ratio (FAR) of 0.50.

Open Space. These land uses are of a basically open space nature, and include parks, as well as other open space areas. Certain open space areas, such as those that exist to protect sensitive environmental resources, might not be open to public use, while other lands may be owned and managed by private entities, and therefore not open to the general public. The most prevalent public open space uses are City and regional parks, as well as private open space areas within residential developments. It is intended that this designation be applied only to lands owned by public agencies or which are already programmed for acquisition.

The locations of existing and programmed neighborhood and community parks are in most cases specifically defined on the Land Use Map. In the case of a park whose acquisition has been programmed, the ultimate configuration of the park may be different from that which is shown on the General Plan land use map. In addition to public parks and open spaces, this category designates certain privately owned lands used for recreation and low-intensity, open space activities. Appropriate private sector uses in this category include cemeteries and land that is restricted to agricultural use. This designation also includes a higher intensity of uses that are of open space character. The range of allowable uses includes, but is not limited to, country clubs (excluding golf

course-oriented residential uses), golf courses, tennis clubs, driving ranges, equestrian centers, marinas, and other privately owned areas reserved for active recreational use.

- *Appropriate Land Use Types:* See Table 4.A
- *Maximum Allowable Development Intensity:* No FAR standard required.

4.4.2 Residential Land Uses

4.4.2.1 Residential Land Use Objective.

Provide a wide range of residential opportunities and dwelling unit types to meet the present and future needs of all socioeconomic groups.

4.4.2.2 Residential Land Use Policies. The following policies apply to land designated for residential uses on the General Plan land use map and by Focus Area policies.

- a. Within lands designated for residential use, permit the following non-residential uses:
 - Public elementary schools;
 - Parks, botanical gardens, and passive open space areas; and
 - Playgrounds and playing fields and active open space areas.
- b. Along the periphery of neighborhoods where traffic through the neighborhood can be minimized and adequate buffer areas along the common boundary with residential uses is provided, subject to development permits the following additional non-residential uses would be appropriate:
 - Churches and places of religious assembly;
 - Private elementary schools;
 - Public and private middle and high schools;
 - Day care centers.

Thus, these uses would be permitted along arterial and collector streets that are not intended to have single family residences fronting on them.

- c. Encourage larger neighborhood units to provide choices for residents as to the size and type of dwelling unit and lot, neighborhood design, density of development, community amenities, and form of ownership.
- d. Design new residential development with identifiable neighborhood units, with neighborhood shopping facilities, parks and recreational facilities, and schools provided as an integral component of neighborhood design.
 - *Streets.* Street design should route through traffic around, rather than through new neighborhoods. Neighborhood streets should be quiet, safe, and amenable to bicycle and pedestrian use. Within new subdivisions, single-family residences should be fronted on short local streets, which should, in turn, feed onto local collectors, and then onto master planned roadways.
 - *Schools, Parks, and Recreation Areas.* Elementary schools, as well as parks and recreational areas should be contained as near the center of the neighborhood they are as is feasible.
 - *Neighborhood Commercial Areas.* Neighborhood commercial centers should be located at the periphery of residential neighborhoods, and be designed such that residents can gain vehicular, bicycle, and pedestrian access to the centers directly from the neighborhood.
 - *Connections.* Individual neighborhoods should be provided with pathways and open spaces connecting residences to school and recreational facilities, thereby facilitating pedestrian and bicycle access.
- *Neighborhood Character.* Residential neighborhoods should be designed to maintain a distinct character through the use of neighborhood signage, streetscapes, architectural styles and variations, natural topographic variations, and landscape buffers.
- e. Provide recognizable variations in front and side yard setbacks within single-family residential neighborhoods.
- f. To reduce architectural massing, orient the shortest and lowest side of a corner residential dwelling unit toward the side street.
- g. Within multi-family and small lot single-family developments, cluster residential buildings around open space and/or recreational features.
- h. In higher density project with tuck-under parking and/or opposing garages, avoid the monotony of long parking corridors by turning individual units and/or staggering and landscaping parking areas.
- i. Provide each unit of a multi-family development project with some unique elements to create a sense of place and identity.
 - Individual units within a project should be distinguishable from each other, and should have separate entrances and entry paths, where feasible.
 - The common space of each cluster of dwelling units should be designed to provide differences in size, dimensions, grading, and site furniture.
 - Every dwelling unit shall be provided with a usable private garden area, yard, patio, or balcony.

4.4.3 Commercial Land Uses

4.4.3.1 Commercial Land Use Objective.

Provide conveniently located, efficient, and attractive commercial areas to serve regional, community, and neighborhood functions and meet the retail and commercial needs of Antioch residents and businesses.

4.4.3.2 Commercial Land Use Policies.

The following policies apply to land designated for commercial uses on the General Plan land use map and by Focus Area policies.

- a. Design commercial and office developments in such a manner as to complement and not conflict with adjacent residential uses, and provide these developments with safe and easy vehicular, pedestrian, and bicycle access.
- b. Orient commercial development toward pedestrian use.
 - Commercial buildings should provide a central place of main focus.
 - Buildings should be designed and sited so as to present a human-scale environment, including identifiable pedestrian spaces, seating areas and courtyards.
 - Uses within pedestrian spaces should contribute to a varied and lively streetscape.
 - Buildings facing pedestrian ways and plazas should incorporate design features that provide visual interest at the street level.
- c. Building setbacks along major streets should be varied to create plaza-like areas, which attract pedestrians whenever possible.
- d. Provide for reciprocal access, where feasible, between commercial and office parcels along commercial corridors to minimize the number of drive entries, reduce traffic along commercial boulevards, and provide an orderly streetscape.
- e. Design internal roadways so that direct access is available to all structures visible from a particular parking area entrance in order to eliminate unnecessary vehicle travel, and to improve emergency response.
- e.f. The City should consider high density residential projects within commercial land use areas in order to address housing needs and support local businesses. Any such residential projects are subject to the

standards for High Density Residential, the City's Design Guidelines, and may not generate traffic or air quality impacts that exceed a comparable commercial development on the property.

4.4.4 Employment - Generating Land Uses**4.4.4.1 Employment-Generating Land Use**

Objective. Provide a mix of employment-generating uses supporting a sound and diversified economic base and ample employment opportunities for the citizens of Antioch through a well-defined pattern of manufacturing, warehousing and distribution, professional services, and office-based uses.

4.4.4.2 Employment-Generating Land Use

Policies. The following policies apply to land designated for commercial uses on the General Plan land use map and by Focus Area policies.

- a. Focus the use of employment-generating lands on high value and high employment-generating uses (e.g., office environments, manufacturing and assembly).
- b. Provide for an appropriate mix of uses within employment-generating lands, including commercial and commercial service uses.
- c. Take advantage of existing rail facilities within the community by permitting the development of rail-served industrial uses.
- d. Ensure appropriate separation and buffering of manufacturing and industrial uses from residential land uses.
- e. All manufacturing and industrial uses shall be adequately screened to reduce glare, noise, dust, and vibrations.
- f. Office uses shall comply with the design policies set forth for commercial uses landscape (see Community Image and Design Element).
- g. Business park and office environments should blend well-designed and functional buildings with landscape (see Community Design Image and Element).

4.4.5 Community and Public Land Uses

4.4.5.1 Community and Public Land Use Objective. Maintain an adequate inventory of lands for the conduct of public, quasi-public, and institutional activities, including protection of areas needed for future public, quasi-public, and institutional facilities.

4.4.5.2 Community and Public Land Use Policies. The following policies apply to land designated for commercial uses on the General Plan land use map and by Focus Area policies.

The development and design of public office developments should comply with the General Plan provisions for commercial and office development.

- a. Maintain appropriate locations for the conduct of public business and the operation of institutional uses within the community (See also policies 4.4.2.2 a and b).
- b. Within areas designated Open Space, permit only such uses as are consistent with the provision of public and private recreation (active and passive), protection of public safety, managed production of resources, and preservation of significant environmental resources.
- c. Incorporate significant existing natural resources into the design of new projects, rather than removing them.
- d. When public or private natural or recreational open space is provided as part of a development project, amend the General Plan land use map to reflect the permanent provision of this open space. Alternatively, permanent open space protections in the form of easements, deed restrictions, or acquisition of development rights may be provided.

4.4.6 Focused Planning Areas

Ten areas within the Antioch General Plan study area have been identified for focused policy analysis and direction. The purpose of

these “Focus Areas” is to provide policy direction specific to each area, including appropriate land use types and development intensity, based upon analysis of the particular opportunities and constraints affecting each area.

4.4.6.1 Rivertown/Urban Waterfront Downtown Specific Plan Focus Area.

The Rivertown/Urban Waterfront Focus Area has been repealed and replaced with the Downtown Specific Plan. Please refer to this adopted Plan for all policies related to the area shown on Figure 4-2.

~~The Rivertown/Urban Waterfront Focus Area is located in the northwestern portion of the General Plan study area, encompassing 963 acres. Antioch’s downtown area—known as “Rivertown”—is located at the center of this Focus Area. South of Rivertown are older residential areas, with a mix of small commercial uses. These residential areas are concentrated immediately adjacent to Rivertown and along 10th Street. A mix of attached residential dwelling units is located between Rivertown and 10th Street. To the west of Rivertown are older heavy industrial uses, a business park, and a large open land area between the San Joaquin River and the Pittsburg-Antioch Highway, encompassing the Dow Wetlands and other vacant lands. Along the eastern edge of this Focus area and to the east are heavy industrial uses along the river.~~

~~**a. Purpose and Primary Issues.** Rivertown and the Antioch waterfront contain a wide variety of features, conditions, and issues encompassing both new facilities, such as the City’s central police facility and deteriorating sites such as the Rodgers Point boat launch; areas with an array of conflicts, problems, as well as areas with substantial potential opportunities. These conflicts, problems, and opportunities are described below.~~

~~• While Rivertown does not suffer the degree of decay found in some suburban downtown areas, neither does it enjoy the vitality its location along the river within a growing community would seem to be able to command. Antioch has made significant~~

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investments in Rivertown, including streetscape improvements, special lighting, and street sign monuments. Investments have also been made in the municipal marina and adjacent park site, river lookouts, and the extension of "A" Street into the downtown area.

- The waterfront between "I" Street and "F" Street is adjacent to the heart of historic downtown, including most of the remaining commercial buildings, which orient primarily to Second Street and G Street. A key need in this area is to recreate Rivertown's physical and economic link that once existed with the waterfront, which is still its major asset. Whereas the former heavy industrial uses along the riverfront were Antioch's major employment base, re-integrating the waterfront with Antioch's economic vitality will require a new land use focus. To accomplish this requires there be sufficient amenities on the waterfront, and enough "critical mass" in terms of restaurants, specialty retail, services, recreation, and other attractions to bring local resident and visitor trade to the waterfront and downtown area. The visual relationship of waterfront improvements to downtown would be improved by concentrating waterfront development and focusing on some of Rivertown's key physical features.

- To emphasize historical Rivertown, a traditional town square with a large gazebo could be developed within the area. The town square, which ideally, would be along the river or have a view of the river, could be the site for summer concerts. Development of recreational facilities, such as bocce ball or lawn bowling courts, could also assist in enhancing downtown activities.

- Past market evaluations for marina developments have concluded that Antioch has a market for waterfront amenities from local and regional residents.

- The San Joaquin River, along with views of the river and the potential for a riverfront trail, provide Antioch with its greatest opportunity for revitalizing Rivertown, and creating a citywide activity center. Antioch's downtown area sits on a bluff higher than the railroad embankment and the San Joaquin River normal high water mark. This elevation difference provides for dramatic views of the river and the opposite shore. However, there

is a need to replace some buildings close to the river and refurbish the rear of others that tend to face south toward First or Second Street, turning their backs to the riverfront. In the future, it will be important to reorient buildings[‡] and provide views toward the river.

- The scale of Rivertown buildings in the vicinity of the waterfront provides the opportunity for mixed-use development. Such development could take the form of multi-story, attached housing or mixed-use buildings with commercial uses on the ground floor and residential uses on upper floors.

- Antioch's location along the San Joaquin River, along with the existing of deep water access to the shoreline, provides an opportunity for establishing waterborne transit service.

- The General Plan objective of having continuous shoreline access is hampered in places where there is virtually no land outside the railroad right-of-way for such access. To provide a shoreline trail in these areas with appropriate resting and viewing locations and sufficient clearance for service and emergency vehicle access, it would be necessary to fill or bridge over the water. Such construction is expensive, potentially reduces wetland habitat values, and may require mitigation by restoration or wetland areas in other areas.

- The waterfront area east of "E" Street has been identified as a prime wildlife habitat. Federal law limits the development potential of such areas, and permits the loss of wetland habitat only occur if it is replaced elsewhere, often at a 2:1 or 3:1 ratio. There is, unfortunately, a limited opportunity to provide such mitigation.

- In some areas, the shoreline extends south of the railroad, requiring crossings. Currently, access from downtown to Rodgers Point is via McElheny Road, a substandard road running along the bottom of the East Antioch Creek. The development potential of areas to the east, including Rodgers Point, the Fulton Shipyard site, and the former City sewage treatment plant site depend on

[‡] Where existing buildings cannot be re-oriented to provide views of the river, the riverfront side of the building should be refurbished to enhance views of the building from the riverfront, or the building should be replaced.

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establishing a suitable direct connection across the railroad tracks. This will require either an overcrossing or an undercrossing to replace the existing undercrossing, as new at-grade crossings are generally against the policies of the railroad and the Public Utilities Commission. It is a key General Plan objective for Rivertown to close or improve the existing McElheny Road crossing, and create all-weather access between the downtown and Rodgers Point.

- Rodgers Point is located entirely on the river side of the railroad, and is the only significant land area adjacent to the downtown area with this advantage. It is a natural promontory of land owned by the City. It has dramatic views of the river and of downtown, and is prominent from downtown. Although quite small, Rodgers Point has the potential to be a major focal point of community recreation and special events.

- The area between the "A" Street/6th Street intersection and the Fulton Shipyard has the potential for mixed-use development, including hotel uses, as well as higher density residential uses with views of the river. The setting of this area could facilitate a market for higher end multi-family development within Antioch.

- East of Rodgers Point is the City-owned boat launch, with a single concrete launch ramp, a pier which also supports a water uptake line for the municipal water supply, some tie-up berths for day cruisers, automobile and auto/trailer parking, and a boarded-up two-story structure. The current boat launch facility has a number of deficiencies, making it difficult for both launching and landing. While a municipal boat launch facility is needed, it is not necessary that the facility be maintained at its current location. Rodgers Point and the boat launch area have the potential for development of visitor serving uses (e.g., hotel, and restaurants) and office development if improved access is provided.

- The isolated location of the boat launch area has attracted loiterers who may discourage other users. Thus, improved access and revitalization of adjacent uses is needed if the boat launch is to be improved and maintained in its present location.

- The former Fulton Shipyard, with its deep water access, has the potential to serve as a marina or repair facility for larger recreational boats, or to provide a location for waterborne transit. Other areas that may be appropriate for waterborne transit include the Rivertown area, and heavy industrial areas located east of the Fulton Shipyard.

- Past parking studies have concluded that more infill development, including construction of some surface parking and parking structures, is needed to enhance the downtown area as a complete and functional shopping district. Past studies also concluded the proximity of the existing parking lots and addition of future parking structures would provide the opportunity to serve a modest reconstructed commercial waterfront. Thus, the General Plan proposes to modify parking standards within the downtown area to permit the use of offsite parking facilities to meet off-street parking requirements. This will also facilitate expanding the use of downtown buildings that have near 100 percent lot coverage, and cannot provide onsite parking.

- In providing downtown parking structures, it will be important to blend the design of these structures with the design of surrounding buildings. Provision of efficient and safe pedestrian and bicycle paths from the parking structures to uses within the downtown will also be needed.

- The residential area located south of downtown generally contains older homes and many senior citizens. Residents in this area typically have a lower income than in the newer portions of Antioch, and many dwellings are in some state of disrepair. A concentrated effort is needed to improve housing in this area. North of the fairgrounds, southwest of the downtown area⁴, development was planned on fill over marshlands. Soils in this area generally have a low load-bearing capacity, and development is limited to low density dwellings, which can be supported by area soils, or very high densities, where costs for constructing special foundations can be supported.

⁴ This area, known as "Proserville," is bounded by 6th Street, 10th Street, "O" Street, and "L" Street.

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• Currently, Rivertown is somewhat isolated from the balance of Antioch. The primary approaches to Rivertown from the SR-4 freeway consist of Somersville Road, "L" Street, "G" Street, and "A" Street. Only Somersville Road and "A" Street have full freeway interchanges. Current freeway improvement plans include closing the "G" Street interchange and providing "L" Street with a full interchange. Once a full interchange is provided, "L" Street will become a primary access route, via a four-lane roadway, improving the connection of Rivertown to the rest of Antioch.

• Access roads connecting Rivertown to the freeway run through older residential, commercial, and/or industrial areas, and do not present a high quality visual entry into the downtown. Somersville Road runs through older commercial and industrial areas, some of which are in need of revitalization (see discussion of the Somersville Road Corridor Focus Area). At the Somersville Road transition to Fourth Street, older heavy industrial uses, which are also in need of revitalization, are predominant.

• The extension of "A" Street from Sixth Street into the downtown area has improved access, and will have a positive effect on Rivertown's commercial potential. However, the residential and commercial uses along "A" Street north of the freeway are in need of revitalization. Focus Area policies set forth for the "A" Street and Somersville Road corridors will assist by enhancing entries into Rivertown.

• The Antioch Rivertown Business Association has embarked upon a major effort to inject new vitality into the downtown/waterfront business district. Recognizing that Rivertown must create and provide something special for visitors to the area, the Business Association and the City have developed a plan called "Rivertown Renaissance," which includes a number of projects focusing on arts, entertainment, and specialty businesses. The Renaissance Plan provides several initiatives to attract arts- and entertainment-related businesses, including co-op art studios, artist live-work studios, and special events, such as the annual Jamboree. Specialty businesses identified in the plan include galleries, boutiques, antique shops,

crafts-related businesses, restaurants and cafés, and professional offices.

• The development potential of waterfront areas is affected by the fragility of natural biological habitats (wetlands) along the river. To the west of Rivertown and the municipal marina, north of the BNSF rail line is a large area set aside to protect wetland habitat. Special care must be taken in developing projects adjacent to this area and along the waterfront to minimize or avoid impacts on wetland areas.

b. Policy Direction. The Rivertown area is intended to be a community-gathering place focused on the waterfront, providing specialty retail, restaurant, and office uses, as well as recreational activities along the riverfront. Emphasis within Rivertown will be on daytime and nighttime activities. Thus, in addition to retail uses, the City will work to attract restaurant, entertainment, and arts-related uses to Rivertown. Other activity areas, such as bocce ball courts and other active recreational uses are also desirable as a means of generating high levels of activity.

The General Plan intends the waterfront to be re-established as a major attraction for the downtown and the entire community by providing a range of activities for families and all age groups to enjoy public access and water-oriented recreation, waterfront commercial uses, RV camping, and environmental experiences. The downtown waterfront should serve as an extension of Rivertown commercial areas, and reflect its themes. To facilitate revitalization of the waterfront, improved boat launch facilities envisioned, along with establishment of dry boat storage and one or more recreational vehicle parks. Suitable locations for recreational vehicle parks include Fulton Shipyard Road, the City's former water treatment facility, and the existing industrial facility site on Fourth Street adjacent to the Municipal Marina. This older industrial facility could be redeveloped into a modern business park, with provision made for recreational vehicles adjacent to the marina.

The density of new development within the developed portions of the Rivertown/Urban Waterfront Focus Area may be increased as

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compared to existing development as a means of increasing use of the Rivertown area. These densities will be achieved by permitting three-story structures in limited areas, and providing public parking lots and/or structures as a means of reducing on-site parking requirements, and encouraging uses, such as residential, on the upper floor of commercial buildings.

Figure 4.2 identifies specific land use designations within the Rivertown/Urban Waterfront Focus Area. The following policies shall apply to development within this Focus Area:

a. The area designated "Dow Wetlands Preserve" on Figure 4.2 is intended to protect existing wetland resources, and is to remain in open space use.

b. Areas designated "Business Park" in Figure 4.2 shall comply with the provisions of the Business Park land use category (see Table 4.A).

c. The area designated "Marina" in Figure 4.2 shall comply with the provisions of the Marina/Support Services land use designation (see Table 4.A).

d. The area designated "Commercial" in Figure 4.2 represents the Rivertown core. Uses designated "Commercial" in Figure 4.2 shall comply with the provisions of the Neighborhood/Community Commercial land use designation (see Table 4.A).

Maximum development intensity: FAR of 1.50 for non-residential uses along the riverfront north of Second Street. Within the balance of the Focus Area, the maximum allowable FAR is 0.50 for non-residential uses and 1.0 for mixed-use buildings that provide residential use within the upper floors. Residential development shall provide public and private amenities, such as:

— building amenities, including retail arcades, public art, sculptured rooftops, atriums, day care, water features;

- pedestrian amenities, including sidewalk canopies and other overhead weather protection devices, streetscape enhancements;

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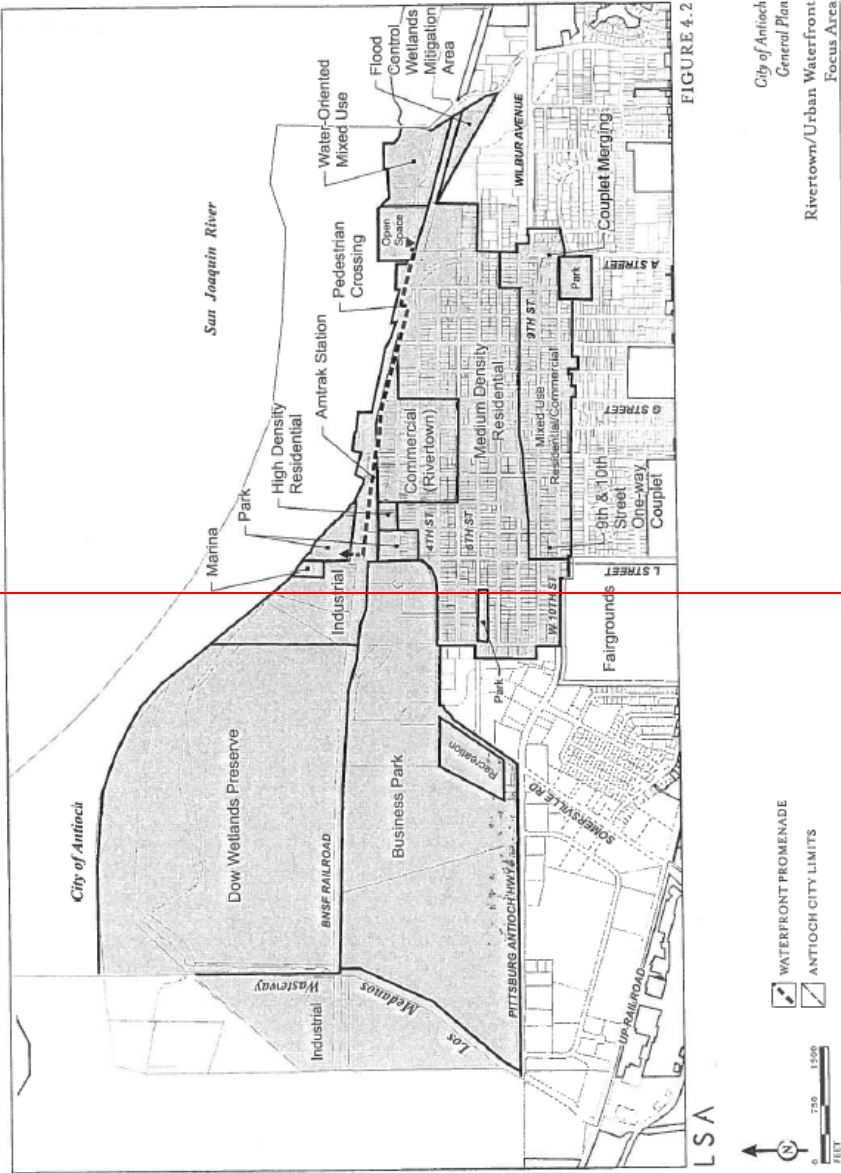


FIGURE 4.2

City of Antioch
 General Plan
 Rivertown/Urban Waterfront
 Focus Area

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- landscaping, multiple building entrances, public restrooms;
 - *pedestrian movement*, such as sidewalk widening, through block connections, promenade extensions;
 - *housing and human services*, such as employment creation, job training, income-restricted housing for very low and low-income households;
 - *transportation improvements*, such as transit station access and private transportation services;
 - *cultural amenities*, such as performing arts facilities, art galleries, artist studios;
 - *preservation*, such as adaptive reuse of historic buildings; and
 - *planning objectives*, such as provision of uninterrupted retail frontage or creation of local resident population.
- e. Areas designated "Medium Density Residential" on Figure 4.2 shall comply with the provisions of the Medium Density Residential land use category (Section 4.4.1.1).
 - f. Areas designated "High Density Residential" on Figure 4.2 shall comply with the provisions of the Medium Density Residential land use category (see Section 4.4.1.1).
 - g. Areas designated "Mixed Use Residential/Commercial" as shown on Figure 4.2 may consist of a mix of the uses identified as appropriate for the High Density Residential designation (see Section 4.4.1.1) and the Convenience Commercial designation (see Section 4.4.1.2).
 - h. Areas designated "Open Space" on Figure 4.2 shall comply with the provisions of the Open Space designation (see Section 4.4.1.4).
 - i. The "Industrial" area identified in Figure 4.2 shall comply with the provisions of the General Industrial land use category described in Section 4.4.1.3 of the Land Use Element.
 - j. The "Water-Oriented Mixed Use" area identified in Figure 4.2 is intended to facilitate the revitalization of Rodgers Point. Development within this land use category may comply with the provisions of the Business Park land use category described in Section 4.4.1.3 of the Land Use Element or the provisions of the Marina/Support Services or Community Commercial land use categories described in Section 4.4.1.2.
 - k. The "Flood/Control/Wetlands Mitigation Area," "Park," and "Recreation" designations identified in Figure 4.2 are intended to identify existing open space uses that are not anticipated to change. Uses within these areas shall comply with the provisions of the Open Space land use category described in Section 4.4.1.4 of the Land Use Element.
 - l. The central core of Rivertown is to be primarily retail in character, transitioning to office, commercial services, and neighborhood-serving retail at the periphery of Rivertown adjacent to the existing residential neighborhood. Within the core of Rivertown, buildings are to feature retail, restaurants, commercial services, and entertainment uses on the ground floor, with these uses, as well as residential and office uses permitted above the ground floor. The City will develop specific economic incentives for infill uses along First Street and at other locations close to, and visible from, the water as a means of re-establishing the downtown area's relationship to the river. In order to enhance the commercial vitality of the downtown area, municipal parking structures will be developed at key locations.
 - m. Adjacent to the downtown area along the waterfront, uses should be complemented by public access boardwalks, piers or promenades with fully developed landscaping, lighting, and site furniture. Appropriate uses include:

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- a limited number of marina berths
- public access facilities and uses such as guest slips and moorings
- Delta cruise/waterborne transit center
- boat rentals
- fishing excursion boat charter center
- sporting goods shops specializing selling and/or renting water-oriented recreational equipment such as fishing tackle windsurfers, jet skis or kayaks
- chandlery.
- n. All improvements within this Focus Area should be oriented to and accessible from downtown as much as possible, and be designed to support the historical architectural theme of downtown.
- o. Land uses surrounding the existing Amtrak stop should be designed to take advantage of the rail line's transportation and visitor-serving potential. Within the area adjacent to the existing Amtrak platform, higher density, transit-oriented development, including a mix of office, commercial, and residential uses is permitted.
- p. A continuous waterfront park will be developed. This park will incorporate a continuous system of multi-use public trails along the entire waterfront from the westerly City limits to the Rodgers Point/Fulton Shipyard area, as permitted by environmental and physical constraints.
- In order to protect existing wetland areas, including the Dow Wetlands Preserve, alignment of the public access will generally be along the south of the rail line.
-
- Where compatible with environmental conditions, rest stops, a "par course" and play structures should be provided.
- The desired minimum width of the linear park is 25 feet to accommodate an 8-foot wide path and landscape

buffers. To increase the apparent width of this linear park, a boardwalk can be extended over the embankment along many stretches of the shoreline.

- q. Public access is to be provided along the entire length of the riverfront. Views of the river are an important resource, and need to be preserved.
- r. Adequate pedestrian and vehicular access from the first public street inland of the waterfront must be provided, along with a riverfront multi-use trail. The riverfront is an active area; public access and use along the riverfront is to be provided, wherever possible.
- s. The deteriorated and blighted condition of the City's existing waterfront environment should be rehabilitated to form an amenity of regional significance. Existing wetland areas north of the railroad are to be left unaltered, except for clean up of beached debris and potential removal of invasive plant species and reintroduction of native plant species.⁴
- t. The shore adjacent to the downtown area should be improved with an access road/path, bank top boardwalks, and landscaped areas (see above illustration).
- u. "Anchor" uses should be provided along the waterfront between "I" Street and "F" Street. Examples of such uses include:
 - marina berths
 - restaurants
 - specialty shops (e.g., those specializing in retail sales and/or rental of water-oriented recreational equipment, such as windsurfers, jet skis, kayaks)
 - guest berths for boats

⁴ The restored wetland is anticipated to help provide needed wetland mitigation credit to offset the construction of other facilities along the waterfront.

- sport fishing and boat charter facilities
- cultural facilities

— These uses should be clustered to provide economic “critical mass,” and, along with the general ambience provided by the river and downtown, to attract visitors to the waterfront.

v. — Public access boardwalks, piers or promenades, landscaping, decorative lighting, and site furniture should complement anchor uses. All the improvements should be oriented to and directly accessible from downtown as much as possible, and designed to support the historical architectural theme of downtown.

w. — Near the extension of “C” Street, adjacent to the railroad trestle abutment, an overlook platform should be provided. At the overlook, a gazebo, tower or other special identity structure should be provided, both to act as a symbolic milestone destination for this length of shoreline trail and also to act as a focal point from downtown. Steps and a ramp should be provided to lead down from this overlook structure to connect to a pedestrian undercrossing.

x. — To maintain the strong economic and functional connection desired for the waterfront, provide improved direct access from downtown to Rodgers Point in a manner and at a location to be determined after the completion of engineering studies.⁴

y. — Rodgers Point and the adjacent boat launch area should be developed as a multi-functional community gathering place to anchor the eastern terminus of the continuous waterfront park system. The objective is to create a waterfront area for family-oriented use, including both

private development and public open spaces:

z. — The revitalization and redevelopment of Rodgers Point should include improved boat launch facilities, unless provision is made to provide a municipal boat launch at a different location in the community. Along with improved boat launch facilities, opportunities should be provided for the establishment of privately operated stackable dry boat storage.

aa. — Prior to or concurrent with approvals of any development applications at Rodgers Point, a Master Plan for the area shall be prepared and approved by the City. The Master Plan shall provide detailed guidance for environmental review, project-related land use, provision and financing of required public services and facilities, open space preservation, community design, recreational amenities, and community improvements.

bb. — “Anchor” commercial facilities such as restaurants or lodging/visitor services should be developed at Rodgers Point as part of the area’s revitalization.

cc. — The distinctive streetscape existing within the downtown area should be expanded to encompass the all of the commercial and residential portions of the Rivertown/Urban Waterfront Focus Area. Entry monumentation, including signage, special landscaping, and, potentially, an overhead structure spanning the street, should be placed at the following locations:

- Fourth Street at “L” Street
- “L” Street at 10th Street
- “A” Street at 6th Street
- 10th Street at “L” Street.

4.4.6.2 Somersville Road Corridor/Western Antioch Commercial Focus Area. This Focus Area encompasses the commercial areas along Somersville RoadAuto Center Drive from SR-4 north to Fourth Street, as well

⁴— This access would, at a minimum, provide a low flow crossing. Providing an all-weather undercrossing would be an expensive project.

as the commercial areas south of the freeway along Somersville Road, up to and including the Chevron property Somersville Towne Center. The General Plan intends that existing auto dealerships be retained and revitalized along Somersville Road Auto Center Drive. If the existing dealers ultimately decide to relocate from Somersville Road Auto Center Drive, the City should work with the dealers to secure alternative locations within the City of Antioch. Potential alternative locations include the Regional Commercial area within the East Lone Tree Specific Plan Focus Area, and between SR 4 and the railroad in the Hillcrest Station Area.

a. Purpose and Issues. The Autor Center Drive/Somersville Road corridor is one of Antioch's primary sales tax generators, encompassing automobile dealerships, the Somersville Towne Center mall, and other retail businesses. Uses along this corridor are aging, and in need of improvement. In addition, the Somersville Road interchange is heavily congested. Interchange capacity will be increased as part of improvements for SR-4. Interchange improvements could impact adjacent existing hotel uses.

- Automobile dealerships exist along Somersville Road Auto Center Drive. The City has worked in the past to improve the design of Somersville Road Auto Center Drive, and to assist existing dealerships to modernize their facilities. Relocating the dealerships to another location within Antioch could reduce the amount of land available for industrial use, and may or may not be desirable for the dealerships. The dealerships have generated a customer base in their present location, though they do not have freeway visibility.
- South of the freeway is Somersville Towne Center, formerly known as County East Mall. The center was an open air complex, and was enclosed in the 1970s. The mall has not provided the level of retailers, mix of uses (e.g., restaurants), or design interest that could be supported by the community. In addition, vehicular access to the mall from Somersville Road is difficult due to limited parking. Pedestrian entry along the easterly side of the mall is awkward due to the presence of commercial uses with access directly from the parking lot.

ward due to the presence of commercial uses with access directly from the parking lot.

There have been discussions in the past regarding adding another anchor tenant. However, the present design of the mall, with a series of tenants having their entries open to the parking lot along Somersville Road, limits simple design solutions. As a result, there have been suggestions that the mall be revitalized as a mixed-use specialty retail, entertainment, office, and residential project.

- The Focus Area's commercial uses are auto-oriented, and its general character is that of a typical older suburban community. Improvements to signage, street-scapes, and building façades are needed throughout the developed portion of this Focus Area, along with improved pedestrian linkages in the mall area.
- At the southern end of this Focus Area is the Chevron property, which is a 193-acre relatively flat, vacant parcel south of Buchanan Road. It is expected to be annexed by the City of Pittsburg and developed into a residential community. These new residents will contribute to the future financial stability of this commercial Focus Area. It is an unincorporated island surrounded by the cities of Antioch and Pittsburg, and is within Antioch's sphere of influence. The site has been extensively disturbed as the result of its previous use as an oil storage facility. With the extension of James Donlon Road, the Chevron property will become an important gateway into west Antioch.

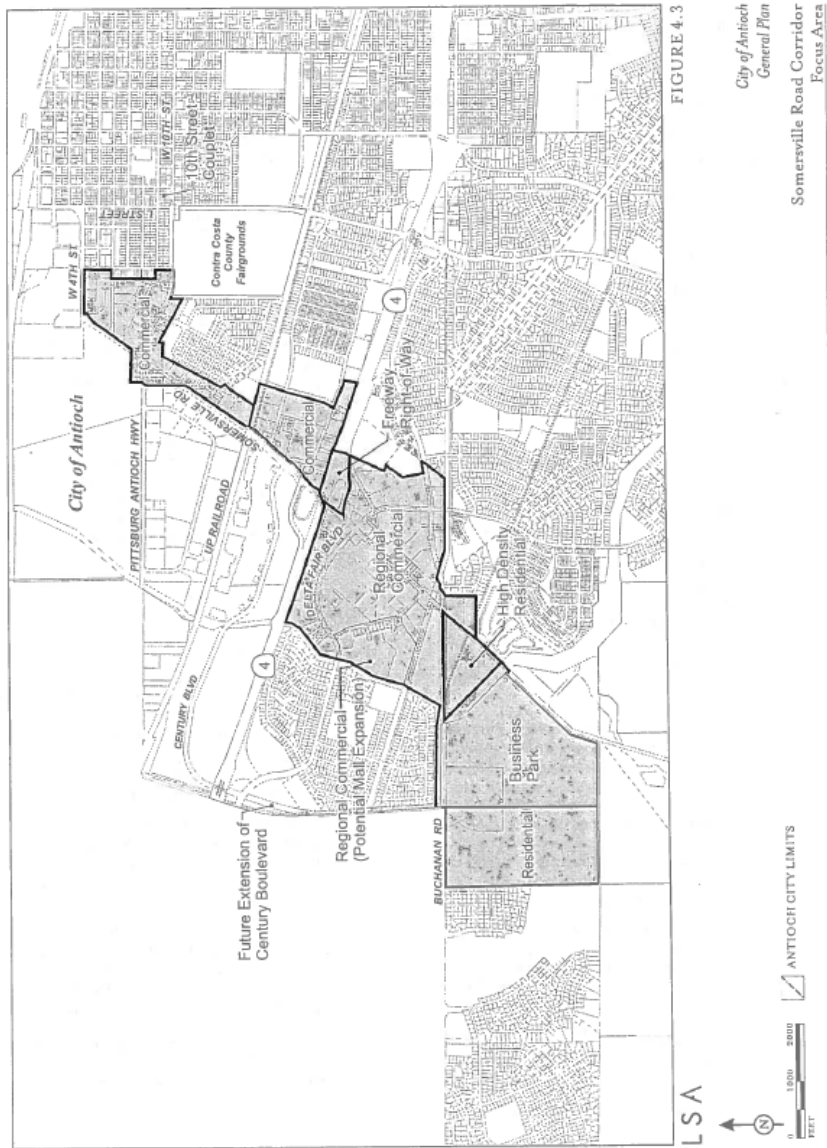
b. Policy Direction. Efforts should be continued to keep existing automobile dealerships in their present locations, and to upgrade their facilities. Somersville Towne Center should be improved and expanded into a cohesive mixed-use retail, retail, entertainment, and/or residential center. Pedestrian and other urban design improvements need to be provided to increase linkages between the mall and adjacent uses. Special effort should be undertaken to improve access to the mall site

from Somersville Road, and to improve the distribution of parking around the mall.

The following policies apply to the ~~Somersville Road Corridor~~ Western Antioch Commercial Focus Area.

- a. Areas designated "*Commercial*" on Figure 4.3 shall comply with the provisions of the ~~Somersville Road~~ Western Antioch Commercial land use category (see Table 4.A).
- b. Areas designated "*Regional Commercial*" on Figure 4.3 shall comply with the provisions of the Regional Commercial land use category (see Table 4.A).
- c. Areas designated "*High Density Residential*" in Figure 4.3 shall comply with the provisions of the High Density Residential land use category (see Table 4.A).

Expansion of Somersville Towne Center is encouraged, including new and expanded retail, particularly addition of new anchor tenants (department stores), higher end specialty retail, and sit-down restaurants. As shown in Figure 4.3, the General Plan permits expansion of the mall to the west. Expansion of the mall could also occur vertically by adding a second story of



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shops. Also permitted is the conversion of the existing mall into a mixed-use commercial, office, and residential complex. Revitalization of the mall into a mixed use concept could occur alongside expansion of the existing mall itself through development of multi-story office buildings, either free-standing or attached to the mall.

- d. ~~In cooperation with the City of Pittsburg, work to extend Century Boulevard to Buchanan Road as a two-lane arterial, with a connection to Los Medanos College.~~
- e. ~~The development of the "Chevron property," located on the west side of Somersville Road, south of Buchanan Road, shall comply with the following provisions:~~
- ~~— The primary land use intent for this site is a mix of low-rise business park and medium density residential housing products.~~
- ~~For illustrative purposes, Figure 4.3 shows the property divided into business park and residential portions. The specific development design of the site shall be determined through approval of a planned development for the site. A minimum of 40 percent of the site is to be devoted to business park and related commercial and open space uses.~~
- ~~— Business Park and related commercial uses shall front along the entire length of Somersville. Although it would be desirable to have business park and related commercial uses fronting along Buchanan Road at least as far west as the flood control channel, residential uses may front along Buchanan Road. The Business Park areas shall comply with the provisions of the Business Park land use category.~~
 - ~~— Development of the site should be heavily landscaped. Business park and related commercial uses should be one or two stories, and clustered in a park-like setting.~~

~~— A common design theme for business park and residential uses within the 193-acre site is to be provided, including compatible architectural, landscaping, and signage.~~

~~— Residential uses within the Chevron site may consist of a combination of small lot single family detached and multi-family development, and shall be consistent with the provisions of the Medium Density Residential land use category.~~

~~— Adequate separation shall be maintained between new office and multi-family uses and existing residential neighborhoods. If parking areas are located along the residential edge, sufficient noise mitigation shall be provided.~~

~~— As part of site development, a community gateway monument shall be provided, including distinctive signage and landscaping at the northwest corner of the site, expressing the theme of Antioch as "Gateway to the Delta." Such signage and monumentation must portray a high quality design image for the City.~~

~~— The City should work with the owner of the Chevron property to annex it into Antioch.~~

~~f.d. An urban design plan should be prepared for the entire Somersville Road-Western Antioch Commercial Focus Area Corridor. The design plan should define a design theme; set specific architectural, sign, landscape, and streetscape design standards for the corridor; and select specific designs for public improvements such as street lighting, special paving sections at intersections, and street furniture.~~

~~g.e. A façade improvement program should also be undertaken for existing commercial uses within this Focus Area, with assistance from the Antioch Redevelopment Agency.~~

4.4.6.3 Eastern Waterfront Employment Area. This Focus Area encompasses the industrial areas in the northeastern portion of the City and its General Plan study area, south

of the San Joaquin River, west of the SR-160 freeway. The Eastern Waterfront Employment Area is approximately 474.976 acres in size, and lies partly primarily within the City of Antioch and partly within unincorporated territory.

a. Purpose and Primary Issues. As a result of shifts in the national and regional economy, several of the heavy industrial uses located along the San Joaquin River have closed, or have significantly scaled back their operations. Thus, it is necessary to plan for revitalization of former heavy industrial lands along the river, including transition to other uses. This may include environmental clean up of brownfields resulting from years of heavy industrial use. To the east of Fulton Shipyard and south of the Antioch Dunes National Wildlife Refuge is the abandoned City Sewage treatment plant site. The development feasibility of this site may depend in part upon the clean up and improvement of nearby areas.

A large portion of this Focus Area, primarily north of Wilbur Avenue and the BNSF rail line, ~~is within was recently annexed into the City of Antioch, unincorporated territory, and would need to be annexed if Antioch is to have any control over future land use.~~ Portions of this area are rail-served, which provides opportunities for the development of new industrial uses with modern plants.

South of Wilbur Avenue, industrial areas border along existing residential neighborhoods. As a result, it will be necessary to provide appropriate transitions between existing residential neighborhoods and future industrial development.

The environmental sensitivity and fragility of the Antioch Dunes National Wildlife Refuge within the northwestern portion of this Focus area establishes the need to provide appropriate buffer areas for urban uses located adjacent to the Refuge.

The proximity of the western portion of this Focus Area to Rodgers Point provides an opportunity for development of a recreational vehicle campground. Such a use would be possible at the site of the City's former water treatment plant. This Focus Area's location along the riverfront also provides the

opportunity to extend the trail proposed for the [Rivertown-Downtown Specific Plan Focus Area](#) to the existing marina adjacent to the SR 160 freeway.

[The Northern Waterfront Economic Development Initiative is a multi-agency collaboration led by the County of Contra Costa to revitalize the areas adjacent to the San Joaquin River within Contra Costa County. The Initiative identifies Antioch's extensive industrial waterfront potential and provides guidance for regional efforts.](#)

b. Policy Direction. The primary function of this Focus Area is to provide employment opportunities, and to assist Antioch in achieving its goal of a balance between local housing and employment. [In addition, the Focus Area is intended to support and implement the outcomes of the Northern Waterfront Economic Development Initiative.](#) The majority of employment opportunities created within this area will continue to be industrial in character, will reflect lighter industrial uses than are now present. Generally, this Focus Area will feature a transition between larger industrial uses between Wilbur Avenue and the river to ~~rail-served industrial uses along the south side of Wilbur Avenue~~ to light industrial and business park uses to the south. The area within this Focus Area between East 18th Street on the south and the BNSF rail line on the north, Viera Avenue on the west and Drive-In Avenue on the east is also subject to the provisions of the East Eighteenth Street Specific Plan.

~~As previously noted, transit improvements are envisioned to include extension of BART to Antioch in the long-term with interim use of existing rail lines (eBART) to provide a transit connection to BART, along with commuter rail connections to the Tracy and Stockton areas. One of the primary locations being considered for establishment of a rail transit stop is along the BNSF rail line west of the Route 160 freeway. Should a rail transit stop be established at that location, there will be a significant opportunity for of a mixed-use, transit-oriented development, consisting of a high-density cluster of retail, office, and residential uses.~~

The following policies apply to the Eastern Waterfront Employment Focus Area.

- a. Areas designated "*Eastern Employment Business Park*" in Figure 4.4 are intended for employment-generating uses compatible with a location adjacent to residential neighborhoods as a transition from other industrial uses. Appropriate land use types are set forth in Table 4.A.
The maximum allowable intensity shall be an FAR of 0.55.
- b. The "*Commercial*" area identified in Figure 4.4 shall comply with the provisions of the Neighborhood Commercial Land Use designation (see Section 4.4.1.2).

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- c. Areas designated “*Multi-Family Residential*” in Figure 4.4 shall comply with the provisions of the High Density Residential land use category (see Section 4.4.2.2 of the Land Use Element).
- d. The “General Industrial” area identified in Figure 4.4 shall comply with the provisions of the General Industrial land use category described in Section 4.4.1.3 of the Land Use Element.
- ~~e. The “*Rail-Served Industrial*” area identified in Figure 4.4 shall comply with the provisions of the Rail-Served Industrial land use category described in Section 4.4.1.3 of the Land Use Element.~~
- f. The “*Light Industrial*” area identified in Figure 4.4 shall comply with the provisions of the Light Industrial land use category described in Section 4.4.1.3 of the Land Use Element.
- g. The “*Regional Commercial*” area identified in Figure 4.4 shall comply with the provisions of the Regional Commercial land use category described in Section 4.4.1.2 of the Land Use Element.
- h. The “*Marina/Supporting Uses*” area identified in Figure 4.4 shall comply with the provisions of the Marina/Supporting Uses land use category described in Section 4.4.1.2 of the Land Use Element.
- i. The “*Open Space*” area identified in Figure 4.4 shall comply with the provisions of the Open Space land use category described in Section 4.4.1.4 of the Land Use Element.
- j. Work with property owners and the California Department of Toxic Substances Control to facilitate clean up of existing brownfields within the industrial properties between Wilbur Avenue and the San Joaquin River.
- k. If a rail transit stop can be established along the BNSF line west of the Route 160 freeway, development of a high-density cluster of retail, office, and residential uses adjacent to the proposed site would be appropriate. Such development could occur as an integrated, mixed-use project at densities as high as

an FAR of 1.0 for non-residential uses and up to 35 units per acre for the residential portion of such mixed use development.

As part of the development of sites adjacent to the freeway interchanges at Wilbur Avenue and East 18th Street, establish community gateway monumentation is to be provided, including distinctive signage and landscaping, expressing the theme of Antioch as “Gateway to the Delta.” Such signage and monumentation must portray a high quality design image for the City.

- l. As a condition of new development or redevelopment of properties along the San Joaquin River between Rodgers Point and the existing marina at the SR 160 freeway, ~~explore~~ requiring dedication and improvement of a riverfront trail and linear park.

4.4.6.4 Hillcrest Station Area Focus Area. The SR-4/SR-160 Industrial Frontage Focus Area has been repealed and replaced with the Hillcrest Station Area Specific Plan. Please refer to this adopted Plan for all policies related to the area shown on Figure 4.5.

4.4.6.5 “A” Street Interchange. The “A” Street Interchange Focus Area encompasses ~~160.26119~~ acres of land along “A” Street from Worrel Road on the south to 10th Street and the Rivertown/Urban Waterfront Focus Area on the north. This Focus Area includes lands actually fronting on “A” Street, as well as additional adjacent properties.

a. Purpose and Primary Issues. “A” Street is located at the center of Antioch, and is an important gateway ~~to to the~~ Rivertown Area. The existing interchange has the opportunity to become the primary gateway into the Rivertown area, as well as into southeastern Antioch. Thus, revitalization of uses at the interchanges, as well as uses along the route into Rivertown is needed. Currently, “A” Street is a suburban commercial strip with some single-family residential fronting on the roadway north of SR-4 freeway. Many uses along “A” Street are deteriorating or have a typical suburban commercial strip design. Most commercial parcels are too shallow to allow for modern design, and existing residential uses fronting on “A” Street are in need of upgrade. Relatively high traffic volumes make it undesirable for single family residential uses to front along and take access from “A” Street. To facilitate revitalization of this corridor, it would be desirable to consolidate commercial parcels fronting on “A” Street, and increase their depth. By accomplishing this, new commercial centers with high quality architectural and site design could be developed, accommodating many of the same uses that are now present, but in a manner more befitting of the area’s central location within the City. It would also be desirable to relocate residents fronting along “A” Street to more suitable living environments.

Remaking the uses at the “A” Street Interchange will be costly, and relocation of residents can be traumatic and difficult. However, the potential benefits are substantial. At a minimum, urban design improvements, including undergrounding of utilities, building façade, and sign improvements are needed in the short-term. In the mid- to long-term (8 to 15 years), deepening of existing commercial

parcels and removal of existing residences fronting on “A” Street at the interchange appear to be appropriate.

b. Policy Direction. The General Plan envisions a cluster of commercial and office uses with high design quality, transforming the “A” Street corridor from a strip commercial area into a pedestrian-oriented village with well-designed retail and office uses. The A Street interchange along the SR 4 freeway needs to feature a major community gateway statement. “Signature” buildings (those having greater height and design detail than adjacent buildings) will be encouraged at key locations, including at all four quadrants of the freeway interchange, as well as the intersections of A Street with Texas Avenue, East Eighteenth Street, Tenth Street and Wilbur Avenue.

To accomplish this requires relocation of deteriorating residential uses from the “A” Street frontage, and increasing the depth of commercial/office uses to provide a more sensible development pattern.

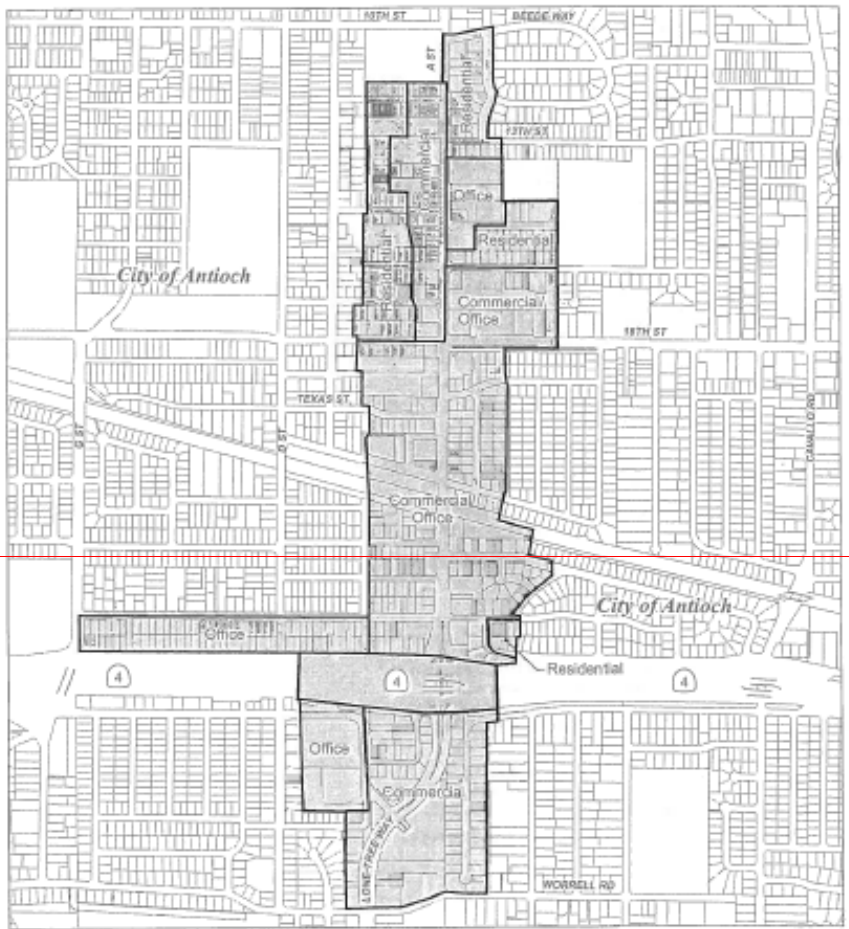
Transformation of the “A” Street corridor is intended to occur over a period of several years. Residents to be relocated as part of the revitalization effort will be afforded all of the protections and relocation benefits provided under State law.

The following policies apply to the “A” Street Interchange Focus Area.

- a. Areas designated “*Commercial*” in Figure 4.6 shall comply with the provisions of the Neighborhood Commercial Land Use designation (see Section 4.4.1.2).
- b. Areas designated “*Commercial/Office*” in Figure 4.6 shall comply with the provisions of the Neighborhood/Community Commercial Land Use designation (see Section 4.4.1.2). The land uses that are considered to be appropriate for areas designated “*Commercial/Office*” in Figure 4.6 are those identified for “A” Street Commercial/Office in Table 4.A.
- c. Areas designated “*Office*” in Figure 4.6 shall comply with the provisions of the Office Land Use designation (see Section

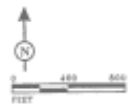
- 4.4.1.3). In addition to the uses identified as being appropriate within the Office designation, Religious Assembly uses would also be appropriate.
- d. Areas designated "*Residential*" in Figure 4.6 shall comply with the provisions of the Low Medium Density Residential Office Land Use designation (see Section 4.4.1.1).
 - e. An urban design plan should be prepared for this Focus Area. The plan should define a design theme; set specific architectural, sign, landscape, and streetscape design standards for the corridor; and select specific designs for public improvements such as street lighting, special paving sections at intersections, and street furniture.
 - f. A signage and façade improvement program should also be undertaken for commercial uses within this Focus Area.
 - g. To provide visual emphasis to specific locations, commercial and office buildings should be limited to two stories in height, except at the intersection of 18th Street, where three story structures with distinctive architecture ("signature buildings) are encouraged.
 - h. The City should, if feasible, expand Antioch Development Agency Project Area 1 or establish a new redevelopment project area for the "A" Street Interchange Focus Area. The primary purpose of such a redevelopment project would be to:
 - assist in the conversion of existing residential dwellings to commercial and office uses;
 - assist residents with relocation costs;

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FIGURE 4.6



City of Antioch
General Plan
A Street Interchange Focus Area

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- i. assist area businesses in financing façade and sign improvements;
- j. assist in funding improvements within the public right-of-way (e.g., streetscape improvements, special paving at intersections, street furniture)
- k. facilitate the consolidation of parcels along "A" Street as a means of encouraging new, high quality, pedestrian-oriented commercial and office development.

4.4.6.6 Western Gateway. The Western Gateway Focus Area consists of approximately 43 acres, located at the western edge of the City, adjacent to the City of Pittsburg (Figure 4.7). The triangular Focus Area is bounded by the SR-4 freeway to the north, the Pittsburg city limits to the west, and an existing single-family residential neighborhood to the southeast. Delta Fair Boulevard runs through the center of Focus Area.

a. Purpose and Issues. The Western Gateway Focus Area is located at a key community entry. It is the first property in Antioch seen by eastbound travelers along the SR-4 freeway, and as such, will define Antioch's visual character for new visitors to the community. The Focus Area is partially developed. The County Social Services Department maintains offices along the south side of Delta Fair Boulevard. An existing transitional housing development is located adjacent to the County offices. Los Medanos College is located adjacent to the west side of the Focus Area, in Pittsburg. The Western Gateway Focus Area is connected to the Somersville Towne Center mall and regional commercial uses along Somersville Road by Delta Fair Boulevard, which traverses the residential neighborhoods between the two areas. Thus, even though there is a roadway connecting between the Western Gateway Focus Area and regional commercial uses along Somersville Road, the two areas do not have a functional linkage. ~~The recent Eextension of Century Boulevard from the north is proposed, providing provided a roadway connection between this Focus Area~~

and commercial areas to the north of the SR-4 freeway in the City of Pittsburg.

Along the southeasterly side of this Focus Area are single-family dwellings. Thus, while the location of this Focus Area at a key entry to the community calls for dramatic architecture, perhaps with mid-rise buildings, there is also a need to maintain compatibility with the adjacent residential neighborhood.

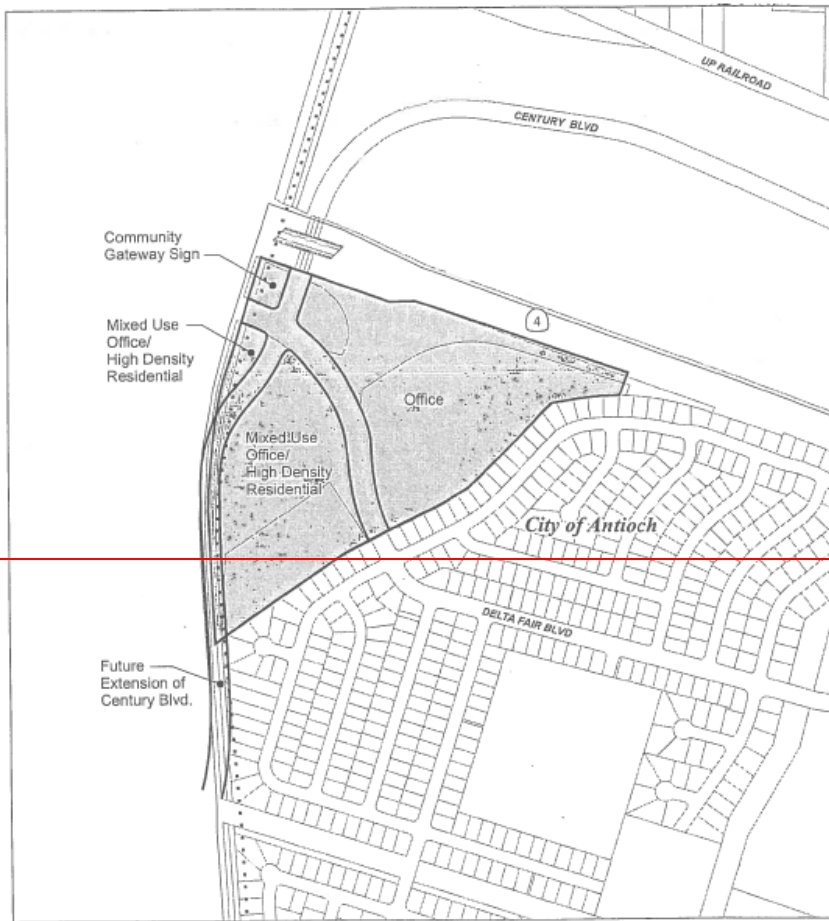
b. Policy Direction. A community gateway monument and landscaping should be developed along the west side of the intersection of Delta Fair Boulevard and Century Boulevard. This monument should include modern community signage and appropriate landscaping. Development along the north side of Delta Fair Boulevard should consist of mid-rise office uses at the intersection of Delta Fair and Century boulevards, and potentially attached residential dwelling units adjacent to the existing neighborhood. ~~The area north of Delta Fair Boulevard may also be developed solely as an office park.~~

The following policies shall guide development of the Western Gateway Focus Area.

- a. The Western Gateway Focus Area is intended for office uses northwest of Delta Fair Boulevard, along with existing multi-family residential and public uses on the opposite side of the roadway.

~~b. Areas designated "Mixed Use Residential/Commercial" in Figure 4.7 may consist of a mix of the uses identified as appropriate for the High Density Residential designation (see Section 4.4.1.1 for maximum allowable development intensity and appropriate land use types) and the Convenience Commercial designation (see Section 4.4.1.2 for maximum allowable development intensity and appropriate land use types).~~

- ~~e.b.~~ Areas designated "Office" on Figure 4.7 shall comply with the provisions of the Office land use designation (see Section 4.4.1.3).



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FIGURE 4.7



City of Antioch
General Plan
Western Gateway Focus Area

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~~Future multifamily residential, if provided, is to be developed as part of a mixed-use office/residential development.~~

- ~~c. Areas designated "High Density Residential" on Figure 4.7 shall comply with the provision of the High Density Residential land use designation (See Section 4.4.1.3).~~
- ~~d. Because of the highly visible nature of the Focus Area, office development at the intersection of Delta Fair and Century boulevards should be mid-rise (three to five stories), and display high quality architecture.~~
- e.d. Adequate separation shall be maintained between new ~~office and~~ multi-family uses and existing residential neighborhoods. If parking areas are located along the residential edge, sufficient noise mitigation shall be provided.
- f.e. As part of the development of this Focus Area, community gateway monumentation is to be established at the northwest corner of Delta Fair and Century Boulevards, including distinctive signage and landscaping and expressing the theme of Antioch as "Gateway to the Delta." Such signage and monumentation must portray a high quality design image for the City.¹

4.4.6.7 Sand Creek. The Sand Creek Focus Area encompasses approximately 2,712 acres in the southern portion of the City of Antioch (Figure 4.8).

This Focus Area is bounded by existing residential neighborhoods to the north, Black Diamond Mines Regional Preserve to the west, the city limits to the south, and the City of Brentwood to the east. Empire Mine Road and Deer Valley Road run in a general north-south direction through the Focus Area, dividing it roughly into thirds.

a. Purpose and Primary Issues. The Sand Creek Focus Area combines two existing policy and planning areas identified in the previous General Plan: the southern portion of

¹. See the Community Image and Design Element.

"Focused Policy Area 18" and the entirety of Future Urban Area 1." Previous General Plan policy tied the timing of development within this Focus Area to progressive build out of the land immediately to the north (the area generally known as Southeast Antioch), and to agreement on an alignment for the SR-4 bypass.

Through the 1990s, build out of Southeast Antioch was largely completed, an alignment for the SR-4 bypass was selected, and financing for construction of the bypass was developed. As a result, the City stepped up its planning efforts for the Sand Creek Focus Area with area landowners. Because of the multiple ownerships within the Sand Creek Focus Area, detailed coordination of access and infrastructure, along with the establishment of workable financing mechanisms was necessary in addition to land use planning.

Sand Creek, as well as natural hillsides and canyons within the Sand Creek Focus Area, contain habitats for sensitive plant and animal species, as well as habitat linkages and movement corridors. Overall, the western portion of the Focus Area is more environmentally sensitive than the eastern portion in terms of steep topography, biological habitats and linkages, the existence of abandoned coal mines, and proximity to public open space at Black Diamond Mines Regional Preserve. The west end of the Sand Creek Focus Area serves as a linkage between two regionally significant blocks of grassland. Decades of urban and agricultural use have greatly reduced the width of this linkage, substantially increasing the ecological importance of the remaining linkage within the Sand Creek Focus Area. Land has been preserved in regional parks and permanent open space, primarily in extensive grassland to the immediate west and northwest, as well as south of the Sand Creek Focus Area. These preserves represent a significant investment of public resources, and are a valued public asset.

Stream and riparian communities occupy a small portion of the Focus Area, but are widely distributed. Because of their high biotic value, stream and riparian communities within the Focus Area are considered to be a sensitive

resource. The Focus Area also includes an oak woodland and savanna community, which,

because of its high wildlife value, is considered to be a sensitive resource.

b. Policy Direction. The environmental sensitivity of portions of the Sand Creek Focus Area was recognized in the City's previous General Plan; however, policy direction was very general. As an example, the previous General Plan did not provide any indication of the maximum allowable development intensity for Future Urban Area 1. The previous General Plan also stated that while the area between Contra Loma Boulevard and Empire Mine Road was designated Estate Residential, "the actual density should be based on a development plan that ensures that the special characteristics of the area, including steep slopes, riparian habitat, and other environmental constraints, are accommodated."

The following policy discussion and policies for the Sand Creek Focus Area are intended to provide clear direction for the future development and environmental management of the area.

The Sand Creek Focus Area is intended to function as a large-scale planned community, providing needed housing and employment opportunities. This Focus Area is also intended to provide substantial employment opportunities. Up to approximately 280 acres are to be devoted to retail and employment-generating uses, which will result in the creation of up to 6,500 jobs at build out. Residential development within the Sand Creek Focus Area will provide for a range of housing types, including upper income estate housing, golf course-oriented age-restricted housing for seniors, suburban single-family detached housing for families or for seniors, and multifamily development.

The following policies apply to development within the Sand Creek Focus Area.

- a. Prior to or concurrent with approvals of any development applications other than major employment-generating uses (including, but not limited to a medical facility on the Kaiser property), a specific plan or alternative planning process as determined by the City Council, shall be prepared and approved for the Sand Creek Focus Area. Such specific plan or alternative planning process shall identify and provide for project for project-related land uses, financing of required public services and facilities, open space preservation, community design, recreational amenities, and community improvements within the area proposed for development.
- b. Sand Creek Focus Area development shall make a substantial commitment to employment-generating uses. Up to 280 180 acres are to be devoted to employment-generating uses within the areas shown for Business Park and Commercial/Open Space, in addition to the area shown as Mixed Use Medical Facility. Appropriate primary land uses within employment-generating areas include:
 - Administrative and Professional Offices
 - Research and Development
 - Light Manufacturing and Assembly
 - Hospital and related medical uses
- c. Secondary, support and ancillary uses within employment-generating areas include:
 - Banks and Financial Services
 - Business Support Services
 - Eating and Drinking Establishments
 - Health Clubs and Spas
 - Lodging and Visitor Services
 - Storage and Distribution – Light
 - Civic Administration
 - Cultural Facilities
 - Day Care Centers
- d. The maximum development intensity for employment-generating lands shall be an overall FAR of 0.5.
- e. A maximum of 95 acres of retail commercial uses designed to service the local community may be developed within the areas shown for Commercial/Open Space,

- with a maximum overall development intensity of a 0.3 FAR.
- f. Up to 1.24 million square feet of retail commercial uses may be constructed. Within areas designated for retail use (areas shown for Commercial/Open Space), office development may be developed at a maximum FAR of 0.5.
 - g. Appropriate uses within the retail portions of this Focus Area include:
 - Administrative and Professional Offices
 - Automotive Uses
 - Banks and Financial Services
 - Business Support Services
 - Eating and Drinking Establishments
 - Food and Beverage Sales
 - General Merchandise
 - Health Clubs and Spas
 - Personal Services
 - Personal Instruction
 - Theaters
 - Civic Administration
 - Cultural Facilities
 - Day Care Centers
 - Residential development as part of a mixed-use medical facility
 - h. Commercial areas shall be designed as cohesive centers, and not in narrow corridors or commercial strips.
 - i. Each commercial center shall establish an identifiable architectural theme, including buildings, signage and landscaping.
 - j. Commercial and employment-generating developments shall be designed to accommodate public transit and non-motorized forms of transportation.
 - k. A maximum of 4,000 dwelling units may be constructed within the Sand Creek Focus Area. Appropriate density bonuses may be granted for development of age-restricted housing for seniors; however, such density bonuses may not exceed the total maximum of 4,000 dwelling units for the Sand Creek Focus Area.
 - l. It is recognized that although the ultimate development yield for the Focus Area may be no higher than the 4,000 dwelling unit maximum, the actual development yield is not guaranteed by the General Plan, and could be substantially lower. The actual residential development yield of the Sand Creek Focus Area will depend on the nature and severity of biological, geologic, and other environmental constraints present within the Focus Area, including, but not limited to constraints posed by slopes and abandoned mines present within portions of the Focus Area; on appropriate design responses to such constraints, and on General Plan policies. Such policies include, and but are not limited to, identification of appropriate residential development types, public services and facilities performance standards, environmental policies aimed at protection of natural topography and environmental resources, policies intended to protect public health and safety, and implementation of the Resource Management Plan called for in Policy "4.11," below.
 - m. As a means of expanding the range of housing choices available within Antioch, three types of "upscale" housing are to be provided, including Hillside Estate Housing, Executive Estate Housing, and Golf Course-Oriented Housing.

Hillside Estate Housing consists of residential development within the hilly portions of the Focus Area that are designated for residential development. Appropriate land use types include Large Lot Residential. Within these areas, typical flat land roadway standards may be modified (e.g., narrower street sections, slower design speeds) to minimize required grad-

ing. Mass grading would not be permitted within this residential type. Rough grading would be limited to streets and building pad areas. Residential densities within Hillside Estate Areas are to be limited to one dwelling unit per gross developable acre (1 du/ac), with typical lot sizes ranging upward from 20,000 square feet. The anticipated population density for this land use type is up to four persons per developed acre. Included in this category is custom home development, wherein semi-improved lots are sold to individuals for construction of custom homes. Approximately 20 percent of Hillside Estate Housing should be devoted to custom home sites.

Executive Estate Housing consists of large lot suburban subdivisions within the flatter portions of the Focus Area. Appropriate land use types include Large Lot Residential. Densities of Executive Housing areas would typically be 2 du/ac, with lot sizes ranging upward from 12,000 square feet. The anticipated population density for this land use type is up to eight persons per developed acre.

Golf Course-Oriented Housing consists of residential dwelling units fronting on a golf course to be constructed within the portion of the Focus Area identified as Golf Course/Senior Housing/Open Space in Figure 4.8. Appropriate land use types include Single Family Detached and Small Lot Single Family detached for lots fronting on the golf course. Maximum densities for golf course-oriented housing would typically be 4 du/ac, with lot sizes as small as 5,000 square feet for lots actually fronting on the golf course. Given the significant environmental topographic constraints in the portion of the focus area west of Empire Mine Road, the minimum lot size for executive estate housing within this area shall be a minimum of 10,000 square feet. This would allow additional development flexibility in situations where executive estate housing needs to be clustered in order to preserve existing natural features. In no case shall the 10,000 square foot minimum lot size constitute more than 20 percent of the

total number of executive estate housing units in the area west of Empire Mine Road. The anticipated population density for this land use type is up to eight to twelve persons per acre developed with residential uses. Should the City determine as part of the development review process that development of a golf course within the area having this designation would be infeasible, provision of an alternative open space program may be permitted, provided, however, that the overall density of lands designated Golf Course/Senior Housing/Open Space not be greater than would have occurred with development of a golf course.

- n. Single-Family Detached housing within suburban-style subdivisions with lot sizes ranging from 7,000 square feet to 10,000 square feet may also be developed within the Sand Creek Focus Area within areas shown as Residential and Low Density Residential in Figure 4.8. The anticipated population density for this land use type is up to eight to twelve persons per acre developed with residential uses.
- o. Small Lot Single Family Detached housing at the Aviano planned development and at the Vineyards at Sand Creek planned development with lots smaller than 7,000 square feet may be developed in the Sand Creek Focus Area within areas shown as Medium Low Density Residential and Low Density Residential in Figure 4.8. The anticipated population density for this land use type is fourteen to eighteen persons per acre developed with residential uses.
- p. A total of 25 to 35 acres is to be reserved for multi-family housing to a maximum density of 20 du/ac. Areas devoted to multi-family housing should be located adjacent to the main transportation routes within the Focus Area, and in close proximity to retail commercial areas. The anticipated population density for this land use type is up to forty persons per acre developed with residential uses.

- q. Age-restricted senior housing should be developed within the Focus Area as a means of expanding the range of housing choice within Antioch, while reducing the Focus Area's overall traffic and school impacts. Such senior housing may consist of Single Family Detached, Small Lot Single Family Detached, of Multi-Family Attached Housing, and may be developed in any of the residential areas of the Sand Creek Focus Area. Within areas identified in Figure 4.8 specifically for senior housing, limited areas of non-senior housing may be permitted where environmental or topographic constraints would limit development densities to a range more compatible with estate housing than with senior housing.
- r. Areas identified as Public/Quasi Public and School in Figure 4.8 are intended to identify locations for new public and institutional uses to serve the future development of the Sand Creek Focus Area. Development within these areas is to be consistent with the provisions of the Public/Institutional land use category described in Section 4.4.1.4 of the Land Use Element.
- s. Sand Creek, ridgelines, hilltops, stands of oak trees, and significant landforms shall be preserved in their natural condition. Overall, a minimum of 25 percent of the Sand Creek Focus Area shall be preserved in open space, exclusive of lands developed for golf course use.
- t. Adequate buffer areas adjacent to the top of banks along Sand Creek to protect sensitive plant and amphibian habitats and water quality shall be provided. Adequate buffer areas shall also be provided along the edge of existing areas of permanently preserved open space adjacent to the Sand Creek Focus Area, including but not limited to the Black Diamond Mines Regional Park. Buffers established adjacent to existing open space areas shall be of an adequate width to minimize light/glare, noise, fire safety, public safety, habitat, public access impacts within the existing open space areas, consistent with the provisions of Section 10.5, Open Space Transitions and Buffers Policies of the General Plan.
- u. Because of the sensitivity of the habitat areas within the Sand Creek Focus Area, and to provide for mitigation of biological resources impacts on lands in natural open space, as well as for the long-term management of natural open space, a project-specific Resource Management Plan based on the Framework Resource Management Plan attached as Appendix A to this General Plan shall be prepared and approved prior to development of the Sand Creek Focus Area properties.
- v. A viable, continuous grassland corridor between Black Diamond Mines Regional Preserve and Cowell Ranch State Park shall be retained using linkages in the southwestern portion of the Lone Tree Valley (within the Sand Creek drainage area), Horse Valley, and the intervening ridge. The primary goal of preserving such a corridor is to allow for wildlife movement between Black Diamond Mines Regional Preserve and Cowell Ranch State Park. Completion of such a corridor is contingent upon the cooperation with the City of Brentwood and Contra Costa County, each of whom may have land use jurisdiction over portions of this corridor.
- To preserve this corridor and in view of other significant development constraints, certain lands in the southwestern portion of the Focus Area shall be designated as "Open Space," as depicted in Figure 4.8. Limited future adjustments to the boundaries of this "Open Space" area may occur as part of the Specific Plan and/or project level environmental

review processes, provided that such adjustments: (a) are consistent with the goals and policies outlined in the Framework for Resource Management set forth in Appendix A; (b) are based upon subsequently developed information and data relating to environmental conditions or public health and safety that is available at the Specific Plan stage, the project-level development plan stage, or during the permitting processes with federal, state or regional regulatory agencies; and (c) would not cause the "Open Space" area west of Empire Mine Road to be less than 65 percent of the total lands west of Empire Mine Road. Any open space and otherwise undeveloped areas west of Empire Mine Road that are within the area designated as "Hillside and Estate Residential" shall not count towards meeting this 65 percent minimum "Open Space" requirement.

- All areas designated as "Open Space" within the Focus Area may be utilized for mitigation for loss of grassland and other project-level impacts by projects within the Focus Area.
- Due to the varied and complex topography west of Empire Mine Road the exact boundary between the "Hillside Estate" residential area and "Estate" residential area shall be determined as part of the project-level entitlement process.
- It is anticipated that there will be only minor adjustments to the boundary between the open space area and the hillside and estate residential area shown in Figure 4.8. Minor adjustments may be made to this boundary provided that such adjustments shall not create islands of residential development within the area designated open space in Figure 4.8.
- In order to ensure adequate buffering of the Black Diamond Mines Regional Park from development in the Sand Creek Focus Area, no residential

development shall be allowed north of the Sand Creek channel between the area designated "Hillside and Estate Residential" in Figure 4.8 west of Empire Mine Road and the existing Black Diamond Mines Regional Park boundary.

- w. The construction of facilities necessary to ensure adequate public access across Sand Creek west of Empire Mine Road, including the bridging of Sand Creek, an appropriately sized parking lot and staging area, and any trails needed to ensure public access to Black Diamond Mines Regional Park shall be implemented as an infrastructure component of development in the Focus Area.
- x. To mitigate the impacts of habitat that will be lost to future development within the Focus Area, an appropriate amount of habitat shall be preserved on- or off-site per the compensatory provisions of the Framework Resource Management Plan prepared for the Sand Creek Focus Area (attached as Appendix A of the General Plan).
- y. Ponds, wetlands, and alkali grassland associated with upper Horse Creek shall be retained in natural open space, along with an appropriate buffer area to protect sensitive plant and amphibian habitats and water quality. If impacts on the Horse Creek stream and riparian downstream are unavoidable to accommodate infrastructure, appropriate compensatory mitigation shall be required off-site per the provisions of the Resource Management Plan attached as Appendix A to this General Plan.
- z. Chaparral, scrub, and rock outcrop community within the western portion of the Focus Area (west of Empire Mine Road), as well as adjacent grassland community that is suitable habitat for the Alameda whipsnake (*masticophis lateralis*)

- euryxanthus*) shall be retained in natural open space. Within other portions of the Focus Area, the chaparral, scrub, and rock outcrop shall be retained in natural open space contiguous to the required grassland linkage to function as a buffer and protect the grassland linkage south of the chaparral, scrub, and outcrop community.
- aa. Within the western portion of the Focus Area (west of Empire Mine Road), the oak woodland and savanna community shall be preserved in natural open space. Within other portions of the Focus Area, the oak woodland and savanna community shall be preserved in natural open space where it overlaps the rock outcrop community.
- bb. As appropriate and necessary to protect public health and safety, abandoned mines shall be included within required natural open space areas, along with appropriate buffer areas and measures to prevent unauthorized entry.
- cc. Mass grading within the steeper portions or the Focus Area (generally exceeding 25 percent slopes) is to be avoided.
- dd. Impacts of residential development on the Antioch Unified School District and Brentwood school districts will be mitigated pursuant to a developer agreement with the District.
- ee. Project entry, streetscape, and landscape design elements are to be designed to create and maintain a strong identification of the Sand Creek Focus Area as an identifiable "community" distinct from Southeast Antioch.
- ff. The Sand Creek Focus Area is intended to be "transit-friendly," including appropriate provisions for public transit and non-motorized forms of transportation.
- gg. subject to its financial feasibility (see Policy "m"), a golf course shall be provided within the Focus Area, designed in such a way as to maximize frontage for residential dwellings. The golf course may also be designed to serve as a buffer between development and open space areas set aside to mitigate the impacts of development.
- The golf course shall be designed to retain the existing trail within Sand Creek.
- The golf course and Sand Creek corridor shall function as a visual amenity from the primary access road within the Focus Area (Dallas Ranch Road/Sand Creek Road). As part of the golf course clubhouse, banquet and conference facilities shall be provided.
- hh. A park program, providing active and passive recreational opportunities is to be provided. In addition to a golf course and preservation of natural open space within Sand Creek and the steeper portions of the Focus Area, the development shall meet the City's established park standards. A sports complex is to be developed.
- A sports complex is to be developed. The sports complex is intended to be located within the Flood Control District's detention basin.
- Neighborhood park facilities may be privately maintained for the exclusive use of project residents. The sports complex within the Sand Creek Detention Basin will be maintained by the City.
- ii. Development of an appropriate level of pedestrian and bicycle circulation throughout the community is to be provided, including pathways connecting the residential neighborhoods, as well as non-residential and recreational components of the community. Sand Creek Focus Area development should also provide recreational trail systems for jogging and bicycling, including areas for hiking and moun-

tain biking. Trails along Sand Creek and Horse Valley Creek shall be designed so as to avoid impacting sensitive plant and

amphibian habitats, as well as water quality.

4.4.6.8 East Lone Tree Specific Plan Area.

The East Lone Tree Specific Plan Focus Area encompasses approximately ~~796~~ 720 acres in the eastern portion of the City of Antioch. It is bounded by Lone Tree Way on the south, Empire Avenue and the Southern Pacific rail line on the east, the Contra Costa Canal on the north, and existing residential subdivisions on the west (Figure 4.9). The City's previous General Plan identified the East Lone Tree Specific Plan Area as "Future Urban Area 2." The alignment of the SR-4 bypass runs through the center of the Focus Area, with interchanges proposed at Lone Tree Way and at the extension of Laurel Road.

a. Purpose and Primary Issues. City General Plan policy has long held that the lands within the East Lone Tree Focus Area should be developed for employment-generating uses, with the majority of the area developed with suburban-type business parks, incorporating major office complexes and light industrial uses, all developed in accordance with high development standards. The SR-4 By-pass runs through the middle of the Focus area, along the base of rolling hills. The eastern portion of the area is relatively flat, while the western portion of the area consists of rolling hills.

The East Lone Tree Specific Plan was adopted by the City in May 1996. The Specific Plan supports long-standing General Plan goal of a new employment center by devoting the flat eastern portion of the Focus Area to employment-generating uses. At the heart of the employment center is a proposed retail nucleus of restaurants, shops, and service providers. The Specific Plan identifies the purpose of this retail nucleus as providing a "sense of vitality and urbanity to what is otherwise a low, spread-out campus of largely internalized workplaces." The Specific Plan also encourages a commuter rail station along the existing Southern Pacific rail line to link the proposed employment center with the proposed commuter rail system. The

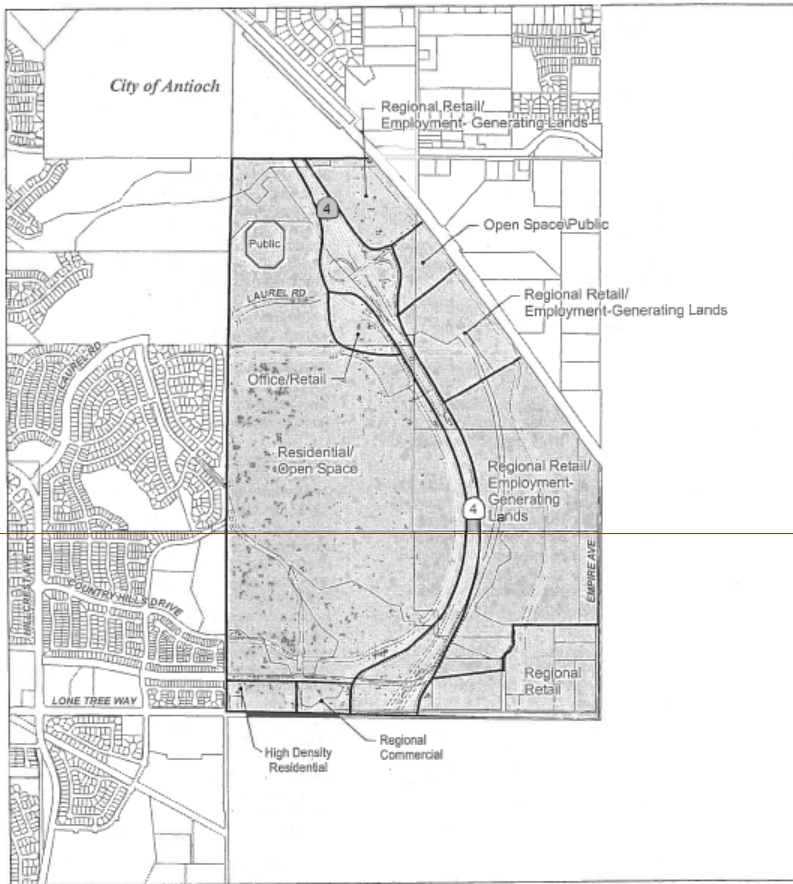


FIGURE 4.9

LSA



City of Antioch
General Plan
East Lone Tree Focus Area

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commuter rail station proposed in the Specific Plan will actually be located to the east of the Specific Plan (see Figure 7.1).

The Specific Plan identifies three sites as being appropriate for regional retail development. A 30-acre site at the Lone Tree Way interchange along the SR-4 Bypass is reserved in the Specific Plan exclusively for regional retail use, while two other sites, encompassing 48 acres are identified for regional retail use, but may be used for employment-generating uses. These two sites are located at the Laurel Road interchange along the Bypass, and at the intersection of Lone Tree Way and Empire Road. The East Lone Tree Specific Plan dedicates the western portion of the area primarily to detached single-family development at a density of 4 to 6 units per acre. A system of open space, trails, and parks is planned throughout the residential portion of the area.

The East Lone Tree Specific Plan, with its frontage along the SR-4 Bypass, provides Antioch with substantial opportunities for expansion of the employment and retail bases. The 98 acres devoted to employment-generating uses in the Specific Plan could provide employment for up to 2,850 workers. An additional 2,275 jobs could be created within the 78 acres reserved by the Specific Plan for "Regional Focus Area Retail/Employment" uses, if that area were to be devoted to employment-generating use. Retail and service employment could be as high as 2,025.

b. Policy Direction. The East Lone Tree Specific Plan implements General Plan policies aimed at establishing Antioch as a balanced community, providing a broad range of employment and shopping opportunities for its residents. The eastern portion of the Focus Area, east of the SR-4 Bypass, is to be devoted to employment-generating and commercial land uses, while the area west of the Bypass will be devoted to residential and open space uses, with supporting neighborhood commercial development and public uses. The eastern portion of the Focus

Area was included by ABAG in its "Shaping Our Future" program¹.

Along with the provisions of the Specific Plan, the following land use policies shall apply.

- a. The maximum development intensity for the East Lone Tree Specific Plan area shall be as follows:
 - Single-Family Residential: 1,100 dwelling units, developed within the areas shown as "Residential/Open Space in Figure 4.9, subject to the provisions of the Low and/or Medium Low Density Residential land use category described in Section 4.4.1.1 of the Land Use Element.
 - Multi-Family Residential: 250 dwelling units, developed within the areas shown as "Residential/Open Space in Figure 4.9, subject to the provisions of the High Density Residential land use category described in Section 4.4.1.1 of the Land Use Element.
 - Commercial/Office: 1,135,000 square feet, developed within the areas shown as "Office/Retail," "Regional Retail," or "Regional Retail/ Employment Generating Lands in Figure 4.9. Such development may include a mix of uses that comply with the provisions of the Regional Retail land use category described in Section 4.4.1.2 or the Office land use category described in Section 4.4.1.3 of the Land Use Element.

¹ "Shaping Our Future" is sponsored by 45 organizations in the Bay Area in an attempt to achieve consensus on comprehensive approaches to growth and change in Contra Costa County. The program aims to define a "smarter way to grow," including "efficient" design of development along the edges of the metropolitan area. Planning principles being followed in Shaping Our Future include reducing single occupant vehicle trips through mixed use development at "efficient" densities, developing new transit centers and focusing new development around those centers, and preserving open space and agricultural lands.

- Business Park/Industrial: 2,152,300 square feet, developed within the areas shown as "Regional Retail/Employment Generating Lands" in Figure 4.9. Such development may include a mix of uses that comply with the provisions of the Business Park or Light Industrial land use categories described in Section 4.4.1.3 of the Land Use Element.
 - b. Land uses within the area shown as Open Space/Public in Figure 4.9 may include a mix of uses that comply with the provisions of the Open Space or Public/Institutional land use category described in Section 4.4.1.4 of the Land Use Element.
 - c. If a regional mall can be attracted to the East Lone Tree Specific Plan area, the land area devoted to regional retail may be expanded as necessary to accommodate this use.
 - d. Should the Antioch Unified School District not purchase land within the East Lone Tree Focus Area for a new high school as provided in State law, the area may be developed consistent with the East Lone Tree Focus Area Residential/Open Space designation.
 - e. The physical extent of the office/retail area along in the southwest quadrant of the Laurel Road interchange may be expanded, should the market support additional office/commercial development.
 - f. With implementation smart growth principles and the introduction of a rail transit stop in the vicinity of the Focus Area, the Commercial/Employment area located adjacent to the transit stop, may be developed as a mixed-use area, incorporating high intensity, residential, commercial, and office uses. Such development could occur at densities as high as an FAR of 1.0 for non-residential uses and mixed-use buildings, up to 20 units per acre for residential areas. Residential development should incorporate residential village themes, providing identifiable neighborhood areas within the Focus Area. The identity of individual neighborhoods should be reinforced with differing architectural styles and location within the community.
 - g. Development of an appropriate level of pedestrian and bicycle circulation throughout the community is to be provided, including pathways connecting the each residential neighborhood, as well as non-residential and recreational components of the community. Development of the East Lone Tree Specific Plan area should also provide recreational trail systems for jogging and bicycling, including areas for hiking and mountain biking.
 - h. Public services and facilities, including needed on-site and off-site facilities, shall be provided and financed by the project as needed to meet the public services performance standards set forth in the Growth Management Element for each increment of project development.
 - i. Project development shall provide full mitigation of impacts on school facilities to the Antioch Unified School District, Brentwood Union School District, and Liberty Union High School District to offset demands for new school facilities created by future development within each district
 - j. Project entry, streetscape, and landscape design elements are to be designed to create and maintain a strong identification of the East Lone Tree Specific Plan area as an identifiable "community."
- 4.4.6.9 Roddy Ranch.** Roddy Ranch is located in the southerly portion of the General Plan study area, within unincorporated territory. A portion of Roddy Ranch is inside the Voter-Approved Citywide Urban Limit Line (Figure 4.12). This Focus Area encompasses over 2,100 acres of rolling land used for grazing and ranching. Other existing land uses include a golf course, clubhouse, and open space. As a condition of approval for the golf course, development rights on 875 acres of land were dedicated to the County in 1998. These lands will be retained in permanent Open Space.

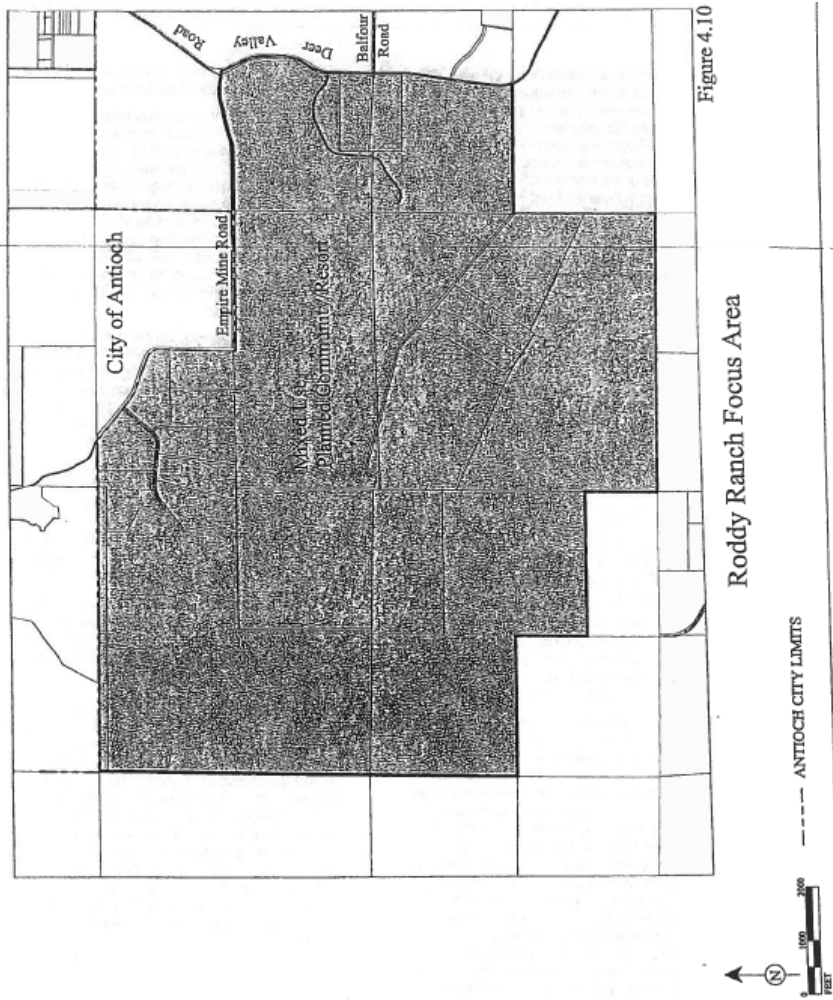


Figure 4.10

Roddy Ranch Focus Area

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a. Purpose and Primary Issues. The striking natural beauty of the Roddy Ranch area, along with its large size and single ownership, represent both a significant opportunity and a substantial challenge. Roddy Ranch provides Antioch with the opportunity to establish a unique high-end, recreation-oriented planned community. Because of the site's natural setting and relative isolation, it should be possible to create an "exclusive" community identity for Roddy Ranch, which is the intent of the General Plan. Consistent with Policy 4.3.2f, through 2020, development within Roddy Ranch that is outside of the Voter-Approved Urban Limit Line as it was approved by the voters of the City may be limited to uses consistent with the General Plan.

Key issues in the development of Roddy Ranch will be preservation of natural open space areas, financing the development of new infrastructure to serve the site, and managing project-related traffic. Roddy Ranch is currently devoid of the services needed to support urban and suburban development of the type envisioned in the long-term for this Focus Area. Water, sewer, drainage, and other utility systems will need to be developed essentially "from scratch." Roddy Ranch most likely will not generate sufficient students to support its own elementary, middle or high schools.

Currently, two-lane rural roads serve Roddy Ranch. Development of this Focus Area will require not only the development of an extensive on-site roadway system, but also widening of off-site roadways within existing developed and undeveloped areas.

b. Policy Direction. As noted in Land Use Element Policy 4.3.2, the General Plan recognizes the Voter-Approved Urban Limit Line as a means of phasing urban and suburban development preserving open space, and maintaining a compact urban form.

It is the intent of the Antioch General Plan that Roddy Ranch be developed as a master planned enclave nestled in the rolling hills south of the present City of Antioch. The visual character of Roddy Ranch should be defined

principally by suburban density residential development clustered within natural and recreational open spaces, along with the preservation of the steeper natural hillsides and the canyon bottoms containing riparian resources within the site. The existing golf course, as a major recreational amenity, should be the central focus of the planned community.

The following policies shall guide development of the Roddy Ranch Focus Area, pursuant to the Voter-Approved Urban Limit Line provisions of Policy 4.3.2f.

- a. Prior to approvals of any development applications, a Final Development Plan for the Roddy Ranch Focus Area is to be prepared and approved. Such Final Development Plan shall provide detailed guidance for project-related land use, provision and financing of required public services and facilities, open space preservation, community design, recreational amenities, and community improvements. Development within the Roddy Ranch shall be predicated upon extension of infrastructure from the north through the Sand Creek Focus Area.
- b. Residential development within Roddy Ranch shall not exceed a maximum of 700 dwelling units within the portion of Roddy Ranch located generally on lands not committed to open space and having steep slopes or significant environmental constraints, which lands shall not exceed 500 acres within the Voter-Approved Urban Limit Line (6-9 persons per developable acre on average) consistent with Policy 4.3.2f. Of these 700 units, all or substantially all shall be Estate Residential and the balance shall be Multi-Family Attached residential product types (as defined in Table 4.A) in a resort-style setting.
- c. Residential neighborhoods within Roddy Ranch should be designed to provide high quality housing attractive to a broad spectrum of buyers, including upper end housing that provides "move-up" opportunities for local residents. Multifamily, for-rent housing should be

- limited to a central “town center” location within the site, adjacent to commercial uses and along the golf course.
- d. Residential development should incorporate residential village themes, providing identifiable neighborhood areas within the planned community. The identity of individual neighborhoods should be reinforced with differing architectural styles and location within the community.
 - e. Commercial uses within Roddy Ranch are intended to serve local neighborhood needs (e.g., supermarket, drug store, and personal services), and are to be limited to that which can be supported by residential and recreational uses within Roddy Ranch (10 to 20 acres, approximately 100,000 to 225,000 square feet of gross leasable area).
 - f. Visitor-serving commercial uses (e.g., hotel and restaurants) may also be developed within Roddy Ranch. Such visitor-serving uses would be oriented toward the golf course. The hotel may include a maximum of 250 rooms with ancillary retail, conference, restaurant, and recreational uses. Visitor-serving commercial uses may occupy a total of 20 acres at a maximum building intensity of 0.50.
 - g. Primary access to Roddy Ranch is to be from both Deer Valley Road and Empire Mine Road, with secondary connections to Balfour Road and Sand Creek Road.
 - h. Development of an appropriate level of pedestrian and bicycle circulation throughout the community is to be provided, including pathways connecting each residential neighborhood, as well as non-residential and recreational components of the community. Roddy Ranch development should also provide recreational trail systems for jogging and bicycling, including areas for hiking and mountain biking.
 - i. Development of the Roddy Ranch shall provide such on- and off-site road improvements on City of Antioch streets as to ensure that applicable performance standards set forth in the Growth Management Element are met.
 - j. Public services and facilities, including needed on site and off site facilities, shall be provided and financed by the project as needed to meet the public services performance standards set forth in the Growth Management Element for each increment of project development.
 - k. Performance standards for emergency response services (police and fire) are to be met at the time the first increment of development is occupied and for each subsequent increment of development.
 - l. Project development shall provide full mitigation of impacts on school facilities to affected school districts.
 - m. The timing of new development shall be correlated with the installation of water, sewer, electrical, and natural gas utility systems, provision of municipal services (including emergency services), and project open space and amenities with land development in a manner that is economically feasible and that ensures adequate service to uses within the site starting with the time the first increment of development is occupied.
 - n. Project entry, streetscape, and landscape design elements are to be designed to create and maintain a strong identification of Roddy Ranch as an identifiable “community.”
 - o. Development of an attractive, but natural-appearing landscape is to be provided with groves of trees, earth tone wall colors, and drifts of flowering shrub materials.
 - p. A central open space area, which may include the golf course, is to be provided to serve as the dominant visual feature of the Roddy Ranch, as well as to provide recreational opportunities.
 - q. Because of the sensitivity of the habitat areas within the Roddy Ranch Focus Area, preparation and approval of a Resource Management Plan to provide for mitigation of biological resources impacts, as well as for the long-term management of natural open space, shall be required prior to development of the Roddy Ranch

Focus Area. The Resource Management Plan shall provide for appropriate habitat linkages consistent with General Plan policies and Resource Management Plan provisions for the Sand Creek Focus Area.

4.4.6.10 Ginochio Property. The Ginochio Property is located in the southerly portion of the General Plan study area, within unincorporated territory (Figure 4.11). This Focus Area encompasses nearly 1,070 acres of rolling lands and canyon areas. The site is currently vacant. A portion of Ginochio Property is located within the Voter-Adopted Urban Limit Line (Figure 4.12).

a. Purpose and Primary Issues. The Ginochio Property presents Antioch with similar opportunities and challenges, as does Roddy Ranch. Within the Ginochio Property is the opportunity to establish a high-end planned community, which is the intent of the General Plan.

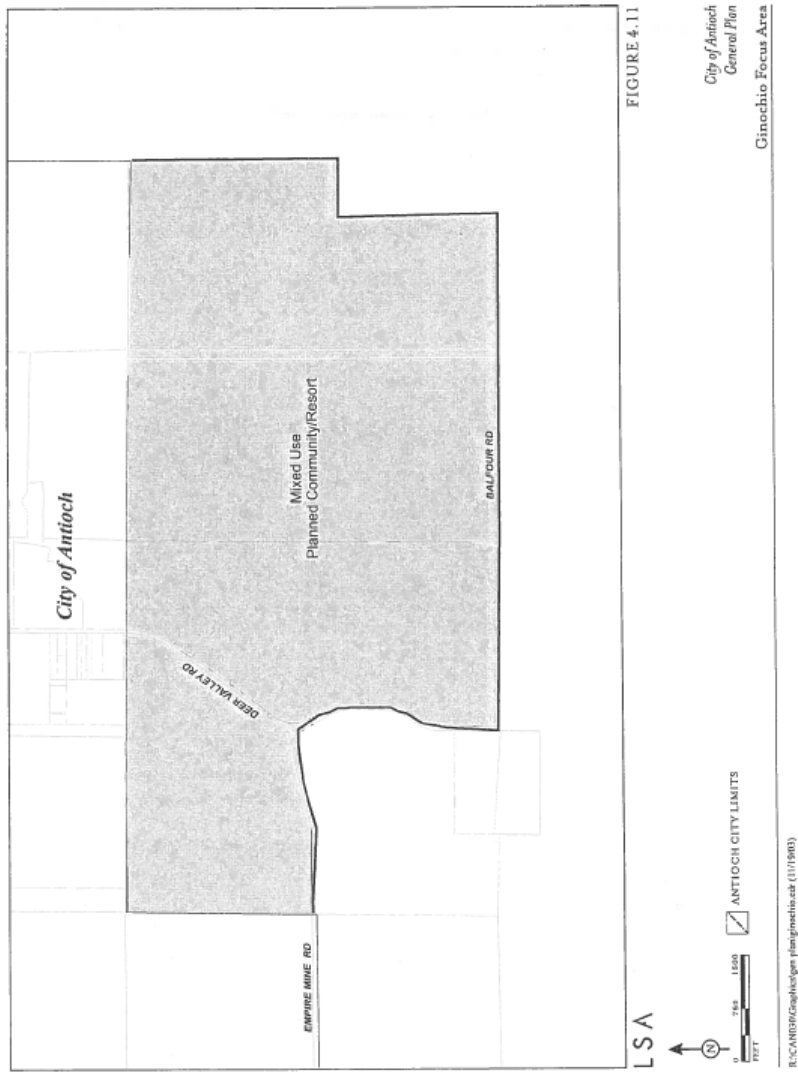
Key issues in the development of the Ginochio Property will be preservation of natural open space areas, financing the development of new infrastructure to serve the site, and managing project-related traffic. Water, sewer, drainage, and other utility systems will need to be developed essentially "from scratch" to support long-term suburban development of the Ginochio Property. If family-oriented housing is development, new school facilities will be needed; however, development of the Ginochio Property might not support develop-

ment of its own new schools, necessitating students to travel to distant locations for school. As was the case for Roddy Ranch, the Ginochio Property is served by winding two-lane rural roads, which will require substantial widening along with development of an extensive on-site roadway system.

b. Policy Direction. Urban development within the Ginochio Property is limited to property within the Voter-Approved Urban Limit Line as a means of phasing urban and suburban development preserving open space, and maintaining a compact urban form. Thus, the policy direction that follows is predicated on compliance with the provisions of Policy 4.3.2f.

It is the intent of the Antioch General Plan that the Ginochio Property be developed as a master planned enclave nestled in the rolling hills south of the present City of Antioch. The visual character of the Ginochio Property should be defined principally by suburban density residential development within the northerly portion of the Focus Area, and preservation of large, unbroken blocks of open space in the southern portion of the site. A major recreational amenity should be developed as the central focus of the planned community.

The following policies shall guide development of the Ginochio Property, pursuant to the Urban Limit Line provisions of Policy 4.3.2.



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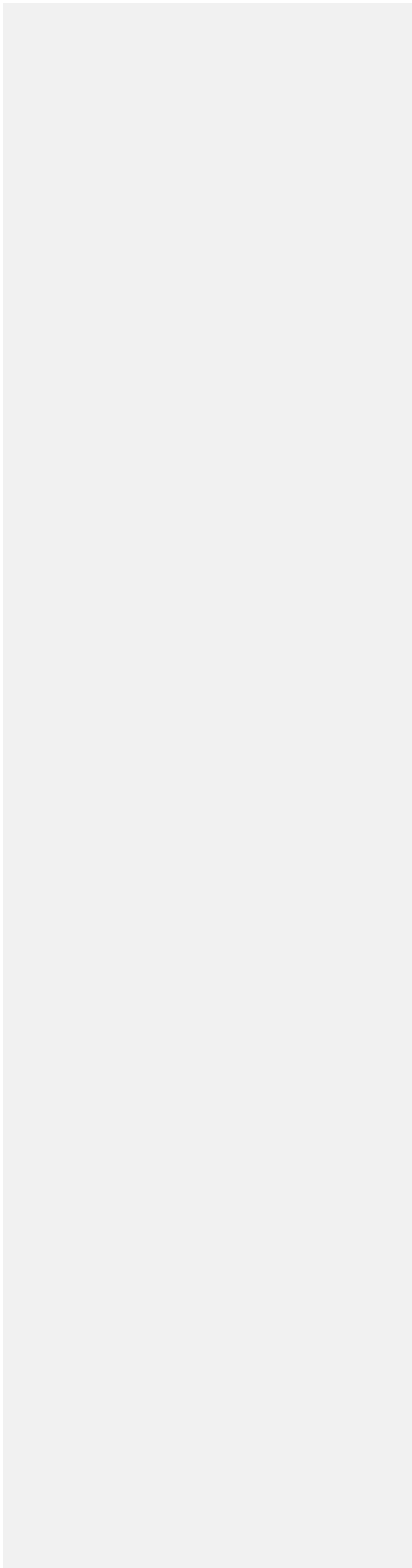
- a. Prior to approvals of any development applications, a Final Development Plan for the Ginochio Property Focus Area is to be prepared and approved. Such Final Development Plan shall provide detailed guidance for project-related land use, provision and financing of required public services and facilities, open space preservation, community design, recreational amenities, and community improvements.
- b. While it is in force, development shall be consistent with the City's boundary agreement with the City of Brentwood.
- c. Residential development within the Ginochio Property shall not exceed a maximum of 2.0 dwelling units per developable acre (6 persons per developable acre) with the permitted development area set forth in Policy 4.3.2f, and shall include a range of Single-Family Detached and Multi-Family Attached residential product types (as defined in Table 4.A) in a resort-style development within the northern portion of the site. Large Lot Residential development consisting of custom home sites on five and ten acre parcels is appropriate, provided that the maximum density is not exceeded. Senior, age-restricted residential development is anticipated to be an important component of the Ginochio Property's residential development. For purposes of determining density within the Ginochio Property focus area, a "developable acre" shall be defined as lands not committed to open space and having steep slopes or other significant environmental constraints. These lands will be mapped in the Final Development Plan. Development may occur on lands with steep slopes at a maximum density of one dwelling unit per 10 acres (1 du/10ac). The mapping of such lands will occur as part of the Final Development Plan.
- d. Residential neighborhoods within the Ginochio Property should be designed to provide high quality housing attractive to a broad spectrum of families and retirees, including upper end housing that provides "move-up" opportunities for local residents. Multifamily, for-rent housing should be limited to a central "town center" location within the site, adjacent to commercial uses.
- e. Residential development should incorporate residential village themes, providing identifiable neighborhood areas within the planned community. The identity of individual neighborhoods should be reinforced with differing architectural styles and location within the community.
- f. Primary access to the Ginochio Property is to be from an extension of Hillcrest Avenue, with secondary connections to Balfour Road and Sand Creek Road.
- g. Development of an appropriate level of pedestrian and bicycle circulation throughout the community is to be provided, including pathways connecting each residential neighborhood, as well as non-residential and recreational components of the community. Development of the Ginochio Property should also provide recreational trail systems for jogging and bicycling, including areas for hiking and mountain biking.
- h. Along with the development of on-site roadways required to meet the applicable Growth management Element performance standards, new development shall provide the off-site road improvements to City Antioch needed to meet applicable performance standards for each increment of project development.
- i. Public services and facilities, including needed on site and off site facilities, shall be provided and financed by the project as needed to meet the public services performance standards set forth in the Growth Management Element for each increment of project development.
- j. Performance standards for emergency response services (police and fire) are to be met at the time the first increment of development is occupied and for each subsequent increment of development.

- k. Project development shall provide full mitigation of impacts on school facilities to the Brentwood Elementary School District and the Liberty Union High School District.
- l. The timing of new development shall be correlated with the installation of water, sewer, electrical, and natural gas utility systems, provision of municipal services (including emergency services), and project open space and amenities with land development in a manner that is economically feasible and that ensures adequate service to uses within the site starting with the time the first increment of development is occupied.
- m. Project entry, streetscape, and landscape design elements are to be designed to create and maintain a strong identification of the Ginochio Property as an identifiable "community."
- n. Development of a natural-appearing style of landscaping is to be provided with groves of trees, earth tone wall colors, and drifts of flowering shrub materials.
- o. A central open space area, which may include a golf course, is to be provided to serve as the dominant visual feature of the Ginochio Property, as well as to provide active or recreational opportunities.
- p. Because of the sensitivity of the habitat areas within the Ginochio Property Focus Area, preparation and approval of a Resource Management Plan to provide for mitigation of biological resources impacts, as well as for the long-term management of natural open space, shall be required prior to development of the Ginochio Property Focus Area. The Resource Management Plan shall provide for appropriate habitat linkages consistent with General Plan policies and Resource Management Plan provisions for the Sand Creek Focus Area.

General Plan to establish the urban limit line as shown on Figure 4.12. This Voter-Approved Urban Limit Line establishes a line through the Roddy Ranch and Ginochio Property Focus Areas beyond which the General Plan land use designations cannot be amended to allow uses other than open space uses. Until December 31, 2020, the location of the Voter-Approved Urban Limit Line may be amended only by the voters of the City. The City shall oppose any annexation to the City of any land outside of the Voter-Approved Urban Limit Line

4.4.7. Voter-Approved Urban Limit Line.

Pursuant to the City of Antioch Growth Control, Traffic Relief, Voter-Approved Urban Limit Line, and Roddy Ranch Development Reduction Initiative, the voters amended the



ATTACHMENT "E"

PLANNING COMMISSION RESOLUTION NO. 2017-**

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH RECOMMENDING THAT THE CITY COUNCIL ADOPT THE ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE 2003 GENERAL PLAN FOR THE CITYWIDE UPDATE TO THE LAND USE ELEMENT

WHEREAS, the City initiated an update to the 2003 General Plan Land Use Element; and,

WHEREAS, the City prepared an Addendum to the Environmental Impact Report for the 2003 General Plan to evaluate the potential environmental impacts of the Project in conformance with Section 15063 of Title 14 of the California Code of Regulations (the "CEQA Guidelines"); and,

WHEREAS, the Addendum to the Environmental Impact Report for the 2003 General Plan is appropriate because, although the proposed project could have a significant effect on the environment, all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project. Further, the proposed project does not include new information of impacts beyond what has been previously analyzed and,

WHEREAS, as demonstrated in the Addendum, all potential environmental impacts that could occur as a result of project implementation would be less than or similar to impacts previously identified in the 2003 General Plan EIR. Thus, build out of the City of Antioch with urban uses was considered in the cumulative analysis of City build out of the General Plan. When viewed in conjunction with other closely related past, present, or reasonably foreseeable future projects, the project's cumulative impact would be **less than or similar to** impacts previously identified in the 2003 General Plan EIR; and,

WHEREAS, the Addendum was made available to the public on the City of Antioch website and at the Community Development Department for a period of 10 days prior to the public hearing, from October 26, 2017 to November 1, 2017; and,

WHEREAS, the Planning Commission has reviewed the Addendum to the Environmental Impact Report for the 2003 General Plan for this Project and the comments received during the comment period; and,

WHEREAS, the Planning Commission gave notice of public hearing as required by law; and,

WHEREAS, on November 1, 2017, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and

documentary and recommended adoption to the City Council of the Addendum to the Environmental Impact Report for the 2003 General Plan; and,

WHEREAS, the custodian of the Addendum to the Environmental Impact Report is the Community Development Department and the Addendum to the Environmental Impact Report is available for public review on the second floor of City Hall in the Community Development Department, Monday - Friday 8:00 am - 11:30 am and it is attached as Exhibit A to this Resolution.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, as follows:

1. The foregoing recitals are true and correct.
2. The Planning Commission of the City of Antioch hereby FINDS, on the basis of the whole record before it (including the Initial Study and all comments received) that:
 - a. The City of Antioch exercised overall control and direction over the CEQA review for the Project, including the preparation of the Addendum to the Environmental Impact Report, and independently reviewed the Addendum to the Environmental Impact Report; and,
 - b. There is no substantial evidence that the Project will have a significant effect on the environment once mitigation measures have been followed; and,
 - c. The Addendum to the Environmental Impact Report reflects the City's independent judgment and analysis.
3. The Planning Commission hereby RECOMMENDS that the City Council of the City of Antioch APPROVE AND ADOPT the Addendum to the Environmental Impact Report for the Project.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 1st day of November, 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

FORREST EBBS
Secretary to the Planning Commission

EXHIBIT A

Addendum to 2003 General Plan EIR

DRAFT

**CITY OF ANTIOCH PLANNING COMMISSION
RESOLUTION NO. 2017-****

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
RECOMMENDING APPROVAL OF A CITYWIDE AMENDMENT TO THE LAND USE
ELEMENT OF THE GENERAL PLAN**

WHEREAS, the City initiated an update to the Land Use Element of the General Plan; and,

WHEREAS, an Addendum to the 2003 General Plan Environmental Impact Report was prepared and found that the proposed amendments would have impacts that are similar to or less than the current Land Use Element; and,

WHEREAS, the Planning Commission recommended adoption of the Addendum to the 2003 General Plan Environmental Impact Report; and,

WHEREAS, the Planning Commission duly gave notice of public hearing as required by law; and,

WHEREAS, on November 1, 2017, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission makes the following findings required for approval of the proposed General Plan Amendment:

1. The proposed project conforms to the provisions and standards of the General Plan in that the proposed amendment is internally consistent with all other provisions of the General Plan and does not conflict with any of the previously adopted Goals, Policies and Programs of the General Plan; and,
2. The proposed Amendment is necessary to implement the goals and objectives of the General Plan in that it will provide a clear and accurate depiction of current conditions and is inclusive of past actions of the City and other agencies; and,
3. The proposed Amendment will not be detrimental to the public interest, convenience, and general welfare of the City in that the Amendment will result in continued orderly development and arrangement of land uses consistent with the overall intent of the General Plan; and,
4. The proposed project will not cause environmental damage as described in the Addendum to the 2003 General Plan Environmental Impact Report; and,
5. The Proposed General Plan Amendment will not require changes to or modifications of any other plans that the City Council adopted before the date of this resolution.

BE IT FURTHER RESOLVED that the Planning Commission does hereby recommend to the City Council APPROVAL of the Citywide Amendment to the Land Use Element of the General Plan.

* * * * *

I HEREBY CERTIFY that the foregoing recommendation was passed and adopted by the Planning Commission of the City of Antioch, at a regular meeting thereof, held on the 1st day of November, 2017 by following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

FORREST EBBS
Secretary to the Planning Commission

DRAFT



KRISTINA D. LAWSON
PARTNER
DIRECT DIAL (925) 746-8474
DIRECT FAX (925) 746-8490
E-MAIL klawson@hansonbridgett.com

November 28, 2017

VIA E-MAIL AND U.S. MAIL

Mayor Sean Wright and Members of the
Antioch City Council
City of Antioch
City Hall
200 H Street
Antioch, CA 94509

Re: Proposed Addenda to the 2003 General Plan EIR for the Citywide General Plan Land Use Element Update and for the Downtown Specific Plan; November 28, 2017 City Council Agenda Item Nos. 4 and 5

Dear Mayor Wright and City Councilmembers:

On behalf of our client, West Coast Home Builders, Inc., we reviewed the proposed amendment to the Land Use Element of the General Plan and associated Initial Study/Addendum dated October 2017 to the 2003 General Plan EIR, as well as the proposed Downtown Specific Plan and associated Initial Study/Addendum dated February 14, 2017 to the 2003 General Plan EIR.

For the reasons set forth below, neither of the Addenda prepared for the proposed actions satisfy the requirements of the California Environmental Quality Act, Public Resources Code Section 21000, *et seq.*, which allows a lead agency to prepare an addendum to a previously certified EIR if some changes or additions are necessary but the changes do not substantially modify the analysis in the original report. An addendum is acceptable, rather than a subsequent EIR or supplemental EIR when there are only minor technical changes or additions which do not raise important new issues about the significant effects on the environment. Here, not only do the proposed General Plan Land Use Update and Downtown Specific Plans include significant land use changes that were not contemplated or studied in the 2003 General Plan EIR, any analysis contained in the 2003 General Plan EIR is clearly outdated and retains no informational value.

1. Substantial Changes to the Project and in the Circumstances Under Which the Project is Undertaken Will Require Major Revisions of the 2003 EIR

Pursuant to CEQA Guidelines Section 15162(a), when an EIR has been certified for a project, the need for a subsequent EIR is triggered if substantial changes are proposed in the project, or substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR. Section 15162(a) provides authority for an addendum as a way of making minor corrections in an EIR.

a. Substantial Changes to the Project. The proposed Land Use Element Update and Downtown Specific Plan each make substantial changes to the 2003 General Plan. While the proposed Land Use Element Update no longer includes the previously proposed Sand Creek Focus Area policy update, it nonetheless includes several substantive amendments to the Land Use Element that require additional environmental review, including amendments to: (1) reflect the anticipated annexation of the 193-acre Tuscany Meadows property into the City of Pittsburg (2) reflect the East Bay Regional Parks District's recent acquisition and preservation of land that was previously approved for a 50-unit estate residential subdivision in 1993, (3) delete over eight pages of text relating to the Downtown Area and replace them with a reference to the proposed Downtown Specific Plan, which has yet to be adopted, and (4) make other changes and corrections, including the rezoning of a property from Light Industrial to High Density Residential.

The changes proposed in the Land Use Element Update and Downtown Specific Plan significantly alter the land use policies studied in the 2003 General Plan EIR. The General Plan Land Use Element currently in place, and that was studied in the 2003 General Plan EIR, sets forth the City's fundamental land use philosophy and directs development to the most suitable locations, while maintaining the economic, social, physical, environmental health and vitality of the community. (Land Use Element, p. 4-1.) Its primary concerns are the type, intensity, location, and character of land uses that will be permitted in the future and is intended to create and regulate compatible and functional interrelationships between the various land uses in the City. (*Id.*) The Land Use Element provides a blueprint for community development by designating lands for different types of uses, taking into account existing land uses, demand, desired future land uses, and infrastructure availability. (*Id.* at 4-3.)

The changes proposed in the Land Use Element Update significantly reduce the number of single family dwelling units (3,972 units) and multi-family dwelling units (3,035 units), as well as commercial/office square footage (5,544,565 square feet) and business park/industrial square footage (19,956,460 square feet). At the same time, the proposed changes rezone 15 acres from Light Industrial to High Density Residential Uses. Neither these changes, nor the changes proposed in the Downtown Specific Plan were studied in the 2003 EIR, they are substantial, and they require major revisions, including revisions that provide analyses of potential impacts.

The fact that the proposed changes may be considered updates based on City Council actions that have already taken place, or actions that took place outside of the City's boundaries, does not mean they are merely corrections or minor changes to the 2003 EIR, as suggested in the staff report. To the extent that they significantly alter anticipated future development in the City and significantly reduce the future buildout projections for the City as set forth in the General Plan and studied in the 2003 General Plan EIR, the impacts of those changes must be identified and analyzed.

b. Substantial Changes in the Circumstances. In addition to the changes to the project, substantial changes in the circumstances under which the project is being undertaken require major revisions to the 2003 EIR. To begin with, the 2003 General Plan EIR is simply too outdated to be relied upon. A decision to proceed under CEQA's subsequent review provisions must rest on a determination that the original environmental document retains some informational value. (*Friends of the College of San Mateo Gardens v. San Mateo County Community College District* (2016) 1 Cal.5th 937, 951.) In fact, substantial changes that have occurred even in the last two years evidence the need for updated and further environmental

analysis. As discussed in the Staff Report dated September 12, 2017 for the Planning Commission, "[m]any circumstances have changed since the initiation of the broader Land Use Element update in early 2015 and the Sand Creek Focus Area (SCFA) policy update in January 2016" including the City's development of a Habitat Conservation Plan and Natural Community Conservation Plan, and the proposed 1,337-unit "The Ranch" development project within the Sand Creek Focus Area. (PC Staff Report, pp. 1-2.) Although the Sand Creek Focus Area policy update is no longer part of the Land Use Element Update, the changed circumstances still warrant further environmental review.

The City's reliance on a separate addendum to the 2003 General Plan EIR for each of several project components of the Land Use Element Update (this has not been revised to reflect the recent elimination of the Sand Creek Focus Area policy update), including the Draft Downtown Specific Plan and the Sand Creek Focus Area, constitutes improper piecemeal review of the effects of a total project in violation of CEQA. These are essentially integral parts of the same project.

Without the benefit of an EIR, the public and the City's decision makers have no meaningful information regarding the potential impacts of the proposed Project, which will presumably include potential impacts in the areas of Aesthetics, Land Use and Planning, Population and Housing, Public Services, and Recreation. The conclusion in the staff report, that a new EIR would have been required only if the Downtown Specific Plan was reasonably expected to generate new or increased impacts that exceed those analyzed by the General Plan EIR for Rivertown in the General Plan is not supported by the information in the Addendum. Moreover, the proposed Downtown Specific Plan proposes more than a reduction in permitted residential density.

For the reasons set forth above, we respectfully request that the City undertake subsequent environmental review of the proposed Land Use Element Update and at a minimum, prepare a supplemental environmental impact report.

Very truly yours,



Kristina D. Lawson

KDL:rsc

cc: Louis Parsons

ATTACHMENT "G"



KRISTINA D. LAWSON
PARTNER
DIRECT DIAL (925) 746-8474
DIRECT FAX (925) 746-8490
E-MAIL klawson@hansonbridgett.com

December 12, 2017

VIA E-MAIL AND U. S. MAIL

Mayor Sean Wright and Members of the
Antioch City Council
City of Antioch
City Hall
200 H Street
Antioch, CA 94509

Re: December 12, 2017 City Council Agenda Item No. 2: Proposed Addendum to the 2003 General Plan EIR for the Citywide General Plan Land Use Element Update

Dear Mayor Wright and City Councilmembers:

On behalf of West Coast Home Builders, Inc., we are writing to supplement our letter dated November 28, 2017 relating to the proposed amendment to the Land Use Element of the General Plan (the "Project") and associated October 2017 Initial Study/Addendum dated October 2017 ("Addendum") to the 2003 General Plan EIR, the hearing for which was continued to tonight's meeting. We have reviewed the staff report prepared for this item, which largely ignores and does not respond to our concerns. It remains clear that the City cannot rely on the Addendum to the 2003 General Plan EIR to satisfy the requirements of the California Environmental Quality Act, Public Resources Code Section 21000, *et seq.*

By adopting an addendum for components that comprise the Land Use Element Update, including the proposed update, the Downtown Specific Plan, and potentially the Sand Creek Focus Area, the City improperly segments the Project into two or more pieces and purports to evaluate them in separate environmental documents to minimize the apparent environmental impacts of the whole of the project.

Even assuming the City may evaluate each of these components separately, a subsequent or supplemental environmental impact report is required pursuant to CEQA Guidelines Section 15162 because: (1) substantial changes are proposed to the 2003 General Plan Land Use Element that require major revisions to the 2003 General Plan EIR and (2) substantial changes have occurred with respect to the circumstances under which the update is being undertaken—which changes will likely result in either new significant effects not discussed in the 2003 EIR or more severe impacts, in the areas of Air Quality, Biological Resources, Hazards and Hazardous Materials, Land Use, Noise, and Transportation and Traffic. The General Plan EIR, a program EIR certified nearly 15 years ago, no longer has any informational value. Moreover, the Addendum itself does not provide an adequate discussion of potential impacts, and among other issues, continues to improperly defer environmental review.

Hanson Bridgett LLP
1676 N. California Blvd., Suite 620, Walnut Creek, CA 94596 hansonbridgett.com

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For the reasons set forth herein, the City cannot adopt the proposed Land Use Element Update until such time as it prepares a subsequent or supplemental environmental impact report.

1. The Project is Improperly Segmented.

A "project" for purposes of CEQA is "the whole of an action" with potential environmental impacts. (CEQA Guidelines, Sec. 15378.) Improper piecemealing or segmenting results when a project is divided into two or more pieces and evaluated in separate environmental documents, rather than in one environmental document. This is explicitly forbidden by CEQA because dividing a project into pieces allows a lead agency to minimize the environmental impacts of a project by evaluating individual pieces separately, each of which may have a less-than-significant impact on the environment but which together may result in a significant impact. Separate activities are considered one CEQA project and are required to be reviewed together if the activities are integral parts of the same project. (*Tuolumne County Citizens for Responsible Growth, Inc. v. City of Sonora* (2007) 155 Cal.App.4th 1214, 1228.) If projects are "various steps which taken together obtain an objective," they are a single project for the purposes of CEQA. (*Id.* at p. 1226.)

The proposed Land Use Update fails to reflect any changes to the Sand Creek Focus Area, which are known to be underway. The staff report dated September 12, 2017 stated in the analysis of whether a supplemental environmental impact report should be prepared to the extent the proposed Land Use Update previously included the Sand Creek Focus Area policy update, that a "SEIR for the [Sand Creek Focus Area policy update would not simplify or complicate The Ranch's environmental review process. In fact, it would likely duplicate much of the same information..." (Planning Commission Staff Report (Sept. 12, 2017), p. 3.) The Initial Study/Addendum indicates that the City prepared and released in June 2017, an Addendum to the General Plan EIR. (Addendum, p. 3.1-7.) The Land Use Element, as updated by the Project, references the Downtown Specific Plan, which has yet to be adopted and for which a separate addendum was prepared. The City's concurrent preparation of separate addenda for consideration of components that comprise the Land Use Element constitutes improper piecemealing.

As a result, the Addendum fails to adequately identify and analyze cumulative impacts, defined as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." (CEQA Guidelines, Sec. 15355.) Cumulative impacts may result from individually minor but collectively significant projects taking place over a period of time. (*Id.* at Sec. 15355(b).)

2. Changes to the Project and Circumstances Trigger the Requirement for Subsequent Review Under CEQA

An addendum is permitted where minor corrections in an EIR are required due to project changes. Where, as here, a series of substantial changes over time have occurred since the adoption of the EIR, reliance on an addendum is not permitted. Pursuant to CEQA Guidelines Section 15162(a), when an EIR has been certified for a project, an addendum cannot be relied upon and subsequent review is required if any of the following circumstances are present,

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of

new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Here, nearly all of the triggers are met. Therefore, a subsequent or supplemental EIR must be prepared.

a. Substantial Changes in the Project are Proposed

The proposed Project eliminates provisions relating to Downtown and instead, includes a reference to the Downtown Specific Plan, which appears as a separate item on the agenda and for which yet another addendum was prepared. (Proposed Land Use Element Update, p. 4-33.) The elimination of any land use policies relating to this area of the City is a substantial change to the Land Use Element as it was adopted in 2003. The 2003 General Plan called for higher density housing to be introduced into the Rivertown (now Downtown) area in the form of mixed-use buildings within the predominantly commercial northern portion of the area, while larger vacant parcels within the central and southerly portions of Rivertown would be encouraged to develop at medium and higher densities. (2003 General Plan, p. 4-5.) Under the Land Use Element Update, all of the provisions relating to this area are replaced with a reference to the Downtown Specific Plan, with no discussion of the changes made by the plan aside from an indication that it will contribute to an overall decrease in residential density.

The elimination of the Downtown Specific Plan area, combined with the elimination of the Sierra Vista 50-unit estate residential project approved by the City in 1993 and our client's 193-acre Tuscany Meadows project and other changes to the Land Use Element reduce the anticipated maximum General Plan buildout in the City from 2,787 estate residential single family dwelling units to 915 dwelling units and reduce the anticipated number of high density multi-family dwelling units from 6,509 to 4,817 dwelling units. (Proposed Land Use Element Update, Table 4.B, p. 4-17.) Other substantial changes occur within the City's designated focus areas, and for example, in the Eastern Waterfront Employment Focus Area, there is an anticipated reduction in industrial square footage from 23,412,469 square feet to 13,688,023 square feet. (*Id.*)

These changes in land use designations and permitted densities were not contemplated or analyzed in the 2003 General Plan EIR. Additionally, basic land use assumptions, including the City's Sphere of Influence, are changed. The Staff Report mischaracterizes these major changes to the Project as either "Past City Council Actions" and "Outside Actions" to conclude that they are "minor and generally inconsequential." (Staff Report, p. 2.) While the density reductions may not be "due to a concerted policy shift that would intentionally reduce development" as indicated in the Staff Report, they nonetheless reflect substantial changes to the Land Use Element.

b. Substantial Changes in the Circumstances Under Which The Project is Undertaken

Since the 2003 General Plan EIR was certified nearly 15 years ago, substantial changes have also occurred in the circumstances under which the Land Use Element Update is being undertaken, requiring major revisions to the 2003 EIR. These changes, which directly impact land use, include those described above as well the development of the Habitat Conservation Plan, expected to continue through 2018 (according to the September 20, 2017 Planning Commission staff report), the Sand Creek Focus Area policy update currently underway, and the related 1,337-unit "The Ranch" development project within the Sand Creek Focus Area.

The above changes to the existing Land Use Element and circumstances will result in new or more severe impacts, in the areas of Air Quality, Biological Resources, Hazards and Hazardous Materials, Land Use, Noise, and Transportation and Traffic. Impacts to Air Quality and Transportation and Traffic were considered significant and unavoidable adverse impacts in the 2003 General Plan EIR

Additional changes in circumstances include the significant amount of development that has occurred in the City since 2003 along with newly annexed lands plus new entitlements in the future urban areas..

c. New Information Shows the Project Could Result in New or More Severe Environmental Impacts.

Since 2003, new information comprised of regulatory guidelines for assessing or determining air quality health risks, impacts on greenhouse gas emissions, and traffic impacts would likely result in significant effects not discussed in the previous EIR. Updated environmental review must be conducted, utilizing new standards and considering existing physical conditions.

3. The Addendum Fails to Adequately Identify and Analyze Specific Impacts of the Project.

One of the basic purposes of CEQA is to inform the public of the environmental impacts of a proposed project. (CEQA Guidelines, Sec. 15003(c).) The Addendum fails to adequately identify and analyze the Project's impacts in several areas. For example, the Addendum concludes that impacts relating to Air Quality were found to be less than the impact found in the 2003 General Plan EIR but likely would remain significant and unavoidable. (Addendum, p. 4.0-31.) Despite the substantial changes to the industrial land use designations reflected in the Project, including the designation of lands that were not previously designated as industrial under the 2003 General Plan, the Addendum provides no analysis and concludes that the project does not propose any specific development and while commercial or industrial uses could be considered sources of objectionable odors, specific development proposals would be subject to review, thereby improperly deferring any analysis.

In its discussion of Biological Resources, the Addendum notes that the City is "adopting the Sand Creek Resource Management Plan, "which addresses the relationship between existing preserved lands in regional proximity to natural resources and habitats" and is "designed to work in concert with the General Plan that will be used to consider and approve development proposals to ensure maximum benefit to comprehensive multi-parcel planning." (Addendum, p. 4.0-33.) The Addendum provides no analysis of the Project's consistency with such plan, or any details of the plan. While the Staff Report indicates the City is developing a HCP and it is generally anticipated that the City will either adopt a HCP or ultimately be annexed into the East Contra Costa County HCP, the Addendum provides no discussion of the same, and states that the City is not within the boundaries of the East County HCP and its impact to conflict with a HCP "would be similar to as found in the 2003 General Plan EIR and no impacts would occur." (Addendum, p. 4.0-35.) The Addendum provides no information whatsoever in terms of the Project's potential impacts but instead relies on summary conclusions of no impact.

With regard to Hazards and Hazardous Materials, the Addendum states, in part, that while emergency response or evacuation can be hindered by traffic in the City, the proposed land use changes would result in an overall reduction in vehicular trips and congestion under the 2003 General Plan. It then concludes that the project would not increase congestion in a manner that would impact the City's Emergency Plan. (Addendum, p. 4.0-49.) The Addendum erroneously assumes that the overall reduction in density Citywide necessarily precludes any impacts on emergency response. This fails to recognize more localized or site-specific conditions, none of which are described in the Addendum.

The discussion of potential Land Use impacts is also deficient. As described above, it completely ignores the integrated nature of the various specific plan and/or focus areas to conclude that the project would not result in any new or more severe impacts in the 2003 General Plan EIR. (Addendum, p. 4.0-61.) While the Land Use Element Update include significant changes to the ultimate buildout in the City, particularly with respect to reductions in residential uses, and business park and industrial uses, without any discussion or analysis, the Addendum concludes that the reduction would reduce any impacts, and as a result, impacts would be less than or similar to impacts previously identified in the 2003 General Plan EIR. (Addendum, p. 4.0-61.)

While the Addendum purports to analyze the traffic generated by Project as compared to the EIR documentation for the 2003 General Plan, it merely set forth a comparison of land uses and concludes that there will be a reduction in both residential and non-residential uses. (Addendum, p. 4.0-76.) The Addendum goes on to retroactively assign a general office trip rate to the commercial/office portion of the General Plan (2003 & 2017) and assign the business park trip rate to the business park/industrial portion of the General Plan to provide a "conservative analysis." (Addendum, Tables 4-4 and 4-5, pp. 4.0-76, 4.0-77.) This simply highlights the inadequacy of the 2003 General Plan EIR, setting aside issues of project changes and new circumstances.

The deficiencies identified above largely stem from the fact that the Addendum simply cannot rely on or tier from the 2003 General Plan EIR because the proposed Land Use Element Update is not within the scope of the land use program analyzed in the 2003 General Plan EIR, and the 2003 EIR, no longer retains any informational value due in part, to considerably different citywide, countywide, and regional conditions and circumstances.

Based on the foregoing, we request that the City undertake subsequent environmental review of the proposed Land Use Element Update and at a minimum, prepare a supplemental environmental impact report.

Very truly yours,



Kristina D. Lawson

KDL:rsc

cc: Louis Parsons



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of January 23, 2018

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Forrest Ebbs, Community Development Director *FE*

SUBJECT: Adoption of the Downtown Specific Plan

RECOMMENDED ACTION

It is recommended that the City Council:

1. Adopt the Resolution approving the Addendum to the 2003 General Plan EIR;
and
2. Introduce the Ordinance adopting the Downtown Specific Plan

STRATEGIC PURPOSE

The project would further Strategy H-2: "Update long range planning documents" and Strategy H-3, Short Term Objective to "Support implementation of the Rivertown Priority Development Area".

FISCAL IMPACT

The development of the Downtown Specific Plan was funded, in large part, by a grant from the California Strategic Growth Council. Adoption of the Downtown Specific Plan will not incur a cost to the City of Antioch; however implementation of the Plan will require allocation of resources. Requests for such allocations will become part of the ordinary budget process.

DISCUSSION

The Downtown Specific Plan is funded by a grant from the Strategic Growth Council. The Downtown area is a Metropolitan Transportation Commission (MTC) identified potential Priority Development Area (PDA).

On June 2, 2015, a Special Joint Study Session Meeting of the City Council, Planning Commission and Economic Development Commission was held on the Downtown Specific Plan (DSP) Update Program to review background information, provide input on three initial land use alternatives, and a preferred alternative for the DSP area.

The work products presented for review and comment at the joint Council and Commissions Study Session included: (a) Community Outreach; (b) Market Analysis; (c) Opportunities & Constraints (O&C) Report detailing existing conditions; (d) An initial

set of three Alternative Land Use Concept Plans and supporting documentation for the DSP area; and (e) A staff report that presented three draft land use alternatives.

Based on considerable input received at the June 2, 2015 meeting from the Council, Commissions, and public, a refined set of two alternatives was sent forward to the City Council for review.

On June 23, 2015, the City Council reviewed the alternatives, viewed visual examples of different housing densities, heard public input, and directed staff to proceed with Alternative 1B, including a general maximum residential density of up to 37 units per acre, and with mixed use allowed on site 5, with housing limited to a maximum of 18 units per acres.

In October 2015, the Community Development Director elected to end the contract with the City's consultant and to pursue completion of the Downtown Specific Plan utilizing City staff. A preliminary draft was presented to the Planning Commission on April 20, 2016 with direction given for further refinement, which is reflected in the current document.

On August 23, 2016, staff presented an Administrative Draft to the City Council and received final comments and direction to proceed into the CEQA process. On March 15, 2017, the Planning Commission reviewed the final Draft Downtown Specific Plan and recommended approval to the City Council. Since this action, staff has made minor modifications to the document, including the addition of standard definitions for the land uses referenced in the document. Staff does not believe that these minor edits warrant reconsideration by the Planning Commission, though the City Council may refer the document to the Commission if it desires.

Based on advice from the City Attorney, adoption by the City Council was delayed until the Citywide General Plan Land Use Element update was ready for consideration. The current Land Use Element does not anticipate the Downtown Specific Plan and, as a result, the two would have been inconsistent. Per State law and best practices, all Specific Plans must be consistent with the General Plan. The proposed update provides for the Downtown Specific Plan.

On November 28, 2017, staff presented the Draft Downtown Specific Plan to the City Council for consideration and adoption. The City Council received a letter from Kristina D. Lawson, on behalf of West Coast Home Builders, Inc., just prior to the meeting. The letter addressed the project and the environmental review. The City Council continued the public hearing to the December 12, 2017 meeting so that staff and the City Attorney could evaluate the letter. Just prior to the December 12, 2017 meeting, staff received another letter from Kristina D. Lawson regarding the Downtown Specific Plan. Staff and the City Attorney have evaluated both letters and are not compelled to change their original recommendation of adoption.

Environmental Review (CEQA)

The 2003 General Plan approval was supported by an Environmental Impact Report (EIR) that described the potential environmental impacts of implementation of the Plan. This EIR addressed the potential impacts of development of downtown Antioch, referred to as Rivertown in the General Plan. The analyzed impacts correlated to downtown Antioch resulted from the increased residential density envisioned by the General Plan and the associated traffic, air quality, and similar development-related impacts. The proposed Downtown Specific Plan increases density over the existing condition, but at a much reduced rate than the General Plan. As a result, the Downtown Specific Plan represents a reduction in anticipated environmental impacts when compared to the General Plan.

Because of this condition, the California Environmental Quality Act (CEQA) allows for an Addendum to the EIR that was certified with adoption of the General Plan – a new plan-specific EIR is not warranted. A new EIR would have been required only if the Downtown Specific Plan was reasonably expected to generate new or increased impacts that exceed those analyzed by the General Plan EIR.

The 2003 General Plan EIR is available at:

<http://www.ci.antioch.ca.us/CityGov/CommDev/PlanningDivision/Environmental-docs.htm>

The 2003 General Plan is available at:

http://www.ci.antioch.ca.us/CityGov/CommDev/PlanningDivision/docs/Antioch_Adopted_General_Plan.pdf

Downtown Specific Plan - Purpose

The Downtown Specific Plan is intended to serve as a comprehensive land use document for the downtown area. Presently, the area is regulated through a series of planning documents, municipal code sections, and similar efforts that can be cumbersome and even conflicting. The purpose of this Downtown Specific Plan is to combine the best elements of these past documents, current information, and future trends, to create a single source for development policy and programs for Downtown Antioch. This document is designed to be streamlined, accessible, and simple to encourage development and reinvestment in Downtown Antioch.

The contents of a Specific Plan, unlike an area or neighborhood plan, are regulated by California Government Code (Section 65451), and must include:

- 1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- 2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- 3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

- 4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).
- 5) A statement of the relationship of the specific plan to the general plan.

Downtown Specific Plan - Contents

The Downtown Specific Plan contains seven chapters, which address all of the above requirements. The contents of the Plan are described as follows:

1.0 Vision, Guiding Policies, and Context

This chapter describes the overall purpose and motivation behind the Downtown Specific Plan and establishes the goals that the document intends to achieve.

2.0 Land Use

The Land Use chapter contains a land use map, land use and development standards, as well as the policies, programs and other regulations to govern the development and use of land in Downtown Antioch. The City Council endorsed a preferred alternative on June 23, 2015 and the proposed Land Use Map (Figure 2-1), reflects the direction provided in the original preferred alternative, but has been modified to correct certain errors and refine the land use policy. This chapter, more than all others, provides the core content and policy direction for the Specific Plan. The Goals, Objectives, Policies, and Programs contained in the Land Use chapter will have the most profound effect on the development and revitalization of Downtown Antioch.

3.0 Streetscape and Design Guidelines

The City of Antioch adopted Citywide Design Guidelines in 2009, which include detailed architectural guidance for the Rivertown (Downtown) Area. As these guidelines are current and remain wholly relevant to Downtown Antioch, they are incorporated, by reference, into the Specific Plan.

4.0 Circulation and Access

As a traditional grid system with greater opportunities for non-vehicular movement, Downtown Antioch has the potential to become a unique community with special qualities. This chapter addresses the existing ways that people circulate through Downtown Antioch, including by car, bus, bicycle, and as pedestrians, and offers policies and programs to ensure that these modes are all supported without compromising the quality of life available to residents.

5.0 Environmental Quality

The revitalization of any area requires an analysis of the constraints and opportunities posed by the surrounding environment. This chapter addresses noise, hazardous materials, flooding, air quality, biological resources, seismic hazards, and cultural resources that may affect future development.

6.0 Public Facilities, Services, and Infrastructure

As required by State law, the Specific Plan includes this chapter, which addresses the existing infrastructure of the Downtown Area. Fortunately, Downtown Antioch is not heavily constrained by infrastructure.

7.0 Implementation

This final chapter summarizes the next steps required to pursue implementation of the Specific Plan. It is rarely adequate to simply provide policies and goals without taking the next step to plan and even budget for their actualization. In this case, the General Plan and Zoning Ordinance will each need to be amended to defer to the Specific Plan. Additional programs proposed in the Specific Plan are described and a schedule of responsibility and timing is included.

8.0 Definitions

As described above, staff has added definitions for the land uses described in the Land Use Table. This will minimize conflicts regarding particular land uses and will provide greater certainty for staff and the public.

9.0 Appendices

The Downtown Specific Plan includes the Citywide Design Guidelines and the Existing Conditions: Opportunities and Constraints Report by reference.

The Downtown Specific Plan is available at:

<http://www.ci.antioch.ca.us/Community/downtown-plan/downtown-specific-plan-030517.pdf>

The Addendum to the General Plan EIR is available at:

http://www.ci.antioch.ca.us/CityGov/CommDev/PlanningDivision/docs/Downtown-Specific-Plan_ab.pdf

ATTACHMENTS

- A: Resolution Approving Addendum to 2003 General Plan EIR
- B: Ordinance Adopting Downtown Specific Plan
- C: Letter from Kristina D. Lawson, dated November 28, 2017
- D: Letter from Kristina D. Lawson, dated December 12, 2017

ATTACHMENT "A"

RESOLUTION NO. 2018/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH ADOPTING AN ADDENDUM TO THE 2003 GENERAL PLAN EIR

WHEREAS, in September 2014, with a \$426,857 grant from the Strategic Growth Council under the Sustainable Communities Planning Grant and Incentives Program to fund the project, the City Council authorized the process to develop a Specific Plan for the Downtown area; and

WHEREAS, the City Council, pursuant to the California Environmental Quality Act, the City of Antioch had previously certified the 2003 General Plan Environmental Impact Report; and,

WHEREAS, pursuant to the California Environmental Quality Act and City implementing procedures, an Addendum to the 2003 General Plan Environmental Impact Report has been prepared for the Downtown Specific Plan; and,

WHEREAS, measures specified in the Final Environmental Impact Report and Addendum will be implemented to mitigate any adverse environmental impacts from the project; and,

WHEREAS, the Planning Commission gave notice of public hearing as required by law; and.

WHEREAS, on March 15, 2017, the Planning Commission held a public hearing on the matter, and received and considered evidence, both oral and documentary and recommended the City Council adopt the Addendum to the 2003 General Plan Environmental Impact Report; and,

WHEREAS, the City Council gave notice of public hearing as required by law; and,

WHEREAS, on November 28, 2017, the City Council held a public hearing on the matter, and received and considered evidence, both oral and documentary; and,

WHEREAS, on December 12, 2017, the City Council held a public hearing on the matter, and received and considered evidence, both oral and documentary; and,

WHEREAS, on December 12, 2017, the City Council held a public meeting on the matter, and considered evidence, both oral and documentary.

NOW THEREFORE BE IT RESOLVED that the City Council does hereby make the following findings for adoption of the Addendum to the 2003 General Plan Environmental Impact Report:

FINDING: Based on the entire record before it, the City finds that there have not been substantial changes proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or substantial increase in the severity of previously identified significant effects.

EVIDENCE: The Downtown Specific Plan project is consistent with all elements of the adopted 2003 General Plan, and would therefore not result in new or expanded impacts

RESOLUTION NO. 2017/**

January 23, 2018

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beyond those identified in the previously certified General Plan EIR or Addenda. The project replaces existing General Plan policies for the project area with similar policies contained within the Downtown Specific Plan and yields a reduction in development potential. The Addendum clearly demonstrates that this action will not create impacts beyond those identified in the previously certified General Plan EIR or Addenda or produce new impacts.

FINDING: Based on the entire record before it, the City finds no substantial changes with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

EVIDENCE: No substantial changes have occurred within the planning area, community or region which would lead to new or expanded significant project impacts. As documented throughout the Addendum, cumulative development within the planning area is no greater than anticipated under the General Plan EIR. The Addendum provides an updated description of current conditions and anticipated development over the next several years, in order to address the potential near-term impacts.

FINDING: Based on the entire record before it, the City finds no new information of substantial importance, which was not known and could not have known with the exercise of reasonable diligence at the time the 2003 General Plan Environmental Impact Report was certified, that shows any of the following:

- a) The project will have one or more significant effects not discussed in the previous EIR.
- b) Significant effects previously examined will be substantially more severe than shown in the previous EIR.
- c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.
- d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

EVIDENCE:

- a) The Downtown Specific Plan project does not present any new potentially significant effects not evaluated in the previous EIR.
- b) The analysis provided in the Addendum shows that the previously identified significant effects of the General Plan would not be accentuated through implementation of the proposed Downtown Specific Plan project.
- c) No changes in the feasibility of General Plan mitigation measures have been identified.

FINDING: Based on the entire record before it, the City finds that the implementation of

RESOLUTION NO. 2017/**

January 23, 2018

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the Downtown Specific Plan project will result in none of the conditions described in CEQA Guidelines Section 15162 therefore there is substantial evidence to support the City's determination that an Addendum to the 2003 General Plan Environmental Impact Report is required in this case.

EVIDENCE: As noted above, there is substantial evidence to support the City's findings that: a) no substantial changes are proposed in the Downtown Specific Plan project that will require major revisions of the 2003 General Plan Environmental Impact Report; b) there have been no substantial changes in circumstances relating to the project that require the preparation of a subsequent or supplemental EIR; and c) there is no new information available, which was not known and could not have been known with the exercise of reasonable diligence at the time the 2003 General Plan Environmental Impact Report was certified as complete, that requires the preparation of a subsequent or supplemental EIR. Accordingly, there is substantial evidence to support the City's determination that an Addendum to the 2003 General Plan Environmental Impact Report is required in this case, pursuant to CEQA Guidelines Section 15164.

NOW THEREFORE BE IT FURTHER RESOLVED that the City Council hereby adopts the Addendum to the 2003 General Plan Environmental Impact Report for the Downtown Specific Plan.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was adopted by the City Council of the City of Antioch at a regular meeting thereof held on the 23rd day of January, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ARNE SIMONSEN, CMC
CITY CLERK OF THE CITY OF ANTIOCH

ATTACHMENT “B”

ORDINANCE NO. 2018/

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH ADOPTING THE DOWNTOWN SPECIFIC PLAN

SECTION 1. **Findings.** The Antioch City Council hereby finds, determines and declares as follows:

A. The City of Antioch holds the right to make and enforce all laws and regulations not in conflict with general laws, and the City holds all rights and powers established by state law.

B. The Planning Commission conducted a duly noticed public hearing on March 15, 2017 at which time a resolution was approved to initiate and recommend to the City Council that this ordinance be adopted. The City Council held a duly noticed public hearing on November 28, 2017 at which time all interested persons were allowed to address the Council regarding adoption of this ordinance.

C. The City of Antioch received a grant from the Strategic Growth Council for the purposes of drafting a Downtown Specific Plan.

D. The Association of Bay Area Governments has identified downtown Antioch as a Priority Development, a designation intended for areas where investment, new homes and job growth are encouraged.

E. California Government Code Title 7, Division 1, Chapter 3, Article 8. Specific Plans [Sections 65450-65457] enables the development, adoption, and implementation of Specific Plans in the State of California.

F. Antioch Municipal Code Title 9, Chapter 5, Article 33: Specific Plans further describes the process for development, adoption, and implementation of Specific Plans in the City of Antioch.

G. The City Council finds that the Downtown Specific Plan is consistent with the Antioch General Plan.

SECTION 2. The Downtown Specific Plan is hereby adopted.

SECTION 3. **CEQA.**

The 2003 General Plan approval was supported by an Environmental Impact Report (EIR) that described the potential environmental impacts of implementation of the Plan. This EIR addressed the potential impacts of development of downtown Antioch, referred to as Rivertown in the General Plan. The analyzed impacts correlated to downtown Antioch resulted from the increased residential density envisioned by the General Plan and the associated traffic, air quality, and similar development-related impacts. The proposed Downtown Specific Plan increases density over the existing condition, but at a much reduced rate than the General Plan. As a result, the Downtown Specific Plan represents a reduction in anticipated environmental impacts when compared to the General Plan.

Because of this condition, the California Environmental Quality Act (CEQA) allows for an Addendum to the EIR that was certified with adoption of the General Plan – a new plan-specific EIR is not warranted. A new EIR would have been required only if the Downtown Specific Plan was reasonably expected to generate new or increased impacts that exceed those analyzed by the General Plan EIR.

SECTION 4. Publication; Effective Date.

This Ordinance shall take effect and be enforced thirty (30) days from and after the date of its adoption by the City Council at a second reading and shall be posted and published in accordance with the California Government Code.

SECTION 5. Severability.

Should any provision of this Ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this Ordinance or the application of this Ordinance to any other person or circumstance and, to that end, the provisions hereof are severable.

* * * * *

I HEREBY CERTIFY that the foregoing ordinance was introduced and adopted at a regular meeting of the City Council of the City of Antioch, held on the 23rd day of January 2018 and passed and adopted at a regular meeting thereof, held on the _____ day of _____ by the following vote:

AYES:

NOES:

ABSENT:

Sean Wright, Mayor of the City of Antioch

ATTEST:

Arne Simonsen, CMC, City Clerk of the City of Antioch



KRISTINA D. LAWSON
PARTNER
DIRECT DIAL (925) 746-8474
DIRECT FAX (925) 746-8490
E-MAIL klawson@hansonbridgett.com

November 28, 2017

VIA E-MAIL AND U.S. MAIL

Mayor Sean Wright and Members of the
Antioch City Council
City of Antioch
City Hall
200 H Street
Antioch, CA 94509

Re: Proposed Addenda to the 2003 General Plan EIR for the Citywide General Plan Land Use Element Update and for the Downtown Specific Plan; November 28, 2017 City Council Agenda Item Nos. 4 and 5

Dear Mayor Wright and City Councilmembers:

On behalf of our client, West Coast Home Builders, Inc., we reviewed the proposed amendment to the Land Use Element of the General Plan and associated Initial Study/Addendum dated October 2017 to the 2003 General Plan EIR, as well as the proposed Downtown Specific Plan and associated Initial Study/Addendum dated February 14, 2017 to the 2003 General Plan EIR.

For the reasons set forth below, neither of the Addenda prepared for the proposed actions satisfy the requirements of the California Environmental Quality Act, Public Resources Code Section 21000, *et seq.*, which allows a lead agency to prepare an addendum to a previously certified EIR if some changes or additions are necessary but the changes do not substantially modify the analysis in the original report. An addendum is acceptable, rather than a subsequent EIR or supplemental EIR when there are only minor technical changes or additions which do not raise important new issues about the significant effects on the environment. Here, not only do the proposed General Plan Land Use Update and Downtown Specific Plans include significant land use changes that were not contemplated or studied in the 2003 General Plan EIR, any analysis contained in the 2003 General Plan EIR is clearly outdated and retains no informational value.

1. Substantial Changes to the Project and in the Circumstances Under Which the Project is Undertaken Will Require Major Revisions of the 2003 EIR

Pursuant to CEQA Guidelines Section 15162(a), when an EIR has been certified for a project, the need for a subsequent EIR is triggered if substantial changes are proposed in the project, or substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR. Section 15162(a) provides authority for an addendum as a way of making minor corrections in an EIR.

a. Substantial Changes to the Project. The proposed Land Use Element Update and Downtown Specific Plan each make substantial changes to the 2003 General Plan. While the proposed Land Use Element Update no longer includes the previously proposed Sand Creek Focus Area policy update, it nonetheless includes several substantive amendments to the Land Use Element that require additional environmental review, including amendments to: (1) reflect the anticipated annexation of the 193-acre Tuscany Meadows property into the City of Pittsburg (2) reflect the East Bay Regional Parks District's recent acquisition and preservation of land that was previously approved for a 50-unit estate residential subdivision in 1993, (3) delete over eight pages of text relating to the Downtown Area and replace them with a reference to the proposed Downtown Specific Plan, which has yet to be adopted, and (4) make other changes and corrections, including the rezoning of a property from Light Industrial to High Density Residential.

The changes proposed in the Land Use Element Update and Downtown Specific Plan significantly alter the land use policies studied in the 2003 General Plan EIR. The General Plan Land Use Element currently in place, and that was studied in the 2003 General Plan EIR, sets forth the City's fundamental land use philosophy and directs development to the most suitable locations, while maintaining the economic, social, physical, environmental health and vitality of the community. (Land Use Element, p. 4-1.) Its primary concerns are the type, intensity, location, and character of land uses that will be permitted in the future and is intended to create and regulate compatible and functional interrelationships between the various land uses in the City. (*Id.*) The Land Use Element provides a blueprint for community development by designating lands for different types of uses, taking into account existing land uses, demand, desired future land uses, and infrastructure availability. (*Id.* at 4-3.)

The changes proposed in the Land Use Element Update significantly reduce the number of single family dwelling units (3,972 units) and multi-family dwelling units (3,035 units), as well as commercial/office square footage (5,544,565 square feet) and business park/industrial square footage (19,956,460 square feet). At the same time, the proposed changes rezone 15 acres from Light Industrial to High Density Residential Uses. Neither these changes, nor the changes proposed in the Downtown Specific Plan were studied in the 2003 EIR, they are substantial, and they require major revisions, including revisions that provide analyses of potential impacts.

The fact that the proposed changes may be considered updates based on City Council actions that have already taken place, or actions that took place outside of the City's boundaries, does not mean they are merely corrections or minor changes to the 2003 EIR, as suggested in the staff report. To the extent that they significantly alter anticipated future development in the City and significantly reduce the future buildout projections for the City as set forth in the General Plan and studied in the 2003 General Plan EIR, the impacts of those changes must be identified and analyzed.

b. Substantial Changes in the Circumstances. In addition to the changes to the project, substantial changes in the circumstances under which the project is being undertaken require major revisions to the 2003 EIR. To begin with, the 2003 General Plan EIR is simply too outdated to be relied upon. A decision to proceed under CEQA's subsequent review provisions must rest on a determination that the original environmental document retains some informational value. (*Friends of the College of San Mateo Gardens v. San Mateo County Community College District* (2016) 1 Cal.5th 937, 951.) In fact, substantial changes that have occurred even in the last two years evidence the need for updated and further environmental

analysis. As discussed in the Staff Report dated September 12, 2017 for the Planning Commission, "[m]any circumstances have changed since the initiation of the broader Land Use Element update in early 2015 and the Sand Creek Focus Area (SCFA) policy update in January 2016" including the City's development of a Habitat Conservation Plan and Natural Community Conservation Plan, and the proposed 1,337-unit "The Ranch" development project within the Sand Creek Focus Area. (PC Staff Report, pp. 1-2.) Although the Sand Creek Focus Area policy update is no longer part of the Land Use Element Update, the changed circumstances still warrant further environmental review.

The City's reliance on a separate addendum to the 2003 General Plan EIR for each of several project components of the Land Use Element Update (this has not been revised to reflect the recent elimination of the Sand Creek Focus Area policy update), including the Draft Downtown Specific Plan and the Sand Creek Focus Area, constitutes improper piecemeal review of the effects of a total project in violation of CEQA. These are essentially integral parts of the same project.

Without the benefit of an EIR, the public and the City's decision makers have no meaningful information regarding the potential impacts of the proposed Project, which will presumably include potential impacts in the areas of Aesthetics, Land Use and Planning, Population and Housing, Public Services, and Recreation. The conclusion in the staff report, that a new EIR would have been required only if the Downtown Specific Plan was reasonably expected to generate new or increased impacts that exceed those analyzed by the General Plan EIR for Rivertown in the General Plan is not supported by the information in the Addendum. Moreover, the proposed Downtown Specific Plan proposes more than a reduction in permitted residential density.

For the reasons set forth above, we respectfully request that the City undertake subsequent environmental review of the proposed Land Use Element Update and at a minimum, prepare a supplemental environmental impact report.

Very truly yours,

A handwritten signature in blue ink that reads "Kristina Lawson/RSC". The signature is written in a cursive style.

Kristina D. Lawson

KDL:rsc

cc: Louis Parsons

ATTACHMENT "D"



KRISTINA D. LAWSON
PARTNER
DIRECT DIAL (925) 746-8474
DIRECT FAX (925) 746-8490
E-MAIL klawson@hansonbridgett.com

December 12, 2017

VIA E-MAIL AND U.S. MAIL

Mayor Sean Wright and Members of the
Antioch City Council
City of Antioch
City Hall
200 H Street
Antioch, CA 94509

Re: December 12, 2017 City Council Agenda Item No. 3 Proposed Addendum to the 2003 General Plan EIR for the Downtown Specific Plan

Dear Mayor Wright and City Councilmembers:

On behalf of West Coast Home Builders, Inc., we have reviewed the proposed Downtown Specific Plan and associated Initial Study/Addendum dated February 14, 2017 ("Addendum") to the 2003 General Plan EIR, the hearing for which was continued from November 28, 2017 to tonight. As we stated in our letter submitted on November 28, 2017, the Addendum prepared for the adoption of the Downtown Specific Plan does not satisfy the requirements of the California Environmental Quality Act, Public Resources Code Section 21000, *et seq.* While the staff report prepared for your consideration in connection with the Downtown Specific Plan acknowledges receipt of our previous correspondence, we note that it offers no response whatsoever to any of the points raised in that letter.

Concurrently with this letter, we have also submitted a separate letter regarding Agenda Item No. 2 relating to the proposed General Land Use Element update and its associated addendum. The adoption of the Downtown Specific Plan based on the Addendum, is inadequate for the same reasons described in that letter.¹ Specifically, the City has improperly piecemealed the project in order to avoid comprehensive environmental review, ignored triggers requiring subsequent review under CEQA, and failed to adequately identify and analyze specific impacts of the project.

Because of the strong linkage between the Downtown Specific Plan and the General Plan Land Use Update, CEQA requires these actions to be evaluated together. According to the staff report prepared for your consideration in connection with the Downtown Specific Plan, your consideration and potential adoption of the Downtown Specific Plan "was delayed until the Citywide General Plan Land Use Element update was ready for consideration." (Antioch City Council Report, December 12, 2017, Agenda Item #3, p. 2.) In fact, according to staff, the Land Use Element update is a necessary legal prerequisite to adoption of the Downtown Specific

¹ We hereby incorporate by reference our prior letters to the City Council dated November 28, 2017 regarding Agenda Item Nos. 3, 4 and 5, and our letter of today's date regarding Agenda Item No. 2 on today's City Council agenda.

Plan to ensure consistency between the two documents. (*Id.*) If separate activities are integral parts of the same project – as is the case with the Land Use Element update and the Downtown Specific Plan – CEQA mandates the activities be analyzed and evaluated together to ensure the environmental impacts of the activities are properly identified and considered. (*Tuolumne County Citizens for Responsible Growth, Inc. v. City of Sonora* (2007) 155 Cal.App.4th 1214, 1228.) As your staff has indicated, the Land Use Element update and the Downtown Specific Plan are really a single project, and the preparation of two separate addenda has therefore thwarted CEQA's fundamental purposes and direction.

Further, the conclusion in the staff report that a new EIR would have been required only if the Downtown Specific Plan was reasonably expected to generate new or increased impacts that exceed those analyzed by the General Plan EIR for Rivertown in the General Plan is not supported by CEQA. In addition to requiring subsequent or supplemental review when the severity of previously identified significant impacts has increased, CEQA also requires subsequent or supplemental environmental review when new significant environmental effects are identified (as is the case here), and when new information of substantial importance shows new impacts or potential changes to mitigation measures or alternatives that could reduce impacts. (14 Cal. Code Regs., section 15162.) It is clear that the requirements for supplemental environmental review have been triggered here: for example, the 2003 General Plan EIR was adopted before CEQA required consideration of potential greenhouse gas emissions impacts. While this is only one example, it highlights that the 2003 General Plan EIR no longer has any informational value for the public when considering projects proposed in 2017 such as the Downtown Specific Plan. The staff report also indicates that the proposed Downtown Specific Plan increases density over the existing condition – such increases in density are widely understood to exacerbate existing traffic, air quality, noise, and public services conditions and should be evaluated in an EIR.

For the reasons set forth above, we respectfully request that the City undertake subsequent environmental review of the proposed Downtown Specific Plan and at a minimum, prepare a supplemental environmental impact report.

Very truly yours,



Kristina D. Lawson

KDL:rsc


cc: Louis Parsons



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of January 23, 2018

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Derek P. Cole, Interim City Attorney 

SUBJECT: Update to the City Council Regarding Development of Permanent Commercial Marijuana Ordinance

RECOMMENDED ACTION

It is recommended that the City Council receive an update regarding development of permanent commercial marijuana ordinance.

STRATEGIC PURPOSE

The proposed action is consistent with Strategy N-1: Effectively and efficiently provide legal services in support of the City's policies, procedures, and initiatives.

FISCAL IMPACT

None.

DISCUSSION

On November 1, 2017, the City Council extended the moratorium it had previously enacted in late 2016 to all commercial marijuana land uses. The ordinance was extended for nine months. The Council directed that, during this final extension period for the moratorium, this Office and City Staff promptly begin the process for enacting a permanent, regulatory ordinance for such uses. The Council also requested regular progress updates regarding this process.

Since the November 1, 2017 Council Meeting, Staff has received and evaluated proposals from two consultants, and awaiting a proposal from a third, to provide analysis of economic and taxation opportunities associated with a proposed regulatory process. Staff anticipates having the selected consultant in contract by the end of January 2018, or bringing a contract to the Council at the first meeting in February 2018 (if the cost of the contract exceeds the City Manager's contracting authority).

In terms of scheduling, the selected consultant is expected to provide a report in March 2018 for consideration and recommendation by the Economic Development Commission at its March 6 meeting and a second update to the Council that same month. Because any proposed commercial marijuana ordinance will likely be codified in the Zoning Code, the Planning Commission is anticipated to consider the proposed ordinance at its April 4, 2018 meeting. The first reading of the permanent ordinance

before the City Council is expected to occur at the Council's May 22, 2018 meeting with the process to be concluded by the Council's second meeting in June (the 26th).

The City Attorney and Staff will be happy to answer any questions the Council has about this process at the January 23, 2018 Council Meeting.

ATTACHMENTS

None.



SUPPLEMENTAL STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of January 23, 2018

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Derek P. Cole, Interim City Attorney

SUBJECT: Supplemental Staff Report Regarding Resolution of the City Council of the City of Antioch Outlining its Intention to Transition from At-Large Elections for the City Council to District-Based Elections for the City Council Pursuant to Elections Code Section 10010

To follow up from my original staff report regarding this matter, this supplemental staff report outlines the process the City must follow in converting City Council elections from at-large to by-district.

State law requires the City to hold five public hearings in converting to a by-district voting system. The City must hold two hearings to gather input regarding the preparation of a draft map or maps of the proposed new districts. After publishing notice of a draft map or maps, it then must hold one public hearing, and thereafter hold the two customary hearings required to approve the ordinance enacting the by-district system.

To implement this process, Staff proposes the following schedule:

- **February 6** (first Tuesday of the month), first hearing at the Prewett Community Center (alternatively, this hearing could be held on February 20, the third Tuesday of the month);
- **February 13** (regular City Council meeting), second hearing, at City Hall;
- **March 6** (first Tuesday of the month), third hearing following creation of the proposed map or maps at the Nick Rodriguez Community Center;
- **March 27** (regular City Council meeting), fourth hearing to introduce the by-district ordinance, at City Hall; and
- **April 10** (regular City Council meeting), fifth and final hearing to consider enactment of the by-district ordinance, at City Hall.

Staff has begun working with Karin MacDonald, the owner of and Senior Researcher with Q2 Data & Research, LLC, to provide professional services regarding the

development of district maps that comply with the Federal Voting Rights Act and California Voting Rights Act. Ms. MacDonald has worked with a number of cities in converting from at-large to by-district voting systems and receives very high recommendations from those who have worked with her. In addition to her work with Q2, Ms. MacDonald serves as the Director of Election Administration Research at UC Berkeley and as Director of the Statewide Redistricting Database for California.

Staff has also developed a plan to engage in a robust public outreach regarding the proposed conversion process. A website will be created to provide notice of all upcoming meetings and to provide a primer and background information regarding the process and the legal standards for drawing voting districts. The website will also be set up to solicit comments and questions about the conversion process and proposed districts. Notifications regarding meetings and the conversion process will also be provided in all City social media, the Antioch On the Move website, and other City outlets.



OFFICE OF
THE CITY ATTORNEY
MEMORANDUM

DATE: January 23, 2017
TO: Hon. Mayor and City Council
FROM: Derek Cole, City Attorney DC
SUBJECT: Agenda Items 4 and 5 on January 23, 2018 City Council Agenda

In association with the Community Development Director, I have reviewed the letters received from attorney Kristina D. Lawson, on behalf of West Coast Home Builders, Inc., on November 28, 2017 and December 12, 2017. Collectively, these letters address the adequacy of the use of an addendum to the 2003 General Plan Environmental Impact Report (EIR) and requests that the City undertake subsequent environmental review for the proposed General Plan Land Use Element update and Downtown Specific Plan. The letters make many assertions, but in our view fail to provide substantial evidence to justify the need to engage in additional environmental review for these projects.

1. Legal Basis for Addendum

As a starting point, we discuss the standards for subsequent environmental review following the previous approval of a project

The California Environmental Quality Act (CEQA) allows a City to adopt an addendum to a previously-certified Environmental Impact Report (EIR) to account for changes or additions. An addendum may only be used if certain specified conditions are avoided. The determination of whether these conditions are avoided is largely subjective and CEQA defers to the local agency, the Antioch City Council in this case, to make this determination. The conditions can be summarized as follows:

- 1) Substantial changes to the project are proposed **and** those changes will require major revisions to the EIR due to new environmental impacts or increases in previously-identified impacts.
- 2) Substantial changes in circumstances have occurred **and** those changes will require major revisions to the EIR due to new environmental impacts or increases in previously-identified impacts.

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- 3) New information that was not available at the time of the initial EIR certification is now available and results in new significant environmental impacts, an increase in previously-identified significant impacts, or new mitigation measures are proposed but declined by the proponent.

If the City can avoid the above conditions, an addendum can be used and an EIR is not required. The City is required to provide a brief explanation of this decision and refer to these conditions in the addendum.

For the Council's reference, the relevant sections of the CEQA Guidelines are included at the end of this Memorandum.

2. Responses to November 28, 2017 Letter

Change to Project (p.2, section a.)

The letter contends that the project will make substantial changes to the project and, as a result, an EIR should be developed. Specifically, the letter states that substantial changes to the project are proposed that will require major revisions to the EIR. The author lists the Tuscany Meadows project, the East Bay Regional Parks District acquisition of the Sierra Vista subdivision, the reference to the Downtown Specific Plan in lieu of competing policies, and other changes and correction, including the designation of a Light Industrial parcel to High Density Residential. The letter then summarizes text from the Land Use Element and cites data from the Land Use Element Update. In closing, this section states that because the changes "alter anticipated future development in the City and significantly reduce the future buildout projections for the City as set forth in the General Plan and studied in the 2003 General Plan EIR, the impacts of those changes must be identified and analyzed."

Response

The author argues that the project will make substantial changes to the General Plan, which by themselves automatically require additional environmental review. The CEQA standard is that the changes must be substantial and lead to new or increased significant environmental impacts. Substantial changes are permissible with an addendum as long as they do not introduce or increase significant environmental impacts.

The Project Addendum identifies and analyzes the impacts of these changes and determines through substantial evidence that there would be no new or increased environmental impacts. In fact, the General Plan Land Use Element Update would actually reduce the numerical build-out projections and reduce many of the associated impacts. In short, the author has failed to provide any evidence that the proposed changes would introduce or increase significant environmental impacts.

Change to Circumstance (p. 2, section b.)

The letter also states that substantial changes to the circumstances have changed and

require major revisions to the 2003 General Plan EIR. The letter states “substantial changes that have occurred even in the past two years evidence need for updated and further environmental analysis.” The letter then refers to a September 12, 2017 Planning Commission staff report for the now-tabled Sand Creek Focus Area policy update, suggesting that the staff language for that separate effort is equally applicable to the Downtown Specific Plan and General Plan Land Use Element Update.

Response

The author fails to identify any change in circumstances that introduce or increase significant environmental impacts, per the CEQA standard. First, the statement from the staff report was taken entirely out of context and the changed circumstances described in the report refer to broader issues in the Sand Creek Focus Area. This statement was never used as part of a CEQA determination and is completely irrelevant to either of these two projects. The author provides no additional examples of substantial changes in circumstances, let alone one that would result in new or increased significant environmental impacts.

Piecemeal Approval

The letter next states that the use of separate addendums for “several project components of the Land Use Element Update...including the Draft Downtown Specific Plan and the Sand Creek Focus Area constitutes improper piecemeal review of the effects of a total project in violation of CEQA.” The author then states that these efforts are all “essentially integral parts of the same project.”

Response

The author inaccurately refers to “several” project components of the Land Use Element Update. In fact, there is only one Land Use Element Update before the City Council and no other active City efforts to update the Land Use Element. In reality, staff is proposing two addendums to the 2003 General Plan EIR for two distinct projects. The Downtown Specific Plan is a wholly separate land use document, regulated by State law separately from a General Plan. In fact, a Specific Plan is required to be consistent with the General Plan (GC 65450) and is viewed as an implementing tool of the General Plan. They are truly separate documents and not part of the same project. The Downtown Specific Plan cannot be adopted until the General Plan is updated to remove conflicting downtown policies.

Closing Paragraphs (p. 3)

The author states that the “City’s decision makers and the public have no meaningful information regarding the potential impacts of the proposed Project, which will presumably include potential impacts...” The letter then refers to the staff report (not the CEQA document) and claims that staff’s statement regarding the necessity of an EIR based on new or increased environmental impacts is not supported in the Addendum. Finally, the letter states that the Downtown Specific Plan proposed more than a reduction in the permitted residential density. In the final paragraph, the author states “we respectfully request that the City undertake subsequent environmental review of the proposed Land

Use Element Update and at a minimum, prepare a supplemental environmental impact report.”

Response

Contrary to the author’s contention, the Addendums both contain extensive meaningful information regarding potential impacts of the proposed Projects. The General Plan Land Use Element Project Addendum contains 126 pages of project description, identification of changes, and analysis of standard CEQA environmental criteria. The Downtown Specific Plan Project Addendum contains 128 pages of similar information. Both Addendums contain an Initial Study Checklist addressing eighteen or more distinct environmental subjects. The author does not refer to any specific area of deficiency or provide any example of inadequate information. Instead, the applicant states that the proposed Project(s) “will presumably include potential environmental impacts”. CEQA requires substantial evidence or a fair argument to be provided when determining the presence or absence of potential environmental impacts. The author has provided neither in this statement and, instead, relies on an unsupported presumption. In the closing paragraph, the author asks that a supplement environmental impact report be prepared for the Land Use Element Update, but offers no such request for the Downtown Specific Plan.

Summary

The November 28, 2017 letter makes very broad allegations and unsubstantiated statements about the Project Addendums and the necessity for an EIR. The letter fails to identify any significant environmental impacts that may result from the proposed projects and, instead, suggests without evidence that the changes, by their very nature, will result in significant changes. The letter does not identify any legal inadequacy of the Project Addendums, but instead provides a very basic request that a supplemental environmental impact report be pursued for the Land Use Element Update. In our opinion, the letter does not compel the City to develop an EIR for either of these projects and does not provide evidence adequate to contradict the contents and determinations contained in the Project Addendums. As such, both the City Attorney and Community Development Director recommend that the City Council consider staff’s initial recommendations to approve both projects with the corresponding Project Addendums.

3. Responses to December 23, 2017 Letter Regarding General Plan Land Use Element Update

Improperly Segmented

This subsequent letter contends that the Land Use Update fails to reflect any changes to the Sand Creek Focus Area, which the letter alleges are underway. Further, the letter states that the concurrent approval of the Downtown Specific Plan and the Land Use Element Update under two environmental documents constitutes improper segmenting of a single project.

Response

Staff has received and is processing an application for a development project (The Ranch) in the Sand Creek Focus Area. The project has not yet been to a public hearing and no component of the project has been approved, including the proposed General Plan amendment associated with the project. It is inaccurate to state that the processing of this private development action constitutes known changes that are underway. The City Council has the discretion not approve the project, in which case there would be no changes. Further, CEQA does not prohibit the consolidation of all active projects under a single CEQA document to avoid segmenting.

The Downtown Specific Plan has properly been evaluated under a separate CEQA document. Both EIR addendums, Downtown Specific Plan and Land Use Element Update, are consistent and recognize the other. The author's claim that the Downtown Specific Plan is a component that comprises the Land Use Element is inaccurate and inconsistent with State Law. The Specific Plan actually stands apart from the General Plan and needs to be consistent with the General Plan.

Change to Project (p.2, section a.)

Like the first letter, this second letter contends that the project will make substantial changes to the project and, as a result, an EIR should be developed. Specifically, the letter states that substantial changes to the project are proposed that will require major revisions to the EIR. The author lists the Downtown Specific Plan, her client's Tuscany Meadows project, and other changes and corrections. The letter then summarizes text from the Land Use Element and cites data from the Land Use Element Update. In closing, this section alleges that the description of these action as either "past City Council actions" or "Outside Actions" leading to "minor and generally inconsequential" impacts as mischaracterization. The letter suggests that the Land Use Element modifies the City's Sphere of Influence. In closing, the letter states that the density reductions reflect substantial changes to the Land Use Element.

Response

As with the November 28, 2017 letter, the author argues that the project will make substantial changes to the General Plan, which by themselves automatically require additional environmental review. The CEQA standard is that the changes must be substantial and lead to new or increased significant environmental impacts. Substantial changes *are* permissible with an addendum as long as they do not introduce or increase significant environmental impacts. The Project Addendum identifies and analyzes the impacts of these changes and determines through substantial evidence that there would be no new or increased environmental impacts. In fact, the General Plan Land Use Element Update would actually reduce the numerical build-out projections and reduce many of the associated impacts. In short, the author has failed to provide any evidence that the proposed changes would introduce or increase significant environmental impacts.

Change to Circumstance (p. 2, section b.)

The letter also states that substantial changes to the circumstances have changed and require major revisions to the 2003 General Plan EIR. The letter states “substantial changes that have occurred even in the past two years evidence need for updated and further environmental analysis.” The letter then lists three activities that have not been approved by the City Council and may never be approved, including the Habitat Conservation Plan, The Ranch project, and Sand Creek Focus Area policy update. The letter then refers to a September 12, 2017 Planning Commission staff report for the now-tabled Sand Creek Focus Area policy update, suggesting that the staff language for that separate effort is equally applicable to the Downtown Specific Plan and General Plan Land Use Element Update.

Response

The author fails to identify any change in circumstances that introduce or increase significant environmental impacts, per the CEQA standard. First, the Habitat Conservation Plan (HCP) development effort is underway and will require a robust environmental review and policy discussion. It will be a very complex debate and the HCP may not be approved. Similarly, The Ranch is a private development project that is in the project review and analysis process. The Sand Creek Focus Area policy update has been tabled and there is no activity underway with that effort. The author’s suggestion that these three independent efforts constitute a change of circumstance is premature and inaccurate. The author provides no real examples of substantial changes in circumstances, let alone one that would result in new or increased significant environmental impacts.

New Information

The applicant suggests that the availability of new information regarding greenhouse gas emissions and traffic impacts would likely result in significant effects not discussed in the previous EIR.

Response

The Courts have been consistent that greenhouse gas emission analysis has been accessible since the 1990s and that this argument lacks merit. Further, the Land Use Element Update results in an overall decrease in development potential and the author has not suggested how this project would create new or increased impacts.

Failure to Identify and Analyze Impacts

The letter asserts the designation of lands for industrial is not supported by any analysis. It also states that the continued incorporation of the Sand Creek Resource Management Plan requires new analysis to determine that it conforms to the General Plan. The letter then states that the “it is generally anticipated that the City will either adopt a HCP or ultimately be annexed into the East Contra Costa County HCP”, and that this action should be evaluated in this CEQA document. The author alleges that the changes of land use designations require a complete analysis of all localized or site-specific conditions related to emergency response. Finally, the letter critiques the traffic conditions because it

compares land uses and assigns an office trip rate to the commercial/office portion of the General Plan, as a conservative measure.

Response

The author suggests that a level of environmental review even beyond that of an EIR be conducted to try to ascertain the impacts of the development of industrial lands and other changes. At this time, as with any land use designation assignment, the City can only analyze the conditions that are known to it. Localized or site-specific emergency response analysis is far more specific of an analysis than is ever suggested for a General Plan CEQA document. The author's suggestion that the City attempt to create this level of review for a broad policy document misconstrues the expectations of CEQA.

In addition, the author again supposes that the City will adopt an HCP or be annexed into the East Contra Costa County HCP. As stated previously, the City will not necessarily adopt an HCP and the suggestion that the City may annex into the East Contra Costa County HCP is inaccurate and misinformed. The City has never been invited to annex into this HCP and has never pursued annexation.

Finally, the City used the office trip rate for the commercial/office portion of the General Plan as a conservative measure to ensure that traffic figures were not underestimated. This practice is consistent with CEQA and demonstrates that the City is intending to disclose all available information and ascertain all potential impacts.

Summary

In summary, the December 12, 2017 letter makes very broad allegations and unsubstantiated statements about the Project Addendums and the necessity for an EIR. The letter fails to identify any significant environmental impacts that may result from the proposed projects and, instead, suggests without evidence that the changes, by their very nature, will result in significant change. The letter does not identify any legal inadequacy of the Project Addendums, but instead provides a very basic request that a supplemental environmental impact report be pursued for the Land Use Element Update. The letter also improperly assumes City Council approval of projects that have never been analyzed or presented to the City Council or the public. In staff's opinion, the letter does not compel the City to develop an EIR for either of these projects and does not provide evidence adequate to contradict the contents and determinations contained in the Project Addendums. As such, the City Attorney and Community Development Director recommend that the City Council consider staff's initial recommendations to approve the General Plan Land Use Element with the corresponding Project Addendum.

4. Responses to December 28, 2017 Letter Regarding Downtown Specific Plan

Incorporation

The letter addressing the Addendum for the Downtown Specific Plan points out that the City has not provided a response to the November 28, 2017 letter. It then states that the

Addendum for the Downtown Specific Plan is inadequate for the “same reasons described in that letter” referring to the letter submitted for the Land Use Element Update. The letter then alleges that the two projects should be considered as one action and falsely claims that staff has indicated that the two projects are “really a single project”. The letter next summarizes portions of CEQA and claims that new significant environmental effects are identified. The author then suggests that the 2003 General Plan EIR “no longer has any information value for the public when considering projects proposed in 2017...” This assertion is supported by a single example—the fact that the 2003 GP EIR does not address greenhouse gas emissions. Finally, the letter states that the Downtown Specific Plan increases density over the existing condition and that this increase results in a variety of environmental impacts.

Response

The incorporation of the letter for the General Plan Land Use Element Update is very confusing because that letter specifically addresses issues relevant only to that project. More importantly, staff has never suggested that the two projects are “really a single project” or anything close to that statement. Beyond that, the CEQA record would preempt and staff statement and provides the City’s basis for the Addenda. The author’s claim that the 2003 General Plan EIR no longer has any informational value is hyperbole and inaccurate. In addition, the Courts have consistently held that greenhouse gas emissions could have been evaluated since the 1990s.

Finally, the CEQA review of the Downtown Specific Plan, as a land use policy document, considers the change between the current and proposed land use policy documents. The current document—the 2003 General Plan—proposed densities far beyond the current condition and beyond those anticipated by the Downtown Specific Plan. When the Downtown Specific Plan (proposed) is compared against the 2003 General Plan (current), there is a reduction in the development potential. The analysis of the change from the actual built conditions in Downtown Antioch to those in a proposed plan with higher densities occurred in 2003 with the adoption of the General Plan. The Downtown Specific Plan actually backs off of the assumptions and impacts from the 2003 General Plan.

Summary

In summary, the letter contains many inaccurate statements and does not provide a compelling argument for the City to pursue additional environmental review. As such, staff recommends that the City Council consider staff’s initial recommendation to approve the Downtown Specific Plan with the corresponding Project Addendums.

RELEVANT EXCERPTS FROM CEQA GUIDELINES

15164. ADDENDUM TO AN EIR OR NEGATIVE DECLARATION

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- (d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

15162. SUBSEQUENT EIRS AND NEGATIVE DECLARATIONS

- (a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
 1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
 3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

- a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
- b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or Association of Environmental Professionals 2017 CEQA Guidelines 193.
- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

15384. SUBSTANTIAL EVIDENCE

(a) "Substantial evidence" as used in these guidelines means enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. Whether a fair argument can be made that the project may have a significant effect on the environment is to be determined by examining the whole record before the lead agency. Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts which do not contribute to or are not caused by physical impacts on the environment does not constitute substantial evidence.

(b) Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts.



OFFICE OF
THE CITY ATTORNEY
MEMORANDUM

DATE: January 23, 2017
TO: Hon. Mayor and City Council
FROM: Derek Cole, City Attorney *DC*
SUBJECT: Agenda Items 4 and 5 on January 23, 2018 City Council Agenda

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As a starting point, we discuss the standards for subsequent environmental review following the previous approval of a project

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For the Council's reference, the relevant sections of the CEQA Guidelines are included at the end of this Memorandum.

2. Responses to November 28, 2017 Letter

Change to Project (p.2, section a.)

The letter contends that the project will make substantial changes to the project and, as a result, an EIR should be developed. Specifically, the letter states that substantial changes to the project are proposed that will require major revisions to the EIR. The author lists the Tuscany Meadows project, the East Bay Regional Parks District acquisition of the Sierra Vista subdivision, the reference to the Downtown Specific Plan in lieu of competing policies, and other changes and correction, including the designation of a Light Industrial parcel to High Density Residential. The letter then summarizes text from the Land Use Element and cites data from the Land Use Element Update. In closing, this section states that because the changes "alter anticipated future development in the City and significantly reduce the future buildout projections for the City as set forth in the General Plan and studied in the 2003 General Plan EIR, the impacts of those changes must be identified and analyzed."

Response

The author argues that the project will make substantial changes to the General Plan, which by themselves automatically require additional environmental review. The CEQA standard is that the changes must be substantial and lead to new or increased significant environmental impacts. Substantial changes are permissible with an addendum as long as they do not introduce or increase significant environmental impacts.

The Project Addendum identifies and analyzes the impacts of these changes and determines through substantial evidence that there would be no new or increased environmental impacts. In fact, the General Plan Land Use Element Update would actually reduce the numerical build-out projections and reduce many of the associated impacts. In short, the author has failed to provide any evidence that the proposed changes would introduce or increase significant environmental impacts.

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Response

The author inaccurately refers to “several” project components of the Land Use Element Update. In fact, there is only one Land Use Element Update before the City Council and no other active City efforts to update the Land Use Element. In reality, staff is proposing two addendums to the 2003 General Plan EIR for two distinct projects. The Downtown Specific Plan is a wholly separate land use document, regulated by State law separately from a General Plan. In fact, a Specific Plan is required to be consistent with the General Plan (GC 65450) and is viewed as an implementing tool of the General Plan. They are truly separate documents and not part of the same project. The Downtown Specific Plan cannot be adopted until the General Plan is updated to remove conflicting downtown policies.

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Summary

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3. Responses to December 23, 2017 Letter Regarding General Plan Land Use Element Update

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This subsequent letter contends that the Land Use Update fails to reflect any changes to the Sand Creek Focus Area, which the letter alleges are underway. Further, the letter states that the concurrent approval of the Downtown Specific Plan and the Land Use Element Update under two environmental documents constitutes improper segmenting of a single project.

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The letter also states that substantial changes to the circumstances have changed and require major revisions to the 2003 General Plan EIR. The letter states “substantial changes that have occurred even in the past two years evidence need for updated and further environmental analysis.” The letter then lists three activities that have not been approved by the City Council and may never be approved, including the Habitat Conservation Plan, The Ranch project, and Sand Creek Focus Area policy update. The letter then refers to a September 12, 2017 Planning Commission staff report for the now-tabled Sand Creek Focus Area policy update, suggesting that the staff language for that separate effort is equally applicable to the Downtown Specific Plan and General Plan Land Use Element Update.

Response

The author fails to identify any change in circumstances that introduce or increase significant environmental impacts, per the CEQA standard. First, the Habitat Conservation Plan (HCP) development effort is underway and will require a robust environmental review and policy discussion. It will be a very complex debate and the HCP may not be approved. Similarly, The Ranch is a private development project that is in the project review and analysis process. The Sand Creek Focus Area policy update has been tabled and there is no activity underway with that effort. The author’s suggestion that these three independent efforts constitute a change of circumstance is premature and inaccurate. The author provides no real examples of substantial changes in circumstances, let alone one that would result in new or increased significant environmental impacts.

New Information

The applicant suggests that the availability of new information regarding greenhouse gas emissions and traffic impacts would likely result in significant effects not discussed in the previous EIR.

Response

The Courts have been consistent that greenhouse gas emission analysis has been accessible since the 1990s and that this argument lacks merit. Further, the Land Use Element Update results in an overall decrease in development potential and the author has not suggested how this project would create new or increased impacts.

Failure to Identify and Analyze Impacts

The letter asserts the designation of lands for industrial is not supported by any analysis. It also states that the continued incorporation of the Sand Creek Resource Management Plan requires new analysis to determine that it conforms to the General Plan. The letter then states that the “it is generally anticipated that the City will either adopt a HCP or ultimately be annexed into the East Contra Costa County HCP”, and that this action should be evaluated in this CEQA document. The author alleges that the changes of land use designations require a complete analysis of all localized or site-specific conditions related to emergency response. Finally, the letter critiques the traffic conditions because it

compares land uses and assigns an office trip rate to the commercial/office portion of the General Plan, as a conservative measure.

Response

The author suggests that a level of environmental review even beyond that of an EIR be conducted to try to ascertain the impacts of the development of industrial lands and other changes. At this time, as with any land use designation assignment, the City can only analyze the conditions that are known to it. Localized or site-specific emergency response analysis is far more specific of an analysis than is ever suggested for a General Plan CEQA document. The author's suggestion that the City attempt to create this level of review for a broad policy document misconstrues the expectations of CEQA.

In addition, the author again supposes that the City will adopt an HCP or be annexed into the East Contra Costa County HCP. As stated previously, the City will not necessarily adopt an HCP and the suggestion that the City may annex into the East Contra Costa County HCP is inaccurate and misinformed. The City has never been invited to annex into this HCP and has never pursued annexation.

Finally, the City used the office trip rate for the commercial/office portion of the General Plan as a conservative measure to ensure that traffic figures were not underestimated. This practice is consistent with CEQA and demonstrates that the City is intending to disclose all available information and ascertain all potential impacts.

Summary

In summary, the December 12, 2017 letter makes very broad allegations and unsubstantiated statements about the Project Addendums and the necessity for an EIR. The letter fails to identify any significant environmental impacts that may result from the proposed projects and, instead, suggests without evidence that the changes, by their very nature, will result in significant change. The letter does not identify any legal inadequacy of the Project Addendums, but instead provides a very basic request that a supplemental environmental impact report be pursued for the Land Use Element Update. The letter also improperly assumes City Council approval of projects that have never been analyzed or presented to the City Council or the public. In staff's opinion, the letter does not compel the City to develop an EIR for either of these projects and does not provide evidence adequate to contradict the contents and determinations contained in the Project Addendums. As such, the City Attorney and Community Development Director recommend that the City Council consider staff's initial recommendations to approve the General Plan Land Use Element with the corresponding Project Addendum.

4. Responses to December 28, 2017 Letter Regarding Downtown Specific Plan

Incorporation

The letter addressing the Addendum for the Downtown Specific Plan points out that the City has not provided a response to the November 28, 2017 letter. It then states that the

Addendum for the Downtown Specific Plan is inadequate for the “same reasons described in that letter” referring to the letter submitted for the Land Use Element Update. The letter then alleges that the two projects should be considered as one action and falsely claims that staff has indicated that the two projects are “really a single project”. The letter next summarizes portions of CEQA and claims that new significant environmental effects are identified. The author then suggests that the 2003 General Plan EIR “no longer has any information value for the public when considering projects proposed in 2017...” This assertion is supported by a single example—the fact that the 2003 GP EIR does not address greenhouse gas emissions. Finally, the letter states that the Downtown Specific Plan increases density over the existing condition and that this increase results in a variety of environmental impacts.

Response

The incorporation of the letter for the General Plan Land Use Element Update is very confusing because that letter specifically addresses issues relevant only to that project. More importantly, staff has never suggested that the two projects are “really a single project” or anything close to that statement. Beyond that, the CEQA record would preempt and staff statement and provides the City’s basis for the Addenda. The author’s claim that the 2003 General Plan EIR no longer has any informational value is hyperbole and inaccurate. In addition, the Courts have consistently held that greenhouse gas emissions could have been evaluated since the 1990s.

Finally, the CEQA review of the Downtown Specific Plan, as a land use policy document, considers the change between the current and proposed land use policy documents. The current document—the 2003 General Plan—proposed densities far beyond the current condition and beyond those anticipated by the Downtown Specific Plan. When the Downtown Specific Plan (proposed) is compared against the 2003 General Plan (current), there is a reduction in the development potential. The analysis of the change from the actual built conditions in Downtown Antioch to those in a proposed plan with higher densities occurred in 2003 with the adoption of the General Plan. The Downtown Specific Plan actually backs off of the assumptions and impacts from the 2003 General Plan.

Summary

In summary, the letter contains many inaccurate statements and does not provide a compelling argument for the City to pursue additional environmental review. As such, staff recommends that the City Council consider staff’s initial recommendation to approve the Downtown Specific Plan with the corresponding Project Addendums.

RELEVANT EXCERPTS FROM CEQA GUIDELINES

15164. ADDENDUM TO AN EIR OR NEGATIVE DECLARATION

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- (d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

15162. SUBSEQUENT EIRS AND NEGATIVE DECLARATIONS

- (a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
 1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
 3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

- a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
- b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or Association of Environmental Professionals 2017 CEQA Guidelines 193.
- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

15384. SUBSTANTIAL EVIDENCE

(a) "Substantial evidence" as used in these guidelines means enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. Whether a fair argument can be made that the project may have a significant effect on the environment is to be determined by examining the whole record before the lead agency. Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts which do not contribute to or are not caused by physical impacts on the environment does not constitute substantial evidence.

(b) Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts.