



Council Chambers
200 H Street
Antioch, CA 94509

Closed Session - 5:30 P.M.
Regular Meeting - 7:00 P.M.

***REVISED**

ANNOTATED AGENDA

for

JULY 24, 2018

**Antioch City Council
Regular Meeting**

**Including the Antioch City Council
acting as Housing Successor to the
Antioch Development Agency**

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, 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.

5:30 P.M. ROLL CALL – CLOSED SESSIONS – for Council Members – *All Present*

PUBLIC COMMENTS for Closed Sessions – *None*

CLOSED SESSIONS:

1) **CONFERENCE WITH LABOR NEGOTIATORS** – This Closed Session with the City's Labor Negotiators is authorized by California Government Code section 54957.6; City designated representatives: Nickie Mastay and Glenn Berkheimer; Employee organization: Treatment Plant Employees' Association (TPEA).
Direction given to Labor Negotiators

2) **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION** (Paragraph (1) of subdivision (d) of Section 54956.9) Contra Costa County Flood Control and Water Conservation District v. Eames, Contra Costa Sup. Ct. Case No. C15-02052.
No reportable action

3) **CONFERENCE WITH LEGAL COUNSEL ANTICIPATED LITIGATION** – Significant exposure to litigation pursuant to California Government Code Section 54956.9 (d)(2): One potential case.
No reportable action

7:03 P.M. ROLL CALL – REGULAR MEETING – for City /City Council Members acting as Housing Successor to the Antioch Development Agency – *All Present*

PLEDGE OF ALLEGIANCE

1. PROCLAMATIONS

- 1st Place Finish in the 2018 SWAT Fitness Challenge, Antioch Police Department SWAT Team
- Antioch Christian Center Celebration of 20 Years of Service, August 5, 2018
- In Honor of Antioch City Treasurer Donna Conley
- In Honor of Antioch Planning Commissioner Jim Conley

Approved, 5/0

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

STAFF REPORT

STAFF REPORT

STAFF REPORT

STAFF REPORT

ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS

- SALES TAX CITIZENS' OVERSIGHT COMMITTEE

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

2. CONSENT CALENDAR for City /City Council Members acting as Housing Successor to the Antioch Development Agency

- A.** APPROVAL OF COUNCIL MINUTES FOR JUNE 26, 2018

STAFF REPORT

Approved, 5/0

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

- B.** APPROVAL OF COUNCIL WARRANTS

STAFF REPORT

Approved, 5/0

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

- C.** APPROVAL OF TREASURER'S REPORT FOR JUNE 2018

STAFF REPORT

Approved, 5/0

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

- D.** URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH AMENDING TITLE 3, CHAPTER 2 OF THE ANTIOCH MUNICIPAL CODE TO UPDATE PROCEDURES REGARDING SIGNATURES

Ord. No. 2144-C-S adopted, 5/0

Recommended Action: It is recommended that the City Council enact an Urgency Ordinance of the City Council of the City of Antioch amending Antioch Municipal Code Section 3-2.01 Signatures. (A 4/5 vote is required for adoption.)

- E.** RESOLUTION APPROVING THE SMALL LOT FINAL MAPS AND IMPROVEMENT PLANS FOR PROMENADE PHASES 1, 2 AND 3 - VINEYARDS AT SAND CREEK SUBDIVISIONS 9484, 9483 AND 9482 (PW 697-1, PW 697-2 & PW 697-3)

STAFF REPORT

Reso No. 2018/87 adopted, 5/0

Recommended Action: It is recommended that the City Council adopt the resolution approving the small lot final maps and improvement plans for Promenade Phases 1, 2 and 3 - Vineyards at Sand Creek Subdivisions 9484, 9483 and 9482 (PW 697-1, PW 697-2 & PW 697-3).

STAFF REPORT

CONSENT CALENDAR for City /City Council Members acting as Housing Successor to the Antioch Development Agency – Continued

- F. REIMBURSEMENT RESOLUTION FOR THE FILING OF A FINANCIAL ASSISTANCE APPLICATION WITH THE STATE WATER RESOURCES CONTROL BOARD FOR A DRINKING WATER STATE REVOLVING FUND LOAN UP TO \$55,000,000 FOR THE BRACKISH WATER DESALINATION PROJECT (P.W. 694)

Reso No. 2018/88 adopted, 5/0

Recommended Action: It is recommended that the City Council adopt the Reimbursement Resolution pertaining to the loan application with the State Water Resources Control Board for a Drinking Water State Revolving Fund Loan for the Brackish Water Desalination Project.

STAFF REPORT

City of Antioch Acting as Housing Successor to the Antioch Development Agency

- G. APPROVAL OF HOUSING SUCCESSOR WARRANTS

Approved, 5/0

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

STAFF REPORT

PUBLIC HEARING

3. PROPOSED UPDATES TO THE MASTER FEE SCHEDULE EFFECTIVE SEPTEMBER 24, 2018

Reso No. 2018/89 adopted, 5/0

Recommended Action: It is recommended that the City Council adopt the resolution approving updates to the Master Fee Schedule effective September 24, 2018.

STAFF REPORT

4. BLACK DIAMOND RANCH UNIT 4 (PD-16-01)

Recommended Action: It is recommended that the City Council take the following actions:

Reso No. 2018/90 adopted, AND

- 1) Adopt the Resolution approving the Black Diamond Ranch Unit 4 Initial Study and Mitigated Negative Declaration; and

To 08/14/18 for adoption, AND

- 2) Introduce and Waive Reading of the Ordinance amending the Black Diamond Ranch Hillside Planned Development District; and

**Reso No. 2018/91 adopted,
5/0**

- 3) Adopt the Resolution approving the Black Diamond Ranch Unit 4 Vesting Tentative Map/Final Development Plan (PD-16-01) subject to conditions of approval.

STAFF REPORT

STAFF REPORT

8:15 P.M. ADJOURNED TO BREAK
8:30 P.M. RECONVENE. ROLL CALL for Council Members – All Present

COUNCIL REGULAR AGENDA

5. RESOLUTION CALLING FOR A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY NOVEMBER 6, 2018 SUBMITTING TO THE VOTERS A BALLOT MEASURE EXTENDING THE TRANSACTION AND USE TAX (SALES TAX) MEASURE

Recommended Action: It is recommended that the City Council:

Reso No. 2018/92 adopted, 5/0

- 1) Adopt a Resolution of the City Council of the City of Antioch Calling for a Municipal Election on November 6, 2018 to Request City Voters Extend and Increase the City’s Transaction and Use Tax from One-Half Cent to One Cent to Provide for Public Safety and 911 Service, Support Youth, and Maintain Other Quality of Life Services; and

Ord. No. 2145-C-S adopted as amended, 5/0

- 2) Enact an Ordinance of the City Council of the City of Antioch Submitting a **Proposition Measure** to The Voters of the City of Antioch to Amend Article 4 of Chapter 5 of Title 3 of the Antioch Municipal Code to Increase the City’s Transactions and Use Tax from a Half Cent to One Cent and to Impose This Tax Until Repealed by the Voters.

STAFF REPORT

6. INITIATIVE TO RESTRICT DEVELOPMENT IN PORTIONS OF THE SAND CREEK AREA, APPROVE A DEVELOPMENT AGREEMENT FOR “THE RANCH” PROJECT IN THAT AREA, AND ALLOW AMENDMENT OF THE URBAN LIMIT LINE BY VOTER APPROVAL ONLY

Recommended Action: It is recommended that the City Council receive and file the Clerk’s Certificate to Initiative Petition and

- A) Adopt the ordinance, without alteration, at the regular meeting at which the certification of the petition is presented, or within 10 days after it is presented; or
- B) Submit the ordinance, without alteration, to the voters; or
- C) Order a report pursuant to Section 9212 at the regular meeting at which the certification of the petition is presented. When the report is presented to the legislative body, the legislative body shall either adopt the ordinance within 10 days or order an election pursuant to subdivision (b).

Reso No. 2018/93 to Adopt the Ordinance without alteration (Option A above – “Exhibit 4” Resolution of the Staff Report)

[Ord. No. 2146-C-S adopted]

5/0

STAFF REPORT

COUNCIL REGULAR AGENDA – Continued

7. CONSIDERATION OF CERTIFICATION OF AND ACTION TO BE TAKEN REGARDING “INITIATIVE TO CHANGE GENERAL PLAN DESIGNATIONS WITHIN THE SAND CREEK FOCUS AREA AND PERMANENTLY REQUIRE VOTER APPROVAL OF AMENDMENTS TO URBAN LIMIT LINE”

Recommended Action: It is recommended that the City Council receive and file the Clerk’s Certificate to Initiative Petition and

- A) Adopt the ordinance, without alteration, at the regular meeting at which the certification of the petition is presented, or within 10 days after it is presented; or
- B) Submit the ordinance, without alteration, to the voters; or
- C) Order a report pursuant to Section 9212 at the regular meeting at which the certification of the petition is presented. When the report is presented to the legislative body, the legislative body shall either adopt the ordinance within 10 days or order an election pursuant to subdivision (b).

Council unanimously ordered a 30-day report on the Initiative pursuant to Section 9212 to be heard at a Special Meeting on August 21, 2018, and to thereafter take action to either adopt the ordinance or call an election at the next regular meeting on August 28, 2018,

5/0

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 – 11:44 p.m.



***RECOGNIZING THE ACHIEVEMENT OF AND HONORING THEIR
FIRST PLACE FINISH IN THE 2018 SWAT FITNESS CHALLENGE
DESMOND BITTNER, POLICE LIEUTENANT, RICK HOFFMAN, POLICE DETECTIVE,
CASEY BROGDON, POLICE DETECTIVE, TOM SMITH, POLICE DETECTIVE***

WHEREAS, The Antioch Police Department has the stated mission to actively engage with the community through public outreach events and to excel in the training of its officers by challenging them in new and innovative ways; and

WHEREAS, The Antioch Police Department Special Weapons and Tactics (SWAT) Team has a long tradition of duty, honor, and commitment to the City of Antioch and in keeping with the Department's stated mission; and

WHEREAS, The Antioch Police Department SWAT Team proudly represents this agency and this community locally and regionally during both high-risk, tactical operations and competitive Public Safety Events; and

WHEREAS, The SWAT Fitness Challenge is an endurance race and tactical shooting competition endeavored by four-person SWAT Teams from across the state, whereby the proceeds benefit the George Mark Children's House to provide hospice care for terminally ill children; and

WHEREAS, Lieutenant Bittner, Detective Hoffman, Detective Brogdon, and Detective Smith have trained long hours over the course of several months physically, mentally, and tactically to prepare themselves for this 2018 SWAT Fitness Challenge, as well as to maintain their standings as exemplary SWAT Team Operators; and

WHEREAS, The Antioch Police Department SWAT Team has placed third overall in the last four SWAT Fitness Challenge Events; and

WHEREAS, These four officers competed valiantly in this year's SWAT Fitness Challenge and prevailed over twenty five other SWAT Teams from all over California, landing a first place finish in the event.

NOW, THEREFORE, I, SEAN WRIGHT, Mayor of the City of Antioch, on behalf of the entire Council and citizens we serve, do hereby congratulate Lieutenant Desmond Bittner, Detective Rick Hoffman, Detective Casey Brogdon, and Detective Tom Smith on the occasion of their impressive, first place finish at the 2018 SWAT Fitness Challenge.

JULY 24, 2018

SEAN WRIGHT, Mayor

1.01
07-24-18



**ANTIOCH CHRISTIAN CENTER
CELEBRATION OF 20 YEARS OF SERVICE
SUNDAY, AUGUST 5, 2018**

WHEREAS, Antioch Christian Center, under the leadership of Senior Pastor Michael B. Bell, is celebrating twenty years of ministry service on Sunday, August 5, 2018; and

WHEREAS, Antioch Christian Center's roots come out of San Francisco Christian Center under the pastorate of Bishop Donald E. Green and the first worship services for Antioch Christian Center, formerly Koinonia Christian Center, were held on August 2, 1998, led by Founding Pastor Paul Taylor and a group of dedicated individuals and families who met in Antioch in March 1988 to lay the foundation for this ministry; and

WHEREAS, Antioch Christian Center has provided Christian counseling and education, youth and children's ministry, and dynamic worship and fellowship; fostered healthy personal and social relationships; and positively impacted the quality of life for individuals, youth, and families in East Contra Costa and surrounding areas; and

WHEREAS, Antioch Christian Center ministers and members have helped to restore broken people to a place of community, interdependence, and self-sufficiency in Christ and created opportunities for broad community involvement in facilitating youth success and leadership; and

WHEREAS, Antioch Christian Center has formed collaborative partnerships in ministry and community service with the Sutter Delta Medical Center Chaplain Advisory Board, St. John's Lutheran Church, and other faith organizations and ministries in East Contra Costa and overseas.

NOW, THEREFORE, I, SEAN WRIGHT, Mayor of the City of Antioch, do hereby commend "Antioch Christian Center" for 20 years of exemplary service on behalf of the East Contra Costa community, and extend best wishes for every success in future endeavors.

JULY 24, 2018

SEAN WRIGHT, Mayor

1.02
07-24-18



**IN HONOR OF
ANTIOCH CITY TREASURER
DONNA CONLEY**

WHEREAS, Donna Conley was first elected Antioch City Treasurer in November 2004 and reelected unopposed in 2008, 2012 and 2016; and,

WHEREAS, during her nearly 14-year tenure as City Treasurer she kept a watchful eye on the City's investment portfolio and took it upon herself to review all travel claims for accuracy; and,

WHEREAS, Donna Conley has been a member of the Antioch Historical Society for over 20 years and an active member of the Antioch Woman's Club; and,

WHEREAS, she served as the Hospitality Chairman and worked on various committees to raise money for student scholarships in Antioch; and,

WHEREAS, Donna Conley worked on the Antioch Fourth of July parade for several years and did volunteer work for Grannies Anonymous and the Chamber of Commerce.

NOW, THEREFORE, I, SEAN WRIGHT, Mayor of the City of Antioch, on behalf of the City Council do hereby salute DONNA CONLEY for her dedication, support and positive influence to the City of Antioch and its residents; and wish her and her family good health in their future endeavors.

JULY 24, 2018

SEAN WRIGHT, Mayor



**IN HONOR OF
ANTIOCH PLANNING COMMISSIONER
JIM CONLEY**

WHEREAS, Jim Conley was appointed to the Antioch Planning Commission, serving from 1996 to 2000 before being appointed to the Antioch City Council in December 2000 to fill a vacancy created when Council Member Don Freitas was elected Mayor, and subsequently elected to a 4-year term in 2002; and,

WHEREAS, Jim Conley was on the City Council that significantly reduced the number of new homes being built by over 90 percent and redirected its efforts to economic development; and

WHEREAS, Jim was instrumental in obtaining federal funds for the widening of Highway 4, bringing in Slatten Ranch Shopping Center and Macy's to Antioch, and finalizing the City's General Plan in 2003; and,

WHEREAS, Jim Conley worked to pass both Measure C and Measure O as a member of the Friday Morning Breakfast Club, which significantly increased revenue to the City; and,

WHEREAS, in 2017, Jim Conley was reappointed to the Antioch Planning Commission; and

WHEREAS, Jim Conley has been a member of the Antioch Historical Society for over 20 years, Vice President of the Band Backers for Antioch High School, a husband, Father, and terrific grandpa.

NOW, THEREFORE, I, SEAN WRIGHT, Mayor of the City of Antioch, on behalf of the City Council do hereby salute JIM CONLEY for his dedication, support and positive influence to the City of Antioch and its residents.

JULY 24, 2018

SEAN WRIGHT, Mayor

1.04
07/24/18

**CITY COUNCIL MEETING
INCLUDING THE ANTIOCH CITY COUNCIL
ACTING AS HOUSING SUCCESSOR
TO THE ANTIOCH DEVELOPMENT AGENCY**

**Special/Regular Meeting
5:30 P.M.**

**June 26, 2018
Council Chambers**

4:30 P.M. - CLOSED SESSION

1. **CONFERENCE WITH LEGAL COUNSEL ANTICIPATED LITIGATION** – Initiation of Litigation pursuant to California Government Code §54956.9 (d)(4): One case.
2. **CONFERENCE WITH LABOR NEGOTIATORS** – Agency designated representatives: Mayor Sean Wright and City Attorney Derek Cole. Unrepresented employee: City Manager Ron Bernal.

SPECIAL MEETING/WORKSHOP

Mayor Wright called the special meeting/workshop to order at 5:32 P.M., and City Clerk Simonsen called the roll.

Present: Council Members Wilson, Thorpe, Tiscareno, Ogorchock and Mayor Wright

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Thorpe led the Council and audience in the Pledge of Allegiance.

1. USER FEE STUDY WORK SESSION

City Manager Bernal introduced Item #1 User Fee Study Work Session.

Finance Director Merchant presented the staff report dated June 26, 2018 recommending the City Council discuss and provide direction on the user fee study.

Eric Johnson, Revenue & Cost Specialists, LLC, gave a PowerPoint presentation of the Recreation Cost Study.

Director of Parks and Recreation Kaiser gave an overview of fees associated with Parks and Recreation programs and facilities.

Councilmember Tiscareno suggested staff pursue additional revenues and grant opportunities to subsidize fees for the Jr. Warriors program.

Mayor Wright stated that he had witnessed many fields unutilized and he would like discussion to take place as to how to increase use.

In response to Council, Director of Parks and Recreation Kaiser gave a breakdown for participants in recreational programming and concluded that there was equal participation throughout the community.

Councilmember Ogorchock stated that there was an opportunity to utilize the north side of town by partnering with the Senior Center, Bowling Alley, "C" Street swimming pool and Library for youth programming. She also discussed the need for the youth to have access to computers in the downtown area.

Mayor Wright requested the language be changed from Parks and Recreation Program "subsidy" to Parks and Recreation Program "investment".

Following discussion, the City Council directed staff to maintain a 73.7 percent direct cost recovery and send programming considerations to the Parks and Recreation Commission for a recommendation to the City Council.

Councilmember Thorpe thanked Director of Parks and Recreation Kaiser for providing data related to community participation for recreational programming.

Mayor Wright adjourned the Special Meeting/Workshop at 6:30 P.M.

Mayor Wright called the meeting to order at 7:02 P.M., and City Clerk Simonsen called the roll.

Present: Council Members Wilson, Thorpe, Tiscareno, Ogorchock and Mayor Wright

PLEDGE OF ALLEGIANCE

Councilmember Tiscareno led the Council and audience in the Pledge of Allegiance.

Interim City Attorney Cole reported the City Council had been in Closed Session and gave the following report: **#1 CONFERENCE WITH LEGAL COUNSEL ANTICIPATED LITIGATION**, by unanimous vote, Council authorized the filing of a lawsuit against the Department of Finance regarding future payments associated with the agreement between the City and Department of Boating and Waterways for the downtown marina; **and, CONFERENCE WITH LABOR NEGOTIATORS**, Council and City Manager announced they would not seek any amendments to the City Manager's contract at this time. Council directed to staff to develop a salary schedule for the City Manager that involved a step system tied to performance, for future consideration.

2. PROCLAMATION

Parks and Recreation Month, July 2018

On motion by Councilmember Ogorchock, seconded by Councilmember Tiscareno, the Council unanimously approved the Proclamation.

Director of Parks and Recreation Kaiser accepted the *Parks and Recreation Month* proclamation and thanked the City Council for the recognition. She discussed the benefits of parks and recreational programming and presented Council with a tumbler.

ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

Shannon Skinner announced the Grateful Garments Project would be held from 6:00 P.M. – 8:00 P.M. on June 29, 2018 at Somersville Towne Center.

J.R. Wilson presented a Veteran’s Memorial Banner that would be installed on “L” Street from 10th Street to the Veteran’s Memorial at the Marina. He thanked Councilmember Ogorchock and City Manager Bernal for bringing the project to fruition. He presented Councilmember Ogorchock with a Certificate of Appreciation and announced applications for banners were available in Council Chambers this evening.

Mayor Wright announced banner applications were also available at the City Clerk’s counter.

Councilmember Wilson invited the community to attend a screening of “Not My Life” on human trafficking from 6:00 P.M. – 8:00 P.M. on June 28, 2018 at the Antioch Community Center. She announced a panel discussion would follow the film.

ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS

City Clerk Simonsen announced the following Board and Commission openings:

- Sales Tax Citizens’ Oversight Committee: Seven (7) vacancies; deadline date is July 6, 2018

He reported applications would be available online at the City’s website and at the City Clerk’s and Deputy City Clerks offices.

PUBLIC COMMENTS

Janice Lapnisky thanked Councilmember Wilson and Mayor Wright for inviting her to the meeting this evening. She introduced herself as Miss Antioch Plus America and requested the City assist her efforts to bring a Youth Summit to Antioch.

COUNCIL SUBCOMMITTEE REPORTS

Councilmember Wilson reported on her attendance at the Chamber of Commerce Government Affairs Committee meeting.

Councilmember Thorpe announced Quality of Life and Tri Delta Transit committee meetings would be held on June 26, 2018.

Councilmember Tiscareno reported on his trip to Washington D.C. with Mayor Wright and City Manager Bernal where they met with the U.S. Interagency Council on Homelessness, Congressman McNerney, Congressman DeSaulnier, Homeland Security, the Environmental Protection Agency and the Department of Justice.

Mayor Wright added that trip to Washington DC to lobby on the City's behalf was phenomenal and fostered relationships to benefit the community. He stated they arrived on Wednesday, had meetings from 8:00 A.M. - 7:00 P.M. Thursday and arrived home Friday. He thanked Councilmember Tiscareno and City Manager Bernal for their participation. He reported on his attendance at Delta Diablo Sanitation District meeting.

Councilmember Thorpe reported the State budget was approved and allocated \$500 million in homeless emergency aid block grants. He encouraged the public to participate in all discussions affecting the community.

MAYOR'S COMMENTS

Mayor Wright discussed the importance of City representatives making a trip to the State Capital to advocate on behalf of the City of Antioch.

- 3. CONSENT CALENDAR for City /City Council Members acting as Housing Successor to the Antioch Development Agency**
 - A. APPROVAL OF COUNCIL MINUTES FOR MAY 22, 2018**
 - B. APPROVAL OF COUNCIL MINUTES FOR JUNE 12, 2018**
 - C. APPROVAL OF COUNCIL WARRANTS**
 - D. APPROVAL OF TREASURER'S REPORT FOR MAY 2018**
 - E. ORDINANCE NO. 2143-C-S SECOND READING – CANNABIS BUSINESS (CB) ZONING OVERLAY DISTRICT ORDINANCE (*Introduced on 05/22/18*)**
 - F. RESOLUTION NO. 2018/73 AUTHORIZATION TO AMEND CODE ENFORCEMENT CONSULTANT CONTRACT WITH TRB & ASSOCIATES TO EXTEND THE EXPIRATION DATE OF THE CONTRACT TO JUNE 30, 2019 AND INCREASE THE NOT TO EXCEED AMOUNT BY \$250,000**
 - G. RESOLUTION NO. 2018/74 STATEMENT OF INVESTMENT POLICY**
 - H. RESOLUTION NO. 2018/75 BID AWARD – WATER DISTRIBUTION AND SERVICE MATERIALS**

- I. **RESOLUTION NO. 2018/76 FACILITIES BID AWARD – CITY HALL ROOF REPLACEMENT**
- J. **RESOLUTION NO. 2018/77 FIFTH AMENDMENT TO THE CONSULTANT SERVICE AGREEMENT WITH WOODARD & CURRAN FOR ENGINEERING SERVICES DURING CONSTRUCTION FOR THE WEST ANTIOCH CREEK CHANNEL IMPROVEMENTS PROJECT (P.W. 201-6)**
- K. **RESOLUTION NO. 2018/78 APPROVING A LARGE LOT FINAL MAP FOR VINEYARDS AT SAND CREEK SUBDIVISION 9390 (PW 697)**
- L. **RESOLUTION NO. 2018/79 AUTHORIZING THE FILING OF A FINANCIAL ASSISTANCE APPLICATION WITH THE STATE WATER RESOURCES CONTROL BOARD FOR A DRINKING WATER STATE REVOLVING FUND LOAN UP TO \$55,000,000 FOR THE BRACKISH WATER DESALINATION PROJECT (P.W. 694)**
- M. **RESOLUTION NO. 2018/80 SEVENTH AMENDMENT TO THE CONSULTANT SERVICES AGREEMENT FOR PROFESSIONAL SERVICES WITH EXPONENT, INC.**
- N. **RESOLUTION NO. 2018/81 APPROVING THE CLASS SPECIFICATION UPDATES WITH NO SALARY CHANGES FOR THE ANTIOCH PUBLIC WORKS EMPLOYEES ASSOCIATION BARGAINING UNIT**
- O. **RESOLUTION NO. 2018/82 REQUESTING CONSOLIDATION OF ELECTION; LIMITING THE CANDIDATE STATEMENT WORD COUNT; AND CLARIFYING COSTS FOR THE NOVEMBER 6, 2018 GENERAL ELECTION FOR TWO (2) COUNCIL MEMBERS, 2-YEAR TERM**

City of Antioch Acting as Housing Successor to the Antioch Development Agency

P. APPROVAL OF HOUSING SUCCESSOR WARRANTS

City Clerk Simonsen announced that supplemental staff reports for Consent Calendar Item K were provided to Council, staff and were available in Council Chambers this evening.

On motion by Councilmember Thorpe, seconded by Councilmember Ogorchock, the City Council unanimously approved the Council Consent Calendar with the exception of Items E and F, which were removed for further discussion.

Item E – Mayor Wright announced that due to the amount of speaker requests, the timer would be set for one and a half minutes.

Mike Pollard, Brentwood resident representing Community Outreach Center, Gene Quiocito, Antioch resident, Miyoko Bonefrake, Pittsburg resident, Jocelyn Perez, Antioch resident, Kelli Murdock, Antioch resident, Andres Linares, Oakley resident, indicated that they were opposed to

cannabis businesses locating in Antioch and urged Council to reconsider and vote no on the ordinance.

Demetrio Ramirez, Pittsburg resident, indicated that he supported some cannabis businesses in Antioch and urged Council to vote yes on the ordinance.

Israel Castro, Antioch resident, Joe Seeley, Antioch resident, Charlie Orkes, Brentwood resident, Joshua, Antioch resident, April Jones, Antioch resident representing the Antioch Unified School District, Charles Davis, Pittsburg resident, Ken Rickner, Antioch resident, indicated that they were opposed to cannabis businesses locating in Antioch and urged Council to reconsider and vote no on the ordinance.

Burt Weinstein, Antioch resident and Daniel Uribe, Oakley resident, indicated that they supported some cannabis businesses in Antioch and urged Council to vote yes on the ordinance. Mr. Uribe provided Council with published data.

Efrem Finn and William Posada, indicated that they were opposed to cannabis businesses locating in Antioch and urged Council to reconsider and vote no on the ordinance.

Mayor Wright read written comment from Robrielle Beverly, Antioch resident, indicating that she opposed cannabis businesses locating in Antioch.

Jessica Bennett, Justin Bennett, Deante Mays, Sharon Brown, Bay Point resident, Nicole Castro, Pete Taranteno, Minister Jelani Killings, Threshing Floor Tabernacle, Henry Killings, Antioch resident, Lusía Killings, Antioch resident, Daniel Patton, Antioch resident, Qwame Mays, Antioch resident, and Pam Gebrosk, Antioch resident, indicated that they were opposed to cannabis businesses locating in Antioch and urged Council to reconsider and vote no on the ordinance.

Greg Kremenliev, representing the Contra Costa Chapter of National Organization for the Reform of Marijuana Laws (NORML), indicated that he supported cannabis businesses locating in Antioch and urged Council to vote yes on the ordinance.

Mayor Wright read written comment from Liz Stahl, Antioch resident, indicating that she opposed cannabis businesses locating in Antioch and urged Council to vote no on the ordinance.

Dr. Jeanah N. Braden, Antioch resident, Kim Moreno, Antioch resident and Al Waters indicated that they were opposed to cannabis businesses locating in Antioch and urged Council to reconsider and vote no on the ordinance.

Councilmember Tiscareno thanked the public speakers this evening. He stated that he was speaking on behalf of the majority of residents who voted to legalize cannabis and he supported approval of the ordinance to regulate the overlay. He noted in the future, Council would hold discussions on which specific businesses to allow.

Councilmember Thorpe clarified that the ordinance approved an overlay. The second part of the process would be to determine if or what businesses to allow within the City. He stated that he supported approval of the ordinance.

Councilmember Wilson agreed with Councilmembers Tiscareno and Thorpe. She noted the ordinance would allow the City to maintain local control. She thanked the speakers this evening and encouraged them to participate in future discussions on what types of businesses the City should allow.

Councilmember Ogorchock thanked everyone for speaking this evening. She stated with the approval of an overlay, the City was indicating their support for cannabis businesses. She noted the Antioch Police Department did not support retail cannabis businesses in Antioch and she did not feel they were safe for the community. She urged the Council to vote no on the overlay ordinance and stated she strongly opposed approving it.

Mayor Wright thanked the public speakers and apologized for limiting them to one and a half minutes. He stated he wanted everyone to have the opportunity to speak and he thanked them for being respectful. He recognized the Economic Development Commission for providing their report and noted that it had indicated that there may be opportunity for lab testing in the City. He reported that the Economic Development Commission and Chief Brooks recommended no dispensaries be allowed in Antioch and he based his opinions on those recommendations.

On motion by Councilmember Tiscareno, seconded by Councilmember Thorpe, the City Council approved Item E. The motion carried the following vote:

Ayes: Wilson, Thorpe, Tiscareno

Noes: Ogorchock, Wright

Mayor Wright declared a recess at 8:45 P.M. The meeting reconvened at 8:58 P.M. with all Councilmembers present.

Item F – City Manager Bernal introduced Consent Calendar Item F. Director of Community Development Ebbs presented the staff report dated June 26, 2018 recommending Council adopt the resolution.

Burt Weinstein, Antioch resident, reported that a recent fire in his neighborhood was caused by a junk yard that his neighbors had been attempting to get rid of and questioned if Code Enforcement was aware of the issues on the property. He reported that there was a similar business operating in his neighborhood that would be reported to Code Enforcement.

Councilmember Thorpe spoke to Code Enforcement challenges in the commercial neighborhoods and suggested the City Council consider funding an additional Code Enforcement Officer to focus on those specific areas.

Councilmember Tiscareno stated he supported extending the contract for one-year and noted he would like discussion to take place with bringing the service in-house.

Following discussion, the City Council agreed to a future agenda item to consider an additional Code Enforcement Officer focused on the City's commercial corridors.

On motion by Councilmember Ogorchock, seconded by Councilmember Tiscareno, the City Council unanimously approved Item F.

PUBLIC HEARING/ CITY OF ANTIOCH COUNCIL MEMBERS ACTING AS HOUSING SUCCESSOR TO THE ANTIOCH DEVELOPMENT AGENCY

4. CONSIDERATION OF RECOMMENDATIONS WHICH COMPRISE THE 2018-19 ACTION PLAN, UTILIZING COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOUSING SUCCESSOR AGENCY (AGENCY) FUNDS

City Manager Bernal introduced Public Hearing Item #4.

CDBG Housing Consultant House presented the staff report dated June 26, 2018 recommending the City Council adopt the resolution amending the 2018-19 budget and approving the funding recommendations of the CDBG Subcommittee and the draft fiscal year (FY) 2018-19 Action Plan; and, recommending that the Housing Successor to the Antioch Development Agency adopt the resolution approving an amendment to the 2018-19 budget and funding recommendations of the CDBG subcommittee and the Housing Successor funding for homeless services and first time homebuyers outlined in the 2018-19 Action Plan.

Councilmember Tiscareno thanked Ms. House for the report and stated that he had enjoyed sitting on the CDBG Subcommittee.

Mayor Wright opened the public hearing.

Mayor Wright read written comment from Alissa Friedman, representing Opportunity Junction, who discussed the merits of their program and thanked the City for their support.

Mayor Wright closed the public hearing.

Mayor Wright thanked Councilmembers Ogorchock and Tiscareno for sitting on the subcommittee. He announced that through this process they had allocated \$100,000 to assist the homeless and \$385,000 for improvements to downtown.

Councilmember Ogorchock stated it had been an honor to sit and serve on the subcommittee.

RESOLUTION NO. 2018/83
RESOLUTION NO. 2018/84

On motion by Councilmember Ogorchock, seconded by Councilmember Tiscareno, the City Council unanimously adopted the resolution amending the 2018-19 budget and approving the funding recommendations of the CDBG Subcommittee and the draft fiscal year (FY) 2018-19 Action Plan;

and, the Housing Successor to the Antioch Development Agency adopted the resolution approving an amendment to the 2018-19 budget and funding recommendations of the CDBG subcommittee and the Housing Successor funding for homeless services and first time homebuyers outlined in the 2018-19 Action Plan.

5. PUBLIC HEARING TO CONFIRM ASSESSMENTS FOR THE LANDSCAPE MAINTENANCE DISTRICTS 1, 2A, 4, 5, 9, AND 10 FOR FISCAL YEAR 2018/2019 (PW 500)

City Manager Bernal introduced Public Hearing Item #5 and announced it was Assistant City Engineer Filson's last City Council meeting. He thanked her for her years of service and wished her well in her retirement.

Assistant City Engineer Filson presented the staff report dated June 26, 2018 recommending the City Council adopt the Resolution ordering improvements and levying annual assessments for Landscape Maintenance Districts 1, 2A, 4, 5, 9, and 10 for Fiscal Year 2018/2019.

Mayor Wright opened and closed the public hearing with no members of the public requesting to speak.

The City Council thanked Assistant City Engineer Filson for service to the City and wished her well in her retirement.

RESOLUTION NO. 2018/85

On motion by Councilmember Ogorchock, seconded by Councilmember Wilson, the City Council unanimously adopted the Resolution ordering improvements and levying annual assessments for Landscape Maintenance Districts 1, 2A, 4, 5, 9, and 10 for Fiscal Year 2018/2019.

COUNCIL REGULAR AGENDA

6. CONSIDERATION OF PROJECTS UNDER THE ONE-TIME REVENUE POLICY; AUTHORIZE RESOLUTION AMENDING BUDGET

City Manager Bernal introduced Regular Agenda Item #6.

Finance Director Merchant presented the staff report dated June 26, 2018 recommending the City Council discuss and allocate one-time revenues to programs and projects affiliated with parks, recreation and community enhancements; authorize resolution to amend Fiscal Year 17-19 Budget.

Councilmember Thorpe voiced his support for funding mobile recreation programs.

Councilmember Tiscareno stated he would support funding mobile recreation program, license plate readers for two police vehicles and youth scholarships.

Councilmember Wilson stated she would also support funding the vehicle for mobile recreation programs.

Director of Parks and Recreation Kaiser explained that there may be an opportunity to enter into a partnership with Tri-Delta Transit to purchase a vehicle and costs may be reduced. She commented that she could combine funding for all three mobile recreation items to bring one year of programs to the community.

Mayor Wright stated the goal would be that the mobile program funding would be the stimulus that gets these items added to the General Fund budget.

In response to Councilmember Ogorchock, Chief Brooks reported license plate readers had been utilized to apprehend and arrest a convicted felon responsible for a road rage incident.

Councilmember Ogorchock stated she supported sending the list of project recommendations to the Parks and Recreation Commission for their recommendations. She discussed the importance of funding public safety items and requested one-time revenue be focused on license plate readers for the community and patrol vehicles.

In response to Councilmember Thorpe, Chief Brooks stated he was asked to bring items that would be a one-time purchase and the cameras met that criteria and had a preventative and crime solving effect.

Finance Director Merchant explained that everything over the base budget gets applied to Measure C. She clarified the Antioch Police Department budget was approximately 73-74 percent of the City's General Fund budget.

Councilmember Thorpe stated he believed the City should invest in the youth and allow for them to have fun in a safe environment through parks and recreational programming.

Councilmember Tiscareno agreed and stated the City also needed to be affective as a Police Department and adding \$40,000 for license plate readers would assist in those efforts.

Mayor Wright stated he would support the Council majority on their funding recommendations. He noted if the money was allotted to mobile recreational programs, he would support utilizing the Parks and Recreation Commission to provide suggestions on how the money would be spent.

Councilmember Ogorchock suggested agendizing a budget discussion for funding the stand alone license plate readers.

RESOLUTION NO. 2018/86

On motion by Councilmember Ogorchock, seconded by Councilmember Thorpe, the City Council unanimously approved the resolution to amend Fiscal Year 17-19 Budget.

On motion by Councilmember Ogorchock, seconded by Councilmember Thorpe, the City Council unanimously allocated one-time revenues to the following programs:

- Vehicle for Mobile Recreation Programs - \$25,000
- Staff and Supplies for One Year of Planned Mobile Recreation Programs - \$50,000
- FY 18-19 Youth, Teen and Family programs (One year only) staff - \$40,000
- FY 18-19 Youth, Teen and Family programs (One year only) supplies and services - \$15,000
- License Plate Readers for two Police vehicles - \$40,000

With direction to utilize the Parks and Recreation Commission to prioritize programming.

PUBLIC COMMENTS

Fred Hoskins, Antioch resident, stated that he was unsatisfied with the direction in which the City was headed.

STAFF COMMUNICATIONS

City Manager Bernal announced City offices would be closed for the 4th of July and there would be a parade downtown followed by fireworks at the fairgrounds. He stated the first Council Meeting in July was canceled due to Summer Break and the next regularly scheduled Council Meeting would be held on July 24, 2018. He announced Deputy Director of Public Works Bechtholdt was retiring on July 12, 2018 and he thanked him for his service and wished him well in his retirement.

COUNCIL COMMUNICATIONS

Councilmember Wilson reminded the community that a documentary screening of “Not My Life” on human trafficking would take place from 6:00 P.M. – 8:00 P.M. on June 28, 2018 at the Antioch Community Center and the Grateful Garments Project would be held from 6:00 P.M. – 9:00 P.M. on June 29, 2018 at Somersville Towne Center.

Councilmember Ogorchock requested staff agendize the following items:

- Discussions on the land use impacts associated with Charter Schools within the City limits
- Review of the agreement with the School District for Memorial Park.

ADJOURNMENT

With no further business, Mayor Wright adjourned the meeting at 10:05 P.M. to the next regular Council meeting on July 24, 2018.

Respectfully submitted:

Kitty Eiden

KITTY EIDEN, Minutes Clerk

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**100 General Fund
 Non Departmental**

205749 MICHAEL BAKER INTERNATIONAL	CONSULTING SERVICES	79.72
300389 MENONA DRIVE CARE HOME INC	SB1186 STATE FEE REFUND	4.00
300390 MENONA DRIVE CARE HOME INC	SB1186 STATE FEE REFUND	4.00
375393 CAH 2014-1 BORROWER LLC	SB1186 STATE FEE	1.00
375419 FLOOR INTERIOR SERVICES	SB1186 STATE FEE	4.00
375431 INFINITY ENERGY INC	CBSC FEE REFUND	2.16
375459 PETERS, MICHELLE	BARRICADE DEPOSIT REFUND	60.00
375462 RANEY PLANNING & MANAGEMENT	CONSULTING SERVICES	4,723.37
375488 CONTRA COSTA WATER DISTRICT	FACILITY RESERVE	118,986.84
375489 ECC REG FEE AND FIN AUTH	ECCRFFA-RTDIM	242,905.00
375533 DELTA DENTAL	PAYROLL DEDUCTIONS	302.95
375568 MENJIVAR, ROSA	REFUND CBSC FEE	5.95
375599 SERVICE CHAMPIONS	REFUND CBSC FEE	1.67
375711 HARRIS AND ASSOCIATES INC	PROMENADE PLAN REVIEW	71,855.74
375787 DIVISION OF STATE ARCHITECT	SB1186 REMITTANCE \$4	1,279.60
375825 RANEY PLANNING & MANAGEMENT	CONSULTING SERVICES	9,379.69
931898 MICHAEL BAKER INTERNATIONAL	CONSULTING SERVICES	5,274.19
931907 ZUMWALT ENGINEERING GROUP	CONSULTING SERVICES	4,449.00

City Council

375726 OGORCHOCK, LORI ANN	EXPENSE REIMBURSEMENT	27.23
375773 BANK OF AMERICA	L.OGORCHOCK LODGING	1,834.14
375818 OFFICE MAX INC	OFFICE SUPPLIES	33.90

City Attorney

375478 TELECOM LAW FIRM PC	LEGAL SERVICES RENDERED	587.50
375688 COTA COLE ATTORNEYS LLP	LEGAL SERVICES RENDERED	23,841.48
375705 GOLDFARB AND LIPMAN LLP	LEGAL SERVICES RENDERED	450.70
375742 SHRED IT INC	SHRED SERVICES	59.28
375749 TELECOM LAW FIRM PC	LEGAL SERVICES RENDERED	460.00
375762 ZANDONELLA REPORTING SERVICE	LEGAL SERVICES RENDERED	1,339.50
375797 GIBBONS AND CONLEY	LEGAL SERVICES RENDERED	25,307.97

City Manager

375385 BANK OF AMERICA	FINGERPRINTING FEES	20.00
375500 AMERICAN GREENPOWER USA INC	INDUCTION LIGHTING	104.53
375511 BEST BEST AND KRIEGER LLP	WATERFRONT DEVELOPMENT	874.64
375773 BANK OF AMERICA	AIRFARE - R.BERNAL	848.77
375793 FEDERAL ADVOCATES INC	CONSULTING SERVICES	4,166.67

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375812 LEW EDGARDS GROUP, THE	CONSULTING SERVICES	4,950.00
375818 OFFICE MAX INC	OFFICE SUPPLIES	57.32
City Clerk		
375508 BAY AREA NEWS GROUP	LEGAL AD	81.90
375542 EIDEN, KITTY J	MINUTES CLERK	2,090.00
City Treasurer		
375732 PFM ASSET MGMT LLC	ADVISORY SERVICES	7,825.46
375795 GARDA CL WEST INC	ARMORED CAR PICKUP	252.07
Human Resources		
375370 RETIREE	RETIREMENT AWARD CHECK	300.00
375385 BANK OF AMERICA	RECRUITMENT EXPENSES	276.88
375414 ERICKSON, JASON KIRK	EDUCATION REIMBURSEMENT	762.11
375416 FEDEX	SHIPPING	24.45
375422 RETIREE	RETIREMENT AWARD CHECK	250.00
375424 HERNANDEZ, JOSE L.	EDUCATION REIMBURSEMENT	800.00
375428 IEDA INC	PROFESSIONAL SERVICES	4,191.59
375446 MUNICIPAL POOLING AUTHORITY	PROFESSIONAL SERVICES	863.50
375464 RICHARDSON, SHELLEY RENEE	EDUCATION REIMBURSEMENT	1,000.00
375517 CALIF DEPARTMENT OF JUSTICE	FINGERPRINTING FEES	98.00
375536 DIABLO LIVE SCAN	FINGERPRINTING FEES	20.00
375542 EIDEN, KITTY J	PROFESSIONAL SERVICES	594.00
375555 JACKSON LEWIS LLP	PROFESSIONAL SERVICES	490.00
375698 FEDEX	SHIPPING	24.40
375742 SHRED IT INC	SHRED SERVICES	59.29
375772 BANK OF AMERICA	RECRUITMENT EXPENSES	2,128.76
375818 OFFICE MAX INC	OFFICE SUPPLIES	1,600.51
375823 PITCHER, JUSTIN WILLIAM	EDUCATION REIMBURSEMENT	724.03
932064 SUPERION LLC	BENEFIT CALCULATION	990.00
Economic Development		
375573 MUNICIPAL RESOURCE GROUP LLC	CONSULTING SERVICES	810.00
375701 FOLGERGRAPHICS	CITY REPORT	17,694.05
375760 WILLIAM AVERY AND ASSOCIATES	PROFESSIONAL SERVICES	9,849.32
375773 BANK OF AMERICA	ADVERTISING	302.81
932057 EVVIVA BRANDS LLC	CONSULTING SERVICES	15,750.00
Finance Administration		
375580 OFFICE MAX INC	OFFICE SUPPLIES	115.89
375725 OFFICE MAX INC	OFFICE SUPPLIES	87.35

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375771 BANK OF AMERICA	ANNUAL CARD FEE	25.00
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Finance Accounting

375742 SHRED IT INC	SHRED SERVICES	59.29
375818 OFFICE MAX INC	OFFICE SUPPLIES	43.94
932064 SUPERION LLC	JUNE ASP	20,607.90

Finance Operations

375461 PROGRESSIVE SOLUTIONS INC	SOFTWARE MAINTENANCE	11,995.30
375480 UNITED PARCEL SERVICE	WEEKLY PRINTER SERVICE FEE	25.50
375580 OFFICE MAX INC	OFFICE SUPPLIES	70.16
375609 UNITED PARCEL SERVICE	WEEKLY PRINTER SERVICE FEE	33.00
375712 HELLO DIRECT	SUPPLIES	212.86
375723 NEOPOST	MAIL MACHINE LEASE	1,022.23
375734 PITNEY BOWES INC	CONTRACT SERVICES	604.50
375756 UNITED PARCEL SERVICE	WEEKLY PRINTER SERVICE FEE	3.00
375771 BANK OF AMERICA	MEETING EXPENSE	398.65

Non Departmental

300389 MENONA DRIVE CARE HOME INC	APPLICATION REFUND	156.25
300390 MENONA DRIVE CARE HOME INC	BL TAX REFUND	156.25
300501 VIERA LANDSCAPE MAINTENANCE	APPLICATION REFUND	160.00
375393 CAH 2014-1 BORROWER LLC	APPLICATION FEE	280.00
375419 FLOOR INTERIOR SERVICES	APPLICATION FEE	92.50
375446 MUNICIPAL POOLING AUTHORITY	INSURANCE SERVICES	26,942.78
375520 CELEBRATE ANTIOCH FOUNDATION	JULY 4TH & DELITES	20,000.00
375594 RAFFERTY, SCOTT J	LEGAL SERVICES	30,000.00
375673 ALLIANT INSURANCE SERVICES	INSURANCE SERVICES	62,797.20
375693 DELTA DIABLO	GOLF COURSE WATER	4,036.27
375792 FAIRBANK, MASLIN, MAULIN, METZ	PROFESSIONAL SERVICES	26,750.00
375826 REGIONAL GOVERNMENT SERVICES	PROFESSIONAL SERVICES	411.30
931971 RETIREE	MEDICAL AFTER RETIREMENT	1,745.44
932061 MUNISERVICES LLC	Q2 SUTA SERVICES	85,405.84

Public Works Maintenance Administration

375483 VERIZON WIRELESS	CELL PHONE	38.01
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Public Works Street Maintenance

375426 HOME DEPOT, THE	SUPPLIES	70.13
375477 TARGET SPECIALTY PRODUCTS	SUPPLIES	701.45
375483 VERIZON WIRELESS	CELL PHONE	38.01
375518 CALIF PAVEMENT MAINT CO INC	SEALCOAT PARKING LOTS	40,684.60

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375529 CRESCO EQUIPMENT RENTALS	EQUIPMENT RENTAL	672.99
375558 L SERPA TRUCKING INC	EQUIPMENT RENTAL	712.50
375580 OFFICE MAX INC	OFFICE SUPPLIES	72.82
375724 NEXTEL SPRINT	CELL PHONE	57.40
375769 ANTIOCH BUILDING MATERIALS	ASPHALT	46,117.10
375809 L SERPA TRUCKING INC	EQUIPMENT RENTAL	2,451.00
931884 TELFER OIL COMPANY	SUPPLIES	886.67
931905 TELFER OIL COMPANY	OIL	2,791.39

Public Works-Signal/Street Lights

375453 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	773.14
375731 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	1,011.81
375780 CONTRA COSTA COUNTY	TRAFFIC SIGNAL MAINTENANCE	96,106.83
375838 STATE OF CALIFORNIA	TRAFFIC SIGNAL MAINTENANCE	3,774.59

Public Works-Striping/Signing

205700 DPR	CERTIFICATE RENEWAL	100.00
375377 ANTIOCH AUTO PARTS	SUPPLIES	32.49
375388 BANK OF AMERICA	MEMBERSHIPS RENEWAL	240.00
375415 FASTENAL CO	SUPPLIES	15.82
375436 KELLY MOORE PAINT CO	SUPPLIES	26.74
375483 VERIZON WIRELESS	CELL PHONE	38.01
375504 ANTIOCH AUTO PARTS	SUPPLIES	23.58
375525 COLE SUPPLY CO INC	SUPPLIES	36.98
375565 LOWES COMPANIES INC	SUPPLIES	167.58
375724 NEXTEL SPRINT	CELL PHONE	57.40
375794 FURBER SAW INC	SUPPLIES	880.77
931879 GRAINGER INC	SUPPLIES	245.02

Public Works-Facilities Maintenance

375369 AERC	SHIPPING CHARGES	1,539.57
375375 ANGLIM FLAGS	SUPPLIES	757.96
375388 BANK OF AMERICA	SUPPLIES	54.88
375404 CONTRA COSTA FIRE EQUIPMENT	FIRE EXTINGUISHERS	4,053.82
375426 HOME DEPOT, THE	SUPPLIES	16.10
375453 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	24.39
375483 VERIZON WIRELESS	CELL PHONE	38.01
375537 DIAMOND TRUCK BODY MFG CO	UTILITY BODY	10,619.33
375565 LOWES COMPANIES INC	SUPPLIES	444.73
375578 OAKLEYS PEST CONTROL	PEST CONTROL	165.00
375678 AUTOMATIC DOOR SYSTEMS INC	REPAIR SERVICES	3,279.00
375695 EM HUNDLEY HARDWARE	FALCON LOCK	562.94
375724 NEXTEL SPRINT	CELL PHONE	57.40

Prepared By: Lauren Posada
 Finance Accounting
 7/19/2018

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375799 HONEYWELL INTERNATIONAL INC	HVAC SERVICES	1,098.88
375806 JIM CLARK COMPANY	REPAIR SERVICES	4,128.32
375816 MAYORGA, MARVIN A	EXPENSE REIMBURSEMENT	270.69
931893 GRAINGER INC	SUPPLIES	891.80
932069 CONSOLIDATED ELECTRICAL DIST I	PARTS	207.77
932070 GRAINGER INC	SUPPLIES	103.23
Public Works-Parks Maint		
375388 BANK OF AMERICA	SUPPLIES	196.67
375426 HOME DEPOT, THE	SUPPLIES	37.77
375453 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	130.17
375474 STEWARTS TREE SERVICE INC	LANDSCAPE SERVICES	800.00
375499 AMERICAN ASPHALT	PARKING LOT SLURRY	24,300.00
375532 DEL CONTES LANDSCAPING INC	LANDSCAPE SERVICES	58,456.58
375565 LOWES COMPANIES INC	SUPPLIES	859.45
375590 PLAYPOWER LT	PLAYGROUND EQUIPMENT	104.12
375784 DEL CONTES LANDSCAPING INC	LANDSCAPE SERVICES	63,451.58
375804 IRRIGATION SYSTEM SERVICE	REPAIR SERVICES	1,200.00
375805 IRRIGATION SYSTEM SERVICE	REPAIR SERVICES	1,200.00
931894 ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	12,489.29
Public Works-Median/General Land		
375371 AL FRESCO LANDSCAPING	LANDSCAPE SERVICES	8,960.40
375453 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	62.87
375468 SILVA LANDSCAPE	LANDSCAPE SERVICES	3,982.40
375496 AL FRESCO LANDSCAPING	LANDSCAPE SERVICES	4,978.00
375503 ACE HARDWARE, ANTIOCH	SUPPLIES	12.70
375601 SILVA LANDSCAPE	LANDSCAPE SERVICES	3,982.40
375670 AL FRESCO LANDSCAPING	LANDSCAPE SERVICES	4,978.00
375675 ACE HARDWARE, ANTIOCH	SUPPLIES	15.61
375746 STEWARTS TREE SERVICE INC	LANDSCAPE SERVICES	2,050.00
375841 STEWARTS TREE SERVICE INC	LANDSCAPE SERVICES	450.00
Public Works-Work Alternative		
375724 NEXTEL SPRINT	CELL PHONE	50.46
Police Administration		
205778 CNOA	TRAINING	50.00
205779 CNOA	TRAINING	50.00
205780 CNOA	TRAINING	50.00
205951 CNOA	TRAINING	50.00
205952 CNOA	TRAINING	50.00

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205783 MIKES PASTRY SHOP	REFRESHMENTS	32.00
375407 COPWARE INC	MEMBERSHIP RENEWAL	1,765.00
300413 CITY OF ANTIOCH	EXPENSE REIMBURSEMENT	76.23
300414 LAW OFFICE OF RACHAEL I ZEIPH.	PARTIAL DEPOSIT REFUND	92.57
375425 HOLIDAY INN	LODGING - V. JOHNSON	1,339.15
375435 JOHNSON, VIRGINIA L	TRAINING PER DIEM	320.00
375382 BANK OF AMERICA	ADVERTISEMENT	5,394.06
375383 BANK OF AMERICA	MEMBERSHIP RENEWAL	1,621.00
375383 BANK OF AMERICA	MEMBERSHIP DUES	916.85
375384 BANK OF AMERICA	LODGING	338.58
375387 BANK OF AMERICA	FINANCE CHARGE	1,529.60
375398 CLONINGER, NAHLEEN R	EXPENSE REIMBURSEMENT	77.22
375402 CONCORD UNIFORMS LLC	UNIFORMS	4,368.38
375404 CONTRA COSTA FIRE EQUIPMENT	SUPPLIES	562.80
375480 UNITED PARCEL SERVICE	SHIPMENT	82.53
375492 ADAMSON POLICE PRODUCTS	UNIFORMS	655.66
375506 ARROWHEAD 24 HOUR TOWING INC	TOWING SERVICES	285.00
375528 CONTRA COSTA COUNTY	TRAINING	245.00
375530 CRYSTAL CLEAR LOGOS INC	UNIFORMS	184.64
375541 EIDEN, KITTY J	MINUTES CLERK	105.00
375560 LC ACTION POLICE SUPPLY	RIFFLE BAGS	343.43
375580 OFFICE MAX INC	OFFICE SUPPLIES	670.02
375591 PORAC LAW ENFORCEMENT NEWS	ADVERTISEMENT	2,750.00
375592 PORAC LEGAL DEFENSE FUND	RESERVE PORAC AND LDF	27.00
375598 SDRTC	TRAINING - B. ROSE	324.00
375603 STATE OF CALIFORNIA	DOJ FEES	389.00
375607 TRAINING INNOVATIONS INC	SOFTWARE SUPPORT	750.00
375671 ALAMEDA COUNTY	RANGE FEES	300.00
375672 ALDERHORST INTERNATIONAL	TRAINING - K. TJAHHADI	350.00
375691 CSI FORENSIC SUPPLY FORNERLY K	SUPPLIES	345.78
375696 FARO TECHNOLOGIES INC	SOFTWARE	72,838.53
375703 GALLS INC	UNIFORMS	808.45
375708 HAMPTON INN	LODGING - L. BLEDSOE	412.87
375709 HAMPTON INN	LODGING - R. GEIS	412.87
375715 JOHNSON, VIRGINIA L	EXPENSE REIMBURSEMENT	93.85
375727 CARDIAC SCIENCE CORP	AED SUPPLIES	13,129.72
375735 PORAC LAW ENFORCEMENT NEWS	ADVERTISEMENT	596.25
375735 PORAC LAW ENFORCEMENT NEWS	ADVERTISEMENT	596.25
375741 SDRTC	TRAINING - S. MALSOM	299.00
375752 THIRD DEGREE COMMUNICATIONS	TRAINING - L. BLEDSOE	375.00
375753 THIRD DEGREE COMMUNICATIONS	TRAINING - R. GEIS	375.00
375756 UNITED PARCEL SERVICE	SHIPPING	38.78

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375765 ADAMSON POLICE PRODUCTS	EQUIPMENT	838.26
375775 BLEDSOE, LOREN M	TRAINING PER DIEM	138.00
375796 GEIS, RYAN A	TRAINING PER DIEM	138.00
375815 MALSOM, STACEY K	MEAL ALLOWANCE	34.50
375818 OFFICE MAX INC	OFFICE SUPPLIES	255.47
375827 REMINGTON ARMS CO	TRAINING - G. LOWTHER	250.00
375831 SAFESTORE INC	EVIDENCE STORAGE	3,841.80
375834 SHRED IT INC	SHRED SERVICES	138.94
375837 SNIPERCRAFT INC	TRAINING - M. SUMMERS	625.00
931902 PRO FORCE LAW ENFORCEMENT	SUPPLIES	3,257.07
932060 MOBILE MINI LLC	STORAGE RENTAL	383.15
932062 PRO FORCE LAW ENFORCEMENT	SUPPLIES	663.38
932072 IMAGE SALES INC	ID CARDS	33.94

Police Reserves

375380 ANTIOCH POLICE EXPLORERS	EXPENSE REIMBURSEMENT	2,850.00
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Police Community Policing

300413 CITY OF ANTIOCH	EXPENSE REIMBURSEMENT	72.05
375382 BANK OF AMERICA	CNOA ANNIVERSARY COIN	117.75
375384 BANK OF AMERICA	FASTRAK FEE	100.00
375387 BANK OF AMERICA	K9 HANDLER GEAR	326.22
375448 OCCUPATIONAL HEALTH CENTERS OF	MEDICAL SERVICES	867.50
375506 ARROWHEAD 24 HOUR TOWING INC	TOWING SERVICES	280.00
375524 CLEMENTI, MARK A	PRE-EMPLOYMENT SERVICES	685.00
375571 MOORE K9 SERVICES	K9 TRAINING	7,800.00
375579 OCCUPATIONAL HEALTH CENTERS OF	PRE-EMPLOYMENT SERVICES	1,167.00
375677 ARK PET HOSPITAL INC, THE	VETERINARY SERVICES	21.60
375694 EAST COUNTY TOW	EVIDENCE TOW	160.00
375736 PSYCHOLOGICAL RESOURCES INC	PRE-EMPLOYMENT SERVICES	500.00
375745 SP PLUS CORPORATION	PARKING ENFORCEMENT	13,261.25
375811 LC ACTION POLICE SUPPLY	EQUIPMENT	4,185.09

Police Investigations

300413 CITY OF ANTIOCH	EXPENSE REIMBURSEMENT	31.00
375387 BANK OF AMERICA	TACTICAL GEAR	425.69
375685 CONTRA COSTA COUNTY	PRISONER TRANSPORT	890.00
375716 KIDD, CHRISTOPHER C	EXPENSE REIMBURSEMENT	38.70
375718 LEXISNEXIS	LEGAL SERVICES	252.50
375747 T MOBILE USA INC	RESEARCH SERVICES	8,897.00
375779 CONTRA COSTA COUNTY	CRIME LAB	4,249.35
375814 MAGANA, JOSEPH J	EXPENSE REIMBURSEMENT	78.93

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375822 PEN LINK	RESEARCH SERVICES	2,200.00
375842 T MOBILE USA INC	RESEARCH SERVICES	1,326.00
Police Special Operations Unit		
375754 TOYOTA FINANCIAL SERVICES	VEHICLE LEASE	1,211.87
Police Communications		
375494 AFLAC	PAYROLL DEDUCTIONS	261.17
375513 BLUE SHIELD OF CALIFORNIA	PAYROLL DEDUCTIONS	37.55
375533 DELTA DENTAL	PAYROLL DEDUCTIONS	178.59
375586 PACIFIC TELEMAGEMENT SERVICE	LOBBY PAY PHONE	78.00
375613 VERIZON WIRELESS	WIRELESS SERVICE	38.01
375614 VERIZON WIRELESS	WIRELESS SERVICE	4,485.18
375683 COMCAST	CONNECTION SERVICES	1,107.39
375737 QUICK PC SUPPORT	SOFTWARE SUPPORT	1,041.00
Office Of Emergency Management		
931890 DELL COMPUTER CORP	PRINTER	5,347.95
Police Community Volunteers		
931897 LONE TREE GOLF COURSE	EVENT EXPENSE	130.17
Police Facilities Maintenance		
375387 BANK OF AMERICA	RANGE EQUIPMENT	94.65
375523 CLASSY GLASS	WINDOW COVERINGS	925.00
375565 LOWES COMPANIES INC	SUPPLIES	162.47
375575 NEXTEL SPRINT	CELL PHONE	3,362.20
375678 AUTOMATIC DOOR SYSTEMS INC	FACILITY REPAIR	252.19
375679 BAY CITIES PYROTECTOR	INSPECTION SERVICES	1,200.00
375682 BMS	DISPOSAL SERVICES	165.00
375719 MEGGITT TRAINING SYSTEMS INC	RANGE EQUIPMENT	165,214.86
375799 HONEYWELL INTERNATIONAL INC	HVAC SERVICES	607.76
932056 A AND B CREATIVE TROPHIES	SIGNS	244.69
932059 LEES BUILDING MAINTENANCE	JANITORIAL SERVICES	4,400.00
Community Development Land Planning Services		
375416 FEDEX	SHIPMENT	106.14
375481 VERIZON WIRELESS	WIRELESS SERVICES	38.01
375508 BAY AREA NEWS GROUP	LEGAL AD	514.80
375542 EIDEN, KITTY J	MINUTES CLERK	63.00
375545 FEDEX	SHIPPING	85.21
375802 ICF JONES AND STOKES INC	CONSULTING SERVICES	23,253.49

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CD Code Enforcement

300491 CALBO	TRAINING	195.00
375386 BANK OF AMERICA	FORMS	591.86
375481 VERIZON WIRELESS	WIRELESS SERVICES	152.04
375516 BRIDGEHEAD SELF STORAGE	STORAGE	225.00
375724 NEXTEL SPRINT	CELL PHONE	251.28
375807 K2GC	PROFESSIONAL SERVICES	531.67
375846 TRB AND ASSOCIATES	CONSULTING SERVICES	25,740.00

PW Engineer Land Development

375441 LOS ANGELES UNIFIED SCHOOL	BILINGUAL TESTING	170.00
375482 VERIZON WIRELESS	WIRELESS SERVICES	76.02
375692 DAVID TAUSSIG AND ASSOCIATES	CONSULTING SERVICES	3,153.09
375724 NEXTEL SPRINT	CELL PHONE	170.09
931893 GRAINGER INC	SUPPLIES	666.38

Community Development Building Inspection

375412 EAGLE BUSINESS FORMS INC	BUILDING PERMITS	429.51
375431 INFINITY ENERGY INC	ENERGY INSP FEE REFUND	251.48
375475 SUPERIOR MECHANICAL SERVICES	ACC FEE REFUND	11.03
375568 MENJIVAR, ROSA	ENERGY INSP FEE REFUND	817.93
375599 SERVICE CHAMPIONS	ENERGY INSP FEE REFUND	161.68
375724 NEXTEL SPRINT	CELL PHONE	108.72
375818 OFFICE MAX INC	OFFICE SUPPLIES	194.83

Capital Imp. Administration

205765 ISINGS CULLIGAN	WATER DISPENSER	36.47
375417 FILSON, LYNNE BANKER	MILEAGE REIMBURSEMENT	62.04
375482 VERIZON WIRELESS	WIRELESS SERVICES	38.01

Community Development Engineering Services

375545 FEDEX	SHIPPING	36.21
375580 OFFICE MAX INC	OFFICE SUPPLIES	32.92
375724 NEXTEL SPRINT	CELL PHONE	127.80
375818 OFFICE MAX INC	OFFICE SUPPLIES	36.87

212 CDBG Fund

CDBG

375508 BAY AREA NEWS GROUP	LEGAL AD	349.20
931880 HOUSE, TERI	CONSULTING SERVICES	6,825.00

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CDBG NSP

931880 HOUSE, TERI	CONSULTING SERVICES	227.50
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213 Gas Tax Fund

Streets

375453 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	390.55
375471 STATE CONTROLLERS OFFICE	ANNUAL STREET REPORT	2,500.00
375731 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	253.25

214 Animal Control Fund

Non Departmental

375758 WESTIN	LODGING - C COTTLE	800.64
375759 WESTIN	LODGING - G HARDING	874.69

Animal Control

375383 BANK OF AMERICA	SUPPLIES	184.01
375401 CONCORD FEED AND FUEL INC	SUPPLIES	123.20
375413 EAST HILLS VETERINARY HOSPITAL	VETERINARY SERVICES	1,056.52
375438 KOEFRAN SERVICES INC	DISPOSAL SERVICES	1,850.00
375457 PATTERSON SUPPLY INC	SUPPLIES	1,984.60
375470 STARLINE SUPPLY COMPANY	SUPPLIES	421.82
375538 EAST BAY VETERINARY EMERGENCY	VETERINARY SERVICES	1,743.75
375539 EAST HILLS VETERINARY HOSPITAL	VETERINARY SERVICES	6,059.92
375549 HILLS PET NUTRITION	ANIMAL FOOD	682.31
375574 MWI VETERINARY SUPPLY CO	SUPPLIES	3,149.35
375575 NEXTEL SPRINT	CELL PHONE	270.57
375580 OFFICE MAX INC	OFFICE SUPPLIES	86.28
375621 ZOETIS LLC	SUPPLIES	669.77
375684 CONCORD FEED AND FUEL INC	SUPPLIES	349.50
375689 COTTLE, CATRIONA MARIE	TRAINING PER DIEM	192.00
375700 FIX OUR FERALS	VETERINARY SERVICES	75.00
375710 HARDING, GEORGE WARREN	TRAINING PER DIEM	192.00
375713 HENRY SCHEIN ANIMAL HEALTH	SUPPLIES	393.21
375722 MWI VETERINARY SUPPLY CO	SUPPLIES	329.10
375789 EAST BAY VETERINARY EMERGENCY	VETERINARY SERVICES	1,146.87
375790 EAST BAY VETERINARY EMERGENCY	VETERINARY SERVICES	76.05
375791 EAST HILLS VETERINARY HOSPITAL	VETERINARY SERVICES	2,536.22
375798 HILLS PET NUTRITION	ANIMAL FOOD	243.60
375818 OFFICE MAX INC	OFFICE SUPPLIES	349.72
931899 MOBILE MINI LLC	STORAGE	113.60

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219 Recreation Fund

Non Departmental

375378	ANTIOCH CHARTER ACADEMY	DEPOSIT REFUND	500.00
375379	ANTIOCH MIDDLE SCHOOL	DEPOSIT REFUND	500.00
375498	ALTERNATIVE FAMILY SERVICES IN	DEPOSIT REFUND	500.00
375674	ANDERSON, STEPHANIE	DEPOSIT REFUND	1,000.00
375721	MORALES, CLARA	DEPOSIT REFUND	465.00
375748	TEAMSIDELINE.COM	SOFTWARE	599.00
375751	TELONA, LILI	DEPOSIT REFUND	1,077.00
375764	ABERA, ZELELEM	DEPOSIT REFUND	1,000.00
375800	HUB INTERNATIONAL OF CA INSURA	EVENT INSURANCE	1,997.04
375830	RODRIGUEZ, FABIOLA	DEPOSIT REFUND	1,000.00
375832	SALAZAR, LUCILA	EVENT SECURITY FEE REFUND	1,252.00
375835	SILENT PARTNER PRIVATE SECURIT	EVENT SECURITY	9,487.50

Recreation Admin

375376	ACE HARDWARE, ANTIOCH	SUPPLIES	39.05
375565	LOWES COMPANIES INC	SUPPLIES	511.34
375679	BAY CITIES PYROTECTOR	INSPECTION SERVICES	370.00

Senior Programs

375368	AAA FIRE PROTECTION SVCS	PROFESSIONAL SERVICES	203.93
375376	ACE HARDWARE, ANTIOCH	SUPPLIES	35.15
375517	CALIF DEPARTMENT OF JUSTICE	FINGERPRINTING FEES	49.00
375536	DIABLO LIVE SCAN	FINGERPRINTING FEES	20.00

Recreation Sports Programs

375400	COLLINS, MATT	PROFESSIONAL SERVICES	200.00
375421	GARDA CL WEST INC	ARMORED CAR SERVICE	58.75
375536	DIABLO LIVE SCAN	FINGERPRINTING FEES	20.00
375589	PIONEER MANUFACTURING COMPANY	SUPPLIES	1,044.00
375612	US FOODSERVICE INC	CONCESSION SUPPLIES	50.88
375620	YBA SHIRTS	BASKETBALL CAMP SHIRTS	840.00
375717	KIDZ LOVE SOCCER INC	YOUTH SOCCER CLASSES	2,197.80
375733	PIONEER MANUFACTURING COMPANY	EQUIPMENT	97.45
375778	CONCORD SOFTBALL UMPIRES	SOFTBALL UMPIRE FEES	2,296.00
375795	GARDA CL WEST INC	ARMORED CAR SERVICE	176.38
932056	A AND B CREATIVE TROPHIES	AWARDS	391.01

Recreation-Comm Center

205818	HOBBY LOBBY	SUPPLIES	30.41
375368	AAA FIRE PROTECTION SVCS	PROFESSIONAL SERVICES	342.41

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375381 AT AND T MCI	PHONE	66.26
375385 BANK OF AMERICA	FINGERPRINTING FEES	30.00
375411 DUGAND, KARINA	CONTRACTOR PAYMENT	369.60
375421 GARDA CL WEST INC	ARMORED CAR SERVICE	58.75
375453 PACIFIC GAS AND ELECTRIC CO	GAS	8,783.52
375455 PARKINK	CAMP SHIRTS	1,720.98
375481 VERIZON WIRELESS	WIRESLESS SERVICES	38.01
375490 A AND G PRINTING	CONCERT BY THE RIVER FLYERS	234.03
375517 CALIF DEPARTMENT OF JUSTICE	FINGERPRINTING FEES	81.00
375532 DEL CONTES LANDSCAPING INC	LANDSCAPE SERVICES	3,821.75
375534 DELTA KAYAK ADVENTURES	CONTRACTOR PAYMENT	129.20
375536 DIABLO LIVE SCAN	FINGERPRINTING FEES	20.00
375565 LOWES COMPANIES INC	SUPPLIES	123.58
375566 LSA ASSOCIATES INC	ANNUAL PRESERVE MONITORING	5,425.00
375596 RIDLEY, DEXTER	CONTRACTOR PAYMENT	252.00
375606 TAUAAUNUU, LESLIE	CLASS REFUND	279.65
375683 COMCAST	CONNECTION SERVICES	50.01
375784 DEL CONTES LANDSCAPING INC	LANDSCAPE SERVICES	3,821.75
375786 DELTA KAYAK ADVENTURES	CONTRACTOR PAYMENT	716.40
375795 GARDA CL WEST INC	ARMORED CAR SERVICE	176.38
375808 KOVALICK, LUANNE	CONTRACTOR PAYMENT	480.00
375818 OFFICE MAX INC	OFFICE SUPPLIES	70.90
375829 ROBERTS, NANCY	CONTRACTOR PAYMENT	561.60
375849 UNIQUE PEST CONTROL	PEST CONTROL	400.00
932071 ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	1,958.83

221 Asset Forfeiture Fund

Non Departmental

300359 WHITAKER-GREENROD, MARGARET	RETURN OF FUNDS	53.00
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222 Measure C/J Fund

Non Departmental

Streets

931882 JJR CONSTRUCTION INC	IMPROVEMENTS PROJECT	251,004.67
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226 Solid Waste Reduction Fund

Solid Waste

375475 SUPERIOR MECHANICAL SERVICES	WMP FEE REFUND	70.00
375552 INIQUEZ, LUPE	WASTE MANAGE FEE REFUND	35.00
375568 MENJIVAR, ROSA	WASTE MANAGE FEE REFUND	35.00
375583 OUTDOOR CREATIONS INC	LITTER MODULES	28,275.00

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229 Pollution Elimination Fund

Channel Maintenance Operation

375388 BANK OF AMERICA	SUPPLIES	103.51
375444 MJH EXCAVATING INC	LANDSCAPE SERVICES	6,265.00
375452 PACIFIC COAST LANDSCAPE MGMT	LANDSCAPE SERVICES	4,970.85
375494 AFLAC	PAYROLL DEDUCTIONS	43.68
375497 ALTA FENCE	REPAIR SERVICES	1,211.00
375565 LOWES COMPANIES INC	SUPPLIES	21.09
375570 MJH EXCAVATING INC	LANDSCAPE SERVICES	4,965.00
375585 PACIFIC COAST LANDSCAPE MGMT	LANDSCAPE SERVICES	2,240.38
375720 MJH EXCAVATING INC	LANDSCAPE SERVICES	4,200.00
375724 NEXTEL SPRINT	CELL PHONE	50.46
375730 PACIFIC COAST LANDSCAPE MGMT	LANDSCAPE SERVICES	2,520.43

Storm Drain Administration

375583 OUTDOOR CREATIONS INC	LITTER MODULES	10,005.00
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238 PEG Franchise Fee Fund

Non Departmental

375622 CONTRA COSTA COUNTY FIRE	PROFESSIONAL SERVICES	486.00
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251 Lone Tree SLLMD Fund

Lonetree Maintenance Zone 1

375479 TERRACARE ASSOCIATES	TURF MOWING	136.60
375496 AL FRESCO LANDSCAPING	LANDSCAPE SERVICES	3,982.40
375670 AL FRESCO LANDSCAPING	LANDSCAPE SERVICES	3,982.40
375844 TERRACARE ASSOCIATES	TURF MOWING	136.60

Lonetree Maintenance Zone 4

375479 TERRACARE ASSOCIATES	TURF MOWING	546.40
375836 SILVA LANDSCAPE	LANDSCAPE SERVICES	3,982.40
375844 TERRACARE ASSOCIATES	TURF MOWING	218.56

252 Downtown SLLMD Fund

Downtown Maintenance

375479 TERRACARE ASSOCIATES	TURF MOWING	136.60
375844 TERRACARE ASSOCIATES	TURF MOWING	136.60

253 Almondridge SLLMD Fund

Almondridge Maintenance

375670 AL FRESCO LANDSCAPING	LANDSCAPE SERVICES	1,792.00
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254 Hillcrest SLLMD Fund

Hillcrest Maintenance Zone 1

375479 TERRACARE ASSOCIATES	TURF MOWING	355.16
375844 TERRACARE ASSOCIATES	TURF MOWING	355.16

Hillcrest Maintenance Zone 2

375479 TERRACARE ASSOCIATES	TURF MOWING	486.30
375785 DELTA FENCE CO	REPAIR SERVICES	1,052.00
375824 PRINTEX CONCRETE PRODUCTS INC	REPAIR SERVICES	3,780.00
375844 TERRACARE ASSOCIATES	TURF MOWING	486.30

Hillcrest Maintenance Zone 4

375479 TERRACARE ASSOCIATES	TURF MOWING	273.20
375844 TERRACARE ASSOCIATES	TURF MOWING	273.20

255 Park 1A Maintenance District Fund

Park 1A Maintenance District

375479 TERRACARE ASSOCIATES	TURF MOWING	355.16
375731 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	55.89
375836 SILVA LANDSCAPE	LANDSCAPE SERVICES	684.00
375844 TERRACARE ASSOCIATES	TURF MOWING	355.16

256 Citywide 2A Maintenance District Fund

Citywide 2A Maintenance Zone 3

375479 TERRACARE ASSOCIATES	TURF MOWING	5.46
375844 TERRACARE ASSOCIATES	TURF MOWING	5.46

Citywide 2A Maintenance Zone 4

375743 SILVA LANDSCAPE	LANDSCAPE SERVICES	3,982.40
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Citywide 2A Maintenance Zone 6

375474 STEWARTS TREE SERVICE INC	LANDSCAPE SERVICES	550.00
375479 TERRACARE ASSOCIATES	TURF MOWING	327.84
375844 TERRACARE ASSOCIATES	TURF MOWING	327.84

Citywide 2A Maintenance Zone 8

375479 TERRACARE ASSOCIATES	TURF MOWING	27.32
375844 TERRACARE ASSOCIATES	TURF MOWING	27.32

Citywide 2A Maintenance Zone 9

375479 TERRACARE ASSOCIATES	TURF MOWING	81.96
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375841 STEWARTS TREE SERVICE INC	LANDSCAPE SERVICES	350.00
375844 TERRACARE ASSOCIATES	TURF MOWING	81.96
Citywide 2A Maintenance Zone10		
375468 SILVA LANDSCAPE	LANDSCAPE SERVICES	8,260.00
375601 SILVA LANDSCAPE	LANDSCAPE SERVICES	3,420.00
375743 SILVA LANDSCAPE	LANDSCAPE SERVICES	3,420.00
375836 SILVA LANDSCAPE	LANDSCAPE SERVICES	2,736.00
257 SLLMD Administration Fund		
SLLMD Administration		
375388 BANK OF AMERICA	VARIOUS MEMBERSHIPS	154.99
375477 TARGET SPECIALTY PRODUCTS	SUPPLIES	1,290.44
375483 VERIZON WIRELESS	CELL PHONE	76.02
375605 TARGET SPECIALTY PRODUCTS	HERBICIDE	1,261.12
375724 NEXTEL SPRINT	CELL PHONE	175.71
375794 FURBER SAW INC	SUPPLIES	3,002.39
375844 TERRACARE ASSOCIATES	TURF MOWING	327.84
311 Capital Improvement Fund		
Parks & Open Space		
375389 BENCHMARK CONSULTANTS	CONSULTING SERVICES	440.00
375487 WOODARD AND CURRAN	CONSULTING SERVICES	11,015.85
375687 CONTRACTOR COMPLIANCE	LABOR COMPLIANCE SERVICES	84.00
Energy Efficiency		
375583 OUTDOOR CREATIONS INC	LITTER MODULES	4,730.63
Northeast Annexation		
375680 BKF ENGINEERS INC	PROFESSIONAL SERVICES	12,045.36
376 Lone Diamond Fund		
Assessment District		
375521 CENTRAL SELF STORAGE ANTIOCH	STORAGE RENTAL	252.00
416 Honeywell Capital Lease Fund		
Non Departmental		
375770 BANK OF AMERICA	DEBT SERVICE PAYMENT	44,942.88

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570 Equipment Maintenance Fund

Non Departmental

375550 HUNT AND SONS INC	FUEL	32,811.33
375801 HUNT AND SONS INC	FUEL	17,735.06

Equipment Maintenance

375377 ANTIOCH AUTO PARTS	AUTO PARTS	1,404.46
375388 BANK OF AMERICA	PROFESSIONAL SERVICES	706.48
375415 FASTENAL CO	SUPPLIES	15.02
375442 MAACO	ACCIDENT REPAIR	3,736.80
375450 OREILLY AUTO PARTS	AUTO PART	134.59
375451 OREILLY AUTO PARTS	AUTO PARTS	115.96
375467 SGS TESTCOM	SMOG CERTIFICATION	2.66
375480 UNITED PARCEL SERVICE	SHIPPING	30.83
375483 VERIZON WIRELESS	CELL PHONE	38.01
375484 WALNUT CREEK FORD	AUTO PARTS	59.62
375486 WINTER CHEVROLET CO	AUTO PARTS	655.90
375504 ANTIOCH AUTO PARTS	AUTO PARTS	724.08
375505 ANTIOCH GLASS	AUTO SERVICE	55.00
375506 ARROWHEAD 24 HOUR TOWING INC	TOWING SERVICES	52.50
375522 CHUCKS BRAKE AND WHEEL SERVICE	AUTO PARTS	853.60
375565 LOWES COMPANIES INC	SUPPLIES	31.94
375581 OREILLY AUTO PARTS	AUTO PARTS	2,745.68
375588 PETERSON	EQUIPMENT SERVICES	1,162.94
375604 LEHR AUTO ELECTRIC	EMERGENCY EQUIPMENT	2,766.02
375615 WALNUT CREEK FORD	AUTO PARTS	309.15
375739 ROYAL BRASS INC	SUPPLIES	434.21
375768 ANTIOCH AUTO PARTS	AUTO PARTS	439.33
375776 CHUCKS BRAKE AND WHEEL SERVICE	TOOLS	652.48
375813 MAACO	ACCIDENT REPAIR	8,242.35
375820 OREILLY AUTO PARTS	AUTO PARTS	701.83
375847 TUTTS TRUCK OUTFITTERS	UTILITY LINING	1,570.00
375851 WESTERN TRUCK FAB	EQUIPMENT PARTS	94.79
931887 BIG SKY ENTERPRISES INC	WASTE OIL REMOVAL	157.00
931896 KIMBALL MIDWEST	SHOP SUPPLY	684.87
932063 RED WING SHOE STORE	SAFETY SHOES - PERIERA	275.00
932067 BIG SKY ENTERPRISES INC	WASTE TIRE REMOVAL	553.75

573 Information Services Fund

Non Departmental

375681 BMC SOFTWARE INC	SUPPORT SERVICES	2,313.36
375737 QUICK PC SUPPORT	RADIO SERVICES	11,458.33

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Information Services

375757 VERIZON WIRELESS	WIRELESS SERVICES	328.11
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Network Support & PCs

375681 BMC SOFTWARE INC	SUPPORT SERVICES	210.30
375683 COMCAST	CONNECTION SERVICES	1,648.22
375757 VERIZON WIRELESS	WIRELESS SERVICES	53.52

Telephone System

375507 AT AND T MCI	PHONE	389.40
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GIS Support Services

375519 CALIFORNIA SURVEYING AND DRAFT	SUPPLIES	199.74
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Office Equipment Replacement

375502 AMS DOT NET INC	EQUIPMENT	36.59
375737 QUICK PC SUPPORT	RADIO SERVICES	1,041.67

577 Post Retirement Medical-Police Fund

Non Departmental

375623 RETIREE	MEDICAL AFTER RETIREMENT	1,426.72
375625 RETIREE	MEDICAL AFTER RETIREMENT	1,134.00
375626 RETIREE	MEDICAL AFTER RETIREMENT	779.86
375627 RETIREE	MEDICAL AFTER RETIREMENT	1,894.64
375633 RETIREE	MEDICAL AFTER RETIREMENT	1,114.78
375637 RETIREE	MEDICAL AFTER RETIREMENT	1,114.78
375642 RETIREE	MEDICAL AFTER RETIREMENT	1,426.72
375647 RETIREE	MEDICAL AFTER RETIREMENT	1,426.72
375648 RETIREE	MEDICAL AFTER RETIREMENT	963.20
375651 RETIREE	MEDICAL AFTER RETIREMENT	1,224.46
375658 RETIREE	MEDICAL AFTER RETIREMENT	256.93
375661 RETIREE	MEDICAL AFTER RETIREMENT	1,426.72
375664 RETIREE	MEDICAL AFTER RETIREMENT	1,426.72
375668 RETIREE	MEDICAL AFTER RETIREMENT	499.68
931909 RETIREE	MEDICAL AFTER RETIREMENT	499.68
931910 RETIREE	MEDICAL AFTER RETIREMENT	1,761.64
931914 RETIREE	MEDICAL AFTER RETIREMENT	963.20
931915 RETIREE	MEDICAL AFTER RETIREMENT	295.92
931917 RETIREE	MEDICAL AFTER RETIREMENT	887.30
931920 RETIREE	MEDICAL AFTER RETIREMENT	1,426.72
931921 RETIREE	MEDICAL AFTER RETIREMENT	1,274.92

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931931 RETIREE	MEDICAL AFTER RETIREMENT	967.60
931933 RETIREE	MEDICAL AFTER RETIREMENT	837.00
931936 RETIREE	MEDICAL AFTER RETIREMENT	558.94
931938 RETIREE	MEDICAL AFTER RETIREMENT	1,162.81
931950 RETIREE	MEDICAL AFTER RETIREMENT	1,559.72
931954 RETIREE	MEDICAL AFTER RETIREMENT	1,426.72
931955 RETIREE	MEDICAL AFTER RETIREMENT	837.00
931956 RETIREE	MEDICAL AFTER RETIREMENT	1,426.72
931968 RETIREE	MEDICAL AFTER RETIREMENT	183.34
931970 RETIREE	MEDICAL AFTER RETIREMENT	256.93
931973 RETIREE	MEDICAL AFTER RETIREMENT	499.68
931974 RETIREE	MEDICAL AFTER RETIREMENT	1,116.23
931975 RETIREE	MEDICAL AFTER RETIREMENT	270.04
931978 RETIREE	MEDICAL AFTER RETIREMENT	506.91
931983 RETIREE	MEDICAL AFTER RETIREMENT	183.34
931996 RETIREE	MEDICAL AFTER RETIREMENT	1,089.10
931998 RETIREE	MEDICAL AFTER RETIREMENT	646.86
931999 RETIREE	MEDICAL AFTER RETIREMENT	968.28
932010 RETIREE	MEDICAL AFTER RETIREMENT	1,426.72
932011 RETIREE	MEDICAL AFTER RETIREMENT	558.94
932012 RETIREE	MEDICAL AFTER RETIREMENT	1,426.72
932014 RETIREE	MEDICAL AFTER RETIREMENT	1,036.79
932023 RETIREE	MEDICAL AFTER RETIREMENT	646.86
932032 RETIREE	MEDICAL AFTER RETIREMENT	1,426.72
932034 RETIREE	MEDICAL AFTER RETIREMENT	779.86
932038 RETIREE	MEDICAL AFTER RETIREMENT	499.68
932042 RETIREE	MEDICAL AFTER RETIREMENT	256.93
932052 RETIREE	MEDICAL AFTER RETIREMENT	646.86
932054 RETIREE	MEDICAL AFTER RETIREMENT	38.44
932055 RETIREE	MEDICAL AFTER RETIREMENT	646.86

578 Post Retirement Medical-Misc Fund

Non Departmental

375395 RETIREE	MEDICAL AFTER RETIREMENT	2,175.48
375624 RETIREE	MEDICAL AFTER RETIREMENT	221.69
375628 RETIREE	MEDICAL AFTER RETIREMENT	362.58
375634 RETIREE	MEDICAL AFTER RETIREMENT	103.69
375635 RETIREE	MEDICAL AFTER RETIREMENT	473.38
375638 RETIREE	MEDICAL AFTER RETIREMENT	103.69
375640 RETIREE	MEDICAL AFTER RETIREMENT	709.38
375645 RETIREE	MEDICAL AFTER RETIREMENT	221.69
375652 RETIREE	MEDICAL AFTER RETIREMENT	103.69
375655 RETIREE	MEDICAL AFTER RETIREMENT	103.69

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375656 RETIREE	MEDICAL AFTER RETIREMENT	340.38
375657 RETIREE	MEDICAL AFTER RETIREMENT	103.69
375660 RETIREE	MEDICAL AFTER RETIREMENT	103.69
375666 RETIREE	MEDICAL AFTER RETIREMENT	100.00
375667 RETIREE	MEDICAL AFTER RETIREMENT	103.69
375669 RETIREE	MEDICAL AFTER RETIREMENT	576.38
931908 RETIREE	MEDICAL AFTER RETIREMENT	576.38
931911 RETIREE	MEDICAL AFTER RETIREMENT	249.30
931912 RETIREE	MEDICAL AFTER RETIREMENT	197.76
931916 RETIREE	MEDICAL AFTER RETIREMENT	576.38
931919 RETIREE	MEDICAL AFTER RETIREMENT	103.69
931924 RETIREE	MEDICAL AFTER RETIREMENT	221.69
931926 RETIREE	MEDICAL AFTER RETIREMENT	221.69
931928 RETIREE	MEDICAL AFTER RETIREMENT	576.38
931929 RETIREE	MEDICAL AFTER RETIREMENT	340.38
931932 RETIREE	MEDICAL AFTER RETIREMENT	576.38
931939 RETIREE	MEDICAL AFTER RETIREMENT	340.38
931942 RETIREE	MEDICAL AFTER RETIREMENT	103.69
931943 RETIREE	MEDICAL AFTER RETIREMENT	221.69
931946 RETIREE	MEDICAL AFTER RETIREMENT	103.69
931949 RETIREE	MEDICAL AFTER RETIREMENT	103.69
931952 RETIREE	MEDICAL AFTER RETIREMENT	576.38
931953 RETIREE	MEDICAL AFTER RETIREMENT	576.38
931960 RETIREE	MEDICAL AFTER RETIREMENT	709.38
931961 RETIREE	MEDICAL AFTER RETIREMENT	103.69
931962 RETIREE	MEDICAL AFTER RETIREMENT	103.69
931964 RETIREE	MEDICAL AFTER RETIREMENT	111.42
931969 RETIREE	MEDICAL AFTER RETIREMENT	576.38
931972 RETIREE	MEDICAL AFTER RETIREMENT	103.69
931977 RETIREE	MEDICAL AFTER RETIREMENT	221.69
931979 RETIREE	MEDICAL AFTER RETIREMENT	221.69
931982 RETIREE	MEDICAL AFTER RETIREMENT	103.69
931985 RETIREE	MEDICAL AFTER RETIREMENT	103.69
931988 RETIREE	MEDICAL AFTER RETIREMENT	576.38
931990 RETIREE	MEDICAL AFTER RETIREMENT	340.38
931991 RETIREE	MEDICAL AFTER RETIREMENT	340.38
931995 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932005 RETIREE	MEDICAL AFTER RETIREMENT	183.34
932006 RETIREE	MEDICAL AFTER RETIREMENT	103.69
932007 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932016 RETIREE	MEDICAL AFTER RETIREMENT	103.69
932019 RETIREE	MEDICAL AFTER RETIREMENT	103.69

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932022 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932027 RETIREE	MEDICAL AFTER RETIREMENT	103.69
932037 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932040 RETIREE	MEDICAL AFTER RETIREMENT	86.48
932041 RETIREE	MEDICAL AFTER RETIREMENT	183.34
932043 RETIREE	MEDICAL AFTER RETIREMENT	576.38
932045 RETIREE	MEDICAL AFTER RETIREMENT	709.38
932051 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932053 RETIREE	MEDICAL AFTER RETIREMENT	103.69

579 Post Retirement Medical-Mgmt Fund

Non Departmental

375629 RETIREE	MEDICAL AFTER RETIREMENT	880.90
375631 RETIREE	MEDICAL AFTER RETIREMENT	161.69
375636 RETIREE	MEDICAL AFTER RETIREMENT	103.69
375639 RETIREE	MEDICAL AFTER RETIREMENT	221.69
375641 RETIREE	MEDICAL AFTER RETIREMENT	183.34
375643 RETIREE	MEDICAL AFTER RETIREMENT	400.00
375644 RETIREE	MEDICAL AFTER RETIREMENT	576.38
375646 RETIREE	MEDICAL AFTER RETIREMENT	1,894.64
375649 RETIREE	MEDICAL AFTER RETIREMENT	340.38
375650 RETIREE	MEDICAL AFTER RETIREMENT	396.54
375653 RETIREE	MEDICAL AFTER RETIREMENT	741.38
375659 RETIREE	MEDICAL AFTER RETIREMENT	880.90
375665 RETIREE	MEDICAL AFTER RETIREMENT	1,894.64
931913 RETIREE	MEDICAL AFTER RETIREMENT	576.38
931918 RETIREE	MEDICAL AFTER RETIREMENT	340.38
931922 RETIREE	MEDICAL AFTER RETIREMENT	183.34
931923 RETIREE	MEDICAL AFTER RETIREMENT	183.34
931925 RETIREE	MEDICAL AFTER RETIREMENT	161.70
931927 RETIREE	MEDICAL AFTER RETIREMENT	103.69
931930 RETIREE	MEDICAL AFTER RETIREMENT	340.38
931934 RETIREE	MEDICAL AFTER RETIREMENT	576.38
931935 RETIREE	MEDICAL AFTER RETIREMENT	576.38
931937 RETIREE	MEDICAL AFTER RETIREMENT	709.38
931940 RETIREE	MEDICAL AFTER RETIREMENT	631.60
931941 RETIREE	MEDICAL AFTER RETIREMENT	197.76
931944 RETIREE	MEDICAL AFTER RETIREMENT	1,013.90
931945 RETIREE	MEDICAL AFTER RETIREMENT	340.38
931947 RETIREE	MEDICAL AFTER RETIREMENT	456.38
931948 RETIREE	MEDICAL AFTER RETIREMENT	103.69
931951 RETIREE	MEDICAL AFTER RETIREMENT	249.30

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931957 RETIREE	MEDICAL AFTER RETIREMENT	340.38
931958 RETIREE	MEDICAL AFTER RETIREMENT	340.38
931959 RETIREE	MEDICAL AFTER RETIREMENT	340.38
931963 RETIREE	MEDICAL AFTER RETIREMENT	558.94
931965 RETIREE	MEDICAL AFTER RETIREMENT	377.40
931966 RETIREE	MEDICAL AFTER RETIREMENT	340.38
931967 RETIREE	MEDICAL AFTER RETIREMENT	340.38
931976 RETIREE	MEDICAL AFTER RETIREMENT	346.97
931980 RETIREE	MEDICAL AFTER RETIREMENT	706.38
931981 RETIREE	MEDICAL AFTER RETIREMENT	340.38
931984 RETIREE	MEDICAL AFTER RETIREMENT	880.90
931986 RETIREE	MEDICAL AFTER RETIREMENT	340.38
931987 RETIREE	MEDICAL AFTER RETIREMENT	340.38
931989 RETIREE	MEDICAL AFTER RETIREMENT	1,426.72
931992 RETIREE	MEDICAL AFTER RETIREMENT	40.79
931993 RETIREE	MEDICAL AFTER RETIREMENT	1,036.79
931994 RETIREE	MEDICAL AFTER RETIREMENT	340.38
931997 RETIREE	MEDICAL AFTER RETIREMENT	528.45
932000 RETIREE	MEDICAL AFTER RETIREMENT	249.30
932001 RETIREE	MEDICAL AFTER RETIREMENT	161.69
932002 RETIREE	MEDICAL AFTER RETIREMENT	1,894.64
932003 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932004 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932008 RETIREE	MEDICAL AFTER RETIREMENT	103.69
932009 RETIREE	MEDICAL AFTER RETIREMENT	103.69
932013 RETIREE	MEDICAL AFTER RETIREMENT	613.47
932015 RETIREE	MEDICAL AFTER RETIREMENT	103.69
932017 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932018 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932020 RETIREE	MEDICAL AFTER RETIREMENT	221.69
932021 RETIREE	MEDICAL AFTER RETIREMENT	161.70
932024 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932025 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932026 RETIREE	MEDICAL AFTER RETIREMENT	103.69
932028 RETIREE	MEDICAL AFTER RETIREMENT	249.30
932029 RETIREE	MEDICAL AFTER RETIREMENT	631.60
932030 RETIREE	MEDICAL AFTER RETIREMENT	103.69
932031 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932033 RETIREE	MEDICAL AFTER RETIREMENT	456.38
932035 RETIREE	MEDICAL AFTER RETIREMENT	213.79
932036 RETIREE	MEDICAL AFTER RETIREMENT	103.69
932039 RETIREE	MEDICAL AFTER RETIREMENT	709.38

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932044 RETIREE	MEDICAL AFTER RETIREMENT	340.38
932046 RETIREE	MEDICAL AFTER RETIREMENT	103.69
932047 RETIREE	MEDICAL AFTER RETIREMENT	229.69
932048 RETIREE	MEDICAL AFTER RETIREMENT	1,697.30
932049 RETIREE	MEDICAL AFTER RETIREMENT	103.69
932050 RETIREE	MEDICAL AFTER RETIREMENT	1,837.00

611 Water Fund

Non Departmental

375372 ALL PRO PRINTING SOLUTIONS	PRINTING SERVICES	1,173.42
375404 CONTRA COSTA FIRE EQUIPMENT	FIRE EXTINGUISHERS	576.38
375405 CONTRA COSTA HEALTH SERVICES	HEALTH PERMIT	6,907.00
375418 FIRST VANGUARD RENTALS AND SAL	TRAFFIC CONES	4,881.98
375485 WILCO SUPPLY	SUPPLIES	387.70
375512 BIG SKY LOGOS AND EMBROIDERY	UNIFORMS	176.45
375525 COLE SUPPLY CO INC	SUPPLIES	4,069.32
375543 FASTENAL CO	SUPPLIES	725.80
375584 PACE SUPPLY CORP	SUPPLIES	991.76
375619 WILCO SUPPLY	KEYS	70.29
375675 ACE HARDWARE, ANTIOCH	SUPPLIES	22.94
375766 AERC	RECYCLE	1,504.33
375768 ANTIOCH AUTO PARTS	AUTO PARTS	2,390.33
375774 BISHOP CO	SUPPLIES	1,255.47
375777 COLE SUPPLY CO INC	SUPPLIES	1,893.44
931893 GRAINGER INC	SUPPLIES	171.22
932058 GRAINGER INC	SUPPLIES	355.57
932070 GRAINGER INC	SUPPLIES	198.66

Water Supervision

375385 BANK OF AMERICA	RECRUITMENT EXPENSES	595.00
375483 VERIZON WIRELESS	CELL PHONE	76.02
375526 COLEY, TIMOTHY P	EXPENSE REIMBURSEMENT	58.42
375724 NEXTEL SPRINT	CELL PHONE	172.20
375728 ONLINE RESOURCES	RETURN OF FUNDS	115.00
375729 ONLINE RESOURCES	RETURN OF FUNDS	5,000.00
931903 RED WING SHOE STORE	SAFETY SHOES - COLEY	190.50

Water Production

375373 ALL SERVICE CONTRACTING CORP	SUPPLIES	494.01
375376 ACE HARDWARE, ANTIOCH	SUPPLIES	35.49
375377 ANTIOCH AUTO PARTS	AUTO PARTS	474.04
375381 AT AND T MCI	PHONE	99.33

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375415 FASTENAL CO	SUPPLIES	96.75
375423 HAGGARD, WILLIAM T	EXPENSE REIMBURSEMENT	85.00
375443 MACDONALD CO, RF	PROFESSIONAL SERVICES	2,350.00
375453 PACIFIC GAS AND ELECTRIC CO	ELECTRIC	226.45
375483 VERIZON WIRELESS	CELL PHONE	38.01
375503 ACE HARDWARE, ANTIOCH	SUPPLIES	50.17
375507 AT AND T MCI	PHONE	33.12
375547 GUALCO GROUP INC, THE	PROFESSIONAL SERVICES	6,001.47
375548 HACH CO	LAB SUPPLIES	824.43
375565 LOWES COMPANIES INC	SUPPLIES	255.53
375588 PETERSON	GENERATOR RENTAL	2,790.30
375616 WALTER BISHOP CONSULTING	PROFESSIONAL SERVICES	9,518.22
375675 ACE HARDWARE, ANTIOCH	SUPPLIES	16.71
375686 CONTRA COSTA WATER DISTRICT	LONE TREE WATER	524,475.71
375702 FOSTER, GARY A	EXPENSE REIMBURSEMENT	242.51
375706 GUALCO GROUP INC, THE	CONSULTING SERVICES	6,181.87
375707 HAGGARD, WILLIAM T	EXPENSE REIMBURSEMENT	65.00
375724 NEXTEL SPRINT	CELL PHONE	43.66
375788 DUBLIN SAN RAMON SERVICES DIST	CHEMICALS	1,020.00
375810 LAW OFFICE OF MATTHEW EMRICK	LEGAL SERVICES	9,467.50
375818 OFFICE MAX INC	OFFICE SUPPLIES	77.94
375840 STATE WATER RESOURCES CONTROL	CERTIFICATE RENEWAL	3,592.00
375850 VLAMING AND ASSOCIATES	CONSULTING SERVICES	19,445.00
931878 CONSOLIDATED ELECTRICAL DIST	SUPPLIES	187.19
931879 GRAINGER INC	SUPPLIES	322.99
931886 AIRGAS SPECIALTY PRODUCTS	AMMONIA	2,201.50
931888 CHEMTRADE CHEMICALS US LLC	ALUM	15,857.11
931891 EUROFINS EATON ANALYTICAL INC	LAB SAMPLES	1,430.00
931895 IDEXX LABORATORIES INC	SUPPLIES	2,526.28
931900 NTU TECHNOLOGIES INC	POLYMER	14,936.00
931901 OLIN CHLOR ALKALI PRODUCTS	CAUSTIC	33,665.16
931906 THATCHER COMPANY OF CALIFORNIA	CHLORINE	4,713.60
932066 AIRGAS SPECIALTY PRODUCTS	AMMONIA	2,669.85
932068 CHEMTRADE CHEMICALS US LLC	ALUM	21,740.09
932070 GRAINGER INC	SUPPLIES	1,601.38
932073 OLIN CHLOR ALKALI PRODUCTS	CAUSTIC	14,032.32
932074 THATCHER COMPANY OF CALIFORNIA	CHLORINE	4,713.60

Water Distribution

375376 ACE HARDWARE, ANTIOCH	SUPPLIES	62.18
375377 ANTIOCH AUTO PARTS	PARTS	30.10
375388 BANK OF AMERICA	TRAINING	952.48

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375390 BIG B LUMBER	SPRAY PAINT	666.12
375392 BROOKS, BRANDY L	EXPENSE REIMBURSEMENT	81.53
375418 FIRST VANGUARD RENTALS AND SAL	HIGH WARNERS	2,090.72
375432 INFOSEND INC	POSTAGE FEES	1,830.10
375476 SYAR INDUSTRIES INC	ASPHALT	2,064.33
375483 VERIZON WIRELESS	CELL PHONE	380.10
375495 AJW CONSTRUCTION	SAW CUTTING	23,676.37
375503 ACE HARDWARE, ANTIOCH	SUPPLIES	9.16
375529 CRESCO EQUIPMENT RENTALS	VIBRATORY PLATE	2,203.82
375540 EH WACHS	PARTS	867.06
375546 FURBER SAW INC	SMALL TOOLS	1,182.09
375551 INFOSEND INC	POSTAGE COSTS	247.65
375565 LOWES COMPANIES INC	SUPPLIES	146.14
375580 OFFICE MAX INC	OFFICE SUPPLIES	174.52
375584 PACE SUPPLY CORP	SUPPLIES	2,290.07
375675 ACE HARDWARE, ANTIOCH	SUPPLIES	172.64
375676 ANTIOCH BUILDING MATERIALS	MATERIALS	5,944.75
375683 COMCAST	CONNECTION SERVICES	1,107.39
375693 DELTA DIABLO	RECYCLED WATER	9,007.25
375714 INFOSEND INC	PRINTING SERVICES	844.76
375724 NEXTEL SPRINT	CELL PHONE	1,333.06
375738 REYES, ADRIAN EDGARDO	EXPENSE REIMBURSEMENT	100.00
375740 RT LAWRENCE CORP	LOCKBOX PROCESSING	501.22
375750 TELEWORKS INC	PROFESSIONAL SERVICES	11,550.00
375803 INTERWEST CONSULTING GROUP INC	CONSULTING SERVICES	3,095.00
375821 PACE SUPPLY CORP	SUPPLIES	20,022.54
375828 ROBERTS AND BRUNE CO	SUPPLIES	3,841.05
375848 TYLER TECHNOLOGIES	SOFTWARE MAINTENANCE	15,476.13
931893 GRAINGER INC	SUPPLIES	651.39
932070 GRAINGER INC	SUPPLIES	103.10
Water Meter Reading		
375483 VERIZON WIRELESS	CELL PHONE	38.01
375724 NEXTEL SPRINT	CELL PHONE	59.98
932063 RED WING SHOE STORE	SAFETY SHOES - CONNELLY	267.03
Public Buildings & Facilities		
375394 CAMP DRESSER AND MCKEE INC	CONSULTING SERVICES	18,358.37
375761 WOODARD AND CURRAN	BRACKISH WATER PROJECT	12,647.91
Warehouse & Central Stores		
375480 UNITED PARCEL SERVICE	WEEKLY PRINTER SERVICE FEE	25.50

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375565 LOWES COMPANIES INC	SUPPLIES	58.68
375609 UNITED PARCEL SERVICE	WEEKLY PRINTER SERVICE FEE	33.00
375618 WESCO RECEIVABLES CORP	SUPPLIES	728.03
375724 NEXTEL SPRINT	CELL PHONE	73.54
375756 UNITED PARCEL SERVICE	WEEKLY PRINTER SERVICE FEE	3.00

621 Sewer Fund

Non Departmental

300403 CWEA SFBS	MEMBERSHIP RENEWAL	180.00
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Sewer-Wastewater Supervision

375483 VERIZON WIRELESS	CELL PHONE	76.02
375724 NEXTEL SPRINT	CELL PHONE EQUIPMENT	419.99
375740 RT LAWRENCE CORP	LOCKBOX PROCESSING	501.23
375750 TELEWORKS INC	PROFESSIONAL SERVICES	11,550.00

Sewer-Wastewater Collection

205841 A AND B CREATIVE TROPHIES	SUPPLIES	17.40
375385 BANK OF AMERICA	FINGERPRINTING FEES	18.00
375388 BANK OF AMERICA	SUPPLIES	50.87
375432 INFOSEND INC	POSTAGE FEES	1,830.10
375434 JACK DOHENY SUPPLIES INC	PARTS	2,819.42
375447 NOR CAL PIPELINE SERVICES	SEWER MAIN REPAIR	22,800.00
375448 OCCUPATIONAL HEALTH CENTERS OF	MEDICAL SERVICES	520.50
375465 ROOTX	PROFESSIONAL SERVICES	2,516.40
375476 SYAR INDUSTRIES INC	ASPHALT	2,064.35
375483 VERIZON WIRELESS	CELL PHONE	228.06
375491 ADAMS, JOHN MICHAEL	EXPENSE REIMBURSEMENT	32.89
375494 AFLAC	PAYROLL DEDUCTIONS	14.56
375495 AJW CONSTRUCTION	ASPHALT REPAIR	23,676.38
375503 ACE HARDWARE, ANTIOCH	SUPPLIES	20.83
375517 CALIF DEPARTMENT OF JUSTICE	FINGERPRINTING FEES	49.00
375544 FASTLANE TEK INC	CONSULTING SERVICES	9,005.00
375551 INFOSEND INC	POSTAGE COSTS.	247.65
375553 INTERWEST CONSULTING GROUP	PROFESSIONAL SERVICES	4,052.50
375554 JACK DOHENY SUPPLIES INC	REPAIR SERVICES	389.24
375565 LOWES COMPANIES INC	SUPPLIES	298.56
375572 MT DIABLO LANDSCAPE CENTERS IN	CONCRETE MIX	1,400.27
375577 NOR CAL PIPELINE SERVICES	SEWER REPAIR SERVICE	33,850.00
375580 OFFICE MAX INC	OFFICE SUPPLIES	43.11
375617 WECO INDUSTRIES INC	SUPPLIES	842.56
375676 ANTIOCH BUILDING MATERIALS	MATERIALS	7,277.84

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375683 COMCAST	CONNECTION SERVICES	1,107.40
375690 CRYSTAL CLEAR LOGOS INC	UNIFORMS	183.35
375697 FASTLANE TEK INC	CONSULTING SERVICES	6,579.95
375699 FINTA ENTERPRISES INC	DISPOSAL SERVICES	8,931.24
375714 INFOSEND INC	WATER BILL INSERT MAILERS	844.76
375724 NEXTEL SPRINT	CELL PHONE	456.06
375781 CONTRA COSTA FIRE EQUIPMENT	SUPPLIES	180.00
375803 INTERWEST CONSULTING GROUP INC	CONSULTING SERVICES	3,095.00
375843 TELSTAR INSTRUMENTS INC	PROFESSIONAL SERVICES	375.00
375848 TYLER TECHNOLOGIES	SOFTWARE MAINTENANCE	15,476.14
931892 FRED'S WELDING	PROFESSIONAL SERVICES	300.00
931904 SCOTTO, CHARLES W AND DONNA F	BUILDING LEASE	4,750.00
932063 RED WING SHOE STORE	SAFETY SHOES - G RAMOS	450.00
932065 3T EQUIPMENT COMPANY	PROFESSIONAL SERVICES	1,930.83

631 Marina Fund

Non Departmental

375391 BOARDMAN, PAUL	DEPOSIT REFUND	362.50
375420 FRASE, ROBERT	DEPOSIT REFUND	290.00
375514 BORUFF, MICHAEL	DEPOSIT REFUND	100.00
375556 KAGAN, CAROL	DEPOSIT REFUND	239.25
375559 LARSEN, GARY M	DEPOSIT REFUND	232.00
375567 LUNA, MICHAEL DE	DEPOSIT REFUND	290.00
375608 TRYHORN, GARY	DEPOSIT REFUND	290.00

Marina Administration

375388 BANK OF AMERICA	MEMBERSHIP RENEWAL	645.00
375515 BRENTWOOD PRESS AND PUBLISHING	ADVERTISEMENT	138.00
375527 COMCAST	CONNECTION SERVICES	220.96
375600 SHIELDS HARPER AND CO	SUPPLIES	184.38
375724 NEXTEL SPRINT	CELL PHONE	57.40
375767 AMERICAN PLUMBING INC	PLUMBING SERVICES	193.75
375782 CUSTOM COMPUTERS INC	SECURITY SERVICES	1,049.63
375839 STATE OF CALIFORNIA	INTEREST PAYMENT	206,034.00

Marina Boat Launch

375565 LOWES COMPANIES INC	SUPPLIES	101.36
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Major Projects

375755 TRANSYSTEMS CORPORATION	PROFESSIONAL SERVICES	10,589.82
375845 TNB CONSTRUCTION	PREWETT PARK PROJECT	23,085.00

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641 Prewett Water Park Fund

Non Departmental

205897 SULLIVAN, TED	DEPOSIT REFUND	100.00
205901 CITY OF ANTIOCH	EXPENSE REIMBURSEMENT	20.20
375466 ROWLAND, MARKEESHA	DEPOSIT REFUND	1,000.00
375563 LOS MEDANOS ELEMENTARY	DEPOSIT REFUND	100.00
375704 GARY, JERRELL	DEPOSIT REFUND	1,000.00
375744 SONNIER, MARY	DEPOSIT REFUND	500.00
375783 DALLAS RANCH MIDDLE SCHOOL	DEPOSIT REFUND	500.00
375800 HUB INTERNATIONAL OF CA INSURA	EVENT INSURANCE	804.36
375817 NORTH HILLS CHRISTIAN	DEPOSIT REFUND	500.00
375833 SHEFFIELD DDS, ROBERT	DEPOSIT REFUND	500.00
375835 SILENT PARTNER PRIVATE SECURIT	EVENT SECURITY	1,625.00

Recreation Water Park

205819 GARDA CL WEST INC	ARMORED CAR SERVICE	4.20
205820 KAISER, NANCY E	EXPENSE REIMBURSEMENT	69.58
205896 TARGET STORES	SUPPLIES	83.76
375368 AAA FIRE PROTECTION SVCS	PROFESSIONAL SERVICES	460.90
375374 AMERICAN PLUMBING INC	PLUMBING SERVICES	387.50
375399 COLE SUPPLY CO INC	SUPPLIES	1,001.60
375409 DEPARTMENT OF INDUSTRIAL RELAT	INSPECTION SERVICES	195.00
375421 GARDA CL WEST INC	ARMORED CAR SERVICE	58.75
375427 ICEE COMPANY, THE	SUPPLIES	1,330.09
375437 KNORR SYSTEMS INC	CHEMICALS	264.25
375440 LINCOLN EQUIPMENT INC	SUPPLIES	292.81
375458 PEPSI COLA COMPANY	CONCESSION SUPPLIES	2,151.92
375460 PRECISION LEAK DETECTION INC	PROFESSIONAL SERVICES	420.00
375463 REAL PROTECTION INC	REPAIR SERVICES	289.00
375485 WILCO SUPPLY	SUPPLIES	803.25
375493 ADORETEX INC	SUPPLIES	954.38
375501 AMERICAN PLUMBING INC	PLUMBING SERVICES	1,982.83
375509 BAY AREA PARENT	ADVERTISEMENT	1,389.00
375510 BERENDSEN, CAROL ANN	EXPENSE REIMBURSEMENT	138.97
375517 CALIF DEPARTMENT OF JUSTICE	FINGERPRINTING FEES	433.00
375525 COLE SUPPLY CO INC	SUPPLIES	109.47
375532 DEL CONTES LANDSCAPING INC	LANDSCAPE SERVICES	2,649.00
375535 DEPARTMENT OF INDUSTRIAL RELAT	INSPECTION FEE	438.75
375536 DIABLO LIVE SCAN	FINGERPRINTING FEES	280.00
375557 KELLY MOORE PAINT CO	SUPPLIES	859.09
375561 LESLIES POOL SUPPLIES	CHLORINE	248.68
375562 LINCOLN EQUIPMENT INC	SUPPLIES	178.35

CITY OF ANTIOCH
 CLAIMS BY FUND REPORT
 FOR THE PERIOD OF
 JUNE 15 - JULY 12, 2018
 FUND/CHECK#

375563 LOS MEDANOS ELEMENTARY	EVENT REFUND	2,568.00
375565 LOWES COMPANIES INC	SUPPLIES	570.20
375569 MIRACLE METHOD INC	REPAIR SERVICES	1,160.00
375576 NOACK, EDYTH F	EXPENSE REIMBURSEMENT	43.94
375578 OAKLEYS PEST CONTROL	PEST CONTROL	200.00
375582 ORIGINAL WATERMAN	UNIFORMS	4,033.65
375587 PEPSI COLA COMPANY	SUPPLIES	1,062.28
375593 PRECISION LEAK DETECTION INC	PROFESSIONAL SERVICES	2,312.39
375595 RESPONSIVE COMMUNICATION SERVI	PROFESSIONAL SERVICES	498.65
375602 STATE BOARD OF EQUALIZATION	SALES TAX REMITTANCE	84.53
375610 UNIVAR USA INC	CHEMICALS	2,208.97
375611 US FOODSERVICE INC	CONCESSION SUPPLIES	2,145.88
375612 US FOODSERVICE INC	CONCESSION SUPPLIES	3,543.67
375704 GARY, JERRELL	EQUIPMENT RENTAL REFUND	42.00
375724 NEXTEL SPRINT	CELL PHONE	32.97
375784 DEL CONTES LANDSCAPING INC	LANDSCAPE SERVICES	2,649.00
375795 GARDA CL WEST INC	ARMORED CAR SERVICE	176.39
375817 NORTH HILLS CHRISTIAN	REFUND FOR SLIDE CLOUSURE	282.58
375819 OLMEDO, ANA MARIA	CLASS CANCELLATION REFUND	122.00
375833 SHEFFIELD DDS, ROBERT	DEPOSIT REFUND	217.60
931878 CONSOLIDATED ELECTRICAL DIST	SUPPLIES	92.51
931879 GRAINGER INC	SUPPLIES	633.73
931881 ICR ELECTRICAL CONTRACTORS	ELECTRICAL SERVICES	1,043.48
931889 CONSOLIDATED ELECTRICAL DIST	SUPPLIES	250.36

721 Employee Benefits Fund

Non Departmental

375367 24 HOUR FITNESS SPORT	PAYROLL DEDUCTIONS	47.24
375396 CITY SPORTS CLUB	PAYROLL DEDUCTIONS	27.98
375397 CITY SPORTS CLUB	PAYROLL DEDUCTIONS	27.00
375403 CONTRA COSTA COUNTY	PAYROLL DEDUCTIONS	400.00
375408 COURT ORDERED DEBT COLLECTIONS	PAYROLL DEDUCTIONS	197.60
375410 DIAMOND HILLS SPORT CLUB	PAYROLL DEDUCTIONS	293.00
375429 IN SHAPE HEALTH CLUBS	PAYROLL DEDUCTIONS	495.99
375430 IN SHAPE HEALTH CLUBS	PAYROLL DEDUCTIONS	270.00
375433 IRVIN DEUTSCHER YMCA	PAYROLL DEDUCTIONS	50.00
375439 LINA	PAYROLL DEDUCTIONS	6,372.77
375445 MUNICIPAL POOLING AUTHORITY	PAYROLL DEDUCTIONS	3,739.36
375449 OPERATING ENGINEERS LOCAL NO 3	PAYROLL DEDUCTIONS	3,024.00
375456 PARS	PAYROLL DEDUCTIONS	5,613.65
375469 STANDARD LIFE INSURANCE	PAYROLL DEDUCTIONS	889.75
375472 STATE OF CALIFORNIA	PAYROLL DEDUCTIONS	200.00

CITY OF ANTIOCH
 CLAIMS BY FUND REPORT
 FOR THE PERIOD OF
 JUNE 15 - JULY 12, 2018
 FUND/CHECK#

375473 STATE OF CALIFORNIA	PAYROLL DEDUCTIONS	485.00
375494 AFLAC	PAYROLL DEDUCTIONS	5,418.74
375513 BLUE SHIELD OF CALIFORNIA	PAYROLL DEDUCTIONS	3,001.91
375531 CSAC EXCESS INSURANCE AUTHORITY	PAYROLL DEDUCTIONS	3,055.20
375533 DELTA DENTAL	PAYROLL DEDUCTIONS	36,263.33
375630 CONTRA COSTA COUNTY	PAYROLL DEDUCTIONS	400.00
375632 COURT ORDERED DEBT COLLECTIONS	PAYROLL DEDUCTIONS	244.00
375654 PARS	PAYROLL DEDUCTIONS	7,888.51
375662 STATE OF CALIFORNIA	PAYROLL DEDUCTIONS	200.00
375663 STATE OF CALIFORNIA	PAYROLL DEDUCTIONS	485.00
931875 ANTIOCH PD SWORN MGMT ASSOC	PAYROLL DEDUCTIONS	440.00
931876 ANTIOCH POLICE OFFICERS ASSOCI	PAYROLL DEDUCTIONS	20,846.33
931877 ANTIOCH PUBLIC WORKS EMPLOYEE'	PAYROLL DEDUCTIONS	3,607.01
931883 NATIONWIDE RETIREMENT SOLUTION	PAYROLL DEDUCTIONS	64,926.89
931885 VANTAGEPOINT TRANSFER AGENTS 3	PAYROLL DEDUCTIONS	5,848.43

752 Storm Drain Deposits Fund

Non Departmental

375568 MENJIVAR, ROSA	DRAINAGE FEE REFUND	227.85
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STAFF REPORT TO THE CITY COUNCIL
FOR CONSIDERATION AT THE COUNCIL MEETING OF JULY 24, 2018

SUBMITTED BY: Donna Conley, City Treasurer *DC*

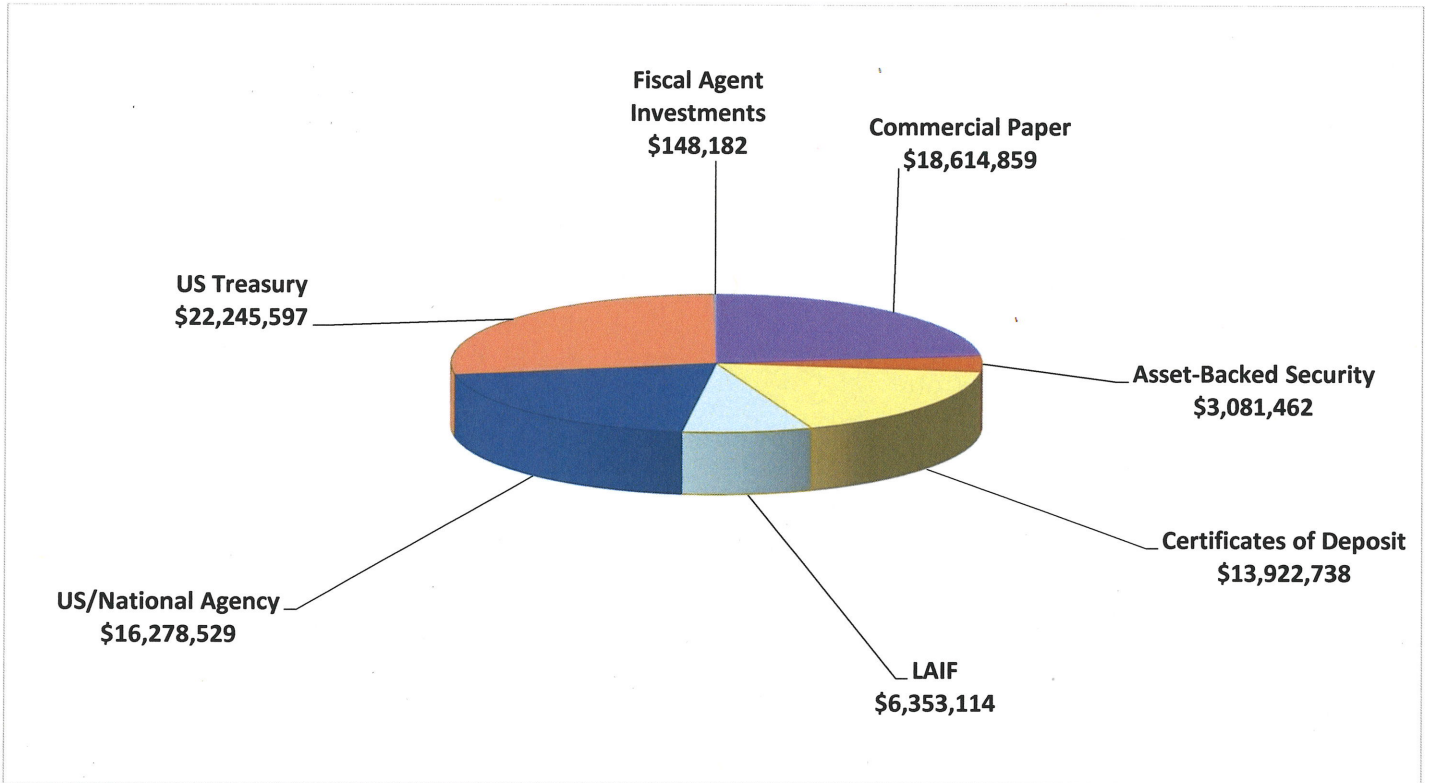
DATE July 17, 2018

SUBJECT: Treasurer's Report – JUNE 2018

RECOMMENDATION: Review and file.

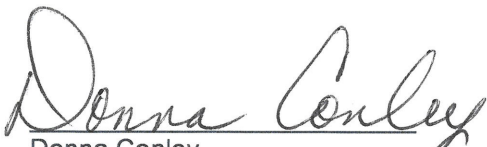
**CITY OF ANTIOCH
SUMMARY REPORT ON THE CITY'S INVESTMENTS**

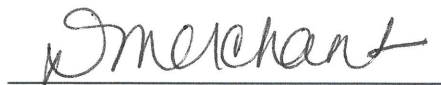
JUNE 30, 2018



Total of City and Fiscal Agent Investments = \$80,644,481

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	1,059
Antioch Development Agency 2009 Tax Allocation Bonds	147,122
	<u><u>\$148,182</u></u>



Managed Account Issuer Summary

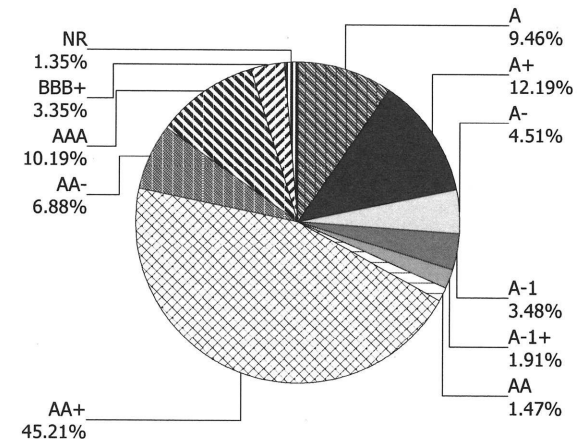
For the Month Ending **June 30, 2018**

CITY OF ANTIOCH, CA - 04380500

Issuer Summary

Issuer	Market Value of Holdings	Percent
ALLY AUTO RECEIVABLES TRUST	302,370.43	0.41
AMERICAN EXPRESS CO	1,365,119.67	1.87
AMERICAN HONDA FINANCE	739,259.19	1.01
APPLE INC	714,742.70	0.98
BANK OF AMERICA CO	1,078,027.39	1.48
BANK OF MONTREAL	1,122,904.13	1.54
BANK OF NOVA SCOTIA	754,161.75	1.03
BB&T CORPORATION	717,917.48	0.98
CALIFORNIA ST	842,988.90	1.15
CANADIAN IMPERIAL BANK OF COMMERCE	749,998.50	1.03
CATERPILLAR INC	530,726.45	0.73
CHARLES SCHWAB	351,398.60	0.48
CITIGROUP INC	1,436,024.61	1.97
CREDIT AGRICOLE SA	750,828.75	1.03
CREDIT SUISSE GROUP	749,972.25	1.03
DEERE & COMPANY	957,907.25	1.31
EXXON MOBIL CORP	369,729.38	0.51
FANNIE MAE	8,241,732.90	11.28
FORD CREDIT AUTO OWNER TRUST	82,407.90	0.11
FREDDIE MAC	1,771,565.40	2.43
GENERAL DYNAMICS CORP	434,527.16	0.59
GOLDMAN SACHS GROUP INC	719,985.18	0.99
HERSHEY COMPANY	280,314.16	0.38
HOME DEPOT INC	338,794.49	0.46
HONEYWELL INTERNATIONAL	197,508.60	0.27
HSBC HOLDINGS PLC	242,138.65	0.33
HYUNDAI AUTO RECEIVABLES	233,356.20	0.32
IBM CORP	740,918.51	1.01
INTEL CORPORATION	467,569.58	0.64
INTER-AMERICAN DEVELOPMENT BANK	1,551,259.16	2.12
INTERNATIONAL FINANCE CORPORATION	718,709.90	0.98
INTL BANK OF RECONSTRUCTION AND DEV	2,129,549.75	2.92

Credit Quality (S&P Ratings)





Managed Account Issuer Summary

For the Month Ending **June 30, 2018**

CITY OF ANTIOCH, CA - 04380500

Issuer	Market Value of Holdings	Percent
JOHNSON & JOHNSON	152,452.27	0.21
JP MORGAN CHASE & CO	715,674.33	0.98
MICROSOFT CORP	817,997.46	1.12
MITSUBISHI UFJ FINANCIAL GROUP INC	742,500.75	1.02
MORGAN STANLEY	714,117.55	0.98
NATIONAL RURAL UTILITIES CO FINANCE CORP	297,768.30	0.41
NORDEA BANK AB	746,043.75	1.02
PACCAR FINANCIAL CORP	433,108.36	0.59
PEPSICO INC	157,346.24	0.22
PFIZER INC	222,741.23	0.30
ROYAL BANK OF CANADA	956,686.10	1.31
SKANDINAVISKA ENSKILDA BANKEN AB	1,462,275.18	2.00
STATE OF CONNECTICUT	778,861.50	1.07
SUMITOMO MITSUI FINANCIAL GROUP INC	1,418,940.90	1.94
SVENSKA HANDELSBANKEN AB	1,393,919.80	1.91
SWEDBANK AB	734,338.50	1.01
THE BANK OF NEW YORK MELLON CORPORATION	689,857.66	0.94
THE WALT DISNEY CORPORATION	846,487.47	1.16
TOYOTA MOTOR CORP	1,153,678.95	1.58
UBS AG	752,466.00	1.03
UNILEVER PLC	742,502.71	1.02
UNITED PARCEL SERVICE INC	429,196.68	0.59
UNITED STATES TREASURY	21,919,254.39	30.00
VISA INC	196,751.60	0.27
WAL-MART STORES INC	854,144.97	1.17
WELLS FARGO & COMPANY	720,911.73	0.99
WESTPAC BANKING CORP	1,304,030.55	1.79
Total	\$73,038,469.90	100.00%



Managed Account Detail of Securities Held

For the Month Ending **June 30, 2018**

CITY OF ANTIOCH, CA - 04380500

Security Type/Description	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 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	2,477.46	1,948,926.25	1,923,719.85
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	3,462.09	2,727,041.35	2,688,275.18
US TREASURY NOTES DTD 02/02/2015 1.250% 01/31/2020	912828H52	255,000.00	AA+	Aaa	01/03/17	01/05/17	252,967.97	1.52	1,329.59	253,941.30	250,119.05
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	6,663.89	1,449,962.14	1,423,208.35
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	2,374.49	1,022,228.94	1,004,019.28
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	2,895.72	1,246,102.71	1,224,413.75
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	4,633.15	1,996,125.44	1,959,062.00
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	119.23	2,706,497.17	2,652,012.90
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	7,286.69	1,075,462.66	1,054,759.90
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	463.32	198,480.68	194,562.40
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	1,183.67	857,056.43	840,717.08
US TREASURY NOTES DTD 12/31/2015 1.750% 12/31/2020	912828N48	750,000.00	AA+	Aaa	12/04/17	12/06/17	745,253.91	1.96	35.67	746,118.41	734,795.25
US TREASURY NOTES DTD 12/31/2015 1.750% 12/31/2020	912828N48	1,700,000.00	AA+	Aaa	12/01/17	12/05/17	1,691,898.44	1.91	80.84	1,693,382.56	1,665,535.90
US TREASURY NOTES DTD 01/31/2016 1.375% 01/31/2021	912828N89	1,500,000.00	AA+	Aaa	01/02/18	01/04/18	1,470,000.00	2.05	8,603.25	1,474,671.62	1,454,238.00



Managed Account Detail of Securities Held

For the Month Ending **June 30, 2018**

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 06/02/2014 2.000% 05/31/2021	912828WN6	2,900,000.00	AA+	Aaa	06/04/18	06/06/18	2,848,457.03	2.62	4,912.57	2,849,599.65	2,849,815.50
Security Type Sub-Total		22,340,000.00					22,233,337.71	1.74	46,521.63	22,245,597.31	21,919,254.39
Supra-National Agency Bond / Note											
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	2,396.53	724,943.84	711,979.00
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	770.31	721,101.20	710,587.00
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	3,426.61	723,708.75	706,983.75
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	2,210.00	725,138.95	710,316.00
INTERNATIONAL FINANCE CORPORATION NOTE DTD 03/16/2018 2.635% 03/09/2021	45950VLQ7	725,000.00	AAA	Aaa	03/09/18	03/16/18	724,456.25	2.66	5,571.93	724,506.52	718,709.90
INTER-AMERICAN DEVELOPMENT BANK NOTE DTD 04/19/2018 2.625% 04/19/2021	4581X0DB1	845,000.00	AAA	Aaa	04/12/18	04/19/18	843,141.00	2.70	4,436.25	843,260.81	840,943.16
Security Type Sub-Total		4,465,000.00					4,461,194.50	1.90	18,811.63	4,462,660.07	4,399,518.81
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	3,904.33	795,650.70	778,861.50
CA ST TXBL GO BONDS DTD 04/25/2018 2.800% 04/01/2021	13063DGA0	845,000.00	AA-	Aa3	04/18/18	04/25/18	845,033.80	2.80	4,337.67	845,028.35	842,988.90
Security Type Sub-Total		1,640,000.00					1,641,751.00	2.04	8,242.00	1,640,679.05	1,621,850.40



Managed Account Detail of Securities Held

For the Month Ending **June 30, 2018**

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												
FNMA SERIES 2015-M15 ASQ2 DTD 11/01/2015 1.898% 01/01/2019		3136AOSW1	59,623.34	AA+	Aaa	11/06/15	11/30/15	60,219.57	1.20	94.31	59,648.27	59,440.86
FNMA SERIES 2016-M9 ASQ2 DTD 06/01/2016 1.785% 06/01/2019		3136ASPX8	121,092.98	AA+	Aaa	06/09/16	06/30/16	122,303.85	1.05	180.13	121,340.96	120,616.54
FANNIE MAE SERIES 2015-M13 ASQ2 DTD 10/01/2015 1.646% 09/01/2019		3136AODO0	213,203.69	AA+	Aaa	10/07/15	10/30/15	215,338.69	1.08	292.44	213,639.90	212,111.09
FNA 2018-M5 A2 DTD 04/01/2018 3.560% 09/25/2021		3136B1XP4	500,000.00	AA+	Aaa	04/11/18	04/30/18	509,945.50	2.27	1,483.33	509,651.35	507,070.05
Security Type Sub-Total			893,920.01					907,807.61	1.75	2,050.21	904,280.48	899,238.54
Federal Agency Bond / Note												
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	7,087.50	1,798,459.90	1,771,565.40
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	5,160.68	1,424,125.69	1,401,315.08
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	5,637.50	1,649,601.86	1,623,014.25
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	6,918.75	2,023,764.04	1,991,881.13
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	4,612.50	899,678.44	884,790.00
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	9,280.21	1,475,279.41	1,441,493.90
Security Type Sub-Total			9,275,000.00					9,263,908.50	1.12	38,697.14	9,270,909.34	9,114,059.76
Corporate Note												
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	2,952.86	725,791.21	720,911.73



Managed Account Detail of Securities Held

For the Month Ending **June 30, 2018**

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
Corporate Note											
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	366.67	99,922.65	99,308.30
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	2,291.67	624,888.74	620,676.88
PFIZER INC CORP NOTES DTD 06/03/2016 1.450% 06/03/2019	717081DU4	225,000.00	AA	A1	05/31/16	06/03/16	224,743.50	1.49	253.75	224,919.95	222,741.23
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	382.67	279,953.62	277,756.64
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	3,256.46	724,734.32	714,742.70
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	2,097.33	479,816.35	472,469.76
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	3,244.36	624,716.92	617,103.13
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	522.00	159,989.78	157,346.24
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	1,335.35	334,995.18	331,565.25
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	610.00	199,895.62	197,508.60
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	666.67	249,903.22	247,127.75
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	8,190.49	728,728.39	717,917.48
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	7,159.38	726,119.31	715,674.33



Managed Account Detail of Securities Held

For the Month Ending **June 30, 2018**

CITY OF ANTIOCH, CA - 04380500

Security Type/Description	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											
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	4,251.04	376,737.71	372,276.75
MICROSOFT CORP NOTES 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	2,607.99	349,873.55	345,527.70
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	2,587.78	339,735.21	335,450.80
AMERICAN EXPRESS CREDIT (CALLABLE) NOTE 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	3,172.89	439,741.27	434,227.20
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	887.25	139,979.34	137,680.34
HSBC USA INC NOTES DTD 03/05/2015 2.350% 03/05/2020	40428HPR7	245,000.00	A	A2	03/27/18	03/29/18	241,878.70	3.03	1,855.19	242,283.17	242,138.65
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	2,290.42	376,237.45	369,729.38
JOHN DEERE CAPITAL 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	2,013.00	304,862.94	301,358.30
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	490.00	174,653.11	172,026.23
GENERAL DYNAMICS CORP DTD 05/11/2018 2.875% 05/11/2020	369550BA5	435,000.00	A+	A2	05/08/18	05/11/18	433,460.10	3.06	1,736.98	433,564.62	434,527.16
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	1,220.49	474,886.87	467,569.58
HOME DEPOT INC CORP NOTES DTD 06/05/2017 1.800% 06/05/2020	437076BO4	345,000.00	A	A2	05/24/17	06/05/17	344,799.90	1.82	448.50	344,870.19	338,794.49
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	942.50	724,453.77	708,807.13
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	73.13	149,939.16	146,755.65



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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												
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	1,395.33	159,888.40	156,680.64
BNY MELLON CORP NOTE (CALLABLE) DTD 08/17/2015 2.600% 08/17/2020		06406HDD8	325,000.00	A	A1	02/16/18	02/21/18	323,404.25	2.81	3,145.28	323,629.75	321,758.78
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	3,276.81	544,664.44	530,726.45
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	2,033.51	428,588.05	419,237.43
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	1,211.53	324,669.43	317,520.13
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	428.19	154,868.83	152,452.27
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	546.67	199,985.71	195,185.80
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	207.78	201,640.65	196,751.60
JOHN DEERE CAPITAL CORP NOTES DTD 01/08/2018 2.350% 01/08/2021		24422ETZ2	140,000.00	A	A2	01/03/18	01/08/18	139,927.20	2.37	1,581.03	139,938.52	137,545.80
IBM CORP CORP NOTES DTD 02/06/2018 2.650% 02/05/2021		44932HAG8	125,000.00	A+	A1	02/01/18	02/06/18	124,938.75	2.67	1,334.20	124,946.67	123,815.38
PACCAR FINANCIAL CORP NOTES DTD 02/27/2018 2.800% 03/01/2021		69371RN93	240,000.00	A+	A1	02/22/18	02/27/18	239,882.40	2.82	2,314.67	239,895.68	237,922.56
JOHN DEERE CAPITAL CORP NOTES DTD 03/13/2018 2.875% 03/12/2021		24422EUD9	375,000.00	A	A2	03/08/18	03/13/18	374,745.00	2.90	3,234.38	374,769.51	372,247.50
NATIONAL RURAL UTIL COOP DTD 02/26/2018 2.900% 03/15/2021		63743HER9	300,000.00	A	A2	02/21/18	02/26/18	299,667.00	2.94	3,020.83	299,705.40	297,768.30
UNILEVER CAPITAL CORP NOTES DTD 03/22/2018 2.750% 03/22/2021		904764AZ0	575,000.00	A+	A1	03/19/18	03/22/18	572,061.75	2.93	4,348.44	572,321.40	570,476.48



Managed Account Detail of Securities Held

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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											
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	2,255.00	439,427.43	429,196.68
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 04/13/2018 2.950% 04/13/2021	89236TEU5	440,000.00	AA-	Aa3	04/10/18	04/13/18	439,824.00	2.96	2,812.33	439,836.25	437,732.68
BANK OF NEW YORK MELLON CORP (CALLABLE) DTD 02/19/2016 2.500% 04/15/2021	06406FAA1	375,000.00	A	A1	02/16/18	02/21/18	370,128.75	2.93	1,979.17	370,672.48	368,098.88
MORGAN STANLEY CORP NOTES DTD 04/21/2016 2.500% 04/21/2021	61746BEA0	350,000.00	BBB+	A3	02/13/18	02/15/18	344,120.00	3.06	1,701.39	344,796.91	341,840.80
HERSHEY COMPANY CORP NOTES DTD 05/10/2018 3.100% 05/15/2021	427866BA5	280,000.00	A	A1	05/03/18	05/10/18	279,806.80	3.12	1,229.67	279,815.75	280,314.16
CHARLES SCHWAB CORP CORP NOTES DTD 05/22/2018 3.250% 05/21/2021	808513AW5	350,000.00	A	A2	05/17/18	05/22/18	349,989.50	3.25	1,232.29	349,989.82	351,398.60
WAL-MART STORES INC CORP NOTES DTD 06/27/2018 3.125% 06/23/2021	931142EJ8	520,000.00	AA	Aa2	06/20/18	06/27/18	519,974.00	3.13	180.56	519,974.07	522,579.72
BANK OF AMERICA CORP (CALLABLE) DTD 09/18/2017 2.328% 10/01/2021	06051GGS2	275,000.00	A-	A3	09/22/17	09/26/17	274,560.00	2.37	1,600.50	274,640.26	268,841.93
BANK OF AMERICA CORP (CALLABLE) DTD 09/18/2017 2.328% 10/01/2021	06051GGS2	450,000.00	A-	A3	09/13/17	09/18/17	450,000.00	2.33	2,619.00	450,000.00	439,923.15
Security Type Sub-Total		18,625,000.00					18,619,225.03	2.21	101,595.38	18,614,859.03	18,389,735.10
Certificate of Deposit											
SVENSKA HANDELSBANKEN NY LT CD DTD 01/12/2017 1.890% 01/10/2019	86958JHB8	1,400,000.00	A-1+	P-1	01/10/17	01/12/17	1,400,000.00	1.91	12,642.00	1,400,000.00	1,393,919.80
BANK OF MONTREAL CHICAGO CERT DEPOS DTD 02/09/2017 1.880% 02/07/2019	06427KRC3	1,125,000.00	A-1	P-1	02/08/17	02/09/17	1,125,000.00	1.90	8,460.00	1,125,000.00	1,122,904.13



Managed Account Detail of Securities Held

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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
Certificate of Deposit											
SUMITOMO MITSUI BANK NY CD DTD 05/04/2017 2.050% 05/03/2019	86563YVNO	1,425,000.00	A-1	P-1	05/03/17	05/04/17	1,425,000.00	2.05	4,787.60	1,425,000.00	1,418,940.90
SKANDINAV ENSKILDA BANKEN NY CD DTD 08/04/2017 1.840% 08/02/2019	83050FXT3	1,475,000.00	A+	Aa2	08/03/17	08/04/17	1,474,424.75	1.85	11,232.94	1,474,686.30	1,462,275.18
MUFG BANK LTD/NY CERT DEPOS 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	11,945.63	750,000.00	742,500.75
CREDIT SUISSE NEW YORK CERT DEPOS DTD 02/08/2018 2.670% 02/07/2020	22549LFR1	750,000.00	A	A1	02/07/18	02/08/18	750,000.00	2.67	7,954.38	750,000.00	749,972.25
NORDEA BANK AB NY CD DTD 02/22/2018 2.720% 02/20/2020	65590ASN7	750,000.00	AA-	Aa3	02/20/18	02/22/18	750,000.00	2.72	7,310.00	750,000.00	746,043.75
UBS AG STAMFORD CT LT CD DTD 03/06/2018 2.900% 03/02/2020	90275DHG8	750,000.00	A+	Aa2	03/02/18	03/06/18	750,000.00	2.93	7,068.75	750,000.00	752,466.00
CREDIT AGRICOLE CIB NY FLT CERT DEPOS DTD 04/10/2018 2.807% 04/10/2020	22532XHT8	750,000.00	A	A1	04/06/18	04/10/18	750,000.00	2.85	4,796.08	750,000.00	750,828.75
CANADIAN IMP BK COMM NY FLT CERT DEPOS DTD 04/10/2018 2.737% 04/10/2020	13606BVF0	750,000.00	A+	A1	04/06/18	04/10/18	750,000.00	2.78	4,676.49	750,000.00	749,998.50
BANK OF NOVA SCOTIA HOUSTON CD DTD 06/07/2018 3.080% 06/05/2020	06417GU22	750,000.00	A+	A1	06/05/18	06/07/18	749,715.00	3.10	1,540.00	749,724.21	754,161.75
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	10,865.00	1,325,000.00	1,304,030.55
SWEDBANK (NEW YORK) CERT DEPOS DTD 11/17/2017 2.270% 11/16/2020	87019U6D6	750,000.00	AA-	Aa2	11/16/17	11/17/17	750,000.00	2.30	2,175.42	750,000.00	734,338.50
ROYAL BANK OF CANADA NY CD DTD 06/08/2018 3.240% 06/07/2021	78012UEE1	950,000.00	AA-	A1	06/07/18	06/08/18	950,000.00	3.24	1,966.50	950,000.00	956,686.10
Security Type Sub-Total		13,700,000.00					13,699,139.75	2.36	97,420.79	13,699,410.51	13,639,066.91
Asset-Backed Security / Collateralized Mortgage Obligation											



Managed Account Detail of Securities Held

For the Month Ending **June 30, 2018**

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
Asset-Backed Security / Collateralized Mortgage Obligation											
FORD ABS 2015-C A3 DTD 09/22/2015 1.410% 02/15/2020	34530YAD5	82,577.30	AAA	Aaa	09/15/15	09/22/15	82,561.24	1.42	51.75	82,573.67	82,407.90
ALLY ABS 2016-3 A3 DTD 05/31/2016 1.440% 08/15/2020	02007LAC6	139,874.47	AAA	Aaa	05/24/16	05/31/16	139,860.89	1.44	89.52	139,868.01	139,248.21
HYUNDAI ABS 2016-A A3 DTD 03/30/2016 1.560% 09/15/2020	44930UAD8	114,320.57	AAA	Aaa	03/22/16	03/30/16	114,298.39	1.57	79.26	114,310.64	113,753.75
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	724,958.94	715,946.27
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	164,987.42	163,122.22
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	1,893.75	374,977.31	370,380.04
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	1,680.00	375,817.86	368,650.50
HART 2018-A A3 DTD 04/18/2018 2.790% 07/15/2022	44891KAD7	120,000.00	AAA	Aaa	04/10/18	04/18/18	119,981.93	2.80	148.80	119,982.75	119,602.45
BANK OF AMERICA ABS 2017-A1 A1 DTD 03/30/2017 1.950% 08/15/2022	05522RCW6	375,000.00	NR	Aaa	06/11/18	06/13/18	369,052.73	2.73	325.00	369,052.74	369,262.31
AMXCA 2018-1 A DTD 03/21/2018 2.670% 10/17/2022	02582JHQ6	615,000.00	NR	Aaa	03/14/18	03/21/18	614,928.60	2.68	729.80	614,932.79	613,372.34
Security Type Sub-Total		3,086,772.34					3,081,584.27	2.09	5,692.59	3,081,462.13	3,055,745.99
Managed Account Sub-Total		74,025,692.35					73,907,948.37	1.93	319,031.37	73,919,857.92	73,038,469.90
Securities Sub-Total		\$74,025,692.35					\$73,907,948.37	1.93%	\$319,031.37	\$73,919,857.92	\$73,038,469.90
Accrued Interest											\$319,031.37
Total Investments											\$73,357,501.27



Managed Account Security Transactions & Interest

For the Month Ending **June 30, 2018**

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											
06/04/18	06/06/18		US TREASURY NOTES DTD 06/02/2014 2.000% 05/31/2021	912828WN6	2,900,000.00	(2,848,457.03)	(950.82)	(2,849,407.85)			
06/05/18	06/07/18		BANK OF NOVA SCOTIA HOUSTON CD DTD 06/07/2018 3.080% 06/05/2020	06417GU22	750,000.00	(749,715.00)	0.00	(749,715.00)			
06/07/18	06/08/18		ROYAL BANK OF CANADA NY CD DTD 06/08/2018 3.240% 06/07/2021	78012UEE1	950,000.00	(950,000.00)	0.00	(950,000.00)			
06/11/18	06/13/18		BANK OF AMERICA ABS 2017-A1 A1 DTD 03/30/2017 1.950% 08/15/2022	05522RCW6	375,000.00	(369,052.73)	(568.75)	(369,621.48)			
06/20/18	06/27/18		WAL-MART STORES INC CORP NOTES DTD 06/27/2018 3.125% 06/23/2021	931142EJ8	520,000.00	(519,974.00)	0.00	(519,974.00)			
Transaction Type Sub-Total					5,495,000.00	(5,437,198.76)	(1,519.57)	(5,438,718.33)			
INTEREST											
06/01/18	06/25/18		FANNIE MAE SERIES 2015-M13 ASQ2 DTD 10/01/2015 1.646% 09/01/2019	3136AODO0	221,082.46	0.00	314.08	314.08			
06/01/18	06/25/18		FNMA SERIES 2015-M15 ASQ2 DTD 11/01/2015 1.898% 01/01/2019	3136AOSW1	66,217.81	0.00	104.74	104.74			
06/01/18	06/25/18		FNMA SERIES 2016-M9 ASQ2 DTD 06/01/2016 1.785% 06/01/2019	3136ASPX8	126,612.70	0.00	188.34	188.34			
06/01/18	06/25/18		FNA 2018-M5 A2 DTD 04/01/2018 3.560% 09/25/2021	3136B1XP4	500,000.00	0.00	1,483.33	1,483.33			
06/03/18	06/03/18		PFIZER INC CORP NOTES DTD 06/03/2016 1.450% 06/03/2019	717081DU4	725,000.00	0.00	5,256.25	5,256.25			
06/05/18	06/05/18		WALT DISNEY COMPANY CORP NOTES DTD 06/06/2017 1.800% 06/05/2020	25468PDU7	725,000.00	0.00	6,525.00	6,525.00			
06/05/18	06/05/18		HOME DEPOT INC CORP NOTES DTD 06/05/2017 1.800% 06/05/2020	437076B04	345,000.00	0.00	3,105.00	3,105.00			
06/07/18	06/07/18		CITIGROUP INC CORP NOTES DTD 06/09/2016 2.050% 06/07/2019	172967KS9	280,000.00	0.00	2,870.00	2,870.00			
06/14/18	06/14/18		VISA INC (CALLABLE) CORP NOTES DTD 12/14/2015 2.200% 12/14/2020	92826CAB8	200,000.00	0.00	2,200.00	2,200.00			
06/15/18	06/15/18		ALLY ABS 2017-3 A3 DTD 05/24/2017 1.740% 09/15/2021	02007EAE8	165,000.00	0.00	239.25	239.25			



Managed Account Security Transactions & Interest

For the Month Ending **June 30, 2018**

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											
06/15/18	06/15/18		AMXCA 2018-1 A DTD 03/21/2018 2.670% 10/17/2022	02582JH06	615,000.00	0.00	1,368.38	1,368.38			
06/15/18	06/15/18		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			
06/15/18	06/15/18		ALLY ABS 2016-3 A3 DTD 05/31/2016 1.440% 08/15/2020	02007LAC6	155,208.98	0.00	186.25	186.25			
06/15/18	06/15/18		BANK OF AMERICA ABS 2017-A1 A1 DTD 03/30/2017 1.950% 08/15/2022	05522RCW6	375,000.00	0.00	609.38	609.38			
06/15/18	06/15/18		FORD ABS 2015-C A3 DTD 09/22/2015 1.410% 02/15/2020	34530YAD5	100,968.67	0.00	118.64	118.64			
06/15/18	06/15/18		HYUNDAI ABS 2016-A A3 DTD 03/30/2016 1.560% 09/15/2020	44930UAD8	125,130.85	0.00	162.67	162.67			
06/15/18	06/15/18		HART 2018-A A3 DTD 04/18/2018 2.790% 07/15/2022	44891KAD7	120,000.00	0.00	279.00	279.00			
06/22/18	06/22/18		JOHN DEERE CAPITAL CORP NOTES DTD 06/22/2017 1.950% 06/22/2020	24422ETS8	150,000.00	0.00	1,462.50	1,462.50			
06/30/18	06/30/18		US TREASURY NOTES DTD 12/31/2015 1.750% 12/31/2020	912828N48	1,700,000.00	0.00	14,875.00	14,875.00			
06/30/18	06/30/18		US TREASURY NOTES DTD 12/31/2015 1.750% 12/31/2020	912828N48	750,000.00	0.00	6,562.50	6,562.50			
06/30/18	06/30/18		US TREASURY NOTES DTD 06/30/2015 1.625% 06/30/2020	912828XH8	2,700,000.00	0.00	21,937.50	21,937.50			
Transaction Type Sub-Total					10,870,221.47	0.00	70,911.14	70,911.14			

PAYDOWNS											
06/01/18	06/25/18		FANNIE MAE SERIES 2015-M13 ASQ2 DTD 10/01/2015 1.646% 09/01/2019	3136AODQ0	7,878.77	7,878.77	0.00	7,878.77	(78.90)	0.00	
06/01/18	06/25/18		FNMA SERIES 2016-M9 ASQ2 DTD 06/01/2016 1.785% 06/01/2019	3136ASPX8	5,519.72	5,519.72	0.00	5,519.72	(55.19)	0.00	
06/01/18	06/25/18		FNMA SERIES 2015-M15 ASQ2 DTD 11/01/2015 1.898% 01/01/2019	3136AOSW1	6,594.47	6,594.47	0.00	6,594.47	(65.94)	0.00	
06/15/18	06/15/18		ALLY ABS 2016-3 A3 DTD 05/31/2016 1.440% 08/15/2020	02007LAC6	15,334.51	15,334.51	0.00	15,334.51	1.49	0.00	



Managed Account Security Transactions & Interest

For the Month Ending **June 30, 2018**

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									
PAYDOWNS										
06/15/18	06/15/18	FORD ABS 2015-C A3 DTD 09/22/2015 1.410% 02/15/2020	34530YAD5	18,391.37	18,391.37	0.00	18,391.37	3.58	0.00	
06/15/18	06/15/18	HYUNDAI ABS 2016-A A3 DTD 03/30/2016 1.560% 09/15/2020	44930UAD8	10,810.28	10,810.28	0.00	10,810.28	2.10	0.00	
Transaction Type Sub-Total				64,529.12	64,529.12	0.00	64,529.12	(192.86)	0.00	
SELL										
06/01/18	06/05/18	NORDEA BANK FINLAND NY CD DTD 12/05/2016 1.760% 11/30/2018	65558LWA6	700,000.00	697,774.35	205.33	697,979.68	(2,225.65)	(2,225.65)	FIFO
06/04/18	06/06/18	INTER-AMERICAN DEVELOPMENT BANK DTD 04/12/2016 1.000% 05/13/2019	458182DX7	1,015,000.00	1,001,673.05	648.47	1,002,321.52	(10,281.95)	(12,391.94)	FIFO
06/04/18	06/06/18	US TREASURY NOTES DTD 04/30/2014 1.625% 04/30/2019	912828D23	1,080,000.00	1,073,629.69	1,764.54	1,075,394.23	(21,135.93)	(11,810.16)	FIFO
06/05/18	06/07/18	BANK OF NOVA SCOTIA HOUSTON LT CD DTD 04/06/2017 1.910% 04/05/2019	06417GUE6	1,425,000.00	1,416,635.25	4,763.06	1,421,398.31	(8,364.75)	(8,364.75)	FIFO
06/07/18	06/08/18	BANK OF MONTREAL CHICAGO CERT DEPOS DTD 02/09/2017 1.880% 02/07/2019	06427KRC3	300,000.00	298,527.00	1,895.67	300,422.67	(1,473.00)	(1,473.00)	FIFO
06/11/18	06/13/18	CHEVRON CORP NOTES DTD 05/16/2016 1.561% 05/16/2019	166764BH2	375,000.00	371,437.50	439.03	371,876.53	(3,562.50)	(3,562.50)	FIFO
06/21/18	06/27/18	PFIZER INC CORP NOTES DTD 06/03/2016 1.450% 06/03/2019	717081DU4	500,000.00	494,855.00	483.33	495,338.33	(4,575.00)	(4,964.98)	FIFO
Transaction Type Sub-Total				5,395,000.00	5,354,531.84	10,199.43	5,364,731.27	(51,618.78)	(44,792.98)	
Managed Account Sub-Total						(18,137.80)	79,591.00	61,453.20	(51,811.64)	(44,792.98)
Total Security Transactions						(\$18,137.80)	\$79,591.00	\$61,453.20	(\$51,811.64)	(\$44,792.98)



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of July 24, 2018

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Derek Cole, City Attorney *DC*

SUBJECT: Urgency Ordinance of the City Council of the City of Antioch Amending Title 3, Chapter 2 of the Antioch Municipal Code to update procedures regarding Signatures

RECOMMENDED ACTION

It is recommended that the City Council enact an Urgency Ordinance of the City Council of the City of Antioch amending Antioch Municipal Code Section 3-2.01 Signatures. **(A 4/5 vote is required for adoption.)**

STRATEGIC PURPOSE

This action is essential to Strategy N in the Strategic Plan: Provide legal counsel to the City Council and staff to enable and support all City policies, procedures and initiatives.

FISCAL IMPACT

There is no direct fiscal impact of this action. However, if a new signatory is not appointed in the absence of the City Treasurer, the City will default on legal obligations to issue checks.

DISCUSSION

On July 5, 2018, City Treasurer Donna Conley submitted her resignation effective July 30, 2018. Donna Conley is currently the signatory on City issued checks. Regarding the current Antioch Municipal Code for signatures:

§ 3-2.01 SIGNATURES.

All demands, warrants, and checks, with the exception of the City Clerk's Revolving Fund and the Water Meter Deposit Fund, shall bear the manual or mechanical signature of the City Treasurer or the Deputy City Treasurer.

('66 Code § 3-2.01) (Ord. 331-A, passed 10-26-53; Am. Ord. 196-C-S, passed 1-11-73; Am. Ord. 503-C-S, passed 12-24-81)

With her resignation and no Deputy City Treasurer position or new appointment in effect by her resignation date, the City will not have an authorized signatory to issue checks which will result in a default of payment obligations to both vendors and employees. An

urgency ordinance is required to amend this section of the municipal code to include the Finance Director or other responsible City employee designated by the City Manager as an authorized signatory to continue the City's payment obligations in a timely manner.

ATTACHMENTS

A. Ordinance

ORDINANCE NO. _____-C-S

**AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
CONCERNING THE SIGNING OF DEMANDS, WARRANTS, AND CHECKS WHILE
THE OFFICES OF CITY TREASURER AND DEPUTY CITY TREASURER ARE
VACANT**

The City Council of the City of Antioch does ordain as follows:

Section 1. Findings of Fact.

A. On July 5, 2018, City Treasurer Donna Conley submitted her resignation effective July 30, 2018. Ms. Conley is currently the only signatory on City issued checks. The office of Deputy City Treasurer is currently vacant.

B. Section 3-2.01 of the Antioch Municipal Code, as it presently reads, authorizes only the City Treasurer or Deputy City Treasurer to execute demands, warrants, and checks on behalf of the City.

C. The City is required by law to appoint or call a special election to fill the vacant office of the City Treasurer within 60 days of that office becoming vacant. The City Council will not be able to advertise for the appointment of the position, and to hold a hearing (or hearings) to appoint a City Treasurer (or call an election) until at least a meeting in September 2018.

D. In light of the foregoing, the City anticipates that it will not have a City Treasurer or Deputy City Treasurer available to sign demands, warrants, and checks during the entire month of August 2018, at least much, if not all, of the month of September 2018, and possibly longer.

E. In the discharge of its governmental, public safety, employment, proprietary, or many other public duties, the City must issue numerous checks each week and each month and could place itself in the position on defaulting on its many and important legal obligations if it is not able to promptly issue checks under the signature of a duly appointed signer.

F. Government Code section 36937 authorizes the adoption of an urgency ordinance to protect the public health, safety, and welfare. Accordingly, the City Council has determined that an urgency ordinance is necessary to protect the public health, safety, and welfare of the citizens of the City, and upon that basis has determined that an urgency ordinance is necessary to ensure that demands, warrants, and checks may continue to be signed and duly executed from the effective date of Ms. Conley's departure until the office of City Treasurer is again filled, by appointment or by election.

Section 2. Section 3-2.01 of the Antioch Municipal Code is amended to read as follows:

3-2.01 Signatures.

All demands, warrants, and checks, with the exception of the City Clerk’s Revolving Fund and the Water Meter Deposit Fund, shall bear the manual or mechanical signature of the City Treasurer or the Deputy City Treasurer. For any period of time in which the Office of the City Treasurer and Deputy City Treasurer are vacant, the Finance Director, or any other responsible City employee designated by the City Manager, shall sign all demands, warrants, and checks the City issues.

Section 3. CEQA Findings.

This project is exempt from environmental analysis under the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3), because it can be seen with certainty that the proposed amendments will not have a significant effect on the environment.

Section 4. Severability.

In the event any section or portion of this ordinance shall be determined to be invalid or unconstitutional, such section or portions shall be deemed severable and all other sections or portions hereof shall remain in force and effect.

Section 5. Effective Date and Publication.

This ordinance is an urgency ordinance and shall take effect immediately. The City Clerk shall cause the ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation.

* * * * *

I HEREBY CERTIFY that the foregoing ordinance was introduced and enacted at a regular meeting of the City Council of the City of Antioch held on the 24th day of July 2018 and passed 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



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of July 24, 2018

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Ken R. Warren, Senior Civil Engineer *KW*

APPROVED BY: Jon Blank, Public Works Director/City Engineer *JB*

SUBJECT: Resolution Approving the Small Lot Final Maps and Improvement Plans for Promenade Phases 1, 2 and 3 - Vineyards at Sand Creek Subdivisions 9484, 9483 and 9482 (PW 697-1, PW 697-2 & PW 697-3)

RECOMMENDED ACTION

It is recommended that the City Council adopt the attached resolution approving the small lot final maps and improvement plans for Promenade Phases 1, 2 and 3 - Vineyards at Sand Creek Subdivisions 9484, 9483 and 9482 (PW 697-1, PW 697-2 & PW 697-3).

STRATEGIC PURPOSE

This item supports Strategy H-5 in the Strategic Management Plan Update: Grow Antioch's economy through additional residential development.

FISCAL IMPACT

There is no immediately projected financial impact. The developer has paid all required fees and is responsible for all costs of construction and maintenance until the City Council accepts the improvements. Future property owners within this development project will contribute to a police services CFD and a CFD to fund the maintenance of neighborhood parks, street lighting, landscaping, storm water facilities and open spaces.

DISCUSSION

On February 9, 2016 the City Council adopted Resolution No. 2016/13 approving a Vesting Tentative Map/Final Development Plan for development of a 641-unit single family residential community on approximately 141 acres. The project site is located on the easterly side of the Sand Creek Focus Area, east of the current terminus of Hillcrest Avenue, west of Heidorn Ranch Road and north of Sand Creek (APN 057-030-003 and 057-030-007). A Vicinity Map is included as Attachment "B".

On February 23, 2016 the City Council adopted Ordinance No. 2112-C-S approving a Development Agreement between the City and GBN Partners, LLC regarding the property and project. The Vesting Tentative Map (VTM) allows the developer to employ multiple (phased) final maps, creating separate phases of the project (currently approximated at 6 phases), and includes a Preliminary Phasing Plan consistent with the VTM to facilitate development of the property. The Development Agreement allows the developer to file multiple final maps in accordance with the Subdivision Map Act.

On June 26, 2018 the City Council adopted Resolution No. 2018/78 approving a large lot final map creating ten (10) parcels for Promenade - Vineyards at Sand Creek Subdivision 9390 (PW 697). Following Council's approval of the large lot final map (Subdivision 9390), GBN Partners, LLC transferred ownership of Parcels 1, 2, 3, 7 and 10 of Subdivision 9390 to ARROYO CAP VI, LLC and Century Communities (BMCH California) and the City Manager and City Attorney administratively approved the Assignment and Assumption of the Development Agreement from GBN Partners, LLC to ARROYO CAP VI, LLC and Century Communities (BMCH California).

The large lot final map (Subdivision 9390) depicts an existing, northerly aligned 20-foot wide sanitary sewer easement [Doc No. 2017-0140840]. Following tonight's Council's approval, this easement will be abandoned with the filing of the subject small lot final maps. Additionally, certain irrevocable offers of dedication for access to HOA-maintained parcels will not be accepted by the City with the filing of the small lot final maps. This action ensures that the City will have future access rights to maintain HOA-maintained parcels, if needed.

The City Engineer finds that the subject small lot final maps are in substantial conformance with the Vesting Tentative Map and are consistent with the Antioch General Plan. It is recommended that the City Council adopt the attached resolution approving the small lot final maps (Attachment "C") for Promenade Phases 1, 2 and 3 - Vineyards at Sand Creek, Subdivisions 9484, 9483 and 9482.

ATTACHMENTS

A: Resolution

B: Vicinity Map

C: Small Lot Final Maps: Promenade Phases 1, 2 and 3 - Vineyards at Sand Creek, Subdivisions 9484, 9483 and 9482.

ATTACHMENT "A"

RESOLUTION NO. 2018/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
APPROVING THE SMALL LOT FINAL MAPS FOR VINEYARDS AT SAND
CREEK SUBDIVISIONS 9484, 9483 AND 9482 (PW 697-1, PW 697-2 & PW
697-3)

WHEREAS, ARROYO CAP VI, LLC and Century Communities (BMCH California) have filed with the City Engineer small lot final maps entitled "Subdivision 9484 – Promenade, Phase 1, Vineyards at Sand Creek", "Subdivision 9482 – Promenade, Phase 2, Vineyards at Sand Creek" and "Subdivision 9482 – Promenade, Phase 3, Vineyards at Sand Creek" and have requested approval of said small lot final maps; and

WHEREAS, on February 9, 2016 the City Council adopted Resolution No. 2016/13 approving a Vesting Tentative Map/Final Development Plan for the Vineyards at Sand Creek Subdivision 9390 project; and

WHEREAS, on February 23, 2016 the City Council adopted Ordinance No. 2112-C-S approving a Development Agreement between the City and GBN Partners, LLC regarding the property and project; and

WHEREAS, on June 26, 2018 the City Council adopted Resolution No. 2018/78 approving the large lot final map creating ten (10) parcels for Promenade - Vineyards at Sand Creek Subdivision 9390 (PW 697); and

WHEREAS, subsequent to Council's adoption of Resolution No. 2018/78, GBN Partners, LLC transferred ownership of Parcels 1, 2, 3, 7 and 10 of Subdivision 9390 to ARROYO CAP VI, LLC and Century Communities (BMCH California); and

WHEREAS, the City Manager and City Attorney administratively approved the Assignment and Assumption of the Development Agreement from GBN Partners, LLC to ARROYO CAP VI, LLC and Century Communities (BMCH California); and

WHEREAS, this City Council has specifically found that the subject small lot final maps are in complete compliance with the provisions of the Antioch General Plan; and

WHEREAS, this City Council has specifically found that the sites of these small lot final maps are specifically suitable for the type of development proposed; and

WHEREAS, this City Council has specifically found that the design of these subdivisions will not likely cause substantial environmental damage and is not likely to substantially and avoidably injure fish or wildlife or their habitats; and

WHEREAS, this City Council has specifically found that the design of these subdivisions will not likely cause serious public health problems; and

WHEREAS, this City Council has specifically found that the design of these subdivisions will not conflict with easements acquired by the public at large for access through or use of property within these proposed subdivisions; and

RESOLUTION NO. 2018/**

July 24, 2018

Page 2

WHEREAS, ARROYO CAP VI, LLC and Century Communities (BMCH California) have paid all the necessary fees, made all deposits required to date, and submitted a Subdivision Improvement Agreement and the required bonds;

NOW THEREFORE BE IT RESOLVED that the small lot final maps for Subdivision 9484 – Promenade, Phase 1, Vineyards at Sand Creek, Subdivision 9482 – Promenade, Phase 2, Vineyards at Sand Creek and Subdivision 9482 – Promenade, Phase 3, Vineyards at Sand Creek are hereby approved; and

BE IT FURTHER RESOLVED that all street rights-of-way, parcels and public easements offered to the City of Antioch for dedication on said small lot final maps are hereby accepted, with the exception of the irrevocable offer of dedication for certain HOA-maintained parcels, which are not accepted by the City of Antioch; and

BE IT FURTHER RESOLVED that pursuant to Subdivision Map Act § 66434 (G) the 20'-wide sanitary sewer easement [Document No. 2017-0140840] located within the boundaries of said small lot final maps is hereby abandoned with the filing of said small lot final maps and is not shown thereon.

* * * * *

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 24th day of July 2018, by the following vote:

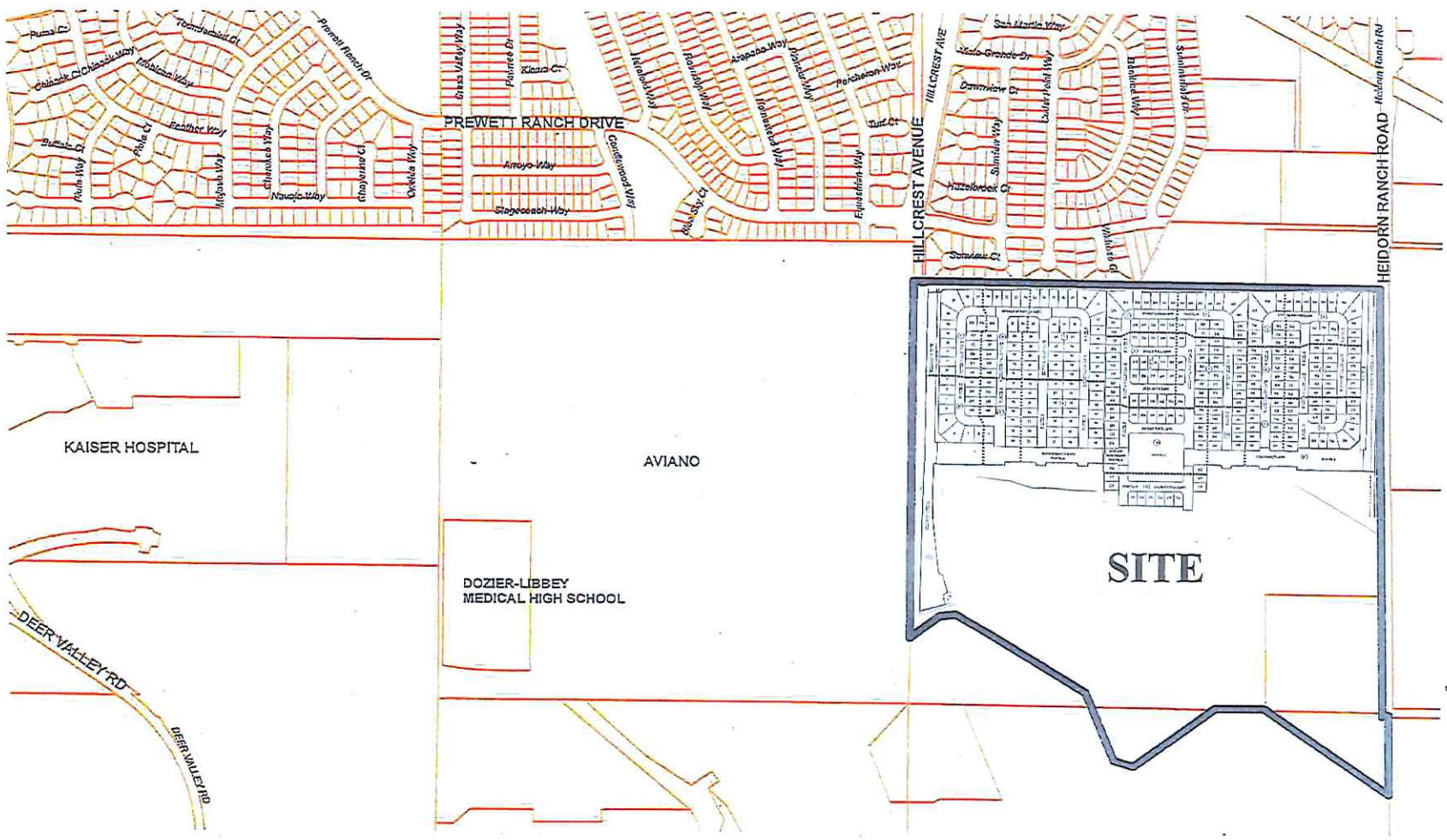
AYES:

ABSENT:

NOES:

ARNE SIMONSEN, CMC
CITY CLERK OF THE CITY OF ANTIOCH

AZ



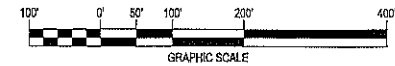
ATTACHMENT "B"

**SUBDIVISION 9484
 PROMENADE, PHASE 1
 VINEYARDS AT SAND CREEK**

CONSISTING OF 10 SHEETS
 BEING A SUBDIVISION OF LOT 1
 SUBDIVISION 9390, BOOK _____ OF MAPS, PAGE _____
 CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA

Carlson, Barbee & Gibson, Inc.
 CIVIL ENGINEERS • SURVEYORS • PLANNERS
 SAN RAMON, CALIFORNIA

SCALE: 1" = 100' JUNE 2018



BASIS OF BEARINGS:

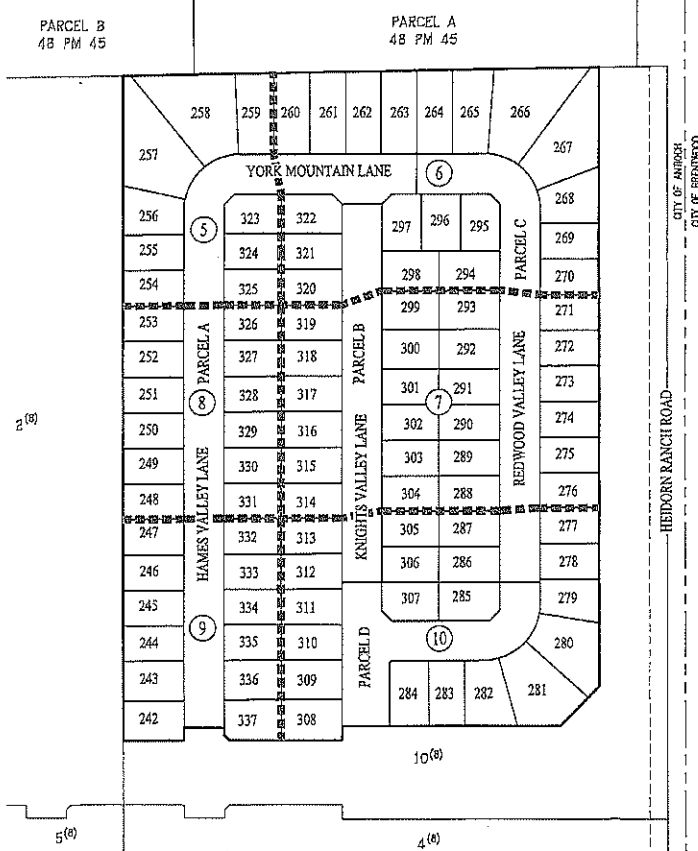
THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS NO. 2119 AND NO. 2120 AS SHOWN ON RECORD SURVEY NO. 2495 (118 LSW 40), THE BEARING BEING NORTH 00°36'57" EAST (CALCULATED). DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.

LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- - - - EASEMENT LINE
- - - - MONUMENT LINE
- - - - EXISTING LOT LINE
- - - - TIE LINE
- - - - CITY LIMIT LINE
- (T) TOTAL
- (R) RADIAL
- (M-M) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
- ⊙ FOUND STANDARD STREET MONUMENT
- FOUND MONUMENT AS NOTED
- ⊙ SET STANDARD STREET MONUMENT
- SET 5/8" REBAR AND CAP OR NAIL AND TAG, I.S. 7960
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PSOE PRIVATE STORM DRAIN EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- DN. DOCUMENT NUMBER
- HDM MOUNT DIABLO BASE AND MERIDIAN
- ▬ SHEET LIMIT
- (#) SHEET NUMBER

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) SUBDIVISION 7971 (447 M 23)
- (2) RECORD OF SURVEY (116 LSW 40)
- (3) GRANT DEED (DN. 2002-0312734)
- (4) LOT LINE ADJUSTMENT (DN. 2014-0150841)
- (5) SUBDIVISION 7967 (435 M 48)
- (6) GRANT DEED (DN. 2004-0199652)
- (7) PARCEL MAP (48 PM 45)
- (8) SUBDIVISION 9390 (____ M ____)

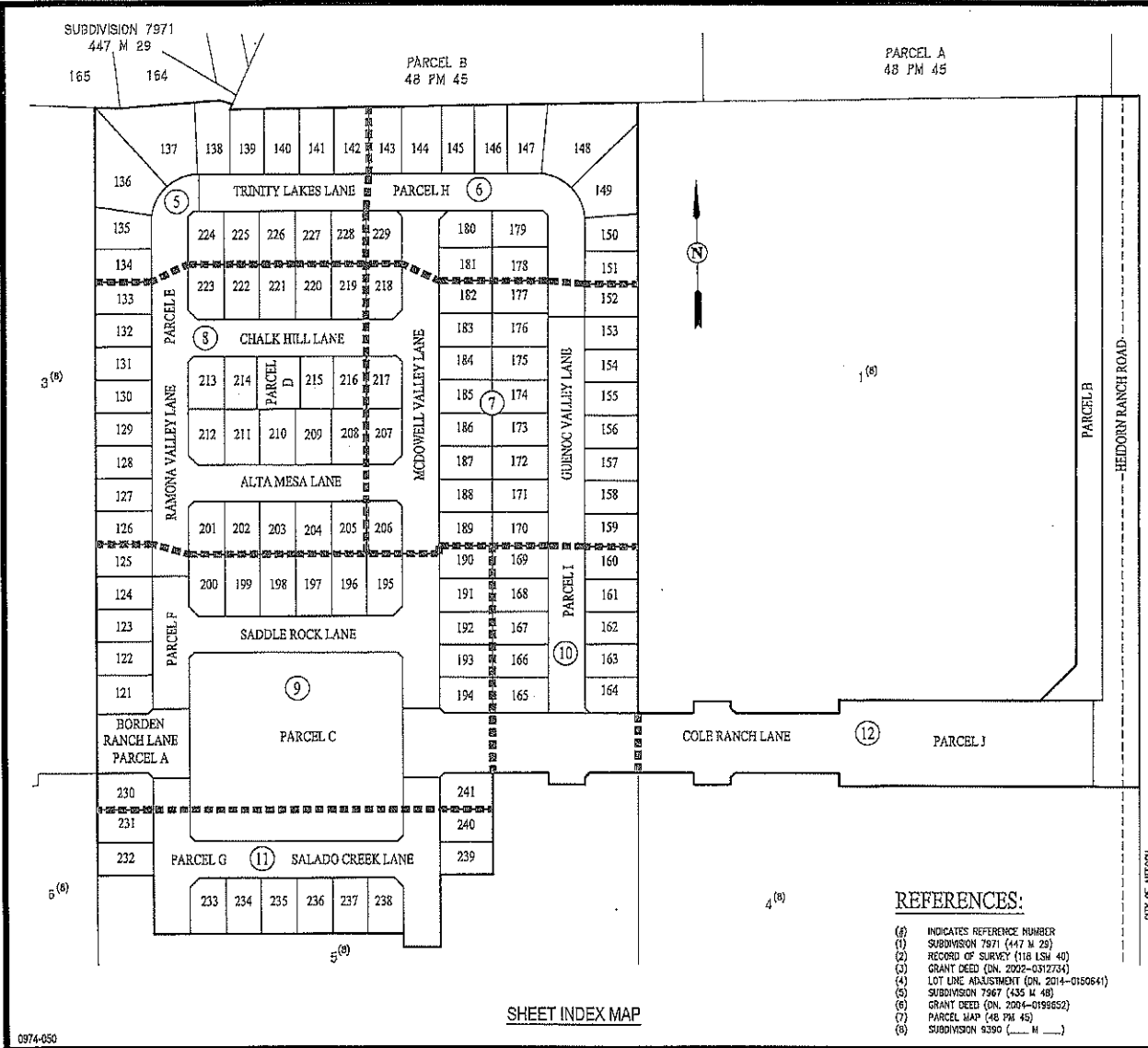


INDEX MAP

DRAFT 2018-06-27

ATTACHMENT "C"

01

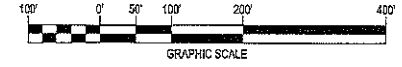


SUBDIVISION 9483
PROMENADE, PHASE 2
VINEYARDS AT SAND CREEK

CONSISTING OF 12 SHEETS
 BEING A SUBDIVISION OF LOTS 2 AND 18
 SUBDIVISION 9398, BOOK _____ OF MAPS, PAGE _____
 CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA

Carlson, Barbee & Gibson, Inc.
 CIVIL ENGINEERING • SURVEYING • PLANNING
 SAN RAMON, CALIFORNIA

SCALE: 1" = 100' JUNE 2018



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS NO. 218 AND NO. 220 AS SHOWN ON RECORD SURVEY NO. 2496 (118 LSM 40), THE BEARING BEING NORTH 02°39'07" EAST (CALCULATED), DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.

LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- - - - - EASEMENT LINE
- - - - - MONUMENT LINE
- - - - - EXISTING LOT LINE
- - - - - TIE LINE
- - - - - CITY LIMIT LINE
- (T) TOTAL
- (R) RADIAL
- (M-M) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
- FOUND STANDARD STREET MONUMENT
- FOUND MONUMENT AS NOTED
- SNF MONUMENT SEARCHED NOT FOUND
- SET STANDARD STREET MONUMENT
- SET 5/8" REBAR AND CAP OR NAIL AND TAG, L.S. 7990
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- SSE SANITARY SEWER EASEMENT
- DNL DOCUMENT NUMBER
- OR OFFICIAL RECORDS
- AC ACRES
- MDM MOUNT DIABLO BASE AND MERIDIAN
- SHEET LIMIT
- # SHEET NUMBER

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) SUBDIVISION 7971 (447 M 29)
- (2) RECORD OF SURVEY (118 LSM 40)
- (3) GRANT DEED (DN. 2002-0312734)
- (4) LOT LINE ADJUSTMENT (DN. 2014-0150641)
- (5) SUBDIVISION 7967 (435 M 48)
- (6) GRANT DEED (DN. 2004-0199052)
- (7) PARCEL MAP (48 PM 45)
- (8) SUBDIVISION 9398 (____ M ____)

SHEET INDEX MAP

0974-050

SHEET 4 OF 12

DRAFT 2018-06-27

02

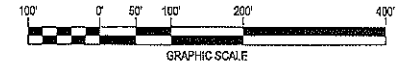
GA

SUBDIVISION 9482 PROMENADE, PHASE 3 VINEYARDS AT SAND CREEK

CONSISTING OF 10 SHEETS
BEING A SUBDIVISION OF LOT 3
SUBDIVISION 9390, BOOK _____ OF MAPS, PAGE _____
CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN FRANCISCO, CALIFORNIA

SCALE: 1" = 100' JUNE 2018



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS NO. 2119 AND NO. 2120 AS SHOWN ON RECORD SURVEY NO. 2496 (118 LSM 40), THE BEARING BEING NORTH 05°38'07" EAST (CALCULATED). DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.

LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- - - EASEMENT LINE
- - - MONUMENT LINE
- - - EXISTING LOT LINE
- - - TIE LINE
- (T) TOTAL
- (R) RADIAL
- (M-M) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
- FOUND STANDARD STREET MONUMENT
- FOUND MONUMENT AS NOTED
- , SNF SEARCHED NOT FOUND
- SET STANDARD STREET MONUMENT
- SET 5/8" REBAR AND CAP OR NAIL AND TAG, L.S. 7880
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- SSE SANITARY SEWER EASEMENT
- TCE TEMPORARY CONSTRUCTION EASEMENT
- DN. DOCUMENT NUMBER
- OR OFFICIAL RECORDS
- MDM MOUNT DIASOLO BASE AND MERIDIAN
- SHEET LIMIT
- # SHEET NUMBER

REFERENCES:

- (*) INDICATES REFERENCE NUMBER
- (1) PARCEL MAP (136 FM 27)
- (2) SUBDIVISION 7606 (380 M 29)
- (3) SUBDIVISION 7971 (447 M 29)
- (4) RECORD OF SURVEY (118 LSM 40)
- (5) GRANT DEED (DN. 2002-0312734)
- (6) LOT LINE ADJUSTMENT (DN. 2014-0150041)
- (7) SUBDIVISION 7887 (435 M 48)
- (8) GRANT DEED (DN. 2004-0199652)
- (9) SUBDIVISION 9390 (____ M ____)

SEE LEFT

INDEX MAP

DRAFT 2018-06-27



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of July 24, 2018

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Scott Buenting, Project Manager *SB*

APPROVED BY: Jon Blank, Public Works Director/City Engineer *JB*

SUBJECT: Reimbursement Resolution for the Filing of a Financial Assistance Application with the State Water Resources Control Board for a Drinking Water State Revolving Fund Loan up to \$55,000,000 for the Brackish Water Desalination Project (P.W. 694)

RECOMMENDED ACTION

It is recommended that the City Council adopt the attached Reimbursement Resolution pertaining to the loan application with the State Water Resources Control Board for a Drinking Water State Revolving Fund Loan for the Brackish Water Desalination Project.

STRATEGIC PURPOSE

This item supports Strategy K-1 in the Strategic Plan by ensuring well maintained public facilities and Strategy K-2 by protecting Antioch's Water Rights and delivering high quality water to our customers. By pursuing alternative potable water sources, especially in times of severe drought and to improve treated water reliability, this project is an important part of maintaining a highly functioning and reliable water system.

FISCAL IMPACT

The cost of the loan application is included in an existing contract with Carollo Engineers. The current interest rate on a Drinking Water State Revolving Fund Loan (DWSRF) is 1.8%, with a repayment term of up to 20 years. The loan will be used for design and construction of the project on an as-needed basis and the City can cease withdrawing funds at any time. The cost of loan repayment may be included into future Water Enterprise Fund budgets.

DISCUSSION

As the purveyor of the Antioch water system, the City treats and distributes raw water obtained from two sources; the San Joaquin River and the Contra Costa Canal. The City's ability to divert water from the San Joaquin River is dependent upon the concentration of chlorides in the water. During dry years, as we are currently experiencing, the chloride levels in the river exceed that which is currently treatable at the Water Treatment Plant and therefore prohibit the City from obtaining water from the river. At these times, the City relies solely upon the Contra Costa Water District through the Contra Costa Canal for our raw water.

With pre-1914 adjudicated water rights to divert water for the needs of Antioch from the San Joaquin River, the City is in a unique and fortunate position of being able to pursue alternative means for treating water with high chloride levels. This process is often referred to as desalination, and involves removing chlorides from the water through membranes and disposing of the highly concentrated waste called "brine." The term desalination is actually more accurately used for ocean water that has very high chloride content. The chloride levels in the San Joaquin River are up to 100 times lower than that of ocean water; therefore, the water is considered brackish. Chloride removal from brackish water involves a similar process, but at a greatly reduced level of effort and cost.

The City has utilized \$1,000,000 from State Water Resources Control Board (SWRCB) Drinking Water State Revolving Fund (DWSRF) Loan program to identify grant opportunities and perform initial planning, engineering, and environmental certification of a brackish water treatment facility. A proposed location and layout of a brackish water desalination facility has been established within the footprint of the City's existing Water Treatment Plant (WTP). An area on the southern end of the plant appears suitable for the construction of a 6 million gallons per day (MGD), reverse osmosis, brackish water desalination facility with available area to expand the facility to 16 MGD if regional partnerships are developed. This setting would allow the brackish water desalination facility to utilize portions of the existing WTP for pretreatment. The installation of a new pipeline segment that would connect the City's River Pump pipeline on Lone Tree Way to the WTP provides a cost effective means of conveying raw water to the new facility. A brine disposal pipeline within existing City rights of way is contemplated from the WTP to Delta Diablo located off of the Antioch/Pittsburg Highway. The brine could be discharged through the existing Delta Diablo outfall.

On July 25, 2017, the City Council authorized the City Manager to submit an application to the California Department of Water Resources (DWR) for grant funding up to \$10,000,000 for the design and construction of the Brackish Water Desalination Project from the Proposition 1 Water Desalination Grant Program. In March 2018, the City was conditionally awarded this grant in the amount of \$10,000,000.

On June 26, 2018, the City Council authorized the City Manager to submit an application with the State Water Resources Control Board for a Drinking Water State Revolving Fund Loan up to \$55,000,000. The attached Reimbursement Resolution is required to apply for this loan.

ATTACHMENTS

A: Reimbursement Resolution

ATTACHMENT "A"
RESOLUTION NO. 2018/**

**REIMBURSEMENT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
WITH THE STATE WATER RESOURCES CONTROL BOARD FOR A DRINKING
WATER STATE REVOLVING FUND LOAN UP TO \$55,000,000 FOR THE BRACKISH
WATER DESALINATION PROJECT
(P.W. 694)**

WHEREAS, the City Council of the City of Antioch (the "Agency") desires to finance the costs of constructing and/or reconstructing certain public facilities and improvements relating to its water system, including certain treatment facilities, pipelines and other infrastructure (the "Project"); and

WHEREAS, the Agency intends to finance the construction and/or reconstruction of the Project or portions of the project with moneys ("Project Funds") provided by the State of California, acting by and through the State Water Resources Control Board (State Water Board); and

WHEREAS, the State Water Board may fund the Project Funds with proceeds from the sale of obligations the interest upon which is excluded from gross income for federal income tax purposes (the "Obligations"), and

WHEREAS, prior to either the issuance of the Obligations or the approval by the State Water Board of the Project Funds the Agency desires to incur certain capital expenditures (the "Expenditures") with respect to the Project from available moneys of the Agency; and

WHEREAS, the Agency has determined that those moneys to be advanced on and after the date hereof to pay the Expenditures are available only for a temporary period and it is necessary to reimburse the Agency for the Expenditures from the proceeds of the Obligations.

NOW, THEREFORE, THE AGENCY DOES HEREBY RESOLVE, ORDER AND DETERMINE AS FOLLOWS:

SECTION 1. The Agency hereby states its intention and reasonably expects to reimburse Expenditures paid prior to the issuance of the Obligations or the approval by the State Water Board of the Project Funds.

SECTION 2. The reasonably expected maximum principal amount of the Project Funds is \$55,000,000.00.

SECTION 3. This resolution is being adopted no later than 60 days after the date on which the Agency will expend moneys for the construction portion of the Project costs to be reimbursed with Project Funds.

SECTION 4. Each Agency expenditure will be of a type properly chargeable to a capital account under general federal income tax principles.

RESOLUTION NO. 2018/**

July 24, 2018

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SECTION 5. To the best of our knowledge, this Agency is not aware of the previous adoption of official intents by the Agency that have been made as a matter of course for the purpose of reimbursing expenditures and for which tax-exempt obligations have not been issued.

SECTION 6. This resolution is adopted as official intent of the Agency in order to comply with Treasury Regulation §1.150-2 and any other regulations of the Internal Revenue Service relating to the qualification for reimbursement of Project costs.

SECTION 7. All the recitals in this Resolution are true and correct and this Agency so finds, determines and represents.

* * * * *

I DO HEREBY CERTIFY that the foregoing is a full, true and correct copy of a resolution duly and regularly adopted by the City Council of the City of Antioch at a regular meeting thereof held on the 24th day of July, 2018 by the following vote:

AYES:

NOES:

ABSENT:

ARNE SIMONSEN, CMC
CITY CLERK OF THE CITY OF ANTIOCH

CITY OF ANTIOCH AS HOUSING SUCCESSOR TO
THE ANTIOCH DEVELOPMENT AGENCY
CLAIMS BY FUND REPORT
FOR THE PERIOD OF
JUNE 15 - JULY 12, 2018

227 Housing Fund

Housing - CIP

931880 HOUSE, TERI	CONSULTING SERVICES	2,762.50
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STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of July 24, 2018

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Dawn Merchant, Finance Director *DM*

SUBJECT: **Proposed Updates to the Master Fee Schedule Effective September 24, 2018**

RECOMMENDED ACTION

It is recommended that the City Council adopt the resolution approving updates to the Master Fee Schedule effective September 24, 2018.

STRATEGIC PURPOSE

This action falls under Strategic Plan Long Term Goal O: Achieve and maintain financial stability and transparency. This action is essential to Strategy O-1: Improve the City's financial stability. This is achieved through the specific short term objective of reviewing and increasing as many fees as possible annually to ensure maximum cost recovery is obtained.

FISCAL IMPACT

The fee increases will ensure that the City recovers as much of the cost for providing services as possible. The Cost of Services Study completed determined the City has the potential to realize up to \$696,250 in additional fee revenue annually if estimated volumes are achieved although not all fees proposed in the study are being adopted, so the figure is a bit less than quoted in the study.

DISCUSSION

Attachment A contains a listing of the current and new fees alongside the proposed changes or additions. A Cost of Services Study was completed by Revenue & Cost Specialists, LLC in May 2018 and two Council work study sessions were held to review the study and get Council feedback. Attachment A incorporates Council direction as well as changes to fees that were not included as part of the study. Changes to fee descriptions or new fees are highlighted and contain strikethroughs and changes/additions in red throughout the document or marked as "No change" in the Proposed Fee column if none proposed. Proposed fees are designed to achieve the maximum cost recovery possible.

Due to the nature of fees being changed, some are allowed to be in effect immediately and others (Planning and Engineering mainly) require 60 days before they can become effective. For ease in implementation, staff is proposing that all fee changes take effect in 60 days, or September 24, 2018. This will avoid any confusion in staggered effective

dates and allow staff adequate time to update software programs and forms for changes.

Compliance with State Law:

The proposed fee increases comply with the requirements of applicable state law including, but not limited to, Proposition 218, Proposition 26 and the Mitigation Fee Act (Gov. Code section 66014, et. seq.) Some of the fee increases represented in the Proposed Master Fee Schedule were previously approved by the City Council during public hearings pursuant to specific state statutes, such as Proposition 218, and are identified in the Proposed Master Fee Schedule accordingly.

ATTACHMENT

- A. Detail of Current to Proposed Fees
- B. Resolution

CITY OF ANTIOCH PROPOSED MASTER FEE SCHEDULE



PROPOSED MASTER FEE SCHEDULE

>>POLICE DEPARTMENT<<

DESCRIPTION	CURRENT FEE	PROPOSED FEE
Personal/or Non Law Enforcement Local Criminal History Summary	\$ 35.00	\$ 40.00
Accident Investigation Report Copy	\$ 26.00	\$27.00 (for those not covered by PRA)
Administrative Tow Fee: DUI/suspended license, 30 day tows Impounded Vehicle Release	\$ 150.00	\$ 190.00
Administrative Tow Fee: All others except evidence (victim vehicles & recovered stolen vehicles)	\$ 121.00	*Note -Consolidated with fee above
Administrative Fee: Repossession of vehicles	\$ 18.00	\$ 15.00 (set by State law)
Bicycle Registration	\$ 6.00	No change
Card Room Permit: Regulation fees per table/year	\$ 317.00	\$ 740.00
Card Room Permit (New): Owner application fee, plus Owner Department of Justice Fee	\$ 2,724.00 \$ 50.00	\$3,000.00 deposit plus fully allocate hourly rate for all staff involved plus any outside costs
Clearance Letters	\$ 40.00	\$ 75.00
Code Enforcement (Municipal Code Violations)	Set by courts	No change
Crime Report Copy	Victim of Domestic Violence: First copy free \$ 5.00 for all others	Victim of Domestic Violence: No charge All others: \$0.20 per page printed; \$10.00 per device for electronic file copy
Event Screen	\$ 2.00	\$ 14.00
DUI Arrest/Accident Processing GC 53155/56 Collision Response (fee limited by State law)	Direct costs of responding to an emergency incident to recovered - not to exceed \$12,000	No change except redline wording changes
DUI Arrest Processing		\$ 415.00
Escort of Wide or Overload Vehicle	Actual police and engineering time for investigation of route and escort if required	No change
False Alarm Permit Fee	\$ 45.00	\$ 30.00
False Alarm Response (After the third Response within a calendar year)	\$ 150.00	First two responses in a calendar year - no charge; each subsequent response - \$205.00
ABC Daily License Authorization	\$ 24.00	\$ 35.00
Gun Permit Fees – Concealed Weapons Permit Application/Renewal (non-refundable and set by State Penal Code Sections 12050-12054):	Not to exceed \$100.00	New Permit - \$100* (\$20 paid at time of application with balance due upon permit issuance) Renewal Permit - \$25* Amended Permit - \$10* *Psychological testing costs are added to the above fees up to \$150.00
Limo/Taxi Business Permit		\$ 295.00 per year
Limo/Taxi Driver – Application Fee Permit	\$ 570.00	\$ 295.00 per year
Limo Driver – Renewal Fee Per Year	\$ 277.00	
Limo/Taxi Vehicle Inspection: per vehicle – per inspection	\$ 80.00	No change

PROPOSED MASTER FEE SCHEDULE

>>POLICE DEPARTMENT<<

DESCRIPTION	CURRENT FEE	PROPOSED FEE
Parking Enforcement	Established by Council Resolution	No change
Parties & Nuisances – AMC Chapter 13, Sec 5-13.03/05	Cost of personnel & equipment, but not more than \$1,000.00	Fully allocated hourly rates for staff involved plus any outside costs
Reproduction Services – Media:		*Note- these costs being consolidated into city-wide fee
Audio copy	\$ 46.00	
Photo print (black & white; color; digital Process) service fee plus cost of prints	\$ 46.00	
Video Tape/DVD/CD Duplication	\$ 72.00	
Police Department Room Rental:		
Nonprofit Uses:		
Classroom (Animal Services area) per hr	\$ 35.00	No change to room rental rates
Community Room Use (police area) per hr	\$ 60.00	
Commercial or Private:		
Classroom use (Animal Services area) per hr	\$ 58.00	
Community Room Use (Police area) per hr	\$ 105.00	
Second hand dealer - application fee	\$ 956.00	\$ 295.00
Second hand dealer - Department of Justice fee (initial and renewal)	\$ 300.00	No change
Special Event Regulation (group putting on Event) Event charged for Police Officer, Corporal and Sergeant at overtime rate for Step “E” of regular pay scale plus a 25% Administrative Fee. Event charged for Reserve Police Officer at Step “A” rate of regular officer pay scale plus a 25% Administrative Fee	Time, materials and Administrative overhead cost	No change
Subpoena, Civil deposit/officer/day plus Admin fee	\$ 275.00 per G.C. 68096.1 deposit plus actual cost	No change
Subpoena, Civil Administrative Fee	Clerical cost @ max of \$24/hr (\$6 per ¼ hr), plus 10 cents/page document duplication – charged by clerical staff	No change
Subpoena Duces Tecum/Deposition Subpoena, Plus reasonable/actual costs (per 1563 E.C.)	Clerical cost @ max of \$24/hr (\$6 per ¼ hr), plus 10 cents/page document duplication – charged by clerical staff	No change
Taxi driver application	\$ 570.00	*Note – combined with Limo’s
Taxi permit renewal per year	\$ 285.00	
Taxi owner application	\$ 570.00	
Taxi vehicle inspection: per inspection per year	\$ 80.00	
Verification letters	\$ 29.00	\$ 30.00
Adult Business Permit		<u>Deposit as determined by Police Dept plus charges at fully allocated hourly rates for all involved personnel and any outside costs</u>
Misdeamor Booking		\$75.00 per booking

PROPOSED MASTER FEE SCHEDULE

>>ANIMAL SERVICES<<

DESCRIPTION	CURRENT FEE	PROPOSED FEE
Adoption Fees		
Adopt - Dog	\$ 18.00	\$ 96.00*
Adopt - Cat	\$ 18.00	\$ 76.00*
Adopt - Rabbit	\$ 13.00	\$ 16.00*
Adopt - Small animal (rats, hamsters, guinea pigs)	\$ 7.00	\$ 7.00*
		*fees include spay/neuter, microchip and core vaccines
Animal Licensing Fees – Dogs		
License - Altered:		
Altered License - 1 Year	\$ 19.00	\$ 20.00
Altered License - 2 Year	\$ 34.00	\$ 35.00
Altered License - 3 year	\$ 49.00	\$ 50.00
Senior Citizen License – Altered Dog		
Senior Altered License - 1 Year	\$ 10.00	\$ 11.00
Senior Altered License - 2 Year	\$ 18.00	\$ 19.00
Senior Altered License - 3 Year	\$ 25.00	\$ 26.00
License - Unaltered		
Unaltered License - 1 Year	\$ 40.00	\$ 41.00
Unaltered License - 2 Year	\$ 70.00	\$ 71.00
Unaltered License - 3 Year	\$ 108.00	\$ 109.00
Senior Citizen License – Unaltered Dog		
Senior Unaltered License - 1 Year	\$ 21.00	\$ 22.00
Senior Unaltered License - 2 Year	\$ 36.00	\$ 37.00
Senior Unaltered License - 3 Year	\$ 54.00	\$ 55.00
License - Unaltered & Impounded (U&A)		
License U&A - 1 yr	\$ 63.00	\$ 64.00
License U&A - 2 yr	\$ 93.00	\$ 94.00
License U&A - 3 yr	\$ 130.00	\$ 131.00
License – Potential Dangerous/Vicious Animal		
Potentially Dangerous-Vicious Animal – 1 Year	\$ 60.00	\$ 61.00
License - Fees, Other		
License - Multiple Pet Permit/year/application	\$ 111.00	\$ 55.00
License - Tag Transfer	\$ 7.00	No change
License - Fee - Duplicate for lost license tag	\$ 7.00	No change
Animal Licenses - Late Fee Penalty	\$ 34.00	No change
Livestock Permit - per application/year		\$ 55.00
Cat Trap Fees:		
Trap Deposit	\$ 60.00	No change
Trap Rental/day	\$ 6.00	No change
Board/Care Fees:		
Dog/day	\$ 19.00	No change
Cat or small animal/day	\$ 19.00	No change
Livestock, reptiles/day	\$ 18.00 (at cost if not at Animal Shelter)	No change
Potentially Dangerous/Vicious Animal/day	\$ 29.00	No change
Potentially Dangerous/Vicious Animal		
Impound Fee	\$ 165.00	\$ 350.00
Conditional Release Agreement	\$ 53.00 inspection fee + impound, boarding, alteration, microchipping and other fees and costs	\$ 150.00 inspection fee+boarding, alteration, microchipping and other fees and costs

PROPOSED MASTER FEE SCHEDULE

>>ANIMAL SERVICES<<

DESCRIPTION	CURRENT FEE	PROPOSED FEE
Dangerous Animal Administrative Fee	\$ 410.00 + impound, boarding, alteration, microchipping, vaccinations and other fees and costs paid before appeal hearing	\$450.00 + impound, boarding, alteration, microchipping, vaccination and other fees and costs. Appeal processing fee refunded if appeal is won.
Disposal Fees: Disposal - dog licensed* Disposal - dog unlicensed Disposal - cat Disposal - other animal *If the dog to be disposed has a current, multiple year license and has a full year's credit remaining, that amount will be applied against the disposal fee. There will be no refunds.	\$ 20.00 \$ 36.00 \$ 20.00 \$ 20.00	No change No change No change No change
Euthanasia Fees Euthanasia - dog with license Euthanasia - dog unlicensed Euthanasia - cat Euthanasia - small animal Vet Pick up Vet Per Animal Charge	\$ 36.00 \$ 57.00 \$ 36.00 \$ 25.00 \$ 40.00 \$ 10.00	No change No change No change No change No change No change
Handling Fees: Pick up fees: Dog (plus surrender fee) Cat or small animal (plus surrender fee)	\$ 36.00 \$ 36.00	No change No change
Impound Fees and Fines: With Current license: Impound - Dog - 1 st Impound - Dog - 2 nd within 12 months Impound - Dog - 3 rd within 24 months Impound - Dog - 4 th within 36 months Unlicensed: Impound - Dog - 1 st Impound - Dog - 2 nd within 12 months Impound - Dog - 3 rd within 24 months Impound - Dog - 4 th within 36 months Other Fees: Impound - Cat/ Small Impound - Livestock After Hours Impound	\$ 30.00 \$ 75.00 \$ 120.00 \$ 180.00 \$ 50.00 \$ 88.00 \$ 181.00 \$ 234.00 \$ 30.00 \$ 59.00 \$ 30.00	No change No change No change No change No change No change No change No change No change No change No change
Inspection Fee	\$ 52.00	\$ 55.00
Unaltered Dog/Cat Penalty - State law (Food & Ag. Code section 31751.7) mandates that a fine shall be levied against the owners of unaltered dogs and cats that are impounded. These fines are charged in addition to the City's impound and redemption fees: Penalty - First Offense Penalty - Second Offense Penalty - Third Offense	\$ 36.00 \$ 52.00 \$ 104.00	No change No change No change

PROPOSED MASTER FEE SCHEDULE

>>ANIMAL SERVICES<<

DESCRIPTION	CURRENT FEE	PROPOSED FEE
Microchipping Fees: Microchipping of dogs and cats - includes microchip implant and registration on the Animal Shelter database. Pet owners may additionally register their pets directly with the American Kennel club by sending a \$6.25 registration fee: Adopted and "Return to Owner" animals \$ 24.00 Micro - Antioch Residents \$ 24.00 Micro - Non residents \$ 29.00		\$ 25.00 per animal
Vaccinations – Fee is per vaccination	\$ 20.00	No change
Neuter or Spay Fees: Neuter Fees: Neuter – Feline/Canine Vet Cost Spay Fees: Spay – Feline/Canine Vet Cost		No change No change
Redemption Fees: Redemption fees to be charged to pet owner(s) upon the redemption of their pet: 1. Administration of reasonable veterinary medical treatments, which may be required in order to treat an injured and/or sick animal. Vet cost 2. Medical treatments which may include the administration of veterinary drugs and/or medicinal products Vet Cost		No change No change
Quarantine Fees: Quarantine Admin Fee - Home \$ 53.00 + inspection fees Quarantine Admin Fee - Shelter, plus \$ 53.00+ board fees Dog/board \$ 28.00 per day Cat or small animal \$ 23.00 per day Livestock \$ 28.00 per day (at cost if not at Animal Shelter) Dog/Cat Vaccination \$ 19.00		\$110.00 per animal \$55.00 per animal + board fees No change No change No change No change
Surrender Fees: Surrender - dog with license \$ 30.00 Surrender - dog unlicensed \$ 54.00 Surrender - puppy litter \$ 42.00 Surrender - kitten litter \$ 42.00 Surrender - small animals (rats, misc. hamsters, birds, snakes) \$ 15.00 Surrender - cat/rabbit/snake/lizard (2 lbs and larger) \$ 30.00 Surrender - vaccination for unvaccinated dogs & cats \$ 20.00 (fee is per vaccination)		No change No change No change No change No change No change No change

PROPOSED MASTER FEE SCHEDULE

>>COMMUNITY DEVELOPMENT<<

DESCRIPTION	CURRENT FEE	PROPOSED FEE
PLANNING & ENGINEERING STAFF HOURLY RATES:		
Asst. City Engineer/Dep. Dir of Community Development	\$ 208/hour	As outlined in Hourly Rate Detail report on file in the Finance Dept.
Planner/Engineer/Sr. Public Works Inspector	\$ 156/hour	
Public Works Inspector/Building Inspector	\$ 136/hour	
Community Development Technician	\$ 116/hour	
All Other Staff Time Positions Not Listed Above	Fully Burdened Hourly Rate x 100% (based on 1800 hrs/yr)	
PLANNING FEES:		
Minor Administrative Use Permit Fee	\$ 156.00	\$ 505.00 – non-profit pays 50% of fee
Major Administrative Use Permit (deposit)	\$ 1,500.00 deposit	\$ 1,075.00
Temporary Sign/Banner Permit	\$156.00 (previously included in Sign Admin Approval)	\$ 115.00
Zoning Administrator Use Permit	Previously included in Use Permit deposit	\$ 2,760 per application
Application Extension	\$ 197.00	\$ 800.00
Professional Services & Technical Studies	Actual Consultant cost plus 10% admin fee	Contract cost + any outside agency cost + staff review time at fully allocated hourly rate
General Plan Maintenance Fee/residential permit	\$ 200.00	5% of Building Permit Fee
Home Occupation Review	\$ 116.00	\$ 125.00
Plan Review – Residential/Commercial	\$ 156.00	Residential - \$245 per plan; Commercial - \$490 per plan; Deposit Project – charge full hourly rates plus any outside costs
Sign- Admin-Planning Approval (building permit)	\$ 156.00	No change
Sign –Design-Review - Administrative	\$ 500.00 deposit	\$ 850.00
Sign –Sign Program Review	\$ 500.00 deposit	\$ 1,995 per application
Sign Review – Planning Commission	(currently combined with above deposit)	\$ 1,820 per application
Minor Design Review	\$ 2,000.00 deposit	\$ 1,220 per application
Variance Review- Administrative	\$ 500.00 deposit	\$ 730 per application
Variance - Hearing	(currently combined with above deposit)	\$ 1,805 per application
Specific Plan Preparation	Actual consultant cost plus 35% of contract to City for admin & staff time	Contract cost + any outside agency cost + staff review time at fully allocated hourly rate
Zoning Verification Letter	\$ 156.00	Residential - \$195.00/letter Commercial - \$355.00/letter
PLANNING DEPOSIT APPLICATIONS – The following are deposits required for the items of work. Actual costs will be billed monthly for actual contract/outside agency costs plus staff time at fully allocated hourly rate.		
Annexations	\$ 3,000.00	\$10,000
Development Agreement (deposit)	\$ 2,500.00	No change
Final Development Plan (deposit)	\$ 10,000.00	No change

PROPOSED MASTER FEE SCHEDULE

>>COMMUNITY DEVELOPMENT<<

DESCRIPTION	CURRENT FEE	PROPOSED FEE
PLANNING DEPOSIT APPLICATIONS (Cont.)		
General Plan Amendment (deposit)	\$ 2,000.00	\$10,000
Master Development Plan (deposit)	\$ 2,000.00	\$10,000
Environmental Document Preparation (deposit)	Actual consultant cost plus 35% of contract to City for admin & staff time	\$ 2,500
Municipal Code Amendment Review (deposit)	\$ 2,000.00	No change
Preliminary Development Plan (deposit)	\$ 2,000.00	No change
Residential Development Application (deposit)	\$ 3,000.00	No change
Tentative Tract Map: 1-4 lots (deposit)	\$ 7,500.00	<u>Moved to Engineering section only</u>
Tentative Tract Map: 5 or more lots (deposit)	\$ 25,000.00	<u>Moved to Engineering section only</u>
Use Permit (deposit)	\$ 2,000.00	No change
Zoning/Rezoning Request (deposit)	\$ 2,000.00	No change
DEVELOPMENT IMPACT FEES	<u>Effective 6/24/14 (Reso 2014/21):</u>	
Development Impact Fees, charged per unit for residential and per sq. ft. non-residential:	<u>Single Family Multi-Family Non-Residential</u>	No change to development impact fees
General Administration		
Public Works	\$ 460 292 0.07	
Police	\$ 445 282 0.06	
Parks and Recreation	\$ 1,190 755 0.17	
Total	\$ 3,261 2,065 0.00	
	\$ 5,356 3,394 0.30	
	A 3% administrative charge shall be applied to all fees listed above.	
BUILDING FEES:		
Pool Safety Fee – applies to all pools, hot tubs, or any structure capable of holding more than 18” of water	1/10 of 1% of valuation	No change to any Building Fees
Certified Access Specialist Consultation Fee	Actual Consultant Cost + 10% admin fee	
Solar Photovoltaic System – Residential		
Commercial - \$1,000 + \$7 per kW for each kW between 51kW & 250 kW + \$5 for every kW over 250kW	\$ 300.20	
Residential Construction:	<u>Valuation:</u>	
Dwellings, sf	\$ 124.00/sf	
Private Garages, sf	\$ 48.00/sf	
Sheds less than 300 sf	\$ 16.00/sf	
Building Permits, minimum	\$ 136.00	
Plumbing fee, sq ft; Mechanical fee, sq ft; Electrical fee, sq ft; and Insulation fee, sq ft	<u>Valuation:</u> \$0.08/sf Commercial, and \$0.06/sf Residential for plumbing, mechanical, electrical and insulation	
Minimum fee - Plumbing fee, Mechanical fee, Electrical fee, and Insulation fee	\$ 136.00	
Patios, carports, patio covers, sq ft	<u>Valuation:</u> \$ 14.00/ sq ft	
Wood decks/lath patios, sq ft	\$ 11.00/sq ft	
Plan Check Fee	65% of Building Permit Fee	

PROPOSED MASTER FEE SCHEDULE

>>COMMUNITY DEVELOPMENT<<

DESCRIPTION		CURRENT FEE	PROPOSED FEE
BUILDING FEES (Continued):			
Green Building Verification & Compliance Fee		18% of Building Permit Fee (New residential & room additions)	No change to any Building Fees
		15% of Building Permit Fee (New Commercial & Tenant Improvement with Title 24)	
Pool, residential + plan check		\$ 40,000 valuation or contract value, whichever is greater	
Pool, commercial + plan check		Contract Price	
Spas + plan check		\$ 7,100 valuation	
Above Ground Pool (no plan check)		\$ 1,100 valuation	
Special Inspections (written)		\$ 136.00	
Special Inspections/Reinspection (3 rd)		\$ 109.00	
Grading Permit		Fee calculation based on contract price	
Plot Plan Modification/Resubmittal - per lot		\$ 55.00	
Changes to existing permits for new houses/permit		\$ 273.00	
Reroof		<u>Valuation:</u>	
Under 20 squares with tear off		\$ 6,500.00	
Over 20 squares with tear off		\$10,000.00	
Comp over Comp		\$ 4,500.00	
		Or contract value, whichever is greater	
Technology Fee		2% of building permit fee	
Energy Inspection Fee		2% of building permit fee	
Accessibility Fee (Non-residential)		2% of building permit fee	
ANTIOCH BUILDING PERMIT FEES			
Total Valuation	20178-189 Fee		
\$1 to \$2,000	\$ 136.00		
\$2,001 to \$25,000	\$ 136.00 for the first \$2,000+ \$ 15.63 for each additional \$1,000 or fraction thereof, up to and including \$25,000		
\$25,001 to \$50,000	\$ 436.91 for the first \$25,000+ \$ 11.28 for each additional \$1,000 or fraction thereof, up to and including \$50,000		
\$50,001 to \$100,000	\$ 718.88 for the first \$50,000+ \$ 7.81 for each additional \$1,000 or fraction thereof, up to and including \$100,000		
\$100,001 to \$500,000	\$ 1,109.74 for the first \$100,000 + \$ 6.25 for each additional \$1,000 or fraction thereof, up to and including \$500,000		
\$500,001 to \$1,000,000	\$ 3,611.19 for the first \$500,000 + \$ 5.30 for each additional \$1,000 or fraction thereof, up to and including \$1,000,000		
\$1,000,001 and up	\$ 6,263.40 for the first \$1,000,000 + \$ 3.51 for each additional \$1,000 or fraction thereof		

PROPOSED MASTER FEE SCHEDULE

>>COMMUNITY DEVELOPMENT<<

DESCRIPTION	CURRENT FEE	PROPOSED FEE
<p>CODE ENFORCEMENT: Abatement or Impound (vehicle, RV, boat, trailer) Code Compliance Re-Inspection Public Nuisance Abatement – Administrative Cost</p> <p>Public Nuisance Abatement Assessment</p> <p>Shopping Cart Abatement or Impound Fee Shopping Cart Fine (more than three occurrences in 6 months; in addition to Abatement/Impound fee) Sign Retrieval</p>	<p>\$ 190.00 \$ 200.00 35% of actual abatement costs, or \$250, whichever is greater</p> <p>Actual abatement cost — 100% to property owner</p> <p>\$ 50.00 \$ 50.00</p> <p>\$ 21.00</p>	<p>No change \$ 225.00 \$ 2,005 per abatement plus actual staff cost at fully allocated hourly rate of on-site review plus actual cost of abatement Emergency – actual cost of abatement plus actual staff cost at fully allocated hourly rate (\$250 minimum)</p> <p>No change No change</p> <p>No change</p>
<p>RESIDENTIAL RENTAL INSPECTION PROGRAM (RRIP) (Reso 2007/57): Initial Registration (charged when the property enters the program) Inspection Fee (charged with enrollment or renewal of non self-certified properties from 1-4 units) Additional Unit Inspection Fee (charged per unit after 4 units) Annual Self-Certification/Renewal Fee (when eligible for self-certification) Re-Inspection Fee (charged for follow up inspections due to non-compliance found in initial inspection and first follow-up)</p>	<p>\$ 73.00 \$ 227.00 \$ 14.00 \$ 33.00 \$ 160.00</p>	<p>No change to any Residential Rental Inspection fees</p>
<p>MISCELLANEOUS COMMUNITY DEV. FEES: Annexation Review: (Fees subject to change by LAFCO, or State of California) Pass Through LAFCO Fee State Fee (Refer to State Board of Equalization Schedule for State Processing fee). City Annexation Fee – all fees to be escalated by the SF CPI <u>Commercial/Industrial Properties</u> <u>Residential Properties</u> Annexation Fee in FUA #1 for Lone Tree Area</p>	<p><u>\$780 per gross acre due at annexation; and \$1,038 per gross acre due with subdivision or building permit</u> <u>\$780 per gross acre due at annexation; and \$1,038 per gross acre due with subdivision or building permit</u> \$ 66.00 per acre</p>	<p>No change to this section</p>

PROPOSED MASTER FEE SCHEDULE

>>COMMUNITY DEVELOPMENT<<

DESCRIPTION	CURRENT FEE	PROPOSED FEE
MISCELLANEOUS COMMUNITY DEV. FEES (Continued): Waste Management Plan Processing GIS Based Mapping Fee (transferred to County) City Base Map with Street grid 60 x 78 (wallsize), 1:600 scale City Base Map without street grid 60 x 78 (wallsize), 1:600 scale City Base Map 34x44 City Subdivision Map 34x44 General Plan Map 34x44	\$35.00 \$50/unit \$61 with photo paper \$51 with heavyweight paper \$61 with photo paper \$51 with heavyweight paper \$46 with photo paper \$41 with heavyweight paper \$46 with photo paper \$41 with heavyweight paper \$46 with photo paper \$41 with heavyweight paper	No change to this section

PROPOSED MASTER FEE SCHEDULE

>>PUBLIC WORKS<<

DESCRIPTION	CURRENT FEE	PROPOSED FEE
MISCELLANEOUS PUBLIC WORKS FEES:		
Mobile Stage Rental/day:		
Government and Non Profit Uses – Flat Fee	\$ 533.00	No change
Commercial or Private Uses – Per Hour	Within 20-mile radius: \$1,337 for first day, plus \$213/day.	No change
	Outside 20-mile radius: \$1,337 for first day, plus \$126/hour for moving stage, plus \$213/day	No change
Public Works Department Training Room Rental:		
Government and Nonprofit Uses – per hour	\$ 56.00	No change
Commercial or Private Uses – per hour	\$ 95.00	No change
Public Works Services Hourly Rates:		
• Streets	Fully Burdened Hourly Rate + cost of materials and equipment	Fully allocated hourly rate for all staff involved + cost of materials & equipment
• Signs		
• Water (Distribution & Treatment)		
• Wastewater Collections		
• Storm Channels		
• Landscaping		
Public Works Gate Keys:		
• Streets	\$ 50.00/key for cell tower access	No change
• Water (Distribution & Treatment)	\$100.00/key refundable deposit (all other locations)	No change
• Wastewater Collections		
• Storm Channels		
• Landscaping		
Sandbags (Limit 20/customer)		
• Sandbags (filled)	\$1.00/ea	No change
• Sandbags (empty)	\$0.50/ea	No change
Legends /Buttons “No Dumping – Drains to Delta”	\$5.00 /each	No change
Park Maintenance Memorial Tree Grove:		
Tree, planting and memorial plaque	\$ 500.00	No change
Plans & specs for PW contract, minimum	\$ 25.75	No change
Construction details/set	\$ 27.00	No change
Construction details/page	\$ 0.25	No change
Water System Master Plan, each	\$ 20.60	No change
Urban Water Management Plan, each	\$ 31.00	No change
Plan Sheet (18”x26”) each	\$ 3.10	No change
Plan Sheet (24”x36”) each	\$ 4.15	No change

PROPOSED MASTER FEE SCHEDULE

>>PUBLIC WORKS<<

DESCRIPTION	CURRENT FEE	PROPOSED FEE
RECREATIONAL VEHICLE STORAGE FACILITY FEES:		
Park Maintenance District 1A		No change to RV storage fees
20 ft/25 ft spaces/month	\$ 50.00	
30 ft spaces/month	\$ 60.00	
40 ft spaces/month	\$ 70.00	
Flex Space (dependant on availability)	Per Master Fee rates listed above	
Lock-out fee (delinquent accounts)	\$ 19.00/ea	
Reconnect fee (reinstate accounts)	\$ 19.00/ea	
Replacement Gate Cards	\$ 19.00/ea	
Alarm user card replacement fee	\$ 19.00/ea	
Wait list fee for non-tenants (non-refundable)	\$ 25.00	
ENGINEERING FEES:		
Lot Line Adjustment	\$ 1,500.00 deposit	\$ 1,790.00 per application
Merger of Contiguous Parcels	\$ 1,500.00 deposit	\$ 3,280 per application
Encroachment Permit – Application and Processing	\$ 150.00	\$190 per permit for projects up to \$50,000; projects over \$50,000 charged the full allocated hourly rates for staff time plus outside costs.
Encroachment agreement (permanent structure)	\$ 50.00	\$ 570 per application plus fees from any other inspections/permits and any other agencies
Encroachment permit - More than \$100,000 project <u>\$50,000 + valuation</u>	Time & materials	Deposit set at 10% of construction value with charges at fully allocated hourly rates of staff time plus outside costs
Encroachment Permit - \$0 - \$1,500 <u>\$2,000 project</u>	\$150.00 minimum	\$ 270.00
Encroachment Permit - \$1,501 <u>\$2,001 - \$10,000 project</u>	10% of valuation	\$ 810.00
Encroachment Permit - \$10,001 - \$100,000 <u>\$50,000 project</u>	Additional 5% over \$10k	\$ 1,345.00
<u>Cell Tower Review</u>		<u>Modification to existing - \$ 1,005 per application; New tower – charges at fully allocated hourly rates of staff time plus outside costs</u>
<u>Traffic Control Plan – Art & Coll</u>		<u>\$0-\$50,000 valuation - \$255</u> <u>\$50,000 + valuation – Deposit set at 10% of construction value with charges at fully allocated hourly rates of staff time plus outside costs</u>
Contract Admin (assume \$100,000 project)	25% of valuation	Fully allocated hourly rate of staff involved + any outside costs
Geological Reports	\$250.00	No change
Sidewalk repair inspection (assume \$10,000 improvements)	10% of valuation	Fully allocated hourly rate of staff involved + any outside costs
Wide Load Vehicle Permit (State law restricts this fee to \$16)	\$ 16.00	No change

PROPOSED MASTER FEE SCHEDULE

>>PUBLIC WORKS<<

DESCRIPTION	CURRENT FEE	PROPOSED FEE
ENGINEERING FEES (Cont.):		
Lone Tree Way Bridge & Arterial Benefit District (See Reso 92/254 concerning Lone Tree Corridor Overlapping Benefit District, AD No. 27/31)	Resolution 92/254	No change
Hillcrest Bridge Benefit District (Hillcrest @ State Highway 4)	\$254/dwelling unit	No change
Hillcrest Assessment District	\$239.07/unit	No change
Lone Tree Corridor Overlapping Benefit District - AD #27/31 (Lone Diamond)	\$373.93/unit	No change
PARK IN LIEU FEES (PER UNIT) (Ordinance #2080-C-S):		
Single Family, detached	\$ 1,598.00	\$ 1,500.00
Single Family, attached	\$ 1,172.00	\$ 1,100.00
Duplexes	\$ 1,012.00	\$ 950.00
Multi-Family	\$ 1,012.00	\$ 950.00
Mobile Home	\$ 1,012.00	\$ 950.00
FIRE PROTECTION FEES (Ordinance #1097-C-S effective 9/8/07):		
(A) Per single-family dwelling unit	\$ 591.00	No change
(B) Per multi-family dwelling unit	\$ 285.00	No change
(C) Per 1,000 sq ft of office space	\$ 376.00	No change
(D) Per 1,000 sq ft of commercial space	\$ 329.00	No change
(E) Per 1,000 sq ft of industrial space	\$ 219.00	No change
TRAFFIC SIGNAL FEES:		
Residential - all types	\$ 417.00	No change
Commercial/industrial - greater of either: A. \$ 68/off-street parking space required by City code B. \$194/each daily peak hour trip traveling to and from Development based upon: Office - 2.5 trips/1,000 sq ft (gross) Commercial - 3 trips/1,000 sq ft (gross) Service/industrial - 2 trips/1,000 sq ft (gross)		
ENGINEERING DEPOSIT APPLICATIONS – The following are deposits required for the items of work. Actual costs will be billed monthly for actual contract/outside agency costs plus staff time at fully allocated hourly rate.		
Building Move	\$400.00 (currently not a deposit)	\$ 1,000.00
Minor Subdivision Tentative Tract Map Improvement Review 51-4 or less lots (deposit)	\$ 7,500.00	No change
Tentative Tract Map: 5 or more lots (deposit)	\$25,000.00	\$ 10,000.00
Reversion to Acreage (deposit)	\$30,000.00	\$ 7,500.00
Subdivision Final Map Improvement Review (deposit)	\$30,000.00	No change
Subdivision Inspection (deposit)	\$30,000.00	No change
WATER FEES:		
<u>New Water Account Set up</u>		<u>\$30.00</u>
Bacteriological Testing After Hydrant Repair	\$ 82.00+ Labor (Fully Burdened Hourly Rate) + cost of materials and equipment	\$100 per test plus cost of labor and materials
Bacteriological testing of new water main installations: any test required after initial bacteriological failure	\$ 40.00 per test + Fully Burdened Hourly + cost of materials and equipment (when applicable)	\$100 per test plus cost of labor and materials - only charged if test failure

PROPOSED MASTER FEE SCHEDULE

>>PUBLIC WORKS<<

DESCRIPTION	CURRENT FEE	PROPOSED FEE								
WATER FEES (Cont.):										
Metered water sales/100 cubic foot:										
<u>Single Family</u>										
<u>Tier I 0-12 HCF</u>										
Zone I	\$ 3.45	Outside City evaluated on a case-by-case basis								
Zone II*	\$ 3.56									
Zone III*	\$ 3.65									
Zone IV*	\$ 3.85									
*Zones II, III and IV include pumping quantity surcharge										
<u>Tier II 13 and over/+HCF</u>										
Zone I	\$ 5.68	Outside City evaluated on a case-by-case basis								
Zone II*	\$ 5.79									
Zone III*	\$ 5.88									
Zone IV*	\$ 6.08									
*Zones II, III and IV include pumping quantity surcharge										
<u>Non single family</u>										
Zone I	\$ 4.05	Outside City evaluated on a case-by-case basis								
Zone II*	\$ 4.16									
Zone III*	\$ 4.25									
Zone IV*	\$ 4.45									
*Zones II, III and IV include pumping quantity surcharge										
Raw Water	\$ 3.15	No change								
Backflow Prevention Device Testing:										
<u>New Install Testing</u>										
Backflow Test on new install and temporary construction (non fireline)	<table border="0"> <tr> <td><u>Inside City</u></td> <td><u>Outside City</u></td> </tr> <tr> <td>\$ 172.53/each</td> <td>Evaluated on a case-by-case basis</td> </tr> </table>	<u>Inside City</u>	<u>Outside City</u>	\$ 172.53/each	Evaluated on a case-by-case basis	<table border="0"> <tr> <td><u>Inside City</u></td> <td><u>Outside City</u></td> </tr> <tr> <td>\$ 135.00/each</td> <td>Evaluated on A case-by-Case basis</td> </tr> </table>	<u>Inside City</u>	<u>Outside City</u>	\$ 135.00/each	Evaluated on A case-by-Case basis
<u>Inside City</u>	<u>Outside City</u>									
\$ 172.53/each	Evaluated on a case-by-case basis									
<u>Inside City</u>	<u>Outside City</u>									
\$ 135.00/each	Evaluated on A case-by-Case basis									
Backflow Prevention Device Maintenance Fees:										
<u>Double Check Valve/Reduced Pressure Devices (monthly by device size as listed below):</u>										
	<table border="0"> <tr> <td><u>Inside City</u></td> <td><u>Outside City</u></td> </tr> <tr> <td></td> <td>Evaluated on a case-by-case basis</td> </tr> </table>	<u>Inside City</u>	<u>Outside City</u>		Evaluated on a case-by-case basis	<table border="0"> <tr> <td><u>Inside City</u></td> <td><u>Outside City</u></td> </tr> <tr> <td></td> <td><u>City</u> Evaluated on a case-by-case basis</td> </tr> </table>	<u>Inside City</u>	<u>Outside City</u>		<u>City</u> Evaluated on a case-by-case basis
<u>Inside City</u>	<u>Outside City</u>									
	Evaluated on a case-by-case basis									
<u>Inside City</u>	<u>Outside City</u>									
	<u>City</u> Evaluated on a case-by-case basis									
5/8 "x 3/4"	\$ 4.26/\$8.52	\$ 5.17/\$5.99								
1 inch	\$ 4.26/\$9.59	\$ 5.28/\$7.28								
1 ½ inch	\$ 7.46/\$11.72	\$ 7.14/\$10.75								
2 inches	\$ 8.52/\$13.85	\$ 7.53/\$11.47								
3 inches	\$ 20.24/\$27.69	\$ 24.64/\$28.09								
4 inches	\$ 28.76/\$33.02	\$ 26.59/\$25.44								
6 inches	\$ 38.34/\$48.99	\$ 33.43/\$49.33								
8 inches	\$ 72.42/\$86.27	\$ 60.48/\$68.40								
10 inches	\$ 100.11/\$113.96	\$ 78.21/\$85.93								
Backflow Prevention Device Installation	Actual Cost	No change								

PROPOSED MASTER FEE SCHEDULE

>>PUBLIC WORKS<<

DESCRIPTION	CURRENT FEE	PROPOSED FEE				
WATER FEES (Continued):						
Fire Protection:						
Fire Protection water service charge for unmetered connections to water system equipped with a detector check assembly for privately owned sprinklers, hydrants, or other outlets used for firefighting; Monthly Standard 5/8" x 3/4" Meter Service Fee \$18.64 plus the following:	\$ 18.64 plus rates below <u>Double Check Detector Assembly (DCDA)</u>	No change				
Fire sprinkler requires 1" Double Check Detector Backflow Test on ALL new fireline installations	<table border="0"> <tr> <td><u>Inside City</u></td> <td><u>Outside City</u></td> </tr> <tr> <td></td> <td>Evaluated on a case-</td> </tr> </table>	<u>Inside City</u>	<u>Outside City</u>		Evaluated on a case-	
<u>Inside City</u>	<u>Outside City</u>					
	Evaluated on a case-					
<u>New Install Testing:</u>	by-case basis					
Test on Residential Properties	\$ 172.53	No change				
Test on Commercial Properties (Detector Assemblies)	\$ 345.07	No change				
4 inches and under	\$ 40.47	\$ 39.92				
6 inches	\$ 52.19	\$ 46.84				
8 inches	\$ 84.14	\$ 63.61				
10 inches	\$ 115.03	\$ 88.64				
Backflow Prevention Device Installation	Actual Cost	No change				
Hydrant Meter Water Installation:						
Deposit for Hydrant Meter	\$ 2,885.00	No change				
Hydrant Meter Monthly Charge	\$ 72.00	\$ 80.00				
Installation and/or Relocation	\$ 98.00 (labor)	\$ 110.00 plus deposit				
Relocation	\$ 98.00 (labor) (previously w/above)	\$ 55.00				
Hydrant water usage/unit (per Rate Study adopted 5/12/15); Potable or Recycled Water	\$ 3.40 Outside City Limit fees evaluated on a case-by-case basis	\$ 3.50 Outside City Limit fees evaluated on a case by case basis				
Backflow Protection on Hydrant Meter (when applicable):						
Deposit on Backflow Device	\$ 706.00	No change				
Test on RP (new install test)	\$ 173.00	\$ 135.00				
Monthly Charge for RP	Per rates for device sizes listed above	No change				
Water Utility Penalty, % of unpaid bill	5%	No change				

PROPOSED MASTER FEE SCHEDULE

>>PUBLIC WORKS<<

DESCRIPTION	CURRENT FEE	PROPOSED FEE	
WATER FEES (Continued):			
Water Service Charge for Monthly Maintenance of Water Lines by Meter Size:	<u>Effective 7/1/18 Approved 5/12/15 Reso. 2015/26:</u>		
	<u>Inside City</u> <u>Outside City</u>		
		Outside fees evaluated on a case-by-case basis	
5/8"x 3/4"	\$ 22.90	No change, approved per Reso. 2015/26	
1"	\$ 52.00		
1-1/2"	\$ 98.00		
2"	\$ 155.00		
3"	\$ 287.00		
4"	\$ 475.00		
6"	\$ 946.00		
8"	\$ 1,512.00		
10"	\$ 2,171.00		
12"	\$ 3,113.00		
Water for Construction/home: (Slab-Prestressing exercises)	\$ 29.00		No change
<u>Water Meter Installation (includes labor and material):</u>			
Single Family Residential:			
New Subdivision With Lateral			
5/8" x 3/4" meter with remote reading	\$ 274.00 (includes meter/parts/labor)	\$ 110 plus cost of meter and parts	
4" <u>3"</u> + meter with remote reading	\$ 370.00 (includes meter/parts/labor)	\$495 plus cost of meter and parts	
Existing Subdivision, Lateral Not Installed:	Actual Cost	No change	
Water Meter/lateral installation, except single family residential (all sizes)	Actual Cost	Fully allocated hourly for all staff involved plus any outside costs	
Backflow device penalties, % of unpaid bill	5% of unpaid bill	No change	
FOR ALL DELINQUENT, NON-PAYMENT, OR SUSPENDED ACCOUNTS:			
Processing Service Charge	\$ 73.00	\$ 26.00	
Disconnection Service Charge	\$ 104.00 each/per trip when the water is already disconnected	No change	
Reconnection Service Charge- <u>service is provided next business day</u>	No Charge	No change	
Reconnection Service Charge, Same Day Service	\$ 205.00	\$260.00 (2 hrs at OT)	
Water Meter Tampering + parts & labor	\$ 251.00 minimum	Fully allocated hourly rate of staff involved plus any outside costs – minimum charge of \$250.00	
Return Trips – returning for the same reason, <u>service is provided next business day</u>	No Charge	No change	

PROPOSED MASTER FEE SCHEDULE

>>PUBLIC WORKS<<

DESCRIPTION	CURRENT FEE	PROPOSED FEE
WATER FEES (Continued):		
Return Trips – returning for the same reason, same day service	\$ 205.00 each subsequent visit	\$260.00 each subsequent visit (2 hrs at OT)
FOR ALL NON-DELINQUENT ACCOUNT REQUESTS:		
Water Turn On/Off - <u>service is provided next business day</u>	No Charge	No change
Water Turn On/Off same day service	\$ 205.00	\$ 260.00 (2 hrs at OT)
Water Meter Tests and/or Water Meter Replacement - charge when requested by customer	Fully Burdened Hourly Rate + cost of materials and equipment	Fully allocated hourly rate of all staff involved plus any outside costs. Fee will be refunded if meter found to be running fast.
Water Deposits:		
Residential	\$ 186.00 (requires guaranteed funds)	No change
Commercial	1.5 times month avg	No change
Meter Key Checkout, deposit	\$ 150.00	No change
Meter Key charge if not returned within 30 days	\$ 150.00	No change
SEWER FEES: Effective 7/1/18 Adopted 5/12/15 Reso. 2015/26		
Delinquent sewer charges, % of unpaid bill	5%	No change
<u>Residential Uniform Charges – per dwelling unit each month</u>		No change, approved per Reso. 2015/26
Single Family Dwelling Unit \$/month charge	\$ 13.40	
Multi Family Dwelling Unit \$/month	\$ 12.00	
Apartment, Mobile Home Dwelling Unit \$/month	\$ 10.60	
<u>Non Residential monthly charge</u>		
Account Charge \$/month	\$ 4.22 plus volume rate	No change, approved per Reso. 2015/26
Volume Rate \$/month	\$ 1.13/per HCF	
Fee to televise sewer mains	\$ 1.09/ft + Time and Materials (fully burdened hourly rate + cost of materials and equipment)	No change except replace “fully burdened hourly rate” with “fully allocated hourly rate”
Southeast Gravity Sewer Fee/unit, per city ordinance #846-C-S	\$652.00	No change
Fee for inspection/certification of storm water collection facilities – C-3 requirements	Time and materials for inspection/repair or replacements costs (Fully Burdened Hourly Rate)	No change except replace “fully burdened hourly rate” with “fully allocated hourly rate” <u>\$105.00 per lateral</u> <u>Fully allocated hourly rate for all staff involved plus any outside costs</u>
<u>TV Sewer Lateral on Property Sale</u> <u>Sewage Spill Cleanup</u>		

PROPOSED MASTER FEE SCHEDULE

>>PUBLIC WORKS<<

WATER & SEWER FACILITY RESERVE FEES

In January 2003, the three components for capacity charges (connection, annex, and storage) were combined into one charge (612-2560.46860) in order to improve administration and reduce the complexity of capacity charge development and implementation. Sewer connection fees are reported in 622-2570.46810. Water Storage Fees, Water Service District Annexation Fees and Water and Sewer Connection Fees shall automatically adjust in each succeeding year in accordance with the "Engineering News Record Cost of Construction Index".

Water Meter Size or Customer Class	*Sewer Connection 622-2570.46810	Treated Water Capacity 100-0000.25001	*Water Capacity 612-2560.46860
5/8" x 3/4"		\$1,121.38	\$5,279.845,503.85
1-inch		\$2,803.45	\$13,199.5313,759.63
1-1/2 inch		\$5,606.90	\$26,399.0427,519.25
2-inch		\$8,971.04	\$42,300.4044,094.90
3-inch		\$17,942.08	\$79,366.4882,772.28
4-inch		\$28,034.50	\$132,098.43137,703.08
6-inch		\$56,069.00	\$264,196.87275,406.18
8-inch		\$100,924.20	\$423,055.65441,394.94
10-inch		\$162,600.10	\$608,778.01634,776.24
12-inch		\$241,096.70	\$873,697.50912,715.30
Residential:			
Single Dwelling (per unit)	\$2,581.002,671.34	\$1,121.38	\$5,279.845,503.85
Multi Family (2-4 units) (per unit)	\$2,064.002,136.24	\$1,121.38	\$5,279.845,503.85
Apartment/Mobile Home (per unit)	\$1,683.001,741.91	\$1,121.38	\$5,279.845,503.85

*Sewer Capacity – Non Residential: Average gallons per day @ \$12.29-72 per gallon

*Water Capacity – Residential/Multi Family/Apartment/Mobile Home: If meter size greater than 5/8" x 3/4" charge by meter size.

PROPOSED MASTER FEE SCHEDULE

>>MARINA<<

DESCRIPTION	CURRENT FEE	PROPOSED FEE
MARINA FEES:		
Credit Check Fee (Non-refundable. Fee includes staff time to process)	\$25.00/ea	No changes to any Marina fees on this page
Open berths (length of boat, all overhangs included, or berth, whichever is greater) per month. Does not include electric power.	\$5.75/ft/mo	
Covered berth (length of boat, all overhangs included, or berth, whichever is greater) per month. Does not include electric power.	\$7.25/ft/mo	
Electric Sub Meter charge/month, at PG&E prevailing rates for the type of service, adjusted for time of year.	Charge at PG&E established rates per kwh for the type of service, adjusted for time of year	
Skiff berths: Open boat only. Maximum length overall (LOA) with all extensions, including outboard motor in the stored (up) position.		
Maximum 19' and less LOA/month	\$ 50.00	
Maximum -20-21' LOA/month	\$ 80.00	
Maximum -22-24' LOA/month	\$100.00	
Kayak Facility Use	\$ 30.00/mo	
Live aboard fees/month	\$145.00 each additional person – \$ 50.00	
Wait-list fee for non-tenants (non-refundable)	\$ 50.00	
Transient overnight vessels:		
Marina day use fee	\$ 5.00	
Vessels less than 35'/night	\$ 15.00	
Vessels 35' to 44'/night	\$ 20.00	
Vessels 45' and over per night	\$ 25.00	
Dock boxes/month	\$ 5.00	
Lien sale filing fee	\$100.00	
Vessel chaining (impound) fee - each occurrence	\$150.00	
Vessel de-watering (pumping) fee. First pumping is free; thereafter, charge is \$60.00/pumping + Time & Equipment.	\$ 60.00 + Time and Equipment (Fully Burdened Hourly Rate cost of materials and equipment)	
Labor fee for re-tying, moving, towing, salvaging, repairing, installing, removing, cleaning, etc., per hour (in ½ hour minimum increments)	Time and Materials (Fully Burdened Hourly Rate)	
Electronic Key fee	\$ 10.00	
Boat Launch Fees (per reso 2011/75):		
Daily rate	\$ 5.00	
Annual pass (January – December)	\$100.00	
Specials:		
The Public Works Director may offer discounted promotional fees of a limited duration depending on availability		

PROPOSED MASTER FEE SCHEDULE

>>RECREATION AND COMMUNITY SERVICES<<

DESCRIPTION	CURRENT FEE	PROPOSED FEE
Senior Bus One-Way Fares	\$ 1.50	No change
<u>Activity/Facility Rental Fees:</u> Activity/Facility Rental Fees are set to cover all direct costs such as instructors, staff, materials, and contracted services, plus necessary overhead.	Fees set to cover all direct costs \$10.00 added for non-resident participation	No change \$12.00 add for non-resident and non-AUSD participation
<u>FACILITY USE DEPOSITS, LATE FEES, AND CONTRACT MODIFICATION FEES:</u>		
Facility Deposit (refundable at 100% compliant)	\$500.00	No change
Police Response Deposit (refundable at 100% compliant)	\$500.00	No change
Alcohol Use Permit – Outdoor Picnic Areas/Group Use (non-refundable)	\$ 20.00	No change
Alcohol Use Permit-Indoor Facilities/Private, Group, Organization Use (non-refundable)	\$ 200.00	No change
Security Guard (non-refundable) All events serving any alcohol require security guards. City provides security guards based on attendance. Refer to Rental Policies and Procedures for the number of security guards required.	\$ 36.00/hr per guard	\$ 38.00/hr per guard
Late fee for not picking up children at scheduled release time - \$5.00 per 5 minute interval per child	\$ 5.00	No change
Contract Modification		
Seven Days <u>24 Hours</u> After Contract Approval	\$ 35.00	\$ 75.00
Less Than 14 Days Prior to Event Modification is not available less than 7 days	\$ 50.00	\$ 100.00
Late Fee for Unpaid Balance per the Contract Schedule	\$ 50.00	\$ 100.00
Event/Contract Cancellation Fee	\$ 35.00 plus additional penalties outlined in contract schedule of payment	\$ 75.00 plus additional penalties outlined in contract schedule of payment
<u>Non-Profit* Discount for the Following Facilities:</u>		
Antioch Community Center Multi-Use Rooms	25% discount off of the room rental rate	No change
Antioch Water Park Community/Multi-Use Room		
Nick Rodriguez Community Center *Must provide proof of IRS Designation as 501 (c) (3) Or public agency		
<u>Nick Rodriguez Community Center Fees:</u>		
Theater evening and weekend per hour	\$ 112.00	No change to this category
Weekdays 8am – 4pm per hour	\$ 30.00	
Multi-Use Room per hour	\$ 112.00	
10 Hour Rate	\$1,000.00	
Arts & Crafts Room per hour	\$ 54.00	
Conference Room per hour	\$ 54.00	
Classroom per hour	\$ 54.00	
Physical Fitness Room per hour	\$ 54.00	
Technician per hour	\$ 55.00	
Grand Piano Rental:		
1 Day	\$ 77.00	
2 Days	\$ 108.00	
Each additional day	\$ 45.00	

PROPOSED MASTER FEE SCHEDULE

>>RECREATION AND COMMUNITY SERVICES<<

DESCRIPTION	CURRENT FEE	PROPOSED FEE
<p><u>Antioch Community Center Fees:</u> San Joaquin Community Hall - Full Ballroom Monday – Thursday per hour \$ 218.00 Friday, Saturday, Sunday – Per hour/10 hour rate \$ 260.00/2,320.00 Lobby per hour, Full Ballroom option only \$ 77.00 San Joaquin Community Hall – Half Ballroom Monday – Thursday per hour \$ 124.00 Friday, Saturday, Sunday – Per hour/10 hour rate \$ 147.00/1,310.00 San Joaquin Community Hall One Fourth Ballroom Monday – Thursday per hour \$ 78.00 Friday, Saturday, Sunday – Per hour/10 hour rate \$ 91.00/810.00 West Island Room per hour \$ 73.00 Gymnasium – For Non-Sport Uses Full-day rental only up to 12 hours \$ 3,620.00 Amphitheatre Per Hour \$ 135.00 Companion use with Community Hall per hour; two hour minimum \$ 100.00 Full Service Catering Kitchen With Community Hall One Time Fee \$ 105.00 Individual Rental Per Hour \$ 52.00 Ballroom Projector and Screen Per Day \$ 77.00 Ballroom Screen Only Per Day \$ 26.00 West Island Projector and Screen Per Day \$ 52.00 West Island Screen Only Per Day \$ 21.00 Podium Per Day \$ 16.00 Portable Bar Per Day \$ 26.00 Regular Microphone Per Day \$ 11.00 Wireless Microphone Per Day \$ 16.00</p>		<p>No change to this category</p>
<p><u>Jensen Family Picnic Grove Fees:</u> Picnic Rental Areas: Three picnic areas are available to rent on a daily basis. Applicants may reserve any combination of picnic areas that fit their needs. (All areas combined will accommodate 160 guests) Alcohol Permit Required (refer to page 20) Area 4, Capacity 40 Full Day (8am to dusk) \$ 60.00 Area 3, Capacity 50 Full Day (8am to dusk) \$ 75.00 Area 2, Capacity 70 Full Day (8am to dusk) \$100.00</p>		<p>\$ 50.00 \$ 65.00 \$ 90.00</p>
<p><u>Waldie Plaza Use Fees:</u> Waldie Plaza is available for rent on a daily basis; ideal for community events and citywide gathering. Rental application subject to City review and may require additional fees and/or permits. Monday-Thursday Full Day (8am to dusk) \$1,750.00 Friday, Saturday, Sunday \$2,000.00</p>		<p>No change to this category</p>

PROPOSED MASTER FEE SCHEDULE

>>RECREATION AND COMMUNITY SERVICES<<

DESCRIPTION	CURRENT FEE	PROPOSED FEE
<u>Athletic Fields Fees:</u>		
<u>Day Use - 1 hour minimum</u>		
<u>Night Use – 2 hour minimum</u>		
<u>Facility Closure Fee</u>	\$15 for every 15 minutes after the end time for field use	No change
City Park		
Adult – Day Use Per Hour	\$ 20.00	No change to City Park
Youth – Day Use Per Hour	\$ 8.00	
Adult & Youth – Night Use (includes lights) Per Hour	\$ 50.00	
Community Park		
Adult & Youth – Day Use Per Hour	\$ 26.00	No change
Adult & Youth – Night Use (includes lights) Per Hour	\$ 57.00	\$ 59.00
Tournament Use		
Youth Hardball/per team	\$ 97.00	No change
Youth & Adult Softball/per team	\$ 70.00	No change
Field Drag – Per Drag	\$ 46.00	No change
Staff Set Up Per Hour	\$ 20.00	No change
Security Deposit	\$100.00	No change
<u>Cancellation Fees</u>		
30 day notice – Administrative Fee	\$ 35.00	No change
Less than 30 days notice – Security Deposit	\$100.00	No change
Turf Fields		
Adult – Day Use Per Hour	\$ 68.00	No change
Youth – Day Use Per Hour	\$ 55.00	No change
Adult – Night Use (includes lights) Per Hour	\$ 84.00	\$ 86.00
Youth – Night Use (includes lights) Per Hour	\$ 73.00	\$ 74.00
Memorial Field		
Adult & Youth – Day Use Per Hour	\$ 15.00	No change
Adult & Youth – Night Use (includes lights) Per Hour	\$ 42.00	No change
Neighborhood Park Fields		
Adult – Day Use Only Per Hour	\$ 15.00	No change
Youth – Day Use Only Per Hour	\$ 10.00	No change
<u>Antioch Community Center Gymnasium</u>		
<u>Sporting Events Fees:</u>		
• Half (½) Gym		
Adult Use Per Hour	\$ 33.00	\$ 34.00
Youth Use Per Hour	\$ 27.00	\$ 28.00
• Full Gym		
Adult Use Per Hour	\$ 53.00	\$ 55.00
Youth Use Per Hour	\$ 42.00	\$ 43.00
Adult Tournament	\$ 75.00	\$ 77.00
Youth Tournament	\$ 63.00	\$ 64.00
Scoreboard Rental Per Day	\$ 20.00	\$ 25.00
Security Deposit for Tournaments	\$ 100.00	No change

PROPOSED MASTER FEE SCHEDULE

>>RECREATION AND COMMUNITY SERVICES<<

DESCRIPTION	CURRENT FEE	PROPOSED FEE	
<u>Antioch Water Park Fees: Effective January 1, 2018</u>			
Daily Admission – Weekend/Holidays	\$ 16.00	No change to this category	
Daily Admission - Weekday	\$ 14.00		
Daily Admission - After 4:00 pm	\$ 8.00		
Active Military with current ID	\$ 8.00		
Seniors Adults 62 and older	\$ 8.00		
Antioch Resident Season Pass	\$ 74.00		
Antioch Resident Season Pass – Early Discount	\$ 59.00		
Purchased before Opening Day			
Non-Resident Season Pass	\$ 90.00		
Non-Resident Season Pass – Early Discount	\$ 70.00		
Purchased before Opening Day			
Group Rates			
Weekend – 10 or more	\$ 14.00		
Weekday – 10 or more	\$ 12.00		
Weekday – 50 or more	\$ 11.00		
Weekend with water park multi-use room rental	\$ 12.00		
Complete Park Buy-Out Private Use			
Week Day Before 4:00pm Per Hour, 3 Hr Minimum	\$ 685.00		
Evenings After 4:00Pm Per Hour, 3 Hr Minimum	\$ 740.00		
Weekends, 3 Hr Minimum	\$ 740.00		
Boulder Cove Per Hour	\$ 260.00		
Prewett Peak Per Hour	\$ 191.00		
Sport Pool Per Hour	\$ 191.00		
Tad Pool Per Hour	\$ 93.00		
Cattail Harbor Spray Ground	\$ 191.00		
Lap/Lesson Pool Per Hour	\$ 160.00		
Lost Season Pass (new card issued)	\$ 10.00		
Locker Rental – Small	\$ 3.00		
Locker Rental - Large	\$ 5.00		
Lost locker key	\$ 25.00		
Deposits, late fees and contract modification fees apply			
Complete Park Buy-Out	\$ 500.00		
Partial Pool Rental (refundable at 100% compliant)	\$ 100.00		
<u>Antioch Water Park Community Multi-Use Room Fees:</u>			
Multi Use Room with Patio per hour	\$ 130.00	No change to this category	
-May 15th to September 15th per hour/10 hour	\$150.00/1,350.00		
Projector and Screen Per Day	\$ 42.00		
Podium Per Day	\$ 16.00		
Portable Bar Per Day	\$ 26.00		
Regular Microphone Per Day	\$ 10.00		
<u>Tent Rentals:</u>			
Per day advanced/same day reservation	\$ 50.00	\$ 45.00	
Discount reservation @ 1:00pm	\$ 30.00	\$ 20.00	
Discount reservation @ 4:00pm	\$ 15.00	\$ 10.00	

PROPOSED MASTER FEE SCHEDULE

>>RECREATION AND COMMUNITY SERVICES<<

DESCRIPTION	CURRENT FEE	PROPOSED FEE
<u>Prewett Park Outdoor Grand Plaza Fees:</u>		
Plaza Area – Capacity 120		
Per Hour, 2 Hour Minimum	\$ 45.00	No change
Full Day (8am to dusk)	\$ 225.00	\$ 200.00
Facility Deposit	\$ 100.00	No change
Deposits, alcohol permits, security guards, late fees and contract modification fees apply to all Recreation facilities and designated programs		

>>MISCELLANEOUS<<

DESCRIPTION	CURRENT FEE	PROPOSED FEE
Lynn House Gallery	\$500.00 for a minimum of 5 hours. Deposit fee \$100*. \$25.00 cancellation/postponement fee 30 days before event. No deposit refund if cancellation within 30 days before event. Supplemental fee to cover direct costs for additional accommodations (e.g., furniture, furnishings, etc.) *Non-profit & other special events: Fee to cover direct costs.	
Business License Application Fee	\$ 30.00	\$ 25.00
Business License Renewal Fee		<u>\$10.00</u>
Business License Certificate Reprint Fee		<u>\$10.00 (on certificate paper)</u>
Business License Verification Fee	\$ 25.00 each	eliminate
Business License Stickers on vehicles, taxicabs	\$ 5.00 each	No change
Processing of Criminal Complaint	staff time, attorneys' fees and court costs	No change
Drainage Fee Processing of Total Districts:		
D-55	½ of 1%	No change
D-56	½ of 1%	No change
J-29	½ of 1%	No change
D-29	½ of 1%	No change
DA-130	½ of 1%	No change
School Impact Fees, % of revenue	1%	
Fire Protection Fees, % of revenue	1%	No change
COBRA Administration fees, % of premium	2%	No change
Returned or rejected items charges	\$ 25.00 minimum CA Civil Code Section 1719. (a) \$25.00 first, \$35.00 subsequent checks; or triple the amount of the check if under CA Civil Code Section 1719. (a)(2) "mailed by certified mail."	\$ 80.00

PROPOSED MASTER FEE SCHEDULE

DESCRIPTION	CURRENT FEE	PROPOSED FEE
STAFF TIME HOURLY BILLABLE RATES: <i>City Attorney</i> All Staff Time Charges Not Specifically Listed Elsewhere	Fully Burdened Hrly Rate + 35.51% (based on 1800 hrs/yr) Fully Burdened Hrly Rate x 100% (based on 1800 hrs/yr)	As outlined in Hourly Rate Detail report on file in the Finance Dept.
Board of Administrative Appeals Fee	\$ 50.00 – refundable if appeal successful	No change
<u>Appeal to Planning Commission</u>	<u>Note – this previously part of above fee</u>	<u>\$ 920.00 per appeal (non-refundable)</u>
<u>Appeal to City Council of Commission Decision</u>	<u>Note – this previously part of above fee</u>	<u>\$ 2,340.00 per appeal (non-refundable); Deposit Project – charge fully allocated hourly rates for all staff time involved</u>
Citation Appeals Fee (pursuant to Section 1-5.05 of AMC)	Deposit equal to amount of fine	No change
Release of Special Assessment Lien	\$ 100.00	\$ 135 per release plus additional fees from other agencies
<u>Lien Processing Charge</u>		<u>\$270.00 plus additional fee from other agencies</u>
Delinquent charges will be assessed on unpaid invoices over 30 days, % Of unpaid amount	5% of unpaid amount	No change
<u>Other Service Charges</u>		
Agenda Mailing/year	\$ 48.00	No change
Minutes Mailing/year	\$ 48.00	No change
Business License List – current active listing, per list	\$ 50.00	No change
Business License Labels	\$ 75.00	No change
New Business List – per month	\$ 5.00	No change
New Business List – prepaid for year	\$ 60.00	No change
Master Fee Resolution	\$ 6.00	No change
Financial Reports	\$ 20.00	No change
City Budget	\$ 20.00	No change
<u>Candidate Filing Fee</u>		<u>\$25.00 – limited by State law</u>
Initiative Fee	\$200.00	Add: Fee to be refunded to filer if, with one year of the date of filing notice of intent, the elections office certifies the sufficiency of petition
Copies - letter/legal size:		No change
Four pages or less	free	No change
Five pages or more	\$ 0.20 per page	\$.20 per page(\$1 minimum)
Copies – FPPC reports	\$ 0.10 per page	No change
CD/DVD Production/Reproduction <u>Electronic File Copy</u>	\$ 10.00	\$10.00 per device
GIS maps (573-1435-46010)	\$ 40.00	\$ 40.00 (plain paper) \$ 50.00 (glossy paper)
<u>Document Certification</u>		<u>\$20.00 per document</u>
Records & Information Research (not subject to the Public Records Act or subpoena)	Actual cost of labor plus 25% overhead	Fully allocated hourly cost of staff involved

PROPOSED MASTER FEE SCHEDULE

DESCRIPTION	CURRENT FEE	PROPOSED FEE
Council Chambers Governmental Uses: Audio/Visual Technician & equipment rental rate/hour Deposit (refunded after walk-thru to verify clean and no equipment is missing)	Actual cost paid to technician by renter of Council Chambers \$100.00	No change No change
Block Party Permit	Deposit for barricades	No change
Special Event/Assembly/Parade Application Fee	\$100.00	\$135.00
Parade Permit	<u>Note- this was previously included in above fee</u>	<u>\$ 1,435 fee plus the actual cost of staff involved and any outside costs (if approved)</u>
<p>Senior Discounts are offered for the following:</p> <ol style="list-style-type: none"> 1. Waiver of the monthly water service charge (for accounts with established discount prior to April 26, 2011) 2. 50% discount on dog licenses (with proof of discount from Republic Services) 3. Garbage service (application mailed directly to Republic Services for consideration) <p>Requirements to qualify for the senior discount are as follows:</p> <ol style="list-style-type: none"> 1. Sixty-two (62) years of age or older and total household income of no more than the very low income limits for 1 person tied to the Oakland-Fremont area as established by the U.S. Department of Housing and Urban Development Program Income Limits. Household income includes Social Security and all retirement benefits. In the case of a husband and wife, it is the total yearly amount of income earned; OR 2. Disabled as established by the Social Security Administration Supplemental Income Program for the aged, blind, and disabled. 		

RESOLUTION NO. 2018/

RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF ANTIOCH APPROVING UPDATES TO THE CITY OF ANTIOCH
MASTER FEE SCHEDULE EFFECTIVE SEPTEMBER 24, 2018

BE IT RESOLVED that the City of Antioch Master Fee, a true copy of which is on file in the City Clerk's office and incorporated herein by reference is hereby updated and the same shall be considered the Master Fee Schedule of the City of Antioch, all such updates becoming effective September 24, 2018, unless otherwise specifically stated.

* * * * *

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 24th day of July 2018, by the following vote:

AYES:

NOES:

ABSENT:

ARNE SIMONSEN, CMC
CITY CLERK OF THE CITY OF ANTIOCH



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of July 24, 2018

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Paul Junker, Contract Planner

APPROVED BY: Forrest Ebbs, Community Development Director *FE*

SUBJECT: Black Diamond Ranch Unit 4 (PD-16-01)

RECOMMENDED ACTION

It is recommended that the City Council take the following actions:

1. Adopt the Resolution approving the Black Diamond Ranch Unit 4 Initial Study and Mitigated Negative Declaration (Attachment "A").
2. Introduce and Waive Reading of the Ordinance amending the Black Diamond Ranch Hillside Planned Development District (Attachment "B").
3. Adopt the Resolution approving the Black Diamond Ranch Unit 4 Vesting Tentative Map/Final Development Plan (PD-16-01) subject to conditions of approval (Attachment "C").

STRATEGIC PURPOSE

This action will ensure well maintained public facilities (Strategy K-1 in the Strategic Plan), in that requirements for funding facility maintenance are imposed on the project. It will also support Antioch's financial stability (Strategy O-2 in the Strategic Plan), in that the project will be required to pay all applicable fees, including participation in the Police Service Fee CFD.

FISCAL IMPACT

This action will not directly impact the City budget. All improvements and infrastructure necessary to facilitate development will be funded by the applicant and ongoing funding mechanisms will be established to address costs related to maintenance of the project and provision of public services.

DISCUSSION

Requested Approvals

The applicant, Discovery Builders Inc., requests approval of the following: a Resolution to adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (Attachment "A"); an Ordinance to amend the Black Diamond Ranch Hillside Planned Development District to create the additional nine residential lots, allow for a proposed offsite detention basin and to amend certain development standards for the proposed residential lots (Attachment "B"); and, Resolution to approve a Vesting

Tentative Subdivision Map/Final Development Plan for the proposed homes (Attachment C).

Environmental Review

In compliance with the California Environmental Quality Act (CEQA), the Planning Department prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the project to identify whether any significant environmental impacts may result from the proposed project.

The proposed project would integrate new lots into an existing subdivision without the need for substantial additional infrastructure and would involve minimal grading of the existing hillside. Mitigation measures for air quality and wildlife preservation during construction were incorporated to ensure that the project would have a less than significant impact on the environment, and a Mitigation Monitoring and Reporting Program (MMRP) has been prepared, which contains mitigation measures to avoid and minimize environmental impacts.

Based upon analysis of the project, the IS/MND determined that the nine-lot subdivision would not result in any significant and unavoidable impacts that would be detrimental to the environmental or public health and safety. This determination is contingent upon implementation of the mitigation measures contained within the document.

Pursuant to CEQA Guidelines Section 15105, the IS/MND was circulated to the Contra Costa County Clerk and various local, county, and state agencies for review. The 20-day public review period lasted from October 7, 2016, through October 27, 2016. Staff did not receive any comment letters during the public review period.

The IS/MND and MMRP are available for review on the second floor of City Hall in the Community Development Department Monday through Friday between 8:00 a.m. and 11:30 a.m., and can also be found on the City's website at:

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

Off-Site Detention Basin

Following circulation of the IS/MND, a detention basin was proposed within the boundaries of the Black Diamond Ranch project, but outside of the boundaries of the proposed Vesting Tentative Subdivision Map. Approval and construction of this basin was not considered in the IS/MND. Pursuant to CEQA Guidelines Section 15073.5, a lead agency is required to recirculate a negative declaration when the document must be substantially revised after the release of the public notice of its availability. A substantial revision would result only if a new, avoidable significant impact is identified and mitigation measures or project revisions must be added to reduce the effect to insignificance. Because the basin would not alter the intensity of use on the project site, the only potential change in project impacts would be related to the footprint of the basin, primarily regarding biological effects. To determine if the basin would result in new, avoidable significant effects related to biological resources, a site analysis of the basin was conducted, which included a review of applicable databases and a survey of the site by a biologist. The

analysis concluded that, as with the rest of the Black Diamond Ranch project site, the basin site consists of ruderal grassland and provides little habitat for protected biological resources. The only biological resource with the potential to occur on the basin site would be ground-nesting birds protected under the Migratory Bird Treaty Act, which is similar to the potential impact identified in the IS/MND. Ground-nesting birds would be protected through implementation of mitigation measure MM 4.1, which was already identified in the IS/MND. Therefore, because no new, avoidable significant effect was identified, recirculation of the IS/MND was not required. No further analysis is required.

Background Information/Setting

The project site is part of the Black Diamond Ranch subdivision approved by the Antioch City Council on July 8, 2003. Council actions on Black Diamond Ranch included designation of the property as Low Density Residential under the General Plan, zoning of the property as Hillside Planned Development (HPD), and approval of the Black Diamond Ranch Tentative Subdivision Map. The current project site was designated Open Space on the original Black Diamond Ranch Tentative Subdivision Map.

Within the original project approvals, a condition was applied to the Black Diamond Ranch Tentative Subdivision Map that required the dedication of the hillside property as open space. In 2005, the applicant requested the opportunity to develop executive/estate housing on the hillside property and, in November 2005, the City Council amended the original conditions of approval to allow the developer to retain the hillside property and changed the designation of the property to Owner/Developer Remainder Parcel on the assumption that development of the property was going to occur in the near term.

In 2006, a preliminary development plan (PDP) application was submitted for a 60-unit single-family project referred to as "The Pointe" that was to be located on the current project site. Due to the extensive grading required to achieve the design, the PDP was found to not be consistent with the City's General Plan and Zoning hillside preservation requirements, and was subsequently rejected by the City Council. In response to these comments, a revised PDP was submitted in May 2014 with a reduced scope that proposed 17 residential lots, with homes sited along existing streets as well as hilltop homes sites that would be accessed from Torgensen Court.

Due to concerns expressed by the community and the Planning Commission over the impacts of hilltop lots, a revised Vesting Tentative Map and Final Development Plan were submitted on January 22, 2016. That proposal included 10 residential lots accessed from existing streets with no homes on the large hillside. Through further refinements, the project has been reduced to the currently-proposed 9 home sites, located on approximately 1.96 acres, that are similar in size and character to the surrounding subdivision. The proposed project retains 19.11 acres as open space, to maintain hillside preservation and minimize any visual impacts. The project has been reviewed by all applicable departments and agencies and is discussed in greater detail below.

General Project Overview

The Black Diamond Ranch Unit 4 project proposes to subdivide a 21.07-acre undeveloped parcel into 9 single-family residential lots (average density of 4.58 dwellings per acre) with a 19.11-acre open space remainder parcel. The residential lots would be consistent with the surrounding subdivision size and use, while the open space lot is intended to preserve the hillside from future development.

The project area would be accessed from James Donlon Boulevard via Somersville Road. Proposed lot 1 would front onto the existing Torgensen Court cul-de-sac and all other proposed lots would front onto the existing Country Side Way.

The applicant proposes lot sizes ranging between 6,292 to 22,091 square feet in area. All lots would have minimum side yard setbacks of 5 feet, 15-foot front yard setbacks for living space, and rear yard depths of at least 15 feet (most are 20 to 25 feet or more in depth). Driveways would be a minimum of 20 feet in length.

Preliminary Development Plan Review

On November 10, 2015, the Black Diamond Ranch Preliminary Development Plan (PDP) application was presented to the City Council. In this review, resident's primary concerns focused on increased traffic on Torgensen Court to access proposed hilltop homes. Concerns regarding impacts to the visual character of the hillside were also noted. Based upon these comments, the applicant revised the plan to eliminate the hilltop homes.

Parks and Recreation Commission Review

On January 18, 2018, the Parks and Recreation Commission considered the Black Diamond Ranch Unit 4 project and, following due consideration, made a recommendation to the Planning Commission that the project satisfy its 0.135-acre park land obligation through the payment of an in lieu fee in the amount of \$13,500.

General Plan Consistency

The General Plan designation for the project site is Low Density Residential, which is characterized by single-family homes in traditional subdivisions. The maximum allowable density within the Low Density Residential designation is four dwelling units per gross acre (4.0 units per acres); no minimum density is established. The project has a proposed density of 0.43 units per acre (residential lots plus remainder open space lot) and therefore is consistent with the General Plan's allowed development density. The average size of the proposed residential lots is 9,502 square feet. Lots 2 through 8 are similar to existing lots fronting to Country Side Way and are similar to adjacent existing lots in both width and depth. Lots 1 and 9 are configured differently and are substantially larger than existing lots in the subdivision.

General Plan Hillside Policies

The Community Image and Design Element of the General Plan includes Section 5.4.14 Hillside Design Policies. Policies in this section address the design of development in hillside environments and provide specific guidance that would be applied to a development project review. As a result of the PDP review, layout was designed to preserve the hillside and integrate the new units into the existing community.

Black Diamond Ranch Hillside Planned Development Amendment

The zoning designation for the project site is Black Diamond Ranch Hillside Planned Development (HPD), a designation that applies to the overall Black Diamond project. The purpose of the HPD zoning district is to promote a harmonious visual and functional relationship between natural and built environments, and Article 24 of the Antioch Zoning Ordinance (Title 9, Chapter 5) identifies the specific development parameters governing hillside development.

Because the approved Black Diamond HPD is associated with the approved Black Diamond Ranch project, the HPD must be amended to add the nine (9) residential lots within the area previously designated as hillside open space. Additionally, the HPD must be amended to allow the construction of the proposed detention basin to be located at James Donlon Boulevard and Metcalf Street on land previously designated for commercial uses. Finally, the HPD amendment establishes specific development standards for the nine proposed homes as described below.

Setbacks

The applicant has provided setback dimensions on the Vesting Tentative Subdivision Map. Since development is not proposed on steeply sloping hillside areas, the units will be built on relatively flat building areas adjacent to existing roads with front and rear yards with maximum 2:1 slopes. Minimum usable (flat) side yards of 5-foot width and rear yards of 10-foot depth will be provided; most homes will have usable rear yards of at least 15-foot depth. The setbacks described below are identified and established in the ordinance that would amend the Black Diamond Ranch Hillside Planned Development District and would be applicable to the proposed new homes.

Table 1 - Development Standards

Minimum Front Yard Setbacks from Property Line (reserved for landscaping only, excluding driveways)	20 feet to garage 15 feet to living space 10 feet to front porch
Minimum Side Yard Setbacks from Property Line (reserved for landscaping only)	Interior lot: 5 feet 5 feet minimum usable (flat) adjacent to home
Minimum Rear Yard Setbacks from Property Line (including patio covers)	10 feet on single story homes 15 feet on two story homes 10 feet minimum usable (flat) adjacent to home

Accessory Structure Setbacks	Interior lot: side yard and rear yard setback is zero Corner lot: street side setback is 20 feet and rear and interior side setback is zero
Maximum Building Height	35 feet
Maximum Lot Coverage (including accessory buildings and patio covers)	55%
Minimum Parking and Driveways	2 garage spaces 20-foot-long by 20-foot-wide driveway. One minimum 20 foot long on-street guest parking space per house.

Parking

Per City Zoning Ordinance, the parking requirements for a single-family home are a two-car garage and one guest parking space on the street within close proximity to the unit served. The Ordinance does not specify the placement of the guest spaces, but small lot subdivisions are typically conditioned to provide a guest parking space within 150-200 feet of the unit served. The proposed lots would have adequate parking spaces on existing streets in front of the proposed homes to meet guest parking requirements of existing and proposed homes and each of the proposed homes would provide either two-car or three-car garages. Therefore, the project meets or exceeds automobile parking requirements.

The Zoning Ordinance also requires unrestricted access to the rear yard for recreational vehicles (RV) for 25 percent of single-family lots. Out of the nine units, the applicant will provide three lots with access for RVs. A condition of approval has been included to require at least three lots that accommodate the RV requirement as well as the guest parking proximity to each unit. This will be verified prior to issuance of building permits for construction homes.

Single Family Residential Design

The applicant has architectural renderings for the Black Diamond Ranch Unit 4 project, dated February 14, 2017. It is noteworthy that three separate home plans with three individual elevations for each plan have been proposed. This provides an unusually large number of options given that only nine homes will be constructed. The Vesting Tentative Subdivision Map identifies the plan model for each lot, providing the City certainty on where the various home plans will be located within the project.

The applicant has proposed three distinct home plans, with each of them offered in three elevation designs and using a variety of materials and design features to provide substantial differentiation. Combinations of materials include stucco, lap siding, stone veneer, and brick veneer. Roofs are differentiated by construction style (shed, hip, and gable) and by the style of roofing material. Window accents are rectangular with headers and shutters or arched architectural relief with no shutters. All models provide some detail in architecture wraps on doors and windows, but the majority of detail is reserved for the

front elevations. Overall, the variation of material and the level of detail meets or exceeds the level of detail and variation of the adjacent existing homes.

Plan 1 is a single-story home with 2,074 square feet of living space and three garage parking spaces. This plan downplays the prominence of the garage spaces by providing single-space side-entry garage with substantial articulation and design elements facing the street.

Plan 2 is a relatively conventional two-story home with 3,066 square feet of living space and a three-car garage on an 1,890-square-foot footprint. This plan also differentiates elevations through varied roof lines and roof styles materials as described above.

Plan 3 is similar in measurements to Plan 2, with 3,122 square feet of living space and a three-car garage on an 1,890-square foot footprint. However, this plan relies upon a split-level design that allows it to step up higher in the rear to respond to the grades of the project site. With two stories of living space located over the garage, this home measures 32 feet tall on its tallest side.

In discussing a preference for greater mixing of homes, staff noted that the three homes located at the western end of Country Side Way are all Plan 3 models. The applicant explained that the ability of the Plan 3 model to step up a sloping lot allows it to fit best on the slope and the shallow depth of these lots. At the request of the Planning Commission, and with support of the applicant, the project has been conditioned to require each of the three Plan 3 homes on Country Side Way be constructed with different elevation styles,

Infrastructure and Off-Site Improvements

The developer is required to provide all infrastructure necessary to serve the site. This includes utility tie-ins such as water, streets, sanitary sewer, and storm drainage systems.

Circulation

The proposed lots will be incorporated into the existing Black Diamond Ranch subdivision and all lots will front onto either Country Side Way or Torgensen Court. The City requires a traffic study for any project that generates 50 peak hour trips at any intersection. Due to the limited number of homes, the project would not generate this level of traffic and therefore no traffic study was required. No improvements to existing roadways are required for the project and any infrastructure improvements required within existing road rights-of-way will be addressed in the project subdivision improvement agreement.

Open Space and Park

Consistent with the Parks and Recreation Commission's recommendation of January 18, 2018, the project will be required to pay park in-lieu fees in the amount of \$13,500 at the recording of the final map. Consistent with zoning requirements for hillside preservation, the applicant will ensure the remaining 19.11-acre parcel is maintained as an open space preserve parcel. The developer shall be responsible for the permanent maintenance of the open space parcel unless transfer of such obligation is approved by the City. An open space management plan shall be prepared by the developer to ensure open space land is properly maintained.

Utilities

The developer is required to provide all infrastructure necessary to serve the site. This includes utility tie-ins such as water, streets, sanitary sewer, and storm drainage systems. The nine lots will be incorporated into the existing Black Diamond Ranch project and will easily be able to connect to the existing utilities. The new homes in the project will be required to participate in Street Lighting and Landscape Maintenance (L&L) District 2A Zone 10.

Public Services

Policy 3.5.3.1 of the City's Growth Management Element of the General Plan includes performance standards for police staffing. According to the standard, the City strives to maintain a force level within a range of 1.2 to 1.5 officers, including community service officers assigned to community policing and prisoner custody details, per 1,000 population. However, the current Antioch Police Department staffing ratio is approximately 1.0 per 1,000 population, which is unacceptable. Because the project would add population to the Antioch Police Department service area and the current staffing ratio is unacceptable, the applicant shall annex into CFD 2016-01 (Police Protection) to fund additional officers needed to serve the development.

Drainage

The applicant originally submitted a Stormwater Control Plan on November 29, 2016. Through subsequent review it was determined that the existing Black Diamond Ranch stormwater system could not adequately manage the additional stormwater runoff that would result from the project. Through consultation with City staff, it was determined that the additional stormwater treatment and detention capacity would be provided through a new basin to be located at James Donlon Boulevard and Metcalf Street. This basin would require approximately 5,000 square feet of a parcel that was identified for commercial development in the original Black Diamond Ranch approvals.

Upon review, the City accepted that the designated commercial property at James Donlon Boulevard and Metcalf Street is constrained by its limited size, the existence of overhead electrical transmission lines, and restrictions on access from James Donlon Boulevard. Based on the fact that these constraints make commercial development unlikely, as well as the need to provide additional stormwater facilities, staff supports the applicant's proposed stormwater basin.

Because the site of the proposed basin is outside of the boundaries of the Black Diamond Ranch Unit 4 project, the basin is considered an off-site infrastructure project. The Commercial designation under the original project approvals does not allow for siting of such an off-site infrastructure project. Therefore, it is necessary to amend the Black Diamond Ranch HPD District to allow construction of the proposed basin at James Donlon Boulevard and Metcalf Street.

Vesting Tentative Map/Final Development Plan

The project proposes to subdivide 21.07-acre parcel into 9 single-family residential lots with a 19.11-acre open space remainder parcel. Vehicle access will come from James

Donlon Boulevard via Somersville Road as the project site will be integrated into the existing street systems fronting Country Side Way and the Torgensen Court cul-de-sac.

The Final Development Plan is composed of the project construction documents (Vesting Tentative Subdivision Map, infrastructure plans, and architectural plans).

Conditions of approval associated with the Vesting Tentative Map and the Final Development Plan address project construction requirements, funding for construction and maintenance of public improvements, site design, and other requirements associated with project implementation.

Planning Commission Review

On June 6, 2018, the Planning Commission recommended the project be approved by the City Council, by a vote of 6-1. Within its discussions, the Planning Commission raised questions related to assuring that the home on Lot 1 be constructed to provide three garage spaces (no conversion to a bonus room) and that the three Plan 3 homes located on Country Side Way utilize the three different elevations. The applicant agreed to these changes and they have been incorporated into the project conditions of approval. No further amendments to the proposed project were recommended.

ATTACHMENTS

- A. Resolution adopting the Black Diamond Ranch Unit 4 Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
- B. Ordinance approving the amendment of the Black Diamond Ranch Hillside Planned Development
- C. Resolution approving a Vesting Tentative Subdivision Map/Final Development Plan subject to conditions of approval (PD-16-01)
- D. Park and Recreation Commission Report, January 18, 2018
- E. Offsite Bioretention (Drainage Basin) Exhibit
- F. Planning Commission Minutes, June 6, 2018
- G. Black Diamond Ranch Unit 4 Aerial

ATTACHMENT "A"

RESOLUTION NO. 2018/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH ADOPTING THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR BLACK DIAMOND RANCH UNIT 4 PROJECT AS ADEQUATE FOR ADDRESSING THE ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT

WHEREAS, the City received an application from Louis Parson with Discovery Builders (Applicant) for a Vesting Tentative Subdivision Map/Final Development Plan to subdivide an approximately 21.07-acre undeveloped parcel into 9 single-family homes with a 19.11 open space remainder (PD-16-1). The project site is located along Country Side Way and at the terminus of Torgensen Court, adjacent to the western boundary with the City of Pittsburg (APN 089-160-010); and

WHEREAS, the City prepared an Initial Study and Mitigated Negative Declaration (IS/MND) 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, a draft IS/MND was circulated for a 20-day review period, with the public review period commencing on October 7, 2016 and ending on October 27, 2016; and

WHEREAS, subsequent to the circulation of the IS/MND it was determined that a drainage basin would be required adjacent to James Donlon Boulevard and Metcalf Street, which was not analyzed in the IS/MND; and

WHEREAS, the site of the proposed basin has been previously graded and is surrounded by roadways and existing development, and based upon a review of applicable databases and a survey of the site by a biologist, it was determined that the only potential impact of basin construction would be related to ground-nesting birds protected under the Migratory Bird Treaty Act; and

WHEREAS, ground-nesting birds would be protected through implementation of mitigation measure MM 4.1, which was already identified in the IS/MND, and therefore, because no new, avoidable significant effect was identified, recirculation of the IS/MND was not required; and

WHEREAS, the Planning Commission did on June 6, 2018 review the IS/MND and, following public comment and due consideration, vote to recommend that the City Council adopt the IS/MND and Mitigation Monitoring and Reporting Plan (MMRP); and

WHEREAS, the City Council has reviewed the IS/MND and MMRP for this project; and

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RESOLUTION NO. 2018/**

July 24, 2018

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

WHEREAS, on July 24, 2018, the City Council duly held a public hearing on the matter, and received and considered evidence, both oral and documentary; and

WHEREAS, the custodian of the Final IS/MND is the Community Development Department and the Final IS/MND is available for public review on the second floor of City Hall in the Community Development Department, Monday–Friday, 8:00 a.m.–11:30 a.m. and the MMRP 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 City Council 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 Final IS/MND, and independently reviewed the Final IS/MND and MMRP; 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 assuming approval of the Zoning Ordinance amendment; and
 - c. The Final IS/MND and MMRP reflect the City's independent judgment and analysis.
3. The City Council of the City of Antioch hereby APPROVES AND ADOPTS the Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring and Report Program for the project (Exhibit A).

* * * * *

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 24th day of July, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ARNE SIMONSEN, CMC
CITY CLERK OF THE CITY OF ANTIOCH

AZ

EXHIBIT A

BLACK DIAMOND RANCH
UNIT #4 PROJECT

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Prepared for:

CITY OF ANTIOCH
200 H STREET, SECOND FLOOR
ANTIOCH, CA 94509

Prepared by:

Michael Baker

INTERNATIONAL

2729 PROSPECT DRIVE, SUITE 220
RANCHO CORDOVA, CA 95607

OCTOBER 2016

A3

BLACK DIAMOND RANCH UNIT #4
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Prepared for:

CITY OF ANTIOCH
200 H STREET, SECOND FLOOR
ANTIOCH, CA 94509

Prepared by:

MICHAEL BAKER INTERNATIONAL
2729 PROSPECT DRIVE, SUITE 220
RANCHO CORDOVA, CA 95607

OCTOBER 2016

AU

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ENVIRONMENTAL CHECKLIST

ENVIRONMENTAL CHECKLIST FORM

1. Project title: Black Diamond Ranch Unit #4
2. Lead agency name and address: City of Antioch
200 H Street, Second Floor
Antioch, CA 94509
3. Contact person and phone number: Forrest Ebbs, AICP, Community Development
Director; (925) 779-7038
4. Project location: The 20.98-acre project site is located along
Countryside Way and at the terminus of
Torgensen Court in Antioch, Contra Costa
County, California. The project site is located
adjacent to Antioch's western boundary with
Pittsburg. The project site consists of one
parcel identified as Assessor's Parcel Number
(APN) 089-160-010. The regional location is
shown on **Figure 1** and the project location is
shown on **Figure 2**.
5. Project sponsor's name and address: Discovery Builders, Inc.
4061 Port Chicago Highway, #H
Concord, CA 94520
6. General Plan designation: Low Density Residential (4 dwelling units per
acre)
7. Zoning: Hillside Planned Development (HPD)
8. Project Background:

The project site is part of the Black Diamond Ranch subdivision, which is the adjacent 286-unit single-family housing development. Lots in the subdivision range from 4,000 to 6,000 square feet, with publicly maintained roads. The project site was designated as open space on the Black Diamond Ranch tentative map and was to be deeded to the City. In 2005, the applicant requested the opportunity to develop "executive/estate" housing on this parcel and in November 2005, the City Council redesignated the open space area as Owner/Developer Remainder Parcel on the assumption that such development was going to occur in the near term. An initial application was submitted in 2006 for a Preliminary Development Plan for "The Point" project. In January 2014, the City Council denied The Point project, which was proposed to have 60 one- and two-story single-family homes. The project required extensive grading to the hillside and was determined to not be consistent with the General Plan or the Zoning Code. The applicant resubmitted an application, and this new proposal is described and analyzed in this Initial Study.

9. Project Description:

The project applicant is requesting that the City approve a Vesting Tentative Subdivision Map (VTSM), Amendment of the Black Diamond Ranch Hillside Planned Development, and Master Development Plan for the development of a 10-unit single-family residential subdivision on 20.98 acres. The proposed VTSM would divide the project site into 10 residential parcels ranging in size

ENVIRONMENTAL CHECKLIST

from 7,060 to 14,430 square feet, with an 18.77-acre remainder parcel that would be retained as open space. The proposed project is summarized in **Table 1-1** and the proposed VTSM is provided as **Figure 3**.

**TABLE 1-1
PROPOSED LOTTING SUMMARY**

Lot Number	Lot Size		Location within Project Site
	Square Feet	Acres	
1	12,762	0.29	Southern
2	12,198	0.28	Southern
3	9,129	0.21	Eastern
4	7,222	0.17	Eastern
5	7,060	0.16	Eastern
6	7,199	0.17	Eastern
7	9,944	0.23	Eastern
8	7,928	0.18	Northern
9	8,353	0.19	Northern
10	14,430	0.33	Northern
11 (open space)	817,621	18.77	Central

Site Access and Circulation

The project area would be accessed from James Donlon Boulevard via Somersville Road. Proposed lots 1 and 2 would front onto Torgensen Court, an existing public roadway that terminates in a cul-de-sac. Proposed lots 3 through 7 would front onto Countryside Way, an existing public roadway, near the intersection with Wind Chime Street and Sun Crest Street. Proposed lots 8 through 10 would front onto Countryside Way where the roadway turns north, becoming Barn Hollow Way.

Pedestrian and Bicycle Facilities

There are existing sidewalks and street lighting along Countryside Drive and Torgensen Court and throughout the surrounding neighborhoods. Crosswalks are provided at major intersections in the project area. There are no designated bicycle facilities in the project area.

Utilities

Water

Water service would be provided to the proposed project by the City of Antioch. The project would include extension of existing water supply facilities within the adjacent roadways onto each proposed lot.

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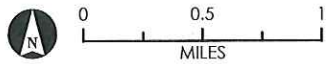
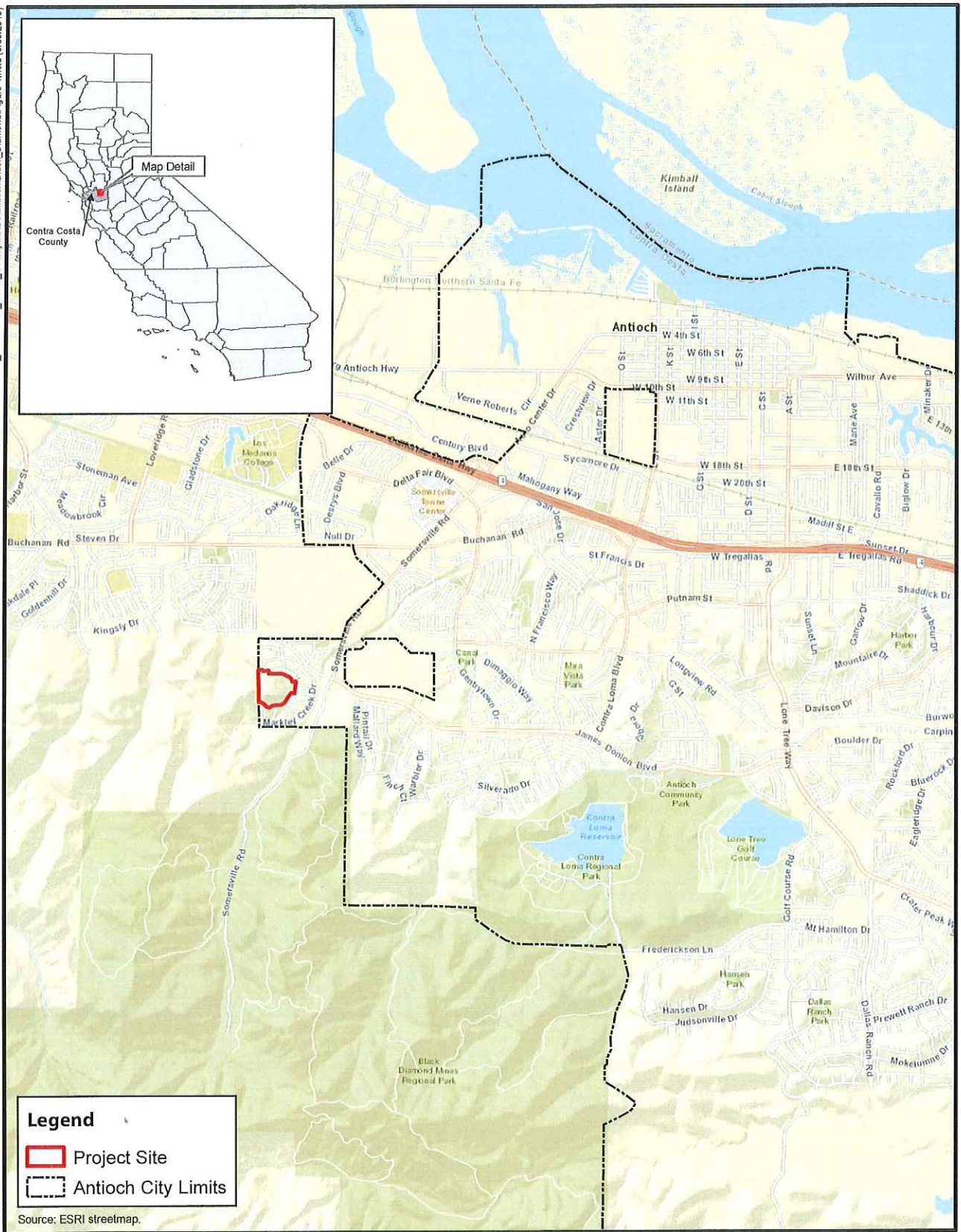


FIGURE 1
Regional Vicinity

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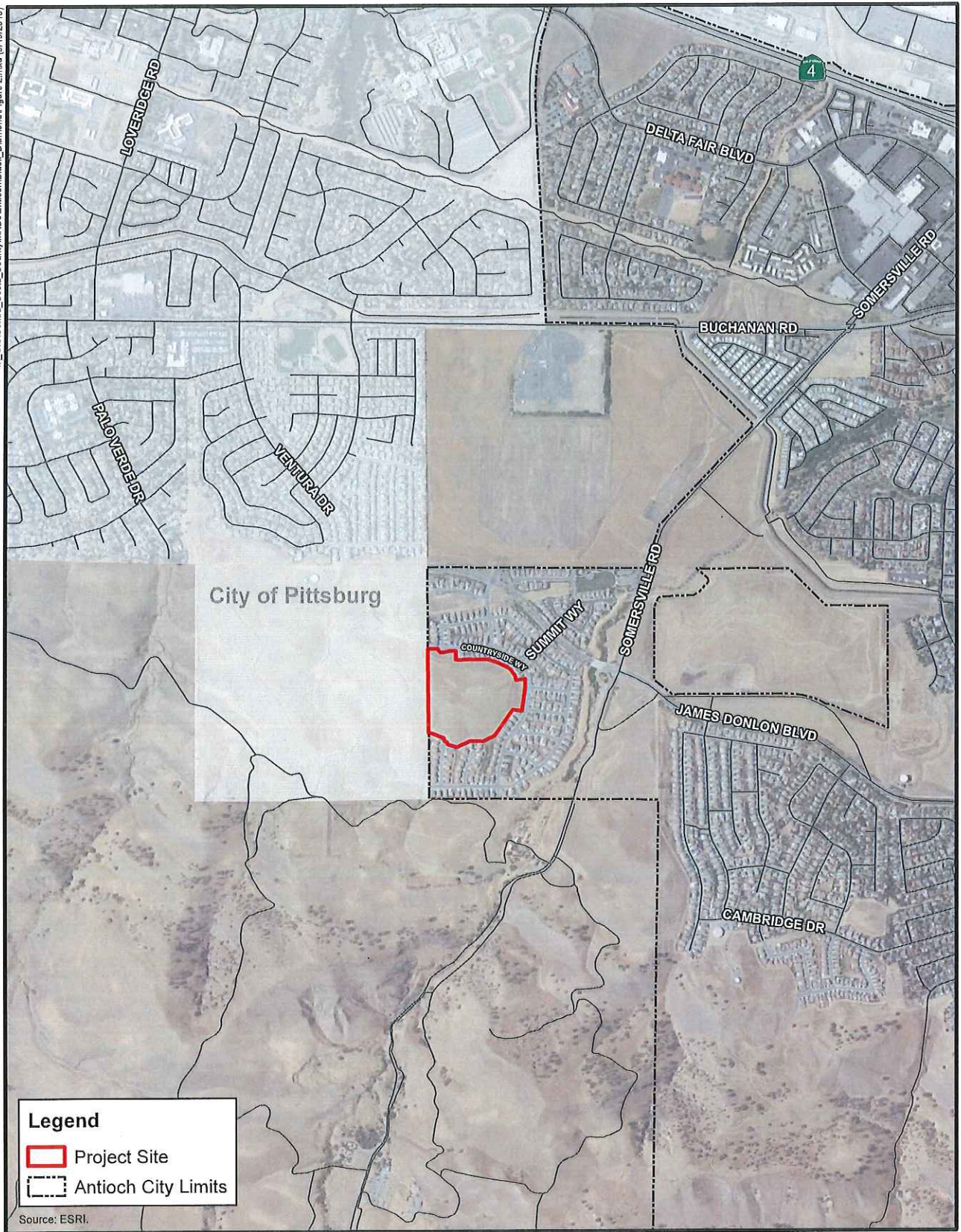
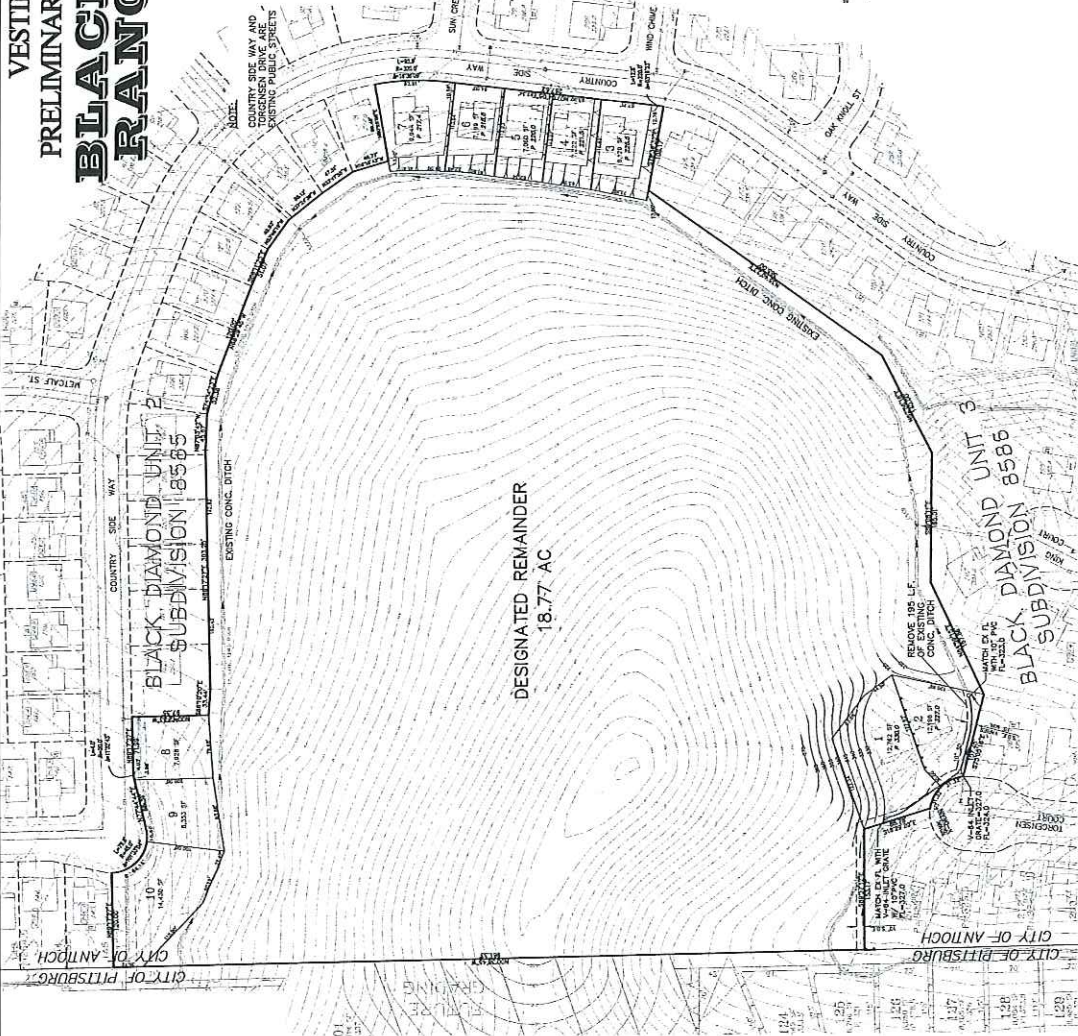


FIGURE 2
Project Location

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VESTING TENTATIVE MAP
 PRELIMINARY GRADING & SITE PLAN
**BLACK DIAMOND
 BRANCH UNIT #4**

SUBDIVISION 9370
 A FURTHER SUBDIVISION OF PARCELS A
 BLACK DIAMOND RANCH UNIT #3 (SCA M. 32)
 CITY OF ANTIPOCH SCALE: 1"=50' DECEMBER, 2015



Source: Bakson & Associates, Inc., 2015

FIGURE 3
 Vesting Tentative Subdivision Map
 Michael Baker
 INTERNATIONAL

All

Wastewater

Wastewater service would be provided to the project by Delta Diablo Wastewater Treatment Plant (WWTP).

Solid Waste

Solid waste collection and disposal services would be provided to the proposed project by Republic Services (Antioch 2016).

Electricity

Electricity service would be provided to the proposed project by the Pacific Gas and Electric Company (PG&E).

11. Surrounding land uses and setting:

The project site is vacant, undeveloped land covered with grasses. The site frontage has been improved with low chain-link fencing, curb, gutter, sidewalk, and street lighting. The site is surrounded to the north, east, and west by single-family residential development within the city of Antioch. Immediately west of the project site is undeveloped land planned for future residential development within the city of Pittsburg.

12. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement)

This Initial Study covers approvals by government agencies that may be needed to construct, implement, and operate the proposed project. As noted previously, the proposed project would require the City of Antioch's approval of a VTSM, Amendment of the Black Diamond Ranch Hillside Planned Development, and Master Development Plan. At this time, no other discretionary public agency approvals are known to be required for the project.

ENVIRONMENTAL CHECKLIST

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages. Potentially significant impacts that are mitigated to "Less Than Significant" with mitigation identified in this Initial Study are not shown here.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology and Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Hydrology and Water Quality |
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION (to be completed by the lead agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Forrest Ebbs
Signature

9/30/2016
Date

Forrest Ebbs
Printed Name

Community Development Director
Title

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ENVIRONMENTAL CHECKLIST

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources cited following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made and feasible mitigation is not identified, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

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ENVIRONMENTAL CHECKLIST

- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significant.

ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

- a) **Less Than Significant Impact.** Per the City of Antioch General Plan, important visual resources in the community include views of Mount Diablo, ridgelines, and the San Joaquin River (Antioch 2003). Mount Diablo is visible from the hillside on the project site. The project area proposed for development is limited to the perimeter of the hillside, which does not offer views of designated scenic vistas. The majority of the project site (18.77 acres) that provides views of Mount Diablo would remain undeveloped and would not obstruct views. The project avoids development on the slopes and top of the hill, does not alter the existing ridgeline and does not substantially change the character of the hill within the Black Diamond subdivision. Therefore, the project would not result in a substantial adverse effect on a scenic vista. This impact would be less than significant.
- b) **No Impact.** State Route (SR) 4, which runs north to south along the city's eastern border, is the only designated state scenic highway in Antioch (Caltrans 2011). The project site is located on the city's western border, 5 miles south of SR 4, and is not visible from the highway corridor. Further, SR 160, an Eligible State Scenic Highway–Not Officially Designated, is located approximately 8 miles east of the project site. Views of the project site are not available from either of these two freeways. Therefore, the project site is not located in the vicinity of any scenic vistas, as described by the General Plan EIR, or a state scenic highway. The project would have no impact.
- c) **Less Than Significant Impact.** The project area's visual character is that of a developed residential neighborhood surrounded by undeveloped hillsides. The development in the project area is fairly recent and has a uniform look. The project site is currently vacant and covered in grasses. As shown in **Figure 2**, the lots proposed for development are pockets of undeveloped land surrounded on three sides by residential development. Although the project would change the project site's visual character from undeveloped land to residential development, the project would be consistent with surrounding uses and fill in the patchwork of residential uses in the project area. Additionally, project development would be consistent with the surrounding development, as homes would be part of the same subdivision.

AN

According to Antioch Municipal Code Section 9-5.2607, the project is subject to Design Review by the City. The purpose of the Design Review process is to promote the city's orderly development, encourage high quality site design and planning, protect the stability of land values and investments, and ensure consistency with the Citywide Design Guidelines. The project would undergo design review and would be consistent with the existing visual character of the project area. Therefore, this impact would be less than significant.

- d) **Less Than Significant Impact.** The project site frontage was previously improved with streetlights during development of the larger Black Diamond Ranch subdivision. The project would construct 10 new residences and would install lighting typical of residential uses. In addition, each project site parcel is surrounded by single-family residences with similar porch and security lighting. Because it would be consistent with existing uses in the project area, the project would not create or contribute to a substantial change in lighting or glare and would have a less than significant impact.

ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>2. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forestland or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

a-e) **No Impact.** The project site is located in an urbanized area and does not contain any Important Farmland or other agricultural or forestry resources. The site is zoned Hillside Planned Development, which does not allow for any agricultural or forestry uses. Neither the project site nor the surrounding properties are subject to a Williamson Act contract (Contra Costa County 2000). The proposed project would have no potential to affect agricultural or forestry resources. Therefore, the project would have no impact.

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	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

- a) **Less Than Significant Impact.** The project site is located in the Contra Costa County portion of the San Francisco Bay Area Air Basin, which comprises a single air district, the Bay Area Air Quality Management District (BAAQMD). The BAAQMD prepares plans to attain ambient air quality standards in the air basin.

The emissions inventories contained in the BAAQMD ozone attainment plan and the 2010 Clean Air Plan are based on projected population growth and vehicle miles traveled (VMT) for the entire region. These inventories are largely based on the predicted growth identified in regional and community general plans, including associated development projects. Projects that result in an increase in population or employment growth beyond that identified in regional or community plans could result in increases in VMT and subsequently increase mobile source emissions, which would not have been accounted for in the BAAQMD's air quality plans, making the projects inconsistent with the plans.

The proposed project is consistent with the City's General Plan land use designation for the site. The proposed project would result in an incremental increase in population and employment growth that is consistent with population projections in the City's General Plan (Antioch 2003). Therefore, the project would not increase VMT beyond that anticipated in the BAAQMD ozone attainment plan and the Clean Air Plan. The proposed project would not conflict with or obstruct implementation of an applicable air quality plan and therefore would have a less than significant impact.

- b) **Less Than Significant Impact With Mitigation Incorporated.** The BAAQMD developed project-level thresholds of significance to provide a conservative indication of whether a

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proposed project could result in potentially significant air quality impacts. To meet the project-level threshold of significance for construction-related criteria air pollutant and precursor impacts, the proposed project must emit no more than 54 pounds per day (lbs/day) of reactive organic gases (ROG), nitrogen oxides (NOx), and/or exhaust-related fine particulate matter (PM_{2.5}), and no more than 82 lbs/day of exhaust-related PM₁₀. Concerning fugitive dust-related PM_{2.5} and PM₁₀ emissions generated during construction, the BAAQMD states that implementation of its Basic Construction Mitigation Measures is necessary to reduce such emissions to a level that is considered less than significant.

For operational-related criteria air pollutant and precursor impacts, the proposed project must emit no more than 54 lbs/day of ROG, NOx, and/or PM_{2.5}, and no more than 82 lbs/day of PM₁₀ to be considered less than significant.

Construction Emissions

Construction-generated emissions are short term, lasting only as long as construction activities occur. The proposed project would result in the temporary generation of emissions resulting from site grading and excavations, paving, motor vehicle exhaust associated with construction equipment and worker trips (including trucks hauling fill off-site), the movement of construction equipment, and architectural coatings. Off-road construction equipment is often diesel-powered and can be a substantial source of NOx emissions, in addition to coarse particulate matter (PM₁₀) and PM_{2.5} emissions. Worker commute trips and architectural coatings are dominant sources of ROG emissions. Fugitive dust, the dominant source of PM₁₀ and PM_{2.5} emissions, is generated when wheels or blades disturb surface materials. Uncontrolled dust from construction can become a nuisance and potential health hazard to those living and working nearby. To ensure that construction would not generate substantial levels of particulate matter, mitigation measure **MM 3.1** requires implementation of BAAQMD Basic Construction Mitigation Measures (identified in **Table 3-1**), which would reduce fugitive dust emissions to a less than significant level.

**TABLE 3-1
BAAQMD BASIC CONSTRUCTION MITIGATION MEASURES**

BAAQMD Basic Construction Mitigation Measures
1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.
5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
8. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The air district's phone number shall also be visible to ensure compliance with applicable regulations.

Source: BAAQMD 2011

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Operational Impacts

The project would increase potential operational air quality impacts. Increases in operational air impacts as a result of the project would consist of stationary and mobile sources associated with residential development, and would result in regional emissions of PM₁₀ and PM_{2.5}, as well as ROG, NO_x, and carbon monoxide (CO). Based on a similar project that involved the construction of 18 single-family homes on 10 acres in Pleasant Hill, Michael Baker International estimated that the project would emit less than approximately 34 lbs/day of ROG, 2 lbs/day NO_x, 6.4 lbs/day of PM₁₀, 6 lbs/day of PM_{2.5}, and 47 lbs/day of CO (Pleasant Hill 2016). These amounts would not exceed BAAQMD thresholds for air pollutant emissions. Therefore, long-term operational air quality impacts would be less than significant. Therefore, long-term operational air quality impacts would be less than significant.

- c) **Less Than Significant Impact.** Past, present, and future development projects contribute to the region's adverse air quality impacts on a cumulative basis. By its nature, air pollution is largely a cumulative impact. According to the BAAQMD, no single project is sufficient in size, by itself, to result in nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing air quality impacts. In developing thresholds of significance for air pollutants, the BAAQMD considered the emission levels for which a project's individual emissions would be cumulatively considerable. According to the BAAQMD, if a project exceeds the district's identified significance thresholds, the project would be cumulatively considerable. As stated under item 3(b), the proposed project would be of a small scale and would not exceed BAAQMD thresholds for air pollutant emissions during construction or operations. Therefore, the project would result in less than significant cumulative impacts.
- d) **Less Than Significant Impact With Mitigation Incorporated.** Sensitive receptors are generally defined as uses that house or attract groups of children, the elderly, people with illnesses, and others who are especially sensitive to the effects of air pollutants. Schools, hospitals, residential areas, and convalescent facilities are examples of sensitive receptors.

Short-Term Construction Toxics

The project site is adjacent to residential neighborhoods to the north, south, and east. Sources of construction-related air toxics potentially affecting sensitive receptors include off-road diesel-powered equipment. Construction would result in the generation of diesel particulate matter (diesel PM) emissions from the use of off-road diesel equipment required for grading and excavation, paving, and other construction activities. The amount to which the receptors are exposed (a function of concentration and duration of exposure) is the primary factor used to determine health risk (i.e., potential exposure to toxic air contaminant emission levels that exceed applicable standards). Health-related risks associated with diesel-exhaust emissions are primarily linked to long-term exposure and the associated risk of contracting cancer.

The use of diesel-powered construction equipment would be temporary and episodic and would occur over several locations isolated from one another. Construction activities would occur in an area of less than 2.5 acres. Construction projects contained in a site of such size are generally considered by the California Air Resources Board (CARB) to represent less than significant health risk impacts due to (1) limitations on the off-road diesel equipment able to operate and thus a reduced amount of generated diesel PM, (2) the reduced amount of dust-generating ground disturbance possible compared to larger

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construction sites, and (3) the reduced duration of construction activities compared to the development of larger sites. Additionally, compliance with mitigation measure **MM 3.1** would reduce the amount of construction-generated fugitive dust. Construction activities would be subject to and would comply with California regulations limiting the idling of vehicles to no more than 5 minutes, which would further reduce nearby sensitive receptors' exposure to temporary and variable diesel PM emissions.

For these reasons and because diesel fumes disperse rapidly over relatively short distances, diesel PM generated by construction activities would not be expected to expose sensitive receptors to substantial amounts of air toxics. Project impacts would be less than significant.

Localized Carbon Monoxide

Localized CO concentrations near roadway intersections are a function of traffic volume, speed, and delay. Transport of CO is extremely limited because carbon monoxide disperses rapidly with distance from the source.

Based on BAAQMD guidance, projects meeting all of the following screening criteria would be considered to have a less than significant impact on localized carbon monoxide concentrations:

1. The project is consistent with an applicable congestion management program established by the county congestion management agency for designated roads or highways, regional transportation plans, and local congestion management agency plans.
2. The project traffic would not increase traffic volumes at affected intersections to more than 44,000 vehicles per hour.
3. The project is of a small scale. Project traffic would not increase traffic volumes at affected intersections to more than 24,000 vehicles per hour where vertical and/or horizontal mixing is substantially limited (e.g., tunnel, parking garage, bridge underpass, natural or urban street canyon, below-grade roadway).

The project would not increase traffic volumes at any intersection to more than 44,000 vehicles per hour. Assuming a trip generation rate of 9.6 trips per single-family detached housing unit (ITE Land Use Code 210) from the Institute of Transportation Engineer's (2012) Trip Generation Manual, 9th edition, the project would generate 96 daily trips. As such, the proposed project would not exceed the BAAQMD's significance thresholds for carbon monoxide and project impacts would be less than significant.

Toxic Air Contaminants

There are many different types of toxic air contaminants (TACs), with varying degrees of toxicity. Sources of TACs potentially affecting sensitive receptors include commercial operations, such as gasoline stations and dry cleaners. Mobile sources of air toxics include freeways and major roadways. Roadways are sources of diesel PM, which CARB has listed as a toxic air contaminant.

The project would not result in the development of any sources of TACs. In April 2005, CARB released the *Air Quality and Land Use Handbook: A Community Health Perspective*, which

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offers guidance on siting sensitive land uses in proximity to sources of air toxics. According to this guidance document, CARB does not consider residential uses to be sources of air toxics. As previously described, areas of high CO concentrations, or "hot spots," are typically associated with idling vehicles. However, as demonstrated above, the project would not increase traffic volumes to the extent of creating a CO hot spot. Therefore, there would be no impacts due to TAC exposure from project operations and this impact would be less than significant.

- e) **No Impact.** Residential, institutional, office, and commercial land uses are not considered major sources of odorous emissions. In addition, the proposed project is not located downwind from any significant odor sources such as landfills or sewage treatment plants that could affect people on the project site. Therefore, project operation is not anticipated to expose a substantial number of people to objectionable odors.

The BAAQMD does not have a recommended odor threshold for construction activities. Construction-generated odors are typically associated with exhaust emissions from diesel-fueled equipment and the application of architectural coatings and paving materials, which may be considered objectionable to some individuals. However, because construction-related odors would be intermittent, temporary, and would disperse rapidly with distance from the source, construction-related odors would not result in exposure of a substantial number of individuals to objectionable odors. Further, the project would be required to comply with BAAQMD Regulation 8, Rule 3, Architectural Coatings, and Rule 15, Emulsified Asphalt, which establish volatile organic compound (VOC) content limits for these construction materials. VOCs are the main sources of odors from these sources. Compliance with these regulatory requirements would further reduce odor impacts associated with these sources. The project would have no impact related to odorous emissions.

Mitigation Measures

MM 3.1 To adequately control dust, the project applicant shall ensure construction contracts contain requirements for implementing the BAAQMD's Basic Construction Mitigation Measures from Table 8-1 of the BAAQMD's (2011) CEQA Air Quality Guidelines.

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered as deemed necessary for controlling dust during varying weather conditions to conserve water while California is in a drought.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).

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5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
7. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified visible emissions evaluator.
8. A publicly visible sign shall be posted with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

Timing/Implementation: During construction

Enforcement/Monitoring: City of Antioch

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	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

- a) **Less Than Significant Impact With Mitigation Incorporated.** A Michael Baker International biologist conducted a site visit on August 15, 2016, to characterize the environmental setting on and adjacent to the project site. The evaluation involved a query of available data and literature from local, state, federal, and nongovernmental agencies, and aerial surveys to collect site-specific data regarding habitat suitability for special-status species and to identify any potentially jurisdictional waters.

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Database searches were performed on the following websites:

- US Fish and Wildlife Service (USFWS) Information for Planning and Conservation (IPaC) Service (2016)
- California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB) (2016)
- California Native Plant Society (CNPS) Inventory of Rare, Threatened, and Endangered Plants of California (2016)

Database results are included in **Appendix A**.

The project site consists of a hillside covered in ruderal grassland, surrounded by residential development on three sides. The project site appears to be maintained regularly and appeared to be recently mowed prior to the site visit.

Potentially suitable habitat is present for western burrowing owl; however, no burrows or fossorial mammals (i.e., California ground squirrels) were observed on the project site. Burrowing owls require burrows that were previously dug by fossorial mammals or man-made burrows such as pipes or culverts. Because of the absence of burrowing habitat, this species would not be present. No other special-status species are expected to occur on the project site.

There are no trees in or around the project site, with the exception of small ornamentals associated with adjacent residences. Suitable habitat is present for ground-nesting birds protected under the Migratory Bird Treaty Act (MBTA), including red-winged blackbird (*Agelaius phoeniceus*), killdeer (*Charadrius vociferous*), and western meadowlark (*Sturnella neglecta*). Construction activities could affect protected birds if present on the site, which would be a significant impact. Implementation of mitigation measure **MM 4.1** would minimize impacts on birds protected under the MBTA. With this mitigation, the project would have a less than significant impact.

- b-e) **No Impact.** There are no trees located on the project site. The only trees in the vicinity are small ornamentals that are associated with the adjacent residences. Additionally, no aquatic features are located on the project site. The project site is dominated by ruderal grassland and does not support riparian communities, wetlands, a wildlife corridor, or sensitive natural communities. The project would not conflict with local ordinances. Therefore, the project would have no impact.
- f) **No Impact.** The project is located in Antioch, which is not in an area covered under an approved habitat conservation plan or natural community conservation plan. Therefore, the proposed project would have no impact.

Mitigation Measures

- MM 4.1** If clearing and construction activities occur during the nesting period for migratory birds (February 1–August 31), a qualified biologist shall conduct preconstruction surveys on and adjacent to the project area within 14 days prior to construction initiation. Surveys shall be repeated if project activities are suspended or delayed for more than 15 days during the nesting season.

If active nest sites are identified within 200 feet of project activities, the project applicant shall impose a Limited Operating Period (LOP) for all active nest sites prior to commencement of any project construction activities to avoid construction- or access-related disturbances to migratory bird nesting activities. An LOP constitutes a period during which project-related activities (i.e., vegetation removal, earth moving, and construction) shall not occur, and shall be imposed within 100 feet of any active nest sites until the nest is deemed inactive. Activities permitted within and the size (i.e., 100 feet) of LOPs may be adjusted through consultation with the California Department of Fish and Wildlife.

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	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

- a) **No Impact.** The project site is vacant, with no existing structures or remnants of structures. The site has been disturbed from past activities and construction of the adjacent roadways and residences. Thus, future development of the proposed lots would not adversely affect any historical resources. The project would have no impact.

- b, d) **Less Than Significant Impact.** The project site has been heavily disturbed as a result of construction activities on the surrounding parcels, so the discovery of unanticipated archaeological and tribal resources would not be expected to occur during future development activities. Antioch General Plan Policy 10.9.2, Cultural Policies, requires new development to analyze sites for the presence of archaeological resources and either avoid or mitigate for potential impacts to such resources. As a standard condition of approval for new development projects, this policy further requires earth-disturbing activities to be halted if unanticipated cultural or archaeological resources are discovered during grading and for a qualified professional to evaluate and record the find. Compliance with the requirements of Antioch General Plan Policy 10.9.2 would protect and ensure proper management of any cultural, archaeological, or tribal resources present on the project site. The City initiated Native American consultation pursuant to Assembly Bill (AB) 52. The City sent a Project Notification and invitation to begin AB 52 consultation on September 12, 2016, to Randy Yonemura, cultural committee chair of the Lone Band of Miwok, and Michael Mirelez, cultural resource coordinator of the Torres Martinez Desert Cahuilla Indians. No requests for consultation for the project have been received as of the date of this writing (September 2016). Given the disturbed nature of the site, impacts related to substantial adverse changes in the significance of an archaeological resource or tribal cultural resources would be less than significant.

- c) **Less Than Significant Impact.** As discussed previously, the project site has been heavily disturbed as a result of construction activities on the adjacent parcels and public right-of-way. Thus, the discovery of human remains on the site would not be expected to occur during future development activities. However, if human remains are discovered during

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construction, compliance with existing regulations would ensure proper management of the discovery. Procedures of conduct following the discovery of human remains on nonfederal lands are mandated by Health and Safety Code Section 7050.5, by Public Resources Code Section 5097.98, and by CEQA in California Code of Regulations Section 15064.5(e). According to these provisions, should human remains be encountered, all work in the immediate vicinity of the burial must cease and any necessary steps to ensure the integrity of the immediate area must be taken. The remains are required to be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. The Contra Costa County Coroner would be immediately notified, and the coroner would then determine whether the remains are Native American. If the coroner determines the remains are Native American, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC), which would in turn notify the person identified as the most likely descendant (MLD) of any human remains. Further actions would be determined, in part, by the desires of the MLD, who has 24 hours to make recommendations regarding the disposition of the remains following notification from the NAHC of the discovery. If the MLD does not make recommendations within 24 hours, the owner is required, with appropriate dignity, to reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the MLD's recommendations, the owner or the descendant may request mediation by the NAHC. Any discovery of human remains within the project site would be subject to these procedural requirements, which would reduce impacts associated with the discovery/disturbance of human remains to a less than significant level.

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	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
6. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

a)

- i. **Less Than Significant Impact.** The project area is located in one of the most seismically active regions in the United States and has a strong shaking hazard potential (ABAG 2015). However, the project site is not located in an Alquist-Priolo earthquake hazard zone (DOC 2016). Per the City's General Plan, there are no known active faults in Antioch. Therefore, the project site is not considered to be at risk for surface fault rupture and the project would have a less than significant impact.
- ii. **Less Than Significant Impact.** Antioch (2015b) Municipal Code Section 8-4.01 adopted the California Building Code. The proposed project would be subject to the California

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Building Code seismic design force standards for the Antioch area. Compliance with these standards would ensure that the structures and associated improvements are designed and constructed to withstand expected seismic activity and associated potential hazards, including strong seismic ground shaking and seismic-induced ground failure (i.e., liquefaction, lateral spreading, landslide, subsidence, and collapse), thereby minimizing risk to the public and property. Therefore, this impact would be less than significant.

- iii. **Less Than Significant Impact.** See item 6(a)(ii).
 - iv. **Less Than Significant Impact.** According to the Association of Bay Area Governments' (2016) Hazards Susceptibility Map, liquefaction potential at the project site is considered very low. Therefore, the project would have a less than significant impact.
- b) **Less Than Significant Impact.** The project site is currently not developed. Project construction would include land clearing, grading, excavating, and other soil-disturbing activities that would expose site soils to wind and water erosion. All grading activities would be required to be in compliance with Section 9-5.2408 of the Antioch Municipal Code. The City would review grading plans to ensure that grading would not impact adjacent property owners and be limited to the portion of the site required for each residence. Municipal Code Chapter 9 requires all construction activities to conform to the City's grading and erosion control requirements and other generally accepted engineering practices for erosion control. These measures may include hydroseeding, straw mulch, earth dikes and drainage swales, and slope drains, as necessary (Antioch 2015b).

All construction activities would be subject to standards in California Building Code Chapter 70, which would ensure implementation of appropriate measures during grading activities to reduce soil erosion.

Because the project would disturb more than 1 acre of land, the project applicant would be required to prepare and comply with a stormwater pollution prevention plan (SWPPP). This plan would provide a schedule for the implementation and maintenance of erosion control measures and a description of the erosion control practices, including appropriate design details and a time schedule. The SWPPP would consider the full range of erosion control best management practices (BMPs), including any additional site-specific and seasonal conditions. As further discussed in subsection 9, Hydrology and Water Quality, the State Water Resources Control Board (SWRCB) adopted a Construction General Permit (CGP) (Order No. 2009-0009DWQ) and associated amendment that include additional standards and requirements to avoid soil erosion.

Compliance with these existing regulatory requirements and implementation of project-specific erosion management would minimize the potential for soil erosion during project construction and operation. Therefore, this impact would be less than significant.

- c, d) **Less Than Significant Impact.** Based on Natural Resources Conservation Service (2016) regional soils data, project site soils are classified as Altamont clay. These soils are not expansive and have a low shrink-swell potential. Therefore, risks associated with expansive soils are low. The project site has low linear extensibility, and project area soils are not susceptible to landslide, lateral spreading, subsidence, liquefaction, or collapse (NRCS 2016). Therefore, this impact would be less than significant.

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- e) **No Impact.** The project would be served by a public sewer system. Therefore, no septic tanks or alternative wastewater disposal systems would be associated with the project. The project would have no impact.

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	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
7. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

- a) **Less Than Significant Impact.** Greenhouse gases (GHG) are released as byproducts of fossil fuel combustion, waste disposal, energy use, land use changes, and other human activities. This release of gases includes carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and chlorofluorocarbons. While this is a naturally occurring process known as the greenhouse effect, human activities have accelerated the generation of GHGs beyond natural levels. The overabundance of GHGs in the atmosphere has led to an unexpected warming of the earth and has the potential to severely impact the earth's climate system.

Table 7-1 provides descriptions of the primary GHGs attributed to global climate change, including a description of their physical properties and primary sources.

**TABLE 7-1
GREENHOUSE GASES**

Greenhouse Gas	Description
Carbon dioxide (CO ₂)	CO ₂ is a colorless, odorless gas and is emitted in a number of ways, both naturally and through human activities. The largest source of CO ₂ emissions globally is the combustion of fossil fuels such as coal, oil, and gas in power plants, automobiles, industrial facilities, and other sources. The atmospheric lifetime of CO ₂ is variable because it is so readily exchanged in the atmosphere. ¹
Methane (CH ₄)	CH ₄ is a colorless, odorless gas that is not flammable under most circumstances. CH ₄ is the major component of natural gas, about 87 percent by volume. It is also formed and released to the atmosphere by biological processes occurring in anaerobic environments. CH ₄ is emitted from both human-related and natural sources. Methane's atmospheric lifetime is about 12 years. ²
Nitrous oxide (N ₂ O)	N ₂ O is a clear, colorless gas with a slightly sweet odor. N ₂ O is produced by natural and human-related sources. Primary human-related sources are agricultural soil management, animal manure management, sewage treatment, mobile and stationary combustion of fossil fuels, adipic acid production, and nitric acid production. The atmospheric lifetime of N ₂ O is approximately 120 years. ³

Sources: ¹EPA 2011a, ²EPA 2011b, ³EPA 2010

Each GHG differs in its ability to absorb heat in the atmosphere based on the lifetime, or persistence, of the gas molecule in the atmosphere. CH₄ traps over 21 times more heat per molecule than CO₂, and N₂O absorbs 310 times more heat per molecule than CO₂. Often, estimates of GHG emissions are presented in carbon dioxide equivalents (CO₂e), which weights each gas by its global warming potential. Expressing GHG emissions in CO₂e takes

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the contribution of all GHG emissions to the greenhouse effect and converts them to a single unit equivalent to the effect that would occur if only CO₂ were being emitted.

GHG emissions contribute, on a cumulative basis, to the significant adverse environmental impacts. No single project could generate enough GHG emissions to noticeably change the global average temperature. The combination of GHG emissions from past, present, and future projects contributes substantially to the phenomenon of global climate change and its associated environmental impacts and as such is addressed only as a cumulative impact.

The project's GHG emissions would occur over the short construction duration and would consist primarily of emissions from equipment exhaust. There would also be long-term regional emissions associated with project-related new vehicular trips and indirect source emissions, such as electricity usage for lighting.

Construction Emissions

The BAAQMD does not have an adopted threshold of significance for construction-related GHG emissions. However, the BAAQMD recommends quantification and disclosure of GHG emissions that would occur during construction, in addition to making a determination on the significance of these construction-generated GHG emissions impacts in relation to meeting AB 32 GHG reduction goals (statewide reduction of GHG emissions to 1990 levels by 2020).

Based on projections run using the California Emissions Estimator Model (CalEEMod), version 2013.2.2, computer program for the aforementioned DeNova Homes project constructing 18 single-family residences on 10 acres in Pleasant Hill (Pleasant Hill 2016), construction would result in less than 467 metric tons of construction-generated CO_{2e}.

In addition to quantifying construction-generated GHG emissions, the BAAQMD recommends that all construction projects incorporate best management practices minimizing GHG emissions. Mitigation measure **MM 3.1**, which is required to reduce particulate emissions, would also reduce the emissions of GHGs from heavy-duty diesel-powered equipment during construction. Implementation of mitigation measure **MM 3.1** would minimize construction-related GHG emissions to the extent feasible, consistent with AB 32 GHG reduction goals, and would therefore result in a less than significant impact.

Operational Emissions

For operational GHG emissions, the applicable BAAQMD threshold of significance is whether the project would exceed 1,100 metric tons per year of CO_{2e}. The project would be of a small scale, constructing 10 single-family residences. Based on the Pleasant Hill project referenced above, the operational GHG emissions would not result in more than approximately 250 metric tons per year of CO₂ emissions (Pleasant Hill 2016). Therefore, the project would be below BAAQMD significance thresholds for operational GHG emissions and would result in less than significant GHG impacts.

- b) **No Impact.** The project is subject to compliance with AB 32, which is designed to reduce statewide GHG emissions to 1990 levels by 2020. As identified above, the project-generated GHG emissions would not exceed BAAQMD significance thresholds, which were prepared to comply with the requirements of and achieve the goals of AB 32. Therefore, the project would not conflict with the state goals listed in AB 32, other state policies, or any other applicable plans, policies, or regulations adopted to reduce GHG emissions.

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	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

α-c) **Less Than Significant Impact.** Public health is potentially at risk whenever hazardous materials are used. It is necessary to differentiate between the hazard of these materials and the acceptability of the risk they pose to human health and the environment. A hazard is any situation that has the potential to cause damage to human health and the environment. The risk to health and public safety is determined by the probability of exposure, in addition to the inherent toxicity of a material. Factors that can influence the

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health effects when human beings are exposed to hazardous materials include the dose to which the person is exposed, the frequency of exposure, the duration of exposure, the exposure pathway (route by which a chemical enters a person's body), and the individual's unique biological susceptibility.

Both the US Environmental Protection Agency (EPA) and the US Department of Transportation (DOT) regulate the transport of hazardous waste and material, including transport via highway. The EPA administers permitting, tracking, reporting, and operations requirements established by the Resource Conservation and Recovery Act. The DOT regulates the transportation of hazardous materials through the Hazardous Materials Transportation Act. This act includes requirements for container design and labeling, as well as for driver training. The established regulations are intended to track and manage the safe interstate transportation of hazardous materials and waste. California Code of Regulations (CCR) Title 22 (Social Security, Division 4.5, Environmental Health Standards for the Management of Hazardous Waste) defines hazardous and special waste, identifies federal and state hazardous waste criteria, and regulates the storage, transportation, and disposal of waste. Title 22 was created to regulate the hazardous wastes generated by factories or similar sources, but soil excavated during construction may also be regulated. If contaminated soil meets Title 22 waste criteria and will be excavated during construction, the soil must be handled in a manner consistent with the regulations. These regulations are also found in Title 26. Additionally, state and local agencies enforce the application of these acts and coordinate safety and mitigation responses in the case that accidents involving hazardous materials occur.

The proposed project would include construction and landscaping activities that could involve limited transport, use, and disposal of hazardous materials such as gasoline fuels, asphalt, lubricants, toxic solvents, pesticides, and herbicides. The project would be required to ensure proper transportation, waste treatment, and disposal of hazardous materials during construction activities in accordance with all applicable federal, state, and local laws, as cited above. If any fuel or oil spills were to occur, they would be minor based on the quantity of such materials typically stored and/or used on a construction site. In addition, as described above, the proposed project would be required to develop and implement a SWPPP that includes best management practices to prevent or reduce the movement of sediment, nutrients, pesticides, and other pollutants from the construction site to surface water or groundwater. BMPs identified in the stormwater pollution prevention plan would prevent impacts on surface water or groundwater associated with the use and handling of hazardous materials during construction activities.

Project Operation

Project implementation would result in the development of housing, which would not be expected to involve the routine transport, use, or disposal of significant amounts of hazardous materials. Residents could use materials classified as household hazardous waste, including common items such as paints, cleaners, motor oil, pesticides, batteries, light bulbs, televisions, and computer monitors. Because it is illegal to dispose of household hazardous waste in the trash, down storm drains, or onto the ground, the proposed project could increase the amount of household hazardous waste being transported to the Household Hazardous Waste Facility, located at 2500 Pittsburg-Antioch Highway, which accepts and safely disposes of hazardous materials from Antioch residents at no charge. However, because of the nature of household hazardous materials, transport of hazardous materials to and from the project site would be in relatively small amounts and would not result in significant hazards to the public or to the environment.

For the reasons discussed above, the proposed project would not create a significant hazard to the public or to the environment through the routine transport, use, or disposal of hazardous materials. Therefore, impacts would be less than significant.

- d) **No Impact.** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Cortese List) (DTSC 2016). The GBF/Pittsburg Dump Federal Superfund Site is the closest contaminated site, located 0.7 mile east of the project area. This Superfund site consists of two landfills, the 25-acre Pittsburg Landfill and the 63-acre GBF Landfill. Among the wastes known to be disposed on-site were beryllium metal, tars, industrial solvents, waste oils, acids, and medical waste (DTSC 2016). The site has been active since 1988 and has various land use restrictions for development on-site. The project would not impact the land use restrictions on the site. Therefore, the project would result in no impact related to significant hazards to the public or the environment due to hazardous materials sites.
- e, f) **No Impact.** There are no public or private airports within 2 miles of the project site. The nearest airport to the project site is Buchanan Field Airport located approximately 10 miles to the north. Therefore, there would be no impact.
- g) **Less Than Significant Impact.** The proposed project would not result in any changes to the roadway system and would not otherwise block access to any major roadways or facilities critical to emergency response or evacuation. Should any temporary lane closures or detours be necessary during project construction, the contractor would be required to coordinate with the City to ensure adequate access is maintained for emergency responders. Therefore, this impact would be less than significant.
- h) **Less Than Significant Impact.** The project site is not designated as a Very High Fire Hazard Severity Zone (Cal Fire 2009). The site is located in an urbanized area that is served by a public fire protection district (the Contra Costa County Fire Protection District) and is not subject to significant risk of wildland fire. This impact would be less than significant.

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	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
9. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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DISCUSSION OF IMPACTS

α, f) **Less Than Significant Impact.**Construction

Construction activities would include grading, excavation, and vegetation removal, which would disturb and expose soils to water erosion, potentially increasing the amount of silt and debris entering downstream waterways. In addition, refueling and parking of construction equipment and other vehicles on-site could result in oil, grease, and other related pollutant leaks and spills that could enter runoff. However, the project applicant would be required to prepare and comply with a SWPPP that would include pollution prevention measures (erosion and sediment control measures and measures to control non-stormwater discharges and hazardous spills), demonstrate compliance with all applicable local and regional erosion and sediment control standards, identify responsible parties, and include a detailed construction timeline. The SWPPP must also include best management practices to reduce construction effects on receiving water quality by implementing erosion control measures and reducing or eliminating non-stormwater discharges.

Examples of typical construction BMPs include but are not limited to using temporary mulching, seeding, or other suitable stabilization measures to protect uncovered soils; storing materials and equipment to ensure that spills or leaks cannot enter the storm drain system or surface water; developing and implementing a spill prevention and cleanup plan; and installing sediment control devices such as gravel bags, inlet filters, fiber rolls, or silt fences to reduce or eliminate sediment and other pollutants from discharging to the drainage system or receiving waters. BMPs are recognized as effective methods to prevent or minimize the potential releases of pollutants into drainages, surface water, or groundwater. Strict compliance with the stormwater pollution prevention plan, coupled with the use of appropriate BMPs, would reduce potential water quality impacts during construction activities to less than significant.

Operation

Project operation could also contribute pollutants, such as oil, grease, and debris, to stormwater drainage flowing over the driveway and entering the city's stormwater system. The project would connect to the city's existing storm drainage and sewer facilities, and no on-site septic systems would be required to treat wastewater.

The Delta Diablo WWTP would treat wastewater from the project site (Delta Diablo 2016). The district's treatment plant currently meets all applicable water quality standards and waste discharge requirements. Therefore, the project would have a less than significant impact associated with wastewater or stormwater discharge.

- b) **Less Than Significant Impact.** Per the City's (2014) Water System Master Plan Update, domestic water service to proposed homes would be provided by the Contra Costa Water District (CCWD). Groundwater resources in the CCWD service area do not supply significant amounts of water to meet or augment untreated water demands (CCWD 2011). The existing site is 100 percent vegetated. Approximately 2.2 acres of the project area would be developed with residences, and close to 19 acres would remain vacant open space and permeable. Therefore, the majority of the project area could be used for groundwater recharge (**Figure 3**).

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The project is located in an area with low groundwater usage and where groundwater is not drawn. Therefore, the proposed project would not contribute to the depletion of groundwater supplies and would not substantially interfere with groundwater recharge. The project would have a less than significant impact.

- c, d) **Less Than Significant Impact.** Runoff from the project site currently drains in all directions and is not formalized. As discussed in subsection 6, Geology and Soils, the project would implement various measures to control erosion during both construction and operation. The project would formalize drainage in the project area by connecting the sites to existing storm drains. Therefore, the proposed project would not result in on- or off-site flooding.

In compliance with existing water quality regulations, the project would be required to implement construction and post-construction BMPs to minimize erosion and sedimentation. Therefore, although the proposed project would alter the existing drainage pattern of the site, it would not result in substantial erosion or siltation. This impact would be less than significant.

- e) **Less Than Significant Impact.** See item 9(a, f) and item 9(c, d). Project site runoff would be collected and conveyed to the city's storm drainage system. The project would be required to comply with the development runoff requirements of the City's National Pollutant Discharge Elimination System (NPDES) permit, including the management of any increases in runoff volume and flows. The project would develop 10 homes, thus minimally increasing drainage flows entering the city's drainage system, and would not exceed the system's capacity. The project would have a less than significant impact.
- g, h) **No Impact.** The project site is in Zone X, which the Federal Emergency Management Agency (FEMA) describes as an area of minimal flood hazard, usually depicted on FIRMs as above the 100-year flood level. Because the project site is located in Zone X unshaded, the potential for the site to be impacted by flooding is minimal (FEMA 2009). The proposed project would not place any structures within a 100-year flood hazard area. Therefore, the project would have no impact regarding flood flows.
- i) **No Impact.** There are no levees in the project vicinity, and the project is not located within a dam inundation area (FEMA 2009). Therefore, the project would have no impact.
- j) **Less Than Significant Impact.** The project site is generally greater than 250 feet above sea level. The project site is not located within a tsunami inundation or seiche inundation area (FEMA 2009). The hillside contains a ditch separating the project site from the designated remainder parcel to capture stormwater flows, as shown in **Figure 3**. As such, the project site would not be at risk for mudflow. The project would have less than significant impacts due to tsunamis, seiche, or mudflow.

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	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
10. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

- a) **No Impact.** The project site is currently vacant and undeveloped. The project site is surrounded by similar urban development on three sides, primarily low-density residential neighborhoods, so the project would not divide an established community. The project is consistent with the City's zoning and General Plan land use designation, would be consistent with surrounding uses in the area, and would fill in the patchwork of residential uses in the area. As such, the project would have no impact on an established community.

- b) **No Impact.** The project site is currently designated as Low Density Residential in the Antioch General Plan. The proposed project would construct 10 new single-family homes with lot sizes ranging in size from 7,060 to 14,430 square feet. The project would contribute to the city's character as a residential community and support the goals and needs for increased available housing outlined in the Antioch General Plan. The project would not conflict with applicable land use plans and policies intended to avoid or mitigate an environmental effect.

- c) **No Impact.** See item 4(f) in subsection 4, Biological Resources. The project is not in an area covered under an approved habitat conservation plan or natural community conservation plan. The proposed project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan. Thus, the project would have no impact.

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	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
11. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

a, b) **No Impact.** While there has been historic mineral extraction in the southwest region of the city, there are no locally important mineral resources delineated in the Antioch General Plan within or adjacent to the project site (Antioch 2003). The project would not involve the loss of an available known mineral resource that would be of value to the region. Therefore, the project would have no impact.

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	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
12. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

a, c, d) **Less Than Significant Impact.**

Short Term

Short-term noise levels related to project construction would temporarily increase noise levels in the project vicinity. Site preparation activities, which include excavation and grading, tend to generate the highest noise levels because earth-moving equipment is the noisiest construction equipment. Earth-moving equipment includes excavating machinery such as backhoes, bulldozers, draglines, front loaders, and earth-moving and compacting equipment, which includes compactors, scrapers, and graders. Typical operating cycles for these types of construction equipment may involve 1 or 2 minutes of full power operation followed by 3 to 4 minutes at lower power settings (Contra Costa County 2016a).

During project construction, noise levels could affect the nearest existing noise-sensitive receptors in the project vicinity. However, this impact would be temporary and would cease when construction is complete. Municipal Code Section 5-17.04 expressly prohibits

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construction work on weekends and City-recognized holidays as designated by City Council resolution prior to 9:00 a.m. and after 5:00 p.m., Monday through Friday prior to 7:00 a.m. and after 6:00 p.m., and within 300 feet of occupied dwellings prior to 8:00 a.m. and after 5:00 p.m. (Antioch 2015b).

The project would be subject to the restrictions of the City's Municipal Code. Compliance with existing regulations would minimize disturbance to sensitive receptors in the project vicinity. As such, project construction noise would have a less than significant impact.

Long Term

The General Plan established a change of 5 dBA L_{dn} in an exterior environment as the CEQA criterion for substantial change in noise. Project operation would generate an incremental increase in local traffic as a result of residents entering and exiting the project site. A 3 dB increase in noise represents a doubling of noise energy. While the increase in traffic could increase the ambient noise levels at off-site locations (such as residential uses) in the project vicinity, the 10 homes would not double the traffic in the area, so the project's contribution to the noise environment in the project vicinity would be less than 3 dB. Therefore, long-term operational impacts would be less than significant.

- b) **Less Than Significant Impact.** Construction activities would require the use of off-road equipment such as tractors, jackhammers, and haul trucks, which would result in a minimal amount of groundborne vibration. The use of major groundborne vibration-generating construction equipment, such as pile drivers, would not be needed for the project, thereby avoiding significant impacts from groundborne vibration. Nonetheless, during grading and construction, the project may generate limited groundborne vibration as a result of heavy equipment operations. However, this impact would be temporary and would cease when construction ends. Therefore, project impacts would be less than significant.
- e) **No Impact.** The project site is not located within an airport land use plan area or within 2 miles of an airport. The project would have no impact.
- f) **No Impact.** The project site is not located near a private airstrip. The project would have no impact.

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	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
13. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

- a) **Less than Significant Impact.** As of July 2015, Antioch had an estimated population of 110,542 (US Census Bureau 2016). The project would construct 10 single-family homes on approximately 2.2 acres of land. According to estimates cited in the City's 2015–2023 Housing Element, the average household size in Antioch is 3.22 (Antioch 2015a). Assuming 3.22 persons per household, the project would add approximately 32 residents to the city. This minimal increase would not induce substantial population growth or require the extension of roads or infrastructure. The project would have a less than significant impact.
- b, c) **No Impact.** The proposed project would be constructed on what is currently vacant land. The project would not involve the demolition of any housing and would not otherwise displace any housing or people. Therefore, the project would have no impact.

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	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
14. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

a-e) **Less Than Significant Impact.**

Fire Protection

The Contra Costa County Fire Protection District (CCCFFPD) covers Antioch for fire protection services. The district is an "all-hazards" organization providing fire suppression, paramedic emergency medical services (EMS), technical rescue, water rescue, and fire prevention/investigation services to more than 600,000 residents across a 304-square-mile coverage area. The CCCFFPD operates 25 fire stations and responds to approximately 45,000 incidents annually (Antioch 2016). The nearest fire station is Station 83 located at 2717 Gentrytown Drive, approximately 1.5 miles northeast of the project site. The CCCFFPD reviewed the project plans and approved the project. Given the fire protection district's large coverage area and the small-scale size of the project, and because the project area is currently served by the CCCFFPD, the project would not require the construction of new or improvements to existing fire facilities. Therefore, the project would have a less than significant impact on fire protection.

Police Protection

Police protection services are provided by the Antioch Police Department, which is located at 300 L Street, approximately 3.5 miles northeast of the project site. The department consists of 124 sworn and 59 non-sworn employees (Antioch 2016). The General Plan identifies a performance ratio of 1.2 to 1.5 police officers per 1,000 individuals, which the City is not currently meeting. Due to City budgetary issues and the lack of police staffing to meet General Plan standards, residential projects in the city have been conditioned to participate in a community facilities district or other funding mechanism designated by the City (Antioch 2003). The project would participate in the police funding program. While the police staffing is currently below the General Plan performance ratio, the project area is currently patrolled by the Antioch Police Department. The project would not require new patrols or the construction of new facilities, the construction of which

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could result in physical environmental effects. As such, the project would have a less than significant impact.

Schools

The Antioch Unified School District (AUSD) serves approximately 19,000 students across Antioch and parts of Oakley. AUSD consists of 14 elementary schools, 4 middle schools, and 6 high schools. The nearest schools to the project area are Turner Elementary School, Mission Elementary School, Park Middle School, and Sutter Elementary School (Antioch 2016). The project would incrementally increase enrollment in the school district. According to the AUSD (2014) Developer Fee Justification Document, it is estimated that 0.67 kindergarten to 12th grade students are added per housing unit in Antioch. As such, the project would add approximately 6.7 students to AUSD schools. While the project applicant would be required to pay school impact fees to help fund the construction of new public school facilities in accordance with Senate Bill 50, given the small number of students from the project, the need for school improvements or expansions is not anticipated. The payment of school impact fees would fully mitigate the project's potential impact on schools. The project would have a less than significant impact.

Parks and Recreation

See discussion in subsection 15, Recreation.

Other Public Facilities

The proposed project would result in a negligible increase in the city's overall population and would not be expected to generate a significant increase in demand for any other public services. This impact would be less than significant.

ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
15. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

a, b) **Less Than Significant Impact.** The city has 33 public parks, approximately 330 acres in total (Antioch 2016). The parks range in size from Deerfield Park (0.5 acre) to Prewett Family/Aquatic Park (99 acres). Park facilities in the city include barbecue pits, baseball fields, basketball courts, picnic tables, soccer fields, children play areas, dog parks, and trails and open space. Park hours are from dawn to dusk.

The project would incrementally increase the use of existing parks and recreational facilities. Due to the small-scale size of the project (approximately 32 new residents), the project would not require the construction or expansion of recreational facilities or cause significant physical deterioration of existing parks or recreational facilities. Therefore, the project would have a less than significant impact.

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ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
16. TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

- a, b) **Less Than Significant Impact.** As described previously, the proposed project would construct 10 single-family residences along Countryside Way. Based on an average household size of 3.22 persons, the project would increase the city's population by approximately 32 people. As described in subsection 3, Air Quality, the project would generate approximately 96 trips per day. This incremental increase in trips would not significantly impact the performance of the circulation system or a congestion management program. The project would have a less than significant impact.
- c) **No Impact.** The project proposes 10 single-family homes and would not result in a change in air traffic patterns or increase air traffic levels. The project does not propose any structures that could interfere with aircraft operation. As described in subsection 8, Hazards and Hazardous Materials, there are no public or private airports in the project vicinity. Therefore, no impact to air traffic patterns would occur.

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ENVIRONMENTAL CHECKLIST

- d) **No Impact.** The project does not propose any alterations to the public roadway system. The proposed single-family driveways would not create or increase any hazards to motorists or pedestrians on Countryside Way. Furthermore, the project would be compatible with surrounding land uses. There would be no impact.

- e) **Less Than Significant Impact.** The project does not propose any changes to the existing access points from James Donlon Boulevard via Somersville Road, Torgensen Court, or Countryside Way. The proposed driveways do not feature any barriers or sharp corners and would provide adequate access for emergency responders. This impact would be less than significant.

- f) **No Impact.** There are existing sidewalks and street lighting along Countryside Drive and Torgensen Court and throughout the surrounding neighborhoods. Crosswalks are also provided at major intersections. The project does not propose any uses that would interfere with policies, plans, or programs for public transit, bicycle, or pedestrian facilities. There would be no impact.

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ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
17. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

a) **Less Than Significant Impact.** The City of Antioch maintains and owns the local sewage collection system and is responsible for the collection and conveyance of wastewater to the Delta Diablo WWTP. Delta Diablo owns and operates the regional interceptors and wastewater treatment plant. The project site is located within the Delta Diablo service area. The City of Antioch is responsible for the wastewater collection system from the project site to the designated Delta Diablo regional wastewater conveyance facility. The regional conveyance facilities transport wastewater to the WWTP located at 2500 Pittsburg-Antioch Highway. After secondary treatment, the effluent is either discharged through a deep-water outfall to New York Slough or further processed through the Recycled Water Facility (Delta Diablo 2016).

Delta Diablo provides water resource recovery services for the City of Antioch, the City of Pittsburg, and the unincorporated community of Bay Point, serving a population of nearly 200,000. Delta Diablo services 54 square miles, maintaining six pump stations and five equalization storage facilities with 4 million gallons of storage. Water resource recovery services consist of conventional treatment of wastewater, recycled water production and

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ENVIRONMENTAL CHECKLIST

distribution, pollution prevention, energy recovery, beneficial reuse of biosolids, street sweeping, and household hazardous waste collection. The WWTP currently meets all applicable water quality standards and waste discharge requirements (Delta Diablo 2016).

The project is of a small scale and would only incrementally increase the amount of wastewater treated by Delta Diablo. In addition, the proposed project is consistent with the Antioch General Plan land use designation, so increases in wastewater treatment demands were anticipated by the City in the General Plan. Therefore, the proposed project would not result in an exceedance of any wastewater treatment requirements and would have a less than significant impact on wastewater.

b) **Less Than Significant Impact.**

Water. The project would construct 10 single-family homes. According to the Contra Costa County Water District Urban Water Management Plan (2015) the District does not anticipate any supply deficits in normal years or single-dry years throughout the 25 year planning horizon. In future years, multiple-dry year conditions may result in supply shortfalls of up to approximately 30,000 AF (15 percent of demand). The District's water supply reliability goal is to meet 100 percent of demand in normal years and a minimum of 85 percent of demand during a drought. In 2015, which was considered a dry year, the Contra Costa Water District had a drought pricing program for households using more than 400 gallons of water per day (CCWD 2015b). Using an estimate of 400 gallons per day (gpd), the project would increase water demand by 4,000 gpd.¹ The CCWD's share of the current capacity at the water treatment plants is 35 million gallons per day (mgd) of the 120 mgd permitted at the two facilities operated by the district. The additional project demand of 4,000 gpd is minimal compared with the facilities' operating capacity. As such, the project would have a less than significant impact on water facilities.

Wastewater. As stated above, the project would result in a negligible increase in wastewater, and no new or expanded treatment facilities would be required. Therefore, the project would have a less than significant impact related to wastewater facilities.

c) **Less Than Significant Impact.** See item 9(e) in subsection 9, Hydrology and Water Quality. The City would require the project applicant to submit a stormwater control plan and a drainage plan. The project's storm drainage system would be designed to comply with Section E.12.e(ii)(d) of the NPDES General Permit for Waste Discharge Requirements for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems (Order No. 2013-0001-DWQ). This requires the project site design to achieve an 85 percent capture rate. The project's stormwater would flow into the City's existing storm drain system.

All stormwater controls were designed in accordance with the Clean Water Program guidelines, California Stormwater Quality Association standards, and the City of Antioch Urban Water Management Plan. Because the project would connect to an existing storm drain, the project would not require new or the expansion of existing storm drainage facilities. As such, the project would have a less than significant impact on stormwater facilities.

¹ Calculation of gpd: 400 gpd x 10 units = 4,000 gpd

- d) **Less Than Significant Impact.** See item 17(b).
- e) **Less Than Significant Impact.** See item 17(b).
- f) **Less Than Significant Impact.**

Republic Services provides solid waste collection, disposal, recycling, and yard waste services in Antioch, including the project site. Solid waste and recyclables from the city are taken to the Contra Costa Transfer and Recovery Station in Martinez. Solid waste is transferred from the Transfer and Recovery Station to the Keller Canyon Landfill in Pittsburg. The landfill site is 1,399 acres, 244 of which comprise the actual current disposal acreage. The landfill is permitted to accept 3,500 tons of waste per day and has a total estimated permitted capacity of approximately 75 million cubic yards, with approximately 12 million cubic yards (16 percent of total capacity) used to date (CalRecycle 2016).

Assuming a solid waste generation rate of 4.7 pounds per dwelling unit per day (CalRecycle 2015), the project would be expected to generate 47 pounds of solid waste per day. With the available capacity remaining at Keller Canyon Landfill, sufficient capacity would be available to accommodate the project's solid waste disposal needs. Therefore, the impact would be less than significant.

- g) **Less Than Significant Impact.** During project construction, disposal of construction debris would be accomplished in compliance with City regulations. Further, the City has in place a household hazardous materials service. The Delta Household Hazardous Waste Collection Facility accepts house and garden products, automotive care products, paint, personal care products, and a variety of miscellaneous products listed on the Delta Diablo website (Delta Diablo 2016). As stated above, the project area would be serviced by Republic Services for solid waste. As such, the project would comply with all applicable solid waste regulations for both project construction and operation and would have a less than significant impact.

ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
18. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

- a) **Less Than Significant Impact With Mitigation Incorporated.** As discussed throughout this Initial Study/Mitigated Negative Declaration, the proposed project would not result in any significant impacts that cannot be mitigated to a level of less than significant. As discussed in subsection 4, Biological Resources, with mitigation incorporated, the proposed project would result in less than significant impacts to migratory birds. As discussed in subsection 5, Cultural Resources, the project site does not contain any significant historical resources that could be affected project construction.

- b) **Less Than Significant Impact With Mitigation Incorporated.** A significant impact may occur if the project, in conjunction with related projects, would result in impacts that are less than significant when viewed separately but would be significant when viewed together. When considering the proposed project in combination with other past, present, and reasonably foreseeable future projects in the project vicinity, the proposed project would not have the potential to cause impacts that would be cumulatively considerable. As discussed throughout this Initial Study/Mitigated Negative Declaration, the proposed project would not result in any significant impacts after mitigation in any environmental issue areas. In all cases, the impacts associated with the project are limited to the project site or are minor, such that they would not result in a substantial contribution to any cumulative impacts.

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- c) **Less Than Significant Impact With Mitigation Incorporated.** The proposed project does not have the potential to significantly adversely affect humans, either directly or indirectly, once mitigation measures are implemented. Based on the findings of this Initial Study/Mitigated Negative Declaration, the project would not have a substantial impact on human beings.

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APPENDICES

APPENDIX A: BIO

CNDDDB Quad Species List 52 records.

Element Type	Scientific Name	Common Name	Element Code	Federal Status	State Status	CDFW Status	CA Rare Plant Rank	Quad Code	Quad Name	Data Status	Taxonomic Sort
Animals - Amphibians	<i>Ambystoma californiense</i>	California tiger salamander	AAAAA01180	Threatened	Threatened	WL	-	3712187	Antioch South	Mapped and Unprocessed	Animals - Amphibians - Ambystomatidae - <i>Ambystoma californiense</i>
Animals - Amphibians	<i>Rana draytonii</i>	California red-legged frog	AAABH01022	Threatened	None	SSC	-	3712187	Antioch South	Mapped and Unprocessed	Animals - Amphibians - Ranidae - <i>Rana draytonii</i>
Animals - Birds	<i>Aquila chrysaetos</i>	golden eagle	ABNKC22010	None	None	FP, WL	-	3712187	Antioch South	Unprocessed	Animals - Birds - Accipitridae - <i>Aquila chrysaetos</i>
Animals - Birds	<i>Buteo swainsoni</i>	Swainson's hawk	ABNKC19070	None	Threatened	-	-	3712187	Antioch South	Mapped and Unprocessed	Animals - Birds - Accipitridae - <i>Buteo swainsoni</i>
Animals - Birds	<i>Elanus leucurus</i>	white-tailed kite	ABNKC06010	None	None	FP	-	3712187	Antioch South	Unprocessed	Animals - Birds - Accipitridae - <i>Elanus leucurus</i>
Animals - Birds	<i>Falco mexicanus</i>	prairie falcon	ABNKD06090	None	None	WL	-	3712187	Antioch South	Unprocessed	Animals - Birds - Falconidae - <i>Falco mexicanus</i>
Animals - Birds	<i>Agelaius tricolor</i>	tricolored blackbird	ABPBXB0020	None	None	SSC	-	3712187	Antioch South	Mapped and Unprocessed	Animals - Birds - Icteridae - <i>Agelaius tricolor</i>
Animals - Birds	<i>Lanius ludovicianus</i>	loggerhead shrike	ABPBR01030	None	None	SSC	-	3712187	Antioch South	Unprocessed	Animals - Birds - Laniidae - <i>Lanius ludovicianus</i>
Animals - Birds	<i>Athene cunicularia</i>	burrowing owl	ABNSB10010	None	None	SSC	-	3712187	Antioch South	Mapped and Unprocessed	Animals - Birds - Strigidae - <i>Athene cunicularia</i>
Animals - Crustaceans	<i>Branchinecta lynchi</i>	vernal pool fairy shrimp	ICBRA03030	Threatened	None	-	-	3712187	Antioch South	Mapped and Unprocessed	Animals - Crustaceans - Branchineclidae - <i>Branchinecta lynchi</i>
Animals - Crustaceans	<i>Linderiella occidentalis</i>	California linderiella	ICBRA06010	None	None	-	-	3712187	Antioch South	Mapped	Animals - Crustaceans - Linderiellidae - <i>Linderiella occidentalis</i>
Animals - Crustaceans	<i>Lepidurus packardii</i>	vernal pool tadpole shrimp	ICBRA10010	Endangered	None	-	-	3712187	Antioch South	Mapped	Animals - Crustaceans - Triopsidae - <i>Lepidurus packardii</i>
Animals - Insects	<i>Andrena blennospermatis</i>	Blennosperma vernal pool andrenid bee	IIHYM35030	None	None	-	-	3712187	Antioch South	Mapped	Animals - Insects - Andrenidae - <i>Andrena blennospermatis</i>
Animals - Insects	<i>Bombus crotchii</i>	Crotch bumble bee	IIHYM24480	None	None	-	-	3712187	Antioch South	Mapped	Animals - Insects - Apidae - <i>Bombus crotchii</i>
Animals - Insects	<i>Bombus occidentalis</i>	western bumble bee	IIHYM24250	None	None	-	-	3712187	Antioch South	Mapped	Animals - Insects - Apidae - <i>Bombus occidentalis</i>
Animals - Insects	<i>Lytta molesta</i>	molestan blister beetle	IICOL4C030	None	None	-	-	3712187	Antioch South	Mapped	Animals - Insects - Meloidae - <i>Lytta molesta</i>
Animals - Mammals	<i>Vulpes macrotis mutica</i>	San Joaquin kit fox	AMAJA03041	Endangered	Threatened	-	-	3712187	Antioch South	Mapped	Animals - Mammals - Canidae - <i>Vulpes macrotis mutica</i>
Animals - Mammals	<i>Perognathus inornatus</i>	San Joaquin Pocket Mouse	AMAFD01060	None	None	-	-	3712187	Antioch South	Mapped	Animals - Mammals - Heteromyidae - <i>Perognathus inornatus</i>

Animals - Mammals	Taxidea taxus	American badger	AMAJF04010	None	None	SSC	-	3712187	Antioch South	Mapped	Animals - Mammals - Mustelidae - Taxidea taxus
Animals - Mammals	Antrozous pallidus	pallid bat	AMACC10010	None	None	SSC	-	3712187	Antioch South	Mapped	Animals - Mammals - Vespertilionidae - Antrozous pallidus
Animals - Mammals	Lasiurus blossevillii	western red bat	AMACC05060	None	None	SSC	-	3712187	Antioch South	Mapped	Animals - Mammals - Vespertilionidae - Lasiurus blossevillii
Animals - Mollusks	Helminthoglypta nickliniana bridgesi	Bridges' coast range shoulderband	IMGASC2362	None	None	-	-	3712187	Antioch South	Mapped	Animals - Mollusks - Helminthoglyptidae - Helminthoglypta nickliniana bridgesi
Animals - Reptiles	Anniella pulchra pulchra	silvery legless lizard	ARACC01012	None	None	SSC	-	3712187	Antioch South	Mapped	Animals - Reptiles - Anniellidae - Anniella pulchra pulchra
Animals - Reptiles	Masticophis lateralis euryxanthus	Alameda whipsnake	ARADB21031	Threatened	Threatened	-	-	3712187	Antioch South	Mapped	Animals - Reptiles - Colubridae - Masticophis lateralis euryxanthus
Animals - Reptiles	Emys marmorata	western pond turtle	ARAAD02030	None	None	SSC	-	3712187	Antioch South	Mapped and Unprocessed	Animals - Reptiles - Emydidae - Emys marmorata
Plants - Bryophytes	Anomobryum julaceum	slender silver moss	NBMUS80010	None	None	-	4.2	3712187	Antioch South	Mapped	Plants - Bryophytes - Bryaceae - Anomobryum julaceum
Plants - Vascular	Blepharizonia plumosa	big tarplant	PDAST1C011	None	None	-	1B.1	3712187	Antioch South	Mapped and Unprocessed	Plants - Vascular - Asteraceae - Blepharizonia plumosa
Plants - Vascular	Eriophyllum jepsonii	Jepson's woolly sunflower	PDAST3N040	None	None	-	4.3	3712187	Antioch South	Unprocessed	Plants - Vascular - Asteraceae - Eriophyllum jepsonii
Plants - Vascular	Helianthella castanea	Diablo helianthella	PDAST4M020	None	None	-	1B.2	3712187	Antioch South	Mapped	Plants - Vascular - Asteraceae - Helianthella castanea
Plants - Vascular	Hesperervax caulescens	hogwallow starfish	PDASTE5020	None	None	-	4.2	3712187	Antioch South	Unprocessed	Plants - Vascular - Asteraceae - Hesperervax caulescens
Plants - Vascular	Lasthenia conjugens	Contra Costa goldfields	PDAST5L040	Endangered	None	-	1B.1	3712187	Antioch South	Mapped	Plants - Vascular - Asteraceae - Lasthenia conjugens
Plants - Vascular	Madia radiata	showy golden madia	PDAST650E0	None	None	-	1B.1	3712187	Antioch South	Mapped	Plants - Vascular - Asteraceae - Madia radiata
Plants - Vascular	Senecio aphanactis	chaparral ragwort	PDAST8H060	None	None	-	2B.2	3712187	Antioch South	Mapped	Plants - Vascular - Asteraceae - Senecio aphanactis
Plants - Vascular	Amsinckia grandiflora	large-flowered fiddleneck	PDBOR01050	Endangered	Endangered	-	1B.1	3712187	Antioch South	Mapped	Plants - Vascular - Boraginaceae - Amsinckia grandiflora
Plants - Vascular	Cryptantha hooveri	Hoover's cryptantha	PDBOR0A190	None	None	-	1A	3712187	Antioch South	Mapped	Plants - Vascular - Boraginaceae - Cryptantha hooveri
Plants - Vascular	Viburnum ellipticum	oval-leaved viburnum	PDCPR07080	None	None	-	2B.3	3712187	Antioch South	Mapped	Plants - Vascular - Caprifoliaceae - Viburnum ellipticum

Plants - Vascular	<i>Atriplex coronata</i> var. <i>coronata</i>	crownscale	PDCHE040C3	None	None	-	4.2	3712187	Antioch South	Unprocessed	Plants - Vascular - Chenopodiaceae - <i>Atriplex coronata</i> var. <i>coronata</i>
Plants - Vascular	<i>Atriplex depressa</i>	brittlescale	PDCHE042L0	None	None	-	1B.2	3712187	Antioch South	Mapped	Plants - Vascular - Chenopodiaceae - <i>Atriplex depressa</i>
Plants - Vascular	<i>Extriplex joaquinana</i>	San Joaquin spearscale	PDCHE041F3	None	None	-	1B.2	3712187	Antioch South	Mapped	Plants - Vascular - Chenopodiaceae - <i>Extriplex joaquinana</i>
Plants - Vascular	<i>Convolvulus simulans</i>	small-flowered morning-glory	PDCON05060	None	None	-	4.2	3712187	Antioch South	Unprocessed	Plants - Vascular - Convolvulaceae - <i>Convolvulus simulans</i>
Plants - Vascular	<i>Arctostaphylos auriculata</i>	Mt. Diablo manzanita	PDERI04040	None	None	-	1B.3	3712187	Antioch South	Mapped	Plants - Vascular - Ericaceae - <i>Arctostaphylos auriculata</i>
Plants - Vascular	<i>Arctostaphylos manzanita</i> ssp. <i>laevigata</i>	Contra Costa manzanita	PDERI04273	None	None	-	1B.2	3712187	Antioch South	Unprocessed	Plants - Vascular - Ericaceae - <i>Arctostaphylos manzanita</i> ssp. <i>laevigata</i>
Plants - Vascular	<i>California macrophylla</i>	round-leaved filaree	PDGER01070	None	None	-	1B.2	3712187	Antioch South	Mapped and Unprocessed	Plants - Vascular - Geraniaceae - <i>California macrophylla</i>
Plants - Vascular	<i>Calochortus pulchellus</i>	Mt. Diablo fairy-lantern	PMLIL0D160	None	None	-	1B.2	3712187	Antioch South	Mapped	Plants - Vascular - Liliaceae - <i>Calochortus pulchellus</i>
Plants - Vascular	<i>Fritillaria agrestis</i>	stinkbells	PMLILOV010	None	None	-	4.2	3712187	Antioch South	Unprocessed	Plants - Vascular - Liliaceae - <i>Fritillaria agrestis</i>
Plants - Vascular	<i>Hesperolinon breweri</i>	Brewer's western flax	PDLIN01030	None	None	-	1B.2	3712187	Antioch South	Mapped	Plants - Vascular - Linaceae - <i>Hesperolinon breweri</i>
Plants - Vascular	<i>Malacothamnus hallii</i>	Hall's bush-mallow	PDMAL0Q0F0	None	None	-	1B.2	3712187	Antioch South	Mapped	Plants - Vascular - Malvaceae - <i>Malacothamnus hallii</i>
Plants - Vascular	<i>Calandrinia breweri</i>	Brewer's calandrinia	PDPOR01020	None	None	-	4.2	3712187	Antioch South	Unprocessed	Plants - Vascular - Montiaceae - <i>Calandrinia breweri</i>
Plants - Vascular	<i>Navarretia heterandra</i>	Tehama navarretia	PDPLM0C0A0	None	None	-	4.3	3712187	Antioch South	Unprocessed	Plants - Vascular - Polemoniaceae - <i>Navarretia heterandra</i>
Plants - Vascular	<i>Navarretia nigelliformis</i> ssp. <i>radians</i>	shining navarretia	PDPLM0C0J2	None	None	-	1B.2	3712187	Antioch South	Mapped	Plants - Vascular - Polemoniaceae - <i>Navarretia nigelliformis</i> ssp. <i>radians</i>
Plants - Vascular	<i>Eriogonum truncatum</i>	Mt. Diablo buckwheat	PDPGN085Z0	None	None	-	1B.1	3712187	Antioch South	Mapped	Plants - Vascular - Polygonaceae - <i>Eriogonum truncatum</i>
Plants - Vascular	<i>Galium andrewsii</i> ssp. <i>gatense</i>	serpentine phlox-leaf bedstraw	PDRUB0N032	None	None	-	4.2	3712187	Antioch South	Unprocessed	Plants - Vascular - Rubiaceae - <i>Galium andrewsii</i> ssp. <i>gatense</i>

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CNDDDB Quad Species List 56 records.

Element Type	Scientific Name	Common Name	Element Code	Federal Status	State Status	CDFW Status	CA Rare Plant Rank	Quad Code	Quad Name	Data Status	Taxonomic Sort
Animals - Amphibians	<i>Ambystoma californiense</i>	California tiger salamander	AAAAA01180	Threatened	Threatened	WL	-	3812118	Honker Bay	Mapped	Animals - Amphibians - Ambystomatidae - Ambystoma californiense
Animals - Amphibians	<i>Rana draytonii</i>	California red-legged frog	AAABH01022	Threatened	None	SSC	-	3812118	Honker Bay	Mapped	Animals - Amphibians - Ranidae - Rana draytonii
Animals - Birds	<i>Accipiter cooperii</i>	Cooper's hawk	ABNKC12040	None	None	WL	-	3812118	Honker Bay	Unprocessed	Animals - Birds - Accipitridae - Accipiter cooperii
Animals - Birds	<i>Buteo regalis</i>	ferruginous hawk	ABNKC19120	None	None	WL	-	3812118	Honker Bay	Unprocessed	Animals - Birds - Accipitridae - Buteo regalis
Animals - Birds	<i>Buteo swainsoni</i>	Swainson's hawk	ABNKC19070	None	Threatened	-	-	3812118	Honker Bay	Mapped	Animals - Birds - Accipitridae - Buteo swainsoni
Animals - Birds	<i>Circus cyaneus</i>	northern harrier	ABNKC11010	None	None	SSC	-	3812118	Honker Bay	Unprocessed	Animals - Birds - Accipitridae - Circus cyaneus
Animals - Birds	<i>Elanus leucurus</i>	white-tailed kite	ABNKC06010	None	None	FP	-	3812118	Honker Bay	Unprocessed	Animals - Birds - Accipitridae - Elanus leucurus
Animals - Birds	<i>Eremophila alpestris actia</i>	California horned lark	ABPAT02011	None	None	WL	-	3812118	Honker Bay	Unprocessed	Animals - Birds - Alaudidae - Eremophila alpestris actia
Animals - Birds	<i>Ardea alba</i>	great egret	ABNGA04040	None	None	-	-	3812118	Honker Bay	Unprocessed	Animals - Birds - Ardeidae - Ardea alba
Animals - Birds	<i>Ardea herodias</i>	great blue heron	ABNGA04010	None	None	-	-	3812118	Honker Bay	Unprocessed	Animals - Birds - Ardeidae - Ardea herodias
Animals - Birds	<i>Charadrius alexandrinus nivosus</i>	western snowy plover	ABNNB03031	Threatened	None	SSC	-	3812118	Honker Bay	Unprocessed	Animals - Birds - Charadriidae - Charadrius alexandrinus nivosus
Animals - Birds	<i>Melospiza melodia maxillaris</i>	Suisun song sparrow	ABPBXA301K	None	None	SSC	-	3812118	Honker Bay	Mapped	Animals - Birds - Emberizidae - Melospiza melodia maxillaris
Animals - Birds	<i>Agelaius tricolor</i>	tricolored blackbird	ABPBXB0020	None	None	SSC	-	3812118	Honker Bay	Mapped	Animals - Birds - Icteridae - Agelaius tricolor
Animals - Birds	<i>Lanius ludovicianus</i>	loggerhead shrike	ABPBR01030	None	None	SSC	-	3812118	Honker Bay	Unprocessed	Animals - Birds - Laniidae - Lanius ludovicianus
Animals - Birds	<i>Sternula antillarum browni</i>	California least tern	ABNNM08103	Endangered	Endangered	FP	-	3812118	Honker Bay	Mapped and Unprocessed	Animals - Birds - Laridae - Sternula antillarum browni
Animals - Birds	<i>Geothlypis trichas sinuosa</i>	saltmarsh common yellowthroat	ABPBX1201A	None	None	SSC	-	3812118	Honker Bay	Mapped	Animals - Birds - Parulidae - Geothlypis trichas sinuosa
Animals - Birds	<i>Phalacrocorax auritus</i>	double-crested cormorant	ABNFD01020	None	None	WL	-	3812118	Honker Bay	Unprocessed	Animals - Birds - Phalacrocoracidae - Phalacrocorax auritus
Animals - Birds	<i>Laterallus jamaicensis coturniculus</i>	California black rail	ABNME03041	None	Threatened	FP	-	3812118	Honker Bay	Mapped and Unprocessed	Animals - Birds - Rallidae - Laterallus jamaicensis coturniculus

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Animals - Birds	Rallus longirostris obsoletus	California clapper rail	ABNME05016	Endangered	Endangered	FP	-	3812118	Honker Bay	Mapped	Animals - Birds - Rallidae - Rallus longirostris obsoletus
Animals - Birds	Asio flammeus	short-eared owl	ABNSB13040	None	None	SSC	-	3812118	Honker Bay	Mapped and Unprocessed	Animals - Birds - Strigidae - Asio flammeus
Animals - Birds	Athene cunicularia	burrowing owl	ABNSB10010	None	None	SSC	-	3812118	Honker Bay	Mapped and Unprocessed	Animals - Birds - Strigidae - Athene cunicularia
Animals - Crustaceans	Branchinecta conservatio	Conservancy fairy shrimp	ICBRA03010	Endangered	None	-	-	3812118	Honker Bay	Mapped	Animals - Crustaceans - Branchinectidae - Branchinecta conservatio
Animals - Crustaceans	Branchinecta lynchi	vernal pool fairy shrimp	ICBRA03030	Threatened	None	-	-	3812118	Honker Bay	Mapped	Animals - Crustaceans - Branchinectidae - Branchinecta lynchi
Animals - Crustaceans	Lepidurus packardi	vernal pool tadpole shrimp	ICBRA10010	Endangered	None	-	-	3812118	Honker Bay	Mapped	Animals - Crustaceans - Triopsidea - Lepidurus packardi
Animals - Fish	Acipenser medirostris	green sturgeon	AFCAA01030	Threatened	None	SSC	-	3812118	Honker Bay	Unprocessed	Animals - Fish - Acipenseridae - Acipenser medirostris
Animals - Fish	Acipenser transmontanus	white sturgeon	AFCAA01050	None	None	SSC	-	3812118	Honker Bay	Unprocessed	Animals - Fish - Acipenseridae - Acipenser transmontanus
Animals - Fish	Lavinia exilicauda exilicauda	Sacramento hitch	AFCJB19012	None	None	SSC	-	3812118	Honker Bay	Unprocessed	Animals - Fish - Cyprinidae - Lavinia exilicauda exilicauda
Animals - Fish	Pogonichthys macrolepidotus	Sacramento splittail	AFCJB34020	None	None	SSC	-	3812118	Honker Bay	Unprocessed	Animals - Fish - Cyprinidae - Pogonichthys macrolepidotus
Animals - Fish	Hysteroecarpus traski traski	Sacramento-San Joaquin tule perch	AFCQK02012	None	None	-	-	3812118	Honker Bay	Unprocessed	Animals - Fish - Embiotocidae - Hysteroecarpus traski traski
Animals - Fish	Hypomesus transpacificus	Delta smelt	AFCHB01040	Threatened	Endangered	-	-	3812118	Honker Bay	Unprocessed	Animals - Fish - Osmeridae - Hypomesus transpacificus
Animals - Fish	Spirinchus thaleichthys	longfin smelt	AFCHB03010	Candidate	Threatened	SSC	-	3812118	Honker Bay	Mapped and Unprocessed	Animals - Fish - Osmeridae - Spirinchus thaleichthys
Animals - Fish	Entosphenus tridentatus	Pacific lamprey	AFBAA02100	None	None	SSC	-	3812118	Honker Bay	Unprocessed	Animals - Fish - Petromyzontidae - Entosphenus tridentatus
Animals - Fish	Lampetra ayresii	river lamprey	AFBAA02030	None	None	SSC	-	3812118	Honker Bay	Unprocessed	Animals - Fish - Petromyzontidae - Lampetra ayresii
Animals - Fish	Oncorhynchus kisutch	coho salmon - central California coast ESU	AFCHA02034	Endangered	Endangered	-	-	3812118	Honker Bay	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus kisutch
Animals - Fish	Oncorhynchus mykiss irideus	steelhead - central California coast DPS	AFCHA0209G	Threatened	None	-	-	3812118	Honker Bay	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus mykiss irideus
Animals - Fish	Oncorhynchus mykiss irideus	steelhead - Central Valley DPS	AFCHA0209K	Threatened	None	-	-	3812118	Honker Bay	Mapped and Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus mykiss irideus

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Animals - Fish	Oncorhynchus tshawytscha	chinook salmon - Central Valley spring-run ESU	AFCHA0205A	Threatened	Threatened	-	-	3812118	Honker Bay	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus tshawytscha
Animals - Fish	Oncorhynchus tshawytscha	chinook salmon - Sacramento River winter-run ESU	AFCHA0205B	Endangered	Endangered	-	-	3812118	Honker Bay	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus tshawytscha
Animals - Fish	Oncorhynchus tshawytscha	chinook salmon - Central Valley fall / late fall-run ESU	AFCHA0205N	None	None	SSC	-	3812118	Honker Bay	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus tshawytscha
Animals - Insects	Bombus occidentalis	western bumble bee	IIHYM24250	None	None	-	-	3812118	Honker Bay	Mapped	Animals - Insects - Apidae - Bombus occidentalis
Animals - Mammals	Perognathus inornatus	San Joaquin Pocket Mouse	AMAFD01060	None	None	-	-	3812118	Honker Bay	Mapped	Animals - Mammals - Heteromyidae - Perognathus inornatus
Animals - Mammals	Reithrodontomys raviventris	salt-marsh harvest mouse	AMAFF02040	Endangered	Endangered	FP	-	3812118	Honker Bay	Mapped and Unprocessed	Animals - Mammals - Muridae - Reithrodontomys raviventris
Animals - Reptiles	Emys marmorata	western pond turtle	ARAAD02030	None	None	SSC	-	3812118	Honker Bay	Unprocessed	Animals - Reptiles - Emydidae - Emys marmorata
Animals - Reptiles	Thamnophis gigas	giant gartersnake	ARADB36150	Threatened	Threatened	-	-	3812118	Honker Bay	Mapped	Animals - Reptiles - Natricidae - Thamnophis gigas
Community - Terrestrial	Coastal Brackish Marsh	Coastal Brackish Marsh	CTT52200CA	None	None	-	-	3812118	Honker Bay	Mapped	Community - Terrestrial - Coastal Brackish Marsh
Plants - Vascular	Cicuta maculata var. bolanderi	Bolander's water-hemlock	PDAP10M051	None	None	-	2B.1	3812118	Honker Bay	Mapped	Plants - Vascular - Apiaceae - Cicuta maculata var. bolanderi
Plants - Vascular	Lilaeopsis masonii	Mason's lilaeopsis	PDAP119030	None	Rare	-	1B.1	3812118	Honker Bay	Mapped and Unprocessed	Plants - Vascular - Apiaceae - Lilaeopsis masonii
Plants - Vascular	Blepharizonia plumosa	big tarplant	PDAST1C011	None	None	-	1B.1	3812118	Honker Bay	Mapped	Plants - Vascular - Asteraceae - Blepharizonia plumosa
Plants - Vascular	Symphotrichum lentum	Suisun Marsh aster	PDASTE8470	None	None	-	1B.2	3812118	Honker Bay	Mapped	Plants - Vascular - Asteraceae - Symphotrichum lentum
Plants - Vascular	Erysimum capitatum var. angustatum	Contra Costa wallflower	PDBRA16052	Endangered	Endangered	-	1B.1	3812118	Honker Bay	Mapped	Plants - Vascular - Brassicaceae - Erysimum capitatum var. angustatum
Plants - Vascular	Astragalus tener var. tener	alkali milk-vetch	PDFAB0F8R1	None	None	-	1B.2	3812118	Honker Bay	Mapped	Plants - Vascular - Fabaceae - Astragalus tener var. tener
Plants - Vascular	Lathyrus jepsonii var. jepsonii	Delta tule pea	PDFAB250D2	None	None	-	1B.2	3812118	Honker Bay	Mapped and Unprocessed	Plants - Vascular - Fabaceae - Lathyrus jepsonii var. jepsonii
Plants - Vascular	California macrophylla	round-leaved filaree	PDGER01070	None	None	-	1B.2	3812118	Honker Bay	Mapped	Plants - Vascular - Geraniaceae - California macrophylla

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Plants - Vascular	<i>Oenothera deltooides</i> ssp. <i>howellii</i>	Antioch Dunes evening-primrose	PDONA0C0B4	Endangered	Endangered	-	1B.1	3812118	Honker Bay	Mapped	Plants - Vascular - Onagraceae - <i>Oenothera deltooides</i> ssp. <i>howellii</i>
Plants - Vascular	<i>Chloropyron molle</i> ssp. <i>molle</i>	soft salty bird's-beak	PDSCR0J0D2	Endangered	Rare	-	1B.2	3812118	Honker Bay	Mapped	Plants - Vascular - Orobanchaceae - <i>Chloropyron molle</i> ssp. <i>molle</i>
Plants - Vascular	<i>Limosella australis</i>	Delta mudwort	PDSCR10050	None	None	-	2B.1	3812118	Honker Bay	Mapped	Plants - Vascular - Scrophulariaceae - <i>Limosella australis</i>

CNDDDB Quad Species List 65 records.

Element Type	Scientific Name	Common Name	Element Code	Federal Status	State Status	CDFW Status	CA Rare Plant Rank	Quad Code	Quad Name	Data Status	Taxonomic Sort
Animals - Amphibians	Ambystoma californiense	California tiger salamander	AAAAA01180	Threatened	Threatened	WL	-	3712188	Clayton	Mapped and Unprocessed	Animals - Amphibians - Ambystomatidae - Ambystoma californiense
Animals - Amphibians	Rana draytonii	California red-legged frog	AAABH01022	Threatened	None	SSC	-	3712188	Clayton	Mapped and Unprocessed	Animals - Amphibians - Ranidae - Rana draytonii
Animals - Birds	Aquila chrysaetos	golden eagle	ABNKC22010	None	None	FP - WL	-	3712188	Clayton	Mapped and Unprocessed	Animals - Birds - Accipitridae - Aquila chrysaetos
Animals - Birds	Buteo regalis	ferruginous hawk	ABNKC19120	None	None	WL	-	3712188	Clayton	Mapped and Unprocessed	Animals - Birds - Accipitridae - Buteo regalis
Animals - Birds	Buteo swainsoni	Swainson's hawk	ABNKC19070	None	Threatened	-	-	3712188	Clayton	Mapped	Animals - Birds - Accipitridae - Buteo swainsoni
Animals - Birds	Elanus leucurus	white-tailed kite	ABNKC06010	None	None	FP	-	3712188	Clayton	Unprocessed	Animals - Birds - Accipitridae - Elanus leucurus
Animals - Birds	Pandion haliaetus	osprey	ABNKC01010	None	None	WL	-	3712188	Clayton	Unprocessed	Animals - Birds - Accipitridae - Pandion haliaetus
Animals - Birds	Falco mexicanus	prairie falcon	ABNKD06090	None	None	WL	-	3712188	Clayton	Unprocessed	Animals - Birds - Falconidae - Falco mexicanus
Animals - Birds	Athene cunicularia	burrowing owl	ABNSB10010	None	None	SSC	-	3712188	Clayton	Mapped and Unprocessed	Animals - Birds - Strigidae - Athene cunicularia
Animals - Crustaceans	Linderiella occidentalis	California linderiella	ICBRA06010	None	None	-	-	3712188	Clayton	Mapped	Animals - Crustaceans - Linderiellidae - Linderiella occidentalis
Animals - Fish	Oncorhynchus mykiss irideus	steelhead - central California coast DPS	AFCHA0209G	Threatened	None	-	-	3712188	Clayton	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus mykiss irideus
Animals - Insects	Bombus caliginosus	obscure bumble bee	IIHYM24380	None	None	-	-	3712188	Clayton	Mapped	Animals - Insects - Apidae - Bombus caliginosus
Animals - Insects	Bombus crotchii	Crotch bumble bee	IIHYM24480	None	None	-	-	3712188	Clayton	Mapped	Animals - Insects - Apidae - Bombus crotchii
Animals - Insects	Bombus occidentalis	western bumble bee	IIHYM24250	None	None	-	-	3712188	Clayton	Mapped	Animals - Insects - Apidae - Bombus occidentalis
Animals - Insects	Callophrys mossii bayensis	San Bruno elfin butterfly	IILEPE2202	Endangered	None	-	-	3712188	Clayton	Mapped	Animals - Insects - Lycaenidae - Callophrys mossii bayensis
Animals - Mammals	Vulpes macrotis mutica	San Joaquin kit fox	AMAJA03041	Endangered	Threatened	-	-	3712188	Clayton	Mapped	Animals - Mammals - Canidae - Vulpes macrotis mutica
Animals - Mammals	Dipodomys heermanni berkeleyensis	Berkeley kangaroo rat	AMAFD03061	None	None	-	-	3712188	Clayton	Mapped	Animals - Mammals - Heteromyidae - Dipodomys heermanni berkeleyensis
Animals - Mammals	Perognathus inornatus	San Joaquin Pocket Mouse	AMAFD01060	None	None	-	-	3712188	Clayton	Mapped and Unprocessed	Animals - Mammals - Heteromyidae - Perognathus inornatus

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Animals - Mammals	<i>Neotoma fuscipes annectens</i>	San Francisco dusky-footed woodrat	AMAFF08082	None	None	SSC	-	3712188	Clayton	Mapped	Animals - Mammals - Muridae - <i>Neotoma fuscipes annectens</i>
Animals - Mammals	<i>Antrozous pallidus</i>	pallid bat	AMACC10010	None	None	SSC	-	3712188	Clayton	Mapped	Animals - Mammals - Vespertilionidae - <i>Antrozous pallidus</i>
Animals - Mammals	<i>Corynorhinus townsendii</i>	Townsend's big-eared bat	AMACC08010	None	Candidate Threatened	SSC	-	3712188	Clayton	Mapped	Animals - Mammals - Vespertilionidae - <i>Corynorhinus townsendii</i>
Animals - Mollusks	<i>Helminthoglypta nickliniana bridgesi</i>	Bridges' coast range shoulderband	IMGASC2362	None	None	-	-	3712188	Clayton	Mapped	Animals - Mollusks - Helminthoglyptidae - <i>Helminthoglypta nickliniana bridgesi</i>
Animals - Reptiles	<i>Masticophis lateralis euryxanthus</i>	Alameda whipsnake	ARADB21031	Threatened	Threatened	-	-	3712188	Clayton	Mapped	Animals - Reptiles - Colubridae - <i>Masticophis lateralis euryxanthus</i>
Animals - Reptiles	<i>Emys marmorata</i>	western pond turtle	ARAAD02030	None	None	SSC	-	3712188	Clayton	Unprocessed	Animals - Reptiles - Emydidae - <i>Emys marmorata</i>
Animals - Reptiles	<i>Phrynosoma blainvillii</i>	coast horned lizard	ARACF12100	None	None	SSC	-	3712188	Clayton	Mapped	Animals - Reptiles - Phrynosomatidae - <i>Phrynosoma blainvillii</i>
Community - Terrestrial	Serpentine Bunchgrass	Serpentine Bunchgrass	CTT42130CA	None	None	-	-	3712188	Clayton	Mapped	Community - Terrestrial - Serpentine Bunchgrass
Plants - Bryophytes	<i>Anomobryum julaceum</i>	slender silver moss	NBMUS80010	None	None	-	4.2	3712188	Clayton	Mapped	Plants - Bryophytes - Bryaceae - <i>Anomobryum julaceum</i>
Plants - Bryophytes	<i>Grimmia torenii</i>	Toren's grimmia	NBMUS32330	None	None	-	1B.3	3712188	Clayton	Mapped	Plants - Bryophytes - Grimmiaceae - <i>Grimmia torenii</i>
Plants - Bryophytes	<i>Triquetrella californica</i>	coastal triquetrella	NBMUS7S010	None	None	-	1B.2	3712188	Clayton	Mapped	Plants - Bryophytes - Potliaceae - <i>Triquetrella californica</i>
Plants - Vascular	<i>Sanicula saxatilis</i>	rock sanicle	PDAP11Z0H0	None	Rare	-	1B.2	3712188	Clayton	Mapped and Unprocessed	Plants - Vascular - Apiaceae - <i>Sanicula saxatilis</i>
Plants - Vascular	<i>Blepharizonia plumosa</i>	big tarplant	PDAST1C011	None	None	-	1B.1	3712188	Clayton	Mapped and Unprocessed	Plants - Vascular - Asteraceae - <i>Blepharizonia plumosa</i>
Plants - Vascular	<i>Eriophyllum jepsonii</i>	Jepson's woolly sunflower	PDAST3N040	None	None	-	4.3	3712188	Clayton	Unprocessed	Plants - Vascular - Asteraceae - <i>Eriophyllum jepsonii</i>
Plants - Vascular	<i>Helianthella castanea</i>	Diablo helianthella	PDAST4M020	None	None	-	1B.2	3712188	Clayton	Mapped	Plants - Vascular - Asteraceae - <i>Helianthella castanea</i>
Plants - Vascular	<i>Madia radiata</i>	showy golden madia	PDAST650E0	None	None	-	1B.1	3712188	Clayton	Mapped	Plants - Vascular - Asteraceae - <i>Madia radiata</i>
Plants - Vascular	<i>Microseris sylvatica</i>	sylvan microseris	PDAST6E0E0	None	None	-	4.2	3712188	Clayton	Unprocessed	Plants - Vascular - Asteraceae - <i>Microseris sylvatica</i>
Plants - Vascular	<i>Monolopia gracilens</i>	woodland woollythreads	PDAST6G010	None	None	-	1B.2	3712188	Clayton	Mapped	Plants - Vascular - Asteraceae - <i>Monolopia gracilens</i>
Plants - Vascular	<i>Senecio aphanactis</i>	chaparral ragwort	PDAST8H060	None	None	-	2B.2	3712188	Clayton	Mapped	Plants - Vascular - Asteraceae - <i>Senecio aphanactis</i>

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Plants - Vascular	Phacelia phacelioides	Mt. Diablo phacelia	PDHYD0C3Q0	None	None	-	1B.2	3712188	Clayton	Mapped and Unprocessed	Plants - Vascular - Boraginaceae - Phacelia phacelioides
Plants - Vascular	Arabis blepharophylla	coast rockcross	PDBRA06040	None	None	-	4.3	3712188	Clayton	Unprocessed	Plants - Vascular - Brassicaceae - Arabis blepharophylla
Plants - Vascular	Streptanthus albidus ssp. peramoenus	most beautiful jewelflower	PDBRA2G012	None	None	-	1B.2	3712188	Clayton	Mapped and Unprocessed	Plants - Vascular - Brassicaceae - Streptanthus albidus ssp. peramoenus
Plants - Vascular	Streptanthus hispidus	Mt. Diablo jewelflower	PDBRA2G0M0	None	None	-	1B.3	3712188	Clayton	Mapped and Unprocessed	Plants - Vascular - Brassicaceae - Streptanthus hispidus
Plants - Vascular	Tropidocarpum capparideum	caper-fruited tropidocarpum	PDBRA2R010	None	None	-	1B.1	3712188	Clayton	Mapped	Plants - Vascular - Brassicaceae - Tropidocarpum capparideum
Plants - Vascular	Campanula exigua	chaparral harebell	PDCAM020A0	None	None	-	1B.2	3712188	Clayton	Mapped	Plants - Vascular - Campanulaceae - Campanula exigua
Plants - Vascular	Viburnum ellipticum	oval-leaved viburnum	PDCPR07080	None	None	-	2B.3	3712188	Clayton	Mapped	Plants - Vascular - Caprifoliaceae - Viburnum ellipticum
Plants - Vascular	Arctostaphylos auriculata	Mt. Diablo manzanita	PDERI04040	None	None	-	1B.3	3712188	Clayton	Mapped	Plants - Vascular - Ericaceae - Arctostaphylos auriculata
Plants - Vascular	Arctostaphylos manzanita ssp. laevigata	Contra Costa manzanita	PDERI04273	None	None	-	1B.2	3712188	Clayton	Mapped	Plants - Vascular - Ericaceae - Arctostaphylos manzanita ssp. laevigata
Plants - Vascular	California macrophylla	round-leaved filaree	PDGER01070	None	None	-	1B.2	3712188	Clayton	Mapped	Plants - Vascular - Geraniaceae - California macrophylla
Plants - Vascular	Calochortus pulchellus	Mt. Diablo fairy-lantern	PMLIL0D160	None	None	-	1B.2	3712188	Clayton	Mapped	Plants - Vascular - Liliaceae - Calochortus pulchellus
Plants - Vascular	Fritillaria agrestis	stinkbells	PMLIL0V010	None	None	-	4.2	3712188	Clayton	Unprocessed	Plants - Vascular - Liliaceae - Fritillaria agrestis
Plants - Vascular	Fritillaria liliacea	fragrant fritillary	PMLIL0V0C0	None	None	-	1B.2	3712188	Clayton	Mapped	Plants - Vascular - Liliaceae - Fritillaria liliacea
Plants - Vascular	Hesperolinon breweri	Brewer's western flax	PDLIN01030	None	None	-	1B.2	3712188	Clayton	Mapped and Unprocessed	Plants - Vascular - Linaceae - Hesperolinon breweri
Plants - Vascular	Malacothamnus hallii	Hall's bush-mallow	PDMAL0Q0F0	None	None	-	1B.2	3712188	Clayton	Mapped	Plants - Vascular - Malvaceae - Malacothamnus hallii
Plants - Vascular	Calandrinia breweri	Brewer's calandrinia	PDPOR01020	None	None	-	4.2	3712188	Clayton	Unprocessed	Plants - Vascular - Montiaceae - Calandrinia breweri
Plants - Vascular	Oenothera deltooides ssp. howellii	Antioch Dunes evening-primrose	PDONA0C0B4	Endangered	Endangered	-	1B.1	3712188	Clayton	Mapped	Plants - Vascular - Onagraceae - Oenothera deltooides ssp. howellii
Plants - Vascular	Cordylanthus nidularius	Mt. Diablo bird's-beak	PDSCR0J0F0	None	Rare	-	1B.1	3712188	Clayton	Mapped	Plants - Vascular - Orobanchaceae - Cordylanthus nidularius
Plants - Vascular	Collomia diversifolia	serpentine collomia	PDPLM02020	None	None	-	4.3	3712188	Clayton	Unprocessed	Plants - Vascular - Polemoniaceae - Collomia diversifolia

Plants - Vascular	<i>Eriastrum erterae</i>	Lime Ridge eriastrum	PDPLM030F0	None	None	-	1B.1	3712188	Clayton	Mapped	Plants - Vascular - Polemoniaceae - <i>Eriastrum erterae</i>
Plants - Vascular	<i>Navarretia gowenii</i>	Lime Ridge navarretia	PDPLM0C120	None	None	-	1B.1	3712188	Clayton	Mapped	Plants - Vascular - Polemoniaceae - <i>Navarretia gowenii</i>
Plants - Vascular	<i>Eriogonum truncatum</i>	Mt. Diablo buckwheat	PDPGN085Z0	None	None	-	1B.1	3712188	Clayton	Mapped	Plants - Vascular - Polygonaceae - <i>Eriogonum truncatum</i>
Plants - Vascular	<i>Eriogonum umbellatum</i> var. <i>bahii</i> forme	bay buckwheat	PDPGN086UB	None	None	-	4.2	3712188	Clayton	Unprocessed	Plants - Vascular - Polygonaceae - <i>Eriogonum umbellatum</i> var. <i>bahii</i> forme
Plants - Vascular	<i>Stuckenia filiformis</i> ssp. <i>alpina</i>	slender-leaved pondweed	PMPOT03091	None	None	-	2B.2	3712188	Clayton	Mapped	Plants - Vascular - Potamogetonaceae - <i>Stuckenia filiformis</i> ssp. <i>alpina</i>
Plants - Vascular	<i>Androsace elongata</i> ssp. <i>acuta</i>	California androsace	PDPRI02031	None	None	-	4.2	3712188	Clayton	Unprocessed	Plants - Vascular - Primulaceae - <i>Androsace elongata</i> ssp. <i>acuta</i>
Plants - Vascular	<i>Delphinium californicum</i> ssp. <i>interius</i>	Hospital Canyon larkspur	PDRAN0B0A2	None	None	-	1B.2	3712188	Clayton	Mapped	Plants - Vascular - Ranunculaceae - <i>Delphinium californicum</i> ssp. <i>interius</i>
Plants - Vascular	<i>Ranunculus lobbii</i>	Lobb's aquatic buttercup	PDRAN0L1J0	None	None	-	4.2	3712188	Clayton	Unprocessed	Plants - Vascular - Ranunculaceae - <i>Ranunculus lobbii</i>
Plants - Vascular	<i>Galium andrewsii</i> ssp. <i>gatense</i>	serpentine phlox-leaf bedstraw	PDRUB0N032	None	None	-	4.2	3712188	Clayton	Unprocessed	Plants - Vascular - Rubiaceae - <i>Galium andrewsii</i> ssp. <i>gatense</i>

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Plant List

28 matches found. *Click on scientific name for details*

Search Criteria

Found in Quad 38121A7

Scientific Name	Common Name	Family	Lifeform	Rare Plant Rank	State Rank	Global Rank
Astragalus tener var. tener	alkali milk-vetch	Fabaceae	annual herb	1B.2	S2	G2T2
Atriplex cordulata var. cordulata	heartscale	Chenopodiaceae	annual herb	1B.2	S2	G3T2
Atriplex coronata var. coronata	crownscale	Chenopodiaceae	annual herb	4.2	S3	G4T3
Atriplex depressa	brittlescale	Chenopodiaceae	annual herb	1B.2	S2	G2
Blepharizonia plumosa	big tarplant	Asteraceae	annual herb	1B.1	S2	G2
California macrophylla	round-leaved filaree	Geraniaceae	annual herb	1B.2	S3?	G3?
Chloropyron molle ssp. molle	soft bird's-beak	Orobanchaceae	annual herb (hemiparasitic)	1B.2	S1	G2T1
Cicuta maculata var. bolanderi	Bolander's water-hemlock	Apiaceae	perennial herb	2B.1	S2	G5T4
Convolvulus simulans	small-flowered morning-glory	Convolvulaceae	annual herb	4.2	S4	G4
Cryptantha hooveri	Hoover's cryptantha	Boraginaceae	annual herb	1A	SH	GH
Downingia pusilla	dwarf downingia	Campanulaceae	annual herb	2B.2	S2	GU
Eriogonum nudum var. psychicola	Antioch Dunes buckwheat	Polygonaceae	perennial herb	1B.1	S1	G5T1
Eriogonum truncatum	Mt. Diablo buckwheat	Polygonaceae	annual herb	1B.1	S2	G2
Erysimum capitatum var. angustatum	Contra Costa wallflower	Brassicaceae	perennial herb	1B.1	S1	G5T1
Eschscholzia rhombipetala	diamond-petaled California poppy	Papaveraceae	annual herb	1B.1	S1	G1
Extriplex joaquinana	San Joaquin spearscale	Chenopodiaceae	annual herb	1B.2	S2	G2
Fritillaria liliacea	fragrant fritillary	Liliaceae	perennial bulbiferous herb	1B.2	S2	G2
Isocoma arguta	Carquinez goldenbush	Asteraceae	perennial shrub	1B.1	S1	G1
Lasthenia conjugens	Contra Costa goldfields	Asteraceae	annual herb	1B.1	S1	G1
Lathyrus jepsonii var. jepsonii	Delta tule pea	Fabaceae	perennial herb	1B.2	S2	G5T2
Lilaeopsis masonii	Mason's lilaeopsis	Apiaceae	perennial rhizomatous herb	1B.1	S2	G2
Limosella australis	Delta mudwort	Scrophulariaceae		2B.1	S2	G4G5

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<u>Madia radiata</u>	showy golden madia	Asteraceae	perennial stoloniferous herb annual herb	1B.1	S2	G2
<u>Neostapfia colusana</u>	Colusa grass	Poaceae	annual herb	1B.1	S1	G1
<u>Oenothera deltooides ssp. howellii</u>	Antioch Dunes evening-primrose	Onagraceae	perennial herb	1B.1	S1	G5T1
<u>Plagiobothrys hystriculus</u>	bearded popcornflower	Boraginaceae	annual herb	1B.1	S2	G2
<u>Senecio hydrophiloides</u>	sweet marsh ragwort	Asteraceae	perennial herb	4.2	S3	G5
<u>Symphotrichum lentum</u>	Suisun Marsh aster	Asteraceae	perennial rhizomatous herb	1B.2	S2	G2

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Plant List

26 matches found. *Click on scientific name for details*

Search Criteria

Found in Quad 37121H7

Scientific Name	Common Name	Family	Lifeform	Rare Plant Rank	State Rank	Global Rank
<u>Amsinckia grandiflora</u>	large-flowered fiddleneck	Boraginaceae	annual herb	1B.1	S1	G1
<u>Arctostaphylos auriculata</u>	Mt. Diablo manzanita	Ericaceae	perennial evergreen shrub	1B.3	S2	G2
<u>Arctostaphylos manzanita ssp. laevigata</u>	Contra Costa manzanita	Ericaceae	perennial evergreen shrub	1B.2	S2	G5T2
<u>Atriplex cordulata var. cordulata</u>	heartscale	Chenopodiaceae	annual herb	1B.2	S2	G3T2
<u>Atriplex coronata var. coronata</u>	crownscale	Chenopodiaceae	annual herb	4.2	S3	G4T3
<u>Atriplex depressa</u>	brittlescale	Chenopodiaceae	annual herb	1B.2	S2	G2
<u>Blepharizonia plumosa</u>	big tarplant	Asteraceae	annual herb	1B.1	S2	G2
<u>Calandrinia breweri</u>	Brewer's calandrinia	Montiaceae	annual herb	4.2	S4	G4
<u>California macrophylla</u>	round-leaved filaree	Geraniaceae	annual herb	1B.2	S3?	G3?
<u>Calochortus pulchellus</u>	Mt. Diablo fairy-lantern	Liliaceae	perennial bulbiferous herb	1B.2	S2	G2
<u>Convolvulus simulans</u>	small-flowered morning-glory	Convolvulaceae	annual herb	4.2	S4	G4
<u>Cryptantha hooveri</u>	Hoover's cryptantha	Boraginaceae	annual herb	1A	SH	GH
<u>Eriogonum truncatum</u>	Mt. Diablo buckwheat	Polygonaceae	annual herb	1B.1	S2	G2
<u>Eschscholzia rhombipetala</u>	diamond-petaled California poppy	Papaveraceae	annual herb	1B.1	S1	G1
<u>Extriplex joaquinana</u>	San Joaquin spearscale	Chenopodiaceae	annual herb	1B.2	S2	G2
<u>Fritillaria agrestis</u>	stinkbells	Liliaceae	perennial bulbiferous herb	4.2	S3	G3
<u>Galium andrewsii ssp. gatense</u>	phlox-leaf serpentine bedstraw	Rubiaceae	perennial herb	4.2	S3	G5T3
<u>Helianthella castanea</u>	Diablo helianthella	Asteraceae	perennial herb	1B.2	S2	G2
<u>Hesperolinon breweri</u>	Brewer's western flax	Linaceae	annual herb	1B.2	S2?	G2?
<u>Madia radiata</u>	showy golden madia	Asteraceae	annual herb	1B.1	S2	G2
<u>Malacothamnus hallii</u>	Hall's bush-mallow	Malvaceae	perennial evergreen shrub	1B.2	S2	G2
<u>Navarretia heterandra</u>	Tehama navarretia	Polemoniaceae	annual herb	4.3	S4	G4

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<u>Navarretia nigelliformis ssp. nigelliformis</u>	adobe navarretia	Polemoniaceae	annual herb	4.2	S3	G4T3
<u>Navarretia nigelliformis ssp. radians</u>	shining navarretia	Polemoniaceae	annual herb	1B.2	S2	G4T2
<u>Senecio aphanactis</u>	chaparral ragwort	Asteraceae	annual herb	2B.2	S2	G3
<u>Viburnum ellipticum</u>	oval-leaved viburnum	Adoxaceae	perennial deciduous shrub	2B.3	S3?	G4G5

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Plant List

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Search Criteria

Found in Quad 38121A8

Scientific Name	Common Name	Family	Lifeform	Rare Plant Rank	State Rank	Global Rank
Astragalus tener var. tener	alkali milk-vetch	Fabaceae	annual herb	1B.2	S2	G2T2
Atriplex cordulata var. cordulata	heartscale	Chenopodiaceae	annual herb	1B.2	S2	G3T2
Blepharizonia plumosa	big tarplant	Asteraceae	annual herb	1B.1	S2	G2
California macrophylla	round-leaved filaree	Geraniaceae	annual herb	1B.2	S3?	G3?
Chloropyron molle ssp. molle	soft bird's-beak	Orobanchaceae	annual herb (hemiparasitic)	1B.2	S1	G2T1
Cicuta maculata var. bolanderi	Bolander's water-hemlock	Apiaceae	perennial herb	2B.1	S2	G5T4
Erysimum capitatum var. angustatum	Contra Costa wallflower	Brassicaceae	perennial herb	1B.1	S1	G5T1
Lathyrus jepsonii var. jepsonii	Delta tule pea	Fabaceae	perennial herb	1B.2	S2	G5T2
Lilaeopsis masonii	Mason's lilaeopsis	Apiaceae	perennial rhizomatous herb	1B.1	S2	G2
Limosella australis	Delta mudwort	Scrophulariaceae	perennial stoloniferous herb	2B.1	S2	G4G5
Oenothera deltooides ssp. howellii	Antioch Dunes evening-primrose	Onagraceae	perennial herb	1B.1	S1	G5T1
Symphyotrichum lentum	Suisun Marsh aster	Asteraceae	perennial rhizomatous herb	1B.2	S2	G2

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CNPS *California Native Plant* Rare and Endangered Plant Inventory

Plant List

34 matches found. *Click on scientific name for details*

Search Criteria

Found in Quad 37121H8

Scientific Name	Common Name	Family	Lifeform	Rare Plant Rank	State Rank	Global Rank
<u>Androsace elongata ssp. acuta</u>	California androsace	Primulaceae	annual herb	4.2	S3S4	G5? T3T4
<u>Anomobryum julaceum</u>	slender silver moss	Bryaceae	moss	4.2	S2	G5?
<u>Arabis blepharophylla</u>	coast rockcress	Brassicaceae	perennial herb	4.3	S4	G4
<u>Arctostaphylos auriculata</u>	Mt. Diablo manzanita	Ericaceae	perennial evergreen shrub	1B.3	S2	G2
<u>Arctostaphylos manzanita ssp. laevigata</u>	Contra Costa manzanita	Ericaceae	perennial evergreen shrub	1B.2	S2	G5T2
<u>Blepharizonia plumosa</u>	big tarplant	Asteraceae	annual herb	1B.1	S2	G2
<u>Calandrinia breweri</u>	Brewer's calandrinia	Montiaceae	annual herb	4.2	S4	G4
<u>California macrophylla</u>	round-leaved filaree	Geraniaceae	annual herb	1B.2	S3?	G3?
<u>Calochortus pulchellus</u>	Mt. Diablo fairy-lantern	Liliaceae	perennial bulbiferous herb	1B.2	S2	G2
<u>Campanula exigua</u>	chaparral harebell	Campanulaceae	annual herb	1B.2	S2	G2
<u>Collomia diversifolia</u>	serpentine collomia	Polemoniaceae	annual herb	4.3	S4	G4
<u>Cordylanthus nidularius</u>	Mt. Diablo bird's-beak	Orobanchaceae	annual herb (hemiparasitic)	1B.1	S1	G1
<u>Delphinium californicum ssp. interius</u>	Hospital Canyon larkspur	Ranunculaceae	perennial herb	1B.2	S3	G3T3
<u>Eriastrum ertterae</u>	Lime Ridge eriastrum	Polemoniaceae	annual herb	1B.1	S1	G1
<u>Eriogonum truncatum</u>	Mt. Diablo buckwheat	Polygonaceae	annual herb	1B.1	S2	G2
<u>Eriophyllum jepsonii</u>	Jepson's woolly sunflower	Asteraceae	perennial herb	4.3	S3	G3
<u>Fritillaria liliacea</u>	fragrant fritillary	Liliaceae	perennial bulbiferous herb	1B.2	S2	G2
<u>Grimmia torenii</u>	Toren's grimmia	Grimmiaceae	moss	1B.3	S2	G2
<u>Helianthella castanea</u>	Diablo helianthella	Asteraceae	perennial herb	1B.2	S2	G2
<u>Hesperolinon breweri</u>	Brewer's western flax	Linaceae	annual herb	1B.2	S2?	G2?
<u>Malacothamnus hallii</u>	Hall's bush-mallow	Malvaceae	perennial evergreen shrub	1B.2	S2	G2
<u>Monolopia gracilens</u>	woodland woolythreads	Asteraceae	annual herb	1B.2	S3	G3
<u>Navarretia gowenii</u>	Lime Ridge navarretia	Polemoniaceae	annual herb	1B.1	S1	G1

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<u>Oenothera deltooides ssp. howellii</u>	Antioch Dunes evening-primrose	Onagraceae	perennial herb	1B.1	S1	G5T1
<u>Phacelia phacelioides</u>	Mt. Diablo phacelia	Boraginaceae	annual herb	1B.2	S2	G2
<u>Ranunculus lobbii</u>	Lobb's aquatic buttercup	Ranunculaceae	annual herb	4.2	S3	G4
<u>Sanicula saxatilis</u>	rock sanicle	Apiaceae	perennial herb	1B.2	S2	G2
<u>Senecio aphanactis</u>	chaparral ragwort	Asteraceae	annual herb	2B.2	S2	G3
<u>Streptanthus albidus ssp. peramoenus</u>	most beautiful jewelflower	Brassicaceae	annual herb	1B.2	S2	G2T2
<u>Streptanthus hispidus</u>	Mt. Diablo jewelflower	Brassicaceae	annual herb	1B.3	S2	G2
<u>Stuckenia filiformis ssp. alpina</u>	slender-leaved pondweed	Potamogetonaceae	perennial rhizomatous herb	2B.2	S3	G5T5
<u>Triquetrella californica</u>	coastal triquetrella	Pottiaceae	moss	1B.2	S2	G2
<u>Tropidocarpum capparideum</u>	caper-fruited tropidocarpum	Brassicaceae	annual herb	1B.1	S1	G1
<u>Viburnum ellipticum</u>	oval-leaved viburnum	Adoxaceae	perennial deciduous shrub	2B.3	S3?	G4G5

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Antioch

IPaC Trust Resources Report

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This report is for informational purposes only and should not be used for planning or analyzing project level impacts. For project reviews that require U.S. Fish & Wildlife Service review or concurrence, please return to the IPaC website and request an official species list from the Regulatory Documents page.

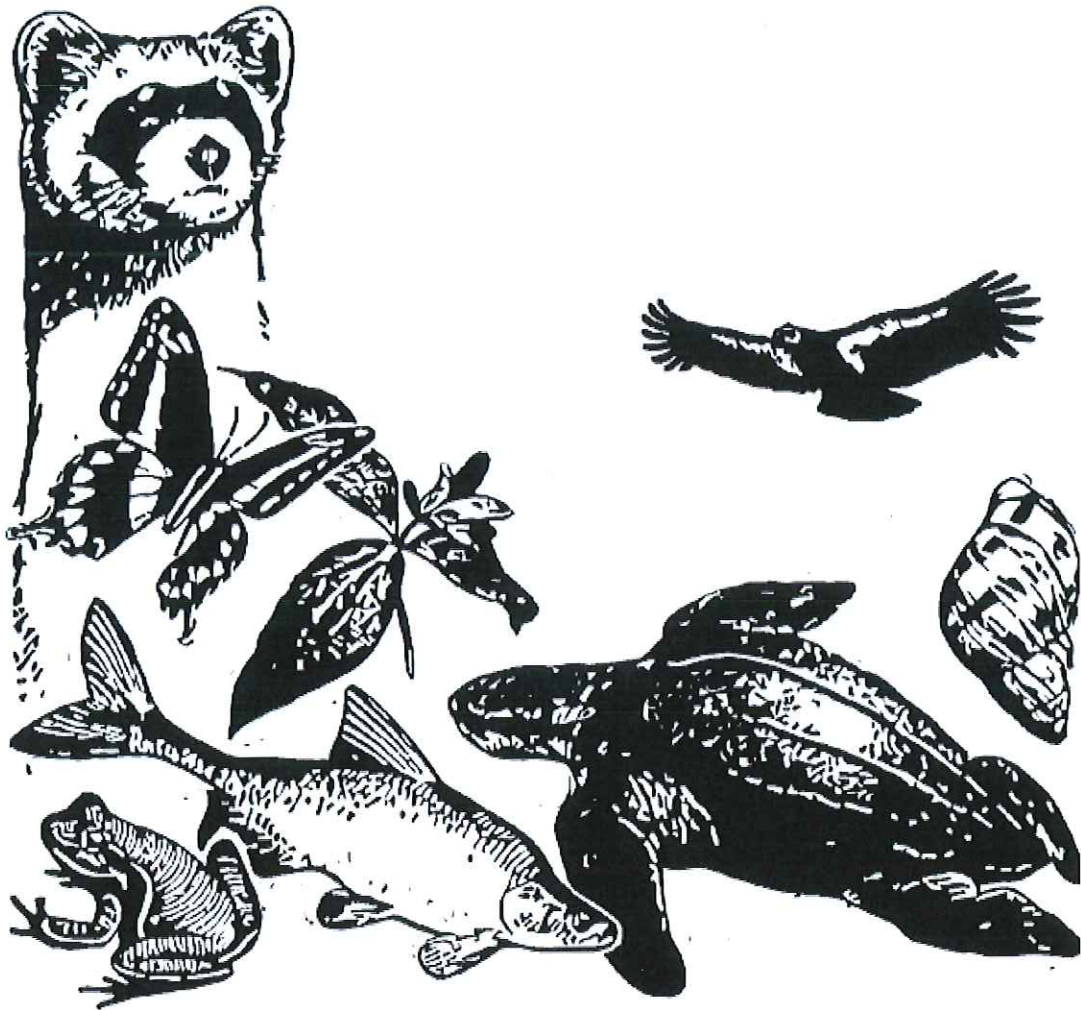


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U.S. Fish & Wildlife Service

IPaC Trust Resources Report



NAME

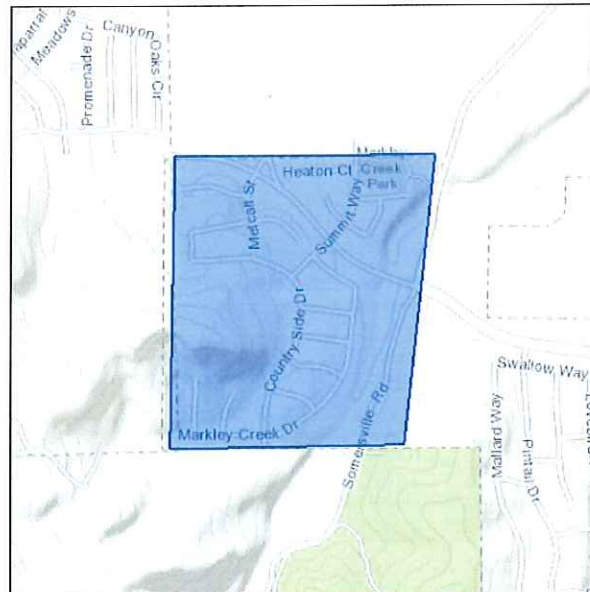
Antioch

LOCATION

Contra Costa County, California

IPAC LINK

<https://ecos.fws.gov/ipac/project/LERRT-YI5LF-DVBOC-CW2TK-KIDIHQ>



U.S. Fish & Wildlife Service Contact Information

Trust resources in this location are managed by:

Sacramento Fish And Wildlife Office

Federal Building

2800 Cottage Way, Room W-2605

Sacramento, CA 95825-1846

(916) 414-6600

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Endangered Species

Proposed, candidate, threatened, and endangered species are managed by the [Endangered Species Program](#) of the U.S. Fish & Wildlife Service.

This USFWS trust resource report is for informational purposes only and should not be used for planning or analyzing project level impacts.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list from the Regulatory Documents section.

[Section 7](#) of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency.

A letter from the local office and a species list which fulfills this requirement can only be obtained by requesting an official species list either from the Regulatory Documents section in IPaC or from the local field office directly.

The list of species below are those that may occur or could potentially be affected by activities in this location:

Amphibians

California Red-legged Frog *Rana draytonii* Threatened

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=D02D

California Tiger Salamander *Ambystoma californiense* Threatened

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=D01T

Birds

California Clapper Rail *Rallus longirostris obsoletus* Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B04A

California Least Tern *Sterna antillarum browni* Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B03X

Crustaceans

Conservancy Fairy Shrimp *Branchinecta conservatio* Endangered

CRITICAL HABITAT

There is final critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=K03D

Vernal Pool Fairy Shrimp *Branchinecta lynchi* Threatened

CRITICAL HABITAT

There is final critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=K03G

Vernal Pool Tadpole Shrimp *Lepidurus packardii* Endangered

CRITICAL HABITAT

There is final critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=K048

Fishes

Delta Smelt *Hypomesus transpacificus* Threatened

CRITICAL HABITAT

There is final critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=E070

Steelhead *Oncorhynchus (=Salmo) mykiss* Threatened

CRITICAL HABITAT

No critical habitat has been designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=E08D

Flowering Plants

Antioch Dunes Evening-primrose *Oenothera deltoides* ssp. *howellii* Endangered

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=Q1ZN

Contra Costa Goldfields *Lasthenia conjugens* Endangered

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=Q122

Large-flowered Fiddleneck *Amsinckia grandiflora* Endangered

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=Q1SU

Insects

San Bruno Elfin Butterfly *Callophrys mossii bayensis* Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=I00Q

Valley Elderberry Longhorn Beetle *Desmocerus californicus dimorphus* Threatened

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=I01L

Mammals

San Joaquin Kit Fox *Vulpes macrotis mutica* Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=A006

Reptiles

Alameda Whipsnake (=striped Racer) *Masticophis lateralis euryxanthus* Threatened

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=C04A

Giant Garter Snake *Thamnophis gigas* Threatened

CRITICAL HABITAT

No critical habitat has been designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=C057

Critical Habitats

There are no critical habitats in this location

Migratory Birds

Birds are protected by the [Migratory Bird Treaty Act](#) and the [Bald and Golden Eagle Protection Act](#).

Any activity that results in the take of migratory birds or eagles is prohibited unless authorized by the U.S. Fish & Wildlife Service.^[1] There are no provisions for allowing the take of migratory birds that are unintentionally killed or injured.

Any person or organization who plans or conducts activities that may result in the take of migratory birds is responsible for complying with the appropriate regulations and implementing appropriate conservation measures.

1. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

Additional information can be found using the following links:

- Birds of Conservation Concern
<http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Conservation measures for birds
<http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Year-round bird occurrence data
<http://www.birdscanada.org/birdmon/default/datasummaries.jsp>

The following species of migratory birds could potentially be affected by activities in this location:

Allen's Hummingbird <i>Selasphorus sasin</i>	Bird of conservation concern
Season: Breeding http://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B0LI	
Bald Eagle <i>Haliaeetus leucocephalus</i>	Bird of conservation concern
Season: Year-round http://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B008	
Bell's Sparrow <i>Amphispiza belli</i>	Bird of conservation concern
Season: Year-round http://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B0HE	
Black Oystercatcher <i>Haematopus bachmani</i>	Bird of conservation concern
Season: Year-round http://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B0KJ	

Black Rail <i>Laterallus jamaicensis</i> Season: Breeding http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B09A	Bird of conservation concern
Burrowing Owl <i>Athene cunicularia</i> Season: Year-round http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0NC	Bird of conservation concern
Costa's Hummingbird <i>Calypte costae</i> Season: Breeding http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0JE	Bird of conservation concern
Fox Sparrow <i>Passerella iliaca</i> Season: Wintering	Bird of conservation concern
Lawrence's Goldfinch <i>Carduelis lawrencei</i> Season: Breeding http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0J8	Bird of conservation concern
Least Bittern <i>Ixobrychus exilis</i> Season: Breeding http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B092	
Lesser Yellowlegs <i>Tringa flavipes</i> Season: Wintering http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0MD	Bird of conservation concern
Lewis's Woodpecker <i>Melanerpes lewis</i> Season: Wintering http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HQ	Bird of conservation concern
Loggerhead Shrike <i>Lanius ludovicianus</i> Season: Year-round http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0FY	Bird of conservation concern
Long-billed Curlew <i>Numenius americanus</i> Season: Wintering http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B06S	Bird of conservation concern
Marbled Godwit <i>Limosa fedoa</i> Season: Wintering http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0JL	Bird of conservation concern
Mountain Plover <i>Charadrius montanus</i> Season: Wintering http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B078	Bird of conservation concern
Nuttall's Woodpecker <i>Picoides nuttallii</i> Season: Year-round http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HT	Bird of conservation concern

Oak Titmouse <i>Baeolophus inornatus</i> Season: Year-round http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0MJ	Bird of conservation concern
Peregrine Falcon <i>Falco peregrinus</i> Season: Year-round http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0FU	Bird of conservation concern
Rufous-crowned Sparrow <i>Aimophila ruficeps</i> Season: Year-round http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0MX	Bird of conservation concern
Short-billed Dowitcher <i>Limnodromus griseus</i> Season: Wintering http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0JK	Bird of conservation concern
Short-eared Owl <i>Asio flammeus</i> Season: Wintering http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HD	Bird of conservation concern
Snowy Plover <i>Charadrius alexandrinus</i> Season: Breeding	Bird of conservation concern
Swainson's Hawk <i>Buteo swainsoni</i> Season: Breeding http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B070	Bird of conservation concern
Tricolored Blackbird <i>Agelaius tricolor</i> Season: Year-round http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B06P	Bird of conservation concern
Western Grebe <i>aechmophorus occidentalis</i> Season: Year-round http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0EA	Bird of conservation concern
Yellow Rail <i>Coturnicops noveboracensis</i> Season: Wintering http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0JG	Bird of conservation concern
Yellow-billed Magpie <i>Pica nuttalli</i> Season: Year-round http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0N8	Bird of conservation concern

Wildlife refuges and fish hatcheries

There are no refuges or fish hatcheries in this location

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Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

DATA LIMITATIONS

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

DATA EXCLUSIONS

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

DATA PRECAUTIONS

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

Wetland data is unavailable at this time.

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the Black Diamond Ranch Unit 4 project. CEQA Section 21081.6(a) requires lead agencies to adopt a mitigation monitoring and reporting program (MMRP) to describe measures that have been adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. An MMRP is required for the proposed project because the EIR has identified significant adverse impacts, and measures have been identified to mitigate those impacts.

The numbering of the individual mitigation measures follows the numbering sequence as found in the IS/MND.

MITIGATION MONITORING AND REPORTING PROGRAM

The MMRP, as outlined in the following table describes mitigation timing, monitoring responsibilities, and compliance verification responsibility for all mitigation measures identified in this IS/MND.

The City of Antioch (City) will be the primary agency responsible for implementing the mitigation measures. In most cases, the construction contractor will be responsible for implementation of measures and the City's role is exclusively to monitor the implementation of the measures. In those cases, the construction contractor may choose to delegate the responsibility to implement specific mitigation measures prior to and/or during construction. The City will continue to monitor mitigation measures prior to and during demolition activities.

The MMRP is presented in tabular form on the following pages. The components of the MMRP are described briefly below:

- **Mitigation Measures:** Mitigation measures contained in the MMRP are taken from the IS/MND in the same order that they appear in the IS/MND. No revisions to these mitigation measures were required in the Final IS/MND.
- **Mitigation Timing:** Identifies when the mitigation must be completed.
- **Monitoring Responsibility:** Identifies the department within the District, construction contractor, or other entity responsible for mitigation monitoring.
- **Compliance Verification Responsibility:** Identifies the department of the District or other entity responsible for verifying compliance with the mitigation. In some cases, verification will include contact with responsible state and federal agencies.

MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM FOR THE FORMER SYLVAN MIDDLE SCHOOL DEMOLITION PROJECT

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
Air Quality MM 3.1	<p>To adequately control dust, the project applicant shall ensure construction contain requirements for implementing the BAAQMD's Basic Construction Mitigation Measures from Table 8-1 of the BAAQMD's (2011) CEQA Air Quality Guidelines.</p> <ol style="list-style-type: none"> 1. All exposed surfaces (e.g., parking area, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered as deemed necessary for controlling dust during varying weather conditions to conserve water while California is in a drought. 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. 4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph). 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. 6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. 	City of Antioch	During construction	

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MITIGATION MONITORING AND REPORTING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>7. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified visible emissions evaluator.</p> <p>8. A publicly visible sign shall be posted with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.</p>			
Biological Resources				
MM 4.1	<p>If clearing and construction activities occur during the nesting period for migratory birds (February 1-August 31), a qualified biologist shall conduct preconstruction surveys on and adjacent to the project area within 14 days prior to construction initiation. Surveys shall be repeated if project activities are suspended or delayed for more than 15 days during the nesting season.</p> <p>If active nest sites are identified within 200 feet of project activities, the project applicant shall impose a Limited Operating Period (LOP) for all active nest sites prior to commencement of any project construction activities to avoid construction- or access-related disturbances to migratory bird nesting activities. An LOP constitutes a period during which project-related activities (i.e., vegetation removal, earth moving, and construction) shall not occur, and shall be imposed within 100 feet of any active nest sites until the nest is deemed inactive. Activities permitted within and the size (i.e., 100 feet) of LOPs may be adjusted through consultation with the California Department of Fish and Wildlife.</p>	City of Antioch	During construction	

AG5



3606 Cambridge Road • Cameron Park, CA 95682
Office: (530) 387-7618 • Cell: (916) 501-2258
jhunting@huntenv.com

MEMO

July 12, 2017

Mr Paul Junker
Michael Baker International
2729 Prospect Park Drive #220
Rancho Cordova, CA 95670

Re: Antioch Black Diamond Ranch Site Visit

Dear Mr. Junker:

Hunting Environmental biologist Dayna Winchell conducted a site visit at the detention basin of the proposed Black Diamond Ranch project site to determine the potential presence of protected biological resources. The first step of survey consisted of reviewing the California Natural Diversity Database and US Fish and Wildlife Service Information for Planning and Conservation database systems. The second step was to conduct a site visit to determine what habitats are present on the project site.

The project site is located in a residential neighborhood. As with the rest of the Black Diamond Ranch project, the project site consists of ruderal grassland and provides little habitat for protected biological resources. The only biological resource that may occur on the project site consists of ground nesting birds protected under the Migratory Bird Treaty Act. Implementation of **MM 4.1**, as outlined in the IS/MND will reduce potential impacts to less than significant.

Please let me know if you have any questions or concerns

Thank you,

A handwritten signature in black ink that reads 'Dayna Winchell'. The signature is written in a cursive, flowing style.

Dayna Winchell

ATTACHMENT "B"

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH TO AMEND THE BLACK DIAMOND RANCH HILLSIDE PLANNED DEVELOPMENT DISTRICT (PD-16-1) FOR THE BLACK DIAMOND RANCH UNIT 4 PROJECT

The City Council of the City of Antioch does ordain as follows:

SECTION 1: The City has, pursuant to Section 15070 of the Guidelines of the California Environmental Quality Act, determined that the appropriate environmental document for the project is an Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

N

SECTION 2: At its regular meeting of June 6, 2018, the Planning Commission recommended that the City Council adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the proposed project and recommended that the City Council amend the Black Diamond Ranch Hillside Planned Development District to allow the Black Diamond Ranch Unit 4 project.

SECTION 3: At its regular meeting of July 24, 2018, the City Council approved the resolution adopting the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Black Diamond Ranch Unit 4 project.

SECTION 4: The Black Diamond Ranch Hillside Planned Development District is amended to allow the creation of nine residential lots and one open space parcel as depicted on the Black Diamond Ranch Unit 4 Vesting Tentative Subdivision Map dated February 16, 2018.

SECTION 5: The Black Diamond Ranch Hillside Planned Development District is amended to allow the construction of a stormwater basin at the currently undeveloped property south of James Donlon Boulevard and east of Metcalf Street, subject to subsequent approval of infrastructure improvement plans.

SECTION 5: The development standards, as defined below, for Black Diamond Ranch Unit 4 project are herein incorporated into this ordinance, and are binding upon said property.

- a. Setback, front to living space: 15 feet
- b. Setback, front to porch: 10 feet
- c. Setback, front to garage: 20 feet
- d. Setback, side yard: 5 feet
- e. Side yard useable: 5 feet
- f. Setback, rear yard
(includes patio covers):
 - Single story home: 10 feet
 - Two story home: 15 feet
- g. Rear yard usable: 10 feet

- h. Setback, Accessory Structure:
 - Interior: Side and Rear Yard: zero setback
 - Corner lot, interior: zero setback
 - Corner lot, street side: 20 feet
- i. Maximum building height: 35 feet
- j. Maximum lot coverage: 55%
- k. Parking: 2 garage spaces
- l. Guest parking: One 20 foot on street space
- m. Driveway: Minimum 20 feet x 20 feet

SECTION 7: The City Council makes the following findings related to the amendment of the Black Diamond Ranch Hillside Planned Development District:

1. That the proposed amendment will allow uses suitable to the site in that the project will allow development that is similar to and consistent with existing development and will retain the prominent and visible hillside in Black Diamond Ranch.
2. That uses permitted by the proposed amendment will not be detrimental to adjacent or surrounding properties in that the proposed uses are consistent with and compatible with existing development in both development intensity and character of design.
3. That the proposed amendment is in conformance with the General Plan in that development allowed under the proposed amendment would be consistent with the General Plan designation of Low Density Residential and would implement the General Plan policies pertaining to hillside development by preserving the prominent hillside in Black Diamond Ranch and clustering development on portions of the site with existing street frontage/access and minimal slopes.

SECTION 8: This ordinance shall take effect and be enforced thirty (30) days from and after the date of its adoption and shall be published once within fifteen (15) days upon passage and adoption in a newspaper of general circulation printed and published in the City of Antioch.

* * * * *

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 24th day of July, 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

ATTACHMENT "C"

RESOLUTION NO. 2018/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH APPROVING A VESTING TENTATIVE SUBDIVISION MAP/FINAL DEVELOPMENT PLAN FOR THE BLACK DIAMOND RANCH UNIT 4 PROJECT

WHEREAS, the City received an application from Louis Parsons with Discovery Builders (Applicant) for a Vesting Tentative Subdivision Map (VTSM)/Final Development Plan (FDP) to subdivide an approximately 21.07-acre undeveloped parcel into 9 single-family homes with a 19.11-acre open space lot (PD-16-01). The project site is located along Country Side Way and Torgensen Court, adjacent to the western boundary with the City of Pittsburg (APN 089-160-010); and

WHEREAS, an Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) were prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162; and,

WHEREAS, in accordance with CEQA requirements, the IS/MND was circulated for public comment from October 7, 2016, to October 27, 2016, and the City received no comments on the proposed subdivision; and,

WHEREAS, on June 6, 2018, the Planning Commission conducted a duly noticed public hearing on the matter and, following public comment and due consideration, did vote to recommend that the City Council adopt the IS/MND and MMRP for the project; and

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

WHEREAS, on July 24, 2018, the City Council duly held a public hearing on the matter, and received and considered evidence, both oral and documentary.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Antioch does hereby make the following findings for approval of a VTSM:

1. That the subdivision, design and improvements are consistent with the General Plan, as required by Section 66473.5 of the Subdivision Map Act and the City's Subdivision Regulations. The site has a General Plan designation of Low Density Residential and is zoned HPD as the subdivision will accommodate uses that are consistent with the General Plan on each of the lots created by the subdivision; and,
2. That the subdivision proposed by the VTSM complies with the rules, regulations, standards and criteria of the City's Subdivision Regulations. The proposed subdivision meets the City's criteria for the map. The City's

RESOLUTION NO. 2018/**

July 24, 2018

Page 2

Planning and Engineering staff have reviewed the VTSM and evaluated the effects of the subdivision proposed, and have determined that the VTSM as conditioned complies with and conforms to all the applicable rules, regulations, standards, and criteria of the City's Subdivision Regulations; and,

3. The conditions of approval protect the public safety, health and general welfare of the users of the project and surrounding area. In addition, the conditions ensure the project is consistent with City standards.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Antioch makes the following required findings for approval of an FDP:

1. Each individual unit of the development can exist as an independent unit capable of creating an environment of sustained desirability and stability because each parcel has its own independent parking and access. The residential uses proposed will not be detrimental to present and potential surrounding uses but instead will have a beneficial effect helping to implement the General Plan vision through zoning compliance within the approved Planned Development; and,
2. The project as designed and conditioned adheres to City standards and will provide adequate utility services to all phases of the development. The project will be integrated into the existing street system as the ultimate design, location, and size of these improvements and their integration into the existing system will be subject to the approval of the City Engineer; and,
3. Any deviation from the standard zoning requirements is warranted by the design and additional amenities incorporated in the FDP which offer certain unusual redeeming features to compensate for any deviations that may be permitted. The project is a small lot subdivision and is substantially in conformance with the applicable zoning requirements for residential development and the Hillside Planned Development (HPD) District development standards established for the project site; and,
4. The area surrounding the HPD District can be planned and zoned in coordination and substantial compatibility with the proposed development because the proposed development is consistent with the General Plan and the area around the project will also be required to develop according to the General Plan policies; and,
5. The project and the HPD District conform to the General Plan of the City in that the small lot single-family residential uses are consistent with the General Plan designation of Low Density Residential for the project site; and,

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6. The conditions of approval protect the public safety, health and general welfare of the users of the project and surrounding area. In addition, the conditions ensure the project is consistent with City standards.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Antioch does hereby APPROVE the VTSM/FDP for the subdivision and development of nine single-family lots and one open space parcel within the existing Black Diamond subdivision located along Country Side Way and at the terminus of Torgensen Court, adjacent to the western boundary with the City of Pittsburg (APN 089-160-010) subject to the following conditions:

A. GENERAL CONDITIONS

1. The development shall comply with the City of Antioch Municipal Code, unless a specific exception is granted thereto, or is otherwise modified in these conditions.
2. Concurrent with the first submittal of grading or improvement plans, the applicant shall submit a site plan exhibit showing the site plan as modified by conditions and approvals.
3. This approval expires two (2) years from the date of approval (Expires _____, 2020) or alternate date as identified in any applicable Development Agreement.
4. The applicant shall defend, indemnify, and hold harmless the City in any action brought challenging any land use approval or environmental review for the project. In addition, applicant shall pay any and all costs associated with any challenge to the land use approval or environmental review for the project, including, without limitation, the costs associated with any election challenging the project.
5. A final and unchallenged approval of this project supersedes previous approvals that have been granted for this site.
6. Permits or approvals, whether discretionary or ministerial, will not be considered if the applicant is not current on fees, reimbursement and/or other payments that are due the City.
7. All advertising signs shall be consistent with the Sign Ordinance or as approved by the Community Development Director.
8. All required easements or rights-of-way for improvements shall be obtained by the applicant at no cost to the City of Antioch. Advance permission shall be obtained from

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any property or, if required from easement holders, for any work done within such property or easements.

9. All easements of record that are no longer required and affect individual lots or parcels within this project shall be removed prior to or concurrently with the recordation of the final map or subsequent separate document as approved by City Engineer.
12. Prior to filing of a final map for recording, the applicant shall annex into CFD 2016-01 (Police Protection).
13. The property owner agrees to participate in Street Lighting and Landscape Maintenance (L&L) District 2A Zone 10 and accept a level of annual assessments sufficient to maintain the public streetlights, landscaping, open space and drainage facilities in the vicinity of the project area at no cost to the City. Developer shall pay all costs associated with annexation of Black Diamond Ranch Unit 4 to L&L District 2A-10 and such obligation shall be subject to escalation to ensure actual cost of maintenance is fully funded.
14. The property owner shall participate in AUSD CFD 2004-1 or pay impact fees as approved by the school district.

B. VESTING TENTATIVE SUBDIVISION MAP CONDITIONS

1. The VTSM approval is subject to the time lines established in the State of California Subdivision Map Act or as extended by the Development Agreement.
2. Approval is based upon substantial conformance with the VTSM dated February 16, 2018.
3. Approval of this VTSM shall not constitute the approval of any improvements shown on the VTSM and shall not be construed as a guarantee of future extension or re-approvals of this or similar maps, nor is it an indication of future availability of water or sewer facilities or permission to develop beyond the capacities of these facilities.
4. Approval of this VTSM shall not constitute approval of storm drainage improvements shown on the VTSM, and where necessary, storm drainage easements may be required.
5. As shown on the proposed VTSM, the remaining hillside area (Parcel A) shall be permanently maintained as open space and will remain in the ownership of the developer, Black Diamond Land Investors LLC, which will be solely responsible for all maintenance of the private open space parcel in perpetuity.

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6. The access to Open Space Parcel A adjacent to lot 9 on the VTSM shall be adequately sized and configured to allow maintenance trucks to successfully ingress and egress the site, and shall include turning radii and provisions for crossing the existing concrete drainage channel as approved by the City Engineer.
7. Developer shall provide an open space management plan that includes typical operations and routes for maintenance operations.

C. CONSTRUCTION CONDITIONS

1. The use of construction equipment shall be as outlined in the Antioch Municipal Code and is restricted to weekdays between the hours 8:00 a.m. and 5:00 p.m., or as approved in writing by the City Manager. Requests for alternative days/time may be submitted in writing to the City Engineer for consideration.
2. The project shall be in compliance with and supply all the necessary documentation for Antioch Municipal Code § 6-3.2 Construction and Demolition Debris Recycling.
3. Standard dust control methods and designs shall be used to stabilize the dust generated by construction activities. The applicant shall post dust control signage with a contact number of the applicant, City staff, and the air quality control board.
4. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.

D. SITE AND PROJECT DESIGN

1. Provisions for mail delivery in the subdivision area shall be reviewed and approved by staff prior to the approval of the final map. Applicant shall install mail box facilities as required by the City Engineer.
2. Prior to the approval of the grading plan(s), the City Engineer shall determine if it is necessary to engage soils and structural engineers, as well as any other professionals, deemed necessary to review and verify the adequacy of the building plans submitted for this project. If deemed necessary by the City Engineer, this condition may include field inspections by such professionals to verify implementation of the plans. Costs for these services shall be borne by the applicant.
3. All proposed improvements shall be constructed to City standards or as approved by the City Engineer.

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4. All driveways shall be perpendicular to the street centerline, or as approved by the City Engineer.
5. Maximum driveway slope shall be 12% or as approved by the City Engineer.
6. All driveways shall be a minimum of five feet (5') from the curb return.
7. The right-of-way line is ten feet (10') from face of curb.
8. All lot sidelines shall be perpendicular or radial to the fronting street centerline, or as approved by the City Engineer.
9. Sight distance triangles shall be maintained per Antioch Municipal Code § 9-5.1101 Site Obstructions at Intersections, or as approved by the City Engineer.
10. Rear and side yard fencing shall be provided for all units. All fences shall be located at the top of slope, or as approved by the City Engineer.
11. In cases where a fence is to be built in conjunction with a retaining wall, and the wall face is exposed to a side street, the fence shall be set back a minimum of three feet (3') behind the retaining wall per Antioch Municipal Code § 9-5.1603 Setbacks; streetside and sideyard fences, or as approved by the City Engineer.
12. The applicant shall provide a checklist of universal design accessibility features to home buyers as required by Health and Safety Code § 17959.6.
13. All improvements for each lot (water meters, sewer cleanouts, etc.) shall be contained outside of the driveway and within the lot and the projection of its sidelines, or as approved by the City Engineer.
14. One (1) on-street parking space per lot shall be located within close proximity to the unit served, or as approved by the City Engineer.
15. All fencing adjacent to open space (trails and basins) shall be wrought iron or black vinyl-clad chain link with powder-coated posts or other material as approved by the City Engineer.
16. All two-car garages shall be a minimum of 20 feet by 20 feet (20' x 20') clear inside dimensions or as approved by the Community Development Director.

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17. The project shall provide parking space for recreational vehicles in the side yard of the lots 1, 6 and 9.

E. UTILITIES

1. All existing and proposed utilities shall be undergrounded (e.g., transformers and PMH boxes) and subsurface in accordance with the Antioch Municipal Code, except the existing PG&E towers or as approved by the City Engineer.
2. All sewage shall flow by gravity to the intersecting street sewer main.
3. All public utilities, including storm drain pipes and ditches, shall be installed in streets and shall avoid locations between lots. All proposed drainage facilities, including open ditches, shall be constructed of Portland Concrete Cement or as approved by the City Engineer.
4. Prior to the recordation of the first final map, the applicant shall submit hydrology and hydraulic analyses with a stormwater control plan to the City for review and approval and to Contra Costa County Flood Control District for review at no cost to the City as directed by the City Engineer.
5. Prior to approval of improvement plans, developer shall submit plans for the off-site drainage basin and perimeter landscaping and improvements. Such plans shall include fencing as required by the City and, if required, shall be wrought iron and of height as required by the City.
6. Proposed off-site detention basin and associated improvements shall be constructed prior to issuance of first building permit for residential structures.
7. Developer shall transfer ownership of the off-site detention basin and its immediately surrounding perimeter landscaping to the City, and shall fund all costs associated with conveyance of such lands to the City.
8. The applicant shall provide adequate water pressure and volume to serve this development. This will include a minimum residual pressure of 20 psi with all losses included at the highest point of water service and a minimum static pressure of 50 psi or as approved by the City Engineer. See Fire Requirements for additional water flow conditions.
9. The houses shall contain rain gutters and downspouts that direct water away from the foundation as approved by the City Engineer.

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10. Prior to acceptance of public utilities, the developer shall provide GPS coordinates of all in- and above-ground assets. This includes all water distribution utility features, collection utility features, storm water utility features, and inverts associated with these features. Developer is to also include GPS coordinates of metal subdivision entryway signs, street signs, light poles, and irrigation controllers. These GPS coordinates must be taken on a survey-grade sub-meter GPS data receiver/collector, and provided in GIS shapefile format using the North American 1983 Coordinate System.
11. Prior to vertical construction, the developer shall extend the sanitary sewer main in Country Side Way adjacent to lots 7-9; remove and replace curb, gutter and sidewalk as needed for all new driveways, utility laterals and through-curb drains; and grind and overlay the affected street pavement(s), per City standards and as approved by the City Engineer.

F. LANDSCAPING

1. Landscaping on all slopes, medians, C.3 basins and open space areas shall be approved by the City Engineer and shall be installed, at no cost to the City.
2. A minimum of one (1) 15-gallon tree shall be located within ten feet (10') of the sidewalk in the front yard of each lot and the side yard of corner lots prior to the issuance of the certificate of occupancy. The type and location of the tree shall be as approved by the City Engineer.
3. Prior to issuance of residential building permits, developer shall submit typical front yard landscape plan(s) to demonstrate compliance with water-conserving landscape requirements. Developer shall submit a landscape plan for each residential lot that City shall review for compliance with typical landscape plan(s) and approve prior to issuance of building permit.
4. Based on drought conditions, the City Engineer has the authority to delay some or all of the landscape conditions of approval.

G. FIRE REQUIREMENTS

1. The applicant shall comply with the following conditions provided by the Contra Costa County Fire Protection District:
 - a. Access roadways of less than twenty-eight feet (28') unobstructed width shall have NO PARKING – FIRE LANE signs posted or curbs painted red with the words NO PARKING – FIRE LANE clearly marked, per 22500.1 CVC.

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- b. The cul-de-sacs or turnarounds shall have an outside turning radius of a minimum of forty-five feet (45') or as approved by the City Engineer. Should the sidewalk be included in the turning radius, it shall be clear of street lights, fire hydrants and other obstructions.
- c. The applicant shall provide an adequate reliable water supply for fire protection with a minimum fire flow of 1750 GPM. Required flow shall be delivered from not more than one hydrant flowing simultaneously for the duration of 120 minutes while maintaining 20 pounds residual pressure in the main. (508.1), (B105) CFC
- d. The applicant shall provide hydrants of the East Bay type, which shall be maintained by the City. Approximate hydrant locations will be determined by the Fire District and approved by the City Engineer.
- e. Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on-site. (501.4) CFC. Gravel roads are not considered all-weather roadways for emergency apparatus access. The first lift of asphalt concrete paving shall be installed as the minimum sub base materials and capable of supporting the designated gross vehicle weight specified above.
- f. Premises identification shall be provided. Such numbers shall contrast with their background and be a minimum of four inches (4") high with ½-inch stroke or larger as required to be readily visible from the street. (505.1) CFC, (501.2) CBC
- g. Plan review and inspection fees shall be submitted at the time of plan review submittal. Checks may be made payable to Contra Costa County Fire Protection District.
- h. All proposed homes shall be protected with an approved automatic fire sprinkler system complying with the 2013 edition of NFPA 13D or Section R313.3 of the 2013 California Residential Code. Submit a minimum of two (2) sets of plans for each model home to this office (see item j) for review and approval prior to installation. (903.2) CFC, (R313.3) CFC.
- i. The developer shall submit a computer-aided design (CAD) digital file copy of the site plan to the Fire District upon final approval of the site improvement plans or subdivision map. CAD file shall be saved in the latest AutoCAD.DXF file format. (501) CFC
- j. Submit plans to: Contra Costa County Fire Protection District, 2010 Geary Road, Pleasant Hill, CA 94523.

H. FEES

- 1. The applicant shall pay all City fees which have been established by the City Council and as required by the Antioch Municipal Code.
- 2. The applicant shall pay all pass-through fees. Fees include but are not limited to:

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- a. East Contra Costa Regional Fee and Financing Authority Fee in effect at the time of building permit issuance.
- b. Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance.
- c. Contra Costa County Map Maintenance Fee in effect at the time of recordation of the final map(s).
- d. Contra Costa County Flood Control District Drainage Area fee.
- e. School Impact Fees.
- f. Delta Diablo Sanitation Sewer Fees.
- g. Contra Costa Water District Fees.

I. MODEL HOMES

1. If developer requests model homes or sales trailer, prior to the placement of any sales trailers, plans shall be submitted to the Engineering Department for review and approval. Any trailer shall be placed out of the public right-of-way and shall have its own parking lot.
2. The model home complex parking lot location and design shall be subject to City Engineer approval.
3. The model home landscaping shall be drought tolerant, with total area of spray irrigation for the complex not to exceed 50 percent of the landscaping area.

J. GRADING

1. The grading operation shall take place at a time, and in a manner, so as not to allow erosion and sedimentation. The slopes shall be landscaped and reseeded as soon as possible after the grading operation ceases. Erosion measures shall be implemented during all construction phases in accordance with an approved erosion and sedimentation control plan.
2. All lots and slopes shall drain to approved drainage facilities as approved by the City Engineer.
3. All grading shall be accomplished in a manner that precludes surface water drainage across any property line.
4. All lots shall be graded to drain positively from the rear to the street or as approved by the City Engineer.

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5. The swales adjacent to the house structure shall have a minimum of a one percent (1%) slope or as directed by the City Engineer.
6. All off-site grading is subject to the coordination and approval of the affected property owners and the City Engineer. The applicant shall submit written authorization to "access, enter, or grade" adjacent properties prior to performing any work.
7. Any sale of a portion (or portions) of this project to multiple developers shall include the necessary agreement and/or grading easements to ensure that project-wide grading conforms to the approved map and conditions of this resolution.
8. The grading plan for this development shall be approved by the City Engineer.
9. All elevations shown on the plans shall be based on the USGS 1929 sea level datum or NAVD 88 with conversion information, as approved by the City Engineer.
10. Retaining walls shall not be constructed in City right-of-way or other City-maintained parcels unless approved by the City Engineer.
11. All retaining walls shall be of masonry construction.
12. All retaining walls shall be reduced in height to the maximum extent practicable and the walls shall meet the height requirements in the front yard setback and sight distance triangles as required by the City Engineer.
13. The back-to-back or side-to-side grading transitions from lot to lot shall have a maximum slope of 2:1, and shall be accommodated entirely on the lower lot or as approved by the City Engineer.
14. The minimum concrete gutter flow slope shall be 0.75%.
15. All property lines shall be located at the top of slope.

K. CONSERVATION/NPDES

1. Water conservation measures, including low volume toilets, flow restrictors in showers and the use of drought-tolerant landscaping, shall be used.
2. The project shall meet or exceed Tier 1 of the CALGreen Building Code.
3. The project shall comply with all federal, State, and City regulations for the National Pollution Discharge Elimination System (NPDES) (AMC§6-9). (Note: Per State

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regulations, NPDES requirements are those in effect at the time of the Final Discretionary Approval.) Under NPDES regulations, the project is subject to provision C.3: New development and redevelopment regulations for stormwater treatment. Provision C.3 requires that the project include stormwater treatment and source control measures, as well as runoff flow controls, so that post-project runoff does not exceed estimated pre-project runoff. C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrates how compliance will be achieved. The SWCP shall be submitted simultaneously with the project plans. For the treatment and flow controls identified in the approved SWCP, a separate Operation and Maintenance (O&M) plan shall be submitted and approved before the Building Department will issue Certificate of Occupancy permits. Both the approved SWCP and O&M plan shall be included in the project CC&Rs. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall execute any agreements identified in the SWCP that pertain to the transfer of ownership and/or long-term maintenance of stormwater treatment or hydrograph modification best management practices (BMPs).

4. Additional information regarding the project SWCP is necessary and modifications to the SWCP shown on the proposed VTSM may be required in order to comply with C.3 regulations.
5. The following requirements of the federally mandated NPDES program shall be complied with as appropriate, or as required by the City Engineer:
 - a. Prior to issuance of permits for building, site improvements, or landscaping, the applicant shall submit a permit application consistent with the applicant's approved SWCP, and include drawings and specifications necessary for construction of site design features and measures to limit directly connected impervious areas, pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, and other features that control stormwater flow and potential stormwater pollutants.
 - b. The SWCP shall be certified by a registered civil engineer, and by a registered architect or landscape architect as applicable. Professionals certifying the SWCP shall be registered in the State of California and submit verification of training, on design of treatment measures for water quality, not more than three years prior to the signature date by an organization with stormwater treatment measure design expertise (e.g., a university, American Society of Civil Engineers, American Society of Landscape Architects, American Public Works Association, or the California Water Environment Association), and verify understanding of groundwater protection principles applicable to the project site (see Provision C.3.i of Regional Water Quality Control Board Order R2 2003 0022).

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- c. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall submit, for review and approval by the City, a final Storm Water BMP O&M plan in accordance with City of Antioch guidelines. This O&M plan shall incorporate City comments on the draft O&M plan and any revisions resulting from changes made during construction. The O&M plan shall be incorporated into the CC&Rs for the project.
- d. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall execute and record any agreements identified in the SWCP which pertain to the transfer of ownership and/or long-term maintenance of stormwater treatment or hydrograph modification BMPs.
- e. Prevent site drainage from draining across sidewalks and driveways in a concentrated manner.
- f. Collect and convey all stormwater entering, and/or originating from, the site to an adequate downstream drainage facility without diversion of the watershed. Submit hydrologic and hydraulic calculations with the Improvement Plans to Engineering Department for review and approval.
- g. Prior to issuance of the grading permit, submit proof of filing of a Notice of Intent by providing the unique Waste Discharge Identification Number (WDID#) issued from the Regional Water Quality Control Board.
- h. Submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) for review to the Engineering Department prior to issuance of a building and/or grading permit. The general contractor and all subcontractors and suppliers of materials and equipment shall implement these BMPs. Construction site cleanup and control of construction debris shall also be addressed in this program. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a project stop work order.
- i. Install appropriate clean water devices at all private storm drain locations to filter runoff before it enters the public storm drain system. Implement BMPs at all times.
- j. Install on all catch basins "No Dumping, Drains to River" decal buttons.
- k. If sidewalks are pressure washed, debris shall be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drain. If any cleaning agent or degreaser is used, wash water shall be collected and discharged to the sanitary sewer, subject to the approval of the sanitary sewer district.
- l. Include erosion control/stormwater quality measures in the final grading plan that specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydroseeding, gravel bags and siltation fences, and are subject to review and approval of the City Engineer. If no grading plan is required, necessary erosion control/stormwater quality measures shall be shown on the site plan submitted for an on-site permit, subject to review and approval of the City Engineer. The

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- applicant shall be responsible for ensuring that all contractors and subcontractors are aware of and implement such measures.
- m. Sweep or vacuum the parking lot(s) a minimum of once a month and prevent the accumulation of litter and debris on the site. Corners and hard to reach areas shall be swept manually.
 - n. Ensure that the area surrounding the project, such as the streets, stays free and clear of any project-related construction debris such as silt, dirt, dust, and tracked mud. Areas that are exposed for extended periods shall be watered regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular basis. All trucks shall be covered.
 - o. Clean all on-site storm drain facilities a minimum of twice per year, once immediately prior to October 15 and once in January. Additional cleaning may be required if found necessary by City Inspectors and/or City Engineer.
6. Per State regulations, all impervious surfaces, including off-site roadways to be constructed as part of the project, are subject to C.3 requirements.

L. FINAL SUBDIVISION MAP REQUIREMENTS

- 1. The Final Subdivision Map submittal shall include all of the required information described in Antioch Municipal Code § 9-4.5 Final Maps, including, but not limited to:
 - a. Improvement security in one of the following forms:
 - i. Bond(s) issued by one or more duly authorized corporate securities in an amount equal to 100% of the total estimated costs of the improvements for faithful performance, and in an amount equal to 100% of the total estimated costs of the improvements for labor and materials.
 - ii. A deposit, either with the City or a responsible escrow agent or trust company, at the option of the City Engineer, of money or negotiable bonds of the kind approved for securing deposits of public moneys, in the amounts and for security as specified above, to be released in the same manner as described above for bonds.
 - iii. An irrevocable letter of credit in form acceptable to the City Attorney issued by a financial institution acceptable to the City Attorney in an amount equal to 100% of the total estimated costs of the improvements for faithful performance, no part thereof to be released until such time as specified by State law.
 - b. An original, signed subdivision agreement, to be executed by the subdivider or his agent, guaranteeing the completion of the construction of the improvements required by the governing body within a specified time and payment therefore, satisfactory to the City Attorney as to legality and satisfactory to the City Engineer as to amount.

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- c. A letter from the Tax Collector showing that all payable taxes have been paid and a bond for the payment of taxes then a lien but not yet payable, as required by the Subdivision Map Act.
 - d. A cash payment, or receipt therefore, of all the fees required for the checking and filing of the maps and the inspections of the construction; payment for the street signs to be furnished and installed by the City, if required by the subdivider; a cash deposit for the payment of such fire hydrant rental fees as may be established by the respective fire districts or water company or district having jurisdiction; and any other applicable fees or deposits.
 - e. Deeds for the easements or rights-of-way for road purposes.
 - f. Written evidence acceptable to the City, in the form of rights of entry or permanent easements across private property outside the subdivision, permitting or granting access to perform the necessary construction work and permitting the maintenance of the facility.
 - g. Agreements acceptable to the City, executed by the owners of existing utility easements within the proposed roads rights-of-way, consenting to the dedication of roads or consenting to the joint use of the rights-of-way as may be required by the City for the purpose, use, and convenience of the roads.
 - h. A surety bond acceptable to the City, guaranteeing the payment of the taxes and assessments which will be a lien on the property, as set forth in the Subdivision Map Act, when applicable.
 - i. Payment of map maintenance fee.
 - j. Payment of the assessment district apportionment fee, if applicable.
 - k. Evidence of annexation into Police Services Fee CFD.
 - l. Evidence of payment of Contra Costa County Flood Control District fees.
 - m. A preliminary soil report, prepared by a civil engineer who is registered by the State, based upon adequate test borings or excavations of every subdivision, as defined in California Government Code §§ 66490 and 66491. The preliminary soil report may be waived if the City Engineer determines that, due to the knowledge of such department as to the soil qualities of the subdivision, no preliminary analysis is necessary.
2. Concurrent with, or prior to, submittal of the Final Subdivision Map, the applicant shall pay all required park in-lieu fees as recommended by the Parks and Recreation Commission (estimated amount of \$13,500).
 3. Concurrent with, or prior to, submittal of the Final Subdivision Map, the applicant shall submit evidence of annexation into all required districts, including Community Facilities District and Lighting and Landscape District.

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- 4. All easements of record that are no longer required and affect individual lots or parcels within this project site shall be removed prior to or concurrently with the recordation of the Final Subdivision Map.

M. ARCHITECTURE AND DESIGN

- 1. Design of homes shall be consistent with architecture plans submitted to the City by the applicant and dated February 14, 2017.
- 2. Plan models shall be placed on individual lots consistent with plan designations noted on the submitted VTSM Map submitted to the City and dated May 9, 2018.
- 3. City shall review and approve elevation styles prior to issuance of building permits for homes. The City will require maximum differentiation of homes through elevation and color selection when homes within the same floor plan are located adjacent to one another.
- 4. Plan 3 homes to be constructed on Lots 7, 8 and 9 shall be constructed with three different elevation styles and shall utilize distinct paint selections to differentiate the three adjacent homes.
- 5. Home to be built on Lot 1 shall provide three car garage spaces – no garage space shall be constructed as living space or bonus room.

N. MITIGATION MONITORING AND REPORTING PROGRAM

- 1. The applicant shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program for the Black Diamond Ranch Unit 4 Mitigated Negative Declaration.

* * * * *

I HEREBY CERTIFY that the foregoing recommendation was passed and adopted by the City Council of the City of Antioch, at a regular meeting thereof, held on the 24th day of July, 2018 by following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ARNE SIMONSEN, CMC
CITY CLERK OF THE CITY OF ANTIOCH

C16

ATTACHMENT "D"



STAFF REPORT TO THE PARKS AND RECREATION COMMISSION

DATE: Regular Meeting of January 18, 2018
TO: Parks and Recreation Commission
SUBMITTED BY: Alexis Morris, Planning Manager
SUBJECT: Black Diamond Ranch Unit 4 Determination of the Dedication of Land or Payment of Park in Lieu Fees

RECOMMENDED ACTION

It is recommended that the Parks and Recreation Commission forward to the Planning Commission a determination that the project is subject to payment of \$13,500 of park land dedication in-lieu fees.

BACKGROUND

The applicant proposes to create 9 new single-family residential lots within the existing Black Diamond Ranch project. The new lots would front to the exist Countryside Way and Torgensen Court roadways and would be adjacent to existing homes.

The Subdivision Ordinance (Section 9-4.1002) requires the dedication of land for the development of parks or the payment of in-lieu fees for all new subdivisions creating five or more lots. The Code requires that the Parks and Recreation Commission forward a determination of the needed land dedication or fees to the Planning Commission for consideration with the proposed subdivision map.

The Code includes a formula for determining the required land dedication and the corresponding in-lieu fee. The City strives to provide 5.0 acres of land for each 1,000 persons. The number of persons per dwelling unit is established in the code and is shown in the following table along with corresponding land dedication and in-lieu fee requirements.

Unit Category	Average Persons/Unit	Land Dedication/Unit	In-lieu Fees/Unit
Single-family, detached	3.0	0.015 acres	\$ 1,500
Single-family, attached	2.2	0.011 acres	\$1,100
Duplexes	1.9	.0095 acres	\$950
Multi-family	1.9	.0095 acres	\$950
Mobile homes			\$950

This project would ordinarily require a dedication of 0.135 acres (5,880 square feet) of land. However, Section 9-4.1005(B) states that subdivisions creating 50 parcels or less must pay the in-lieu fees. The project dedication and payment requirements are described in the following table:

	Persons	Land Dedication	In-lieu Fees
Per Unit	3.0 persons	0.015 acres	\$ 1,500
Project Total	27 persons	0.135 acres	\$13,500

In general, when determining whether land should be dedicated, the Parks and Recreation Commission is directed to consider the General Plan; any applicable adopted Specific Plan; the topography, geography, access, and location of land in the subdivision available for dedication; the size and shape of the subdivision and the land available for dedication; the feasibility of dedication; the compatibility of dedication with the General Plan and/or Specific Plan; and the availability of previously acquired park property. As stated above, the very small size of the subdivision requires payment of fees rather than land dedication.

It should be noted that the Black Diamond Ranch project is essentially built out and that there is no substantial benefit or logical location to require a park site of 5,880 square feet.

In summary, staff recommends that the Parks and Recreation Commission adopt the attached resolution, thereby recommending to the Planning Commission a determination that the project is subject to payment of \$13,500 of park land dedication in-lieu fees.

ATTACHMENTS

- A. Parks and Recreation Commission Resolution 2018-___
- B. Black Diamond Ranch Unit 4 Tentative Subdivision Map

ATTACHMENT "F"

CITY OF ANTIOCH PLANNING COMMISSION

Regular Meeting
6:30 p.m.

June 6, 2018
City Council Chambers

NEW PUBLIC HEARING

2. PD-16-01– Black Diamond Ranch – Discovery Builders Inc. requests approval of a 9-unit residential subdivision within the existing Black Diamond Ranch (APN 089-160-010). Requested actions include adoption of an Initial Study/Mitigated Negative Declaration, an amendment to the previously approved Black Diamond Ranch Hillside Planned Development District, approval of a subdivision that includes 9-unit plus a 19.11-acre open space lot, and approval of the Final Development Plan/Design Review for proposed homes. The project site has a General Plan Land Use Designation of Medium Low Density Residential. The project site is located in the existing Black Diamond Ranch subdivision adjacent to the western boundary with the City of Pittsburg. The new homes would be accessed from Country Side Way and at the terminus of Torgensen Court (APN 089-160-010).

Project Planner Paul Junker presented the staff report dated June 1, 2018 recommending the Planning Commission take the following actions: 1) Adopt the resolution recommending approval of the Black Diamond Ranch Unit 4 Initial Study and Mitigated Negative Declaration, 2) Adopt the resolution recommending approval of an amendment to the Black Diamond Ranch Hillside Planned Development District and, 3) Adopt the resolution recommending approval of a Black Diamond Ranch Unit 4 Vesting Tentative Map/Final Development Plan (PD-16-01) subject to conditions of approval.

In response to Commissioner Martin, Project Planner Junker clarified that lot one was plan one/single story. Director of Community Development Ebbs explained that the EIR completed for the original Black Diamond Ranch did not consider these nine homes because at that time this area was going to be open space. He added that the project presented this evening did not generate the level of traffic required to do a traffic study and they would be responsible to pay a regional transportation impact fee to pay their fair share for current, past, and future highway 4 improvements.

Commissioner Conley stated a letter was received from a resident on Torgensen Court asking if the developer could provide off-street parking. He questioned if the

court was large enough to have a parking island and if there was access to the open space in the event of a fire.

Project Planner Junker responded that the project was not designed to have the integrated space necessary to accommodate parking in the center of the court. He explained that access to the open space was from an easement on Countryside Way.

Commissioner Motts, referencing the same letter, requested clarification regarding the reference to the placement of one of the houses.

Project Planner Junker stated it appeared as though the statement was acknowledging the placement currently proposed would respect the author's privacy.

Dana Owyong, Discovery Builders, stated he was present this evening with their team to answer any questions. He reported that they had worked closely with staff and they were happy and agreed with all the conditions of approval. He noted they were prepared to build the homes, which were well-designed. He clarified that they had a three car garage for the single story home, which had aprons for parking.

Commissioner Martin complimented the applicant for having three different designs and three different plans for the project.

Mr. Owyong clarified that there would be no repeat elevations among the nine homes.

In response to Commissioner Conley, Mr. Owyong stated that they reduced the project from ten to nine homes to reduce grading and the need for retaining walls. He noted grading would match the existing contour of the hillside.

In response to Commissioner Motts, Mr. Owyong clarified if approaching the site heading north, the existing homes would be seen prior to these homes.

In response to Chair Parsons, Mr. Owyong stated they would not have an option in their design set for converting the one car garage to a bedroom.

Chair Parsons closed the public hearing.

In response to Commissioner Conley, Project Planner Junker responded that if the Planning Commission approved the resolutions this evening, it would not allow homes on the hill and would preclude having homes on the hill because there would be no access point.

In response to Commissioner Motts, Director of Community Development Ebbs requested the Planning Commission take action on the CEQA item first and then consider the remaining items collectively.

RESOLUTION NO. 2018-17

On motion by Vice Chair Turnage, seconded by Commissioner Zacharatos, the Planning Commission adopted the resolution recommending approval of the Black Diamond Ranch Unit 4 Initial Study and Mitigated Negative Declaration. The motion carried the following vote:

AYES: Zacharatos, Motts, Martin, Turnage, Conley Schneiderman and Parsons
NOES: None
ABSTAIN: None
ABSENT: None

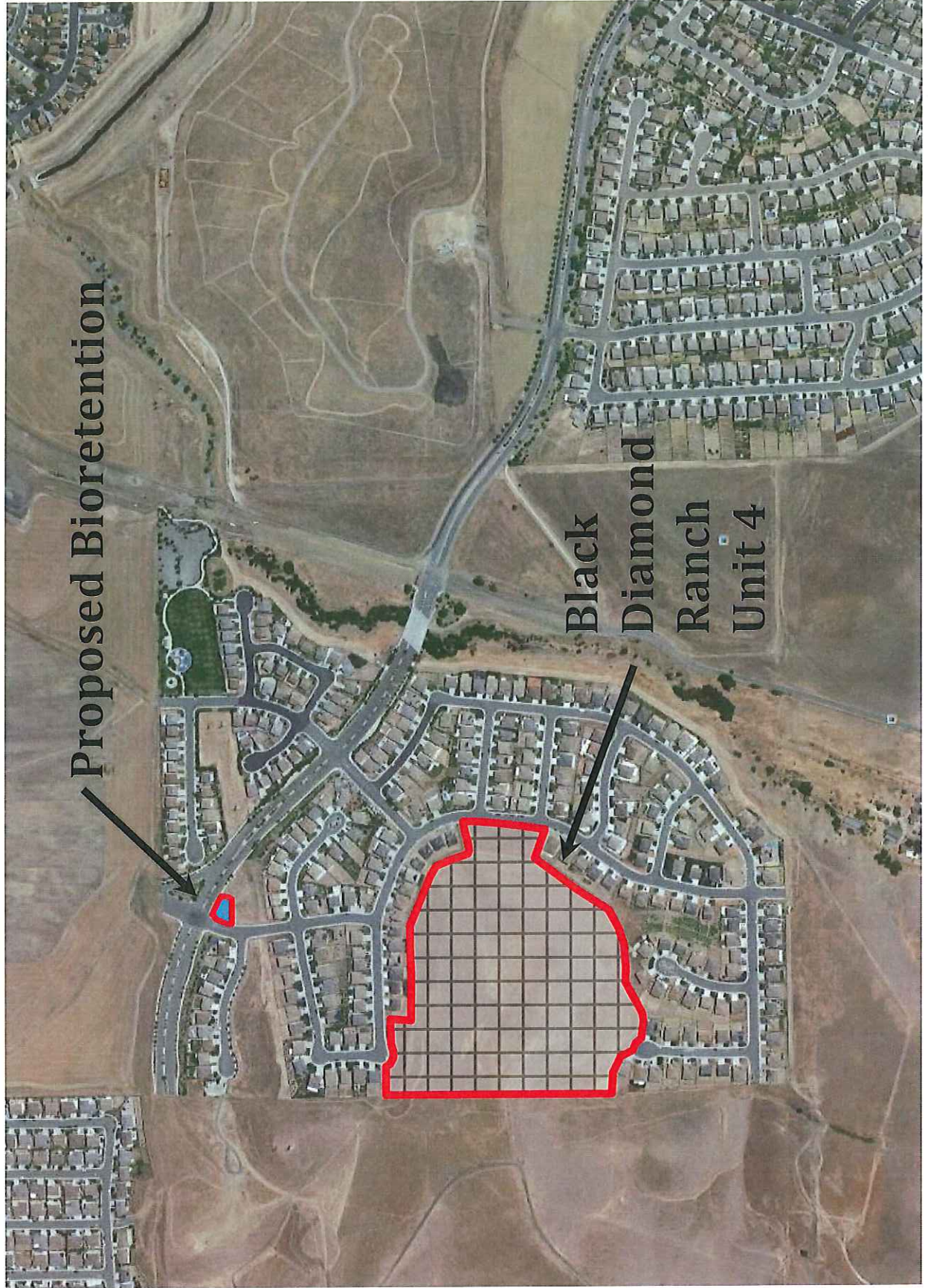
RESOLUTION NOS. 2018-18 and 2018-19

On motion by Vice Chair Turnage, seconded by Commissioner Motts, the Planning Commission 1) Adopted the resolution recommending approval of an amendment to the Black Diamond Ranch Hillside Planned Development District; and, 2) Adopted the resolution recommending approval of a Black Diamond Ranch Unit 4 Vesting Tentative Map/Final Development Plan (PD-16-01) subject to conditions of approval.. The motion carried the following vote:

AYES: Zacharatos, Motts, Turnage, Conley Schneiderman and Parsons
NOES: Martin
ABSTAIN: None
ABSENT: None

ATTACHMENT "G"

Black Diamond Ranch Unit 4 Aerial



Black Diamond Ranch Unit 4

City of Antioch

City Council

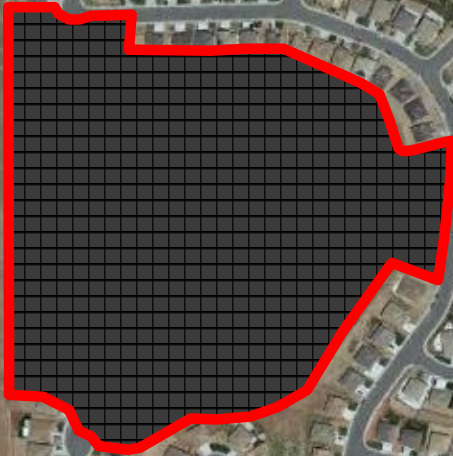
July 24, 2018

Requested Approvals

- ◆ Adopt the Black Diamond Ranch Unit 4 Initial Study/Mitigated Negative Declaration
- ◆ Amend the Black Diamond Ranch Hillside Planned Development District
- ◆ Approve the Black Diamond Ranch Unit 4 Vesting Tentative Map/Final Development Plan

Project Vicinity

Proposed Bioretention



**Black
Diamond
Ranch
Unit 4**



VESTING TENTATIVE MAP PRELIMINARY GRADING & SITE PLAN

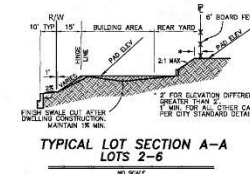
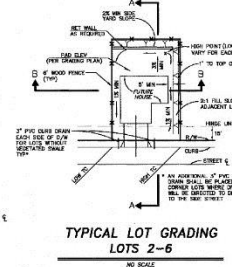
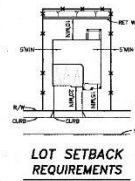
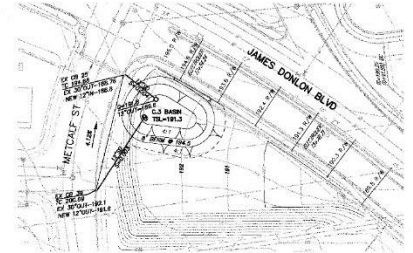
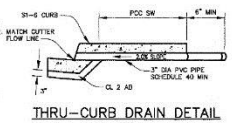
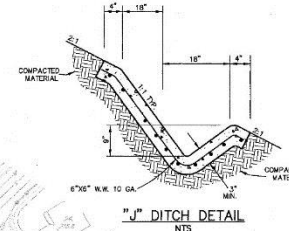
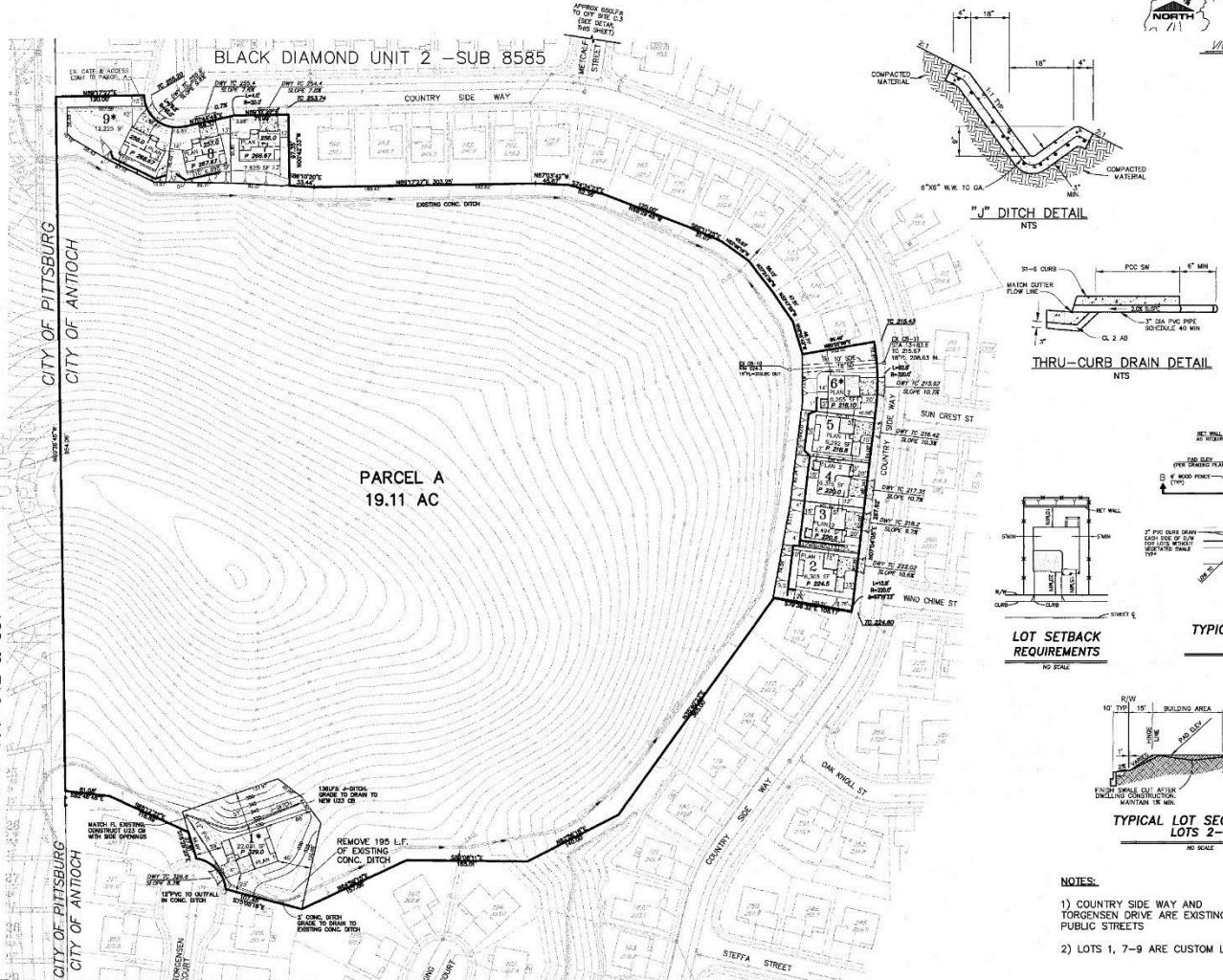
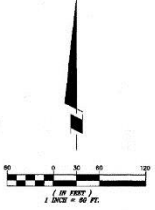
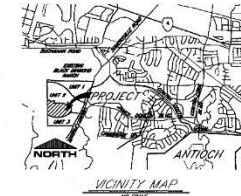
BLACK DIAMOND RANCH UNIT #4

SUBDIVISION 9370

A FURTHER SUBDIVISION OF PARCEL A
BLACK DIAMOND RANCH UNIT 3 (504 M 32)
CITY OF ANTIOCH SCALE: 1"=60'

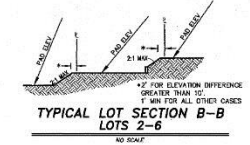
GENERAL NOTES

- OWNER & DEVELOPER: BLACK DIAMOND LAND INVESTORS, LLC
1001 NORTH CHICAGO HWY #1
CORONA, CA 92626
- ENGINEER: ISAKSON & ASSOCIATES, INC.
2255 VILLAGO VALLEY ROAD #C
SUNNYVALE, CA 94085
(925) 437-9351
- WATER SUPPLY: CITY OF ANTIOCH
- SEWER SERVICE: DELTA HARBOR SEWER DISTRICT / CITY OF ANTIOCH
- CONTOURS: 3' CONTOURS
- ASSESSORS PARCELS: APN: 089-160-010
- AREA: 31.07 ACRES
- NUMBER OF LOTS PROPOSED: 9
- MAXIMUM LOT SIZE: 32,000 SF (LOT 1)
- MINIMUM LOT SIZE: 6,316 SF (LOT 4)
- GROSS DENSITY: 0.43 DWELLING UNITS PER ACRE
- EXISTING LAND USE: VACANT
- EXISTING GENERAL PLAN: MEDIUM LOW DENSITY
- EXISTING ZONING: P.D.

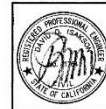


LEGEND

- | EXISTING | |
|----------------------------------|--|
| EX FIRE HYDRANT | |
| EX SANITARY SEWER | |
| EX STORM DRAIN | |
| EX WATER LINE | |
| PROPOSED | |
| PROPOSED LOT LINE | |
| PROPOSED LOT NUMBER | |
| PROPOSED LOT AREA | |
| PROPOSED RIGHT OF WAY LINE | |
| PROPOSED SANITARY SEWER | |
| PROPOSED STORM DRAIN CATCH BASIN | |
| PROPOSED STORM DRAIN LINE | |
| PROPOSED STREET SLOPE | |
| PROPOSED WATER LINE | |
| PROPOSED RV STORAGE | |



- NOTES:
- COUNTRY SIDE WAY AND TORGENSEN DRIVE ARE EXISTING PUBLIC STREETS
 - LOTS 1, 7-9 ARE CUSTOM LOTS



SUBDIVISION 9370 BLACK DIAMOND RANCH UNIT 4
**VESTING TENTATIVE MAP
PRELIMINARY GRADING & SITE PLAN**
CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
Isakson & Assoc. Inc.
engineering & surveying
2255 Village Valley Road, Suite 100, Walnut Creek, CA 94596 Phone: (925) 437-9333
DATE: 05-09-18 DESIGNED BY: [Signature] DRAWN BY: [Signature] CHECKED BY: [Signature] SHEET 1 OF 1

FUTURE SKY RANCH 2
SUBDIVISION 8475 SECCON FINANCIAL
APN : 089-050-042 & 067

201402 - VESTING TENTATIVE MAP, PRELIMINARY GRADING & SITE PLAN BLACK DIAMOND RANCH #4 05-09-18



Elevation A

MATERIAL LEGEND

- | | | |
|--|---|---|
| <p>A VILLA CONCRETE TILE ROOFING
 GABLE & HIP ROOFS
 STUCCO BODY
 STUCCO TRIM
 MOCK TILE VENTS
 SIMULATED STONE VENEER
 ROLL-UP GARAGE DOORS
 WITH OPTIONAL LITES</p> | <p>B FLAT CONCRETE TILE ROOFING
 GABLE & HIP ROOFS
 STUCCO BODY
 STUCCO TRIM
 MOCK SHUTTERS
 ACCENT VENTS
 SIMULATED BRICK VENEER
 ROLL-UP GARAGE DOORS
 WITH OPTIONAL LITES</p> | <p>C FLAT CONCRETE TILE ROOFING
 GABLE ROOFS
 STUCCO BODY
 STUCCO TRIM
 LAP SIDING
 MOCK SHUTTERS
 ACCENT VENTS
 SIMULATED STONE VENEER
 ROLL-UP GARAGE DOORS
 WITH OPTIONAL LITES</p> |
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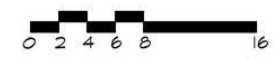


Elevation B



Elevation C

**Front Elevations
 Plan 1**



**BLACK DIAMOND
 UNIT 4
 ANTIOCH, CA**



Discovery Builders Inc.
 Date 02/14/17



Elevation A

MATERIAL LEGEND

A FLAT CONCRETE TILE ROOFING
 GABLE & HIP ROOFS
 STUCCO BODY
 STUCCO TRIM
 MOCK SHUTTERS
 ACCENT VENTS
 SIMULATED STONE VENEER
 WROUGHT IRON RAILINGS
 ROLL-UP GARAGE DOORS
 WITH OPTIONAL LITES

B VILLA CONCRETE TILE ROOFING
 GABLE & HIP ROOFS
 STUCCO BODY
 STUCCO TRIM
 MOCK SHUTTERS
 MOCK TILE VENTS
 WROUGHT IRON RAILINGS
 ROLL-UP GARAGE DOORS
 WITH OPTIONAL LITES

C FLAT CONCRETE TILE ROOFING
 GABLE & HIP ROOFS
 STUCCO BODY
 STUCCO TRIM
 LAP SIDING
 BOARD & BATTEN SIDING
 MOOD TRIM
 MOCK SHUTTERS
 SIMULATED STONE VENEER
 WROUGHT IRON RAILINGS
 ROLL-UP GARAGE DOORS
 WITH OPTIONAL LITES



Elevation B



Elevation C

**Front Elevations
 Plan 2**



**BLACK DIAMOND
 UNIT 4
 ANTIOCH, CA**



**Discovery Builders Inc.
 Date 02/14/17**



Elevation A

MATERIAL LEGEND

- | | | |
|---|---|--|
| <p>A VILLA CONCRETE TILE ROOFING
HIP ROOFS
STUCCO BODY
STUCCO TRIM
SIMULATED STONE VENEER
WROUGHT IRON RAILINGS
ROLL-UP GARAGE DOORS
WITH OPTIONAL LITES</p> | <p>B FLAT CONCRETE TILE ROOFING
GABLE & HIP ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
ACCENT VENTS
WROUGHT IRON RAILINGS
SIMULATED BRICK VENEER
ROLL-UP GARAGE DOORS
WITH OPTIONAL LITES</p> | <p>C FLAT CONCRETE TILE ROOFING
GABLE & HIP ROOFS
STUCCO BODY
STUCCO TRIM
LAP SIDING
MOCK SHUTTERS
SIMULATED STONE VENEER
ACCENT VENTS
WROUGHT IRON RAILINGS
ROLL-UP GARAGE DOORS
WITH OPTIONAL LITES</p> |
|---|---|--|



Elevation B



Elevation C

**Front Elevations
Plan 3**



**BLACK DIAMOND
UNIT 4**
ANTIOCH, CA



Discovery Builders Inc.
Date 02/14/17



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of July 24, 2018

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Ron Bernal, City Manager *RM for RB*
Derek Cole, Interim City Attorney *DC*

SUBJECT: Resolution calling for a General Municipal Election to be held on Tuesday November 6, 2018 Submitting to the Voters a Ballot Measure Extending the Transaction and Use Tax (sales tax) Measure

RECOMMENDED ACTION

It is recommended that the City Council take the following actions:

- 1) Adopt a Resolution of the City Council of the City of Antioch Calling for a Municipal Election on November 6, 2018 to Request City Voters Extend and Increase the City's Transaction and Use Tax From One-Half Cent to One Cent to Provide for Public Safety and 911 Service, Support Youth, and Maintain Other Quality of Life Services; and
- 2) Enact an Ordinance of the City Council of the City of Antioch Submitting a Proposition to The Voters of the City of Antioch to Amend Article 4 of Chapter 5 of Title 3 of the Antioch Municipal Code to Increase the City's Transactions and Use Tax From a Half Cent to One Cent and to Impose This Tax Until Repealed by the Voters.

STRATEGIC PURPOSE

The recommended action supports:

Long Term Goal L: City Administration. Provide exemplary City administration.

Long Term Goal A: Crime Reduction. Reduce crime and improve public safety throughout the City.

Long Term Goal D: Blight Eradication. Eradicate blight through code enforcement and blight abatement.

Long Term Goal J: Parks & Recreation. Provide outstanding parks and recreation facilities and programs for the community.

Long Term Goal L: Financial Services. Achieve and maintain financial stability and transparency

FISCAL IMPACT

Measure C, a one-half cent sales tax measure current revenue is \$6.7 million. This represents 12 percent of the General Fund revenue. Extending this Transaction and Use tax (sales tax) in the amount of one cent could have the potential to generate \$14 million.

DISCUSSION

On November 5, 2013 the voters passed Measure C, a one-half cent Sales Tax Measure. At this time a Sales Tax Citizens' Oversight Committee was established to review the receipts and expenditures of the increased sales tax amount and report publicly to the City Council as part of the City's budget process. The report shall indicate how the funds are being used to address the City Council's stated priorities of public safety and code enforcement. On March 27, 2018, the Sales Tax Citizens' Oversight Committee reported to the City Council that for the fiscal year ending June 30, 2017 all Measure C monies are being properly accounted for and meet the objectives of the Measure. The Sales Tax Citizens' Oversight Committee also reported that there would be significant challenges with the Community's ability to maintain the Quality of Life improvement when Measure C expires April 2021.

Realizing that without this locally controlled revenue the City would not be in a position to continue to provide the priority services important to our community even at our current reduced level, on May 9, 2017 the City Council formed the Quality of Life Ad Hoc Committee, the committee members are Mayor Pro Tem Lamar Thorpe and Council Member Monica Wilson. The purpose of the Quality of Life Ad Hoc Committee is to discuss and strategize how best to engage residents and stakeholders around their priorities and the City's long-term fiscal health and sustainability, including what types of revenue options, if any are viable and of interest to the community in 2018.

In order to assess resident perspectives on their quality of life, including community priorities and needs, the City Manager contracted with the Lew Edwards Group and Fairbank, Maslin, Maulin, Metz & Associates (FM3). FM3 conducted a Quality of Life Community Survey in Fall 2017. The Fall 2017 survey results were presented at a Special Meeting of the Antioch City Council on January 20, 2018. Some of the key findings of the Fall 2017 survey are:

- Public Safety, homelessness and blight are seen as the biggest problems facing the City.
- Seven in ten see a need for additional funding for services residents need and want.
- Two-thirds supported a potential general-purpose sales tax measure.
- The most highly valued spending priorities of the proposed finance measure include public safety, water quality, financial stability and economic development.

Some of the priorities from the Quality of Life Community Survey conducted in Fall 2017 are:

- Ensuring water quality and safety
- Maintaining Antioch's financial stability

- Maintaining 911 police response
- Attracting and retaining local businesses
- Maintaining local control over local needs
- Restoring and maintaining the number of police officers patrolling City Streets
- Maintaining youth violence prevention programs

To further engage more of the community around priorities they would like the City to address, the Lew Edwards Group helped the City develop and conduct an independent public opinion feedback survey – We Want to Hear From You Join the Conversation (located on the City website www.ci.antioch.ca.us also included the Fall 2017 Survey presentation and highlights of the fall survey). The community can access the feedback survey online or they can print the feedback survey and fax, scan or mail in their results. The community also received the feedback survey with their water bill statements. The City Council, Police Department, Public Works, Parks & Recreation and other departments of the City held meetings to encourage the community to take the feedback survey. The City received over 1,500 responses to this survey. The feedback survey asked the community to rank the above priorities. Currently the ranking of the above priorities is:

1. Restoring and maintaining the number of police officers patrolling City Streets
2. Maintaining 911 police response
3. Maintaining Antioch's financial stability
4. Attracting and retaining local businesses
5. Ensuring water quality and safety
6. Maintaining youth violence prevention programs
7. Maintaining local control over local needs

To keep the community informed, the City Manager's office mailed a summer 2018 Antioch City Report Community Update. This report informed the community about the City's efforts to maintain and enhance the quality of life in Antioch. The report contained answers to frequently asked questions about community needs and included highlight of the Sales Tax Citizens Oversight Committee report.

In June 2018, FM3 conducted a Viability Survey to assess the viability of a potential November 2018 ballot measure extending Measure C. FM3 will present to the City Council an analysis of the survey results at the July 24, 2018 City Council meeting.

After analyzing the information received from the City's outreach efforts, staff is recommending that the City proceed with placing a ballot measure in the amount of one cent extending the Transaction and Use Tax (sales tax) Measure. If approved by the voters, none of the revenue generated by the measure would be taken by the State, as all proceeds would be spent for the benefit of Antioch residents.

The proposed ballot question, which meets the word limit requirements for ballot measure is:

To maintain Antioch's fiscal stability and police patrols, 911 emergency response, youth violence prevention programs; ensuring water quality and

safety; repairing streets; cleaning up parks/illegal dumping; restoring youth after-school/summer programs; and other essential services; shall the measure be adopted approving an ordinance to renew the sales tax at the one-cent rate, raising approximately \$14,000,000 annually until ended by voters, requiring independent annual financial audits and all expenditures available for public review?

The proposed ballot measure safeguards the use of public funds and ensures transparency and accountability. The measure requires mandatory external auditors report on these funds. This would be a general purpose tax requiring the approval of a simple majority of voters. The Quality of Life Ad Hoc Committee, staff and department engagement efforts have solicited community feedback on priorities. Attached are Draft Proposed 2018 Sales Tax Ballot Measure Spending Priorities.

In order to place the measure on the ballot for the November 6, 2018 election, City staff is seeking City Council adoption of a resolution calling for the Municipal Election, requesting Contra Costa County to conduct the election, directing the City Attorney to prepare the Impartial Analysis for the measure, and authorizing the City Manager to contract with the State Board of Equalization to administer and collect the tax. As drafted, the proposed ballot question meets the seventy-five (75) word limit provided for under the State Elections Code and the City Attorney has reviewed the language for compliance. It is also requested that the City Council review and approve the recommended ballot question.

ATTACHMENTS

- A. Draft Spending Priorities
- B. Resolution Regarding Transaction and Use (Sales) Tax Including Ordinance (Exhibit 1: Ordinance)

DRAFT Proposed 2018 Sales Tax Ballot Measure Spending Priorities

The following draft proposed Sales Tax Ballot Measure Spending Priorities Plan outlines preliminary priorities for using additional resources if the City Council places a sales tax measure on the November 2018 ballot. In the event that General Fund revenues fall below costs, the additional sales tax funds would potentially be used to maintain current service delivery and avoid service disruptions.

Service Priorities
Maintain Public Safety (Target of 60% of Measure)
<ul style="list-style-type: none">• Maintain and Restore Neighborhood Police Patrols
<ul style="list-style-type: none">• Maintain 911 Emergency Response
<ul style="list-style-type: none">• Maintain Community Engagement Team
<ul style="list-style-type: none">• Maintain Code and Traffic Enforcement Services
Support Youth Services (Target of 20% of Measure)
<ul style="list-style-type: none">• Provide Safe, Healthy Play Areas
<ul style="list-style-type: none">• Restore After-School and Summer Youth Programs
<ul style="list-style-type: none">• Maintain Youth Violence & Anti-Gang Programs
Support Quality of Live, Fiscal Stability/Accountability (Target of 20% of Measure)
<ul style="list-style-type: none">• Maintain Code and Traffic Enforcement Services
<ul style="list-style-type: none">• Ensure Water Quality & Safety
<ul style="list-style-type: none">• Support Senior Programs & Services
<ul style="list-style-type: none">• Address Street/Road Repairs
<ul style="list-style-type: none">• Attracting and Retaining Local Businesses

RESOLUTION NO. 2018/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
CALLING FOR A MUNICIPAL ELECTION ON NOVEMBER 6, 2018 TO REQUEST
CITY VOTERS EXTEND AND INCREASE THE CITY'S TRANSACTION AND USE
TAX FROM ONE-HALF CENT TO ONE CENT TO PROVIDE FOR PUBLIC SAFETY
AND 911 SERVICE, SUPPORT YOUTH, AND MAINTAIN OTHER
QUALITY OF LIFE SERVICES**

WHEREAS, existing, voter-approved funding has maintained basic public safety services in Antioch such as police, emergency response, and code enforcement services; and

WHEREAS, the City has solicited public input on priorities, and the community has said it wants the City to increase investment in code enforcement, cleaning up blight, road repairs, youth/senior services, ensuring water quality, and attracting new business and jobs to Antioch; and

WHEREAS, by addressing these quality-of-life priorities, the City can reach its potential for a safe, clean, beautiful place to live; and

WHEREAS, we must continue to keep Antioch safe by maintaining reliable funding for police patrols, 911 emergency response, youth violence and gang prevention, traffic enforcement patrols, and preparing public safety personnel for rapid, coordinated responses to natural disasters; and

WHEREAS, more than one-quarter of Antioch's population is under the age of 18, and many parents commute hours to work each day—the City wishes to expand programs that keep kids off the streets and out of trouble, while providing them safe and healthy places to learn and play; and

WHEREAS, the proposed measure only costs one cent in sales tax for a one-dollar purchase to keep our City safe, clean and well-maintained; and

WHEREAS, this is not a tax on residents' homes or properties; by law, visitors to Antioch share in the cost and critical products such as food purchased as groceries and prescription medications are exempt; and

WHEREAS, all funds raised by this measure are subject to annual independent audits to ensure funds are spent responsibly on the community's priorities; and

WHEREAS, every penny of new revenue from this measure is legally required to stay in the City of Antioch and cannot be seized by the State.

RESOLUTION NO. 2018/**

July 24, 2018

Page 2

NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF ANTIOCH DOES RESOLVE AS FOLLOWS:

Section 1. Call for Election.

Pursuant to California Constitution Article XIII C, Section 2, Government Code Section 53724, and Elections Code Section 9222, the City Council of the City of Antioch hereby calls an election and hereby submits to the qualified voters of the City a measure that, if approved, would permanently extend and increase the general transactions and use tax, as authorized by Revenue and Taxation Code section 7285 .9. This measure shall be designated by letter by the Contra Costa County Elections Department. Pursuant to Election Code Section 10400 et seq., the election for this measure shall be consolidated with the established election to be conducted on November 6, 2018.

Section 2. Ballot Language.

The question to be presented to the voters shall be as follows:

City of Antioch Quality of Life Measure. To maintain Antioch’s fiscal stability and police patrols, 911 emergency response, youth violence prevention programs; ensuring water quality and safety; repairing streets; cleaning up parks/illegal dumping; restoring youth after-school/summer programs; and other essential services; shall the measure be adopted approving an ordinance to renew the sales tax at the one-cent rate, raising approximately \$14,000,000 annually until ended by voters, requiring independent annual financial audits and all expenditures available for public review?	YES	
	NO	

Section 3. Proposed Ordinance.

The Ordinance authorizing the continuation and increase of the general tax to be approved by the voters is as set forth in Exhibit 1 and incorporated herein by reference. The City Council hereby approves the ordinance, the form thereof, and its submission to the voters of the City at the November 6, 2018 election, as required by Revenue and Taxation Code section 7285.9.

Section 4. Text of Measure to be Published in the Voter Information Pamphlet.

The Ordinance attached as Exhibit 1 to this Resolution is available at no cost from the City Clerk's Office at (925) 779-7009 or on the City's website: www.ci.antioch.ca.us. A statement about how to obtain the full text of the Ordinance will be included in the Voter Information Pamphlet below the Impartial Analysis.

RESOLUTION NO. 2018/**

July 24, 2018

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In addition, only the Whereas Clauses above, ballot question, Impartial Analysis, and Arguments are to be printed in the Voter Information Pamphlet for this measure.

Section 5. Request to Consolidate, Conduct Election and Canvass Returns.

The Board of Supervisors of the County of Contra Costa is hereby requested to authorize the County Clerk/Recorder/Registrar of Voters to render all services necessary and proper for the conduct of the municipal election called by this Resolution. Pursuant to California Elections Code section 10403, the City Council hereby requests that the Contra Costa County Board of Supervisors consolidate that election with the election to be conducted on November 6, 2018 and order the Municipal Election to be conducted by the Registrar of Voters. The Contra Costa County Elections department is authorized to canvass the returns of the election, and the election shall be held in all respects as only one election.

The City Clerk's Office is authorized, instructed and directed to work with the County Elections Division as needed to properly and lawfully conduct the election. The ballots to be used in the election shall be in form and content as required by law. In all particulars not recited in this Resolution, the election shall be held and conducted as provided by law for holding municipal elections.

Section 6. Time and Place of Election.

The polls for the election shall be open at 7:00 a.m. on the day of the election and shall remain open continuously from that time until 8:00 p.m. that same day, when the polls shall be closed, except as provided in Section 14401 of the Elections Code of the State of California. The notice of the time and place of holding the election is hereby given, and the City Clerk is authorized to give further notice of the election, as required by law.

Section 7. Publication of Measure.

The City Clerk's Office is hereby directed to cause notice of the measure to be published once in accordance with Section 12111 of the Elections Code.

Section 8. Submission of Ballot Arguments.

The City Clerk's Office, with the concurrence of the County Elections Official, has fixed 5:00 p.m. on August 22, 2018 as the deadline for submittal of arguments for or against the measure. The direct arguments shall not exceed three hundred (300) words, and shall not be signed by more than five (5) persons. The City Council does not adopt the provisions of Elections Code Section 9285(a); there shall be no rebuttal arguments.

Section 9. Council Preparation of Argument In Support of Measure

The City Council hereby authorizes the Mayor or Mayor Pro Tem to prepare and file the written primary argument in support of the ballot measure described above, pursuant to Article 4 of Chapter 3 of Division 9 of the California Elections Code. At the discretion of the Mayor or Mayor Pro Tem the argument may also be signed by other members of the

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City Council, bona fide associations of citizens, or by individual voters who are eligible to vote.

Section 10. Impartial Analysis

Pursuant to California Elections Code Section 9280, the City Council hereby directs the City Clerk's Office to transmit a certified copy of the measure to the City Attorney. The City Attorney shall prepare an impartial analysis of the measure, not to exceed 500 words in length, showing the effect of the measure on the existing law and the operation of the measure, and transmit the impartial analysis to the Elections Division by no later than 5:00 p.m. on August 22, 2018.

Section 11. Implementation.

The City Clerk's Office is directed to file with the Board of Supervisors and the Registrar of Voters certified copies of this resolution. The City will reimburse the County for the actual cost incurred in conducting the election upon receipt of a bill stating the amount due as determined by the Election Official.

Section 12. Jurisdictional Boundaries

The jurisdictional boundaries of the City of Antioch have not changed since the last general municipal election.

Section 13. CEQA

The approval of this Resolution is exempt from the California Environmental Quality Act (Public Resources Code §§ 21000 et seq., "CEQA," and 14 Cal. Code Reg. §§ 15000 et seq., "CEQA Guidelines"). The transactions and use tax to be submitted to the voters is a general tax that can be used for any legitimate governmental purpose; it is not a commitment to any particular action or actions. As such, under CEQA Guidelines section 15378(b)(4), the tax is not a project within the meaning of CEQA because it creates a government funding mechanism that does not involve any commitment to any specific project that may result in a potentially significant physical impact on the environment. If revenue from the tax were used for a purpose that would have either such effect, the City would undertake the required CEQA review for that particular project. Therefore, under CEQA Guidelines section 15060 review under CEQA is not required.

Section 14. Passage of this Resolution.

This tax is a general tax requiring the approval of a majority of qualified electors casting votes. While the measure lists several of the various municipal purposes to be funded, the list is illustrative only and the Council retains complete discretion to expend the tax proceeds for any lawful purposes for the City of Antioch.

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Section 15. Contract with the State.

The City Manager is authorized to negotiate and execute an agreement with the State Board of Equalization in accordance with Revenue and Taxation Code Section 7270 to perform all functions incident to the administration and operation of the ordinance.

This Resolution shall become effective immediately upon its passage and adoption.

* * * * *

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 24th day of July, 2018 by the following vote:

AYES:

NOES:

ABSENT:

ARNE SIMONSEN, CMC
CITY CLERK OF THE CITY OF ANTIOCH

ORDINANCE NO. _____-C-S

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH SUBMITTING A PROPOSITION TO THE VOTERS OF THE CITY OF ANTIOCH TO AMEND ARTICLE 4 OF CHAPTER 5 OF TITLE 3 OF THE ANTIOCH MUNICIPAL CODE TO INCREASE THE CITY'S TRANSACTIONS AND USE TAX FROM A HALF CENT TO ONE CENT AND TO IMPOSE THIS TAX UNTIL REPEALED BY THE VOTERS

WHEREAS, at an election on November 5, 2013, the voters of the City of Antioch approved Ordinance 2068-C-S, establishing a half-cent transaction and use tax; and

WHEREAS, the City Council of the City of Antioch enacted Ordinance 2068-C-S on June 13, 2013, subject to the requirement that the voters ratify the Ordinance at the ensuing special election that was called; and

WHEREAS, Ordinance 2068-C-S codifies Article 4 of Chapter 5 of Title 3 of the Antioch Municipal Code, establishing, among other things, the requirements, collection procedures, and exemptions for the City's transactions and use tax; and

WHEREAS, by its terms Ordinance 2068-C-S is set to expire in seven years from its operative date; and

WHEREAS, in accordance with Elections Code section 9222 and Revenue and Taxation Code section 7285.9, the City Council desires to submit to the voters of the City of Antioch the increase of the transaction and use tax to one cent and to permanently extend the tax.

NOW, THEREFORE, BE IT RESOLVED that The City Council of the City of Antioch does ordain as follows:

Section 2. Section 3-5.407 of the Antioch Municipal Code is hereby amended as follows:

§ 3-5.407 USE TAX RATE.

An excise tax is hereby imposed on the storage, use or other consumption in the city of tangible personal property purchased from any retailer on and after the operative date of this article for storage, use or other consumption in said territory at the rate of one half of one percent (0.50%) until March 31, 2019, and thereafter at the rate of one percent (1.0%), of the sales price of the property. The sales price shall include delivery charges when such charges are subject to state sales or use tax regardless of the place to which delivery is made.

Section 3. Section 3-5.416 of the Antioch Municipal Code is hereby repealed.

Section 4. Section 3-5.417 of the Antioch Municipal Code is hereby repealed.

Section 5. CEQA Findings.

The approval of this Ordinance is exempt from the California Environmental Quality Act (Public Resources Code §§ 21000 et seq., "CEQA," and 14 Cal. Code Reg. §§ 15000 et seq., "CEQA Guidelines"). The transactions and use tax to be submitted to the voters is a general tax that can be used for any legitimate governmental purpose; it is not a commitment to any particular action or actions. As such, under CEQA Guidelines section 15378(b)(4), the tax is not a project within the meaning of CEQA because it creates a government funding mechanism that does not involve any commitment to any specific project that may result in a potentially significant physical impact on the environment. If revenue from the tax were used for a purpose that would have either such effect, the City would undertake the required CEQA review for that particular project. Therefore, under CEQA Guidelines section 15060 review under CEQA is not required.

Section 6. Severability.

In the event any section or portion of this ordinance shall be determined to be invalid or unconstitutional, such section or portions shall be deemed severable and all other sections or portions hereof shall remain in force and effect.

Section 7. Effective Date.

This ordinance relates to the levying and collecting of the City's transactions and use taxes and shall not take effect until approved by the majority of the voters voting at the General Municipal Election to be held on November 6, 2018.

Section 8. Certification and Publication.

Upon approval by the voters, the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause it to be published according to law and transmitted to the Board of Equalization.

* * * * *

I HEREBY CERTIFY that the foregoing ordinance was adopted by two thirds of the City Council and submitted to the voters at a regular meeting of the City Council of the City of Antioch held on the 24th day of July, 2018, 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

Ordinance No. _____ was submitted to the People of the City of Antioch at the November 6, 2018 General Municipal Election. It is hereby certified that this Ordinance was APPROVED by the following vote of the People of Antioch:

YES:

NO:

This Ordinance was thereby adopted by the voters at the November 6, 2018 General Municipal Election and took effect upon adoption of a resolution declaring the results of the election at a regular meeting of the City Council held on _____ by the following vote:

AYES:

NOES:

ABSENT:

I hereby certify that the foregoing is a true and correct copy of an ordinance duly and regularly adopted by the People of the City of Antioch, California.


Arne Simonsen, CMC, City Clerk of the City of Antioch



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of July 24, 2018

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Derek P. Cole, Interim City Attorney 

SUBJECT: Initiative to Restrict Development in Portions of the Sand Creek Area, Approve a Development Agreement for "The Ranch" Project in That Area, and Allow Amendment of the Urban Limit Line by Voter Approval Only

RECOMMENDED ACTION

It is recommended that the City Council receive and file the Clerk's Certificate to Initiative Petition (**Exhibit 1**) and

- A) Adopt the ordinance, without alteration, at the regular meeting at which the certification of the petition is presented, or within 10 days after it is presented; or
- B) Submit the ordinance, without alteration, to the voters; or
- C) Order a report pursuant to Section 9212 at the regular meeting at which the certification of the petition is presented. When the report is presented to the legislative body, the legislative body shall either adopt the ordinance within 10 days or order an election pursuant to subdivision (b).

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 Council calls an election on this initiative, the estimated County cost for this item as part of upcoming General Election would be approximately \$90,000, assuming the Council has also called the election on the sales tax increase.

If the Council chooses to adopt this initiative as presented, the restrictions it would impose on the development of the Sand Creek Focus Area could have revenue implications due to the loss of the anticipated development in that area. The City Attorney's Office does not have the resources or background to quantify these potential financial impacts.

BACKGROUND

On July 3, 2018, the Contra Costa County Elections Department certified that the “Initiative to Restrict Development in Portions of the Sand Creek Area, Approve a Development Agreement for ‘The Ranch’ Project in That Area, and Allow Amendment of the Urban Limit Line by Voter Approval Only” has sufficient signatures to qualify for the ballot (**Exhibit 2**). The initiative received 5,682 valid signatures, which exceeded the 5,094 signatures required to qualify the measure for a general election.

A full copy of this proposed initiative, which the proponents call the “West Sand Creek Tree, Hillside, and Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative,” is attached as **Exhibit 3** to this Staff Report.

As part of his official duties concerning the initiative, the City Attorney was required to provide an impartial summary of the purpose and provisions of the initiative. His official summary, which by law was limited to no more than 500 words, reads as follows:

“The proposed Initiative would amend the Antioch General Plan to establish two overlay land use designations—a 1,244-acre “Restricted Development Area” and a 608-acre “Limited Development Area”—on 1,852 acres of land in the Sand Creek Focus Area west of Deer Valley Road (“Initiative Area”). The Initiative would restrict development on the hillier and more environmentally-sensitive lands in the Restricted Development Area and would allow limited development within the Limited Development Area. Overall, approximately 67% of land within the Initiative Area would be preserved as open space.

The General Plan currently allows up to 4,000 dwelling units in the Sand Creek Focus Area, approximately 2,000 of which could be located west of Deer Valley Road. The Initiative would maintain the maximum number of allowed units, but west of Deer Valley Road such units would only be allowed in the Limited Development Area and not in the Restricted Development Area. The Initiative would allow the General Plan’s existing permissible residential land use densities, which are protected by the Initiative, to be transferred between lands within the Limited Development Area.

Within the Restricted Development Area, the base land use designation would be changed to “Rural Residential, Agriculture, Open Space” to allow only certain uses such as single-family homes, uses secondary to residences, rental of rooms to lodgers in residences not exceeding four occupants, agricultural and agriculturally related uses, low-intensity recreational uses, and certain governmental, institutional, and non-profit uses. Uses that would detrimentally affect wetlands, stream corridors, grasslands, and wildlife would not be allowed. Development, agricultural activities, and grading would also be prohibited on certain slopes of 20% or more. A minimum parcel size of 80 acres would also be established for the Restricted Development Area.

Within the Limited Development Area, the base land use designations would be changed to “Estate Residential,” “Low Density Residential,” “Medium Low Density Residential,” “Medium Density Residential,” “Convenience Commercial,”

“Mixed Use,” “Public/Quasi Public,” and “Open Space.” These designations would allow a range of single-family housing types, including executive estate housing, age-restricted housing for seniors, single-family housing for families or seniors, as well as commercial uses, public and quasi-public uses, and open space, parks, and trails.”

The Initiative would also allow development of the project commonly known as “The Ranch” on approximately 311.7 acres of land within the Limited Development Area. The Ranch is a master planned residential community that would include up to 1,177 single-family residential dwellings, donate land for fire protection facilities and services, provide transportation improvements, fund additional police services, donate at least \$1,000,000 to fund sports and performing arts facilities at Deer Valley High School, and protect approximately 44% of the approximately 551.5-acre project site for parks, open space, and trails.”

OPTIONS FOR RESPONDING TO QUALIFICATION OF INITIATIVE

Under California law, City Councils may take three actions when presented with an initiative that has enough signatures to qualify for the ballot. These actions are as follows:

1. Adopt the Initiative. In lieu of calling an election, the City Council can enact the initiative. (Elec. Code, § 9215(a).) If the Council chooses this option, it must adopt the initiative *exactly as it written*; it cannot make any changes, deletions, or amendments before approving it. Once adopted, the initiative is just as effective as any general plan amendment or ordinance approved by the Council.
2. Call an Election. The Council may also call an election on the initiative. (Elec. Code, § 9215(b).) If the Council chooses this option, the initiative will be placed on the upcoming ballot for the General Election to be held on November 6, 2018.
3. Order a Report Regarding the Initiative. In lieu of immediately adopting the initiative or calling an election, the City Council may order a report that would address:
 - Its fiscal impact;
 - Its effect on the internal consistency of the City’s general and specific plans;
 - Its effect on the use of land, impact on availability and location of housing, and the City’s ability to meet regional housing needs;
 - Its impacts on funding for infrastructure (transportation, schools, parks, and open space);
 - Its impact on the community’s ability to attract and retain business and employment;
 - Its impact on the uses of vacant parcel of land;
 - Its impact on agricultural lands; and
 - Any other matters the City Council would want to have addressed. (Elec. Code, §§ 9212(c), 9215.)

If the Council request such a report be prepared, the report must be considered no later than 30 days after the City Clerk certifies the sufficiency of the initiative petition. Within 10 days of receiving the report, the Council must then either approve the initiative or call an election.

The County Elections Department has advised Contra Costa County cities that the deadline for submitting initiative petitions for this November's election is August 10, 2018. Effectively, this means that if the council chooses the third option, the 30-day report, that will result in any election on the initiative being held on March 2020 (the next statewide election).

If the Council orders a 30-day review, the last date to consider the report would be August 23, 2018. Thereafter, the Council would be obligated within 10 days of the date it receives the report to either call an election or adopt the initiative as written.

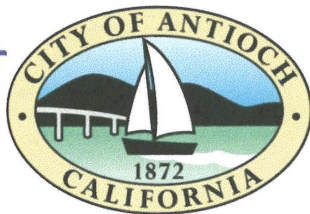
If the Council does not wish to order a 30-day review, but is prepared to adopt the initiative outright, a resolution to effect this decision is attached as **Exhibit 4**.

If the Council does not wish to order a 30-day review or adopt the ordinance, but is prepared to call the election on the initiative for November, a resolution effecting that decision is attached as **Exhibit 5**.

ATTACHMENTS – EXHIBITS

1. Clerk's Certificate of Sufficiency
2. July 3, 2018 Letter from Jessica Datangel, Elections Specialist, to Arne Simonsen, City Clerk
3. West Sand Creek Tree, Hillside, and Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative
4. Resolution Approving and Enacting Initiative to Restrict Development in Portions of the Sand Creek Area, Approve a Development Agreement for 'The Ranch' Project in That Area, and Allow Amendment of the Urban Limit Line by Voter Approval Only
5. Resolution Calling an Election on November 6, 2018 for the Initiative to Restrict Development in Portions of the Sand Creek Area, Approve a Development Agreement for 'The Ranch' Project in That Area, and Allow Amendment of the Urban Limit Line by Voter Approval Only

OFFICE OF THE CITY CLERK



CERTIFICATE OF SUFFICIENCY OF PETITION

I, Arne Simonsen, CMC, City Clerk of the City of Antioch, County of Contra Costa, State of California hereby certify that:

The petition entitled "Initiative To Restrict Development in Portions of the Sand Creek Area, Approve a Development Agreement for "The Ranch" Project in That Area, and Allow Amendment of the Urban Limit Line by the Voter Approval Only" was filed with the City Clerk Department on June 4, 2018;

That said petition consists of 276 sections;

That each section contains signatures purportedly to be signatures of qualified electors of the City of Antioch, California;

That attached to this petition at the time it was filed, was an affidavit purporting to be the affidavit of the person who solicited the signatures, and containing the dates between when the purported qualified electors signed this petition;

That the affidavit stated his or her own qualification, that he or she had solicited upon that Section, that all of the signatures were made in his or her presence, and that to the best of his or her own information and belief, each signature was the genuine signature of the person whose name is purports to be;

That after the proponents filed this petition and based on the County of Contra Costa Registrar of Voters' Signature Verification Certificate, I have determined the following facts regarding this petition:

1. Total number of signatures filed by proponent raw count:	<u>7,978</u>
2. Total number of signatures Checked:	<u>7,455</u>
3. Number of signatures found sufficient:	<u>5,156</u>
4. Number of signatures found insufficient:	<u>2,299</u>
5. Number of signatures not checked:	<u>523</u>
6. Total number of signature required:	<u>5,111</u>

Based on the above, the petition is deemed to be sufficient.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Antioch this 3rd day of July, 2018.


Arne Simonsen, CMC
City Clerk
City of Antioch

Registration Section
925.335.7800
925.335.7838 fax
voter.services@vote.cccounty.us

Contra Costa County
Clerk-Recorder-Elections Department
555 Escobar Street
Martinez, CA 94553

Joseph E. Canciamilla
County Clerk-Recorder
and Registrar of Voters

Scott Konopasek
Assistant County Registrar



July 2, 2018

Ame Simonsen
City Clerk
City of Antioch
200 H Street
Antioch CA 94509

Re: Initiative To Change General Plan Designations Within The Sand Creek Focus Area and Permanently Require Voter Approval of Amendments to Urban Limit Line.

Dear Ame,

On June 12, 2018 we received your letter requesting a full count of the petition named above. Upon the completion of the full count the number of valid signatures is 5,682. A detailed breakdown is attached.

The petition is not a public record and may not be examined by anyone other than the public officer or public employees who have the duty of receiving, examining or preserving the petitions. Pursuant to Election Code section 17200 the petition must be kept eight months after the final examination of the petition.

If you have any questions please contact Jackie St. George, Election Processing Supervisor, of Contra Costa County at Jackie.stgeorge@vote.cccounty.us or call 925.335.7810.

Sincerely,

A handwritten signature in blue ink that reads "Jessica Datangel".

Jessica Datangel
Elections Services Specialist

RECEIVED

APR 27 2018

**CITY OF ANTIOCH
CITY CLERK**

**INITIATIVE MEASURE TO BE SUBMITTED DIRECTLY TO THE VOTERS
OF THE CITY OF ANTIOCH**

The people of the City of Antioch do ordain as follows:

SECTION 1: TITLE.

The title of this Initiative is "West Sand Creek Tree, Hillside, and Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative." It may be referred to in the General Plan and otherwise as "West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative." It is designated interchangeably in the text herein as the "Initiative," "Measure," or "Ordinance."

SECTION 2: INITIATIVE AREA.

This Initiative applies to approximately 1,852 acres of land bounded by Black Diamond Mines Regional Preserve to the west, East Bay Regional Park District lands and the City border to the south, Deer Valley Road to the east, and existing residential development to the north ("Initiative Area" or "West Sand Creek"), as shown in Exhibit A ("Initiative Area Property Map") and described in Exhibit B ("Initiative Area Legal Description"). The Initiative Area is comprised of lands within the voter-approved Urban Limit Line ("ULL") that are appropriate only for restricted development ("Restricted Development Area"), as shown in Exhibit C ("Restricted Development Area Property Map") and described in Exhibit D ("Restricted Development Area Legal Description"), and lands that are appropriate for limited development ("Limited Development Area"), as shown in Exhibit E ("Limited Development Area Property Map") and described in Exhibit F ("Limited Development Area Legal Description").

SECTION 3: PURPOSES AND FINDINGS.

A. Purposes. The purposes of this Initiative are as follows:

The Initiative was circulated and enacted in part to preserve and protect trees, ridgelines, hillsides, and open space areas throughout the Sand Creek Focus Area west of Deer Valley Road. The Initiative was also circulated and enacted to (1) protect, reaffirm, and strengthen the existing boundaries of the ULL by ensuring in perpetuity that the ULL may only be changed by a vote of the people of Antioch; (2) preserve agriculture, grasslands, and open space within the ULL; (3) preserve and protect the Sand Creek corridor as permanent open space; (4) allow for the development of the flatter portion of the land commonly known "The Ranch" as a master planned residential community that thoughtfully balances future development with respect for the site's substantial natural features and provides extraordinary community amenities for the citizens of Antioch including the preservation of substantial open space, creation of new recreation and park land, public access with perimeter trails within The Ranch, substantial funding for local high school sports and performing arts facilities, creation of new housing and retail choices, improved public safety (fire and police) facilities and services, and infrastructure improvements to improve traffic circulation and traffic safety and allow quicker access to Antioch hospitals. The Initiative accomplishes these objectives by amending provisions of the City of Antioch General Plan ("General Plan") applicable to the Initiative Area to establish two overlay land use designations, consisting of the "Restricted Development Area," which applies to the hillier and more environmentally-sensitive lands west of Deer Valley Road (approximately 1,244 acres), and the "Limited Development Area," which applies to the flatter and less environmentally-sensitive lands west of Deer Valley Road (approximately 608 acres). The Initiative would thus directly protect nearly 70% of the land in the Sand Creek Focus Area west of Deer Valley Road. The Restricted Development Area provides low-density rural residential housing and preserves agriculture, grasslands, and open space in the vast majority of West Sand Creek. The Limited Development Area allows a range of single-family housing types, including executive estate housing, age-restricted housing for seniors, suburban single-family detached housing for families or for seniors, as well as commercial uses, public and quasi-public uses, and substantial open space.

B. Findings. The people of the City of Antioch find and declare:

This Initiative will protect and enhance the Antioch's unique character and quality of life by:

1. Preserving and protecting trees, hillsides, and open space areas in the Initiative Area.
2. Prohibiting development on all ridgelines in the Initiative Area.
3. Preserving and protecting the Sand Creek corridor as permanent open space accessible to the public.
4. Requiring developers to donate a site for a future fire station at Deer Valley Road and Sand Creek Road to service southeast Antioch.
5. Requiring the developer of The Ranch to donate at least \$1,000,000 in additional funding to the Antioch Unified School District ("District") for local high school sports facilities and performing arts facilities at Deer Valley High School through the payment by the developer of \$1,000 per unit of new residential development within the Limited Development Area to be paid prior to the issuance of each certificate of occupancy.
6. Providing road widening and improvements to promote and increase safety on Deer Valley Road.
7. Providing road improvements to allow quicker access to Antioch hospitals for emergency vehicles and residents.
8. Requiring developers to provide substantial community amenities including parks, trails, road improvements, and public safety facilities and services.
9. Protecting, reaffirming, and strengthening the City's ULL by ensuring that the ULL may only be changed by a vote of the people of Antioch.
10. Preserving and protecting long-planned housing opportunities on flatter land within the ULL responsive to the existing and future needs of Antioch to serve a range of family incomes and household types for all

economic segments of the population by ensuring that the City's growth occur only in areas appropriate for development within the ULL.

11. Ensuring that such responsible development is compatible with the surrounding area, protects sensitive habitat and resources, and contributes a fair share towards public safety and the resolution of regional traffic circulation issues.
12. Providing a pedestrian-friendly, amenity rich community that focuses on open space, parks, and trails to facilitate resident and visitor access to natural and historical experiences both on- and off-site in the East Bay Regional Park District system.
13. Providing a Village Center adjacent to Deer Valley Road and across from the Kaiser Permanente Antioch Medical Center.
14. Providing significant economic development in Antioch through the creation of hundreds of new construction and permanent jobs.
15. Providing extraordinary community amenities for the citizens of Antioch including the preservation of substantial open space, creation of new recreation and park land, creation of new housing and retail choices, improved public safety, and needed traffic and other infrastructure improvements.
16. Amending the City of Antioch General Plan and Municipal Code and adopting a Development Agreement to allow development of a portion of The Ranch, located within the ULL on the land commonly known as The Ranch property ("Property"), upon the issuance of future non-legislative approvals by the City. The Ranch (collectively, "Project") would include:
 - approximately 1,177 new homes including a mix of low-density and medium-density single-family and age-restricted active-adult;
 - a mixed-use retail village across from Kaiser Permanents Antioch Medical Center;
 - land for a new fire station adjacent to the new retail village;
 - developer-funded contributions to a Community Services District to fund additional police, public safety, and code enforcement;
 - approximately twenty-two (22) acres of new public parks and six (6) miles of publicly-accessible trails;
 - Transportation improvements, including the connection of Sand Creek Road from Dallas Ranch Road to Deer Valley Road, with no use of City funds;
 - protection of approximately 44% of the site as parks, open space, and trails;
 - protection of all on-site ridgelines; and
 - protection of approximately 98% of all on-site trees.
17. Amending the General Plan Land Use Element (map and text) to change the base land use designations of the Restricted Development Area from "Golf Course Community/Senior Housing/Open Space," "Hillside and Estate Residential," "Estate and Executive Residential/Open Space," and "Open Space" to "Rural Residential, Agriculture, Open Space" and of the Limited Development Area from "Golf Course Community/Senior Housing/Open Space" and "Hillside and Estate Residential" to "Estate Residential," "Low Density Residential," "Medium Low Density Residential," "Medium Density Residential," "Convenience Commercial," "Mixed Use," "Public/Quasi Public," and "Open Space."
18. Amending the General Plan Circulation Element (map and text) to reflect the proposed alignment of Sand Creek Road and its connection between Dallas Ranch Road to the north and Deer Valley Road to the southeast.
19. Amending the Zoning Code (text and map) to rezone the Limited Development Area from Study District (S) to Planned Development (P-D). The P-D zoning would include special development standards for development within the Limited Development Area.
20. Approving a Development Agreement, consistent with California law, to bring certainty and establish, for the next twenty (20) to thirty (30) years, the land use planning and zoning requirements applicable to the Property and assure the applicant of vested rights to develop the Project.
21. This Initiative is consistent with (and shall at all times be interpreted to be consistent with) the objectives and policies of the General Plan as amended by this Initiative, and would affirmatively promote the objectives and policies of the General Plan.
22. This Initiative specifically promotes and implements numerous General Plan provisions, including all of the following, among others:
 - Objective 3.5.2.1 Maintain competent and efficient fire prevention and emergency fire, medical, and hazardous materials response services with first responder capability in order to minimize risks to life and property.
 - Objective 3.5.3.1 Maintain an active police force, while developing programs and police facilities that are designed to enhance public safety and protect the citizens of Antioch by providing an average response time to emergency calls of between seven and eight minutes from the time the call is received to the time an officer arrives.

- Objective 3.5.7.1 A system of park, recreational, and open space lands of sufficient size and in the appropriate locations, including provision of a range of recreational facilities, to serve the needs of Antioch residents of all ages.
 - Objective 8.9.1 Maintain a system of parks, specialized recreational facilities, and natural open spaces of sufficient size and variety and in the appropriate locations to serve the needs of Antioch residents of all ages.
 - Objective 8.10.1 Provision of an adequate number of fire stations, along with fire fighting personnel and equipment to protect Antioch residents and businesses.
 - Objective 8.11.1 Reduce the risk of crime and provide security to Antioch residents and businesses through maintenance of an adequate force of police personnel, physical planning strategies, and a high level of public awareness and support for crime prevention.
 - Objective 8.13.1 Ensure that the expansion of public facilities occurs in an equitable manner such that new development pays for all of the infrastructure and public facilities required to support the development without impacting levels of service provided to existing residents and businesses.
 - Objective 10.3.1 Maintain, preserve and acquire open space and its associated natural resources by providing parks for active and passive recreation, trails, and by preserving natural, scenic, and other open space resources.
 - Objective 10.5.1 Minimize the impacts of development located adjacent to natural areas, preserved in open space, and protected environmental resources.
23. The Zoning Code amendments adopted through this Initiative are consistent with the General Plan as amended by this Initiative.
24. The Development Agreement implements, promotes, and is consistent with the General Plan's goals, objectives, policies, and programs. It does so in the same manner as the General Plan Amendments (as defined below). In addition, the Development Agreement confirms the extraordinary public benefits provided for in the General Plan Amendments, which include substantial open space and trails, parks, a fire station site, a new four-lane arterial roadway (Sand Creek Road) to connect the existing terminus of Dallas Ranch Road to the existing terminus of Sand Creek Road at Deer Valley Road immediately south of the Kaiser Permanente Antioch Medical Center, and at least \$1,000,000 in donations from the developer of The Ranch to the District for high school sports facilities and performing arts facilities.
25. Development of The Ranch would be subject to the California Environmental Quality Act (Cal. Pub. Res. Code § 21000 *et seq.* and 14 Cal. Code Regs. § 15000 *et seq.*) (collectively, "CEQA") and any mitigation measures developed pursuant to CEQA ensure full mitigation of any significant environmental impacts of the Project.
26. For all of the foregoing reasons, this Initiative serves the public health, safety, and general welfare of the City and the citizens of Antioch.

SECTION 4: DEFINITIONS AND CONVENTIONS.

A. As used in this Initiative:

"**Development Agreement**" means the Development Agreement enacted as part of this Initiative pursuant to the authority of Government Code sections 65864 *et seq.*, including section 65867.5 specifying that a development agreement is a legislative act that shall be approved by ordinance ("**DA**"), and attached as Exhibit G.

"**Development Agreement Area**" means The Ranch Property that is subject to the vested rights granted in the Development Agreement and depicted in DA Exhibit 1.

"**Effective Date**" means the date this Initiative takes effect, which shall be on the earliest date legally possible. Notwithstanding anything contained in this Initiative to the contrary and subject to the requirements of Measure K (defined below), the provisions set forth in Sections 5(C)(5), 5(C)(11), 5(C)(13), 5(D)(4), 5(D)(8), 5(D)(15), and 5(L)(1) of this Initiative are amended, effective January 1, 2021, upon the expiration of Measure K.

"**Filing Date**" means the date the Notice of Intent to Circulate Petition for this Initiative was presented to the City.

"**General Plan**" means the City of Antioch General Plan in effect on the Filing Date.

"**General Plan Amendments**" means the amendments to the General Plan enacted by Section 5 of this Initiative.

"**Initiative**" means the West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative, an initiative measure sponsored by the citizens of the City of Antioch.

"**Initiative Area**" means the approximately 1,852 acres of land in the Sand Creek Focus Area west of Deer Valley Road as shown in Exhibit A and enacted as part of this Initiative.

"**Limited Development Area**" means the approximately 608 acres of land in the Sand Creek Focus Area west of Deer Valley Road as shown in Exhibit C and enacted as part of this Initiative.

"**Measure K**" means the "City of Antioch Growth Control, Traffic Relief, Voter-Approved Urban Limit Line, and Roddy Ranch Development General Plan Reduction Initiative" approved by the voters on November 8, 2005.

"**Municipal Code**" means the Antioch Municipal Code, including Title 9 thereto, entitled "Planning and Zoning."

"Project" means the comprehensive master-planned community generally described in Section 1 of this Initiative and in the Development Agreement.

"Property" means "The Ranch Property", which consists of approximately 551.5 acres of land located in the southeastern portion of the City of Antioch, within the Sand Creek Focus Area of the General Plan west of Deer Valley Road and within the ULL, in eastern Contra Costa County, California, as shown in Exhibit H ("The Ranch Property Map") and described in Exhibit I ("The Ranch Legal Description").

"Restricted Development Area" means the approximately 1,244 acres of land in the Sand Creek Focus Area west of Deer Valley Road as shown in Exhibit E and enacted as part of this Initiative.

"Subdivision Regulations" means Chapter 4 of Title 9 of the Municipal Code, entitled "Subdivisions."

"ULL" means the Urban Limit Line the voters of the City of Antioch approved via Measure K in November 2005, which overrode the County's 2000 urban limit line and established the City ULL in the location shown in Exhibit J, which is provided in this Initiative for information and context only.

"West Sand Creek Master Plan District" means the Planned Development zoning district enacted as part of this Initiative for the Limited Development Area and attached as Exhibit K.

"Zoning Code" means Title 9 of the Municipal Code, entitled "Planning and Zoning."

"Zoning Code Amendment" means the amendments to the Zoning Code enacted by this Initiative.

"Zoning Map Amendment" means the amendments to the Zoning Map enacted by this Initiative.

SECTION 5: CITY OF ANTIOCH GENERAL PLAN AMENDMENTS.

The General Plan is hereby amended as follows. Text to be inserted into the General Plan is indicated in **bold underlined** type. Text to be deleted from the General Plan is indicated in ~~striketrough~~ type. Text in standard, **bold**, or *italic* type that currently appears in that fashion in the General Plan on the Filing Date remains unchanged by this Initiative and is shown for reference purposes only.

A. AMENDMENTS TO INTRODUCTION.

1. Chapter 1.0 of the General Plan, entitled "Introduction," contains a section 1.0, entitled "Introduction." That section is amended as follows:

1.0 Introduction

Antioch is a community preparing for change. Currently known as a bedroom community connected to distant employment centers in the Bay Area, Antioch is in the process of:

- expanding its employment base to provide a balance between local jobs and housing;
- managing residential growth to provide an appropriate range of housing opportunities **within the voter-approved Urban Limit Line (ULL)**, including executive housing, traditional single family neighborhoods, middle to upper end attached housing products, and affordable housing, **and age-restricted housing for seniors, and to preserve and protect agricultural, natural resource, and open space uses on lands outside the ULL by establishing a line beyond which no urban land uses may be designated;**
- resolving ongoing traffic congestion **and safety** problems; and
- re-establishing the Rivertown area and waterfront as a distinctive part of the City's identity.

The Antioch General Plan represents a comprehensive effort to achieve these and other community goals, and to enhance the quality of life of existing and future residents, **in part by ensuring that future growth and development will occur only within the ULL.** The General Plan defines what makes Antioch a special place, delineates a vision for its future, and sets forth action-oriented programs to achieve that future. In accomplishing these tasks, the General Plan defines "quality of life" issues, including:

- enhancing family-oriented activities by reducing commute times to work and providing a broad range of recreational lands and activities within the community;
- facilitating mobility via public transit, automobile, bicycle, and pedestrian modes of transportation; and
- working with local school districts to provide high quality educational facilities and services.

The General Plan serves as the City's lead policy document as to how Antioch will manage its future, and is the City's official policy statement identifying the manner in which Antioch expects to coordinate its activities with those of other agencies, as they will affect the community in the future.

Antioch's growth pattern over the past 20 years has been the result of planning efforts derived from previously adopted policy documents (including the preceding 1988 General Plan), specific plans, past development approvals, and infrastructure financing mechanisms. Since 1988, considerable changes have occurred in Bay Area housing and employment patterns, as well as transportation systems.

Furthermore, the passage of ~~two~~ **three** voter-approved growth initiatives, Antioch's **Measure K and its advisory Measure U¹**, and the County's Measure C, has increased the need for careful management of growth. **In addition, the West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative reaffirms and strengthens the City's ULL by ensuring that (1) the ULL can only be changed by Antioch voters, (2) future growth and development will occur only within the ULL established by the voters, (3) development will not occur in areas outside the ULL that are not appropriate for urban growth because of physical unsuitability for development, unstable geological conditions, inadequate water availability, the lack of appropriate infrastructure, distance from existing development, likelihood of substantial environmental damage or substantial injury to fish or wildlife or their habitat, and other similar factors, and (4) development within the ULL in West Sand Creek will only occur on flatter and less environmentally-sensitive lands.**

Over the past 30 years, sustained employment growth without corresponding housing development in certain portions of the Bay Area has forced workers in those locations - traditionally in San Francisco, San Mateo, and Santa Clara Counties, but more recently, Walnut Creek, Concord, Livermore, and Pleasanton - to seek housing in eastern Contra Costa County. This combination of conditions produced rapid residential growth in Antioch. Between 1990 and 1999, the City added over 6,300 housing units and the population grew by nearly 20,000, an increase of more than 30 percent. The existing disparity in the location of employment growth and population growth in the Bay Area has led to the traffic congestion Antioch residents experience along State Route 4. To create a more equitable jobs/housing balance (and reduce commute times), Antioch has sought to expand and diversify its employment base and provide a greater variety of housing types **within the ULL** than are currently offered.

¹ A discussion of these two voter-approved measures is contained in Section 5.1 of the General Plan.

2. Chapter 1.0 of the General Plan, entitled "Introduction," contains a subsection 1.1.4, entitled "The Comprehensive Nature of the General Plan," and a subsection entitled, "Identification of Issues." That subsection is amended as follows:

1.1.4 The Comprehensive Nature of the General Plan

To be effective as a decision-making tool, the various elements of the Antioch General Plan integrate the management of the community's future physical, social, environmental, and economic environments.

Identification of Issues. The General Plan not only addresses the issues that the State requires be included in a General Plan, but also responds to the current and future issues that Antioch faces. Key community issues that the General Plan addresses include:

- achieving and maintaining a vibrant community in which all residents enjoy a wide range of employment, shopping, and recreational opportunities;
- achieving a balance between local jobs and housing by increasing Antioch's attractiveness for the establishment of office-based and clean industrial businesses; revitalizing the community's downtown and re-establishing the Rivertown area and waterfront as a distinctive part of the City's identity;
- providing regional and local mobility and reducing ongoing traffic congestion problems through a combination of regional highway, local roadway, and transit improvements (e.g., bus, rail, BART, e-BART), transit-oriented development, and enhancement of bicycle and pedestrian modes of transportation;
- establishing clear performance objectives for area infrastructure and services, thereby ensuring that the provision of public services and facilities supports the community's determination of desirable land uses, intensity, character, and rate of growth, **all within the ULL**;
- improving the design quality of lands and development at key interchanges along State Route 4, and along the roadway corridors leading to the Rivertown area; and
- managing the rate of residential growth and achieving an appropriate range of housing opportunities **within the ULL**, including executive and upper end housing, as well as housing for workers, seniors, and young adults who are first starting their careers and forming families.

3. Chapter 1.0 of the General Plan, entitled "Introduction," contains a section 1.2, entitled "Existing and Emerging Trends Affecting Antioch's Future." That section is amended as follows:

1.2 EXISTING AND EMERGING TRENDS AFFECTING ANTIOCH'S FUTURE

The primary purpose of planning and preparing the General Plan is to provide the means for Antioch to manage future growth and change **within the ULL**. However, merely projecting what exists today into the future, thereby assuming that the future will resemble the present will not provide an accurate picture of what the future will be. An array of existing and emerging social, technological, and economic trends will change the way residents perceive their communities, define "quality of life," and live their lives. The following is intended to provide a descriptive evaluation of the ways in which existing and emerging social, technological, environmental, and economic trends may interact with existing and future conditions to provide a context for planning Antioch's future within a society that may be very different from today. These trends include the following:

- *A growing statewide **and local** population.* Population increases will continue within California as a result of natural increases. Areas, such as Antioch and eastern Contra Costa County will **also** continue to grow **and must be prepared to provide new housing opportunities within the ULL**.

- *An evolving housing market.* As lower and middle income households are continued to be priced out of the market, and the senior population grows, upper end housing, condominiums, age-restricted housing, and multi-family development within the ULL will become more popular and important in Antioch.
- *Technological advances and a changing economy significantly altering patterns of employment.* Traditional industrial development will decrease in importance, as service jobs and off-based employment grows. As a result, there will be a need for office-based and retail service development.
- *A growing regional imbalance of jobs and housing.* ABAG's projections of a worsening imbalance between jobs and housing will result in an increased difficulty to attract workers to increasingly congested employment centers within the inner Bay Area, along with an increased willingness for businesses to locate in presently outlying areas near their workers.
- *Increases in personal travel.* Non-peak hour travel will increase in relation to peak hour traffic. The "peak hour" of traffic will lengthen over several hours.
- *Increasing acceptance of public transit and other alternatives to automobile travel.* As traffic congestion increases, public transit will gain parity in terms of commute times during peak hours, and become more popular, even if it involves changing modes of transit (e.g., rail ore-BART to BART or other rail connection). As a result, there will be a need for transit centers within Antioch. In addition, as higher density transit-oriented development gains popularity, pedestrian and bicycle travel will increase both as a form of recreation and as a form of transportation. The result will be an increasing need for safe pedestrian and bicycle routes between residential areas and schools, shopping, recreation, and places of employment.
- *Changes in freight transportation and goods movement.* Rail traffic will increase over time, increasing congestion where arterials cross rail lines at-grade. There will be an increasing need for multi-modal facilities to transfer containers from rail to truck.
- *Changes in shopping and the new consumer.* Existing shopping facilities will become obsolete, and need to be remodeled to meet changing shopping patterns in the future. There will be a growing demand and support for up-scale shopping in Antioch.

B. AMENDMENTS TO COMMUNITY VISION ELEMENT.

1. Chapter 2.0 of the General Plan, entitled "Community Vision," contains a section 2.3, entitled "General Plan Themes." That section is amended as follows:

2.3 GENERAL PLAN THEMES

The General Plan represents a detailed statement for achieving community vision and managing growth and change in the years ahead. This vision, and the means that will be employed to achieve it are embodied in the following themes that are reflected throughout the General Plan.

1. *New growth and development within the voter-approved Urban Limit Line (ULL) can and will be directed toward meeting community objectives and needs.*

Antioch can grow and still remain a healthy and vibrant community, if this growth is managed, and occurs in the areas that can best accommodate it, particularly within the ULL, such as selected portions of the Sand Creek Focus Area that have long been planned to accommodate Antioch's future growth. Targeting of the type, intensity, and location of new growth within the ULL, along with managing the rate of new residential development, will facilitate achievement of community objectives, such as:

- a. Balancing the provision of diverse housing options within the ULL with local employment opportunities;
- b. Creating an exciting urban core within the Rivertown area with diverse economic, housing, cultural, and entertainment opportunities;
- c. Promoting a diverse economic base that serves Antioch residents through an expanded local employment base and entrepreneurial opportunities; maintaining sufficient municipal revenues to cover the cost of high quality municipal services and facilities; enhancing opportunities for cultural, scientific, corporate, entertainment, and educational institutions; and meeting the challenges of economic competition;
- d. Enhancing mobility for the movement of people and goods within the community and region through well-designed, balanced transportation systems that provides feasible alternatives to personal automobile travel (pedestrian, bicycle, and transit), and by maintaining a pattern of land uses that supports use of these alternative modes of transportation;
- e. Maintaining a match between the expansion of the City and its service and infrastructure systems within the ULL, including transportation systems; parks, fire, sanitary sewer, water, and flood control facilities; and other essential municipal services;
- f. Facilitating the provision of high quality education within the community by providing for the construction of new school facilities;
- g. Providing adequate support for businesses and institutions that serve the needs of the community, including high-quality new housing in master-planned communities within the ULL; schools; quality medical care facilities, including a full service hospital with

acute/emergency care and local medical clinics and services; child and adult day care centers; libraries, shelters, public auditoriums; social clubs and recreation centers; and places of worship; and

h. Protecting the character of established residential neighborhoods.

2. *Economic vitality will be promoted to provide local employment and entrepreneurial opportunities, diverse shopping and commercial services, and adequate municipal revenues.*

Many residents commute to distant employment destinations because their job skills do not match existing local employment opportunities. These long commutes have resulted in congested highways, and are a significant constraint on residents' quality of life. To reduce congestion and enhance residents' quality of life, Antioch will expand its employment base, and work toward a balance between local jobs and housing. Although it is recognized that not all residents will choose to work within Antioch, and not all workers will live locally, Antioch's vision is that the majority of its working population will be employed locally. Such a choice will be made possible by providing as close a match between the range of local employment-generating uses and housing types as can be achieved within the ULL.

Antioch's quality of life also depends, in part, on the services provided by the City. Antioch's vision encompasses high quality public safety services, along with a wide array of other community amenities and public recreational activities. To afford the provision of such services, the City will support a vigorous business community and an economic climate wherein existing businesses desire to remain and expand, and new businesses want to locate. Such a business community will meet the needs of residents and other businesses by providing desired commercial and professional services and a broad array of convenience, specialty, and "big ticket," retail goods, as well as leisure-oriented and entertainment uses. Providing such an array of retail and commercial service uses represents much more than just municipal income for the City; providing the full range of retail and commercial services desired by Antioch residents will also be an important factor in enhancing community identity and pride.

3. *Antioch will be a healthy, family-oriented community.*

The well-being of Antioch's children, families, and seniors is critical to the community's own well-being. Antioch is, and will continue to be largely comprised of single-family dwellings and neighborhoods designed for families. Although not directly provided by the City, high quality educational services are critical to community success. Thus, Antioch will maintain a close partnership with the Antioch Unified School District to facilitate the provision of superior school facilities, including shared school/park facilities, and to maintain a focus on what is best for the community's youth. As Antioch's population grows, the City will work with Los Medanos College to expand its programs, and will work CSU Hayward to establish a satellite campus within the City.

An array of high quality neighborhood oriented and community-wide parks and recreational facilities will be maintained, along with community gathering places along the riverfront, as a means of enhancing Antioch's desirability for families. Antioch also recognizes existing demographic trends, and the desirability of retaining local residents in the community for their retirement years. Thus, new housing in areas long planned for future growth within the ULL, facilities, and services for seniors will be provided within the community. Antioch will thus assist in meeting the needs of public, private, and voluntary organizations and institutions that provide important community support services by maintaining an adequate inventory of lands within the ULL for such uses.

The City recognizes that land use patterns directly affect the quality of lives of families. Long commutes between Antioch and distant employment centers create stress for residents, and detracts from family life. In turn, long commutes between Antioch employers such as Kaiser Permanente and distant housing opportunities in other communities creates similar stress for employees. The availability of services in nearby locations, including health care, education, recreation, day care, and shopping is not just a convenience, but is a key component of people's quality of life.

The City also recognizes the changing nature of the family, including single parent households and a growing number of singles who may band together to form households within the community. As a result, programs for children, undertaken in conjunction with local school districts, will become more important over time as a means of providing a full range of services, and maintaining a high quality of life for local residents.

4. *Antioch will be a mobile community, providing options in addition to the single occupant automobile.*

The freedom provided by the private automobile has dominated the form of modern urban America over the past several decades. Although the automobile and modern highway systems have given workers the freedom to move into distant suburban locations in search of newer and higher quality housing than they could otherwise afford closer to their places of employment, the resulting long commutes have also been a source of growing frustration. As a result, there is an increasing demand for extending mass transit systems further into suburban locations, and for enhancing alternative modes of transportation (e.g., bicycle and pedestrian) for local travel.

Antioch and other communities are also rethinking how energy conservation, air quality management, and transportation planning goals should be met, along with how future land use patterns need to be modified to support achievement of these goals. Thus, principles of transit-oriented development and pedestrian-oriented development¹ will be implemented to provide residents and workers alternatives to travel by automobile, by facilitating transit, pedestrian, and bicycle travel. The General Plan seeks to maximize residents' and visitors' freedom of movement within Antioch, providing them with viable choices as to the mode of

transportation they use (e.g. automobile, transit, pedestrian, bicycle). The design, configuration, and mix of uses in strategic locations within the ULL, such as Rivertown, the Hillcrest interchange, Sand Creek and East Lone Tree Focused Planning Areas, and the "A" Street interchange will provide an alternative to traditional suburban development by emphasizing a pedestrian-oriented environment, and reinforcing residents' ability to use bicycles and public transportation.

¹ "Transit-oriented" developments are typically mixed use neighborhoods or projects, within a quarter mile of a transit stop, predominantly light rail or bus transfer stations. Pedestrian-oriented developments give priority to and respond to the needs of the pedestrian as a higher priority than automobile travel. By providing a compact form of development, both transit-oriented and pedestrian-oriented development also facilitate bicycle travel.

5. *The resolution of community and regional issues needs to be equitable.*

In pursuing solutions to expansion and financing of infrastructure, including transportation facilities, and in managing future growth within the ULL, the City of Antioch will emphasize the concept of equity. It is Antioch's vision that the financing of regional transportation improvements will recognize that the existing regional imbalance of jobs and housing is the principal cause of the congestion faced by eastern Contra Costa County residents in their work commutes. Thus, the employment growth in existing employment centers is as much the cause of regional traffic congestion problems as it is the result of housing growth in existing suburban locations. An equitable solution to regional traffic congestion would place equal responsibility for financing new transportation facilities on jobs-rich communities that expand their employment bases and on housing-rich communities that expand their residential sectors. Equity will also be maintained in the financing of new public services and facilities and their long-term maintenance between existing and developing portions of the City within the ULL. Thus, the costs associated with providing expanded infrastructure to newly developing areas will be internalized within those areas. Affordable housing will be provided within Antioch in a manner that integrates such housing into the fabric of the community, and does not isolate lower-income households from community amenities and activities. Finally, the notion of equity will be extended to the City's growth management system, which will provide opportunities within the ULL for both large scale and smaller housing developers to build and market their products within the community.

C. GROWTH MANAGEMENT ELEMENT AMENDMENTS.

1. Chapter 3.0 of the General Plan, entitled "Growth Management," contains a section 3.1, entitled "Introduction and Purpose." That section is amended as follows:

3.1 INTRODUCTION AND PURPOSE

The premise of growth management in the City of Antioch has long been to ensure that development paid its own way, and that sufficient public services and facilities were available to support new development. The City defined the desired pattern of land uses, and proactively assisted in setting up funding mechanisms for expansion of infrastructure designed to ensure that the costs of capital facilities needed to support growth were paid for by new development. As individual development came forward, the emphasis was on mitigating the impacts of proposed growth. Today, one of the key themes of the Antioch General Plan is that new growth and development be directed within the voter-approved Urban Limit Line (ULL) and toward the achievement of the community vision set forth in the General Plan. New development within the ULL needs to make a positive contribution to the community, and not just avoid or mitigate its impacts.

Antioch will face a number of difficult growth management challenges over the next 20 years as it moves from a bedroom suburb to a full service city. Key among these challenges is the need to effectively address nagging traffic congestion problems in the East County region in the face of rapid residential growth forecasts. In response, Antioch has committed to expand local employment opportunities and reduce the need for Antioch residents to commute long distances to work. The desire to revitalize Antioch's Rivertown area, its riverfront, and its older areas; to enhance municipal income streams through expanded retail opportunities, and the need to expand both upper end and affordable housing opportunities within the ULL also need to be factored into the community's growth management strategy.

New growth and development within Antioch within the ULL will increase the demand for infrastructure and services provided by the City and other agencies. In addition, future land use and development decisions will have an effect on municipal costs and revenues. As long as Antioch continues to grow in population and expand its economic base, the City's operating and capital budgets will have to respond to increased demands for services and facilities. Since the fiscal burden of providing expanded infrastructure is beyond the normal capacity of municipal revenues, it is imperative that the expansion of the City's residential and non residential sectors occur such that a burden is not placed on the community's resources.

As discussed in Section 3.1.2, Antioch voters passed an advisory growth control measure. Measure U calls for the City to not only enforce public services and facilities performance standards during the review of individual development proposals, but also to phase the rate of new development to ensure the continuing adequacy of those services and facilities. Managing the rate of growth adds a new challenge. To implement annual growth limits in addition to the public services and facilities performance standards that the City has been implementing, along with large-scale assessment districts to provide up-front financing of infrastructure, requires that care be taken to ensure the viability of such infrastructure financing mechanisms.

It is the purpose of this Element of the General Plan to bring together those portions of the General Plan that address various aspects of growth management, and thereby set forth a comprehensive strategy to manage the location and rate of future growth and within the ULL. It is also the purpose of the Growth Management Element to implement the provisions of countywide Measure J and the City's Measures U, K, and the West Sand Creek Open Space Protection, Public Safety Enhancement, and

Development Restriction Initiative (see Sections 3.1.1, and 3.1.2, and 3.1.3 below). The Growth Management Element thus sets forth performance standards for key community services and facilities within the ULL, thereby establishing a clear linkage between future growth within the ULL and the adequacy of community services and facilities.

2. Chapter 3.0 of the General Plan, entitled "Growth Management," contains a subsection 3.1.1, entitled "Contra Costa County Measure J Requirements." That subsection is amended as follows:

3.1.1 Contra Costa County Measure J Requirements

- One purpose of the Growth Management Element is to comply with the requirements of the Measure J Growth Management Program (GMP), adopted by the voters of Contra Costa County in November 2004. The GMP requires each local jurisdiction to meet the six following requirements: Adopt a development mitigation program;
- Address housing options;
- Participate in an ongoing cooperative, multi-jurisdictional planning process;
- Adopt an Urban Limit Line (ULL);
- Develop a five-year capital improvement program; and,
- Adopt a transportation systems management (TSM) ordinance or resolution.

Measure J (2004) is a 25-year extension of the previous Measure C Contra Costa Transportation Improvement and Growth Management Program approved by the voters in 1988.

Both programs include ½ percent transportation and retail transactions and use tax intended to address existing major regional transportation problems. The Growth Management component is intended to assure that future residential business and commercial growth pays for the facilities required to meet the demands resulting from that growth.

Compliance with the GMP is linked to receipt of Local Street Maintenance and Improvement Funds and Transportation for Livable Community funds from the Transportation Authority. The Growth Management Program defined by the original Ordinance 88-01 continues in effect along with its linkage to Local Street maintenance and improvement funds through March 31, 2009. Beginning on April 1, 2009, the Measure J CMP requirements take effect.

Measure J eliminates the previous Measure C requirements for local performance standards and level-of-service standards for non-regional routes. Measure J also adds the requirement for adoption of a voter-approved ULL, which the voters approved via Measure K in 2005 and reaffirmed and strengthened in 2018 to ensure future that only the voters in Antioch may change the ULL, urban development occurs only in appropriate areas within the ULL, and preserve and protect agricultural, natural resource, and open space uses on lands outside the ULL by establishing a line beyond which no urban land uses may be designated.

3. Chapter 3.0 of the General Plan, entitled "Growth Management," contains a subsection 3.1.2, entitled "Antioch's Advisory Measure U." That subsection is amended as follows:

In November 1998, Measure U was approved by a large majority of Antioch voters (69 percent). Measure U was an advisory measure calling for the City to phase the rate of new development to:

"Provide adequate schools, street improvements, and Highway 4 improvements for a sustained high quality of life, by making new growth pay its own way through maximizing fees, assessment districts, matching fund programs, and any other means effective to expedite the construction of needed infrastructure."

A series of community workshops were conducted during early 1999, leading to an interim ordinance.

The interim ordinance was subsequently replaced by a permanent ordinance that is consistent with the provisions of the General Plan Element. In addition, Measure K furthered the intent of Measure U by ensuring that the rate of new residential development is phased so that traffic improvements may be constructed to accommodate existing and future Antioch residents within the ULL.

4. Chapter 3.0 of the General Plan, entitled "Growth Management," contains a section 3.2, entitled "Goals of the Growth Management Element." That section is amended as follows:

3.2 GOALS OF THE GROWTH MANAGEMENT ELEMENT

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

- *Maintain a clear linkage between growth and development within the City and expansion of its service and infrastructure systems, including transportation systems; parks, fire, police, sanitary sewer, water, and flood control facilities; schools; and other essential municipal services, so as to ensure the continuing adequacy of these service facilities.*

This goal is cornerstone of the Growth Management Element. The quantified public services and facilities performance standards delineated in this Element set a benchmark for quantifying the impacts of new development within the ULL, and also represent the measuring tool by which

mitigation of those impacts will be required by the City. Implementation of these performance standards is thus designed to mitigate the impacts of growth, and ensure that new development within the ULL pays its own way in terms of the capital costs associated with needed expansion of public services and facilities. The provisions of the Growth Management Element are also intended to address efficiency in the provision of public services and facilities. By moderating the rate of new residential growth within the ULL, consistent with the ability of the City and service agencies to keep pace, the cost of providing public services can be maintained at reasonable rates.

"Efficiency" in the provision of public services and facilities often also means constructing large-scale capital facilities at the initial phase of new development within the ULL to avoid interim periods of inadequate service. The City of Antioch recognizes that that it is sometimes necessary to construct large-scale infrastructure ahead of development, possibly making financing difficult for individual developments. Where financing required large-scale capital facilities is needed, but beyond the ability of individual developments, many communities permit the construction of interim facilities. However, maintenance of such interim facilities is often costly, and in the end more expensive than constructing the ultimate facilities up front. As a result, Antioch strives to avoid the use of interim facilities, and supports the establishment of land-based financing mechanisms in the form of assessment districts to facilitate the financing of large scale capital facilities. Policies related to interim facilities and financing of capital facilities is contained in the Public Services and Facilities Element.

- *Maintain a moderate rate of residential growth within the ULL to ensure that the expansion of public services and facilities keeps pace.*

This goal recognizes that there is a limit to the rate at which public services and facilities can reasonably be expanded within the ULL. Because of long lead times for the construction of regional highway improvements, schools, and large-scale flood control facilities, the provision of some critical facilities can fall behind rapid residential growth, even if new development does ultimately pay its own way. By moderating residential growth rates, potential lag times between project approvals and housing occupancy can be minimized or eliminated.

- *Recognize the ultimate buildout of future development within the City of Antioch and, its Planning Area, and the ULL that is established in the General Plan Land Use Element.*

The land use map and policies and the ULL contained in the Land Use Element define the City's future land use pattern, along with maximum appropriate development intensities throughout the Antioch Planning Area and ULL. As a result, the General Plan Land Use Element and ULL establish an ultimate buildout for the General Plan.

The policies of the Growth Management Element are intended to recognize that build out of the General Plan within the ULL will occur as the result of numerous individual development decisions and numerous incremental improvements to the public services and facilities serving Antioch. In setting forth public services and facilities and defining the responsibility of individual developments within the ULL to mitigate impacts and pay their own way, the Growth Management Element is intended to provide a system for the expansion of infrastructure that will support build out of the General Plan as expressed by the ultimate buildout within the ULL established in the Land Use Element.

- *Manage the City's growth in a way that balances the provision of diverse housing options with local employment opportunities and provides sufficient municipal revenues to cover the cost of high quality municipal services and facilities.*

Achievement of a balance between local jobs and housing was a key factor in the implementation of the City's advisory Measure U, and a key component of Antioch's vision as expressed in Chapter 2, Community Vision, of the General Plan. The General Plan recognizes sustaining a high quality of life for Antioch residents necessarily involves reducing the need for long commutes to work, and that "balancing" jobs and housing means much more than just having an appropriate number of employment and housing opportunities within the community. "Balancing" jobs and housing means providing a range of housing types within the ULL appropriate for the types of employment opportunities found in Antioch. Conversely, "balancing" jobs and housing means providing the employment-generating lands that will provide the employment opportunities appropriate to Antioch residents. This Element is intended to assist in the financing of infrastructure needed to develop job producing uses. It accomplishes this purpose by establishing achievable performance standards and considering the feasibility financing infrastructure expansion.

- *Improve regional cooperation in relation to mitigating the regional impacts of new development.*

Some of the services and facilities (e.g., fire protection, schools, and sewage treatment) provided to Antioch residents and businesses are provided by special districts, and not by the City. Effective management of growth within the ULL, including mitigation of impacts and expansion of services and facilities to support future growth requires the cooperation of the City and outside agencies providing local services. The provisions of the Growth Management Element, along with the provisions of the Public Services and Facilities Element, are intended to provide for such coordination.

For many issues (e.g., transportation, air quality, and economic development), a cooperative regional approach to problem solving is the only effective means. Traffic congestion resulting from home-to-work trips is primarily a regional problem resulting from regional imbalances of employment and housing, and can only be solved by concerted efforts at both ends of existing problematic commutes.

The impacts of new development are not always restricted to the municipal boundaries of the jurisdiction approving the development. Often, developments approved by one community impact other communities. In the case of development projects that will exacerbate regional jobs housing imbalances, the traffic, noise, and air quality impacts of such developments can manifest themselves at some distance away from the development itself. "Equitable" mitigation involves not only that projects pay their own way within the jurisdiction where they are approved, but may also mean mitigating impacts in other jurisdictions.

The Growth Management Element seeks to establish a basis for communities to jointly provide mitigation for impacts occurring in other jurisdictions, as well as a basis for regional cooperation to address regional issues. Antioch recognizes that the effectiveness of its Growth Management Element ultimately relies on the extent to which active partnerships with other jurisdictions can be formed and maintained to address the regional aspects of mitigating development impacts.

5. Chapter 3.0 of the General Plan, entitled "Growth Management," contains a subsection 3.3.1, entitled "Growth Management Provisions in the General Plan." That subsection is amended, effective January 1, 2021, upon the expiration of Measure K, as follows:

3.3.1 Growth Management Provisions in the General Plan

Antioch's growth strategy is to undertake a comprehensive program to accommodate planned economic and population growth within the ULL in a manner consistent with community values and the lifestyles of existing and future residents. Thus, growth management is central to the General Plan, and "growth management" provisions appear throughout the General Plan. In effect, the various elements of the General Plan each address specific aspects of managing growth within Antioch, and are intended to work together to function as a comprehensive growth management program. The specific growth management roles of individual General Plan elements are described below.

- The *Growth Management Element* implements the provisions of countywide Measure C, and provides supporting policies for implementation of Antioch's advisory Measure U. This Element establishes a quantified annual cap on residential growth, and sets forth roadway and highway level of service standards, as well as public services and facilities performance standards. This Element also implements the provisions of Measure Measures J, K, and the West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative by providing general policy direction for achieving a balance between local jobs and housing, as well as for City participation in regional transportation planning efforts and ensuring that future urban development will occur only within the ULL.
- The *Land Use Element* defines acceptable locations and the appropriate intensity for new development within the ULL, and sets forth policies regarding development design and land use compatibility. By defining acceptable locations and appropriate intensities for new development, the Land Use Element establishes the maximum allowable development intensity for the City at "build out" of the Antioch Planning Area and ULL. Incorporated into the Land Use Element are the provisions of a boundary agreement Antioch maintains with the City of Brentwood. The agreement is intended to establish an agreed upon boundary between the two cities, and provide for compatible land uses along the cities' mutual boundary¹.

This element also addresses the effect of the urban limit line established by the ~~Voter-Approved Urban Limit Line Measure K~~ and reaffirmed and strengthened by the West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative (Figure 4.12) and directs new development to occur only within the Voter-Approved Urban Limit Line, thereby achieving a compact form of community and preserving and protecting agricultural, natural resource, and open space uses on lands outside the ULL.

The Land Use Element specifically delineates lands set aside for the development of employment-generating uses, and defines the types of employment-generating uses appropriate for each area so designated. Overall, the land use pattern defined in this element, along with the aggressive economic development program called for in the General Plan, is designed to achieve a balance between local housing and employment, all within the ULL. Overall, the Land Use Element sets for smart growth concepts, including providing for a close relationship between land use and transportation facilities (e.g., public transit, bicycle and pedestrian transportation, higher density development nodes at transportation centers).

¹ The provisions of the boundary agreement permit either city to terminate the agreement upon notice to the other city.

- The *Circulation and Transportation Element* directly addresses the provision of the new and expanded transportation facilities that are needed to support development of the land uses delineated in the Land Use Element and located within the ULL, consistent with the level of service standards set forth in the Growth Management Element. This Element defines the specific improvements that will be made over time to the City's roadway and highway systems in order to maintain the level of service standards set forth in the Growth Management Element.
- The *Public Services and Facilities Element* directly addresses the provision of the new and expanded public services and facilities that are needed to maintain the performance standards set forth in the Growth Management Element. This Element defines the responsibilities of new development projects within the ULL for the provision of expanded services and facilities, and provides policy direction for the manner in which expansion of public services and facilities within the ULL will be financed. This element also addresses avoidance of interim facilities and the financing of large-scale facilities needed to maintain the performance standards set forth in the Growth Management Element.
- The *Resource Management Element* provides policy direction for the management of open space, hillside development, biological resources, water resources and quality, cultural and historical resources, and energy resources in relation to new growth and development.
- The *Environmental Hazards Element* addresses the constraints on growth presented by natural and man-made hazards.
- A *Development Review Program* is included as part of the General Plan implementation programs. The Development Review Program is a compilation of General Plan policies affecting the review of individual development projects within the ULL. This portion of the General Plan presents a comprehensive definition of the General Plan performance standards that will be used to review new

development proposals in order to implement the policies of the General Plan. Thus, the Development Review Program sets for the specific criteria that will be used to determine the consistency of proposed new developments within the General Plan.

In addition to the Development Review Program, General Plan implementation programs include Follow-up Studies, Intergovernmental Coordination, and General Plan Maintenance. These sections set forth requirements for monitoring and coordination of the City's Growth Management Element, including monitoring of compliance with stated performance standards and coordination with the City's Capital Improvement Program.

The Housing Element delineates the specific programs that the City of Antioch will implement to ensure housing opportunities within the ULL for all economic segments of the economy. The Housing Element, unlike the balance of the General Plan, is intended by state law to be short-term, setting forth a five-year program. As a result, the Housing Element is required to be updated every five years. This Element sets forth specific policies and programs designed to ensure opportunities for development of upper end housing, and for housing for service workers who could not otherwise afford for-sale housing within Antioch. State law requires that the California Department of Housing and Community Development review local Housing Elements to determine whether they meet the applicable legal requirements.

The Measure J Growth Management Program requires jurisdictions to report on their progress towards Housing Element compliance. The City must prepare a biennial report of the implementation of actions outlined in the City's Housing Element, for submittal to CCTA as part of the biennial GMP Compliance Checklist. The report will demonstrate reasonable progress using one of the following options:

- a. Comparing the number of housing units approved, constructed or occupied within the City over the preceding five years with the number of units needed on average every year to meet the housing objectives established in the City's Housing Element; or,
- b. Illustrating how the City has adequately planned to meet the existing and projected housing needs within the ULL through the adoption of land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development; or,
- c. Illustrating how the City's General Plan and zoning regulations facilitate the improvement and development of sufficient housing within the ULL to meet those objectives.

6. Chapter 3.0 of the General Plan, entitled "Growth Management," contains a section 3.4, entitled "Service Standards for Transportation Facilities." That section is amended as follows:

3.4 SERVICE STANDARDS FOR TRANSPORTATION FACILITIES

This portion of the Growth Management Element sets level of service¹ standards for roadways within the City of Antioch Planning Area and the ULL, along with policies to ensure that these standards are maintained. These standards form the basis for the City's circulation policies, and for the ways in which land use and circulation will be correlated with each other. Roadways are grouped into two categories: "Routes of Regional Significance" and "Basic Routes."

Policies and programs to define the responsibilities of new development projects within the ULL for the provision of expanded roadway facilities are provided in Chapter 7.0 of the General Plan (Circulation Element). Policy direction addressing the manner in which expansion of roadways and other public services and facilities within the ULL will be financed is provided in Section 8.13 (Public Services and Facilities Element).

¹ Traffic levels of service (LOS) are expressed in terms of volume-to-capacity ratios to estimate the delay experienced by drives at intersections. They are expressed as the letters A-F with A representing free flow (volumes less than 60% of capacity, and F representing gridlock (volumes greater than 100% of capacity).

7. Chapter 3.0 of the General Plan, entitled "Growth Management," contains a subsection 3.4.1.1, entitled "Performance Standards for Routes of Regional Significance." That subsection is amended as follows:

3.4.1.1 Performance Standards for Routes of Regional Significance.

Discretionary projects within the ULL that impact Routes of Regional Significance shall comply with the requirements of the adopted Action Plans. The improvements proposed for each of these routes are described in the Circulation Element.

8. Chapter 3.0 of the General Plan, entitled "Growth Management," contains a subsection 3.4.4, entitled "Transportation Facilities Policies." That subsection is amended as follows:

3.4.4 Transportation Facilities Policies

- a. Place ultimate responsibility for mitigating the impacts of future growth and development within the ULL, including construction of new and widened roadways with individual development projects. The City's Capital Improvements Program will be used primarily to address the impacts of existing development, and to facilitate adopted economic development programs.
- b. Continue to develop and implement action plans for routes of regional significance (see Circulation Element requirements).
- c. Ensure that development projects within the ULL pay applicable regional traffic mitigation fees and provide appropriate participation in relation to improvements for routes of regional significance (see also Circulation Element Policy 5.3.1f).

- d. Consider level of service standards along basic routes to be met if 20-year projections based on the City's accepted traffic model indicate that conditions at the intersections that will be impacted by the project will be equivalent to or better than those specified in the standard, or that the proposed project has been required to pay its fair share of the improvement costs needed to bring operations at impacted intersections into conformance with the applicable performance standard.
 - e. The policy set forth in Paragraph d, above, is based on projected, with project traffic conditions and is a more stringent standard than that required by Measure J, which does not require jurisdictions to adopt local LOS standards. In cases where the standard set forth in paragraph d, above, is not met in the no project condition (i.e., projected traffic will not meet the applicable standard, even if the proposed project is not built), General Plan traffic standards for Basic Routes will be considered to be met if (1) the proposed project has been required to pay its fair share of the improvement costs needed to bring operations at impacted intersections into conformance with the applicable performance standard and actual physical improvements will be provided by the project so as to not result in a further degradation of projected level of service at affected intersections.
9. Chapter 3.0 of the General Plan, entitled "Growth Management," contains a section 3.5, entitled "Service Standards for Other Community Services." That section is amended as follows:

3.5 Service Standards for Other Community Services

This section of the Growth Management Element sets forth performance standards for public services and facilities within the ULL other than the transportation network. **Consistent with the purposes of the ULL, the City will not extend and will not support the extension of the urban facilities described in this section beyond the ULL as established by the City's voters in Measure K in 2005 and reaffirmed and strengthened by the West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative in 2018.**

Descriptions of current facilities serving Antioch and its Planning Area, as well as plans and programs for expansion of facilities maintained by the City and the special districts serving the City are described in the Public Services and Facilities Element.

Standards are presented for services and facilities provided by the City of Antioch, as well as those provided by Special Districts other than the City, including fire protection services provided by the Contra Costa County Fire Protection District, school facilities provided by the Antioch Unified School District¹, and sewage treatment facilities provided by the Delta Diablo Sanitation District. In addition to the fire, police, water, sanitary sewer, flood control, and park performance standards that are set forth in the Growth Management Element, standards are also provided for community centers, schools, and general public services and facilities. The inclusion of these additional standards recognizes the crucial role that community centers, schools and other governmental facilities will play in ensuring a high quality of life for Antioch residents.

Policies and programs to define the responsibilities of new development projects within the ULL for the provision of expanded public services and facilities needed to meet the performance objectives and stated that follow are provided in the Public Services and Facilities Element of the General Plan. Policy direction addressing the manner in which expansion of roadways and other public services and facilities within the ULL will be financed is provided in Section 8.13 (Public Services and Facilities Element).

¹ A small portion of the Antioch Planning Area is located within the boundaries of the Brentwood School District and the Liberty Union High School District. Standards and policies for schools will apply to each school district serving the Planning Area.

3.5.1 Community Centers¹

3.5.1.1 Performance Objective. Ensure that community centers provide sufficient space to conduct civic meetings, recreational programs, and social activities to meet the needs of Antioch residents.

3.5.1.2 Performance Standard. Maintain a minimum of 750 square feet of community center space per 1,000 population.

¹ Community centers consist of buildings, other than City Hall, designed for community meetings, indoor recreational and instructional programs, and social activities. Included in the definition of community centers are such specialized facilities as senior centers, youth centers, and gymnasiums. Existing facilities include the Nick Rodriguez Community Center, Prewitt Family Park Center, and the Antioch Senior Center.

3.5.2 Fire Protection Facilities

3.5.2.1 Performance Objective. Maintain competent and efficient fire prevention and emergency fire, medical, and hazardous materials response services with first responder capability in order to minimize risks to life and property.

3.5.2.2 Performance Standard. Prior to approval of discretionary development projects within the ULL, require written verification from the Contra Costa County Fire Protection District that a five minute response time (including three minute running time) can be maintained for 80 percent of emergency fire, medical, and hazardous materials calls on a citywide response area basis.

3.5.3 Police Service

3.5.3.1 Performance Objective. Maintain an active police force, while developing programs and police facilities that are designed to enhance public safety and protect the citizens of Antioch by providing an average response time to emergency calls of between seven and eight minutes from the time the call is received to the time an officer arrives.

3.5.3.1 Performance Standard. Maintain a force level within a range of 1.2 to 1.5 officers, including community service officers assigned to community policing and prisoner custody details, per 1,000 population. The ratio of community service officers assigned to community policing and prisoner custody details to sworn officers shall not exceed 20 percent of the total number of sworn officers.

3.5.4 Water Storage and Distribution²

3.5.4.1 Performance Objective. Maintain a water system that is capable of meeting the daily and peak demands of Antioch residents and businesses, including the provision of adequate fire flows and storage for drought and emergency conditions.

3.5.4.2 Performance Standard. Adequate fire flow as established by the Contra Costa County Fire Protection District, along with sufficient storage for emergency and drought situations and to maintain adequate service pressures.

² The performance objectives and standards for water storage and distribution relate to the provision of capital facilities within the ULL. Policies related to water conservation and the use of reclaimed wastewater are contained in the Open Space/ Conservation Element.

3.5.5 Sanitary Sewer Collection and Treatment Facilities

3.5.5.1 Performance Objective. A wastewater collection, treatment, and disposal system that is capable of meeting the daily and peak demands of Antioch residents and businesses.

3.5.5.2 Performance Standards.

- a. Sanitary sewers (except for force mains) will exhibit unrestricted flow in normal and peak flows.
- b. Prior to approval of discretionary development projects within the ULL, require written verification from the Delta Diablo Sanitation District that the proposed project will not cause the rated capacity of treatment facilities to be exceeded during normal or peak flows.

3.5.6 Flood Control

3.5.6.1 Performance Objective. Ensure adequate facilities to protect Antioch residents and businesses from damaging flood conditions.

3.5.6.2 Performance Standard. Provide sufficient facilities development to protect structures for human occupancy and roadways identified as evacuation routes from inundation during the 100-year flood event.

3.5.7 Parks and Recreational Facilities

3.5.7.1 Performance Objective. A system of park, recreational, and open space lands of sufficient size and in the appropriate locations, including provision of a range of recreational facilities, to serve the needs of Antioch residents of all ages.

3.5.7.2 Performance Standard. Provide five acres of improved public and/or private neighborhood parks and public community parkland per 1,000 population, including appropriate recreational facilities.

3.5.8 Schools

Recognizing that provision of school facilities is the responsibility of the school district, as set forth in State law (SB50). The intent of the General Plan in setting forth objectives and a performance standard for school facilities to require the maximum mitigation allowable by law.

3.5.8.1 Performance Objective. Provision of schools in locations within the ULL that are readily accessible to student populations, along with sufficient facilities to provide educational services without overcrowding.

3.5.8.2 Performance Standard. Require new development within the ULL to provide necessary funding and/or capital improvements to mitigate projected impacts on school facilities, as determined by the responsible school district.

3.5.9 Entitlement Process and Capital Improvements Program

3.5.9.1 Entitlement Process and Capital Improvements Program Objective. To ensure the attainment of public services and facilities standards through the City's development review process, Capital Improvements Program, and a variety of funding mechanisms.

3.5.9.2 Entitlement Process and Capital Improvements Program Policies

- a. Ensure that discretionary development projects within the ULL comply with the City's performance standards, by approving such projects only after making one or more of the following findings.
 - The City's adopted performance standards will be maintained following project occupancy; or
 - Project-specific mitigation measures or conditions of approval have been incorporated into the project.

- b. Require new development **within the ULL** to fund public facilities and infrastructure, either directly or through participation in a land-based financing district, as necessary to mitigate the impacts of new development on public services and facilities.
 - c. Levy mitigation requirements in proportion to each development's anticipated impacts. Where infrastructure is required to be installed in excess of a development's proportional mitigation requirement, utilize benefit districts over the area to be benefited by the infrastructure or provide reimbursement to the development for excess cost.
 - d. Maintain a Five-Year Capital Improvement Program, designed, in part, to ensure that traffic and other public service performance standards are met and/or maintained, and to address the needs of existing development. Update capital improvement plans as part of the annual budget process.
10. Chapter 3.0 of the General Plan, entitled "Growth Management," contains a subsection 3.6.1, entitled "Rate of Growth Objectives." That subsection is amended as follows:

3.6.1 Rate of Growth Objectives

- a. Provide for a reasonable rate of residential growth that ensures the ability of the City to provide housing opportunities **within the ULL** for all economic segments of the community as required by State Housing Element law, and that facilitates the ability of public services and facilities provided by the City and outside agencies to expand **within the ULL** at a commensurate rate.
 - b. Manage growth by allowing new development only when infrastructure and service standards are met for traffic levels of service, water, sanitary sewer, fire protection, public protection, parks and recreation, flood control and drainage, and other such services.
 - c. If land is developed within the ULL west of Deer Valley Road, a substantial portion of this land shall be retained for open space, parks, and recreational uses.
 - d. Encourage reinvestment in older neighborhoods in order to increase the efficiency and reduce the costs of providing public services, stabilize older residential neighborhoods, and revitalize the Rivertown area.
11. Chapter 3.0 of the General Plan, entitled "Growth Management," contains a subsection 3.6.2, entitled "Rate of Growth Policies." That subsection is amended, effective January 1, 2021, upon the expiration of Measure K, as follows:

3.6.2 Rate of Growth Policies

- a. Prohibit the granting of new residential development allocations for the calendar years 2006 and 2007. For the five-year period from 2006 to 2010, no more than 2,000 development allocations may be issued. Thereafter, limit the issuance of development allocations to a maximum annual average of 600, recognizing that the actual rate of growth will vary from year to year. Thus, unused development allocations issued after December 31, 2010 may be reallocated in subsequent years, and development allocations may be moved forward from future years, provided that the annual average of 600 development allocations may not be exceeded during any given five-year period (i.e., no more than 3,000 development allocations may be issued for any given five-year period).
- b. To move development allocations forward from future years, the following finding must be made:

The constraints posed by needed infrastructure phasing or capital facilities financing require that development allocations be moved forward from future years to avoid jeopardizing the feasibility of existing infrastructure financing mechanisms or the financing of infrastructure for the development allocations that would otherwise be granted during the calendar year.
- c. To facilitate the development of housing required to meet the needs of all economic segments of the community and special needs groups identified in the Housing Element, age-restricted housing and multiple-family dwellings shall be counted as less than one single family dwelling unit for the purposes of residential development allocations. The relationship between an allocation for a single-family dwelling and an allocation for age restricted housing and multiple-family dwellings shall be based on such factors as differences in traffic generation, school impacts, and demand for new recreation facilities.
- d. In order to avoid a predominance of any one housing type, limits shall be placed on the number of annual allocations that may be granted to age-restricted senior housing, single family detached housing, and multifamily housing.
- e. Permit residential projects that are subject to limitations on development allocations to proceed with other necessary approvals not directly resulting in the division of land or construction of residential dwelling units (e.g., General Plan amendments, rezoning, environmental review, annexation, etc.). The processing of such applications is not, however, a commitment on the part of the City that the proposal will ultimately receive development entitlements or allocations.
- f. To facilitate the development of housing required to meet the needs of all economic segments of the community and special needs groups identified in the Housing Element, exempt the following types of developments from limitations on the annual issuance of development allocations, whether for single-family or multi-family residential development. Dwelling units approved pursuant to the following exemptions shall not be counted against the established maximum annual development allocation.
 - (1) Income-restricted housing needed to meet the quantified objectives for very low and low income housing set forth in the Housing Element, along with "density bonus" dwelling units

approved pursuant to the provisions of the Housing Element and the City's Density Bonus ordinance.

- (2) Dwelling units designed for one or more Special Needs Groups, as defined in the Housing Element (i.e., handicapped, income-restricted senior housing), pursuant to programs set forth in the Housing Element as needed to meet the Housing Element's quantified objectives for housing of special needs groups.
- (3) Dwelling units within development projects having vested rights through a valid (unexpired¹) development agreement or vesting map.
- (4) Construction of a single dwelling unit by or for the owner of the lot of record on which the dwelling unit is to be constructed.
- (5) Construction of a second dwelling unit on a lot of record.
- (6) Development of a project of four or fewer dwelling units.
- (7) Development projects within the Rivertown Focused Planning Area and Sand Creek Focus Area.
- (8) Smart growth, transit-oriented development projects.
- (9) Properties outside the City limits, as shown on the General Plan Land Use Map, that subsequently annex to the City and otherwise provide positive impacts to the City consistent with this article. Approval of such an exemption shall be at the sole discretion of the Council, and the details shall be memorialized by a statutory development agreement or other binding instrument. However, residential development in Roddy Ranch shall be subject to the residential development allocation program.

¹ The majority of existing development agreements expired on December 31, 2002.

12. Chapter 3.0 of the General Plan, entitled "Growth Management," contains a section 3.7, entitled "Regional Cooperation." That section is amended as follows:

3.7 REGIONAL COOPERATION

3.7.1 Regional Cooperation Objectives

- a. Resolution of regional and multi jurisdictional transportation issues for the maintenance of regional mobility as required by Measure J Growth Management Program and the Contra Costa Congestion Management Program.
- b. A regional approach to regional issues that recognizes and respects Antioch's local interests.
- c. Establishment of a system of development review within Antioch and surrounding communities based on the principle that the impacts of new development must be mitigated or offset by project-related benefits within each of the jurisdictions in which the impacts will be experienced.

3.7.2 Regional Cooperation Policies

- a. Continue participation in regional transportation planning efforts, including the Contra Costa Transportation Authority, Eastern Contra Costa Transit Authority (Tri-Delta Transit), and TRANSPLAN.
- b. As part of the evaluation of individual development projects within the ULL, address and provide appropriate mitigation for impacts on regional and local transportation facilities.
- c. Maintain ongoing communications with agencies whose activities affect and are affected by the activities of the City of Antioch (e.g., cities of Brentwood, Oakley and Pittsburg; Contra Costa County; Antioch Unified School District; Contra Costa County Fire Protection District; Delta Diablo Sanitation District). The primary objective of this communication will be to:
 - (1) Identify opportunities for joint programs to further common interests in a cost efficient manner;
 - (2) Assist outside agencies and the City of Antioch to understand each other's interests, needs, and concerns; and
 - (3) Resolve differences in these interests, needs, and concerns between Antioch and other agencies in a mutually beneficial manner.
- d. Support and promote inter-jurisdictional programs to integrate and coordinate the land use and circulation plans of area municipalities and the County, and to establish an ongoing inter-jurisdictional process for reviewing development proposals and mitigating their inter jurisdictional impacts based on the principle that it is not appropriate for a jurisdiction, in approving a development project within the ULL to *internalize* its benefits and *externalize* its impacts.
- e. Continue to refer major planning and land use proposals for new development within the ULL to all affected jurisdictions for review, comment, and recommendation.

13. Chapter 3.0 of the General Plan, entitled "Growth Management," contains a section 3.8, entitled "Balancing Employment and Housing Opportunities." That section is amended as follows:

3.8 BALANCING EMPLOYMENT AND HOUSING OPPORTUNITIES

3.8.1 Employment and Housing Balance Objective

Achievement of a balance between housing and employment opportunities within Antioch Antioch's ULL, providing the opportunity for households of all income levels to both live and work in Antioch.

3.8.2 Employment and Housing Balance Policies

- a. Maintain an inventory of employment generating lands within the ULL, providing for a variety of office-based, industrial, and commercial (retail and service) employment opportunities.¹
- b. Maintain an inventory of residential lands within the ULL that provides for a broad range of housing types including executive housing in both urban and rural settings, traditional single family neighborhoods, middle to upper end attached housing products, and affordable housing, and age-restricted housing for seniors².
 - (1) Provide a balance between the types and extent of employment-generating lands planned within the City of Antioch ULL with the types and intensity of lands planned for residential development.
 - (2) Encourage businesses to locate and expand within Antioch through an aggressive economic development program that provides essential information to prospective developers and businesses, along with tangible incentive programs for new and expanding businesses.

¹ This inventory, including identification of locations for employment-generating uses within the ULL and the types and intensity of development appropriate for each location, is provided in the Land Use Element.

² The Land Use Element delineates the inventory of residential lands within the ULL, and defines appropriate housing types and development intensities. One of the primary objectives of the Land Use Element is to increase opportunities for local employment for existing and future residents. Specific plans and programs to accomplish this objective are set forth in that Element. The primary objective of the Housing Element is to provide housing opportunities at all income levels.

D. LAND USE ELEMENT AMENDMENTS.

1. The "General Plan Land Use Map," included in the Land Use Element as Figure 4.1, is hereby amended as shown on attached Exhibit L in order to establish the land use overlay designations for the Initiative Area. For reference purposes, the existing General Plan Land Use Map is attached to this Initiative as Exhibit M.
2. Chapter 4.0 of the General Plan, entitled "Land Use," contains a section 4.1, entitled "Introduction and Purpose." That section is amended as follows:

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, particularly within certain areas such as the Sand Creek Focus Area east of Deer Valley Road, and in the Limited Development Area west of Deer Valley Road on flatter land appropriate for future development within the existing limits of the voter-approved Urban Limit Line (ULL), which has long been planned to accommodate anticipated future City growth, 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 within the ULL 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 City's ULL, including the City's view of appropriate land uses and development intensity for lands outside of the City City's ULL, but within the General Plan study area.

A key consideration in defining the type, intensity, location, and mix of future land uses within the ULL 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 within the ULL 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 and within the ULL, 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 within the ULL 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 BART station), and east of the SR-4 Bypass, south of the Laurel Avenue interchange (surrounding the BART station)¹.

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.

3. Chapter 4.0 of the General Plan, entitled "Land Use," contains a subsection 4.1.1, entitled "Existing Land Use." That subsection is amended as follows:

4.1.1 Existing Land Use

Despite substantial development in the past, Antioch has a great deal of land within the ULL 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) is vacant. Additional land is in agricultural use, and, may be available for future development, depending upon its land use designation and so long as such land is appropriate for development and it is within and not outside the ULL. 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.

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. Chapter 4.0 of the General Plan, entitled "Land Use," contains a subsection 4.1.2, entitled "Contra Costa County 65/35 Land Preservation Plan (Urban Limit Line)." That subsection is amended, effective January 1, 2021, upon the expiration of Measure K, as follows:

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 and is intended to ensure that new urban development shall occur only on land appropriate for development within the ULL and may not occur outside the ULL. 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 has 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 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 County voters approved Measure L in 2006, extending the provisions of Measure C-1990 will remain in effect the ULL until December 31, 2040 2026.

In 2000, the County moved its Urban Limit Line in the East County area Antioch over the objections of the City Council. 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, Antioch voters approved Measure K to create the City's own ULL and to include Roddy Ranch and a portion of the Ginocchio Property within the City ULL and the city City limits. The ULL is intended to preserve and protect agricultural, natural resource, and open space uses on lands outside the ULL by establishing a line beyond which no urban land uses may be designated. As approved by Antioch voters, the entirety of the Sand Creek Focus Area is within the City ULL and the City limits and certain portions of the Sand Creek Focus Area are thus an appropriate location for future urban development.

In 2017, the County conducted its 5-year review of the ULL. According to the County's review, Antioch is anticipated to need approximately more than 4,000 new residential housing units between the years 2015 and 2040. Antioch's ability to meet this anticipated future residential growth will depend on long-planned development in appropriate locations within the existing boundaries of the City's ULL.

In 2018, Antioch voters adopted the West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative to reaffirm and strengthen the ULL and to ensure that future urban development in Antioch occurs only in appropriate locations within the ULL. The Initiative also ensured that City's ULL cannot be changed, except by a vote of the people of Antioch.

5. Chapter 4.0 of the General Plan, entitled "Land Use," contains a section 4.2, entitled "Goals of the Land Use Element." That section is amended as follows:

4.2 GOALS OF THE LAND USE ELEMENT

To provide for a sustained high quality of life and ensure that new development occurs within the ULL 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 within the ULL, 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 and age-restricted housing for seniors, 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 within the ULL, 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 **within the ULL** 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, **including seniors**, 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 **within the ULL** 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 **within the ULL** 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.

6. Chapter 4.0 of the General Plan, entitled "Land Use," contains a section 4.3, entitled "Community Structure." That section is amended as follows:

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 **long-planned** development **in appropriate locations within the ULL** expands into the southern portion of the City and its General Plan study area, Antioch will face significant challenges **and be presented with significant opportunities**.

7. Chapter 4.0 of the General Plan, entitled "Land Use," contains a subsection 4.3.1, entitled "Community Structure Objective." That subsection is amended as follows:

4.3.1 Community Structure Objective

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

8. Chapter 4.0 of the General Plan, entitled "Land Use," contains a subsection 4.3.2, entitled "Community Structure Policies." That subsection is amended, effective January 1, 2021, upon the expiration of Measure K, as follows:

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 **within the ULL**, 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.
- Concentrate future regional commercial uses along Lone Tree Way, SR4 and SR160 and along the SR-4 bypass.
- 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 **within** the Urban Limit Line as it was **twice** adopted by the voters, **first** in 1990, and **again** in the Voter-Approved Urban Limit Line **2005** as a means of phasing urban and suburban development, preserving open space and maintaining a compact urban form. **The ULL was then reaffirmed and strengthened by the voters, in 2018, in the West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative.**
 - 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 **the existing boundaries** 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 Ginocchio Property) that were within the **City** urban limit line as it was **first** adopted by the voters in 1990 and that are also within in the Voter-Approved Urban Limit Line **City voters approved again in 2005 and reaffirmed and strengthened in 2018.**

9. Chapter 4.0 of the General Plan, entitled "Land Use," contains a Table 4.A, entitled "Appropriate Land Use Types." That table is amended as shown on attached Exhibit N.
10. Chapter 4.0 of the General Plan, entitled "Land Use," contains a Table 4.B, entitled "Anticipated Maximum General Plan Build Out in the City of Antioch." That table is restated, reaffirmed, readopted, and amended as shown on attached Exhibit O.
11. Chapter 4.0 of the General Plan, entitled "Land Use," contains a Table 4.D, entitled "Anticipated Maximum General Plan Build Out in the General Plan Study Area." That table is restated, reaffirmed, readopted, and amended as shown on attached Exhibit P.
12. Chapter 4.0 of the General Plan, entitled "Land Use," contains a subsection 4.4.1, entitled "Land Use Designations." That subsection is amended as follows:

4.4.1.1 Residential Land Use Designations.

~~Six~~ **Seven** 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 **within the ULL**. 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 **lands within the boundaries of the ULL** that are not encumbered by prior dedications of easements or rights-of-way, and are not so steep (generally over 25%), unstable, floodprone 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

Rural Residential, Agriculture, Open Space. This designation allows single-family rural residential development in the Restricted Development Area as provided by the West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative.¹ This designation, typically involving large parcels, protects agriculture, grasslands, and open space, as well as permitting housing in rural areas. The maximum house size with accessory buildings is 6,000 square feet. The minimum legal parcel size shall be 80 acres.

The following uses only, and their normal and appropriate accessory uses and developments, may be permitted by the City in the Restricted Development Area, provided however that all use and development must comply with the provisions of the General Plan and with other City plans and ordinances:

- (a) One single family dwelling unit on a parcel, secondary dwelling units required by state law, and housing occupied only by bona fide farm workers employed on the parcel or on a farm or ranch which includes the parcel;
- (b) Rental of rooms to lodgers, including board, not exceeding four lodgers in a residence;
- (c) In-home occupations and offices, secondary to residential use and conducted primarily by residents of a parcel;
- (d) Agriculture, including grazing, arboriculture, horticulture, viticulture, research and breeding, rearing, care, use and sale or rental of ruminants, pigs, poultry and bees, but not including feedlots unless most of the feed over a calendar year will be grown in the Restricted Development Area; provided, however, only small scale dairy farms, pig farms, poultry ranches, vineyards, Christmas tree farms and nurseries may be permitted. Agriculture uses shall not cause unnecessary or unreasonable environmental harm, including air or water pollution, noise, or odor;
- (e) Processing, storage or sale of agricultural produce, most of which over a calendar year is grown in the Restricted Development Area, that has no substantial deleterious effects on the environment, but not including freezing facilities or slaughterhouses;
- (f) Breeding, rearing, boarding, training, care, use and sale or rental of horses, dogs and other animals not covered in paragraph (d), provided that any activity does not cause unnecessary or unreasonable environmental harm, including air or water pollution, noise, or odor;
- (g) Low-intensity outdoor recreation, exercise, and pastimes predominantly for active participants, not spectators, and subordinate auxiliary uses and development, including camps, picnic facilities, provision of food and drink, and safety and sanitary services; these permissible uses and developments do not include, among other things, amusement or theme parks, golf courses, firearm ranges, stadiums or arenas (except equestrian riding rings), motor vehicle tracks, courses or facilities for off-road use, or recreational vehicle parking (other than vehicles for the personal use of the owner of the parcel) for more than 14 days within a month. Uses and developments permitted under this paragraph shall be compatible with a rural environment and not contribute significantly to pollution, noise, or other environmental harm;
- (h) Institutional and other non-profit uses that predominantly serve permitted uses in the Restricted Development Area and adjacent areas, except cemeteries, and facilities for convalescence, rehabilitation and hospice care for not more than six patients, that do not substantially impair the environment;
- (i) Government and public utility uses that are limited to meeting needs created by permitted uses in the Restricted Development Area, except to the extent the City Council reasonably finds substantial public need that cannot practicably be met outside the Restricted Development Area, that do not unnecessarily or unreasonably impair the environment. However, this exception shall not apply to waste disposal, processing or treatment, or to electrical power production or transmission primarily for sale. The Antioch Unified School District may build and use school facilities. Publicly provided outdoor recreation and pastimes and subordinate auxiliary facilities are permitted if similar private uses and development would be allowed;
- (j) Occasional short-term events related to agriculture, animals or outdoor recreation that do not cause significant environmental harm.

¹ Development of the land within the Limited Development Area may include corrective grading, detention basins, trails and trail facilities, and other non-urban activities and uses in certain limited portions of the Restricted Development Area. Such incidental activities and uses are consistent with the Initiative.

Areas of Special Environmental Concern on Lands Designated Rural Residential, Agriculture, Open Space

- (a) Wetlands: Development or use, except for permissible flood control, is not permitted if by itself or in conjunction with other development or use it would reduce appreciably the quantity or biological quality of wetlands. "Wetlands" are areas permanently or periodically covered or saturated by water, including vernal pools, where hydrophytic vegetation is present under normal conditions, or soils are primarily hydric in nature, or are designated as wetlands by federal or state law.
- (b) Stream Corridors: Development or use is not permitted if by itself or in conjunction with other development or use it would impair appreciably the quantity or quality of water or of native vegetation in a stream corridor, except for permissible flood control, stock ponds, or preservation of special status species. "Stream corridors" are areas within 200 feet of the centerline of a permanent or intermittent stream.
- (c) Grasslands: In permitting uses and developments, the City shall act to preserve a viable, continuous grassland corridor between Black Diamond Mines Regional Preserve and Cowell Ranch (Marsh Creek) State Park.
- (d) Wildlife: No development or use is permitted that by itself or in conjunction with other development or use would reduce appreciably the number, prevent the recovery in number, or impair the genetic variability of one or more special status species.
- (e) Steep Slopes: No building may be located, in whole or in part, on a slope of 20% or more, unless there is no other site on a parcel. No building may be located on a site that cumulatively has access for more than 50 feet over a slope of 20% or more, unless there is no other site on a parcel. No grading may take place on a slope of 20% or more unless necessary to maintain fire roads or provide access to a permitted residence. Cultivated agriculture may not be conducted on a slope of 20% or more. Slope percentages are based on the steepness of slopes in their natural, unaltered state, and are calculated by dividing altitude increase over each 20 feet of vertical slope by 20.

Development Envelopes on Lands Designated Rural Residential, Agriculture, Open Space

All buildings on a parcel must be located within a contiguous area, as compact as reasonably practicable, not to exceed 2 acres, except for buildings that the Council finds must necessarily be located outside that area for permitted agricultural use, processing, storage, or sale of agricultural produce, breeding, boarding, rearing, care, training, use or sale or rental of animals under Section 10(f), outdoor recreation, exercise and pastimes, institutional or other non-profit uses, government or public utility use, and short-term events.

Maximum Floor Areas on Lands Designated Rural Residential, Agriculture, Open Space

- (a) The maximum aggregate floor areas for all floors in all buildings on a parcel, except basement and cellar floors, may not exceed 10,000 square feet; residential and residential accessory building floors may not exceed 6,000 square feet of this maximum.
- (b) The City Council may increase the maximum floor area by up to 20,000 square feet, in aggregate, if necessary for agricultural use, processing or storage of produce, breeding, rearing, boarding, training, care and use of animals, outdoor recreation, exercises or pastimes, institutional or other non-profit uses, government or public utility use, or short-term events.

Visual Safeguards on Lands Designated Rural Residential, Agriculture, Open Space

- (a) New or reconfigured parcels must be created or drawn, to the extent practicable, to minimize visibility of development from roads, parks and other public places. Structures may not be located on or within 150 feet of any ridgeline or hilltop, or where they will project into the view of a ridgeline or hilltop from public places, unless there is no less intrusive site on the parcel or on a contiguous parcel in legal or de facto common ownership on or at any time subsequent to the date this Ordinance became effective. To the extent practicable, consistent with other provisions of the General Plan, structures shall be located, including by setbacks from parcel boundaries, on the part of a parcel that minimizes visibility from roads, trails, and other public places. Roads shall be consolidated and located, as practicable, where they are least visible from public places.
- (b) Development shall be subordinate to and blend harmoniously with the natural and open space qualities of the area where located. The alteration of natural topography, vegetation, and other qualities by grading, surfacing, excavation, or deposition of material shall be allowed only to the extent necessary for permitted uses. Appropriate landscaping, design, and building materials shall be required by the City in all cases to reduce as much as practicable the visual impact of

development. The height of buildings may not exceed 30 feet, except as necessary for agricultural use.

(c) Visibility of development from roads, parks, and other public places shall be determined from a reasonable, representative sample of vantage points that will accomplish the objectives of this Rural Residential, Agriculture, Open Space land use designation.

Covenants on Lands Designated Rural Residential, Agriculture, Open Space

Before a structure requiring City approval may be permitted on a parcel, the City must receive a fully-executed covenant, running with the land, that bars creation of parcels, development, or use on the parcel that would not be permitted under this initiative. The covenant shall be granted to the City and, if practicable, jointly to an independent land trust (that complies with the standards and practices of the Land Trust Alliance). The covenant shall be negative only. It shall convey no possessory interest to the City or trust, nor confer any right of public access. The owner retains exclusive occupancy and use. The City has no responsibility or liability because of the covenant for acts or omissions on the property, except in good faith and effectually to remedy violations of the covenant. Covenants shall be recorded as appropriate in the Contra Costa County Clerk Recorder's Office.

- *Appropriate Land Use Types: See Table 4.A*
- *Maximum Allowable Density: Typically less than one single-family dwelling unit per 80 acres (<1 du/ac)*
- *Anticipated Population per Acre: Typically less than one (1) person 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 1.25 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

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

Residential TOD. This mixed-use classification is intended to create a primarily residential neighborhood within walking distance to the BART 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. Free 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

The provisions of subsection 4.4.1 may be amended by the City Council without a public vote under the following circumstances:

- The City Council makes a finding, supported by substantial evidence, that failure to amend would constitute an unconstitutional taking of a landowners' property;
- The City Council makes a finding, supported by substantial evidence, that failure to amend would conflict with the Department of Housing and Community Development's certification of the City's Housing Element; or
- Upon application by a landowner or representative of a landowner authorized to apply for such amendment, if the City Council makes a finding, supported by substantial evidence, that such amendment would promote the health, safety, and welfare of the City.

13. The "Sand Creek Focus Area Map," included in the Land Use Element as Figure 4.8, is hereby amended as shown on attached Exhibit Q to establish the base land use designations for the Sand Creek Focus Area west of Deer Valley Road. For reference purposes, the existing Sand Creek Focus Area Map is attached to this Initiative as Exhibit R.

14. Chapter 4.0 of the General Plan, entitled "Land Use," contains a subsection 4.4.6.7, entitled "Sand Creek." That subsection is amended as follows:

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 within the boundaries of the voter-approved ULL and bounded by existing residential neighborhoods to the north, Black Diamond Mines Regional Preserve to the west, the city limits and ULL 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.

According to Contra Costa County's 2017 review of the ULL, Antioch is expected to grow within the boundaries of the ULL by more than 4,000 housing units between 2015 and 2040. Long-planned residential development in the Sand Creek Focus Area, within the ULL, will be essential for the City to provide adequate new housing to satisfy anticipated future demand.

a. Purpose and Primary Issues. The Sand Creek Focus Area combines two existing policy and planning areas within the ULL 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.

Portions of Sand Creek, as well such 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 westernmost** 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."

As described in more detail below, the West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative provided more precise direction regarding approximately 1,852 acres of land west of Deer Valley Road by preserving nearly 1,250 acres of environmentally-sensitive land, consisting of more than 65% of West Sand Creek, for open space, hillside preservation, low-density rural residential, and other similar uses.

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 **generally** intended to function as a large-scale planned community, providing needed housing and employment opportunities. ~~This Focus Area is also~~ **In particular, the land east of Deer Valley Road is** intended to provide housing and substantial employment opportunities. Up to approximately 280 acres ~~are to~~ **may** be devoted to retail and employment-generating uses, which will result in the creation of up to 6,500 jobs at build out.

In recognition of the importance of environmentally-sensitive lands in large parts of West Sand Creek, the Initiative designated hillier and more environmentally-sensitive lands west of Deer Valley Road as a Restricted Development Area and flatter and less environmentally-sensitive lands west of Deer Valley Road as a Limited Development Area. These areas shall constitute, and function as, overlay land use designations applicable to West Sand Creek.

Land in the Restricted Development Area provides opportunities for low-density rural residential housing and preserves agriculture, grasslands, and open space. The "Rural Residential, Agriculture, Open Space" base land use designation applies to the Restricted Development Area.

Residential development within the Sand Creek Focus **Limited Development** Area¹ will provide for a range of **single-family** housing types, including upper-income **executive** estate housing, golf-course-oriented, age-restricted housing for seniors, suburban single-family detached housing for families or for seniors, and multifamily development **as well as commercial uses, public and quasi-public uses, and substantial open space. Subject to the anticipated maximum General Plan build out in Antioch, as set forth in Table 4.B, the following base land use designations shall apply to the Limited Development Area: "Estate Residential;" "Low Density Residential;" "Medium Low Density Residential;" "Medium Density Residential;" "Convenience Commercial;" "Mixed Use;" "Public/Quasi Public;" and "Open Space."**

1 Development of the land within the Limited Development Area may include corrective grading, detention basins, trails and trail facilities, and other non-urban activities and uses in certain limited portions of the Restricted Development Area. Such incidental activities and uses are consistent with the Initiative.

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-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.~~

~~ba.~~ Sand Creek Focus Area development shall **can** make a substantial commitment to employment-generating uses. Up to 280 ~~480~~ acres ~~are to~~ **may** 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
- eb.** 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
- ec.** The maximum development intensity for employment-generating lands shall be an overall FAR of 0.5.
- ed.** 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.
- fe.** 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.
- gf.** 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~~ **development**
- hg.** Commercial areas shall be designed as cohesive centers, and not in narrow corridors or commercial strips.
- ih.** Each commercial center shall establish an identifiable architectural theme, including buildings, signage and landscaping.
- ji.** Commercial and employment-generating developments shall be designed to accommodate public transit and non-motorized forms of transportation.
- kj.** 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, subject to the state density bonus law and the West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative.

- kk. It is recognized that although the ultimate development yield for the Focus Area may be no higher than the 4,000 dwelling unit maximum, subject to the state density bonus law and the West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative, 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, substantial open space and environmental resources, policies intended to protect public health and safety, and implementation of the Resource Management Plan called for in Policy "u," below.
- mm. As a means of expanding the range of housing choices available within Antioch, ~~three~~ two types of "upscale" housing are to ~~may~~ be provided, including Hillside Estate Housing, east of Deer Valley Road and Executive Estate Housing east of Deer Valley Road and in the Limited Development Area west of Deer Valley Road, and Golf Course Oriented Housing.

Hillside Estate Housing consists of residential development within the hilly portions of the Focus Area east of Deer Valley Road 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 grading. 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~~ could 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.~~

- mm. 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 east of Deer Valley Road within areas shown as Residential and Low Density Residential in Figure 4.8. Single-Family Detached housing within suburban-style subdivisions with minimum lot sizes ranging from approximately 5,000 square feet to 10,000 square feet may be developed within the Limited Development Area. The anticipated population density for this land use type is up to eight to ~~twelve~~ eighteen persons per acre developed with residential uses.
- nn. 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 east of Deer Valley Road within areas shown as Medium Low Density Residential and Low Density Residential in Figure 4.8. Small Lot Single Family Detached housing on the land known as The Ranch with minimum lot sizes from approximately 4,000 square feet may be developed within the Limited Development Area. The anticipated population density for this land use type is fourteen to eighteen persons per acre developed with residential uses.
- oo. 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.
- pp. 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, including the Limited Development 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.

- rg. Areas identified as Public/Quasi Public and School in Figure 4.8, and areas within the Limited Development Area, 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.
- sr. 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 east of Deer Valley Road shall be preserved in open space, ~~exclusive of lands developed for golf course use~~. A minimum of 65 percent of the Sand Creek Focus Area west of Deer Valley Road shall be within the Restricted Development Area established by the West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative.
- ts. 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, and public safety, habitat, and 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.
- tt. 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 issuance of the first building permit for the Sand Creek Focus Area properties.
- vu. A viable, continuous grassland corridor between Black Diamond Mines Regional Preserve and Cowell Ranch State Park shall be retained in the Restricted Development Area 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.~~
- wy. 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.
- xw. 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) or other applicable Resource Management Plan.
- yx. 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 or other applicable Resource Management Plan.

zy. Chaparral, scrub, and rock outcrop community within the ~~western~~ **westernmost** 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.

ea. Within the ~~western~~ **westernmost** 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.

~~baa.~~ 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.

~~ebb.~~ Mass grading within the steeper portions of the Focus Area (generally exceeding 25 percent slopes) is ~~to be avoided~~ **prohibited**.

~~edcc.~~ Impacts of residential development on the Antioch Unified School District and Brentwood school districts will be mitigated, **which may include** pursuant to a developer agreement with the District **or other acceptable means of mitigation**.

~~eedd.~~ 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.

~~fee.~~ 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.~~

~~hff.~~ 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 **may** be developed.

~~A sports complex is to be developed. The sports complex is intended to **would** be located within the Flood Control District's detention basin.~~

~~Neighborhood park facilities **for the exclusive use of project residents may will** be privately maintained for the exclusive use of project residents. **Public parks for the use of the general public will be publicly maintained.** The sports complex within the Sand Creek Detention Basin **will is anticipated to** be maintained by the City.~~

~~#gg.~~ Development of an appropriate level of pedestrian and bicycle circulation throughout the community is to **will** 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~~ **will** also provide recreational trail systems for jogging and bicycling, including areas for hiking and mountain 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.

hh. Transferable development credits of residential land use densities are hereby allocated to the property owners of record of land designated Limited Residential Development by the West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative.

Transferable residential development credits shall run with the land.

Upon the application of an owner of record of land or his or her authorized representative, residential land use densities may be transferred with other residentially-designated land in the Limited Development Area, with the approval of the Director of the Community Development Department or his or her designee, if such transfer (1) is consistent with the purposes and intent of the West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative and (2) would not cause the anticipated maximum General Plan build out in the City to exceed the maximum number of dwelling units in the Sand Creek Focus Area as set forth in Table 4.B. Notwithstanding the foregoing, the City shall not disapprove a density transfer unless it makes written findings, based on a preponderance of evidence in the record, that the proposed transfer would have a specific, adverse impact on the public health or safety, and there is no method to satisfactorily mitigate or avoid the specific adverse impact without disapproving the proposed transfer.

ii. Proponents of new residential development within the Limited Development Area are strongly encouraged to provide extraordinary public benefits to the community, including

financial contributions to the Antioch Unified School District for local high school sports facilities and performing arts facilities.

15. Chapter 4.0 of the General Plan, entitled "Land Use," contains a subsection 4.4.7, entitled "Voter-Approved Urban Limit Line." That subsection is amended, effective January 1, 2021, upon the expiration of Measure K, as follows:

Pursuant to the City of Antioch Growth Control, Traffic Relief, Voter-Approved Urban Limit Line, and Roddy Ranch Development Reduction Initiative (**Measure K**), the voters amended the 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. **The ULL thus preserves and protects agricultural, natural resource, and open space uses on lands outside the ULL by establishing a line beyond which no urban land uses may be designated.** ~~Until December 31, 2020, Pursuant to the West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative,~~ 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.

E. COMMUNITY IMAGE AND DESIGN ELEMENT AMENDMENTS.

1. Chapter 5.0 of the General Plan, entitled "Community Image and Design," contains a section 5.1, entitled "Function and Purpose." That section is amended as follows:

5.1 FUNCTION AND PURPOSE

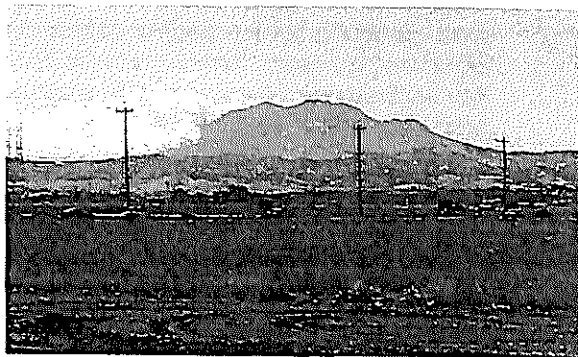
Underlying the livability and economic vitality of a community is its perceived image. Community design quality is not just an aesthetic matter, but has distinct functional dimensions. Persistent attention to the details in the design of the built environment is an investment in the quality of the community. It pays dividends in residents' perception of their quality of life and the perceptions that prospective employers and retailers will have regarding the desirability of Antioch as a location for their businesses.

With rapid growth, the City's appearance has become an increasingly important issue for Antioch's residents. The Community Image and Design Element addresses the visual quality and character of Antioch's built environment, and a continuing process to shape the community's physical form and create a more efficient, attractive, and, at times, dramatic urban environment. As Antioch continues to grow **within the existing boundaries of the voter-approved Urban Limit Line (ULL)**, this Element, along with the Land Use Element, will provide guidance for more detailed design guidelines and standards contained in specific plans and planned community documents, design guideline handouts provided by the City, provisions of the sign ordinance, and other provisions of the zoning ordinance.

2. Chapter 5.0 of the General Plan, entitled "Community Image and Design," contains a section 5.2, entitled "Existing Community Design." That section is amended as follows:

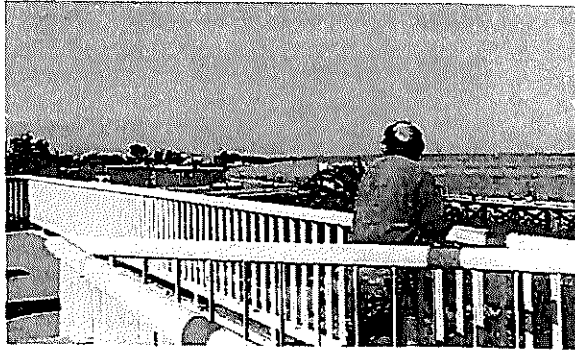
5.2 EXISTING COMMUNITY DESIGN

Antioch extends in a roughly square pattern from Pittsburg on the west to the Antioch Bridge on the east, and from the foothills of Mt. Diablo on the south to the San Joaquin River on the north. The City is bisected by State Route 4 (SR 4), an east-west-oriented four-lane freeway. The Southern Pacific Railroad line runs east-west just north of SR 4; the Burlington Northern Santa Fe Railroad line runs east-west along the San Joaquin River waterfront. The Contra Costa Canal is located south of SR 4, and traverses the Planning Area in an east-west direction.



On the north side of SR 4, older residential areas and the historic Downtown area are organized in a traditional grid street pattern. Small lots of vacant, undeveloped land are situated between homes, such as the lots at the intersection of J and Third Streets. There are few large undeveloped parcels, such as the Hickmott site and the land adjacent to Beede Lumber on 2nd Street. Many of these vacant parcels are small or irregular in shape.

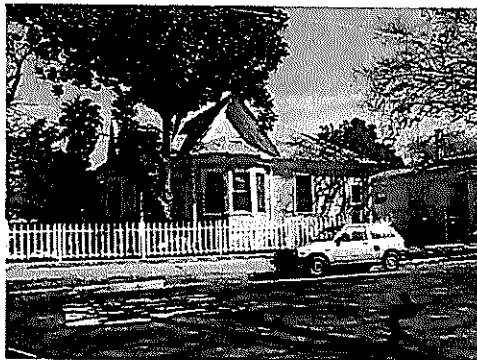
South of SR 4, the suburban street patterns of newer residential areas reflect their development as a series of separate subdivisions. Some vacant or underutilized parcels exist within the subdivisions. The hill and valley areas south of the Contra Costa Canal have grown most recently. In general, growth over the past 30 years has solidified the City's current role as a bedroom community for the San Francisco Bay Area.



South of SR 4, minor ridgelines occur northeast of the Contra Loma Boulevard/James Donlon Boulevard intersection, east and west of Hillcrest Avenue, and in the area separating Lone Tree Way from Lone Tree Valley. Major ridgelines associated with the foothills of Mt. Diablo occur along the entire southwest boundary of the Planning Area within the ULL, from Somersville Road to the City's southeastern boundary adjacent to the City of Brentwood. Most of the open lands in the southwest Antioch are located within the Black Diamond Mines Regional Preserve, Contra Loma Regional Park, or the Sand Creek Focus Area, an area of mostly privately owned ranch land that is planned for development within the ULL.

North of SR 4, the majority of the San Joaquin River shoreline is in park or open space uses. North of Downtown, the Antioch Riverfront Promenade, a 1/3-mile urban walkway and linear park, runs adjacent to the River, connecting the Marina and the Barbara Price Marina Park to G Street. To the west of Downtown and bordering Pittsburg, the Dow Wetland Preserve forms part of the City's shoreline. To the east of Downtown, the Antioch Dunes National Wildlife Refuge and other open areas occupy the City's shoreline. The Contra Costa County Fairgrounds and Lake Alhambra are upland open areas among higher-density residential uses north of SR 4.

The City also maintains 31 parks, varying in size and amenities from the 2-acre Deerfield Park to the 99-acre Prewett Family Water Park. The Delta De Anza Regional Trail, operated by the EBRPD, is a linear open space element that begins at the City of Antioch Community Park, and travels east along the Contra Costa Canal.



3. Chapter 5.0 of the General Plan, entitled "Community Image and Design," contains a subsection 5.2.1.2, entitled "Residential Districts South of the Route 4 Freeway." That subsection is amended as follows:

5.2.1.2 Residential Districts South of the Route 4 Freeway



~~Residential~~ **Existing residential** districts south of SR 4 were built mainly from the 1950s to the present. These newer residential areas tend to be defined by subdivision, each with common architecture and landscaping themes. Single-family housing is the most common type, with a density of approximately five housing units per net acre, which is a typical suburban housing density. Some condominium developments and apartments (such as Flores Apartments, Hudson Townhouse Manor, and Delta View) are located south of SR 4.

4. Chapter 5.0 of the General Plan, entitled "Community Image and Design," contains a section 5.3, entitled "Existing Community Design." That section is amended as follows:

5.3 GOALS OF THE COMMUNITY DESIGN ELEMENT

To provide for a sustained high quality of life and ensure that new development occurs in a logical and orderly manner, it is the goal of the Community Image and Design Element to accomplish the following.

- Create a community design theme and a visual identity for Antioch, recognizing its local as "Gateway to the Delta."

The design quality of a community and its design expectations reflect a critical philosophy regarding community development, whether the community is committed not only to defining the right mix and location of land uses, but to their exceptional quality as well. Community design must reflect Antioch's commitment to the concept that new development within the ULL needs to make a positive contribution to the community. Thus, the Community Image and Design Element aims to:

- Sustain Antioch's identity as "Gateway to the Delta" and provide the visual character of a unique, desirable living environment;
- Contribute to the City's economic development objectives and assist in achieving a local balance between jobs and housing by appealing to investors who value municipal commitments to quality development that will protect private sector investments in their projects;
- Offer incentives for new residential, commercial, office, business park, and industrial developments within the ULL to achieve excellence and make a positive contribution to the community because the quality of the project will be matched or exceeded by subsequent projects within the ULL;
- Stimulate development of pedestrian friendly, appealing enclaves, and provide accessibility for bicyclists;
- Provide a vehicle for reinforcing Antioch's heritage through compatible design and preservation/reuse of historic resources;
- Enhance the quality of existing developed areas as they mature over time, eliminating perceived differences in the quality of newer and older portions of the community;
- Stimulate ongoing pride in Antioch by its citizens and those who work in the community; and
- Help to communicate to others what kind of community Antioch believes itself to be.

5. Chapter 5.0 of the General Plan, entitled "Community Image and Design," contains a subsection 5.4.2, entitled "General Design Policies." That subsection is amended as follows:

5.4.2 General Design Policies

- a. Base the City's review of public and private projects within the ULL on the following general design principles.
- Innovative design, regardless of its style, is more important to the achievement of "quality" than the use of predetermined themes.
 - "High quality" comes from the explicit consideration of all aspects of development design. It is in design details that "quality" is ultimately manifested.
 - Designers need to respect community goals and needs, as well as address their client's economic objectives.
 - Individual buildings and developments within the ULL are not isolated entities, but are part of a larger district and community into which they must fit. While innovation and individual expression are sought, compatibility of design elements is also important.
 - Standardized design solutions, "corporate architecture," and "off the shelf models" cannot always be depended upon. What worked before or was accepted elsewhere may not work or be acceptable in the proposed application in Antioch.
 - Architectural styles, landscaping, and project amenities should complement surrounding development, and convey a sense of purpose, not expediency.
 - All building elevations visible to the public should be given equal attention and detail.
 - The same design solution, no matter how well done, when repeated too often or over too large an area, can become boring, lose its effectiveness, and no longer communicate "quality."
- b. Incorporate Antioch's "Gateway to the Delta" theme and reminders of its community heritage into the design of new residential, commercial, employment generating, and recreational development within the ULL, as well as into public facilities.
- Incorporate nautical/waterway, gateway/entry, industrial or ranching themes into the design details of new developments and community facilities, such as building architecture, signage, lighting standards, site paving and landscaping, street furniture (e.g., benches, trash enclosures and receptacles), fencing, and placement of murals and sculpture in public locations.
 - Maintain a consistent design theme throughout each development project. Each individual development project and area within the project should portray an identifiable design theme.

- Select tree species that are appropriate to their specific applications (e.g., providing shade, framing long-distance views of the San Joaquin River or Mt. Diablo, or framing short-distance views of new development).
- c. Maintain view corridors from public spaces to natural ridgelines and landmarks, such as Mount Diablo and distant hills, local ridgelines, the San Joaquin River, and other water bodies.
- Recognizing that new development within the ULL will inevitably result in some loss of existing views, as part of the City's review of development and commercial and industrial landscape plans, minimize the loss of views from public spaces.
 - Important view corridors to be protected include Somersville Road, Lone Tree Way, Hillcrest Avenue, SR 4, SR 160, James Donlon Boulevard, Deer Valley Road, and Empire Mine Road.
- d. Strengthen and emphasize community focal points, visual landmarks, and features contributing to Antioch's identity using design concepts and standards implemented through the zoning ordinance, design guidelines and design review process, and specific plan and planned community documents.
- e. Create a framework of public spaces at the neighborhood, community, and regional scale.
- Provide for new open space opportunities throughout the City, especially in neighborhoods having minimal access to open space. This includes exploring the potential for creek corridors, bicycle and pedestrian paths, and new small open space and conservation areas.
 - Provide an open space network within the ULL linked by pedestrian and bicycle paths, which preserves and enhances Antioch's significant visual and natural resources.
 - Provide sitting areas within parks and along pedestrian and bicycle paths within the ULL.
 - Restore the San Joaquin Riverfront as a linear park and multi-use trail from the westerly City limits to Rodger's Point/Fulton Shipyard.
 - Utilize existing creeks, such as Sand Creek, as linear parks, providing pedestrian and bicycle paths.
 - Views along utility corridors should be retained and enhanced through the use of planting materials to frame and focus views and to provide a sense of orientation.
- f. Provide for consistent use of street trees to identify City streets, residential neighborhoods, commercial and employment districts, and entry points to the City.
- Select species that enhance the pedestrian character of, and convey a distinctive and high quality visual image for the City's streets; are drought-tolerant, fire- and pest resistant; and complement existing street trees.
 - Use changes in tree species, scale, color and spacing to differentiate the roadway types identified in the Circulation Element.
 - Use a consistent palette of street trees to distinguish Antioch from other communities, and to distinguish individual areas within the community (e.g., Rivertown, East Lone Tree, "A" Street Corridor) from each other.
 - Street trees should relate to the scale, function, and visual importance of the area in which they are located, establishing a hierarchy of street trees for entry locations, intersections, and activity centers.
 - Major accent trees are to be located at City and community entry locations, key intersections, and major activity centers (e.g., County East Mall, Prewett Family Park).
 - Street Trees should be selected as a common tree for street frontages. A single species may be selected for all residential neighborhoods or different species to distinguish different neighborhoods from each other. Within residential neighborhoods, street trees should be full, providing shade and color. In commercial districts, the trees should provide shade but be more transparent at the motorist and pedestrian levels to promote views of store fronts and visual interaction of pedestrians. Within employment districts street trees should provide shade and screening, and be used to frame views of buildings and building entries.
- g. Maintain common community design elements throughout the City.
- Provide a system of well-designed directional signage, facilitating way finding to community features such as shopping areas, marinas, parks, and civic buildings.
 - Incorporate common design elements in community features such as roadway landscaping, streetlights, street signs, traffic lights, and community directional signage.
 - Use design variations in landscaping, street light standards, and street signs as a means of defining special design districts (e.g., Rivertown, Somersville Road and "A" Street corridors).
- h. Wherever feasible, existing above-ground utility lines should be placed underground.
- i. Preserve and strengthen Rivertown as a vital and attractive place.

- Promote activity along Rivertown streets through attractive building designs with street level activity and facade windows, public art, and other landscaping elements that are pedestrian-friendly.
 - Maintain views of the San Joaquin River from buildings within Rivertown, where they are available, by placing windows rather than solid walls along the river side of buildings.
 - Avoid blank parking garage building frontages.
 - Orient buildings along the first street inland from the San Joaquin River toward the river to enhance pedestrian and bicycle activity.
 - Utilize murals to enhance the design quality of existing large blank walls (e.g., Campanile Theater).
 - Seek opportunities for small public spaces throughout Rivertown to provide for the comfort of pedestrians and bicyclists, enhance street level activity, and provide sitting areas and protection from the sun and rain. Small left over spaces between buildings, at street corners, at the edges of parking lots, or along the edges of sidewalks can thus become attractive and lively additions to the street scene.
- j. Within multi-family, commercial, office and business parks, and industrial **within the ULL**, screen enclosures, loading areas, mechanical equipment, and outdoor storage areas from view from public streets, and, as appropriate, from other public views.
- Ground mounted equipment incidental to multi-family, commercial, office, and business park development **within the ULL** shall be appropriately screened with solid walls, trellises, and/or landscaping. Equipment location should be away from the front of the building, and screening must be similar to adjacent architecture and materials.
 - Refuse collection areas are to be large enough to accommodate storage of recyclable materials, and be screened with a solid perimeter wall using materials and colors compatible with those of the adjacent structures. Refuse collection areas should be located on an interior building side yard, and are to be roofed if the contents of the area are visible from a freeway.
 - Loading docks and areas, as well as trash enclosure areas shall be screened from public view areas. When there is adjacent residential development, loading and trash enclosure areas shall be physically separated and screened from adjacent residential structures.
 - Service areas, including storage, special equipment, outdoor work areas, and loading areas, should be screened from public view with landscaping and architectural elements.
 - Screen utility equipment and communication devices so that the project will appear free of all such devices.
- k. Prohibit roof-mounted equipment (with the exception of small satellite dishes and solar panels) for single-family residential development consistent with FCC regulations.
- New residential uses should be pre wired so as to allow for the placement of satellite dishes in a manner that is integrated with the building design, and avoids placement of dishes on chimneys or above the roof line.
 - Where required for commercial, office, and industrial development, screen roof mounted equipment and cellular antennas completely from public view on all sides. Particular attention shall be given to the sides visible from freeways, with the intent of minimizing the need for screening devices to the greatest extent possible.
- l. Screening of roof-mounted equipment and cellular antennas, where provided, should be an integral part of the building design and not appear as a tacked-on afterthought. Ground-mounted mechanical equipment (with appropriate wall or landscape screening) is encouraged as an alternative to roof mounting.
- m. All roof screens must be solid and continuous. Continuous grills or louvers must cover equipment. Roof screens will be sheathed in a matching or complementary material to the exterior building material.
- n. Utilize street lights in commercial, office, and business park areas that are pedestrian-oriented, attractively designed, compatible in design with other street furniture, and provide adequate visibility and security.
- o. Design onsite lighting to improve the visual identification of adjacent structures.
- Within commercial areas, lighting should also help create a festive atmosphere by encouraging evening use of areas by pedestrians.
 - Within commercial and industrial development **within the ULL**, provide design features such as screened walls, landscaping, setbacks, and lighting restrictions between the boundaries of adjacent residential land use designations to reduce the impacts of light and glare.
 - In all projects, lighting fixtures should be attractively designed and of a low profile to complement the overall design theme of the project within which they are located.

- On-site lighting shall create a safe environment adhering to established crime prevention standards, but shall not result in nuisance levels of light or glare on adjacent properties. Limit sources of lighting to the minimum required to ensure safe circulation and visibility.
 - p. Lighting should accommodate night use of streets and promote security while complying with the provision of a dark night sky. Streetscape areas that are used by pedestrians at night should be well lit. Within rural and open space areas, limit street lighting to intersections and other locations that are needed to maintain safe access (e.g., sharp curves).
 - q. The design of new developments within the ULL shall protect residents' privacy by avoiding placement of windows directly opposite each other and avoiding windows overlooking the yard areas of adjacent residences to the maximum feasible extent.
 - r. New multi-family, commercial, office, and business park developments within the ULL shall emphasize pedestrian level activities by utilizing the following techniques.
 - design projects so as to have a central plaza or main visual focus which is oriented toward pedestrians;
 - incorporate plaza areas which can be used as informal gathering places;
 - install "street furniture" (benches, bus shelters, planters, bike racks, trash receptacles, newspaper racks, water fountains, and bollards) to create and enhance small plazas and similar open spaces within urban areas; and
 - within commercial, office, business park, and industrial developments within the ULL, encourage architectural styles that provide covered verandas and other similar pedestrian-oriented shade features.
 - s. Where needed, undertake active programs to minimize or prohibit through traffic from using neighborhood collectors and local streets. Visual deterrents to through traffic will be emphasized, using physical deterrents only as a last resort.
6. Chapter 5.0 of the General Plan, entitled "Community Image and Design," contains a subsection 5.4.12, entitled "Development Transitions and Buffering Policies." That subsection is amended as follows:

5.4.12 Development Transitions and Buffering Policies¹

- a. Minimize the number and extent of locations where non-residential land use designations abut residential land use designations. Where such land use relationships cannot be avoided, strive to use roadways to separate the residential and non-residential uses².

¹ These policies are focused on protecting existing and planned residential uses from the effects of adjacent land uses. Policies to provide similar buffers between existing and proposed developments within the ULL and existing open space and agricultural areas are set forth in Section 10.5 of the Resource Management Element.

² It is recognized that residential and non residential properties will sometimes abut along a common property line (such as between neighborhood shopping centers and adjacent neighborhoods).

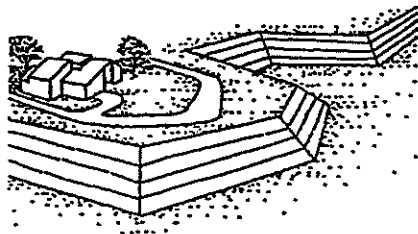
- b. Ensure that the design of new development proposed within the ULL along a boundary between residential and non-residential uses provides sufficient protection and buffering for the residential use, while maintaining the development feasibility of the non-residential use. The burden to provide buffers and transitions to achieve compatibility should generally be on the second use to be developed. Where there is bare ground to start from, both uses should participate in providing buffers along the boundary between them.
- c. Provide appropriate buffering to separate residential and non-residential uses within the ULL, using one or more of the following techniques as appropriate.
- Increase setbacks along roadways and common property lines between residential/non-residential uses.
 - Provide a heavily landscaped screen along the roadway or common property line separating residential and non-residential use.
 - Locate noise-generating activities such as parking areas; loading docks; and service, outdoor storage, and trash collection areas as far from residential uses as possible.
 - Where a multifamily residential use is located adjacent along a common property line with a non-residential use, locate the noise-generating activities of both uses (e.g., parking areas; loading docks; and service, outdoor storage, and trash collection areas) along the common property line.
 - Design the residential area with cul-de-sacs running perpendicular to and ending at the non-residential use, facilitating greater separation of residential and non-residential structures than would be possible if residential streets ran parallel to the boundary of the non-residential use.
- d. Where a difference in residential density is indicated on the General Plan land use map, the size of parcels and character of development facing each other across a street or along a common property line should be similar, creating a transition between the densities in each area.

- e. Where multi-family development is located adjacent to a single-family neighborhood within the ULL, appropriate buffering ~~is to~~ shall be provided.
 - Increase setbacks for multi-family development along common property lines with single family development.
 - Provide a heavy landscaped screen along the property line of the multifamily use.
 - Locate noise-generating activities such as parking and trash collection areas as far from the single family neighborhood area as possible.
 - f. The transition from lower to higher residential density within the ULL should occur within the higher density area.
 - g. Uninterrupted fences and walls are to be avoided, unless they are needed for a specific screening, safety, or sound attenuation purpose.
 - h. Where they are needed, fences or walls should relate to both the site being developed and surrounding developments, open spaces, streets, and pedestrian ways.
 - i. Fencing and walls should respect existing view corridors to the greatest extent possible.
 - j. Fencing and walls should incorporate landscape elements or changes in materials, color, or texture in order to prevent graffiti, undue glare, heat, or reflecting, or aesthetic inconsistencies.
7. Chapter 5.0 of the General Plan, entitled "Community Image and Design," contains a subsection 5.4.14, entitled "Hillside Design Policies." That subsection is amended as follows:

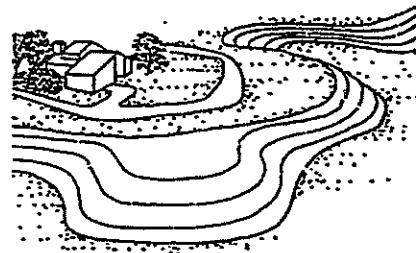
5.4.14 Hillside Design Policies

- a. Design hillside development within the ULL to be sensitive to existing terrain, views, and significant natural landforms and features.
- b. Projects within hillside areas within the ULL shall be designed to protect important natural features and to minimize the amount of grading. To this end, grading plans shall conform to the following guidelines.
 - Slopes less than 25%:
Redistribution of earth over large areas may be permitted.
 - Slopes between 25% and 35%:
Some grading may occur, but landforms need to retain their natural character. Split-level designs and clustering are encouraged as a means of avoiding the need for large padded building areas.
 - Slopes between 35% and 50%:
Development and limited grading within the ULL can occur only if it can be clearly demonstrated that safety hazards, environmental degradation, and aesthetic impacts will be avoided. Structures shall blend with the natural environment through their shape, materials and colors. Impact of traffic and roadways is to be minimized by following natural contours or using grade separations. Encouraged is the use of larger lots, variable setbacks and variable building structural techniques such as stepped or post and beam foundations are required.
 - Slopes greater than 50%:
Except in small, isolated locations, development in areas with slopes greater than 50% should be avoided.
- c. Manufactured slopes in excess of five vertical feet (5') shall be landform graded. "Landform grading" is a contour grading method which creates artificial slopes with curves and varying slope ratios in the horizontal and vertical planes designed to simulate the appearance of surrounding natural terrain. Grading plans shall identify which slopes are to be landform graded and which are to be conventionally graded.
- d. The overall project design/layout of hillside development within the ULL shall adapt to the natural hillside topography and maximize view opportunities to, as well as from the development.
- e. Grading of ridgelines within the ULL is to be avoided wherever feasible, siting structures sufficiently below ridgelines so as to preserve unobstructed views of a natural skyline. In cases where application of this performance standard would prevent construction of any structures on a lot of record, obstruction of views of a natural skyline shall be minimized through construction techniques and design, and landscaping shall be provided to soften the impact of the new structure.
- f. Hillside site design should maintain an informal character with the prime determinant being the natural terrain. This can be accomplished by:
 - utilizing variable setbacks and structure heights, innovative building techniques, and retaining walls to blend structures into the terrain, and

- allowing for different lot shapes and sizes.
- g. Buildings should be located to preserve existing views and to allow new dwellings access to views similar to those enjoyed from existing dwellings.
 - h. Streets should follow the natural contours of the hillside to minimize cut and fill, permitting streets to be split into two one way streets in steeper areas to minimize grading and blend with the terrain. Cul de-sacs or loop roads are encouraged where necessary to fit the terrain. On street parking and sidewalks may be eliminated, subject to City approval, to reduce required grading.
 - i. Clustered development is encouraged as a means of preserving the natural appearance of the hillside and maximizing the amount of open space. Under this concept, dwelling units are grouped in the more level portions of the site, while steeper areas are preserved in a natural state.
 - j. Project design should maximize public access to canyons, overlooks, and open space areas by:
 - providing open space easements between lots or near the end of streets or cul-de-sacs; and
 - designating public pathways to scenic vistas.
 - k. Permit the use of small retaining structures when such structures can reduce grading, provided that these structures are located and limited in height so as not to be a dominant visual feature of the parcel.
 - Where retaining walls face public streets, they should be faced with materials that help blend the wall into the natural character of the terrain.
 - Large retaining walls in a uniform plane should be avoided. Break retaining walls into elements and terraces, and use landscaping to screen them from view.



Unacceptable



Acceptable

- l. Lot lines shall be placed at the top of slopes to facilitate maintenance by the down slope owner, who has the greater "stake" in ensuring the continued integrity of the slope.
- m. The overall scale and massing of structures shall respect the natural surroundings and unique visual resources of the area by incorporating designs which minimize bulk and mass, follow natural topography, and minimize visual intrusion on the natural landscape.
 - The overall height of a building is an important aspect of how well it fits into the existing character of the neighborhood and its hillside environment. Houses should not be excessively tall so as to dominate their surroundings or create a crowded appearance in areas of small lots. Structures should generally be stepped down hillsides and contained within a limited envelope parallel to the natural grade, rather than "hutting out" over natural slopes.
 - Building forms should be scaled to the particular environmental setting so as to complement the hillside character and to avoid excessively massive forms that fail to enhance the hillside character.
 - Building facades should change plane or use overhands as a means to create changing shadow lines to further break up massive forms.
 - Wall surfaces facing towards viewshed areas should be minimized through the use of single story elements, setbacks, roof pitches, and landscaping.
- n. Collective mass rooflines and elements should reflect the naturally occurring ridgeline silhouettes and topographical variation, or create an overall variety, that blends with the hillside.
- o. Based upon the graphic principle that dark colors recede and light colors project, medium to dark colors which blend with the surrounding environment should be used for building elevations and roof materials in view-sensitive areas.
- p. Architectural style, including materials and colors, should be compatible with the natural setting. The use of colors, textures, materials and forms that will attract attention by contrasting or closing with other elements in the neighborhood is to be avoided. No one dwelling should stand out.
- q. The interface between development areas within the ULL and open space is critical and shall be given special attention. Slope plantings should create a gradual transition from developed slope areas into natural areas. By extending fingers of planting into existing and sculptured slopes, the new landscape should blend in with the natural vegetation.

- r. Planting along the slope side of a development should be designed to allow controlled views out, yet partially screen and soften the architecture. In general, 50 percent screening with plan materials should be accomplished.
 - Trees should be arranged in informal masses and be placed selectively to reduce the scale of long, steep slopes.
 - Shrubs should be randomly spaced in masses.
 - Skyline planting should be used along recontoured secondary ridgelines to recreate the linear silhouette and to act as a backdrop for structures. Trees should be planted to create a continuous linear silhouette since gaps in the planting will not give the desired effect.
 - Trees that grow close to the height of structures should be planted between buildings to eliminate the open gap and blend the roof lines into one continuous silhouette.
 - For fire prevention purposes, a fuel modification zone shall be provided between natural open space and development.
- s. New development within hillside areas within the ULL shall be conditioned upon:
 - the preparation and recordation of a declaration of covenants, conditions and restrictions providing for the development and maintenance of manufactured slopes;
 - in the case of a parcel map or subdivision, the subdivider's supplying a program and/or staff for preventive maintenance of major manufactured slope areas. Such program must be approved prior to approval of a final map, and shall include homeowner slope maintenance requirements and guidelines to be incorporated into the declaration of covenants, conditions and restrictions.

F. ECONOMIC DEVELOPMENT ELEMENT AMENDMENTS.

- 1. Chapter 6.0 of the General Plan, entitled "Economic Development," contains a section 6.2, entitled "Goals and Strategies of the Economic Development Element." That section is amended as follows:

6.2 GOALS AND STRATEGIES OF THE ECONOMIC DEVELOPMENT ELEMENT

To provide for a sustained high quality of life, it is the goal of the Economic Development Element to accomplish the following:

- *Create a sound local economy that attracts investment, increases the local tax base, and generates sufficient public revenues to support desired municipal services and facilities.*

A strong economy not only provides local workers with adequate income to afford a high quality of life, but it also provides local government with sufficient public revenues to provide high levels of municipal services and facilities. To achieve such a local economy requires implementation of an economic development strategy, which includes:

- preparing specialized business marketing materials;
- utilizing appropriate distribution channels to reach the widest market;
- targeting key industries; maintaining a high web site with key economic and site availability information;
- improving relationships with existing local employers; maintaining a business friendly reputation;
- providing appropriate incentives to attract new businesses and facilitate expansion of existing businesses;
- maintaining partnerships with local and regional business organizations;
- expanding the local retail market to maintain a fiscally strong City;
- building adequate infrastructure to maintain an inventory of ready-to-build sites for new and expanding businesses; and
- providing a mix of housing in a quality environment, **including high-quality new housing on lands within the Urban Limit Line (ULL)**, to attract a strong labor force.
- *Promote a diverse range of jobs, businesses, and industries, providing high paying employment and entrepreneurial opportunities, balanced with and well-suited to Antioch's population.*

This goal reflects Antioch's commitment to increase the quality of life of its residents. Increasing the number and types of local employment opportunities in relation to the area's labor force is the first and most important step toward economic self reliance. Currently, East Contra Costa's low jobs/housing ratio and the small number of locally available professional positions make it necessary for 60 percent of the area's residents to commute long distances - often more than 100 miles round trip-to job centers in Pleasanton, San Ramon, Walnut Creek, Oakland, San Francisco, and the Silicon Valley. By increasing local employment opportunities and balance between the number and types of local jobs and residents in the labor force, Antioch residents will be better able to work

close to home, spending more time with their families, and in leisure pursuits, while helping to reduce the traffic congestion and air pollution inherent in those commutes.

- *Maintain a balance of new development with revitalization of existing retail locations.*

2. Chapter 6.0 of the General Plan, entitled "Economic Development," contains a subsection 6.3.4, entitled "Commercial and Industrial Land Availability Objective." That subsection is amended as follows:

6.3.4 ~~Commercial, and Industrial, and Residential~~ Land Availability Objective

Provide adequate land **within the ULL** to accommodate planned development, with office, business park, industrial, and commercial areas complementing **high-quality new** residential and public development in location, access, mix of uses, attractiveness, and design quality.

3. Chapter 6.0 of the General Plan, entitled "Economic Development," contains a subsection 6.3.5, entitled "Commercial and Industrial Land Availability Policies." That subsection is amended as follows:

6.3.5 ~~Commercial, and Industrial, and Residential~~ Land Availability Policies

- a. Maintain a mix of uses on the General Plan land use map (Figure 4.1) **for land within the ULL**, providing a balance of housing types, commercial development, and employment-generating uses.
- b. Work toward redevelopment of existing heavy industrial areas along Wilbur Road and Fourth Street to increase their overall employment density.
- c. Promote the establishment of workplace alternatives, including home occupations and telecommuting.
 - Continue to permit home occupations in all residential districts.
 - In defined residential mixed-use districts, expand the definition of home occupations, where appropriate, to permit hiring of workers who are not residents of the household.
 - Promote the provision of high-speed telecommunications cabling in new residential development **within the ULL**.
 - Encourage businesses to provide part-time as well as full-time opportunities to accommodate families looking for second income opportunities.
- d. Maintain an inventory of turnkey sites **within the ULL** for commercial and employment-generating development, complete with appropriate zoning, in-place infrastructure, and environmental clearances.
 - Promote the preparation of Specific Plans with associated environmental documentation to facilitate the development of specific local areas **within the ULL**, including, but not necessarily limited to, the following:
 - Business Park areas west of Rivertown
 - Rodgers Point area, including the former City water treatment plant
 - Chevron property (along with annexation of the site)
 - Eastern Waterfront Employment Focus Area (expansion of the East 18th Street Specific Plan)
 - Hillcrest Station Area Focus Area
 - "A" Street Interchange Focus Area
 - Implement assessment districts or other financing mechanisms to facilitate the development of infrastructure for specific local areas **within the ULL**, including, but not necessarily limited to, the following:
 - Business Park areas west of Rivertown
 - Rodgers Point area, including the former City water treatment plan
 - Eastern Waterfront Employment Focus Area (expansion of the East 18th Street Specific Plan)
 - Hillcrest Station Area Focus Area
- e. Require the provision of fiber optic networks and other advanced telecommunications in new employment-generating developments **within the ULL**.
- f. Maintain space in business parks for distribution and research uses. Attract a wide range of industries, which serve local and regional needs and contribute to the community's economic vitality, and at the same time protect the local environment and quality of life.

- g. Seek innovative ways to reduce the cost of infrastructure provision for employment-generating and commercial development (e.g., providing incentives for the provision of infrastructure serving employment-generating and commercial development areas within the ULL as part of the residential development allocation system).

G. CIRCULATION ELEMENT AMENDMENTS.

1. Chapter 7.0 of the General Plan, entitled "Circulation," contains a subsection 7.1.1, entitled "Existing Roadway Network." That subsection is amended as follows:

7.1.1 Existing Roadway Network

State Route (SR) 4 and SR 160 provide direct access to Antioch. SR 4 runs east-west connecting Antioch with Oakley, Brentwood, Pittsburg, 1-680, Martinez, Pinole, and 1-80. SR 4 is a divided freeway from 1-680 east through Concord, Pittsburg, and Antioch, and is currently a two-lane roadway through Oakley and Brentwood. SR 4 has been one of the more congested freeways in Contra Costa, in particular, the segments between Lone Tree Way and Railroad Avenue in the morning and Bailey Road to Lone Tree Way in the afternoon, and is in the process of being widened. On- and off-ramps between SR 4 and Antioch's local street network occur at East Eighteenth Street, Hillcrest Avenue A Street/Lone Tree Way, G Street, L Street/Contra Loma Boulevard and Somersville Road.

SR 160 begins at the East Eighteenth Street/SR 4 junction, and continues north over the San Joaquin River via the Antioch Bridge to Rio Vista and Sacramento. Access to and from SR 160 and Antioch's local street network occurs at Wilbur Avenue south of the Antioch Bridge.

Primary arterials provide access to Pittsburg to the west, Oakley and Brentwood to the east, and rural Contra Costa County to the south. The major thoroughfares in Antioch are identified in Table IV.D-1. Each major arterial is briefly described below.

A Street/Lone Tree Way. A Street runs between downtown Antioch and SR 4 providing direct access to the Rivertown District. South of SR 4, A Street becomes Lone Tree Way, and continues southeast into Brentwood.

Deer Valley Road. Deer Valley Road runs north-south beginning in the north at the Hillcrest Avenue/Davison Drive junction and ending in the south at Marsh Creek Road south of the City's boundary in Contra Costa County.

Hillcrest Avenue. Hillcrest Avenue is located in eastern Antioch on both sides of SR 4 linking the area north of East Eighteenth Street to Prewett Ranch Road.

L Street/Contra Loma Boulevard. L Street runs north-south in northern Antioch between SR 4 and West Tenth Street. Contra Loma Boulevard runs north-south in southern Antioch between SR 4 and James Donlon Boulevard.

Somersville Road. Somersville Road runs north-south in western Antioch on both sides of SR 4 providing access to the Pittsburg-Antioch Highway and Buchanan Road.

Eighteenth Street. Eighteenth Street is located north of SR 4 and runs parallel to SR 4. Eighteenth Street acts as a major arterial between A Street and the SR 4/SR 160 junction.

James Donlon Boulevard. James Donlon Boulevard connects Lone Tree Way and Somersville Road, and provides east-west access through the southwest quadrant of Antioch.

West Fourth Street/A Street Extension. West Fourth Street and West Sixth Street and the A Street Extension provide east-west access in Downtown Antioch. West Fourth Street is the main arterial between Somersville Road and G Street. The A Street extension is the main connector between the eastern portion of the downtown area and the SR 4 freeway.

West Tenth Street. West Tenth Street provides east-west access in downtown Antioch between Somersville Road and A Street. West of Somersville Road, West Tenth Street becomes the Pittsburg/Antioch Highway, serving industrial uses and providing a regional roadway connection to the west of Antioch.

Wilbur Avenue. Wilbur Avenue provides east-west access in northeastern Antioch, and becomes a major arterial between A Street and SR 160.

Dallas Ranch Road. Dallas Ranch Road provides north-south access between Lone Tree Way and the Sand Creek Specific Plan Focus Area. Dallas Ranch Road will connect to the future extension of Sand Creek Road and serve as one of the primary routes into the Sand Creek Focus Area and to the Kaiser Permanente Antioch Medical Center.

Buchanan Road. Buchanan Road runs east-west between Contra Loma Boulevard and the westerly City limit. Buchanan Road serves as one of the primary routes to the west of Antioch.

Davison Drive. Davison Drive is located south of Hwy 4 and serves as an east-west connection between Lone Tree Way and Hillcrest Avenue.

Chapter 7.0 of the General Plan, entitled "Circulation," contains a Table 7.A, entitled "Primary Arterials in Antioch." That table is amended as follows:

Table 7.A – Primary Arterials in Antioch

Arterial	Activity Centers Served
North/South Direction	
A Street/Lone Tree Way	Antioch City Park, SR 4, Sutter Delta Medical Center, Prewett Park
Deer Valley Road	Prewett Park
Hillcrest Avenue	Hillcrest Park & Ride lot, SR4
L Street/Contra Loma Blvd.	Contra Costa County Fairgrounds
Somersville Road	County East Mall, Black Diamond Mines Regional Preserve
Dallas Ranch Road	Sand Creek Specific Plan Focus Area , including proposed golf course residential and employment-generating areas, and Kaiser Permanente Antioch Medical Center
East/West Direction	
Eighteenth Street	Employment Development Department, County Library, Oak View Memorial Park, SR 4
James Donion Blvd.	Antioch Community Park
West Fourth Street/A Street extension	Downtown
West Tenth Street	Downtown
Wilbur Avenue	SR 160
Davidson Drive	Commercial uses along Lone Tree Way and Hillcrest Avenue
Buchanan Road	Regional connection to the west of Antioch

2. Chapter 7.0 of the General Plan, entitled "Circulation," contains a section 7.2, entitled "Goals of the Circulation Element." That section is amended as follows:

7.2 GOALS OF THE CIRCULATION ELEMENT

To provide for a sustained high quality of life, it is the goal of the Circulation Element to achieve and maintain a balanced, safe, problem-free transportation system that:

- *improves present traffic flows, and provides easy and convenient access to all areas of the community, and completes long-planned circulation improvements such as the connection of Sand Creek Road from Dallas Ranch Road to Deer Valley Road;*
- *is safe for all modes of motorized and non-motorized transportation;*
- *reduces dependence on single occupant automobile travel by providing a high level of pedestrian, bicycle, and public transit travel opportunities; and*
- *preserves a sense of comfort and well-being throughout the community by reducing the intrusiveness of commercial, business park, and industrial traffic, rail traffic, and regional traffic on neighborhood streets and residents' quality of life.*

Antioch recognizes that even by constantly expanding the local roadway network and providing an ongoing sequence of programmed street improvements, problems of traffic congestion will continue. Providing a real solution to traffic congestion requires a balanced approach to future transportation improvements. An efficient transportation system needs to offer Antioch area residents not only efficient automobile traffic distribution, but also viable alternatives to automobile travel. The General Plan aims to increase the balance between various modes of transportation by increasing the desirability of transit, walking, and bicycling. The General Plan also coordinates land use, transportation, and air quality concepts and strategies. General Plan objectives are designed to improve traffic flow, local air quality, and energy conservation. To achieve this of balance, the City of Antioch will:

- provide for the efficient movement of vehicles by designing, constructing, and maintaining a roadway circulation network, which will function at an acceptable level of service (LOS), as set forth in the Growth Management Element.
- expand the existing roadway system where it is feasible to do so, **such as the connection of Sand Creek Road from Dallas Ranch Road to Deer Valley Road**, increasing its carrying capacity and eliminating congestion;
- regulate the intensity of future development **within the ULL** in relation to the carrying capacity of Antioch roadways as part of ensuring that the performance standards of the Growth Management Element are met;

- provide a mix of land uses **within the ULL** that realistically balances growth in the local employment and housing, increasing local employment opportunities and reducing the need for long commutes to work;
- ensure that each new development **within the ULL** that would cumulatively contribute to the need for improvements provides appropriate mitigation;
- provide a system of bicycle routes and pedestrian links such that pedestrian and bicycle travel become safer and more useful for everyday tasks such as travel to shopping, work, and recreational facilities;
- achieve and maintain an organization of land uses which integrates places of residence, retail commerce, daily service needs, work, education, and recreation, thereby reducing the number and length of vehicular trips;
- require site plans for individual development projects **within the ULL** to minimize or eliminate through traffic within residential neighborhoods;
- to the degree feasible, encourage mixed-use developments **within the ULL** to reduce vehicle trips;
- improve the relationship of roadways with land uses, including regulating driveway access and development intensity where needed;
- improve the carrying capacity of existing roadways through implementation of transportation systems management concepts;
- participate in developing regional circulation improvement measures in cooperation with surrounding cities and Contra Costa County. Such measures may include, but are not limited to, the development of reciprocal traffic improvement fee programs; and
- implement the provisions of the Contra Costa County Congestion Management Program by requiring development projects **within the ULL** to analyze and provide mitigation for traffic impacts on regional circulation facilities.

It is Antioch's intent to require new developments **within the ULL** to mitigate their traffic impacts, either through construction of new roadways or participation in land-based financing mechanisms.

3. Chapter 7.0 of the General Plan, entitled "Circulation," contains a Figure 7.1, entitled "Circulation." Figure 7.1 is hereby amended as shown on the attached Exhibit T. For reference purposes and context only the existing Figure 7.1 is attached to this Initiative as Exhibit U.
4. Chapter 7.0 of the General Plan, entitled "Circulation," contains a subsection 7.3.2, entitled "Vehicle Circulation Policies." That subsection is amended as follows:

7.3.2 Vehicle Circulation Policies

- a. Facilitate meeting the roadway performance standards set forth in the Growth Management Element and improving traffic flow on arterial roadways.
 - Work with the UP and BNSF railroads to construct grade separations along the tracks at Somersville Road, Hillcrest Avenue, "A" Street, the proposed Viera Road extension, and the proposed Phillips Lane extension.
 - Promote the design of roadways to optimize safe traffic flow within established roadway configurations by minimizing driveways and intersections, uncontrolled access to adjacent parcels, on-street parking, and frequent stops to the extent consistent with the character of adjacent land uses.
 - Provide adequate capacity at intersections to accommodate future traffic volumes by installing intersection traffic improvements and traffic control devices, as needed, as development occurs.
 - Facilitate the synchronization of traffic signals.
 - Where needed, provide acceleration and deceleration lanes for commercial access drives.
 - Provide for reciprocal access and parking agreements between adjacent land uses, thereby facilitating off-street vehicular movement between adjacent commercial and other non-residential uses.
 - Encourage regional goods movement to remain on area freeways and other appropriate routes.
- b. Design and reconfigure collector and local roadways to improve circulation within and connections to residential and commercial areas.
 - Implement appropriate measures to mitigate speeding and other traffic impacts in residential areas.
 - Implement roadway patterns that limit through traffic on local residential streets.

- c. Require the design of new developments within the ULL to focus through traffic onto arterial streets.
- d. Where feasible, design arterial roadways, including routes of regional significance, to provide better service than the minimum standards set forth in Measure C and the Growth Management Element. Thus, where feasible, the City will strive to maintain a "High D" level of service (v/c -0.85-0.89) within regional commercial areas and at intersections within 1,000 feet of a freeway interchange. The City will also strive where feasible to maintain Low-range "D" (v/c = 0.80-0.84) in all other areas of the City, including freeway interchanges.
- e. Establish Assessment Districts in areas that will require major roadway infrastructure improvements that will benefit only that area of the City, and thereby facilitate the up-front construction of needed roadways.
- f. Design street intersections to ensure the safe passage of through traffic and accommodate anticipated turning movements. Implement intersection improvements consistent with the following lane geometries, unless traffic analyses indicate the need for additional turn lanes.

Number of Through Lanes on Route	Intersection Turn Lanes	
	Left	Right
	Intersections with 4-Lane Arterials	
6 or 8	1	1
4	1	1
2 (Collector)	1	NA
2 (Local)	NA	NA
	Intersections with Collectors	
6 or 8	1	1
4	1	NA
2 (Collector)	1	NA
2 (Local)	NA	NA

- g. Where uses such as commercial centers that generate heavy traffic volumes are located along arterial roadways, provide acceleration and deceleration lanes as needed to maintain the carrying capacity of through traffic lanes.
- h. Require traffic impact studies for all new developments that propose to increase the approved density or intensity of development or are projected to generate 50 peak hour trips or more at any intersection of Circulation Element roadways. The purpose of these studies is to demonstrate that:
 - the existing roadway system, along with roads to be improved by the proposed project, can meet the performance standards set forth in Sections 3.4.1 and 3.4.2 of the Growth Management Element, and
 - required findings of consistency with the provisions of the Growth Management Element can be made.
- i. Require the preparation of a traffic management plan for special event uses to serve major events (e.g. fairs, festivals, sporting events), where traffic volumes that are generated less than 45 times per year would exceed the roadway performance standards set forth in the Growth Management Element. Such special event venues shall be required to provide sufficient manual traffic control as to maintain consistency with Growth Management Element roadway performance standards. Evaluate the traffic impacts of special event uses based on factors specifically related to the special event, rather than those of a typical development (e.g., traffic patterns, hourly flow, and presence of manual traffic controls).
- j. Require that existing driveways that are unnecessary or substandard be removed or upgraded, wherever feasible, in conjunction with any on-site development or any adjacent street construction.
- k. Where single family residences have no feasible alternative but to front on collector or arterial roadways, require, wherever possible, that circular driveways or on-site turnarounds be provided to eliminate the need for residents to back onto the street.
- l. Locate driveways on corner parcels as far away from the intersection as is possible.
- m. Avoid locating driveways within passenger waiting areas of bus stops or within bus bays. Locate driveways so that drivers will be able to see around bus stop improvements.
- n. Use raised medians as a method for achieving one or more of the following objectives: access control, separation of opposing traffic flows, left turn storage, aesthetic improvement, and/or pedestrian refuge.
- o. Where medians are constructed, provide openings at the maximum feasible intervals, typically no less than 1/8 mile.
- p. Where a series of traffic signals are provided along a route, facilitate the coordination of traffic signals to optimize traffic progression on a given route. Traffic signalization should emphasize

facilitating access from neighborhood areas onto the City's primary roadway network, and should work to discourage through traffic from using local streets.

- q. Demand-actuated traffic signals should include push buttons to signal the need for pedestrians to cross, and include audible signals and countdown signs to assist the disabled in crossing streets. Demand-actuated traffic signals corresponding with bicycle routes should include bicycle sensitive loop detectors or push buttons adjacent to the curb.
 - r. Avoid offset intersections along arterials and collectors. Intersections along local and minor residential collector streets may be offset within the subdivision as a means of discouraging through traffic.
 - s. Expand intersections to include additional turning and through lanes at intersections where needed to relieve congestion and improve intersection operation, so long as the intersection can continue to accommodate pedestrians and bicyclists. Avoid traffic system improvements that facilitate vehicular turning and bus movements, but that also discourage pedestrian or bicycle movements. This can be accomplished on wide streets by providing safe stopping places for pedestrian crossing the street.
 - t. Maintain the first priority for public streets of providing safe and efficient travel for the public with parking as a second priority.
 - u. Generally, permit parking on collector streets, with restrictions as needed to accommodate transit stops, on-street bicycle lanes, added lanes at intersections, or other operational requirements.
 - v. Private streets, where permitted, shall provide for adequate circulation and emergency vehicle access. Private streets that will accommodate more than 50 vehicles per hour in the peak hour or that are designed for on-street parking shall be designed to public street standards. The design of other private streets shall be subject to the review and approval of the City Engineer. Private streets shall be improved to public street standards prior to acceptance of dedications to the City.
 - w. Provide arterial and collector roadways within hillside areas with added rights-of-way as needed for roadway slopes, and no on-street parking in order to provide extra safety.
 - x. Require new development within the ULL to construct all on-site roadways, including Circulation Element routes, and provide a fair share contribution for needed offsite improvements needed to maintain the roadway performance standards set forth in the Growth Management Element Contributions for offsite improvements may be in the form of fees and/or physical improvements, as determined by the City Engineer. Costs associated with mitigating off-site traffic impacts should be allocated on the basis of trip generation, and should have provisions for lower rates for income-restricted lower income housing projects needed to meet the quantified objectives of the General Plan Housing Element.
 - y. Where feasible, require permitted General Plan land uses that generate high volumes of traffic to be located along major transportation corridors and near transit facilities to minimize vehicular use, congestion, and traffic delays.
 - z. Provide direct access between industrial areas and freeways, with truck routes avoiding residential areas to the extent possible.
 - aa. Design street systems serving industrial areas, including the primary routes accessing these areas to accommodate the movement of trucks.
 - bb. Pursue construction of public parking facilities within the downtown area to serve projected parking demand and facilitate mixed-use development without the need to meet off-street parking standards on each individual parcel.
5. Chapter 7.0 of the General Plan, entitled "Circulation," contains a subsection 7.4.2, entitled "Non-Motorized Transportation Policies." That subsection is hereby amended as follows:

7.4.2 Non-Motorized Transportation Policies

- a. Design new residential neighborhoods within the ULL to provide safe pedestrian and bicycle access to schools, parks and neighborhood commercial facilities.
- b. Design intersections for the safe passage of pedestrians and bicycles through the intersection.
- c. Provide street lighting that is attractive, functional, and appropriate to the character and scale of the neighborhood or area, and that contributes to vehicular, pedestrian, and bicycle safety.
- d. Maintain roadway designs that maintain mobility and accessibility for bicyclists and pedestrians.
- e. Integrate multi-use paths into creek corridors, railroad rights-of-way, utility corridors, and park facilities.
- f. Provide, as appropriate, bicycle lanes (Class II) or parallel bicycle/pedestrian paths (Class I) along all arterial streets and high volume collector streets, as well as along major access routes to schools and parks.
- g. Design new roadway bridges to meet Caltrans standards for bridges involving State highways, including bicycle lanes on all new bridges along Circulation Element roadways. Where provision of bicycle lanes is not feasible, undertake measures to provide alternative routes and to prohibit bicycle riding on bridge walkways.

- h. Require the provision of bicycle parking and other support facilities (e.g., racks or lockers) as part of new office and retail developments and public facilities,
- i. Where shopping facilities are located adjacent to residential areas, provide direct access between residential and commercial uses without requiring pedestrians and bicyclists to travel completely around the commercial development.
- j. Permit the sharing or parallel development of pedestrian walkways with bicycle paths, where this can be safely accomplished, in order to maximize the use of public rights-of-way.
- k. Orient site design in non-residential areas to allow for safe and convenient pedestrian access from sidewalks, transit and bus stops, and other pedestrian facilities, in addition to access through required parking facilities.
- l. Require the construction of attractive walkways in new residential, commercial, office, and industrial developments **within the ULL**, including provision of shading for pedestrian paths.
- m. Maximize visibility and access for pedestrians, and encourage the removal of barriers for safe and convenient movement of pedestrians.
- n. Ensure that the site design of new developments **within the ULL** provides for pedestrian access to existing and future transit routes and transit centers.
- o. Pave walks and pedestrian pathways with a hard, all-weather surface that is easy to walk on. Walks and curbs should accommodate pedestrians with disabilities. Walks within open space areas should have specially paved surfaces that blend with the surrounding environment.
- p. In general, design walks to provide a direct route for short to medium distance pedestrian trips, and to facilitate the movement of large numbers of pedestrians. Meandering sidewalks are appropriate in areas where the natural topography or low-density land uses lend themselves to informal landscapes.

H. PUBLIC SERVICES AND FACILITIES ELEMENT AMENDMENTS.

1. Chapter 8.0 of the General Plan, entitled "Public Services and Facilities," contains a section 8.1, entitled "Introduction." That section is amended as follows:

8.1 INTRODUCTION

The purpose of the Public Services and Facilities Element is to define the types of levels of public services and facilities Antioch desires for its local taxpayers, and to set forth a well-conceived plan to manage the expansion of these services for a growing population and business community. The focus of this Element is providing the means to ensure that the capital facilities and public services needed to support build out of the land uses identified in the Land Use Element, **within the voter-approved Urban Limit Line (ULL)**, while maintaining the service standards set forth in the Growth Management Element of the Antioch General Plan.

2. Chapter 8.0 of the General Plan, entitled "Public Services and Facilities," contains a section 8.2, entitled "Goals of the Public Services and Facilities Element." That section is amended as follows:

8.2 GOALS OF THE PUBLIC SERVICES AND FACILITIES ELEMENT

To provide for a sustained high quality of life, it is the goal of the Public Services and Facilities Element to accomplish the following:

- *Provide for the timely expansion of high quality public services and infrastructure to serve existing and future residents businesses, recreational facilities, and other facilities within the City of Antioch **within the ULL**, consistent with the service levels set forth in the Growth Management Element.*

Antioch recognizes that it must find a balance between the high quality and level of services desired by the community and the financial ability of the City and other service agencies to provide these services and infrastructure. Thus, Antioch cannot provide all the services and facilities other agencies have found they cannot afford to provide, nor can the City spend more on the provision of services and facilities than it receives in revenues. Recognizing that the City cannot and should not "go it alone," the delivery of public services and facilities within the Antioch Planning Area occurs in one of three methods:

- **Direct Service.** Certain public services and facilities are most appropriately provided directly by the City, or by contractors who provide services pursuant to standards and requirements set by the City Council. The include services provided directly by the City within its boundaries **and within the ULL**, such as police protection, parks and recreation, water service (provided directly by the City), and maintenance of local sewer lines and streets. Solid waste collection and street construction are examples of contracted direct services.
- **Partnerships.** Certain functions are performed in partnership with other organizations. In these cases, Antioch's collaborative role is performed via financial support, technical assistance, coordination, or the creation of new organizations. Examples of such functions and partnerships include the provision of joint school/park sites, the Contra Costa County Transportation Commission, Metropolitan Transportation Authority, Association of Bay Area Governments (ABAG), East Contra Costa Regional Fee and Financing Authority, State Route 4 Bypass Authority, and the East Contra Costa Transportation Authority (Tri-Delta Transit).
- **Supporting the Community Agenda.** In addition to services provided directly by the City and those provided in partnership with other agencies, important public services are provided to the

community by special districts and other outside agencies. Examples of these services include schools, fire protection, sewage treatment, flood control, and solid waste disposal. The City's role in the provision of these services is coordinating land development activities within the ULL with the expansion of services and facilities by the outside agencies providing the services. Although Antioch does not have the final say in the provision of Services provided by outside agencies, in its role as the planning agency for the City, Antioch's policies and actions have substantial capacity to assist in the provision of services to the community.

The availability of adequate public services and facilities within the ULL, including meeting the performance standards established in the Growth Management Element, is integral to permitting new development. As a result, if Antioch is to meet community goals such as maintaining a high quality of life, achieving a balance between local housing and employment opportunities, and providing a wide range of shopping and recreational opportunities, it is critical that services and facilities be expanded in a timely manner. The most direct way of ensuring the timely expansion of services and facilities is for the City to control the provision of the public services and facilities needed to support community goals. Where such direct control is economically or administratively infeasible, a high level of coordination with the outside agencies provided needed and services is necessary.

3. Chapter 8.0 of the General Plan, entitled "Public Services and Facilities," contains a subsection 8.4.1, entitled "Water Facilities Objective." That subsection is amended as follows:

8.4.1 Water Facilities Objective

Ensure a water system capable of providing high quality water to existing and future residences, businesses, institutions, recreational facilities, and other uses within the City of Antioch within the ULL, during peak use conditions, with sufficient water in storage reservoirs for emergency and fire protection needs.

4. Chapter 8.0 of the General Plan, entitled "Public Services and Facilities," contains a subsection 8.4.2, entitled "Water Facilities Policies." That subsection is amended as follows:

8.4.2 Water Facilities Policies

- a. As part of the design of water systems, provide adequate pumping and storage capacity for both drought and emergency conditions, as well as the ability to provide fire flows required by the Contra Costa County Fire Protection District.
- b. Ensure that adequate infrastructure is in place and operational prior to occupancy or new development within the ULL, such that (1) new development will not negatively impact the performance of water facilities serving existing developed areas, and (2) the performance standards set forth in the Growth Management Element will continue to be met.
- c. Maintain an up-to-date master plan of water facilities.
- d. Maintain existing levels of water service by protecting and improving infrastructure, replacing water mains and pumping facilities as necessary, and improving the efficiency of water transmission facilities.
- e. Permit the construction of interim facilities only when it is found that construction of such facilities will not impair the financing or timely construction of master planned facilities.
- f. Periodically evaluate local water consumption patterns, the adequacy of existing facilities, and the need for new facilities, including this information in the comparison of proposed development projects to the performance standards of the Growth Management Element.
- g. Incorporate expected reductions in the need for water facilities resulting from water conservation programs only after several years of experience with the implementation of such programs.
- h. Provide the Contra Costa Water District with timely information on development proposals and projected levels of future growth within the ULL so that it can maintain appropriate long-term master plans and refine the delivery of service and facilities to maintain the performance standards set forth in the Growth Management Element.

5. Chapter 8.0 of the General Plan, entitled "Public Services and Facilities," contains a subsection 8.5.1, entitled "Wastewater Management Objective." That subsection is amended as follows:

8.5.1 Wastewater Management Objective

Ensure a wastewater collection, treatment, and disposal system capable of providing sewer services to existing and future residences, businesses, institutions, recreational facilities, and other uses within the City of Antioch and its ULL during peak use conditions.

6. Chapter 8.0 of the General Plan, entitled "Public Services and Facilities," contains a subsection 8.5.2, entitled "Wastewater Management Policies." That subsection is amended as follows:

8.5.2 Wastewater Management Policies

- a. As part of the design of sewer systems, provide adequate capacity for average and peak conditions.
- b. Ensure that adequate infrastructure is in place and operational prior to occupancy of new development **within the ULL**, such that new development will (1) not negatively impact the performance of sewer facilities serving existing developed areas, and (2) the performance standards set forth in the Growth Management Element will continue to be met.
- c. Maintain an up-to-date master plan of sewer facilities.
- d. Continue to facilitate economically feasible water conservation programs as a means of reducing sewage generation and the need for expanding sewage treatment capacity.
- e. Work with Delta Diablo Sanitation District to explore and develop uses for treated wastewater. Where reclaimed wastewater can be economically delivered, require the installation of dual water systems permitting the use of reclaimed water supplies for irrigation purposes and industrial purposes.
- f. Incorporate expected reductions in sewage flow projections and the need for sewage treatment capacity resulting from water conservation programs only after several years of experience with the implementation of such programs.
- g. Permit the construction of interim facilities only when it is found that construction of such facilities will not impair the financing or timely construction of master planned facilities.
- h. Periodically evaluate local sewage generation patterns, the adequacy of existing facilities, and the need for new facilities, including this information in the comparison of proposed development projects to the performance standards of the Growth Management Element.
- i. Provide the Delta Diablo Sanitary District with timely information on development proposals and projected levels of future growth so that it can maintain appropriate long-term master plans and refine the delivery of service and facilities to maintain the performance standards set forth in the Growth Management Element.
- j. Work cooperatively with affected agencies to ensure that capacity allocations are adjusted among the agencies swerved by Delta Diablo Sanitation District to optimize plant utilization, avoid unnecessary expansions, and facilitate needed expansions.

7. Chapter 8.0 of the General Plan, entitled "Public Services and Facilities," contains a subsection 8.6.2, entitled "Solid Waste Management Policies." That subsection is amended as follows:

8.6.2 Solid Waste Management Policies

- a. Continue contracting for garbage and recycling collection services.
- b. Require provision of attractive, convenient recycling bins and trash enclosures in new residential and non-residential development **within the ULL**.
- c. Provide and promote opportunities to reduce solid waste generation at home and in businesses and public facilities, making possible the safe disposal of hazardous materials.
- d. Require builders to incorporate interior and exterior storage areas for recyclables into new commercial, industrial, and public buildings **within the ULL**.
- e. Consider the use of co-generation at appropriate facilities.
- f. Support the identification and selection of new landfill sites in remote locations of the County outside of and not requiring access through the Antioch Planning Area, where such sites would not impact existing or proposed parks or water storage facilities.
- g. Limit the location of solid waste transfer stations to areas where heavy industrial uses would be appropriate, avoiding traffic, odor, and other environmental impacts on the community.
- h. The City of Antioch shall follow State regulations in implementing the goals, policies, and programs in order to achieve and maintain a 50 percent reduction in solid waste disposal through source reduction, reuse, recycling, and composting.
- i. In accordance with State regulations, Antioch shall prepare an annual progress report to determine the City's progress toward meeting its diversion goals and objectives.
- j. The City shall require all development projects **within the ULL** to coordinate with appropriate departments and/or agencies to ensure that there is adequate waste disposal capacity to meet the waste disposal requirements of the project, and the City shall recommend that all development projects incorporate measures to promote waste reduction, reuse, recycling, and composting.

8. Chapter 8.0 of the General Plan, entitled "Public Services and Facilities," contains a subsection 8.7.2, entitled "Storm Drainage and Flood Control Policies." That subsection is amended as follows:

8.7.2 Storm Drainage and Flood Control Policies

- a. Continue working with the Contra Costa County Flood Control District to ensure that runoff from new development within the ULL is adequately handled.
 - b. Require adequate infrastructure to be in place and operational prior to occupancy of new development within the ULL, such that:
 - new development will not negatively impact the performance of storm drain facilities serving existing developed areas and
 - the performance standards set forth in the Growth Management Element will continue to be met.
 - c. Design flood control within existing creek areas to maximize protection of existing natural settings and habitat.
 - d. Provide retention basins in recreation areas where feasible to reduce increases in the amount of runoff resulting from new development within the ULL.
 - e. Require new developments within the ULL to provide erosion and sedimentation control measures to maintain the capacity of area storm drains and protect water quality.
 - f. Require implementation of Best Management Practices in the design of drainage systems to reduce discharge of non-point source pollutants originating in streets, parking lots, paved industrial work areas, and open spaces involved with pesticide applications.
9. Chapter 8.0 of the General Plan, entitled "Public Services and Facilities," contains a subsection 8.8.2, entitled "School Facilities Policies." That subsection is amended as follows:

8.8.2 School Facilities Policies

- a. Maintain clear, ongoing communications with area school districts on all matters related to the need for and provision of school sites and other administrative, educational, and recreational facilities.
- b. Coordinate the planning efforts of the City and local school districts by:
 - locating school facilities to facilitate the primary educational purpose of the facility and allow for safe pedestrian, bicycle, and vehicular access, including the provision of traffic calming measures, where appropriate, in the vicinity of schools;
 - maximizing the joint use of facilities by the City and local school district (including, joint school/park sites and, where feasible, joint use of athletic fields, community meeting facilities, and provision of child and senior care facilities) by developing joint funding for such facilities through a combination of school district and City sources, provided that City contributions to joint facilities are consistent with the availability of such joint facilities to meet non-school recreational and other community needs;
 - designing attractive facilities that can also serve as neighborhood and community gathering places, and contribute to neighborhood identity and pride;
 - requiring reasonable reservation of appropriate locations for development of new schools as part of new development within the ULL;
 - regularly exchanging information on (1) the status of development review and construction, (2) the capacity of area schools, (3) the status of site acquisitions by the districts, and (4) applicable student generation factors by type of development.
- c. Require new development within the ULL to pay all legally established fees or participate in land-based financing districts established by local school districts for the acquisition and development of school sites with adequate, permanent classroom space, as required by the local school district.
- d. Maintain land development regulations permitting the development of public and private educational facilities within the ULL at appropriate locations within the Planning Area.
- e. Provide incentives in the City's residential growth management program for the provision of developer assistance to local school districts beyond nominally required mitigation fees. The objective of such incentives is that the combination of required fees and incentives provide a full contribution proportional to the needs of the proposed development for all school-related facilities to serve the proposed project.
- f. Work with Los Medanos College to further accessibility to and the quality of local community college education.
- g. Work with public and private universities (e.g., CSU Hayward, University of Phoenix) to create satellite campuses within Antioch.
- h. Work with trade schools (e.g., DeVry Institute, ITT Technical Institute, Bryman College) to locate new facilities in Antioch.

10. Chapter 8.0 of the General Plan, entitled "Public Services and Facilities," contains a subsection 8.10.2, entitled "Fire Protection Policies." That subsection is amended as follows:

8.10.2 Fire Protection Policies

- a. Work with the Contra Costa County Fire Protection District to provide high quality fire protection services to area residents and businesses. The City's role should include, but not be limited to:
- Determining the appropriateness of station location sites within the ULL and, in particular, the Sand Creek Focus Area;
 - Enforcement of building codes to reduce fire hazards;
 - Collection of mitigation fees established by the fire district to construct needed additional stations within the Antioch Planning Area.
 - Support the District in providing funding for personnel costs to staff stations within the City;
 - Support the District in establishing fees that are adequate to mitigate the impacts of new development within the ULL and income to support operation of new stations whose construction is financed with development fees; and
 - Requiring reasonable reservation of appropriate sites within the ULL and in, particular, the Sand Creek Focus Area for new fire stations as part of new development.
- b. In cooperation with the Contra Costa County Fire Protection District, conduct an annual assessment of the adequacy of facilities and services serving Antioch, personnel and staffing needs, and capital needs, based on anticipated growth within the ULL and the level of service standard set forth in the Growth Management Element. This assessment should be undertaken as part of the annual review of proposed capital projects required by the California Government code (see Chapter 12, Implementation, Section 12.4b).
- c. Provide the Contra Costa County Fire Protection District with timely information on development proposals and projected levels of future growth within the ULL so that it can maintain appropriate long-term master plans and refine the delivery of service and facilities to maintain the performance standards set forth in the Growth Management Element.
- d. Involve the Fire Protection District in the development review process by referring development requests within the ULL to the Fire District for review and comment.

11. Chapter 8.0 of the General Plan, entitled "Public Services and Facilities," contains a subsection 8.11.2, entitled "Police Services Policies." That subsection is amended as follows:

8.11.2 Police Services Policies

- a. Provide an adequate police force meeting the performance standards for police services set forth the Growth Management Element.
- As part of the annual budget and capital improvements program, assess crime prevention and law enforcement services, and evaluate the adequacy of Antioch's facilities and services, personnel and staffing needs, and capital needs, based on anticipated growth within the ULL and the level of service standard set forth in the Growth Management Element.
- b. Provide sufficient facilities within the ULL and staffing to ensure the safety of the citizens of Antioch by:
- Providing expedient response to emergency calls.
 - Maintaining an efficient well-trained and adequately equipped force of police personnel.
 - Providing neighborhood watch and crime prevention programs, and attempting to improve the participation of individual neighborhoods and businesses.
 - Continuing to provide a variety of programs within the Police Department (e.g., traffic crime prevention, REACH, narcotics, investigations) to meet the needs of an active community.
- c. Provide basic requirements and incentives for the provision of design features in new development within the ULL to reduce the potential for crime.
- Provide well-lighted and visible streets and street names, entrances, addresses, recreation areas, and parking areas.
 - Limit access into and between buildings to reduce escape routes and undetected entry is made difficult.
 - Provide landscaping which permits surveillance of open areas and entryways, and does not create places for concealment.
 - Within multi-family and non-residential developments within the ULL, design access systems to allow emergency vehicle access around buildings to the greatest extent possible.

- Within multi-family and non-residential developments within the ULL, eliminate the potential for access to roofs by pallets, flag poles, etc.
 - d. Involve the Antioch Police Department in the development review process by referring development requests for projects proposed within the ULL to the Police Department for review and comment.
 - e. Promote community involvement in crime prevention.
 - Promote the establishment and operation of neighborhood watch, park watch, and business watch programs.
 - Work with area schools to maintain educational programs aimed at preventing gang and drug-related activities.
12. Chapter 8.0 of the General Plan, entitled "Public Services and Facilities," contains a section 8.13, entitled "Financing Expansion of Public Services and Facilities." That section is amended as follows:

8.13 FINANCING EXPANSION OF PUBLIC SERVICES AND FACILITIES

Provision of the services and facilities required by new development within the ULL in a manner that will not impact services and facilities enjoyed by existing residents and businesses is a key to the success of the Antioch General Plan. Several basic approaches to financing the expansion of public facilities within the ULL are available. The basic financing methods include having (1) having developers build infrastructure and also provide facilities, (2) financing facilities and infrastructure through development impact fees, and (3) use of assessment districts.

Developer financing of infrastructure is common for on-site improvements within the development itself. In some cases, however, large-scale facilities are needed that will be shared by more than one development, sometimes involving large portions of the City. When such facilities are needed, it may be difficult or impossible to have one developer construct or provide up-front financing on their own. In response, the City can offer "reimbursement agreements" to promote equity and offset the cost to individual developers of upsizing infrastructure or providing facilities that would serve other developments within the ULL. Pursuant to these reimbursement agreements, developers who provide up-front infrastructure or facilities that would be shared with other, future, development projects within the ULL would be reimbursed for this increased up-front expense by subsequent developments.

Many communities rely on development impact fees to fund such large-scale or "backbone" facilities. Development fees work well at equitably spreading the cost of new facilities among those who create the need. However, development fee systems generally result in gaps between the time that facilities are needed and the time that sufficient money has been collected to pay for them.

Development fee programs also require regular maintenance to ensure that the fees being charged are reasonably related to the impacts of individual development projects, and that they are sufficient to actually build the infrastructure and facilities they are intended for.

Where multiple ownerships or developments within the ULL need to share major infrastructure, and where no individual ownership or development could reasonably afford to provide such major infrastructure on its own, assessment districts provide an attractive means of financing. Antioch has successfully used large-scale assessment districts in the past, and, as a result, has not suffered from infrastructure deficiencies to the extent that other communities have. However, the use of assessment districts can lead to situations where newer portions of the City receive a higher level of facilities than do older areas by virtue of paying higher taxes (in the form of assessments) than other portions of the City.

13. Chapter 8.0 of the General Plan, entitled "Public Services and Facilities," contains a subsection 8.13.1, entitled "Financing Expansion of Public Services and Facilities Objective." That subsection is amended as follows:

8.13.1 Financing Expansion of Public Services and Facilities Objective

Ensure that the expansion of public facilities occurs in an equitable manner such that new development within the ULL pays for all of the infrastructure and public facilities required to support the development without impacting levels of service provided to existing residents and businesses.

14. Chapter 8.0 of the General Plan, entitled "Public Services and Facilities," contains a subsection 8.13.2, entitled "Financing Expansion of Public Services and Facilities Policies." That subsection is amended as follows:

8.13.2 Financing Expansion of Public Services and Facilities Policies

- a. Place the ultimate responsibility on the sponsor of proposed development projects within the ULL for ensuring that the services and facilities needed to support the project and maintains applicable performance standards in the Growth Management Element are available at the time they are needed.
- b. Require that new development within the ULL:
 - Participate in a land-based financing district, construct and/or pay for the new onsite capital improvements required to meet the applicable performance standards of the Growth Management Element;
 - Be phased so as to ensure the services and capital facilities used by the new development within the ULL meet the applicable performance standards of the Growth Management Element;
 - Ensure that, in the event public services or off-site capital facilities for new development within the ULL do not meet the applicable performance standards of the Growth Management

Element prior to approval of the project, the level of service provided to existing development will not be further impacted by new development.

- c. Continue to use special assessments as a means of financing infrastructure for future development within the ULL where the establishment of land-based financing would equitably spread infrastructure costs.
- d. Where permitted by law, require that special assessments for single-family residential development be paid off at the time of the initial sale of homes to individuals.
- e. Continue to apply existing policies and regulations precluding City financial assistance for any on-site capital improvements required by new development within the ULL.
- f. As part of new development proposals within the ULL, determine whether any service level deficiencies might result, and place needed conditions on the proposed development to ensure that:
 - Service level standards will continue to be met, and
 - New development within the ULL will not result in any substantial, short- or long-term reduction in the level of municipal services provided by the City to existing developed areas.
- g. Encourage infill development within the ULL which utilizes existing infrastructure, as well as the planning and development of large scale, self-sufficient, mixed use communities within the ULL with integrated phasing and financing of public facilities.

I. HOUSING ELEMENT AMENDMENTS.

- 1. Chapter 9.0 of the General Plan, entitled "City of Antioch Housing Element 2015-2023," contains an Action 2.1.4, entitled "Executive Housing." That Action is amended as follows:

<p>2.1.4 Executive Housing: Facilitate the development of housing appropriate for executives of businesses seeking to expand within or relocate to Antioch to meet the need for providing above-moderate income housing. Where appropriate, provide requirements in outlying focus areas for the development of executive and upper end housing with appropriate amenities.</p>	<p>The City has <u>previously</u> approved the construction of 50 homes in Sierra Vista, an executive housing development by Suncrest Homes but none of the units are under construction; <u>however, in 2016, Suncrest Homes donated 50 acres of undeveloped land in the Sierra Vista development to the Regional Parks Foundation. Thus, the executive housing will not be built.</u> Plans for development of another 574 estate-style homes at Roddy Ranch were dropped after the property was sold to the East Bay Regional Park District in June 2013. <u>No other executive housing developments are likely to be developed in the immediate future due to current market conditions. The Ranch, a proposed master-planned community within the Sand Creek Focus Area west of Deer Valley Road, may include up to approximately 100 units of executive housing.</u></p>
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J. RESOURCE MANAGEMENT ELEMENT AMENDMENTS.

- 1. Chapter 10.0 of the General Plan, entitled "Resource Management," contains a section 10.1, entitled "Introduction." That section is amended as follows:

10.1 INTRODUCTION

The focus of the Resource Management Element is on conservation and use of environmental resources and open space issues throughout the General Plan Planning Area. While the majority of the privately owned land within the present City limits has been developed or committed to development of urban uses within the voter-approved Urban Limit Line (ULL), significant environmental and open space resources remain. The portion of the Planning Area outside of Antioch's present city boundaries and ULL is largely undeveloped, and also contains significant environmental and open space resources. As Antioch expands to the south within the ULL and its population grows, as future industrial and employment-generating development occurs in the northern portion of the Planning Area, as Rodgers Point and a shoreline trail are developed along the San Joaquin River, the need to wisely manage natural resources will become more acute. This will entail balancing such competing objectives as the need for:

- Conservation of resources;
- Open space preservation,
- Adequate water and energy resources to support future populations:
- Providing public access to open space areas;
- Expanding existing roadway and highway systems;
- Ensuring housing for all economic segments of the community; and
- Ensuring economic development in a manner that protects Antioch's beautiful setting and enhances the quality of life of its residents.

The Resource Management Element addresses the use, management, and protection of environmental resources, including open space, biological resources, air quality, water resources, cultural resources, and energy resources. Combined, these topics cover all major aspects of Antioch's natural setting, and encompass state requirements for preparation of General Plan Open Space and Conservation Elements. In many cases, there are overlaps in the issues addressed here with other elements of the General Plan.

For example, hillside open space issues are addressed in the Community Image and Design Element (Section 5.4.14). Achieving a local balance between jobs and housing, as discussed in the Land Use and Economic Development Elements, and eliminating traffic congestion in the community are key components of maintaining good local air quality. Open space for the protection of public health and safety is addressed in the Hazards Element, while open space for public recreation is addressed in the Public Services and Facilities Element.

2. Chapter 10.0 of the General Plan, entitled "Resource Management," contains a section 10.2, entitled "Goals of the Resource Management Element." That section is amended as follows:

10.2 GOALS OF THE RESOURCE MANAGEMENT ELEMENT

To provide for a sustained high quality of life, it is the goal of the Resource Management Element to accomplish the following:

- *Conserve and enhance the unique natural beauty of Antioch's physical setting, and control the expansion of urban development by protecting open space where it is important to preserve natural environmental processes and areas of cultural and historical value, including lands within the ULL in the Sand Creek Focus Area west of Deer Valley Road.*

Open space provides a variety of community benefits, including recreation use, visual enjoyment, protection of habitat areas, and hazard protection. In Antioch, this means protecting the San Joaquin and natural creeks, as well as their adjoining natural beaches and shorelines. It also means opening up views of the River, and preserving views of Mt. Diablo and its foothills to protect the beauty of the physical setting of the City.

Inherent in Antioch's open space goal is provision of a wide range of recreational lands and facilities, including parks for active and passive recreation, special purpose and multi-use trails, and preservation of the natural environment for the enjoyment of area residents.

Protection of certain types of open space is required by law. The provisions of the state and federal endangered species acts, the federal Clean Water Act, and state requirements for stream alteration agreements all require mitigation of impacts on natural habitats. The provisions of the California Environmental Quality Act also require analysis and provision of mitigation for physical impacts on habitats and cultural resources. The City of Antioch recognizes its responsibility to act as a responsible steward for the natural environment, and to strike an appropriate balance between preserving that environment and providing lands within the ULL for the housing, employment, and shopping needs of an expanding population.

- *Minimize the use of water and energy resources so as to ensure a sustainable long-term supply.*

The history of settlement in California – from prehistoric native villages to modern urban development – is largely tied to the availability of water. Throughout the state, groundwater resources are being overdrawn, while demands on large-scale water projects to continue supplying urban growth increase. Presently, every major urban area of the state requires the importation of water from distant sources. Without major statewide investment in costly water transport facilities, growth in some urban areas may eventually need to be curtailed for lack of dependable water supplies. During major droughts in the past, public awareness of the need for water conservation grew. This awareness slacked off during wet periods. Water resource projects for the state indicate that the need for significant, permanent water conservation will affect large areas of the State by 2020. Although the Contra Costa Water District indicates that it has sufficient water supplies committed through 2040, the City's desire to achieve a balance between local jobs and housing means that local employment growth must occur in the future at a faster rate than has previously been projected. Thus, water conservation will need to become part of Antioch's overall vision and its economic development program.

The availability of reliable, cheap electrical and natural gas supplies was routinely taken for granted until the summer of 2000, when costs soared and rolling blackouts hit portions of the state. Crisis was averted with the construction of new power generating facilities and higher energy costs. As the immediacy of energy shortages fades, so has the public's willingness to reduce its energy consumption. However, electricity and natural gas demands of a growing statewide population will eventually outstrip the capacity of existing energy-generating facilities, and could plunge the state into another energy crisis. Thus, energy conservation also needs to become part of Antioch's overall vision.

3. Chapter 10.0 of the General Plan, entitled "Resource Management," contains a section 10.3, entitled "Open Space Objectives and Policies." That section is amended as follows:

10.3 OPEN SPACE OBJECTIVES AND POLICIES

As discussed in the Land Use Element, a great deal of open land remains in the Antioch Planning Area and within the ULL. Approximately 38 percent of the land within the City (6,383 acres) and nearly 46 percent of the land within the unincorporated portion of the General Plan Planning Area (2,240 acres) are undeveloped in open space use. Additional land (928 acres in the City and 381 acres in unincorporated areas) is in agricultural use. 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 Mines and Contra Loma regional parks, Antioch Dunes National Wildlife Refuge, and municipal parklands.

Active Recreation Lands. City residents have access to a variety of local parks, recreational facilities, regional parks, and open space areas. The City oversees the local parks and recreational facilities, while the East Bay Regional Park District (EBRPD) oversees the regional facilities. The following description of open space and recreation facilities within the City of Antioch is divided into four sections: parks and recreation facilities; recreation programs; special use facilities; and regional facilities and trails.

The City owns and administers 28 parks, varying in size and amenities from the 2-acre Deerfield Park to the 99-acre Prewett Family Water Park. Over 400 acres of parks and open space areas are located within the City, 200 acres of which are developed. The remaining 200 acres consist of acreage awaiting development or are areas managed exclusively as open space.

The East Bay Regional Park District operates three facilities in the Antioch area, the largest of which is Black Diamond Mines Regional Preserve, a 5,984-acre open space area accessed by multiple use trails (i.e., pedestrian, bike, and equestrian trails). The Preserve offers naturalist programs, and visitors can tour the underground mining museum and a historic cemetery. Picnic areas and horse staging areas are also available. Two wilderness group camps are located in the southern portion of the park. Additional open space preserves are located to the southeast of Antioch adjacent to the Los Vaqueros reservoir and within the Cowell Ranch, which has recently become a State Park.

Contra Loma Regional Park, adjacent to the Lone Tree Golf Course on the southern edge of the City, is 775 acres in size. The park surrounds the Contra Loma Reservoir, and offers multiple use trails for hiking, biking, and horseback riding. The reservoir is available for fishing, boating, sailboarding, and swimming (in a separate swim lagoon). The Park also provides picnic areas, horseshoe pits, and a food concession stand. EBRPD also maintains the Antioch Regional Shoreline, which consists of 7 acres fronting the San Joaquin River, north of downtown Antioch. The Shoreline has a 550-foot long fishing pier, a small beach, picnic tables and barbeques, and a 4.5-acre meadow. Swimming is not allowed at the Antioch Regional Shoreline Park.

The EBRPD also oversees the Delta DeAnza Regional Trail, which originates at Bay Point in the West Pittsburg area, and runs east to a connection with the Marsh Creek Trail in Oakley, with a connection to the Iron Horse Trail through the Concord Naval Weapons Station along the Contra Costa Canal Right of Way. The Trail crosses Antioch from its western boundary with Pittsburg at approximately Somersville Road, parallels the Contra Costa Canal to Wild Horse Road at Hillcrest Avenue, and runs to the Union Pacific Railroad tracks at Neroly Road in Oakley. An agreement with the railroad to permit a trail crossing is preventing the trail from being opened. When opened, the Delta de Anza Trail will extend from the Marsh Creek Trail in Brentwood to the Iron Horse Trail in Concord. The segment through Antioch is also part of the De Anza National Historic Trail.

Agriculture. Antioch is located in an area of Contra Costa County that has traditionally contained areas of land used for grazing, orchards, field and row crops. The City has approximately 5,600 acres of grazing and former agricultural lands.

Passive Open Space. Passive open space in and near the City of Antioch consists of hillsides, vacant lands, and the San Joaquin River. Views of natural features both within the City and of the surrounding topography are a valuable resource for many of the City's residents. Natural features that can be viewed from the City include Mt. Diablo, the surrounding ridgelines, and the San Joaquin River. These views contribute a feeling of community identity, as well as visual enjoyment.

The City is located on the southern bank of the San Joaquin River, near its confluence with the Sacramento River. The confluence of these rivers is located in the Sacramento-San Joaquin Delta, an area that is largely level, with views to the north and east. To preserve open space and views along the River, and to attract residents down to the area, the City has developed projects such as the Municipal Public Marina (built in 1988) and the Antioch Riverfront Promenade.

In 1981, the City enacted the Hillside Planned Development (HPD) Ordinance to protect hillsides, ridges, and ridgelines within the City. The Ordinance was revised and adopted in 1994 as part of the Zoning Ordinance and applies to those hillside areas in which one or more of the following apply:

- A predominant portion of the area has slopes in excess of 10 percent;
- A significant area of slopes of 25 percent or greater; or
- A significant ridgeline, hilltop, or exposed slope is located in the area.

The purpose of the Ordinance is to promote a more harmonious visual and functional relationship between the natural and built environments. The HPD Districts are reserved for residential uses that are clustered in a manner that will preserve significant features of hillside areas, such as drainage swales, streams, steep slopes, ridgelines, rock outcroppings, and native vegetation.

As of 1998, the City had three HPD Districts located in the south and southwest portions of the City. This land could be developed or redeveloped at any time with uses as specified in the General Plan or Zoning Ordinance. Areas designated, currently or in the future, as HPD Districts will be developed and should not be considered permanent passive open space. However, these areas will be developed in a manner which preserves valued open space characteristics.

4. Chapter 10.0 of the General Plan, entitled "Public Services and Facilities," contains a subsection 10.3.1, entitled "Open Space Objective." That subsection is amended as follows:

10.3.1 Open Space Objective

Maintain, preserve and acquire open space and its associated natural resources by providing parks for active and passive recreation, trails, and by preserving existing natural, scenic, and other open space resources outside the ULL.

5. Chapter 10.0 of the General Plan, entitled "Public Services and Facilities," contains a subsection 10.3.2, entitled "Open Space Policies." That subsection is amended as follows:

10.3.2 Open Space Policies

- a. Establish a comprehensive system of open space that is available to the public, including facilities for organized recreation; active informal play; recreational travel along formal, natural, and riverfront trails; passive recreation; and enjoyment of the natural environment.
- b. Implement the design standards of the Community Image and Design Element so as to maintain views of the San Joaquin River, Mount Diablo and its foothills, Black Diamond Mines Regional Preserve and other scenic features, and protect the natural character of Antioch's hillside areas as set forth in the Community Image and Design Element¹.

¹ Policies related to viewshed protection are set forth in Section 5.4.2, General Design Policies. Hillside design policies are found in Section 5.4.14.

- c. Maintain the shoreline of the San Joaquin River as an integrated system of natural (wetlands) and recreational (trails and viewpoints) open space as set forth in the Land Use Element and Public Services and Facilities Element.
- d. Where significant natural features are present (e.g., ridgelines, natural creeks and other significant habitat areas, rock outcrops, and other significant or unusual landscape features), require new development **within the ULL** to incorporate natural open space areas into project design. Require dedication to a public agency or dedication of a conservation easement, preparation of maintenance plans, and provision of appropriate long-term management and maintenance of such open space areas.
- e. Require proposed development projects **within the ULL** containing significant natural resources (e.g. sensitive or unusual habitats, special-status species, habitat linkages, steep slopes, cultural resources, wildland fire hazards, etc.) to prepare Resource Management Plans to provide for their protection or preservation consistent with the provisions of the Antioch General Plan, other local requirements, and the provisions of State and Federal law. The purpose of the Resource Management Plan is to look beyond the legal status of species at the time the plan is prepared, and provide a long-term plan for conservation and management of the natural communities found onsite. Resource Management Plans shall accomplish the following.
 - Determine the significance of the resources that are found onsite and their relationship to resources in the surrounding area, including protected open space areas, habitat linkages and wildlife movement corridors;
 - Define areas that are to be maintained in long-term open space based on the significance of onsite resources and their relationship to resources in the surrounding area, and
 - Establish mechanisms to ensure the long term protection and management of lands retained in open space.
- f. Encourage public access to creek corridors through the establishment of trails adjacent to riparian resources, while maintaining adequate buffers between creeks and trails to protect sensitive habitats, special-status species and water quality to the maximum extent feasible. **However, trails shall not impair appreciably the quantity or quality of water or native vegetation in a stream corridor.**
- g. Where feasible, incorporate preserve and protect significant existing natural features as part of the design of new development projects **within the ULL** rather than removing them. Where preservation of natural features is not feasible, introduce natural elements into project design, impacts to significant natural features that cannot be preserved or reintroduced into the project design on-site shall be mitigated off-site.

6. Chapter 10.0 of the General Plan, entitled "Resource Management," contains a section 10.4, entitled "Biological Resources Objectives and Policies." That section is amended as follows:

10.4 BIOLOGICAL RESOURCES OBJECTIVES AND POLICIES

Although it is largely urbanized, portions of remaining undeveloped lands **within the ULL that have long been planned for development** contain vegetation and habitat types the California Department of Fish and Game considers rare and worthy of consideration in the California Natural Diversity Database:

- Native grasslands
- Vernal pools
- Stabilized interior dunes
- Seasonal wetlands
- Freshwater seeps
- Freshwater marshes
- Coastal brackish marshes
- Alkaline floodplains

- Alkali seeps
- Valley oak woodlands
- Riparian woodland

Grassland. Native grasslands have been reduced to 90 percent of their former area in California. Native grassland in the Antioch Planning Area would be dominated by purple needlegrass (*Nassella puchra*). A variety of spring wildflowers are also found in native grasslands. Because of the rarity of this once abundant vegetation type, the California Department of Fish and Game may request mitigation for projects that impact native grasslands. Additionally, special-status plants are more likely to be found in undisturbed native vegetation. Native grasslands are most likely to be found scattered in the southern part of the Antioch Planning Area. A number of special-status species has been identified in certain native and non-native grassland habitats within and adjacent to Antioch, including San Joaquin kit fox (*Vulpes macrotis*), California tiger salamander (*Ambystoma californiense*), American badger (*Taxidea taxus*), western burrowing owl (*Athene cunicularia hypugea*), and golden eagle (*Aquila chryseatos*).

Vernal Pools. Vernal pools are seasonal wetlands typically occurring in depressions in grasslands. These depressions collect water during the winter and spring rains, and dry once the rains cease. As the ponds dry in the spring, a succession of different plant species bloom around the edges of the pool. A high-quality vernal pool will display concentric rings of different colors of flowers in bloom in mid-spring. Because vernal pools tend to be isolated from each other, they may possess a unique flora that includes special-status, federally protected plants and special-status animals. Vernal pools are most likely to be found in the southern portion of the Antioch Planning Area. Special-status plants and invertebrates are often found within this habitat type.

Stabilized Interior Dunes. The Antioch Dunes along the banks of the San Joaquin River contain a unique assemblage of plant and animal species, several of which are found nowhere else in the world. Scattered grasses and forbs, some of which reach shrub size, form the ground cover. The federally endangered Antioch Dunes evening-primrose (*Oenothera deltoides ssp. howellii*) and Contra Costa wallflower (*Erysimum capitatum ssp. angustatum*) are found here amongst more common species. A number of special-status animals occur in this habitat, the most sensitive of which are the insects, including the federally endangered Lange's metalmark butterfly.

Wetlands. Seasonal wetlands and ponds hold water for only part of the year, and can be found in any part of the Antioch Planning Area, but are more common along the San Joaquin River and seasonal streams in the southern portion of the Planning Area. Coastal brackish marshes are wet year round and are found along the banks of the San Joaquin River. If pickleweed (*Salicornia sp.*) is present, coastal brackish marshes may contain suitable habitat for the State and Federally endangered salt marsh harvest mouse. Other listed species associated with the coastal brackish marsh in the Antioch Planning Area include California clapper rail (*Rallus longirostris obsoletus*), California black rail (*Laterallus jamaicensis coturniculus*).

Alkaline floodplains exist along the banks of the San Joaquin River. These may appear barren because of the difficulty of growing in highly alkaline, frequently disturbed soil. If unprotected, such barren lands tend to attract people seeking recreation in four-wheel drive vehicles, which reduces the vegetation ever further. Stands of pickleweed and saltgrass growing within alkaline floodplains can be habitat for the State and federally endangered salt marsh harvest mouse (*Reithrodontomys raviventris*).

Open Water. This category includes the San Joaquin River and permanent waterbodies, such as natural or man-made lakes, ponds, and reservoirs. Although open water does not provide habitat for many plant species, it is important for wildlife and fish. The San Joaquin River is used as a movement corridor, foraging, and breeding habitat for a variety of native and non-native fish including steelhead (*Oncorhynchus mykiss*), Chinook salmon (*Oncorhynchus tshawytscha*), delta smelt (*Hypomesus transpacificus*), striped bass (*Morone saxatilis*), and many others. Water birds and waterfowls use the lakes and rivers for foraging and breeding and stopovers during migration.

Oak Woodland. Oak woodlands are important habitat for numerous common and special-status wildlife species. Blue oak woodland is found on north-facing slopes and in shady ravines in the Mt. Diablo foothills. Valley oak woodlands once dominated the edges of the Central Valley in vast park-like stands. Valley oaks are the largest and longest-lived of the California oaks. This habitat type has been much reduced by conversion of land to agriculture and because modern grazing patterns prevent the regeneration of young oaks. Valley oak stands are still found in Antioch in Contra Loma Regional Park and other southern portions of the Antioch Planning Area.

Riparian. Riparian vegetation refers to the native scrub or forest occurring along streams and riverbanks. In riparian areas, the roots of trees and other vegetation can easily reach the water table. Such areas are prone to frequent flooding. Riparian vegetation used to be found along most perennial and intermittent streams in the Antioch Planning Area and along the San Joaquin River. This vegetation type has become rare due to disturbance by cattle, riverfront development, and the filling or channelizing of small streams in urban areas. Riparian areas provide important breeding and foraging habitat for many species of birds, mammals, reptiles, and amphibians. The federally-listed California red-legged frog (*Rana aurora draytonii*) occurs along creeks in the Planning Area and the state-listed Swainson's hawk will nest in large trees such as cottonwoods that grow along creeks.

Special-Status Species. Special-status species are defined as:

- Species that are listed, or designated as candidates for listing, as threatened or endangered under the Federal Endangered Species Act;
- Species that are listed, or designated as candidates for listing as rare (plants), threatened, or endangered under the California Endangered Species Act;
- Plant species on List 1A, List 1B, List 2, and List 3 in the California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California;

- Wildlife species listed by the California Department of Fish and Game as species of special concern or fully protected species;
- Species that meet the definition of rare or endangered under the California Environmental Quality Act (under Section 15380 of CEQA¹); and
- Considered to be a taxon of special concern by local agencies.

¹ This section of CEQA Guidelines states that any species not included on any formal list, can nevertheless be considered rare or endangered if the species can be shown to meet the criteria for listing.

7. Chapter 10.0 of the General Plan, entitled "Public Services and Facilities," contains a subsection 10.4.2, entitled "Biological Resources Policies." That subsection is amended as follows:

10.4.2 Biological Resources Policies

- Comply with the Federal policy of no net loss of wetlands through avoidance and clustered development. Where preservation in place is found not to be feasible (such as where a road crossing cannot be avoided, or where shore stabilization or creation of shoreline trails must encroach into riparian habitats), require 1) on-site replacement of wetland areas, 2) off-site replacement, or 3) restoration of degraded wetland areas at a minimum ratio of one acre of replacement/restoration for each acre of impacted onsite habitat, such that the value of impacted habitat is replaced.
- Preserve in place and restore existing wetlands and riparian resources along the San Joaquin River and other natural streams in the Planning Area, except where a need for structural flood protection is unavoidable.
- For new development within the ULL, require** Require appropriate setbacks adjacent to natural streams to provide adequate buffer areas ensuring the protection of biological resources, including sensitive natural habitat, special-status species habitats and water quality protection.
- Through the project approval and environmental review processes, require new development projects **within the ULL** to protect sensitive habitat areas, including, but not limited to, oak woodlands, riparian woodland, vernal pools, and native grasslands. Ensure the preservation in place of habitat areas found to be occupied by state and federally protected species.
 - If impacts to sensitive habitat areas are unavoidable, appropriate compensatory mitigation shall be required off-site within eastern Contra Costa County. Such compensatory mitigation shall be implemented through the provisions of a Resource Management Plan ("RMP") as described in Policy 10.3.2.e, except where, in the discretion of the Community Development Director, an RMP is not necessary or appropriate due to certain characteristics of the site and the project. Among the factors that are relevant to determining whether an RMP is necessary or appropriate for a given project are the size of the project and the project site, the location of the project (e.g., proximity to existing urban development or open space), the number and sensitivity of biological resources and habitats on the project site, and the nature of the project (e.g., density and intensity of development).
 - Where preserved habitat areas occupy areas that would otherwise be graded as part of a development project **within the ULL**, facilitate the transfer of allowable density to other, non-sensitive portions of the site.
- Limit uses within preserve and wilderness areas to resource-dependent activities and other uses compatible with the protection of natural habitats (e.g., passive recreation and public trails).
- Through the project review process **for new development within the ULL**, review, permit the removal of healthy, mature oak trees on a case-by-case basis only where it is necessary to do so.
- Preserve heritage trees throughout the Planning Area.
- Within areas adjacent to preserve habitats, require the incorporation of native vegetation and avoid the introduction of invasive species in the landscape plans for new development **within the ULL**.
- Design drainage within urban areas so as to avoid creating perennial flows within intermittent streams to prevent fish and bullfrogs from becoming established within a currently intermittent stream.
- Whenever a biological resources survey is undertaken to determine the presence or absence of a threatened or endangered species, or of a species of special concern identified by the U.S. Fish and Wildlife Service or the California Department of Fish and Game, require the survey to follow established protocols for the species in question prior to any final determination that the species is absent from the site.

8. Chapter 10.0 of the General Plan, entitled "Resource Management," contains a section 10.5, entitled "Open Space Transitions and Buffers Objective and Policies." That section is amended as follows:

10.5 OPEN SPACE TRANSITIONS AND BUFFERS OBJECTIVE AND POLICIES

Transition and buffering policies set forth in the Community Image and Design Element focus on protecting existing and planned residential uses from the effects of adjacent land uses. Similar provisions are needed to address the urban edge, where development **within the ULL** will lie adjacent to open space, and provide buffers between existing and proposed developments and existing open space; agricultural areas; lands in public open space; lands subject to conservation easement areas; and land set aside as mitigation from the effects of development **within the ULL**. These buffering policies are intended to avoid creation of significant impacts from adjacent development on preserved open space

lands and conservation areas in terms of aesthetics, light and glare, noise, fire safety, habitat management, and the public's quiet enjoyment of protected areas.

9. Chapter 10.0 of the General Plan, entitled "Public Services and Facilities," contains a subsection 10.5.1, entitled "Open Space Transitions and Buffers Objective." That subsection is amended as follows:

10.5.1 Open Space Transitions and Buffers Objective

Minimize the impacts of development within the ULL located adjacent to natural areas, preserved in open space, and protected environmental resources.

10. Chapter 10.0 of the General Plan, entitled "Public Services and Facilities," contains a subsection 10.5.2, entitled "Open Space Transitions and Buffers Policies." That subsection is amended as follows:

10.5.2 Open Space Transitions and Buffers Policies

- a. Minimize the number and extent of locations where residential, commercial, industrial, and public facilities land use designations abut lands designated for open space and protected resource areas (e.g., lands with conservation easements or set aside as mitigation for development impacts). Where such land use relationships cannot be avoided, use buffers and compatible uses to buffer and protect open space and protected resources from the adverse effects of residential, commercial, industrial and public facilities development within the ULL.
- b. Ensure that the design of development proposed along a boundary with open space or protected resources provides sufficient protection and buffering for the open space and protected resources. The provision of buffers and transitions to achieve compatibility shall occur as part of the proposed development.
- c. In designing buffer areas, the following criteria shall be considered and provided for (when applicable) within the buffer areas to avoid or mitigate significant impacts
 - Aesthetics: How will development of land within the ULL affect views from adjacent open space areas? What are the sensitive land uses and resources within open space areas and how might they be affected by changes in the visual environment?
 - Light and Glare: Will a proposed development result in increased light or glare in open space areas that would impact open space uses or wildlife habitats within that open space?
 - Noise: Will noise generated by the proposed development affect the public's quiet enjoyment of public open space? What are the sensitive noise receptors in open space areas and how can impacts on those sensitive receptors be avoided or mitigated? Can noise-generating uses be located away from noise-sensitive areas?
 - Fire Safety: How will development affect the risk of fire on adjacent open space and resource areas? How would development affect or be affected by existing fire abatement practices on adjacent open space and resource areas, including livestock grazing, prescribed fire, plant pest management, mowing, disking, ecological restoration and other practices?
 - Public Safety: How will development of land within the ULL adjacent to open space or resource areas increase the risk of vandalism, trespass, and theft in adjacent open space and resource areas?
 - Habitat Management: How will proposed development of land within the ULL affect habitat values on adjacent open space and resource areas? How will development prevent the spread of introduced animals and plant pests into adjacent open space and resource areas? How will proposed development affect wildlife migration corridors between or within open space and/or resource areas?
 - Public Access Management: How will development of land within the ULL adjacent to public open space and resource areas affect the maintenance of existing public facilities, such as roads, trails, fences, gates and restrooms? How might development adjacent to open space or resource areas facilitate illegal public access?
 - Buffer Management: How can appropriate management of lands that are set aside as buffers between development of land within the ULL and open space or resource areas be ensured?

11. Chapter 10.0 of the General Plan, entitled "Public Services and Facilities," contains a subsection 10.6.2, entitled "Air Quality Policies." That subsection is amended as follows:

10.6.2 Air Quality Policies

Construction Emissions

- a. Require development projects within the ULL to minimize the generation of particulate emissions during construction through implementation of the dust abatement actions outlined in the CEQA Handbook of the Bay Area Air Quality Management District.

Mobile Emissions

- b. Require developers of large residential and non-residential projects within the ULL to participate in programs and to take measures to improve traffic flow and/or reduce vehicle trips resulting in decreased vehicular emissions. Examples of such efforts may include, but are not limited to the following.

- Development of mixed use projects, facilitating pedestrian and bicycle transportation and permitting consolidation of vehicular trips.
 - Installation of transit improvements and amenities, including dedicated bus turnouts and sufficient rights-of-way for transit movement, bus shelters, and pedestrian easy access to transit.
 - Provision of bicycle and pedestrian facilities, including bicycle lanes and pedestrian walkways connecting residential areas with neighborhood commercial centers, recreational facilities, schools, and other public areas.
 - Contributions for off-site mitigation for transit use.
 - Provision of charging stations for electric vehicles within large employment-generating and retail developments.
- c. Budget for purchase of clean fuel vehicles, including electrical and hybrid vehicles where appropriate, and, if feasible, purchasing natural gas vehicles as diesel powered vehicles are replaced.
- d. Support and facilitate employer-based trip reduction programs by recognizing such programs in environmental mitigation measures for traffic and air quality impacts where their ongoing implementation can be ensured, and their effectiveness can be monitored.

Stationary Source Emissions

- e. As part of the development review process for non-residential development, require the incorporation of best available technologies to mitigate air quality impacts.
 - f. Provide physical separations between (1) proposed new industries having the potential for emitting toxic air contaminants and (2) existing and proposed sensitive receptors (e.g., residential areas, schools, and hospitals).
 - g. Require new wood burning stoves and fireplaces to comply with EPA and BAAQMD approved standards.
12. Chapter 10.0 of the General Plan, entitled "Public Services and Facilities," contains a subsection 10.7.1, entitled "Water Resources Objective." That subsection is amended as follows:

10.7.1 Water Resources Objective

Ensure that an adequate supply of water is available to serve existing and future needs of the City, including land long planned for development within the ULL.

13. Chapter 10.0 of the General Plan, entitled "Public Services and Facilities," contains a subsection 10.7.2, entitled "Water Resources Policies." That subsection is amended as follows:

10.7.2 Water Resources Policies

Water Supply

- a. As part of the implementing the City's residential growth management program and its development review process for non-residential development, ensure that adequate long-term water supplies are available to serve the development being granted new allocations, including consideration of peak drought and peak fire fighting needs.
- b. Require new development within the ULL to be equipped with drought tolerant landscaping and water conservation devices.
- c. Work with Delta Diablo Sanitation District to make reclaimed wastewater available for irrigation use. Where reclaimed wastewater can be made available at a reasonable cost, require the installation of dual water systems in development projects and public facilities, using reclaimed wastewater for irrigation.
- d. Protect, where possible, groundwater recharge areas, including protection of stream sides from urban encroachment.
- e. Oppose proposals with the potential to increase the salinity of the Delta and/or endanger the City's rights to divert water from the San Joaquin River.

Water Quality

- f. Participate in the Contra Costa Clean Water program to reduce storm water pollution and protect the water quality of the City's waterways.
- g. Require public and private development projects to be in compliance with applicable National Pollution Discharge Elimination System (NPDES) permit requirements, and require the implementation of best management practices to minimize erosion and sedimentation resulting from new development.
- h. Participate in regional watershed planning efforts to enhance area water quality.

- i. Design drainage within urban areas within the ULL to avoid runoff from landscaped areas and impervious surfaces from carrying pesticides, fertilizers, and urban and other contaminants into natural streams.
14. Chapter 10.0 of the General Plan, entitled "Public Services and Facilities," contains a subsection 10.8.1, entitled "Energy Resources Objective." That subsection is amended as follows:

10.8.1 Energy Resources Objective

Reduce reliance on nonrenewable energy sources in existing and new commercial, industrial, and public structures within the ULL¹.

- 4 See also Objective 7.4.1, which addresses reducing the use of nonrenewable energy resources by encouraging non-motorized transportation.

15. Chapter 10.0 of the General Plan, entitled "Public Services and Facilities," contains a subsection 10.9.2, entitled "Cultural Policies." That subsection is amended as follows:

10.9.2 Cultural Policies

- a. Require new development within the ULL to analyze, and therefore avoid or mitigate impacts to archaeological, paleontological, and historic resources. Require surveys for projects having the potential to impact archaeological, paleontological, or historic resources. If significant resources are found to be present, provide mitigation in accordance with applicable CEQA guidelines and provisions of the California Public Resources Code.

- b. If avoidance and/or preservation in the location of any potentially significant cultural resource is not possible, the following measures shall be initiated for each impacted site:

- A participant-observer from the appropriate Indian Band or Tribe shall be used during archaeological testing or excavation in the project site.
- Prior to the issuance of a grading permit for the project, the project proponent shall develop a test-level research design detailing how the cultural resource investigation shall be executed and providing specific research questions that shall be addressed through the excavation program. In particular, the testing program shall characterize the site constituents, horizontal and vertical extent, and, if possible, period of use. The testing program shall also address the California Register and National Register eligibility of the cultural resource and make recommendations as to the suitability of the resource for listing on either Register. The research design shall be submitted to the City of Antioch for review and comment. For sites determined, through the Testing Program, to be ineligible for listing on either the California or National Register, execution of the Testing Program will suffice as mitigation of project impacts to this resource.
- After approval of the research design and prior to the issuance of a grading permit, the project proponent shall complete the excavation program as specified in the research design. The results of this excavation program shall be presented in a technical report that follows the City's outline for Archaeological Testing. The Test Level Report shall be submitted to the City for review and comment. If cultural resources that would be affected by the project are found ineligible for listing on the California or National Register, test-level investigations will have depleted the scientific value of the sites and the project can proceed.
- If the resource is identified as being potentially eligible for either the California or National Register, and project designs cannot be altered to avoid impacting the site, a Treatment Program to mitigate project effects shall be initiated. A Treatment Plan detailing the objectives of the Treatment Program shall be developed. The Treatment Plan shall contain specific, testable hypotheses relative to the sites under study and shall attempt to address the potential of the sites to address these research questions. The Treatment Plan shall be submitted to the City for review and comment.
- After approval of the Treatment Plan, the Treatment Program for affected, eligible sites shall be initiated. Typically, a Treatment Program involves excavation of a statistically representative sample of the site to preserve those resource values that qualify the site as being eligible for the California or National Register. At the conclusion of the excavation or research program, a Treatment Report shall be developed. This data recovery report shall be submitted to the City for review and comment.

- c. When existing information indicates that a site proposed for development within the ULL may contain paleontological resources, a paleontologist shall monitor site grading activities with the authority to halt grading to collect uncovered paleontological resources, curate any resources collected with an appropriate reposition, and file a report with the Community Development Department documenting any paleontological resources found during site grading.

- d. As a standard condition of approval for new development projects within the ULL, require that if unanticipated cultural or paleontological resources are encountered during grading, alteration of earth materials in the vicinity of the find be halted until a qualified expert has evaluated the find and recorded identified cultural resources.

- e. Preserve historic structures and ensure that alterations to historic buildings and their immediate settings are compatible with the character of the structure and the surrounding neighborhood.

K. ENVIRONMENTAL HAZARDS ELEMENT AMENDMENTS.

1. Chapter 11.0 of the General Plan, entitled "Environmental Hazards," contains a section 11.2, entitled "Goals of the Environmental Hazards Element." That section is amended as follows:

11.2 GOALS OF THE ENVIRONMENTAL HAZARDS ELEMENT

To provide for a sustained high quality of life, it is the goal of the Environmental Hazards Element to accomplish the following:

- *Minimize the potential for loss of life injury, property damage, and economic and social disruption resulting from natural and manmade hazards in the community.*

One of Antioch's fundamental values is that people's lives and properties will be safe from natural and manmade hazards. While there is a practical limit to the level of protection that can be provided in a community, Antioch is committed to minimizing the community's vulnerability to natural and manmade hazards. In accomplishing this goal, the City seeks to offer assurance to those who wish to invest in Antioch, whether as a resident business owner, that their protection and that of their properties has a high priority in the City. This priority is encompassed in the Safety element by:

- incorporating safety considerations into the land use planning and development review process **regarding new development within the voter-approved Urban Limit Line (ULL)**;
- Identifying and mitigating hazards faced by existing and new development **within the ULL**;
- Facilitating the strengthening of existing codes, project review, and permitting processes; and
- Strengthening disaster planning and post-disaster response policies.

2. Chapter 11.0 of the General Plan, entitled "Environmental Hazards," contains a subsection 11.3.2, entitled "Geology and Seismicity Policies." That subsection is amended as follows:

11.3.2 Geology and Seismicity Policies

Seismicity

- a. Require geologic and soils reports to be prepared for proposed development sites **within the ULL**, and incorporate the findings and recommendations of these studies into project development requirements. As determined by the City of Antioch Building Division, a site-specific assessment shall be prepared to ascertain potential ground shaking impacts on new development. The site-specific ground shaking assessment shall incorporate up-to-date data from government and non-government sources and may be included as part of any site-specific geotechnical investigation. The site-specific ground shaking assessment shall include specific measures to reduce the significance of potential ground shaking hazards. This site-specific ground shaking assessment shall be prepared by a licensed geologist and shall be submitted to the City of Antioch Building Division for review and approval prior to the issuance of building permits. For purposes of this policy, "development" applies to new structures and existing structures or facilities that undergo expansion, remodeling, renovation, refurbishment or other modification. This policy does not apply to second units or accessory buildings.
- b. Provide information and establish incentives for property owners to rehabilitate existing buildings using updated construction techniques to protect against seismic hazards.
- c. Encourage the purchase of earthquake insurance by residents and businesses.
- d. Encourage continued investigation by State agencies of geologic conditions within the Bay Area to update knowledge of seismic hazards and promote public awareness.
- e. Provide expedited review of any seismic-related revisions to the Uniform Building Code proposed by the State.
- f. Work with PG&E, pipeline companies, and industrial uses to implement measures to safeguard the public from seismic hazards associated with high voltage transmission lines, caustic and toxic gas and fuel lines, and flammable storage facilities.
- g. Require that engineered slopes be designed to resist seismically-induced failure.
- h. Require that parcels overlying both cut and fill areas within a grading operation be over-excavated to mitigate the potential for seismically-induced differential settlement.

Other Geologic Conditions

- i. Limit development in those areas, which, due to adverse geological conditions, will be hazardous to the overall community and those who will inhabit the area.
- j. Require evaluations of potential slope stability for developments proposed within hillside areas, and incorporate the recommendations of these studies into project development requirements.
- k. Require specialized soils reports in areas suspected of having problems with potential bearing strength, expansion, settlement, or subsidence, including implementation of the recommendations of these reports into the project development, such that structures designed for human occupancy are not in danger of collapse or significant structural damage with corresponding hazards to human

occupants. Where structural damage can be mitigated through structural design, ensure that potential soils hazards do not pose risks of human injury or loss of life in outdoor areas of a development site.

- I. Where development is proposed within an identified or potential liquefaction hazard area (as determined by the City), adequate and appropriate measures such as (but not limited to) designing foundations in a manner that limits the effects of liquefaction, the placement of an engineered fill with low liquefaction potential, and the alternative siting of structures in areas with a lower liquefaction risk, shall be implemented to reduce potential liquefaction hazards. Any such measures shall be submitted to the City of Antioch Building Division for review prior to the approval of the building permits.

Historic Mineral Extraction

- m. As appropriate and necessary to protect public health and safety, abandoned mines shall be placed in natural open space areas, with appropriate buffer areas to prevent unauthorized entry.
 - n. Within areas of known historic mining activities, site-specific investigations shall be undertaken prior to approval of development to determine the location of any remaining mine openings, the potential for subsidence or collapse, and necessary measures to protect public health and safety, and prevent the collapse or structural damage to structures intended for human occupancy due to mine-related ground failure or subsidence. Such measures shall be incorporated into project approvals.
 - o. All identified mine openings shall be effectively sealed.
 - p. Construction of structures for human occupancy shall be prohibited within areas found to have a high probability of surface collapse or subsidence, unless foundations are designed that would not be affected by such surface collapse or subsidence, as determined by site-specific investigations and engineered structural design.
 - q. The locations of all oil or gas wells on proposed development sites shall be identified in development plans. Project sponsors of development containing existing or former oil or gas wells shall submit documentation demonstrating that all abandoned wells have been properly abandoned pursuant to the requirements of the California Department of Conservation Oil, Gas, and Geothermal Resources.
3. Chapter 11.0 of the General Plan, entitled "Environmental Hazards," contains a subsection 11.4.2, entitled "Flood Protection Policies." That subsection is amended as follows:

11.4.2 Flood Protection Policies

- a. Prohibit all development within the 100-year floodplain, unless mitigation measures consistent with the National Flood Insurance Program are provided.
 - b. Minimize encroachment of development adjacent to the floodway in order to convey flood flows without property damage and risk to public safety. Require such development to be capable of withstanding flooding and to minimize the use of fill.
 - c. Prohibit alteration of floodways and channelization of natural creeks if alternative methods of flood control are technically and financially feasible. The intent of this policy is to balance the need for protection devices with land use solutions, recreation needs, and habitat preservation.
 - d. Require new development within the ULL to prepare drainage studies to assess storm runoff impacts on the local and regional storm drain and flood control system, along with implementation of appropriate detention and drainage facilities to ensure that the community's storm drainage system capacity will be maintained and peak flow limitations will not be exceeded.
 - e. Where construction of a retention basin is needed to support new development within the ULL, require the development to provide for the perpetual funding and ongoing maintenance of the basin.
 - f. Eliminate hazards caused by local flooding through improvements to the area's storm drain system or creek corridors as resources allow.
4. Chapter 11.0 of the General Plan, entitled "Environmental Hazards," contains a "Flood Hazard Map," described in section 11.4 of Chapter 11 as "Figure 11." For reference purposes and context only, the existing Figure 11 is attached to this Initiative as Exhibit V.
5. Chapter 11.0 of the General Plan, entitled "Environmental Hazards," contains a subsection 11.5.2, entitled "Fire Hazard Policies." That subsection is amended as follows:

11.5.2 Fire Hazard Policies

- a. Where new development within the ULL borders wildland areas, require appropriate fuel modification and use of fire retardant building materials per the requirements of the Contra Costa County Fire Protection District. Fuel modification may be permitted to extend beyond the boundaries of the site for which wildland fire protection is being provided only if the adjacent owner provides written permission, the proposed fuel modification is consistent with the management practices of the agency controlling such land (if it is in permanent open space), and the off-site fuel modification activity will not significantly impact sensitive habitat areas.
- b. Require that adequate fire protection be available at initial project occupancy, whenever feasible. Thus, stations should be constructed and manned at the outset of new development. If the Contra Costa Fire Protection District finds that a lag time between initial occupancy and operation of new

stations cannot be avoided, the City may consider requiring sprinklers in new homes as an alternative.

6. Chapter 11.0 of the General Plan, entitled "Environmental Hazards," contains a subsection 11.6.2, entitled "Noise Policies." That subsection is amended as follows:

11.6.2 Noise Policies

Noise Compatible Land Use and Circulation Patterns

- a. Implementation of the noise objective contained in Section 11.6.1 and the policies contained in Section 11.6.2 of the Environmental Hazards Element shall be based on noise data contained in Section 4.9 of the General Plan EIR, unless a noise analysis conducted pursuant to the City's development and environmental review process **for new development within the ULL** provides more up-to-date and accurate noise projections, as determined by the City.
- b. Maintain a pattern of land uses that separates noise-sensitive land uses from major noise sources to the extent possible, and guide noise-tolerant land uses into the noisier portions of the Planning Area.
- c. Minimize motor vehicle noise in residential areas through proper route location and sensitive roadway design.
 - Provide planned industrial areas with truck access routes separated from residential areas to the maximum feasible extent.
 - Where needed, provide traffic calming devices to slow traffic speed within residential neighborhoods.

Noise Analysis and Mitigation

- d. Where new development **within the ULL** (including construction and improvement of roadways) is proposed in areas exceeding the noise levels identified in the General Plan Noise Objective, or where the development of proposed uses could result in a significant increase in noise, require a detailed noise attenuation study to be prepared by a qualified acoustical engineer to determine appropriate mitigation and ways to incorporate such mitigation into project design and implementation.
- e. When new development **within the ULL** incorporating a potentially significant noise generator is proposed, require noise analyses to be prepared by a qualified acoustical engineer. Require the implementation of appropriate noise mitigation when the proposed project will cause new exceedences of General Plan noise objectives, or an audible (3.0 dBA) increase in noise in areas where General Plan noise objectives are already exceeded as the result of existing development.
- f. In reviewing noise impacts **of new development within the ULL**, utilize site design and architectural design features to the extent feasible to mitigate impacts on residential neighborhoods and other uses that are sensitive to noise, in addition to sound barriers, design techniques to mitigate noise impacts may include, but are not limited to:
 - Increased building setbacks to increase the distance between the noise source and sensitive receptor.
 - Orient buildings which are compatible with higher noise levels adjacent to noise generators or in clusters to shield more noise sensitive areas and uses.
 - Orient delivery, loading docks, and outdoor work areas away from noise-sensitive uses.
 - Place noise tolerant use, such as parking areas, and noise tolerant structures, such as garages, between the noise source and sensitive receptor.
 - Cluster office, commercial, or multi-family residential structures to reduce noise levels within interior open space areas.
 - Provide double glazed and double paned windows on the side of the structure facing a major noise source, and place entries away from the noise source to the extent possible.
- g. Where feasible, require the use of noise barriers (walls, berms, or a combination thereof) to reduce significant noise impacts.
 - Noise barriers must have sufficient mass to reduce noise transmission and high enough to shield the receptor from the noise source.
 - To be effective, the barrier needs to be constructed without cracks or openings.
 - The barrier must interrupt the line of sight between the noise source and noise receptor.
 - The effects of noise "flanking" the noise barrier should be minimized by bending the end of the barrier back from the noise source.
 - Require appropriate landscaping treatment to be provided in conjunction with noise barriers to mitigate their potential aesthetic impacts.
- h. Continue enforcement of California Noise Insulation Standards (Title 25, Section 1092, California Administrative Code).

Temporary Construction

- i. Ensure that construction activities are regulated as to hours of operation in order to avoid or mitigate noise impacts on adjacent noise-sensitive land uses.
- j. Require proposed development **within the ULL** adjacent to occupied noise sensitive land uses to implement a construction-related noise mitigation plan. This plan would depict the location of construction equipment storage and maintenance areas, and document methods to be employed to minimize noise impacts on adjacent noise sensitive land uses.
- k. Require that all construction equipment utilize noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.
- m. Prior to the issuance of any grading plans **for new development within the ULL**, the City shall condition approval of subdivisions and non-residential development adjacent to any developed/occupied noise-sensitive land uses by requiring applicants to submit a construction-related noise mitigation plan to the City for review and approval. The plan should depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of the project through the use of such methods as:
 - The construction contractor shall use temporary noise-attenuation fences, where feasible, to reduce construction noise impacts on adjacent noise sensitive land uses.
 - During all project site excavation and grading on-site, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
 - The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
 - The construction contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday. No construction shall be allowed on Sundays and public holidays.
- n. The construction-related noise mitigation plan required shall also specify that haul truck deliveries be subject to the same hours specified for construction equipment. Additionally, the plan shall denote any construction traffic haul routes where heavy trucks would exceed 100 daily trips (counting those both to and from the construction site). To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings. Lastly, the construction-related noise mitigation plan shall incorporate any other restrictions imposed by the City.

L. IMPLEMENTATION ELEMENT AMENDMENTS.

1. Chapter 12.0 of the General Plan, entitled "Implementation," contains a section 12.2, entitled "Follow-Up Studies and Actions." That section is amended, effective January 1, 2021, upon the expiration of Measure K, as follows:

12.2 FOLLOW-UP STUDIES AND ACTIONS

a. Zoning Ordinance

As a result of updating the Antioch General Plan, a number of modifications to previous General Plan land use designations are proposed. These modifications to proposed land uses are primarily located within General Plan Focus Areas. As a result of these modifications, not all lands will have zoning consistent with the General Plan, in addition, the General Plan contains provisions calling for modifications of zoning standards.

California Government Code Section 65860 requires that a city's zoning be consistent with its General Plan¹. Where a city has undertaken a comprehensive update of its General Plan, case law permits the city a reasonable period of time to change its zoning ordinance (zoning map and text) to achieve consistency with its updated General Plan.

¹ This requirement extends to general law cities, such as Antioch. Exceptions are made for charter cities.

The following implementation programs will be undertaken in relation to the City's zoning ordinance.

1. Revise the zoning map to reflect the land use categories of the adopted General Plan, including zoning of lands within focus areas.
2. Prepare a matrix defining the zoning classifications that are considered to be consistent with each General Plan designation.
3. Revise the text of the zoning ordinance to reflect the provisions of the adopted General Plan in relation to the following issues.
 - Modify permitted uses within zoning designations to reflect the delineation of appropriate uses set forth in the Land Use Element.
 - Establish development standards for mixed-use buildings within the downtown area and within transit-oriented development nodes. Typically, a mixed-use building would consist of

residential dwelling units placed on the upper floors of buildings having commercial or office uses on the ground floor.

- Modify zoning standards to reflect appropriate locations for churches and schools as set forth in the Land Use Element.
- Add requirements for the provision of charging stations for electric vehicles in major commercial and employment-generating developments.
- Establish standards for boat storage yards, including standards for stackable storage.
- Establish density bonuses for senior housing projects.
- Establish standards for the development of residential care facilities.
- Modify zoning standards to incorporate standards for open space transitions and buffers.

b. Development Review Process

Antioch's development review process involved examining proposed development projects for their conformance with the following.

- policies set forth in the General Plan;
- **the voter-approved Urban Limit Line (ULL)**;
- development standards set forth in the zoning ordinance and (where applicable) subdivision ordinance;
- the provisions of any applicable specific plan;
- for residential projects, the provisions of Antioch's residential growth management program;
- and the provisions of the City's economic development strategy.

General Plan Consistency Review. New development projects **within the ULL** that require discretionary actions by the City will be reviewed for consistency with the provisions of the General Plan, including the General Plan land use and circulation maps and all applicable General Plan goals, objectives, and policies. The City will not approve any development project found to be inconsistent with the provisions of the General Plan **or of the ULL**.¹

¹ See also "Resolution of Competing Objectives" under Section 12.4d.

Zoning Review. The City's zoning ordinance sets for a description of specific permitted uses and development standards needed to implement the General Plan. All proposed development **within the ULL** will be reviewed to ensure that the requirements and standards of the City's zoning ordinance are met.

Subdivision Review. Whenever a proposed development **within the ULL** requires division of land into separate parcels, such development shall be subject to the provisions of the City's subdivision ordinance. This ordinance sets forth both procedural and substantive requirements for the division of land within the City, implementing both the Antioch General Plan and the California Subdivision Map Act. All divisions of land within the City shall be required to meet the provisions of the City's subdivision ordinance and the Map Act.

Environmental Review. The provisions of the California Environmental Quality Act (CEQA) require public agencies to review the potential environmental impacts of discretionary actions they proposed to undertake prior to actually undertaking those actions, including review of proposed development projects. The City will maintain review guidelines in accordance with CEQA and State guidelines to implement CEQA. Environmental review of individual projects (public and private) **within the ULL** will entail preparation of sufficient technical data to determine consistency with General Plan policies related to the physical environment, including, but not limited to, traffic, noise, air quality, biological and cultural resources, public services and facilities, availability of energy and water resources, visual impacts, and flooding and geotechnical hazards.

As part of the environmental review process, mitigation measures needed to achieve consistency with the provisions of the General Plan will be applied to proposed projects.

c. Maintain Adequate Municipal Services and Facilities

On an annual basis, coinciding with the Fiscal Year, as part of the General Plan review, the City will conduct an assessment of the municipal services and facilities being provided to Antioch residents and businesses. The assessment will determine whether the performance level of municipal services and facilities meet the performance objectives outlined in the Growth Management Element. This review will also include an evaluation of the adequacy of city facilities and equipment; personnel staffing and program needs; and five-year equipment, facility, and staffing needs based on anticipated growth **within the ULL** and desired levels of service.

Where the performance objectives contained in the Growth Management Element are not being met, the following procedures will be implemented:

- The City will determine the nature and geographic extent of the deficiency.

- Upon the nature and geographic extent of the deficiency, the City Council will direct the City Manager to prepare a program for Council adoption to ensure that the performance objectives will be met at the earliest possible date.
- As part of the program to cure the identified deficiency, appropriate limitations on new development within the ULL will be established within the improvement area so to facilitate elimination of the deficiency. These limitations will remain in effect until the deficiency is eliminated.
- New development within the ULL and within the improvement area will be required to provide such facilities as are necessary to ensure that the services and facilities provided to the new development meet established performance standards, and that the services and facilities provided to existing development will not be further degraded.

d. Urban Limit Line

- Prior to the County's review of the Urban Limit Line, request modification of the County's Urban Limit Line to include approximately 1,000 acres within the Roddy Ranch (approximately 850 acres) and Ginochio Property (approximately 150 acres) Focus Areas that were within the Urban Limit Line as it was approved by the voters in 1990 within County's present Urban Limit Line. **The West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative reaffirms and strengthens the City's ULL by ensuring that (1) the ULL can only be changed by Antioch voters, (2) future growth and development will occur only within the ULL established by the voters, (3) development will not occur in areas outside the ULL that are not appropriate for urban growth because of physical unsuitability for development, unstable geological conditions, inadequate water availability, the lack of appropriate infrastructure, distance from existing development, likelihood of substantial environmental damage or substantial injury to fish or wildlife or their habitat, and other similar factors, and (4) development within the ULL in West Sand Creek will only occur on flatter and less environmentally-sensitive lands.**

e. Actions to Implement Focus Area Policies

The General Plan Land Use Element sets forth policies specific to individual Focus Areas within the City. To implement these Focus Area policies, the following actions will be undertaken.

- Update plans for the San Joaquin River waterfront, including such issues as appropriate development design; location and design of the proposed waterfront trail and park amenities, and means for providing improved all-weather access to Rodgers Point
- Consider renaming "L" Street to Marina Boulevard and "A" Street to Rivertown Boulevard as a means of increasing the visibility of the waterfront, marina, and downtown area.
- Prepare a design plan and implement design improvements for Somersville Road from its entrance to Rivertown at Fourth Street to the south end of County East Mall.
- Develop zoning overlays, modifying permitted uses within Focus Areas for which a Specific Plan has not been adopted to reflect the identification of appropriate uses set forth within the Land Use Element for each Focus Area.
- Undertake an engineering analysis to determine the feasibility of providing an all-weather vehicular access connection between Rivertown and the Rodgers Point area between Second and Sixth streets, including a grade-separated crossing of the existing railroad line.
- Work with the City of Pittsburg to create a roadway connection from Century Boulevard to Buchanan Road along the western city limits.
- Prepare a Specific Plan for the "A" Street Focus Area.
- Investigate the feasibility of creating a redevelopment project area for the "A" Street Interchange Focus Area, including the feasibility of relocating residents as part of planned conversion of lands within the Focus Area from residential to commercial use.
- Undertake a review of the East Lone Tree (FUA 2) Specific Plan to determine whether its assumed residential buildout is feasible given the area's topography.

f. Community Design: Streetscapes

The Community Image and Design Element contains guidelines and policies to improve the visual quality of roadways throughout the City. To implement these policies, the City will undertake the following actions.

- Prepare a landscape manual for roadway rights-of-way, delineating specific street trees to be used to accomplish the purposes outlined in Policy 5.4.2e of the Community Image and Design Element:
 - Differentiate the roadway types outlined in the Circulation Element.
 - Define the hierarchy of entry locations, intersections, and activity centers.
 - Incorporate a full palette of plants, including annual color, to the streetscape.
 - Emphasize drought-resistant landscaping.

- Prepare a plan for utilizing different types of street light within the various Focus Areas of the City to assist in creating a unique character for each of the areas.
- Establish a program for banners on lighting standards to provide visual interest and to announce community events.

g. Community Design: Community Activity Areas

The City will establish a program of signage and kiosks throughout the community identifying locations of and directions to important community features and activity areas (e.g., major shopping areas, Rivertown, City marina, Rodgers Point), as well as identifying pedestrian and bicycle paths and trails.

h. Community Entries and Gateways

Prepare specific designs for and install gateway improvements at the key locations within Antioch identified in Policy 5.4.3 of the Community Image and Design Element and Policy 6.3.21 of the Economic Development Element.

i. Screening along State Route 4

Undertake a joint program with Caltrans to design screening of residential areas along the Route 4 freeway, as set forth in Policy 5.4.5a.

j. Commercial Lighting

Develop specific standards for the screening of light sources within commercial developments to avoid spillover of light into adjacent residential areas. Such standards could include height limits for lighting Standards, requirements for use of cut-offs, and performance standards defining the maximum amount of light (expressed in foot-candles) that would be permitted on adjacent properties from a commercial lighting source.

k. Transportation Improvements

- Require development projects within the ULL to dedicate and construct roadways indicated on the Circulation map, as well as local roadways, as needed to maintain the performance standards set forth in the Growth Management Element.
- Work with the Contra Costa County Congestion Management Agency to prepare Action Plans and have Eighteenth Street, Wilbur Avenue, Sunset Avenue, Oakley Avenue, and the Pittsburg-Antioch Highway designated as Routes of Regional Significance.
- Undertake design studies and pursue construction of couplets in the Rivertown area for Ninth and Tenth streets and for Second and Fourth streets.
- Undertake annual traffic counts on the Antioch roadways identified on the Circulation Element map (Figure 7.1). For best results, counts should be taken in the spring or fall.
- Support regional efforts to determine the feasibility of and implement (if feasible) waterborne transit.
- Maintain current street standards to be applied to all public streets prior to dedication to the City, as well as to private roadways accommodating more than 50 vehicles per hour.
- Review roadway development standards to ensure that bicycle lanes are included in standard roadway sections.

l. ABAG Housing and Employment Projections

Work with the cities of Pittsburg, Oakley, and Brentwood to lobby ABAG to modify regional plans and projections to reflect a more balanced relationship of jobs and housing in eastern Contra Costa County. Such a regional policy would be intended to better reflect the jobs/housing balance policies of these cities' General Plans, recognizing the traffic and air quality imperatives for achieving such a balance.

m. Review of Annexations

- Annexation proponents shall demonstrate that facilities, services, and infrastructure within the ULL are adequate to serve the proposed annexation area in accordance with the performance standards set forth in the General Plan Growth Management Element, or that provision has been made to upgrade deficient facilities, services, or infrastructure.
- Small, piecemeal annexations should be avoided. Lands annexed to the City must be within the ULL and should encompass entire neighborhoods or development areas.

n. Water and Sewer Infrastructure

- Maintain current master plans for water facilities and sewage collection facilities that are consistent with Federal, State and regional standards.
- On a five-year basis, evaluate local water consumption patterns to determine whether the City's water supplies are adequate to support buildout of the General Plan within the ULL.

- In cooperation with the Delta Diablo Sanitation District and other potential purveyors, undertake an analysis to determine the feasibility of developing a system to use reclaimed wastewater and/or raw (untreated) water, along with creating a market for its use for irrigation and industrial purposes within the community.

o. Public Safety

- In cooperation with the Contra Costa County Fire Protection District, and coordinated with the City's annual budget cycle, conduct an annual assessment of the adequacy of facilities and services serving Antioch. This assessment would address personnel and staffing needs, and capital needs, based on anticipated growth and the level of service standard set forth in the Growth Management Element.
- On a five-year basis, have POST undertake an analysis of the Antioch Police Department's staffing needs.

p. Monitor New Technologies

The General Plan includes techniques to improve water quality, reduce water consumption and solid waste generation, and conserve energy. However, research is continually being done, which expands our understanding of these issues and suggests new technologies to address the problems. To ensure that the General Plan implementation programs reflect the most current understanding of the issues, it is essential that new technologies be reviewed, and that the General Plan implementation programs be updated to incorporate current technologies. Of particular interest is maintaining an understanding of the commercial viability of new technologies, and when their incorporation into new public and private development projects within the ULL should be encouraged or required. For example, the first year's review should review such new technologies as fiber optic cabling and support of internet broadband services in new developments. Review of solar and photovoltaic cell technologies should, for example, also be examined. As part of the City's annual budget process, accommodation for such monitoring should be included, with results and recommendations placed in the General Plan annual report.

q. Promote Energy Conservation by Example

It is the intention of the City of Antioch to set an example for energy conservation by reducing energy consumption in City operations. Techniques for energy conservation include, but are not limited to:

- emphasizing fuel efficiency in the purchase and use of City-owned vehicles;
- periodically reviewing energy use by City operations and implementing programs to conserve energy;
- encouraging the use of bicycles by providing bicycle parking facilities at all City facilities; and
- achieving adopted solid waste source reduction and recycling goals in municipal operations.

r. Maintain Disaster Preparedness; Upgrade Existing Plan

- The City will maintain a Multi-Hazard Functional Plan to coordinate disaster recovery activities within the City of Antioch. As part of this effort, the City will actively solicit the input of local disaster preparedness agencies, including, but not limited to, fire, Sheriff and Highway Patrol, and the American Red Cross. The City's existing plan will be expanded to address issues of domestic terrorism, including incident prevention and response.
- On a five-year basis, the City will undertake an analysis of Antioch's Multi-Hazard Functional Plan, emergency response facilities, staffing and capabilities.
- The City will maintain information on emergency and disaster response on its web site, and at least once during each fiscal year, provide information emergency and disaster response information in a City mailing.

SECTION 6: ANTIOCH MUNICIPAL CODE AMENDMENTS.

The Municipal Code is hereby amended as follows. Text to be inserted into the Municipal Code is indicated in **bold underlined** type. Text to be deleted from the Municipal Code is indicated in ~~strike through~~ type. Text in standard, **bold**, or *italic* type that currently appears in that fashion in the Municipal Code on the Filing Date remains unchanged by this Initiative and is shown for reference purposes only.

A. AMENDMENTS TO SUBDIVISION REGULATIONS.

1. Article 3 of the Subdivision Regulations, entitled "Tentative Maps," contains a section 9-4.312, entitled "Commission Action." That section is amended as follows:

§ 9-4.312 COMMISSION ACTION.

The Commission shall consider the tentative map at a duly noticed public hearing within 50 days, unless such time is extended by the mutual consent of the subdivider and the Commission, and the Commission shall make a written report with recommendations to the Council concerning the approval, conditional approval, or disapproval of the map, or any other conditions precedent thereto, and such improvements as may be required. Any application for exceptions, as provided for in § 9-4.311 of this article, shall accompany the tentative map, and the recommendations of the Commission on the tentative map shall include the recommendations on any exception requested. Following the adoption of the recommendations on the tentative map, the map and recommendations shall be transmitted to the Council for action. The applicant, property owners and occupants, and stakeholders who reside in

or own property within 300 feet of the subject site within the Limited Development Area shall be eligible to appeal the Action of the Commission to the City Council.

2. Article 17 of the Subdivision Regulations, entitled "Environmental Impact and General Plan Compliance," contains a section 9-4.1701, entitled "Environmental Impact Reports." That section is amended as follows:

§ 9-4.1701 ENVIRONMENTAL IMPACT REPORTS. CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE.

No parcel or tentative map filed shall be approved ~~until an environmental impact report is prepared, processed, and considered in accordance with the provisions of~~ **without environmental compliance pursuant to the California Environmental Quality Act of 1970 (Cal. Pub. Res. Code §§ 21000 et seq. and 14 Cal. Code Regs. § 15000 et. seq.) (collectively, "CEQA").** The subdivider shall provide such additional data and information and deposit and pay such fees as may be required for the preparation and processing of **appropriate** environmental review documents **if any, for purposes of CEQA compliance.**

3. Article 17 of the Subdivision Regulations, entitled "Environmental Impact and General Plan Compliance," contains a section 9-4.1801, entitled "General Plan Conformance; Time for or Waiver of Reports." That section is amended as follows:

§ 9-4.1801 GENERAL PLAN CONFORMANCE; TIME FOR OR WAIVERS OF REPORTS.

- (A) The environmental impact report **negative declaration, addendum, or other appropriate environmental review document, if any, required for purposes of CEQA compliance,** shall contain a statement as to the proposed division of territory conforming to the General Plan, which is required pursuant to Cal. Gov't Code § 65402 as the result of a proposed division of land, which may be included as part of and at the same time as the action taken by the Advisory Agency on such division of land.
- (B) Such report **or other appropriate CEQA compliance document or determination** shall not be required for a proposed subdivision which involves:
- (1) The disposition of the remainder of a larger parcel which was acquired and used in part for street purposes;
 - (2) Acquisitions, dispositions, or abandonments for street widening; or
 - (3) Alignment projects provided the Advisory Agency expressly finds that any such disposition for street purposes, acquisitions, dispositions, or abandonments for street widening, or alignment projects are of a minor nature.

B. AMENDMENTS TO ZONING CODE.

1. Article 3 of the Zoning Code, entitled "Establishment of Districts," contains a section 9-3.301, entitled "Districts Established and Defined." That section is amended as follows:

§ 9-5.301 DISTRICTS ESTABLISHED AND DEFINED.

(A) *RE Rural Estate Residential District.*

- (1) This district is consistent with the General Plan Designation of Estate Residential, allowing up to one dwelling units per gross developable acre according to divisions (a) through (c), as well as within any Focused Planning Area designated by the General Plan that permits residential development allowing up to one dwelling unit per gross developable acre.
 - (a) A gross developable acre equals 43,560 square feet, exclusive of public and private rights-of-way existing at the time a development application for the subject property is deemed complete.
 - (b) New public or private rights-of-way to be created as part of the proposed development are counted as part of the gross developable acreage of the site.
 - (c) Where a park or school site is to be dedicated as part of a proposed application, the land subject to such dedication may be counted as part of the gross developable acreage of the site, and subsequently yield development density to the proposed project, only if there is no further compensation for the site.
- (2) This district establishes areas for single-family homes on lots that average one-half acre or larger on land that is relatively uneven and constrained by geologic formations, a lack of urban services and unique environmental constraints. Where natural features dictate, clustering of units is appropriate.

- (B) *RR Rural Residential District.* This district is consistent with the General Plan Designation of Estate Residential allowing up to one dwelling units per gross developable acre, as well as with any Focused Planning Area designated by the General Plan that permits residential development, allowing up to one unit per gross developable acre, allowing large custom-built homes on large lots. Typical lot sizes should conform to a minimum of one unit per half acre lot. Lot size and dimensions will depend on topography and surrounding land uses. The district provides areas in close proximity to urban services which may incorporate many characteristics of residential development on the urban fringe including deep front yards, maintenance of existing grade and vegetation.

- (C) *R-4, R-6 Single-Family Residential Districts.* These districts are the standard single-family zones allowing a maximum of four (R-4 District) or six (R-6 District) dwelling units per gross acre respectively. The districts are consistent with the Low Density Residential General Plan Designation, of two to four dwelling units per gross developable acre, and with the Medium-Low Density Residential General Plan Designation of four to six dwelling units per gross developable acre. The R-4 district is also consistent with any Focused Planning Area designated by the General Plan permitting single family residential development up to four dwelling units per gross developable acre. The R-6 district is also consistent with any Focused Planning Area designated by the General Plan permitting single family residential development up to six dwelling units per gross developable acre.
- (D) *R-10 Medium Density Residential District.* This district allows residential densities for attached single-family and multiple-family units. This district is consistent with the Medium Density Residential General Plan Designation which allows six to 10 dwelling units per gross developable acre. Typical development would include attached and/or cluster-type, ownership, oriented units including some with private yards and common recreation areas.
- (E) *R-20 Medium Density Residential District.* These districts allow multiple-family densities of 11 to 20 dwelling units per gross developable acre respectively. The districts are consistent with the High Density Residential General Plan Designation of up to 20 dwelling units per gross developable acre and with any Focused Planning Area designated by the General Plan. Higher densities may be allowed where measurable community benefit is to be derived such as the provision of senior housing or low to moderate income housing units as specified within this chapter and pursuant to applicable requirements of state law.
- (F) *R-25 High Density Residential District.* This district allows multiple-family development at a minimum density of 20 and a maximum density of 25 dwelling units per gross acre. This district is consistent with the High Density Residential General Plan Designation of up to 35 dwelling units per gross developable acre and with any Focused Planning Area designated by the General Plan. Higher densities may be allowed where measurable community benefit is to be derived, such as the provision of senior housing or low or moderate income housing units as specified in this chapter and pursuant to applicable requirements of state law. Typical development would include multiple-family dwellings on sites that create an attractive and high-quality living environment and include amenities such as usable open space.
- (G) *R-35 High Density Residential District.* This district allows multiple-family development at a minimum of 30 and maximum of 35 dwelling units per gross acre. This district is consistent with the High Density Residential General Plan Designation of up to 35 dwelling units per gross developable acre and with any Focused Planning Area designated by the General Plan. Higher densities may be allowed where measurable community benefit is to be derived, such as the provision of senior housing or low to moderate income housing units as specified in this chapter and pursuant to applicable requirements of state law. Typical development would include multiple-family dwellings on sites that create an attractive and high-quality living environment and include amenities such as usable open space.
- (H) *C-0 Professional Office District.* This district allows development of business office centers and institutional or professional buildings. This district is consistent with the Office, Neighborhood/Community Commercial, Regional Commercial, and Transit-Oriented Development General Plan Designations, as well as with Focused Planning Areas permitting professional office uses.
- (I) *C-1 Convenience Commercial District.* This district usually occupies one to four acres of area and contains a mix of retail uses that provide goods and services to the immediate residential neighborhood area. These uses typically have a service area of a one mile radius or less.
- (J) *C-2 Neighborhood/Community Commercial District.* This district allows limited commercial offices, retail stores and service establishments which are compatible with, and dependent upon residential developments. The neighborhood district may typically occupy four to 10 acres of area and be located at appropriate arterial and/or collector street intersections. The primary purpose of the Neighborhood Commercial District is to provide for the sale of convenience goods, food, drugs, sundries and personal necessities. It meets the daily needs of the neighborhood area of a one to three mile radius. Usually one supermarket is the primary anchor. The Community Commercial District provides for both neighborhood uses and adds a junior department store, large variety store, or discount store as an anchor. This district may occupy 10 acres or more and serves residents within three to five miles. This district is consistent with the Neighborhood/Community Commercial and Transit-Oriented Development General Plan Designations, as well as with Focused Planning Areas permitting commercial land use types.
- (K) *C-3 Regional Commercial District.* This district provides for retail and service commercial uses of a regional nature, including those in and adjacent to large centers with one or more full-time department stores with a typical minimum of 75,000 square feet of floor area. Regional commercial uses typically serve a population residing within an eight to 20-mile radius and occupy 30 to 50 acres or more. This district also provides for highway or travel-oriented functions along freeways, major thoroughfares, and major roadways. This district is consistent with the Regional Commercial, and Transit-Oriented Development General Plan Designations, as well as with Somersville Road Corridor Focused Planning Area and other Focused Planning Areas permitting the types of commercial uses intended for this district.
- (L) *M-1 Light Industrial District.* This district allows light industrial uses and excludes those heavy industrial uses with potentially hazardous or negative effects. This district is consistent with the Business Park, Light Industrial, and Rail-Served Industrial General Plan Designations, as well as with the Eastern Waterfront, SR-4/SR-160 Business Park, and East Lone Tree Focused Planning Areas. Uses include the fabrication, assembly, processing, treatment, or packaging of finished parts or products from previously prepared materials typically within an enclosed building.

- (M) *M-2 Heavy Industrial District.* This district allows heavy industrial uses which may generate adverse impacts on health or safety. This zone applies primarily to existing heavy industrial uses. The district is consistent with the General and Rail-Served Industrial General Plan Designations. Uses include production of and extraction of metals or chemical products from raw materials, steel works and finishing mills, chemical or fertilizer plants, petroleum and gas refiners, paper mills, lumber mills, asphalt, concrete and hot mix batch plants, power generation plants, glassworks, textile mills, concrete products manufacturing and similar uses.
- (N) *PBC Planned Business Center.* This district provides sites in landscaped settings for office centers, research and development facilities, limited industrial activities (including production and assembly, but no raw materials processing or bulk handling), limited warehouse type retail and commercial activities, and small-scale warehousing distribution. Individual business centers would have a common architectural and landscape treatment, while architectural variation is encouraged between centers. The district is consistent with the Business Park and Light Industrial General Plan Designations, as well as with the Somersville Road Corridor, Eastern Waterfront, SR-4/SR-160 Business Park, and East Lone Tree Focused Planning Areas.
- (O) *T Manufactured Housing Combining District.* This combining zone provides a district designation which shall be applied to land uses such as manufactured housing or trailer park uses, establish rules and regulations by which the city may regulate standards of lot, yard, and park area, landscaping, walls or enclosures, signs, access, and vehicle parking in relation to mobile home or trailer parks pursuant to the powers granted to the city under the California Health and Safety Code, and name the Commission as its agent for executing the provisions of this section. The provisions of this section shall apply to travel trailer parks, recreational trailer parks, and temporary trailer parks or tent camps, unless specifically exempted by Cal. Health and Safety Code Part 2 of Division 13 or by the provisions of this chapter. This combining zone is consistent with all principal zones to which it is attached.
- (P) *P-D Planned Development District.* This district accommodates various types of development, such as neighborhood and district shopping centers, professional and administrative offices multiple housing developments, single-family residential developments, commercial service centers, and industrial parks, or any other use or combination of uses which are appropriately a part of a planned development. This district is intended to enable and encourage flexibility in the design and development of land so as to promote its most appropriate use; to allow diversification in the relationship of various uses, structures, and space; to facilitate the adequate and economical provision of streets and utilities; to preserve the natural and scenic qualities of open space; to offer recreational opportunities convenient to residents to enhance the appearance of neighborhoods through the preservation of natural green spaces; and to counteract the effects of urban congestion and monotony. The minimum area required for the establishment of a residential Planned Development shall be three contiguous acres of land and the minimum area for an exclusively non-residential Planned Development shall be one contiguous acre of land.
- (Q) *HPD Hillside Planned Development District.* This district is similar to the Planned Development District. The purpose of this zone is to assure the preservation of the predominant hillsides, ridges, ridgelines, and other natural features and land forms by promoting a more harmonious visual and functional relationship between the existing natural environment and the needs of a growing community.
- (R) *OS Open Space/Public Use District.* This district allows undeveloped public open space and areas for public use where shown on the General Plan and in Specific Plans. This zone also can apply to public utility easements for electrical lines, gas lines and canals to prevent encroachment by urban development. This district is consistent with the Public/Institutional and Open Space General Plan Designations, as well as within Focused Planning Areas.
- (S) *MCR Mixed Commercial/Residential District.* This district allows retail, office, and residential uses to exist in a compatible manner through the use of special design standards. The intent is to allow uses that do not contribute to the furthering of a commercial strip pattern. This district is compatible with the Transit-Oriented Development, General Plan Designation, as well as with Focused Planning Areas that permit mixed use development.
- (T) *RT Rivertown District.* This district applies Planned Development Standards specifically to the downtown area identified in the General Plan as the Rivertown Focused Planning Area. This district allows uses which are supportive of a village setting. Mixes of commercial, retail, employment-generating and residential uses are encouraged. The following four districts are subareas of the Rivertown District.
- (1) *RTC Rivertown Retail District.* This district creates a vital core area of retail businesses, restaurants, personal and professional services, and offices. While retail and restaurant uses are strongly encouraged for the core area, compatible service oriented and office uses are permitted. The intent is to create an area of pedestrian oriented uses and activities that are mutually supportive.
- (2) *RTR Rivertown Residential Districts.*
- (a) *RTR-10 Rivertown Low Medium Density Residential.* This district recognizes and enhances the existing lot patterns and parcel sizes and encourages the preservation and rehabilitation of established lower density, predominantly single-family residential areas. This district also recognizes the potential for medium density residential development to provide new ownership opportunities, better land utilization, and a more urban character close to the downtown area. New development shall occur at densities of from six to ten dwelling units per gross developable acre. Typical development would include both detached and attached and/or clustered, ownership oriented units with private yards and common recreation areas.
- (b) *RTR-20 Rivertown High Density Residential.* This district encourages the assembly of under-utilized parcels and the redevelopment of properties for higher density residential use close to the downtown/waterfront. Development shall occur at densities of from 11 to 20

dwelling units per gross developable acre. These higher density areas should provide significant on-site amenities or integrate public areas into the development so as to create a feeling of continuity within the Rivertown area.

- (U) *WF Urban Waterfront District.* This district applies specifically to the Rivertown/Urban Waterfront and Eastern Employment Area Focused Planning Areas shown on the General Plan. Uses could include a mix of commercial and industrial uses generally restricted to those which are thematically compatible with a waterfront setting. Water related uses include marinas, and boat sales, and maintenance in conjunction with a marina and compatible public uses. This district is consistent with the Urban Waterfront General Plan Designation. Retail uses could include restaurants, commercial, recreation, and other water oriented uses. Public open space, walkways and other elements are also allowed to provide access to the river.
- (V) *H Hospital/Medical Center Overlay District.* This overlay district is intended to protect the Delta Memorial Medical Center area of influence from potentially incompatible land uses to and allow for the expansion of medical services. Compatible uses include medical offices, medical supply and retail sales, laboratories and medical related housing (short and long term care). This overlay zone is consistent with the Delta Memorial Medical Center General Plan Overlay Designation.
- (W) *MUMF Mixed Use Medical Facility District.* This district accommodates medical office buildings, hospitals/acute care facilities, ancillary medical and other complementary uses including professional office, retail (as support to the medical facilities, such as restaurants, convenience shops, and the like) residential (including congregate or convalescent care), parking structures and helicopter pads. Non-medical uses are not permitted unless they are compatible with medical uses, but are otherwise not required with medical uses. The minimum area required for the establishment of a Mixed Use Medical Facility District shall be one contiguous acre of land.
- (X) *SH Senior Housing Overlay District.*
 - (1) This overlay district provides additional densities beyond the minimum required by state law for senior housing projects that include increased percentages for elderly and/or affordable units. See the project calculation example incorporated herein by reference.
 - (2) The Senior Housing Overlay District may be combined with any residential zoning district. The senior housing density bonus applies to housing developments consisting of five or more dwelling units.
- (Y) *S Study District.* This district is intended as an interim designation which is utilized until all necessary detailed land use studies are completed for a given area. This district is most appropriately applied to properties at the time that they are rezoned prior to annexation by the city.
- (Z) *SP Specific Plan District.* This district is intended to provide a base designation to further implement the goals, objectives, and policies of the General Plan with respect to specific areas and uses which, because of their unique character, require a more comprehensive and intense evaluation and planning effort. This district will apply to individual parcel(s) only after the adoption of a specific plan by the City Council, pursuant to Government Code § 65450 et seq. Within the SP zoning district, permitted uses and development standards shall be as specified in the adopted Specific Plan.
- (AA) *TOD Transit-Oriented Development District.* This district is intended to provide for a mix of high-density uses that are oriented toward rail or bus transit stations within and adjacent to the city. This district thus accommodates development of an integrated mix of residential, commercial, and employment-generating uses as appropriate in both horizontal mixed-use (different types of uses located in adjacent buildings) and vertical mixed-use (different types of uses within the same building) patterns.
- (BB) *RRMP Roddy Ranch Master Plan District.* This zoning designation applies to the Roddy Ranch Focus Area, as described and defined in the General Plan. This district accommodates various types of development, consistent with the General Plan, including residential, neighborhood and district shopping centers, visitor serving commercial uses as well as significant open space and recreational uses. This district is intended to enable and encourage flexibility in the design and development of the land, pursuant to a discretionary non-legislative final development plan prepared according to the regulatory zoning requirements described in this article, so as to promote its most appropriate use in the context of Roddy Ranch's unique natural qualities and existing recreational uses.
- (CC) *P Exclusive Parking District.* This district designates parcels that are to be used exclusively for parking purposes in the Rivertown area.
- (DD) *ES Emergency Shelter Overlay District.* This overlay district provides sites suitable for the development of emergency shelters. It allows emergency shelters by right when they are developed in accordance with a set of standards and requirements. The allowance for emergency shelters supersedes any land use regulation for shelters of the base zone; otherwise, all regulations of the base zone apply.
- (EE) West Sand Creek Planned Development District (WSC District or West Sand Creek District).** **The West Sand Creek District is consistent with the Limited Development Area overlay land use designation within the Sand Creek Focus Area west of Deer Valley Road, as established by the West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative. This district is consistent with the "Estate Residential," "Low Density Residential," "Medium Low Density Residential," "Medium Density Residential," "Convenience Commercial," "Mixed Use," "Public/Quasi Public," and "Open Space" General Plan base land use designations. Consistent with the Initiative, this district allows a range of single-family housing types, including executive estate housing, age-restricted housing for seniors, suburban single-family detached housing for families or for seniors, as well as commercial uses, public and quasi-public uses, and substantial open space.**

2. Article 28 of the Zoning Code, entitled "Amendments," contains a section 9-5.2801, entitled "Authorized." That section is amended as follows:

§ 9-5.2801 AUTHORIZED.

This chapter may be amended by changing the zoning map or land use regulations. Notwithstanding any provision of the Municipal Code to the contrary, however, this Article shall not apply to any of the land within the Initiative Area of the West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative.

3. Article 27 of the Zoning Code, entitled "Design Review, Use Permits, Administrative Use Permits and Variances," contains a section 9-5.2706, entitled "Appeals; Design Review Board." That section is amended as follows:

§ 9-5.2706 APPEALS; DESIGN REVIEW BOARD.

In the event the applicant or other person is not satisfied with the architectural design criteria established by the Design Review Board, they may, within five days after such decision, appeal in writing to the Council in the same manner as an appeal for a use permit or variance, except that the appeal to the Council shall not be a public hearing. Notwithstanding the foregoing and any other provision of the Municipal Code to the contrary, the applicant, property owners and occupants, and stakeholders who reside in or own property within 300 feet of the subject site within the Limited Development Area established by the West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative shall be eligible to appeal pursuant to this section.

C. ESTABLISHMENT OF WEST SAND CREEK PLANNED DEVELOPMENT DISTRICT.

Attached as Exhibit L is a new Article 42 (including sections 9-5.4201 through 9-5.4205) to be known as the "West Sand Creek Planned Development District" ("**WSC District**" or "**West Sand Creek District**") and inserted into the Antioch Municipal Code immediately following existing Article 41 of the Municipal Code.

SECTION 7: DEVELOPMENT AGREEMENT.

Attached as Exhibit G is a Development Agreement between the City of Antioch and the holders of legal or equitable interests in the real property shown in DA Exhibit 1 and described in DA Exhibit 2 to the Development Agreement. To implement the provisions of this Initiative, and pursuant to the authority of Government Code sections 65864 *et seq.*, including section 65867.5 specifying that a development agreement is a legislative act that shall be approved by ordinance, the Development Agreement is hereby adopted as an ordinance of the City of Antioch and approved. Not later than ten (10) days following the Effective Date of this Initiative, the City shall complete the intentionally omitted information in the introductory paragraph of the Development Agreement and shall have the Development Agreement recorded with the County Clerk-Recorder.

SECTION 8: MITIGATION MEASURES.

To the maximum extent allowed by law, the citizens intend that the development of The Ranch within the Limited Development Area established pursuant to the West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative shall comply with the California Environmental Quality Act, Cal. Code Pub. Res. section 21000 *et seq.* and 14 Cal. Code Pub. Res. section 15000 *et seq.* (collectively, "**CEQA**") and any mitigation measures that may be adopted pursuant to CEQA to ensure full mitigation of any significant environmental impacts of the Project.

SECTION 9: EXEMPTIONS.

- A. This Initiative shall not apply to any of the following:
 1. Any law that, under federal or state law, is beyond the power of the local voters to enact by the power of initiative reserved to the people of California under the state constitution; and
 2. Any property that, as of the Effective Date, has a vested right under state or local law.
- B. In addition to the foregoing, this Initiative shall not apply to the extent, but only to the extent, that it would violate the constitution or laws of the United States or the State of California, as set forth below:
 1. If a property owner contends that any provision of this Initiative effects an unconstitutional taking of that owner's property, the City shall grant an exception to the application of that provision if the City finds, based on substantial evidence, that (a) application of the subject provision would constitute an unconstitutional taking of that owner's property, and (b) that any exception granted will allow additional development only to the minimum extent necessary to avoid such a taking.
 2. This takings subsection is intended to prevent this Initiative from unconstitutionally interfering with property rights and to avoid the potential fiscal impacts to the City of claims for just compensation based on allegations of such interference. This subsection is therefore intended to avoid a taking of property, not to provide a remedy for such a taking.

SECTION 10: PRE-ELECTION CHALLENGE.

We, the undersigned, registered, and qualified voters of the City of Antioch, County of Contra Costa, and signatories to the Notice of Intent to Circulate Petition, propose this Initiative to amend the City of Antioch General Plan and Municipal Code with respect to the land within the Initiative Area and to adopt a Development Agreement for a portion of the Limited Development Area commonly known as "The Ranch Property." The Limited Development Area within the flatter lands that comprise The Ranch Property would be developed with a comprehensive master-planned community that thoughtfully balances future development with respect for the site's important natural features, and that includes numerous extraordinary public benefits. We petition that this Initiative be submitted to

the City Council for adoption, without change, or for submission to the voters of Antioch. If a pre-election challenge is filed regarding this Initiative, we request that the severance clause set forth in section 15 of the Initiative be applied to this entire petition, and we declare that we would have signed this petition, and each word of it, irrespective of the fact that any other word, condition, or application to any situation be held invalid.

SECTION 11: CONFLICT WITH OTHER MEASURES.

- A. In approving this Initiative, it is the citizens' intent to create a complete regulatory scheme to govern the future use and development of the Initiative Area. To ensure this intent is not frustrated, this Initiative is presented to the citizens as an alternative to, and with the express intent that it will compete with, any and all citizen initiatives or measures adopted by the City Council at the same public hearing or placed on the same ballot as this Initiative and that would, if approved, limit the use or development or otherwise regulate in any way any part of the Initiative Area in any manner whatsoever (each, a "**Conflicting Initiative**").
- B. In the event this Initiative and one or more Conflicting Initiatives are adopted by the City Council at the same public hearing or by the voters at the same election, then it is the citizens' intent that the measure that receives the greatest vote of the City Council or the greatest number of affirmative votes by Antioch voters shall control in its entirety and any such other measure or measures shall be rendered void in its entirety and without any legal effect. It is also the citizens' intent that, if the City Council adopts this Initiative and one or more Conflicting Initiatives at the same public meeting or hearing and each measure receives the same vote, the West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative shall control and take effect on all of the lands that comprise the Initiative Area to the maximum extent legally possible.
- C. In no event shall this Initiative be interpreted in a manner that would allow its operation in conjunction with the non-conflicting provisions of any Conflicting Initiative. If this Initiative is approved by the City Council at the same public hearing or the voters at the same election, and such Conflicting Initiative is later held invalid for any reason, this Initiative shall be self-executing and given full force of law.

SECTION 12: IMPLEMENTATION.

- A. Upon the Effective Date, the City is directed to promptly take all appropriate administrative and clerical actions needed to implement this Initiative. Subject to the exceptions set forth in Section 4 and Section 12(B), below, this Initiative is considered adopted and effective upon the earliest date legally possible after the City Council adopts this Initiative or the Elections Official certifies the vote on the Initiative by the voters of the City of Antioch.
- B. Upon the Effective Date, the provisions of Section 5 are hereby inserted into the General Plan; except that if the four amendments of the General Plan allowed by state law for any calendar year have already been utilized in the year in which this Initiative becomes effective, the General Plan Amendments set forth here shall be the first amendments inserted into the General Plan on January 1 of the next year. At such time as the General Plan Amendments are inserted in the General Plan, any provisions of City law inconsistent with those General Plan Amendments shall be void and unenforceable to the extent of such inconsistency. Notwithstanding anything contained in this Initiative to the contrary and subject to the requirements of Measure K, the provisions set forth in Sections 5(C)(5), 5(C)(11), 5(C)(13), 5(D)(4), 5(D)(8), 5(D)(15), and 5(L)(1) of this Initiative are amended, effective January 1, 2021, upon the expiration of Measure K.
- C. Upon the Effective Date, the provisions of section 6 of this Initiative are hereby inserted into the Municipal Code, and any provision of the Municipal Code that is inconsistent with the General Plan Amendments adopted by this Initiative shall not be enforced. However, in no event shall the Municipal Code amendments set forth in this Initiative become effective prior to the effectiveness of the General Plan Amendments, as may be applicable. Notwithstanding the foregoing, the Municipal Code amendments set forth in this Initiative are not dependent on the General Plan Amendments that take effect January 1, 2021, upon the expiration of Measure K.
- D. The General Plan in effect on the date of filing of the Notice of Intent to Circulate Petition ("**Filing Date**"), and the General Plan as amended by this Initiative, comprise an integrated, internally consistent, and compatible statement of land use goals and policies for the City. To ensure that the City's General Plan remains an integrated, internally consistent, and compatible statement of goals and policies for the City, any provision of the General Plan that is adopted between the Filing Date and the Effective Date of the General Plan amendments adopted by this Initiative, or that is invalidated by a court of competent jurisdiction at any time following the Filing Date, shall, to the extent that such interim-enacted or judicially-invalidated provision is inconsistent with the General Plan Amendments adopted by this Initiative, be amended as soon as possible, and in the manner and time required by state law, to ensure consistency between the provisions adopted by the Initiative and other elements of the General Plan.
- E. Upon the Effective Date, the Mayor is authorized and directed to sign the Development Agreement on behalf of the City and the City is directed to promptly take all appropriate and required actions pursuant to the Development Agreement.
- F. Upon the Effective Date, City staff are directed to take promptly such administrative and clerical steps as may be required to implement this Initiative. City staff are further directed to reorganize, reorder, and renumber the General Plan and Municipal Code if and as necessary to further the purposes of this Initiative.
- G. The City Council shall take all steps necessary to defend vigorously any challenge to the validity or constitutionality of this Initiative in any pre-election or post-election legal proceeding.
- H. Upon the Effective Date, the City may not take any action, including approving tentative subdivision maps, that is inconsistent with this Initiative. Furthermore, the City is directed to expeditiously and diligently process, in accordance with applicable federal, state, and local law, all subsequent actions to implement the purposes of this Initiative, including but not limited to subdivision maps and issuance of grading and building permits.
- I. To the extent allowed by law, the voters of Antioch hereby authorize and direct City staff and officials to amend any elements or provisions of the General Plan and Municipal Code, including all exhibits and figures and implementation programs or policies, as soon as possible, to implement this Initiative and to ensure consistency and correlation between this Initiative and other elements of the General Plan and Municipal Code. The preceding sentence shall be interpreted broadly pursuant to *Pala Band of Mission Indians v. Board of Supervisors*, 54 Cal.App.4th 565 (1997), to promote the requirements that a general plan constitute an integrated and consistent document.

- J. Upon the Effective Date, any provision of the Municipal Code that is inconsistent with the General Plan Amendments enacted by this Initiative shall be deemed null and void and shall not be enforced.

SECTION 13: AMENDMENT.

- A. With the specific exceptions set forth in this Section 13, this Initiative may only be amended or repealed, pursuant to California Elections Code section 9217, by majority of the voters in the City voting in an election held in accordance with state law:
1. The Development Agreement may be amended as provided in Government Code section 65868.
 2. The matters adopted in Sections 5 and 6 of this Initiative may be renumbered, without a vote of the people, so long as doing so effects no substantive change to the contents of this Initiative. Clerical changes to reproduce or relocate any text or diagram of this Initiative may be made, without a vote of the people, so long as doing so effects no substantive change. Text and the portions of diagrams that are included in this Initiative for reference or context purposes only may be amended, supplemented, or repealed according to the same procedures that would apply if this Initiative had not been enacted, without a vote of the people, provided that doing so does not result in any provisions inconsistent with the remainder of this Initiative. Corrections may be made to fix any typographical or clerical errors in this Initiative, without a vote of the people, provided that doing so effects no substantive change.
 3. Provisions of the General Plan amended by this Initiative, and of the West Sand Creek Planned Development District adopted by this Initiative, may be amended without a public vote only under one of the following specific circumstances:
 - (a) The City Council makes a finding, supported by substantial evidence, that failure to amend would constitute an unconstitutional taking of a landowner's property;
 - (b) The City Council makes a finding, supported by substantial evidence, that failure to amend would conflict with the Department of Housing and Community Development's certification of the City's Housing Element or other state housing laws; or
 - (c) Upon application by any person having a legal or equitable interest in real property located within the Limited Development Area established by the Initiative, for the development of property within the Limited Development Area, or representative of any person authorized to apply for such amendment, with the approval of the City Council, if the proposed amendment (1) is consistent with the purposes and intent of the West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative and (2) would not cause the anticipated maximum General Plan build out in the City to exceed the maximum number of dwelling units in the Sand Creek Focus Area as set forth in Table 4.B. Notwithstanding the foregoing, the City shall not disapprove an amendment to the General Plan and/or the West Sand Creek Planned Development District unless it makes written findings, based on a preponderance of evidence in the record, that the proposed amendment would have a specific, adverse impact on the public health or safety, and there is no method to satisfactorily mitigate or avoid the specific adverse impact without denying the amendment.

SECTION 14: INTERPRETATION.

- A. This Initiative must be interpreted so as to be consistent with all federal and state laws, rules, and regulations. If any section, sub-section, sentence, clause, phrase, part, or a portion of this Initiative is held to be invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this Initiative. The voters of Antioch declare that this Initiative, each section, sub-section, sentence, clause, phrase, part, or portion thereof, would have been adopted or passed irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases, part, or portion is found to be invalid. If any provision of this Initiative is held invalid as applied to any person or circumstance, such invalidity does not affect any application of this Initiative that can be given effect without the invalid application.
- B. If any portion of this Initiative is held by a court of competent jurisdiction to be invalid, we the people of Antioch indicate our strong desire that: (i) the City Council use its best efforts to sustain and re-enact that portion; and (ii) the City implement this Initiative by taking all steps possible to cure any inadequacies or deficiencies identified by the court in a manner consistent with the express and implied intent of this Initiative, including adopting or reenacting any such portion in a manner consistent with the intent of this Initiative.
- C. This Initiative must be broadly construed and implemented in order to achieve the purposes stated above. It is the intent of the voters that the provisions of this Initiative be interpreted and implemented by the City and others in a manner that facilitates the purposes set forth in this Initiative. To ensure that the voters' intent prevails, words in this Initiative shall be interpreted according to the intent expressed in this Initiative, and shall be applied according to their plain meaning. In the event the plain meaning is not clear, we the people of Antioch declare our intent that this Initiative be interpreted in light of the ballot materials and campaign materials offered in favor of this Initiative. We also declare that we adopt our findings based upon our general knowledge of Antioch geography, planning, development, community needs and desires, and upon those campaign materials that are offered to the public in favor of this Initiative.
- D. Any titles of the sections or subsections of this Initiative are inserted for convenience of reference only and shall be disregarded in interpreting, applying or implementing any part of the provisions of this Initiative.

SECTION 15: SEVERABILITY.

If any word or words of this Initiative, or its application to any situation, are held invalid or unenforceable, in a final judgment that is no longer subject to rehearing, review, or appeal by a court of competent jurisdiction, then the word or words are severed, and the remaining parts of this Initiative, and the application of any part of this Initiative to other situations, shall continue in full force and effect to the maximum extent legally possible consistent with the purposes stated herein. We, the people of Antioch, declare that we would have adopted this Initiative, and each word of it, irrespective of the fact that any other word, condition, or application to any situation, be held invalid for any reason. It is our intent that any portion of this Initiative that can lawfully be implemented be implemented, even

if doing so would otherwise appear trivial or inconsequential, and even if the valid portion appears intertwined with the invalidated portion. It is also our intent that if severance is being considered, each enactment (General Plan, Municipal Code, and Development Agreement), each section, each paragraph, each phrase, and each word of this Initiative be interpreted to be complete in itself and functionally and grammatically separate from each other word.

SECTION 16: STATUTE OF LIMITATIONS.

Unless a shorter statute is enacted by the state legislature, all provisions of this Initiative shall be deemed subject to Government Code section 65009(c), and no action or proceeding challenging all or any part of this Initiative shall be maintained unless commenced and served within 90 days of the City Council's decision. We intend the date of the City Council's decision to be the date at which the City Council adopts the Initiative, or of the date the City Council declares the vote on this Initiative. If such date cannot lawfully be deemed the date of the City Council's decision, then we intend the date of the City Council's decision to be the earliest possible lawful date.

SECTION 17: INCORPORATION OF EXHIBITS.

The following exhibits are incorporated by reference and comprise part of this Initiative for all purposes.

Exhibit A: Initiative Area Property Map.

Exhibit B: Initiative Area Legal Description.

Exhibit C: Restricted Development Area Property Map.

Exhibit D: Restricted Development Area Legal Description.

Exhibit E: Limited Development Area Property Map.

Exhibit F: Limited Development Area Legal Description.

Exhibit G: Development Agreement.

Exhibit H: The Ranch Property Map.

Exhibit I: The Ranch Legal Description.

Exhibit J: Existing Figure 4.12 (Voter Approved Urban Limit Line).

Exhibit K: West Sand Creek Planned Development District.

Exhibit L: Amended General Plan Land Use Map.

Exhibit M: Existing General Plan Land Use Map.

Exhibit N: Table 4.A (Appropriate Land Use Types).

Exhibit O: Table 4.B (Anticipated Maximum General Plan Build Out in the City of Antioch).

Exhibit P: Table 4.D (Anticipated Maximum General Plan Build Out in the General Plan Study Area).

Exhibit Q: Amended Figure 4.8 (Sand Creek Focus Area).










Exhibit R: Existing Figure 4.8 (Sand Creek Focus Area).

Exhibit S: Amended Figure 7.1 (Circulation).

Exhibit T: Existing Figure 7.1 (Circulation).

Exhibit U: Existing Flood Hazard Map.

LEGEND

-  INITIATIVE AREA BOUNDARY
-  PROPERTY LINE
-  SECTION LINE
-  INITIATIVE AREA
-  DEER VALLEY ROAD
-  17
-  POC
-  POB
-  B.O.B.
- STREET NAME
- SECTION NUMBER
- POINT OF COMMENCEMENT
- POINT OF BEGINNING
- BASIS OF BEARINGS

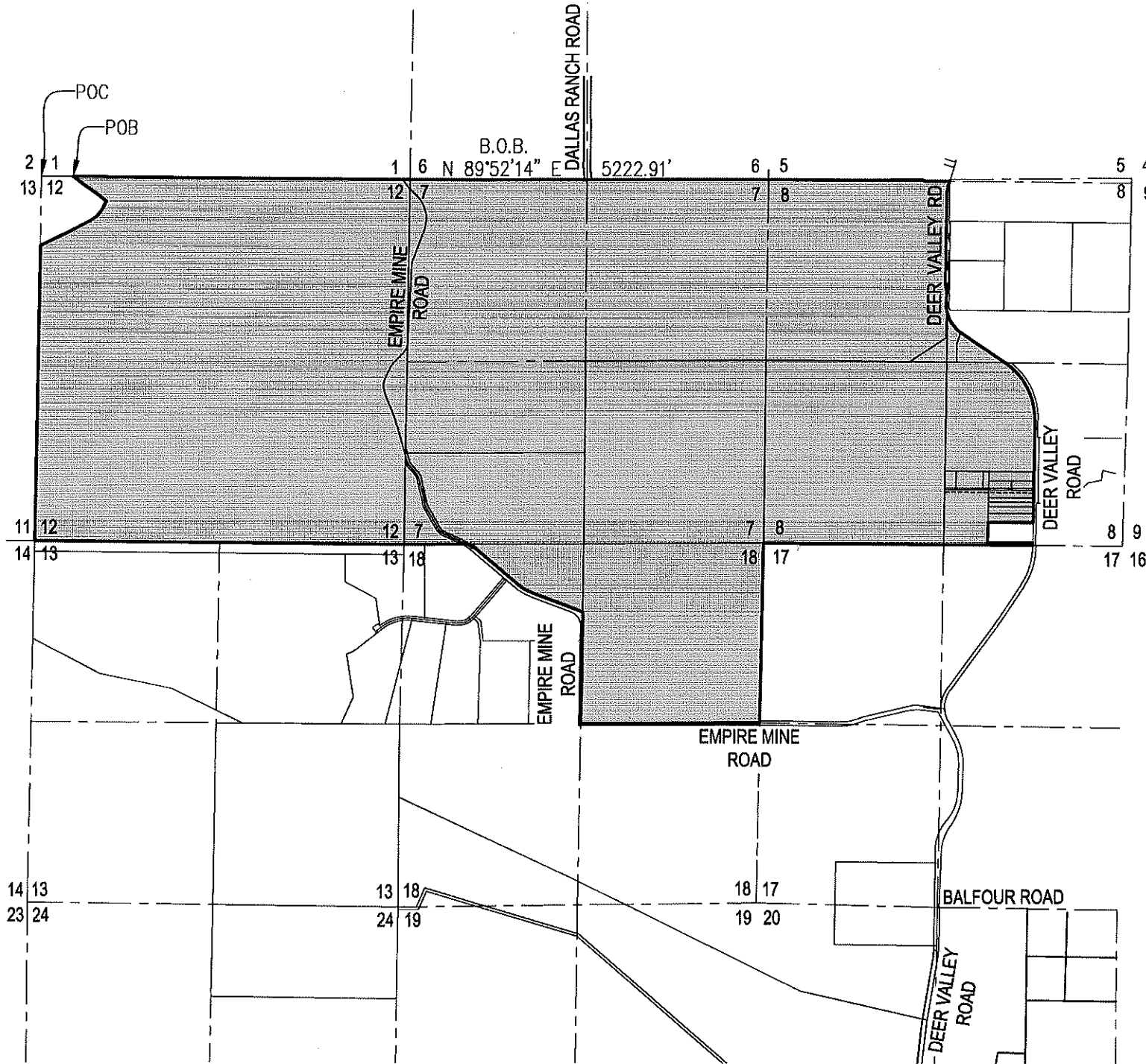
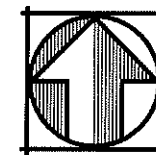



EXHIBIT A INITIATIVE AREA PROPERTY

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
DATE: APRIL 26, 2018 SCALE: 1" = 2000'





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SAN RAMON, CALIFORNIA (925) 866-0222
SACRAMENTO, CALIFORNIA (916) 375-1877

APRIL 26, 2018
JOB NO.: 1133-020

EXHIBIT 'B'
LEGAL DESCRIPTION
INITIATIVE AREA
ANTIOCH, CALIFORNIA

REAL PROPERTY, SITUATE IN THE INCORPORATED TERRITORY OF THE CITY OF ANTIOCH, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 1 EAST, MOUNT DIABLO BASELINE AND MERIDIAN, TOGETHER WITH ALL OF SECTION 7 AND PORTIONS OF SECTION 8 AND SECTION 18, TOWNSHIP 1 NORTH, RANGE 2 EAST, MOUNT DIABLO BASELINE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12, AS SAID CORNER AND SECTION ARE SHOWN AND SO DESIGNATED ON PARCEL MAP MS 303-01, 'ZEKA RANCH', FILED FOR RECORD FEBRUARY 27, 2002, IN BOOK 183 OF PARCEL MAPS AT PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY;

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG THE NORTHERLY LINE OF SAID SECTION 12, SOUTH 89°34'28" EAST 455.39 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, CONTINUING ALONG SAID NORTHERLY LINE, SOUTH 89°34'28" EAST 4,912.90 FEET, TO THE CORNER COMMON TO SECTIONS 1 AND 12, T1N, R1E AND SECTIONS 6 AND 7, T1N, R2E, MDB&M AND THE SOUTHWEST CORNER OF SUBDIVISION 7377, 'DALLAS RANCH 7', FILED FOR RECORD NOVEMBER 22, 1996, IN BOOK 390 OF MAPS AT PAGE 1, IN SAID OFFICE OF THE COUNTY RECORDER;

THENCE, LEAVING SAID SECTION CORNER, ALONG THE NORTHERLY LINE OF SAID SECTION 7, NORTH 89°52'14" EAST 5,222.91 FEET, TO THE CORNER COMMON TO SECTIONS 5, 6, 7, AND 8, T1N, R2E, MDB&M, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SUBDIVISIONS 8312, 'DIABLO WEST- UNIT 7', FILED FOR RECORD OCTOBER 14, 1999, IN BOOK 416 OF MAPS AT PAGE 23, IN SAID OFFICE OF THE COUNTY RECORDER;

THENCE, LEAVING SAID SECTION CORNER, ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION 8312 (416 M 23) THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 89°28'20" EAST 1,311.19 FEET,
- 2) NORTH 89°40'03" EAST 928.91 FEET,
- 3) SOUTH 65°02'27" EAST 33.72 FEET,

- 4) SOUTH 89°28'20" EAST 363.60 FEET, TO THE WESTERLY LINE OF DEER VALLEY ROAD;

THENCE, ALONG SAID WESTERLY LINE, THE FOLLOWING NINE (9) COURSES:

- 1) ALONG THE ARC OF A NON-TANGENT 1,408.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 72°57'20" EAST, THROUGH A CENTRAL ANGLE OF 07°12'24", AN ARC DISTANCE OF 177.10 FEET,
- 2) SOUTH 00°35'57" WEST 1,335.56 FEET,
- 3) ALONG THE ARC OF A NON-TANGENT 1,458.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 80°38'00" EAST, THROUGH A CENTRAL ANGLE OF 03°08'39", AN ARC DISTANCE OF 80.01 FEET,
- 4) SOUTH 00°35'57" WEST 191.77 FEET,
- 5) ALONG THE ARC OF A NON-TANGENT 519.99 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 89°58'37" EAST, THROUGH A CENTRAL ANGLE OF 57°40'46", AN ARC DISTANCE OF 523.47 FEET,
- 6) SOUTH 56°07'16" EAST 752.74 FEET,
- 7) ALONG THE ARC OF A NON-TANGENT 975.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 33°50'04" WEST, THROUGH A CENTRAL ANGLE OF 56°48'13", AN ARC DISTANCE OF 966.62 FEET,
- 8) SOUTH 89°21'44" EAST 5.00 FEET,
- 9) SOUTH 00°38'16" WEST 1500.85 FEET, TO THE EXTERIOR BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE GRANT DEED TO NUNN RECORDED SEPTEMBER 29, 2017, AS DOCUMENT NO. 2017-0179324, IN SAID OFFICE OF THE COUNTY RECORDER;

THENCE, ALONG SAID EXTERIOR BOUNDARY THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 89°35'54" WEST 659.94 FEET,
- 2) SOUTH 00°38'16" EAST 297.00 FEET,
- 3) SOUTH 89°35'54" EAST 659.99 FEET, TO SAID WESTERLY LINE OF DEER VALLEY ROAD;

THENCE, ALONG SAID WESTERLY LINE, SOUTH 00°38'16" EAST 33.00 FEET, TO THE SOUTHERLY LINE OF SAID SECTION 8 (T1N, R2E, MDB&M);

THENCE, LEAVING SAID WESTERLY LINE, ALONG SAID SOUTHERLY LINE, THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 89°35'54" WEST 1,302.44 FEET,
- 2) NORTH 89°33'18" WEST 2,618.30 FEET, TO THE CORNER COMMON TO SECTIONS 7, 8, 17 AND 18, TOWNSHIP 1 NORTH, RANGE 2 EAST, MOUNT DIABLO BASELINE AND MERIDIAN;

THENCE, LEAVING SAID SECTION CORNER, ALONG THE EASTERLY LINE OF SAID SECTION 18, SOUTH 00°50'47" WEST 2,612.31 FEET, TO THE QUARTER CORNER COMMON TO SECTIONS 18 AND 17 (T1N, R2E, MDB&M);

THENCE, LEAVING SAID QUARTER CORNER, ALONG THE EAST-WEST CENTER SECTION LINE OF SECTION 18, SOUTH 89°43'49" WEST 2,614.12 FEET, TO THE CENTER QUARTER CORNER OF SECTION 18;

THENCE, LEAVING SAID CENTER QUARTER CORNER, ALONG THE NORTH-SOUTH CENTER SECTION LINE OF SECTION 18, NORTH 00°45'09" EAST 1,619.49 FEET;

THENCE, LEAVING SAID NORTH-SOUTH CENTER SECTION LINE, ALONG THE NORTHERLY RIGHT OF WAY OF EMPIRE MINE ROAD, THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 69°18'33" WEST 803.21 FEET,
- 2) ALONG THE ARC OF A TANGENT 620.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 19°32'55", AN ARC DISTANCE OF 211.54 FEET,
- 3) NORTH 49°45'38" WEST 851.52 FEET,
- 4) ALONG THE ARC OF A TANGENT 680.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05°55'10", AN ARC DISTANCE OF 70.25 FEET, TO THE SOUTHERLY LINE OF SAID SECTION 7 (T1N, R2E, MDB&M)

THENCE, SOUTH 89°42'24" WEST 966.59 FEET, TO THE CORNER COMMON TO SECTIONS 12 AND 13, TOWNSHIP 1 NORTH, RANGE 1 EAST, AND SECTIONS 7 AND 18, TOWNSHIP 1 NORTH, RANGE 2 EAST, MDB&M;

THENCE, LEAVING SAID SECTION CORNER, ALONG THE SOUTHERLY LINE OF SAID SECTION 12, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID ZECA RANCH (183 PM 13), NORTH 89°33'47" WEST 5,376.31 FEET, TO THE CORNER COMMON TO SECTIONS 11, 12, 13 AND 14, TOWNSHIP 1 NORTH, RANGE 1 EAST, MOUNT DIABLO BASELINE AND MERIDIAN;

THENCE, LEAVING SAID SECTION CORNER, ALONG THE WESTERLY LINE OF SAID SECTION 12 AND SAID ZECA RANCH (183 PM 13), NORTH 00°43'32" EAST

4,287.98 FEET, TO THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 6, IN THE GRANT DEED TO EAST BAY REGIONAL PARK DISTRICT, RECORDED MARCH 16, 1973, IN BOOK 6890 OF OFFICIAL RECORDS AT PAGE 918, IN SAID OFFICE OF THE COUNTY RECORDER;

THENCE, ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID PARCEL (6890 OR 918), AS SAID PARCEL IS SHOWN AND SO DESIGNATED ON SAID PARCEL MAP (183 PM 13), THE FOLLOWING TEN (10) COURSES:

- 1) NORTH 64°04'40" EAST 470.50 FEET,
- 2) NORTH 62°07'16" EAST 340.60 FEET,
- 3) NORTH 56°34'57" EAST 92.76 FEET,
- 4) NORTH 45°36'25" EAST 71.10 FEET,
- 5) NORTH 36°40'00" EAST 76.07 FEET,
- 6) NORTH 26°34'38" EAST 54.04 FEET,
- 7) NORTH 24°25'18" EAST 79.38 FEET,
- 8) NORTH 53°05'23" WEST 226.60 FEET,
- 9) NORTH 54°45'32" WEST 134.81 FEET,
- 10) NORTH 53°28'56" WEST 243.17 FEET TO SAID POINT OF BEGINNING.

CONTAINING 1,848.19 ACRES OF LAND, MORE OR LESS.

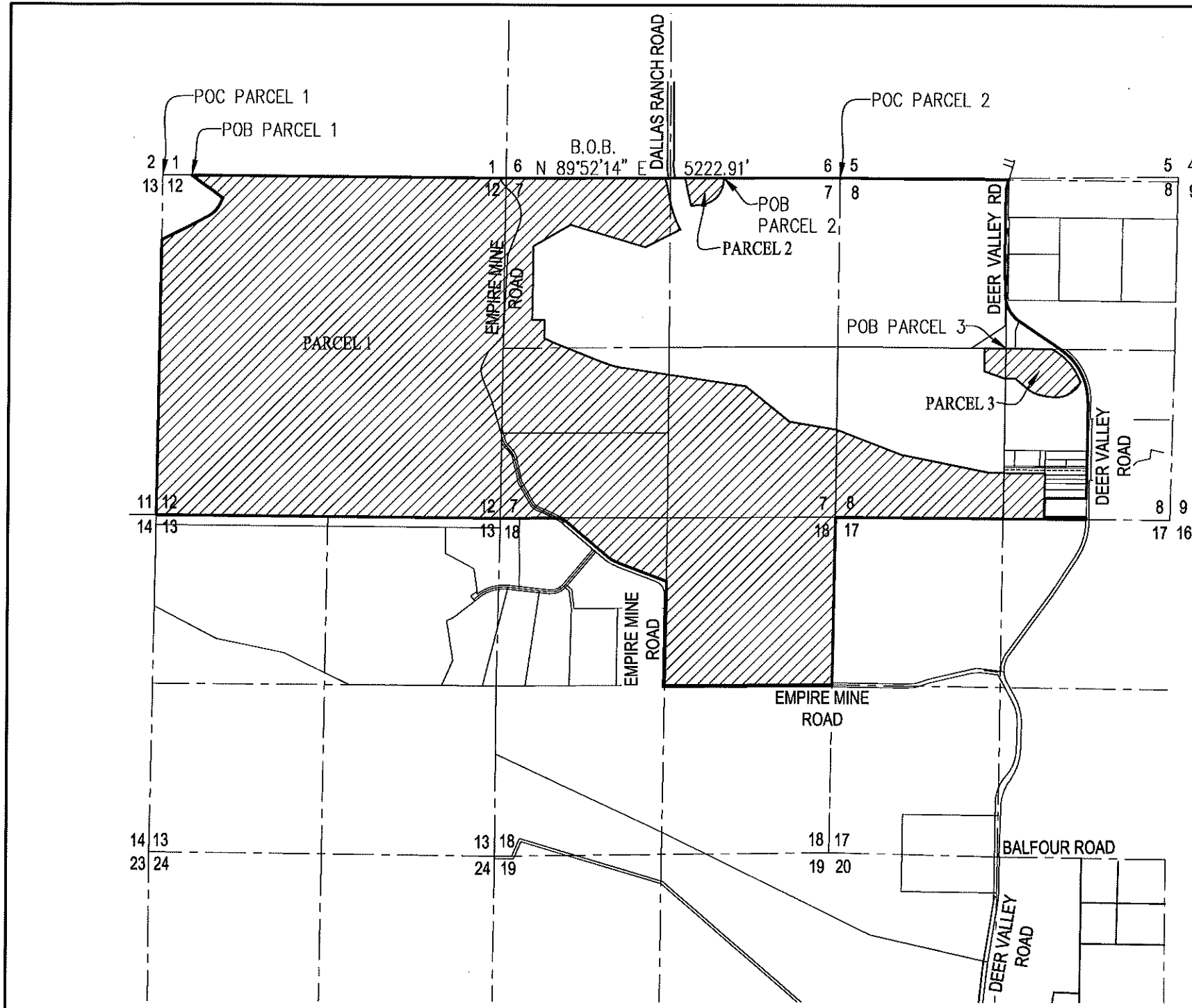


END OF DESCRIPTION

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J G CIA, P.L.S.
L.S. NO. 5285

04-26-2018



LEGEND










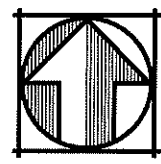

-  INITIATIVE AREA
-  PROPERTY LINE
-  SECTION LINE
-  RESTRICTED DEV. AREA
-  DEER VALLEY ROAD
-  17
-  POC
-  POB
-  B.O.B.
- STREET NAME
- SECTION NUMBER
- POINT OF COMMENCEMENT
- POINT OF BEGINNING
- BASIS OF BEARINGS

EXHIBIT C
RESTRICTED
DEVELOPMENT AREA

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
 DATE: APRIL 26, 2018 SCALE: 1" = 2000'





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SAN RAMON, CALIFORNIA (925) 698 - 0322
 SACRAMENTO, CALIFORNIA (916) 375 - 1877

APRIL 26, 2018
JOB NO.: 1133-020

EXHIBIT 'D'
LEGAL DESCRIPTION
RESTRICTED DEVELOPMENT AREA
ANTIOCH, CALIFORNIA

REAL PROPERTY, SITUATE IN THE INCORPORATED TERRITORY OF THE CITY OF ANTIOCH, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 1 EAST, MOUNT DIABLO BASELINE AND MERIDIAN, TOGETHER WITH ALL OF SECTION 7 AND PORTIONS OF SECTION 8 AND SECTION 18, TOWNSHIP 1 NORTH, RANGE 2 EAST, MOUNT DIABLO BASELINE AND MERIDIAN, CONSISTING OF THREE (3) PARCELS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12, AS SAID CORNER AND SECTION ARE SHOWN AND SO DESIGNATED ON PARCEL MAP MS 303-01, 'ZEKA RANCH', FILED FOR RECORD FEBRUARY 27, 2002, IN BOOK 183 OF PARCEL MAPS AT PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY;

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG THE NORTHERLY LINE OF SAID SECTION 12, SOUTH 89°34'28" EAST 455.39 FEET TO THE **POINT OF BEGINNING** FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, CONTINUING ALONG SAID NORTHERLY LINE, SOUTH 89°34'28" EAST 4,912.90 FEET, TO THE CORNER COMMON TO SECTIONS 1 AND 12, T1N, R1E AND SECTIONS 6 AND 7, T1N, R2E, MDB&M AND THE SOUTHWEST CORNER OF SUBDIVISION 7377, 'DALLAS RANCH 7', FILED FOR RECORD NOVEMBER 22, 1996, IN BOOK 390 OF MAPS AT PAGE 1, IN SAID OFFICE OF THE COUNTY RECORDER;

THENCE, LEAVING SAID SECTION CORNER, ALONG THE NORTHERLY LINE OF SAID SECTION 7, NORTH 89°52'14" EAST 2,499.30 FEET;

THENCE, LEAVING SAID NORTHERLY LINE, ALONG THE ARC OF A NON-TANGENT 1,600.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 80°17'13" EAST, THROUGH A CENTRAL ANGLE OF 02°09'38", AN ARC DISTANCE OF 60.33 FEET;

THENCE, SOUTH 11°52'25" EAST 300.00 FEET;

THENCE, ALONG THE ARC OF A TANGENT 1,666.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°28'09", AN ARC DISTANCE OF 478.88 FEET;

THENCE, SOUTH 63°23'31" WEST 617.60 FEET;

THENCE, NORTH 73°25'57" WEST 1217.14 FEET;

THENCE, SOUTH 60°01'12" WEST 668.76 FEET;

THENCE, SOUTH 00°38'09" WEST 1,148.91 FEET;

THENCE, SOUTH 89°21'51" EAST 190.98 FEET;

THENCE, SOUTH 00°38'09" WEST 284.64 FEET;

THENCE, SOUTH 66°10'27" EAST 183.59 FEET;

THENCE, SOUTH 68°21'23" EAST 778.33 FEET;

THENCE, ALONG THE ARC OF A TANGENT 1,756.73 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12°44'39", AN ARC DISTANCE OF 390.74 FEET;

THENCE, SOUTH 81°39'41" EAST 1,908.17 FEET;

THENCE, SOUTH 51°01'25" EAST 877.98 FEET;

THENCE, SOUTH 80°27'52" EAST 746.69 FEET;

THENCE, SOUTH 69°04'06" EAST 1,100.07 FEET;

THENCE, SOUTH 78°46'42" EAST 1,408.31 FEET;

THENCE, SOUTH 89°38'59" EAST 850.00 FEET, TO THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS 'PARCEL THREE' IN THE GRANT DEED TO GRANDIN, RECORDED FEBRUARY 11, 2008, AS DOCUMENT NO. 2008-0028801, IN SAID OFFICE OF THE COUNTY RECORDER;

THENCE, ALONG SAID EASTERLY LINE AND THE EASTERLY LINE OF THAT CERTAIN PARCEL DESCRIBED AS PARCEL TWO IN THE GRANT DEED TO LEUNG RECORDED MARCH 18, 1999, AS DOCUMENT NO. 1999-0074017, IN SAID OFFICE OF THE COUNTY RECORDER, SOUTH 00°38'59" WEST 712.69 FEET, TO THE SOUTHERLY LINE OF SAID SECTION 8 (T1N, R2E, MDB&M);

THENCE, ALONG SAID SOUTHERLY LINE, THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 89°35'54" WEST 642.44 FEET,

- 2) NORTH $89^{\circ}33'18''$ WEST 2,618.30 FEET, TO THE CORNER COMMON TO SECTIONS 7, 8, 17 AND 18, TOWNSHIP 1 NORTH, RANGE 2 EAST, MOUNT DIABLO BASELINE AND MERIDIAN;

THENCE, LEAVING SAID SECTION CORNER, ALONG THE EASTERLY LINE OF SAID SECTION 18, SOUTH $00^{\circ}50'47''$ WEST 2,612.31 FEET, TO THE QUARTER CORNER COMMON TO SECTIONS 18 AND 17 (T1N, R2E, MDB&M);

THENCE, LEAVING SAID QUARTER CORNER, ALONG THE EAST-WEST CENTER SECTION LINE OF SECTION 18, SOUTH $89^{\circ}43'49''$ WEST 2,614.12 FEET, TO THE CENTER QUARTER CORNER OF SECTION 18;

THENCE, LEAVING SAID CENTER QUARTER CORNER, ALONG THE NORTH-SOUTH CENTER SECTION LINE OF SECTION 18, NORTH $00^{\circ}45'09''$ EAST 1,619.49 FEET;

THENCE, LEAVING SAID NORTH-SOUTH CENTER SECTION LINE, ALONG THE NORTHERLY RIGHT OF WAY OF EMPIRE MINE ROAD, THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH $69^{\circ}18'33''$ WEST 803.21 FEET,
- 2) ALONG THE ARC OF A TANGENT 620.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF $19^{\circ}32'55''$, AN ARC DISTANCE OF 211.54 FEET,
- 3) NORTH $49^{\circ}45'38''$ WEST 851.52 FEET,
- 4) ALONG THE ARC OF A TANGENT 680.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $05^{\circ}55'10''$, AN ARC DISTANCE OF 70.25 FEET, TO THE SOUTHERLY LINE OF SAID SECTION 7 (T1N, R2E, MDB&M)

THENCE, SOUTH $89^{\circ}42'24''$ WEST 966.59 FEET, TO THE CORNER COMMON TO SECTIONS 12 AND 13, TOWNSHIP 1 NORTH, RANGE 1 EAST, AND SECTIONS 7 AND 18, TOWNSHIP 1 NORTH, RANGE 2 EAST, MDB&M;

THENCE, LEAVING SAID SECTION CORNER, ALONG THE SOUTHERLY LINE OF SAID SECTION 12, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID ZECA RANCH (183 PM 13), NORTH $89^{\circ}33'47''$ WEST 5,376.31 FEET, TO THE CORNER COMMON TO SECTIONS 11, 12, 13 AND 14, TOWNSHIP 1 NORTH, RANGE 1 EAST, MOUNT DIABLO BASELINE AND MERIDIAN;

THENCE, LEAVING SAID SECTION CORNER, ALONG THE WESTERLY LINE OF SAID SECTION 12 AND SAID ZECA RANCH (183 PM 13), NORTH $00^{\circ}43'32''$ EAST 4,287.98 FEET, TO THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 6, IN THE GRANT DEED TO EAST BAY REGIONAL PARK DISTRICT, RECORDED MARCH 16, 1973, IN BOOK 6890 OF OFFICIAL RECORDS AT PAGE 918, IN SAID OFFICE OF THE COUNTY RECORDER;

THENCE, ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID PARCEL (6890 OR 918), AS SAID PARCEL IS SHOWN AND SO DESIGNATED ON SAID PARCEL MAP (183 PM 13), THE FOLLOWING TEN (10) COURSES:

- 1) NORTH 64°04'40" EAST 470.50 FEET;
- 2) NORTH 62°07'16" EAST 340.60 FEET;
- 3) NORTH 56°34'57" EAST 92.76 FEET;
- 4) NORTH 45°36'25" EAST 71.10 FEET;
- 5) NORTH 36°40'10" EAST 76.07 FEET;
- 6) NORTH 26°34'38" EAST 54.04 FEET;
- 7) NORTH 24°25'18" EAST 79.20 FEET;
- 8) NORTH 53°05'23" WEST 226.89 FEET;
- 9) NORTH 54°45'32" WEST 134.81 FEET;
- 10) NORTH 53°28'56" WEST 243.17 FEET TO SAID **POINT OF BEGINNING**.

CONTAINING OR 1,221.14 ACRES OF LAND, MORE OR LESS.

PARCEL 2

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7, AS SAID CORNER AND SECTION ARE SHOWN AND SO DESIGNATED ON THE CERTIFICATE OF APPROVAL RECORDED JULY 13, 1999, AS DOCUMENT NO. 1999-0183479, IN SAID OFFICE OF THE COUNTY RECORDER;

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG THE NORTHERLY LINE OF SAID SECTION 7, SOUTH 89°52'14" WEST 1814.88 FEET TO THE **POINT OF BEGINNING** FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, ALONG THE ARC OF A NON-TANGENT 388.51 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 85°46'30" WEST, THROUGH A CENTRAL ANGLE OF 91°07'39", AN ARC DISTANCE OF 617.91 FEET;

THENCE, SOUTH 83°42'39" WEST 139.64 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 1,366.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 72°06'16"

EAST, THROUGH A CENTRAL ANGLE OF 06°01'19", AN ARC DISTANCE OF 143.57 FEET;

THENCE, NORTH 11°52'25" WEST 298.19 FEET;

THENCE, NORTH 89°52'14" EAST 603.48 FEET TO SAID POINT OF BEGINNING.

CONTAINING 4.64 ACRES OF LAND, MORE OR LESS.

PARCEL 3

BEGINNING AT THE CENTER CORNER OF SAID SECTION 8, AS SAID CORNER AND SECTION ARE SHOWN AND SO DESIGNATED ON THE OFFICIAL MAP OF MINOR SUBDIVISION 55-83 (MS 55-83), FILED FOR RECORD MAY 14, 1985, IN BOOK 116 OF PARCEL MAPS, AT PAGE 1, IN SAID OFFICE OF THE COUNTY RECORDER;

THENCE, FROM SAID POINT OF BEGINNING, ALONG THE CENTER SECTION LINE SOUTH 89°26'48" EAST 715.42 FEET;

THENCE, LEAVING SAID CENTER SECTION LINE, ALONG THE ARC OF A NON-TANGENT 908.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 26°21'01" WEST, THROUGH A CENTRAL ANGLE OF 44°39'43", AN ARC DISTANCE OF 707.79 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 440.94 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 62°09'27" WEST, THROUGH A CENTRAL ANGLE OF 66°51'38", AN ARC DISTANCE OF 514.54 FEET;

THENCE, ALONG THE ARC OF A COMPOUND 1,411.26 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 04°42'11" EAST, THROUGH A CENTRAL ANGLE OF 08°07'12", AN ARC DISTANCE OF 200.01 FEET;

THENCE, ALONG THE ARC OF A COMPOUND 486.99 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 12°49'23" EAST, THROUGH A CENTRAL ANGLE OF 26°27'57", AN ARC DISTANCE OF 224.95 FEET;

THENCE, NORTH 50°42'40" WEST 251.03 FEET;

THENCE, WEST 160.00 FEET;

THENCE, NORTH 70°12'29" WEST 348.29 FEET;

THENCE, NORTH 00°33'12" EAST 356.59 FEET TO SAID CENTER SECTION LINE;

THENCE, ALONG SAID CENTER SECTION LINE, SOUTH 89°26'48" EAST 331.46 FEET, TO SAID POINT OF BEGINNING;

LEGAL DESCRIPTION
PAGE 6 OF 6

April 26, 2018
JOB NO.: 1133-000

CONTAINING 18.55 ACRES OF LAND, MORE OR LESS.

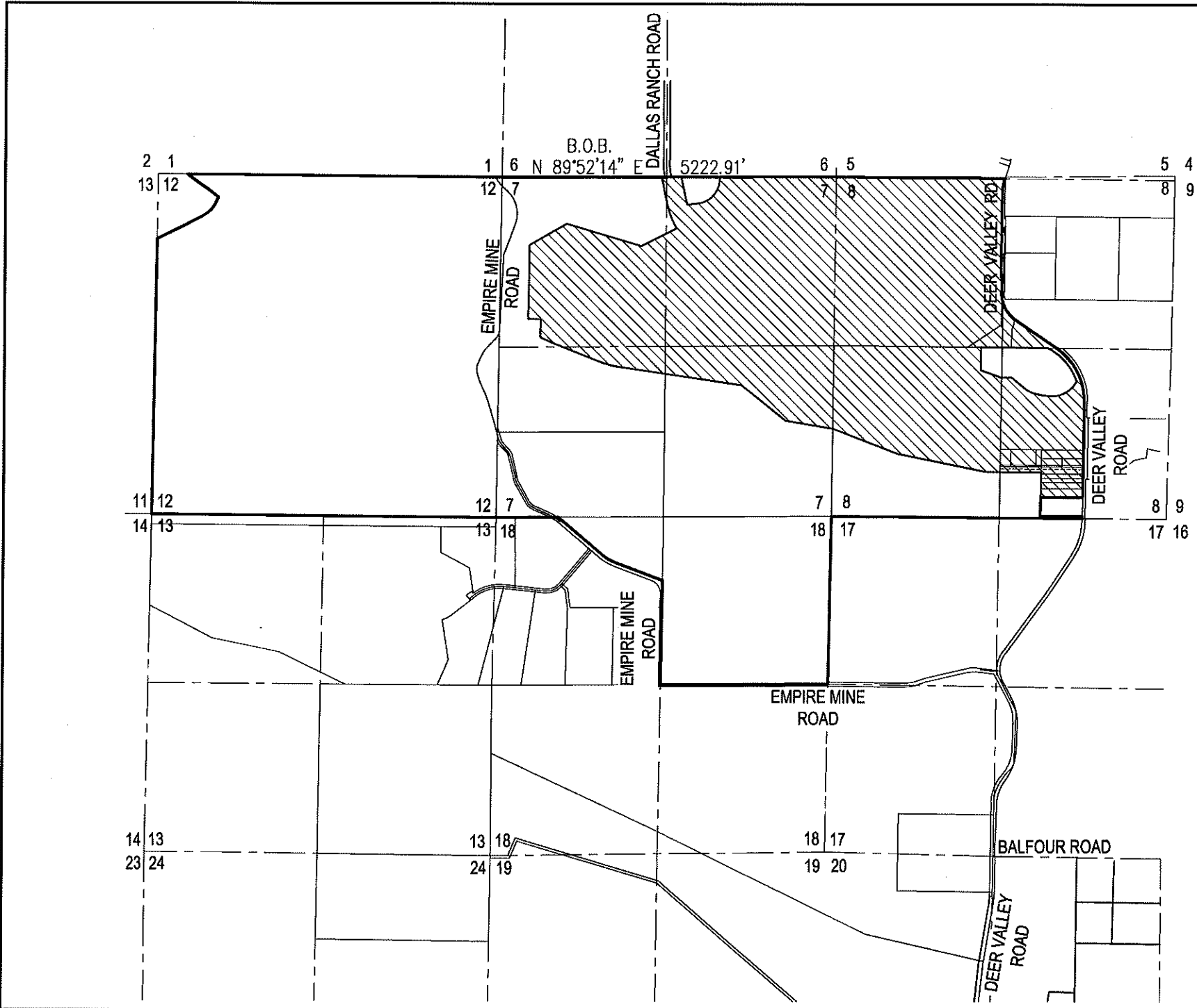
TOTAL RESTRICTED AREA 1,244.33 ACRES

END OF DESCRIPTION



Joela Garcia
E G CIA, P.L.S.
.S. NO. 5285

04-26-2018



LEGEND



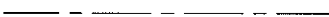
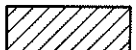





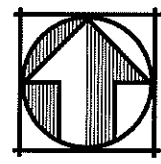
-  INITIATIVE AREA
-  PROPERTY LINE
-  SECTION LINE
-  LIMITED DEVELOPMENT AREA
-  DEER VALLEY ROAD
-  17
-  POC
-  POB
-  B.O.B.
- STREET NAME
- SECTION NUMBER
- POINT OF COMMENCEMENT
- POINT OF BEGINNING
- BASIS OF BEARINGS

EXHIBIT E LIMITED DEVELOPMENT AREA

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
 DATE: APRIL 26, 2018 SCALE: 1" = 2000'



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SAN RAMON, CALIFORNIA (925) 866-0322
 SACRAMENTO, CALIFORNIA (916) 375-1877

APRIL 26, 2018
JOB NO.: 1133-020

EXHIBIT 'F'
LEGAL DESCRIPTION
LIMITED DEVELOPMENT AREA
ANTIOCH, CALIFORNIA

REAL PROPERTY, SITUATE IN THE INCORPORATED TERRITORY OF THE CITY OF ANTIOCH, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 1 EAST, MOUNT DIABLO BASELINE AND MERIDIAN, TOGETHER WITH ALL OF SECTION 7 AND PORTIONS OF SECTION 8 AND SECTION 18, TOWNSHIP 1 NORTH, RANGE 2 EAST, MOUNT DIABLO BASELINE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12, AS SAID CORNER AND SECTION ARE SHOWN AND SO DESIGNATED ON PARCEL MAP MS 303-01, 'ZEKA RANCH', FILED FOR RECORD FEBRUARY 27, 2002, IN BOOK 183 OF PARCEL MAPS AT PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY;

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG THE NORTHERLY LINE OF SAID SECTION 12, SOUTH 89°34'28" EAST 455.39 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, CONTINUING ALONG SAID NORTHERLY LINE, SOUTH 89°34'28" EAST 4,912.90 FEET, TO THE CORNER COMMON TO SECTIONS 1 AND 12, T1N, R1E AND SECTIONS 6 AND 7, T1N, R2E, MDB&M AND THE SOUTHWEST CORNER OF SUBDIVISION 7377, 'DALLAS RANCH 7', FILED FOR RECORD NOVEMBER 22, 1996, IN BOOK 390 OF MAPS AT PAGE 1, IN SAID OFFICE OF THE COUNTY RECORDER;

THENCE, LEAVING SAID SECTION CORNER, ALONG THE NORTHERLY LINE OF SAID SECTION 7, NORTH 89°52'14" EAST 5,222.91 FEET, TO THE CORNER COMMON TO SECTIONS 5, 6, 7, AND 8, T1N, R2E, MDB&M, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SUBDIVISIONS 8312, 'DIABLO WEST- UNIT 7', FILED FOR RECORD OCTOBER 14, 1999, IN BOOK 416 OF MAPS AT PAGE 23, IN SAID OFFICE OF THE COUNTY RECORDER;

THENCE, LEAVING SAID SECTION CORNER, ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION 8312 (416 M 23) THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 89°28'20" EAST 1,311.19 FEET,
- 2) NORTH 89°40'03" EAST 928.91 FEET,
- 3) SOUTH 65°02'27" EAST 33.72 FEET,

- 4) SOUTH 89°28'20" EAST 363.60 FEET, TO THE WESTERLY LINE OF DEER VALLEY ROAD;

THENCE, ALONG SAID WESTERLY LINE, THE FOLLOWING NINE (9) COURSES:

- 1) ALONG THE ARC OF A NON-TANGENT 1,408.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 72°57'20" EAST, THROUGH A CENTRAL ANGLE OF 07°12'24", AN ARC DISTANCE OF 177.10 FEET,
- 2) SOUTH 00°35'57" WEST 1,335.56 FEET,
- 3) ALONG THE ARC OF A NON-TANGENT 1,458.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 80°38'00" EAST, THROUGH A CENTRAL ANGLE OF 03°08'39", AN ARC DISTANCE OF 80.01 FEET,
- 4) SOUTH 00°35'57" WEST 191.77 FEET,
- 5) ALONG THE ARC OF A NON-TANGENT 519.99 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 89°58'37" EAST, THROUGH A CENTRAL ANGLE OF 57°40'46", AN ARC DISTANCE OF 523.47 FEET,
- 6) SOUTH 56°07'16" EAST 752.74 FEET,
- 7) ALONG THE ARC OF A NON-TANGENT 975.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 33°50'04" WEST, THROUGH A CENTRAL ANGLE OF 56°48'13", AN ARC DISTANCE OF 966.62 FEET,
- 8) SOUTH 89°21'44" EAST 5.00 FEET,
- 9) SOUTH 00°38'16" WEST 1500.85 FEET, TO THE EXTERIOR BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE GRANT DEED TO NUMN RECORDED SEPTEMBER 29, 2017, AS DOCUMENT NO. 2017-0179324, IN SAID OFFICE OF THE COUNTY RECORDER;

THENCE, ALONG SAID EXTERIOR BOUNDARY THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 89°35'54" WEST 659.94 FEET,
- 2) SOUTH 00°38'16" EAST 297.00 FEET,
- 3) SOUTH 89°35'54" EAST 659.99 FEET, TO SAID WESTERLY LINE OF DEER VALLEY ROAD;

THENCE, ALONG SAID WESTERLY LINE, SOUTH 00°38'16" EAST 33.00 FEET, TO THE SOUTHERLY LINE OF SAID SECTION 8 (T1N, R2E, MDB&M);

THENCE, LEAVING SAID WESTERLY LINE, ALONG SAID SOUTHERLY LINE, THE FOLLOWING TWO (2) COURSES:

- 1) NORTH $89^{\circ}35'54''$ WEST 1,302.44 FEET,
- 2) NORTH $89^{\circ}33'18''$ WEST 2,618.30 FEET, TO THE CORNER COMMON TO SECTIONS 7, 8, 17 AND 18, TOWNSHIP 1 NORTH, RANGE 2 EAST, MOUNT DIABLO BASELINE AND MERIDIAN;

THENCE, LEAVING SAID SECTION CORNER, ALONG THE EASTERLY LINE OF SAID SECTION 18, SOUTH $00^{\circ}50'47''$ WEST 2,612.31 FEET, TO THE QUARTER CORNER COMMON TO SECTIONS 18 AND 17 (T1N, R2E, MDB&M);

THENCE, LEAVING SAID QUARTER CORNER, ALONG THE EAST-WEST CENTER SECTION LINE OF SECTION 18, SOUTH $89^{\circ}43'49''$ WEST 2,614.12 FEET, TO THE CENTER QUARTER CORNER OF SECTION 18;

THENCE, LEAVING SAID CENTER QUARTER CORNER, ALONG THE NORTH-SOUTH CENTER SECTION LINE OF SECTION 18, NORTH $00^{\circ}45'09''$ EAST 1,619.49 FEET;

THENCE, LEAVING SAID NORTH-SOUTH CENTER SECTION LINE, ALONG THE NORTHERLY RIGHT OF WAY OF EMPIRE MINE ROAD, THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH $69^{\circ}18'33''$ WEST 803.21 FEET,
- 2) ALONG THE ARC OF A TANGENT 620.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF $19^{\circ}32'55''$, AN ARC DISTANCE OF 211.54 FEET,
- 3) NORTH $49^{\circ}45'38''$ WEST 851.52 FEET,
- 4) ALONG THE ARC OF A TANGENT 680.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $05^{\circ}55'10''$, AN ARC DISTANCE OF 70.25 FEET, TO THE SOUTHERLY LINE OF SAID SECTION 7 (T1N, R2E, MDB&M)

THENCE, SOUTH $89^{\circ}42'24''$ WEST 966.59 FEET, TO THE CORNER COMMON TO SECTIONS 12 AND 13, TOWNSHIP 1 NORTH, RANGE 1 EAST, AND SECTIONS 7 AND 18, TOWNSHIP 1 NORTH, RANGE 2 EAST, MDB&M;

THENCE, LEAVING SAID SECTION CORNER, ALONG THE SOUTHERLY LINE OF SAID SECTION 12, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID ZEKA RANCH (183 PM 13), NORTH $89^{\circ}33'47''$ WEST 5,376.31 FEET, TO THE CORNER COMMON TO SECTIONS 11, 12, 13 AND 14, TOWNSHIP 1 NORTH, RANGE 1 EAST, MOUNT DIABLO BASELINE AND MERIDIAN;

THENCE, LEAVING SAID SECTION CORNER, ALONG THE WESTERLY LINE OF SAID SECTION 12 AND SAID ZEKA RANCH (183 PM 13), NORTH $00^{\circ}43'32''$ EAST

4,287.98 FEET, TO THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 6, IN THE GRANT DEED TO EAST BAY REGIONAL PARK DISTRICT, RECORDED MARCH 16, 1973, IN BOOK 6890 OF OFFICIAL RECORDS AT PAGE 918, IN SAID OFFICE OF THE COUNTY RECORDER;

THENCE, ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID PARCEL (6890 OR 918), AS SAID PARCEL IS SHOWN AND SO DESIGNATED ON SAID PARCEL MAP (183 PM 13), THE FOLLOWING TEN (10) COURSES:

- 1) NORTH 64°04'40" EAST 470.50 FEET,
- 2) NORTH 62°07'16" EAST 340.60 FEET,
- 3) NORTH 56°34'57" EAST 92.76 FEET,
- 4) NORTH 45°36'25" EAST 71.10 FEET,
- 5) NORTH 36°40'00" EAST 76.07 FEET,
- 6) NORTH 26°34'38" EAST 54.04 FEET,
- 7) NORTH 24°25'18" EAST 79.38 FEET,
- 8) NORTH 53°05'23" WEST 226.60 FEET,
- 9) NORTH 54°45'32" WEST 134.81 FEET,
- 10) NORTH 53°28'56" WEST 243.17 FEET TO SAID POINT OF BEGINNING.

CONTAINING 1,848.19 ACRES OF LAND, MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING THREE (3) DESCRIBED PARCELS OF LAND:

PARCEL 1

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12, AS SAID CORNER AND SECTION ARE SHOWN AND SO DESIGNATED ON PARCEL MAP MS 303-01, 'ZEKA RANCH' FILED FOR RECORD FEBRUARY 27, 2002, IN BOOK 183 OF PARCEL MAPS
FFICE OF THE COUNTY RECORDER OF CONTRA COSTA
COUNTY;

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG THE NORTHERLY LINE OF SAID SECTION 12, SOUTH 89°34'28" EAST 455.39 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, CONTINUING ALONG SAID NORTHERLY LINE, SOUTH 89°34'28" EAST 4,912.90 FEET, TO THE CORNER COMMON TO

SECTIONS 1 AND 12, T1N, R1E AND SECTIONS 6 AND 7, T1N, R2E, MDB&M AND THE SOUTHWEST CORNER OF SUBDIVISION 7377, 'DALLAS RANCH 7', FILED FOR RECORD NOVEMBER 22, 1996, IN BOOK 390 OF MAPS AT PAGE 1, IN SAID OFFICE OF THE COUNTY RECORDER;

THENCE, LEAVING SAID SECTION CORNER, ALONG THE NORTHERLY LINE OF SAID SECTION 7, NORTH 89°52'14" EAST 2,499.30 FEET;

THENCE, LEAVING SAID NORTHERLY LINE, ALONG THE ARC OF A NON-TANGENT 1,600.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 80°17'13" EAST, THROUGH A CENTRAL ANGLE OF 02°09'38", AN ARC DISTANCE OF 60.33 FEET;

THENCE, SOUTH 11°52'25" EAST 300.00 FEET;

THENCE, ALONG THE ARC OF A TANGENT 1,666.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°28'09", AN ARC DISTANCE OF 478.88 FEET;

THENCE, SOUTH 63°23'31" WEST 617.60 FEET;

THENCE, NORTH 73°25'57" WEST 1217.14 FEET;

THENCE, SOUTH 60°01'12" WEST 668.76 FEET;

THENCE, SOUTH 00°38'09" WEST 1,148.91 FEET;

THENCE, SOUTH 89°21'51" EAST 190.98 FEET;

THENCE, SOUTH 00°38'09" WEST 284.64 FEET;

THENCE, SOUTH 66°10'27" EAST 183.59 FEET;

THENCE, SOUTH 68°21'23" EAST 778.33 FEET;

THENCE, ALONG THE ARC OF A TANGENT 1,756.73 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12°44'39", AN ARC DISTANCE OF 390.74 FEET;

THENCE, SOUTH 81°39'41" EAST 1,908.17 FEET;

THENCE, SOUTH 51°01'25" EAST 877.98 FEET;

THENCE, SOUTH 80°27'52" EAST 746.69 FEET;

THENCE, SOUTH 69°04'06" EAST 1,100.07 FEET;

THENCE, SOUTH 78°46'42" EAST 1,408.31 FEET;

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THENCE, SOUTH 89°38'59" EAST 850.00 FEET, TO THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS 'PARCEL THREE' IN THE GRANT DEED TO GRANDIN, RECORDED FEBRUARY 11, 2008, AS DOCUMENT NO. 2008-0028801, IN SAID OFFICE OF THE COUNTY RECORDER;

THENCE, ALONG SAID EASTERLY LINE AND THE EASTERLY LINE OF THAT CERTAIN PARCEL DESCRIBED AS PARCEL TWO IN THE GRANT DEED TO LEUNG RECORDED MARCH 18, 1999, AS DOCUMENT NO. 1999-0074017, IN SAID OFFICE OF THE COUNTY RECORDER, SOUTH 00°38'59" WEST 712.69 FEET, TO THE SOUTHERLY LINE OF SAID SECTION 8 (T1N, R2E, MDB&M);

THENCE, ALONG SAID SOUTHERLY LINE, THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 89°35'54" WEST 642.44 FEET,
- 2) NORTH 89°33'18" WEST 2,618.30 FEET, TO THE CORNER COMMON TO SECTIONS 7, 8, 17 AND 18, TOWNSHIP 1 NORTH, RANGE 2 EAST, MOUNT DIABLO BASELINE AND MERIDIAN;

THENCE, LEAVING SAID SECTION CORNER, ALONG THE EASTERLY LINE OF SAID SECTION 18, SOUTH 00°50'47" WEST 2,612.31 FEET, TO THE QUARTER CORNER COMMON TO SECTIONS 18 AND 17 (T1N, R2E, MDB&M);

THENCE, LEAVING SAID QUARTER CORNER, ALONG THE EAST-WEST CENTER SECTION LINE OF SECTION 18, SOUTH 89°43'49" WEST 2,614.12 FEET, TO THE CENTER QUARTER CORNER OF SECTION 18;

THENCE, LEAVING SAID CENTER QUARTER CORNER, ALONG THE NORTH-SOUTH CENTER SECTION LINE OF SECTION 18, NORTH 00°45'09" EAST 1,619.49 FEET;

THENCE, LEAVING SAID NORTH-SOUTH CENTER SECTION LINE, ALONG THE NORTHERLY RIGHT OF WAY OF EMPIRE MINE ROAD, THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 69°18'33" WEST 803.21 FEET,
- 2) ALONG THE ARC OF A TANGENT 620.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 19°32'55", AN ARC DISTANCE OF 211.54 FEET,
- 3) NORTH 49°45'38" WEST 851.52 FEET,
- 4) ALONG THE ARC OF A TANGENT 680.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05°55'10", AN ARC DISTANCE OF 70.25 FEET, TO THE SOUTHERLY LINE OF SAID SECTION 7 (T1N, R2E, MDB&M)

THENCE, SOUTH 89°42'24" WEST 966.59 FEET, TO THE CORNER COMMON TO SECTIONS 12 AND 13, TOWNSHIP 1 NORTH, RANGE 1 EAST, AND SECTIONS 7 AND 18, TOWNSHIP 1 NORTH, RANGE 2 EAST, MDB&M;

THENCE, LEAVING SAID SECTION CORNER, ALONG THE SOUTHERLY LINE OF SAID SECTION 12, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID ZEKA RANCH (183 PM 13), NORTH 89°33'47" WEST 5,376.31 FEET, TO THE CORNER COMMON TO SECTIONS 11, 12, 13 AND 14, TOWNSHIP 1 NORTH, RANGE 1 EAST, MOUNT DIABLO BASELINE AND MERIDIAN;

THENCE, LEAVING SAID SECTION CORNER, ALONG THE WESTERLY LINE OF SAID SECTION 12 AND SAID ZEKA RANCH (183 PM 13), NORTH 00°43'32" EAST 4,287.98 FEET, TO THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 6, IN THE GRANT DEED TO EAST BAY REGIONAL PARK DISTRICT, RECORDED MARCH 16, 1973, IN BOOK 6890 OF OFFICIAL RECORDS AT PAGE 918, IN SAID OFFICE OF THE COUNTY RECORDER;

THENCE, ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID PARCEL (6890 OR 918), AS SAID PARCEL IS SHOWN AND SO DESIGNATED ON SAID PARCEL MAP (183 PM 13), THE FOLLOWING TEN (10) COURSES:

- 1) NORTH 64°04'40" EAST 470.50 FEET;
- 2) NORTH 62°07'16" EAST 340.60 FEET;
- 3) NORTH 56°34'57" EAST 92.76 FEET;
- 4) NORTH 45°36'25" EAST 71.10 FEET;
- 5) NORTH 36°40'10" EAST 76.07 FEET;
- 6) NORTH 26°34'38" EAST 54.04 FEET;
- 7) NORTH 24°25'18" EAST 79.20 FEET;
- 8) NORTH 53°05'23" WEST 226.89 FEET;
- 9) NORTH 54°45'32" WEST 134.81 FEET;
- 10) NORTH 53°28'56" WEST 243.17 FEET TO SAID **POINT OF BEGINNING**.

CONTAINING OR 1,221.14 ACRES OF LAND, MORE OR LESS.

PARCEL 2

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7, AS SAID CORNER AND SECTION ARE SHOWN AND SO DESIGNATED ON THE CERTIFICATE OF APPROVAL RECORDED JULY 13, 1999, AS DOCUMENT NO. 1999-0183479, IN SAID OFFICE OF THE COUNTY RECORDER;

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG THE NORTHERLY LINE OF SAID SECTION 7, SOUTH 89°52'14" WEST 1814.88 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, ALONG THE ARC OF A NON-TANGENT 388.51 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 85°46'30" WEST, THROUGH A CENTRAL ANGLE OF 91°07'39", AN ARC DISTANCE OF 617.91 FEET;

THENCE, SOUTH 83°42'39" WEST 139.64 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 1,366.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 72°06'16" EAST, THROUGH A CENTRAL ANGLE OF 06°01'19", AN ARC DISTANCE OF 143.57 FEET;

THENCE, NORTH 11°52'25" WEST 298.19 FEET;

THENCE, NORTH 89°52'14" EAST 603.48 FEET TO SAID POINT OF BEGINNING.

CONTAINING 4.64 ACRES OF LAND, MORE OR LESS.

PARCEL 3

BEGINNING AT THE CENTER CORNER OF SAID SECTION 8, AS SAID CORNER AND SECTION ARE SHOWN AND SO DESIGNATED ON THE OFFICIAL MAP OF MINOR SUBDIVISION 55-83 (MS 55-83), FILED FOR RECORD MAY 14, 1985, IN BOOK 116 OF PARCEL MAPS, AT PAGE 1, IN SAID OFFICE OF THE COUNTY RECORDER;

THENCE, FROM SAID POINT OF BEGINNING, ALONG THE CENTER SECTION LINE SOUTH 89°26'48" EAST 715.42 FEET;

THENCE, LEAVING SAID CENTER SECTION LINE, ALONG THE ARC OF A NON-TANGENT 908.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 26°21'01" WEST, THROUGH A CENTRAL ANGLE OF 44°39'43", AN ARC DISTANCE OF 707.79 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 440.94 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 62°09'27" WEST, THROUGH A CENTRAL ANGLE OF 66°51'38", AN ARC DISTANCE OF 514.54 FEET;

THENCE, ALONG THE ARC OF A COMPOUND 1,411.26 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 04°42'11" EAST, THROUGH A CENTRAL ANGLE OF 08°07'12", AN ARC DISTANCE OF 200.01 FEET;

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THENCE, ALONG THE ARC OF A COMPOUND 486.99 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 12°49'23" EAST, THROUGH A CENTRAL ANGLE OF 26°27'57", AN ARC DISTANCE OF 224.95 FEET;

THENCE, NORTH 50°42'40" WEST 251.03 FEET;

THENCE, WEST 160.00 FEET;

THENCE, NORTH 70°12'29" WEST 348.29 FEET;

THENCE, NORTH 00°33'12" EAST 356.59 FEET TO SAID CENTER SECTION LINE;

THENCE, ALONG SAID CENTER SECTION LINE, SOUTH 89°26'48" EAST 331.46 FEET, TO SAID POINT OF BEGINNING;

TOTAL INITIATIVE AREA - 1,848.19 ACRES

TOTAL RESTRICTED DEVELOPMENT AREA - 1,244.33 ACRES

TOTAL LIMITED DEVELOPMENT AREA - 603.86 ACRES

END OF DESCRIPTION



Joela Garcia
JOEL GARCIA, P.L.S.
L.S. NO. 5285
04-26-2018

EXHIBIT G

REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of Antioch
200 H Street
Antioch, CA 94509
Attention: City Clerk

(Space Above This Line Reserved For Recorder's Use)

DEVELOPMENT AGREEMENT

ADOPTED BY

A CITIZEN'S INITIATIVE KNOWN AS THE

**WEST SAND CREEK OPEN SPACE PROTECTION, PUBLIC SAFETY ENHANCEMENT,
AND DEVELOPMENT RESTRICTION INITIATIVE**

**FOR PROPERTY IN THE SAND CREEK FOCUS AREA WEST OF DEER VALLEY ROAD IN
THE CITY OF ANTIOCH**

PREAMBLE

The City of Antioch, a California municipal corporation ("**City**"), has determined to vest the local land use laws applicable to an approximately 551.5-acre portion of the Sand Creek Focus Area in the City within the voter-approved Urban Limit Line ("**ULL**") in the holder of a legal or equitable interest therein ("**Landowner**") pursuant to the authority of Division I, Chapter 4, Article 2.5, sections 65864 *et seq.* of the Government Code ("**Development Agreement Statute**") under the following terms and conditions. The laws will vest, and the following terms and conditions will become a development agreement, under the Development Agreement Statute, between the City and Landowner ("**Development Agreement**") if Landowner provides to City its written notice of acceptance of this Development Agreement, in recordable form, and containing the name(s) and address(es) and electronic mail addresses to which notices or communications to Landowner shall be given pursuant to Article IX below, within 10 days of the date this Development Agreement is approved by the voters or adopted by the City Council pursuant to Elections Code section 9214. The City and Landowner may each be referred to herein as a "**Party**" and collectively as the "**Parties.**"

RECITALS

- A. To strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic risk of development, the California State Legislature enacted the Development Agreement Statute, which authorizes the City to enter into a development agreement with any person having a legal or equitable interest in real property regarding the development of such property.
- B. Landowner has a legal or equitable interest in approximately 551.5 acres of certain real property located in the City of Antioch, Contra Costa County, more particularly depicted in DA Exhibit 1 and described in DA Exhibit 2 (collectively, "**Subject Property**"). The Subject Property is located within the Sand Creek Focus Area in Antioch and within the voter-approved Urban Limit Line ("**ULL**") in an area the City has long-planned to accommodate future City growth.
- C. A citizen's initiative entitled the "West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative" ("**Initiative**") was circulated and enacted in part to: preserve and protect trees, ridgelines, hillsides, and open space areas in an approximately 1,852-acre portion of the Sand Creek Focus Area located west of Deer Valley Road. The Initiative protects, reaffirms, and strengthens the existing boundaries of the ULL by ensuring that the ULL may only be changed by the people of Antioch; preserves agriculture, grasslands, and open space within the ULL; preserves and protects the Sand Creek corridor as permanent open space; and allows for the development of a portion of the land commonly known "The Ranch" as a master planned residential community that thoughtfully balances future development with respect for the site's natural features with the elements included in the Proposed Development (as defined below). The Ranch provides extraordinary community amenities for the citizens of Antioch including the preservation of substantial open space, creation of new recreation and park land, public access with perimeter trails within The Ranch, substantial funding for local high school sports, creation of new housing and retail choices, improved public safety, and needed traffic and other infrastructure improvements. The Initiative accomplished these objectives by amending provisions of the City of Antioch General Plan ("**General Plan**") applicable to the Sand Creek Focus Area west of Deer Valley Road and within the City limits and ULL ("**Initiative Area**") to establish two overlay land use designations, consisting of a "**Restricted Development Area**" that applies to the hillier more environmentally-sensitive lands west of Deer Valley Road (approximately 1,244 acres) and a "**Limited Development Area**" that applies to the flatter and less environmentally-sensitive lands west of Deer Valley Road (approximately 608 acres). The Restricted Development Area provides low-density rural residential housing and preserves agriculture, grasslands, and open space. The Limited Development Area allows a range of single-family housing types, including executive estate housing, age-restricted housing for seniors, suburban single-family detached housing for families or for seniors, as well as commercial uses, public and quasi-public uses, and substantial open space.
- D. The Initiative implements its purposes by and through the following complimentary mechanisms (collectively, "**Legislative Approvals**"):

1. an amendment to the General Plan to ensure that only the citizens of Antioch may amend the existing voter-approved ULL, establish the Restricted Development Area and Limited Development Area land use designation overlays, and allow for the development of The Ranch in a portion of the Limited Development Area;
 2. zoning map and text amendments to Title 9 of the Antioch Municipal Code ("**Zoning Code**") to rezone the Subject Property from Study Area ("**S**") to Planned Development ("**P-D**"); and
 3. adoption of this Development Agreement.
- E. Consistent with the Initiative and the Legislative Approvals, the City anticipates that during the Term of this Development Agreement (as defined below) and subsequent to the Effective Date (as defined below), Landowner will seek from City certain other implementing approvals, entitlements, and permits that are necessary or desirable for the Proposed Development (as defined below) (collectively, "**Subsequent Approvals**"). The Subsequent Approvals are any approvals that may be necessary or desirable to develop the Proposed Development and may include, but are not limited to, subdivision maps, design review approval, tree removal permits, acceptance or vacation of rights-of-way, lot line adjustments, demolition permits, encroachment permits, site development permits, building permits, certificates of occupancy, and any amendments to the foregoing.
- F. This Development Agreement is consistent with the General Plan and the Antioch Municipal Code ("**Municipal Code**"), as amended by the Initiative. The terms and conditions of this Development Agreement are in conformity with public convenience, general welfare, and good land use practice. The terms of this Development Agreement will not be detrimental to the public health, safety, or general welfare, nor will they adversely affect the orderly development of property or the preservation of property values.
- G. Landowner will be required by this Development Agreement to provide the public benefits to the City as described herein, together with the other public benefits that will result from the development of the Proposed Development. Landowner will receive by this Development Agreement assurance that it may proceed with the development of the Subject Property in accordance with the Applicable Law (as defined below).

NOW, THEREFORE, in consideration of the promises covenants, and provisions set forth herein, the receipt and adequacy of which consideration is acknowledged, and provided Landowner provides to City its written notice of acceptance of this Development Agreement, City and Landowner agree as follows.

AGREEMENT

Article I. Term and Applicable Law

Section 1.1. Description of Subject Property. This Development Agreement vests laws applicable to the development of the Subject Property. The Subject Property contains approximately 551.5 acres of land within the Sand Creek Focus Area, west of Deer Valley Road, and voter-approved ULL.

Section 1.2. Proposed Development. The Landowner may develop up to 1,177 new homes, including a mix of low-density, medium-density, and age-restricted active adult units, as well as an approximately five (5)-acre mixed-use retail village center with a maximum floor area ratio ("FAR") of 0.30 across from Kaiser Permanente Antioch Medical Center, on the Limited Development Area of the Subject Property (collectively, "**Proposed Development**"), consistent with the Initiative and the West Sand Creek Planned Development District set forth in Exhibit L to the Initiative, so long as it provides the following extraordinary community benefits:

- Donation of approximately two (2) acres of land adjacent to the mixed-use retail village center, within the Subject Property, for a new fire station, prior to the issuance of the first certificate of occupancy;

- Creation of a new Community Facilities District to fund additional police and public safety services for Antioch residents at the City's ratio of 1.35 officers per 1,000 residents, prior to the issuance of the first certificate of occupancy;
- Approximately 22 acres of new public parks and six (6) miles of publicly-accessible trails within and throughout the Proposed Development on the Subject Property;
- Dedication of approximately 1.5 acres of land for an East Bay Regional Parks District ("EBRPD") trail staging area and parking lot, prior to the first certificate of occupancy;
- Connecting Sand Creek Road from Dallas Ranch Road to Deer Valley Road, with no use of City funds;
- Permanent protection of approximately 44% of the site as parks, open space, and trails;
- Permanent protection of all on-site ridgelines and hillsides;
- Permanent protection of 98% of all on-site trees; and
- Donation of at least \$1,000,000 to the Antioch Unified School District ("District") for local high school sports facilities and performing arts facilities at Deer Valley High School through payment of \$1,000 per unit of new residential development, prior to the issuance of each certificate of occupancy ("High School Enhancement Fee"). The High School Enhancement Fee shall only be used for the "hard costs" of construction of high school athletic facilities and performing arts facilities and shall not be used for any other purpose. The High School Enhancement Fee collected shall first be used to convert the existing grass sports infield at Deer Valley High School to a synthetic turf athletic field ("Flagship Project"). Upon completion of the Flagship, all other High School Enhancement Fee funds collected may be used throughout the District for use on other sports facilities and/or performing arts facilities at any District school.

Section 1.3. Effective Date. The rights, duties, and obligations hereunder shall be effective and the Term (as defined below) shall commence on the "**Effective Date**," which shall be the earlier of: (a) the date the Antioch City Council adopts the Initiative, including this Development Agreement, pursuant to Elections Code section 9215; or (b) the date the election results on the Initiative approving this Development Agreement are certified by the City Council in the manner provided in the Elections Code.

Section 1.4. Term. The term of this Development Agreement shall commence on the effective date and extend twenty (20) years thereafter unless sooner terminated or extended as provided herein. The term shall automatically be extended by: (a) any period of Enforced Delay (as defined below); (b) any period of time during which a lawsuit brought by a third party challenging any aspect of the Proposed Development (including but not limited to any aspect of the Initiative) is pending or otherwise delays development of the Proposed Development; and/or (b) any period of time during which the filing of a referendum petition or initiative petition delays development of the Proposed Development. All such original and extended periods are referred to as the "**Term**." Upon issuance of the 500th certificate of occupancy for residential development and the issuance of certificates of occupancy for at least 50,000 square feet of commercial development, the Term shall automatically be extended by an additional ten (10) years. Pursuant to California Government Code section 66452.6(a), the term of any parcel map or tentative subdivision map shall automatically be extended for the Term unless a longer time period is permitted under other applicable law. All other Subsequent Approvals shall remain in effect for the Term unless a longer time period is permitted under other applicable law.

Article II. Standards, Laws, and Procedures Governing the Proposed Development.

Section 2.1. Vested Right to Develop. Landowner shall have the right to pursue the Proposed Development in accordance with the Applicable Law (including the Legislative Approvals) and Subsequent Approvals (once they are granted), and the provisions of this Development Agreement, including, without limitation, Landowner's vested right to develop the Proposed Development on the

Subject Property. Notwithstanding the foregoing, City may apply to any development on the Subject Property, at any time during the Term, the then-current Uniform Building Code and other uniform construction codes or standards, to the extent that such code or standard has been adopted by City and is in effect on a City-wide basis. In the event of any conflict or inconsistency between this Development Agreement and the Applicable Law or between this Development Agreement and any Subsequent Approvals, this Development Agreement shall prevail and control to the fullest extent legally possible.

Section 2.2. Development Standards. The permitted uses of the Subject Property; the density and intensity of uses; the maximum height, bulk, and size of the of the Proposed Development; provisions for reservation or dedication of land for public purposes and the location of public improvements; the general location of public utilities; and other terms and conditions of development applicable to the Proposed Development shall be as set forth in the Applicable Law and Subsequent Approvals.

Section 2.3. Applicable Law. “**Applicable Law**” consists of the laws, rules, regulations, and official policies applicable to the Proposed Development in force and effect on the Effective Date, including the Initiative, and Subsequent Approvals once they are approved, and new or modified laws, rules, regulations, or official policies that comply with Section 2.4, all except as otherwise provided in this Development Agreement; and provided that Landowner agrees to pay the amount of any applicable impact fees, connection fees, processing fees, or any other fees, taxes, or assessments in effect at the time of any Subsequent Approval.

Section 2.4. No Conflicting Enactments. City may adopt new or modified rules, regulations, or official policies after the Effective Date, and such new or modified rules, regulations, or official policies shall be included within the Applicable Law; provided, however, such new or modified rules, regulations, or official policies (whether adopted by action of City Council or other body or personnel, by initiative, by referendum, or otherwise) shall be applicable to the Proposed Development, and/or to any development or redevelopment on the Subject Property, only to the extent that such application does not modify the Proposed Development, does not prevent or impede development of the Proposed Development, does not conflict with or impede development or redevelopment of any portion of the Subject Property pursuant to Applicable Law, and does not conflict with this Development Agreement. Any new or modified rule, regulation, or official policy shall be deemed to conflict with this Development Agreement if it seeks to accomplish any one or more of the following results, either with specific reference to the Proposed Development or to any development of the Subject Property, or as part of a general enactment that would otherwise apply to the Subject Property:

- (a) Reduce the density or intensity of the Proposed Development as allowed by the Applicable Law;
- (b) Reduce the density or intensity of development allowed on the Subject Property under the Applicable Law;
- (c) Change any land use designation or permitted use of the Subject Property as described in the Applicable Law;
- (d) Require, for any work necessary to develop the Proposed Development on the Subject Property, the issuance of permits, approvals, or entitlements by City other than those required by Applicable Law; or
- (e) Materially limit the processing of, the procuring of applications for, or approval of Subsequent Approvals.

Notwithstanding the foregoing, City shall not be precluded from applying any new or modified rule, regulation, or official policy to the Proposed Development or the Subject Property where the new or modified rule, regulation, or official policy is: (a) specifically mandated by changes in federal or state laws or regulations adopted after the Effective Date as provided in Government Code section 65869.5; (b) specifically mandated by a court of competent jurisdiction; (c) changes to the California Building Code and similar health and safety regulations that may change from time to time; or (d) required as a result of facts, events, or circumstances presently unknown or unforeseeable that would otherwise have an immediate adverse risk on the health or safety of the surrounding community.

Section 2.5. Conflict of City and State or Federal Laws. In the event that federal or state laws or regulations enacted after the Effective Date prevent or preclude compliance with one or more provisions of this Development Agreement, each party shall provide the other party with written notice of such federal or state law or regulation, a copy of such law or regulation, and a statement concerning the conflict with the provisions of this Development Agreement. The parties shall, within thirty (30) days, meet and confer in good faith in a reasonable attempt to modify this Development Agreement so as to comply with such federal or state law or regulation. City, without the obligation to incur costs or liability, shall reasonably cooperate with Landowner in securing of any permits, approvals, or entitlements that may be required as a result of modifications or suspensions made pursuant to this Section 2.05.

Section 2.6. Life of Legislative Approvals and Subsequent Approvals. The term of any Legislative Approval and any Subsequent Approval shall be automatically extended for the longer of the Term of this Development Agreement or the term otherwise applicable to such Legislative Approval or Subsequent Approval.

Section 2.7. Timing of Construction and Completion. The parties acknowledge that Landowner cannot at this time predict when or the rate at which the Proposed Development will be constructed. The parties agree that there is no requirement that Landowner initiate or complete construction of the Proposed Development within any particular period of time, or at all, and City shall not impose such a requirement on Landowner, the Subject Property, or any Subsequent Approval. In light of the foregoing, the parties agree that Landowner may construct the Proposed Development at the rate and time Landowner deems appropriate within the exercise of its reasonable business judgment, subject to Applicable Law. Further, Landowner may implement the Proposed Development in phases, from east to west, and from north to south, in Landowner's reasonable discretion.

Section 2.8. Processing Subsequent Approvals. The Subsequent Approvals shall be deemed mechanisms to implement those final policy decisions reflected by the Legislative Approvals and other provisions of Applicable Law. Upon submission by Landowner of any application for a Subsequent Approval, City shall cooperate and diligently work to promptly process, consider, and approve such application, and shall apply only Applicable Law and any applicable federal or state laws. City shall retain its discretionary authority in its consideration of any and all Subsequent Approvals that involve discretionary decisions; provided, however, such consideration shall be regulated solely by the Applicable Law, any applicable federal or state law, and this Development Agreement.

Article III. Obligations of Landowner.

Section 3.1. Benefits and Requirements. Landowner agrees to, waives any right to protest or challenge, and shall comply with the policies, actions, and requirements of the General Plan, as enacted by the Initiative. Landowner's compliance with these measures is part of the consideration for this Development Agreement.

Section 3.2. Bodily Injury and Property Damage Insurance. Prior to the commencement of construction of any Proposed Development, Landowner shall furnish, or cause to be furnished, to City duplicate originals or appropriate certificates of bodily injury and property damage insurance policies in the amount of at least One Million Dollars (\$1,000,000) for any person, One Million Dollars (\$1,000,000) for any occurrence, and One Million Dollars (\$1,000,000) for property damage, naming City as an additional insured. Such insurance policies shall contain such other and further endorsements, terms, conditions, and coverages as may be reasonably deemed necessary by City. Such insurance policies shall be maintained and kept in force until construction is completed.

Article IV. Amendments.

Section 4.1. Amendment of this Development Agreement. This Development Agreement may be amended from time to time, in whole or in part, by mutual written consent of the Parties or their successors in interest, as follows:

4.1.1 **Administrative Amendments.** The City Manager and City Attorney are authorized on behalf of the City to enter into any amendments to this Development Agreement other than amendments that substantially affect (i) the term of this Agreement (excluding any extensions of time for performance of a particular act), (ii) permitted uses of the Subject Property, (iii) provisions for the reservation or dedication of land, (iv) the density or

intensity of use of the Subject Property or the maximum height or size of proposed buildings, or (v) monetary payments by Landowner. Such amendments ("**Administrative Development Agreement Amendment**") shall, except to the extent otherwise required by law, become effective without notice or public hearing.

4.1.2 Non-Administrative Amendments. Any request of Landowner for an amendment or modification to this Development Agreement that is determined not to be an Administrative Development Agreement Amendment as set forth above shall be subject to review, consideration, and action pursuant to the Applicable Law and this Agreement.

Section 4.2. Amendments of Legislative Approvals or Subsequent Approvals. To the extent permitted by federal and state, any Legislative Approval or Subsequent Approval (collectively, "**Approval**") may, from time to time, be amended or modified in the following manner:

4.2.1 Administrative Proposed Development Amendments. Upon the written request of Landowner for an amendment or modification to an Approval, the Director of Community Development, or his/her designee (collectively, "**Authorized Official**") shall determine: (i) whether the requested amendment or modification is minor when considered in light of the Approvals as a whole; and (ii) whether the requested amendment or modification is substantially consistent with Applicable Law. If the Authorized Official finds that the proposed amendment or modification is minor, substantially consistent with Applicable Law, and will result in no new significant environmental impacts, the amendment shall be determined to be an "**Administrative Proposed Development Amendment**" and the Authorized Official may, except to the extent otherwise required by law, approve the Administrative Project Amendment, following consultation with other relevant City staff, without notice and public hearing. Without limiting the generality of the foregoing, lot line adjustments, non-substantial reductions in the density, intensity, scale or scope of the Proposed Development, minor alterations in vehicle circulation patterns or vehicle access points, substitutions of comparable landscaping for any landscaping shown on any final development plan or landscape plan, variations in the design and location of structures that do not substantially alter the design concepts of the Proposed Development, variations in the location or installation of utilities and other infrastructure connections or facilities that do not substantially alter the design concepts of the Approvals, and minor adjustments to the Property diagram or Property legal description shall be treated as Administrative Project Amendments.

4.2.2 Non-Administrative Amendments. Any request of Landowner for an amendment or modification to an Approval that is determined not to be an Administrative Project Amendment as set forth above shall be subject to review, consideration, and action pursuant to the Applicable Law and this Development Agreement.

4.2.3 Amendment Exemptions. Amendment of an Approval requested by Landowner shall not require an amendment to this Agreement. Instead, the amendment automatically shall be deemed to be incorporated into the Approvals and vested under this Development Agreement.

Article V. Defaults; Periodic Review.

Section 5.1. Default. Any failure by either party to perform any term or provision of this Development Agreement, which failure continues uncured for a period of ninety (90) days following written notice of such failure from the other party (unless such period is extended by written mutual consent), shall constitute a default under this Development Agreement. Any notice given pursuant to the preceding sentence shall specify the nature of the alleged failure and, where appropriate, the manner in which such failure may be cured. If the nature of the alleged failure is such that it cannot reasonably be cured within such 90-day period, then the commencement of the cure within such time period, and the diligent prosecution to complete the cure thereafter, shall be deemed to be a cure within such 90-day period. Upon the occurrence of a default under this Development Agreement, the non-defaulting party may institute legal proceedings to enforce the terms and provisions of this Development Agreement (including, without limitation, seeking injunctive relief) or, in the event of a material default, terminate this Development Agreement. If the default is cured, then no default shall exist and the noticing party shall take no further action.

Section 5.2. Termination. If City elects to consider terminating this Development Agreement due to a material default by Landowner, then City shall give a notice of intent to terminate this Development Agreement and the matter shall be scheduled for consideration and review by the City Council in the manner set forth in the Development Agreement Statute. If the City Council determines that a material default has occurred and elects to terminate this Development Agreement, City shall give written notice of termination of this Development Agreement to Landowner by certified mail and this Development Agreement shall be terminated thereby; provided, however, that Landowner reserves any and all rights it may have to challenge in court City's termination of this Development Agreement and the basis therefor.

Section 5.3. Periodic Review. Landowner and City's Director of Community Development or his or her designee shall meet and review this Development Agreement annually to ascertain the good faith compliance by Landowner with its terms pursuant to the Development Agreement Statute.

Section 5.4. Excusable Delay; Extension of Time of Performance. Neither party shall be deemed to be in default of its obligations under this Development Agreement if a delay or default is due to an act of God, natural disaster, accident, breakage or failure of equipment, third party litigation, strikes, lockouts or other labor disturbances or disputes of any character, interruption of services by suppliers thereof, unavailability of materials or labor, rationing or restrictions on the use of utilities or public transportation, whether due to energy shortages or other causes, war, civil disturbance, riot, or any other severe occurrence that is beyond the reasonable control of that party (collectively, "Enforced Delay"). Performance by a party of its obligations under this Development Agreement shall be excused during, and extended for a period of time equal to, the period (on a day-for-day basis) for which the cause of such Enforced Delay is in effect.

Section 5.5. Legal Action. Either party may, in addition to any other rights or remedies, institute legal action to cure, correct, or remedy any default, enforce any covenant or agreement herein, enjoin any threatened or attempted violation hereof, enforce by specific performance the obligations and rights of the parties hereto, or obtain any other remedy consistent with this Development Agreement. Prior to instituting litigation, the parties shall attempt in good faith to submit any disputes to mediation through a mediator mutually agreed upon by the Parties.

Section 5.6. Attorneys' Fees. In any legal action or other proceeding brought by either party to enforce or interpret a provision of this Development Agreement, the prevailing party is entitled to reasonable attorneys' fees and any other costs incurred in that action or proceeding in addition to any other relief to which it is entitled.

Section 5.7. Notice of Compliance. Within thirty (30) days following any written request that Landowner may make from time to time, City shall execute and deliver to Landowner a written "Notice of Compliance" in recordable form, duly executed and acknowledged by City, which certifies:

- (a) This Development Agreement is unmodified and in full force and effect, or if there have been modifications hereto, that this Development Agreement is in full force and effect as modified and stating the date and nature of such modifications;
- (b) There are no known current uncured defaults under this Development Agreement or, in the alternative, specifying the dates and nature of any such default;
- (c) Any other information reasonably requested by Landowner.

The failure to deliver such a statement within such time shall constitute a conclusive presumption against City that this Development Agreement is in full force and effect without modification (except as may be represented by Landowner) and that there are no uncured defaults in the performance of Landowner. Landowner may record the Notice of Compliance.

Article VI. Indemnity.

Landowner agrees to, and shall indemnify, defend, and hold City, its elected and appointed boards, commissions, officers, agents, and employees harmless from any liability or loss for damage or claims for damage for personal injury, including death, as well as from claims for property damage of any nature that may arise from the activities of Landowner or Landowner's contractors, subcontractors, agents, or employees related to development of the Proposed

Development or otherwise arising from the performance of this Development Agreement. Landowner agrees to and shall defend City and its elected and appointed boards, commissions, officers, agents, and employees from any suits or actions at law or in equity for liability or damage caused, or alleged to have been caused, by reason of any of the aforesaid activities.

Article VII. No Agency, No Joint Venture or Partnership.

The Proposed Development is a private undertaking. No party is acting as the agent of the other in any respect hereunder. Each party is an independent contracting entity with respect to the terms and provisions contained in this Development Agreement. None of the terms or provisions of this Development Agreement shall be deemed to create a partnership between or among the parties in the businesses of Landowner, or the affairs of City, nor shall they cause City and Landowner to be considered joint venturers or members of any joint enterprise.

Article VIII. Assignment and Transfer.

Landowner shall have the right to sell, assign, or transfer this Development Agreement, and all of its rights, duties, and obligations hereunder, to any person or entity at any time during the Term, subject to the prior written approval of the Director of Community Development or his or her designee, which consent shall not be unreasonably withheld. Such approval shall be granted where the buyer, assignee, or transferee has demonstrated the experience, qualifications, and financial resources to complete and operate the Proposed Development, or applicable portions thereof, to the reasonable satisfaction of the Director of Community Development or his or her designee.

Article IX. Notices.

Any notice or communication hereunder between City and Landowner shall be in writing and may be given either personally, by facsimile (with original forwarded by regular U.S. Mail), by registered or certified mail (return receipt requested), or by a reputable courier promising overnight delivery to the respective addresses specified by each party.

Such notices or communications shall be given to the City as follows:

City of Antioch
Community Development Department
City Hall
200 H Street
Antioch, CA 94509
Telephone: (925) 779-7035
Facsimile: (925) 779-7034

With copies to:

City of Antioch
Office of City Attorney
City Hall
200 H Street
Antioch, CA 94509
Telephone: (925) 779-7015
Facsimile: (925) 779-7003

Such notices or communications shall be given to Landowner using the name(s) and address(es) and facsimile number(s) reflected in the notice Landowner provided to City of Landowner's acceptance of this Development Agreement.

Any party may at any time, by giving ten (10) days' written notice to the other party, designate any other address or facsimile in substitution of the address or facsimile number to which such notice or communication shall be given.

Article X. Miscellaneous.

Section 10.1. No Third Party Beneficiary Rights. This Development Agreement is not intended nor shall it be construed to create any third party beneficiary rights in any person who is not expressly made a party and signatory to this Development Agreement.

Section 10.2. Governing Law, Interpretation of Development Agreement. This Development Agreement shall be governed by and interpreted in accordance with the laws of the State of California applicable to contracts entered into and to be performed in California. Any action to enforce or interpret this Development Agreement shall be brought in a court of competent jurisdiction in Contra Costa County or, in the case of any federal claims, in federal court for the Northern District of California.

Section 10.3. Severability. If any word of this Development Agreement, or its application to any situation, is held invalid or unenforceable, in a final judgment that is no longer subject to rehearing, review, or appeal by a court of competent jurisdiction, then the invalid word is severed, and/or the invalid words are severed, and the remaining parts of this Development Agreement, and the application of any part of this Development Agreement to other situations, shall continue in full force and effect. It is the intent of the voters in adopting the Initiative that includes this Development Agreement, and of the Landowner in consenting to this Development Agreement, that any portion of this Development Agreement that can lawfully be implemented be implemented, even if doing so would not permit implementation of the Proposed Development contemplated herein, even if doing so would otherwise appear trivial or inconsequential, and even if the valid portion appears intertwined with the invalidated portion. It is the intent of the parties that if severance is considered, each section, paragraph, phrase, and word of this Development Agreement be interpreted to be complete in itself, and functionally and grammatically separate from each other word.

Section 10.4. Covenants Running with the Land. All of the terms and provisions contained in this Development Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns (including any person or entity acquiring a interest in any portion of the Subject Property or Proposed Development). All of the terms and provisions contained in this Development Agreement shall be enforceable as equitable servitudes and shall constitute covenants running with the land pursuant to California law including, without limitation, California Civil Code section 1468.

Section 10.5. Further Acts. Each party shall execute and deliver any and all additional documents and instruments, and perform such further acts, as may be reasonably necessary or proper to achieve the purposes of this Development Agreement.

Section 10.6. Counterparts. This Development Agreement and any and all amendments and supplements to it may be executed in counterparts, each counterpart shall be deemed to be an original document, and all counterparts together shall be construed as one document. This Development Agreement may be executed by signatures transmitted by facsimile, adobe acrobat or other electronic image files and these signatures shall be valid, binding and admissible as though they were ink originals.

Section 10.7. Execution and Recordation of Development Agreement. Not later than ten (10) days after the later of (a) the Effective Date or (b) the date Landowner provides to City its written notice of acceptance of this Development Agreement, City, by and through its Mayor, shall execute and acknowledge this Development Agreement. Provided Landowner has provided to City its written notice of acceptance of this Development Agreement, in recordable form, the City Clerk shall, within five (5) days of the Mayor's execution of this Development Agreement, cause this Development Agreement to be recorded in the Official Records of Contra Costa County. Landowner shall reimburse City for the costs and disbursements associated with its recordation of this Development Agreement.

Section 10.8. Cooperation in the Event of Legal Challenge. In the event of any legal or equitable action or proceeding instituted by a third party challenging the validity of any provision of this Development Agreement or the procedures leading to its adoption or the issuance of any or all of the Legislative Approvals or Subsequent Approvals, the parties agree to cooperate in defending said action or proceeding. Landowner shall diligently defend any such action or proceeding and shall bear the litigation expenses of defense, including attorneys' fees. City shall retain the sole option to employ independent defense counsel at Landowner's expense. Landowner further agrees to hold City harmless from all claims for recovery of the third party's litigation expenses, including attorneys' fees.










Section 10.9. Other Necessary Acts. Each party shall execute and deliver to the other all such other further instruments and documents as may be reasonably necessary to carry out the Legislative Approvals, Subsequent Approvals, or this Agreement and to provide and secure to the other party the full and complete enjoyment of its rights and privileges under this Development Agreement.

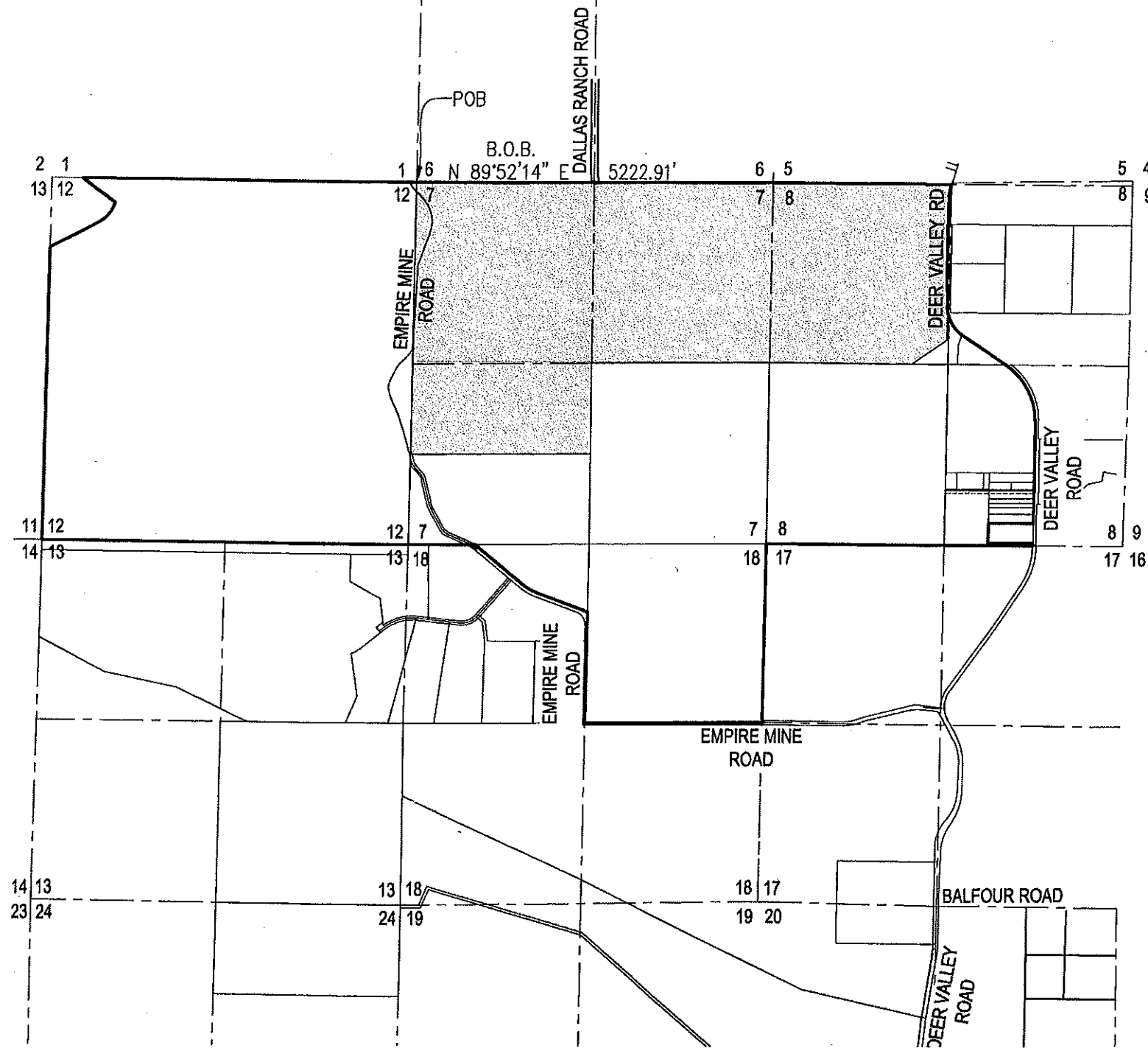
Section 10.09. Entire Agreement and Exhibits. This Development Agreement constitutes in full, the final and exclusive understanding and agreement of the parties and supersedes all negotiations or previous agreements of the parties with respect to all or any part of the subject matter of this Development Agreement. No oral statements or prior written matter not specifically incorporated in this Development Agreement shall be of any force and effect. No amendment of, supplement to, or waiver of any obligations under this Development Agreement will be enforceable or admissible unless set forth in a writing approved by the City and Landowner. The following exhibits are attached to this Development Agreement and incorporated as though set forth in full for all purposes: The following exhibits are attached to this Development Agreement and incorporated herein as though set forth in full for all purposes:

DA Exhibit 1 (Map of the Subject Property)

DA Exhibit 2 (Legal Description of the Subject Property)

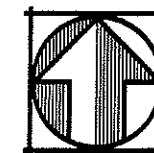
LEGEND


-  INITIATIVE AREA BOUNDARY
-  PROPERTY LINE
-  SECTION LINE
-  THE RANCH PROPERTY AREA
-  DEER VALLEY ROAD STREET NAME
-  17 SECTION NUMBER
-  POC POINT OF COMMENCEMENT
-  POB POINT OF BEGINNING
-  B.O.B. BASIS OF BEARINGS



DA EXHIBIT 1 THE RANCH PROPERTY

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
DATE: APRIL 26, 2018 SCALE: 1" = 2000'



	Carlson, Barbee & Gibson, Inc. CIVIL ENGINEERS • SURVEYORS • PLANNERS www.cbang.com
	<small>SAN RAMON, CALIFORNIA (925) 868-0322 SACRAMENTO, CALIFORNIA (916) 376-1677</small>

APRIL 26, 2018
JOB NO.: 1133-020

DA EXHIBIT 2
LEGAL DESCRIPTION
THE RANCH (10982 OR 441)
ANTIOCH, CALIFORNIA

REAL PROPERTY, SITUATE IN THE INCORPORATED TERRITORY OF THE CITY OF ANTIOCH, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING ALL OF THAT PROPERTY DESCRIBED IN THE GRANT DEED TO THE LEONARDA A. COWAN TRUST OF 1982, RECORDED OCTOBER 26, 1982, IN BOOK 10982 OF OFFICIAL RECORDS AT PAGE 441, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER COMMON TO SECTIONS 1 AND 12, T1N, R1E AND SECTIONS 6 AND 7, T1N, R2E, MDB&M AND THE SOUTHWEST CORNER OF SUBDIVISION 7377, 'DALLAS RANCH 7', FILED FOR RECORD NOVEMBER 22, 1996, IN BOOK 390 OF MAPS AT PAGE 1, IN SAID OFFICE OF THE COUNTY RECORDER;

THENCE, FROM SAID POINT OF BEGINNING, ALONG THE NORTHERLY LINE OF SAID SECTION 7, NORTH 89°52'14" EAST 5,222.90 FEET, TO THE CORNER COMMON TO SECTIONS 5, 6, 7, AND 8, T1N, R2E, MDB&M, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SUBDIVISIONS 8312, 'DIABLO WEST- UNIT 7', FILED FOR RECORD OCTOBER 14, 1999, IN BOOK 416 OF MAPS AT PAGE 23, IN SAID OFFICE OF THE COUNTY RECORDER;

THENCE, LEAVING SAID SECTION CORNER, ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION 8312 (416 M 23) THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 89°28'20" EAST 1,311.19 FEET,
- 2) NORTH 89°40'03" EAST 928.91 FEET,
- 3) SOUTH 65°02'27" EAST 33.72 FEET,
- 4) SOUTH 89°28'20" EAST 363.60 FEET, TO THE WESTERLY LINE OF DEER VALLEY ROAD;

THENCE, ALONG SAID WESTERLY LINE, AND THE WESTERLY LINE OF SNODGRASS LANE, THE FOLLOWING FOUR (4) COURSES:

- 1) ALONG THE ARC OF A NON-TANGENT 1,408.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 72°57'20" EAST, THROUGH A CENTRAL ANGLE OF 07°12'24", AN ARC DISTANCE OF 177.10 FEET,
- 2) SOUTH 00°35'57" WEST 1,335.56 FEET,

- 3) ALONG THE ARC OF A NON-TANGENT 1,458.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 80°38'00" EAST, THROUGH A CENTRAL ANGLE OF 03°08'39", AN ARC DISTANCE OF 80.01 FEET,
- 4) SOUTH 00°35'57" WEST 688.21 FEET, TO THE SOUTHERLY LINE OF SAID COWAN TRUST PARCEL (10982 OR 441);

THENCE, ALONG SAID SOUTHERLY LINE, AND THE WESTERLY LINE OF SAID COWAN TRUST PARCEL THE FOLLOWING SIX (6) COURSES:

- 1) SOUTH 56°17'50" WEST 625.56 FEET,
- 2) NORTH 89°26'41" WEST 2092.30 FEET,
- 3) NORTH 89°35'26" WEST 2628.97 FEET,
- 4) SOUTH 00°11'22" WEST 1326.34 FEET,
- 5) SOUTH 89°38'55" WEST 2608.11 FEET,
- 6) NORTH 00°38'08" EAST 3794.62 FEET, TO SAID POINT OF BEGINNING.










CONTAINING 550.46 ACRES OF LAND, MORE OR LESS.

END OF DESCRIPTION



Joel Garcia
JOEL GARCIA, P.L.S.
L.S. NO. 5285
04-26-2018

LEGEND

-  INITIATIVE AREA BOUNDARY
-  PROPERTY LINE
-  SECTION LINE
-  THE RANCH PROPERTY AREA
-  DEER VALLEY ROAD
-  17
-  POC
-  POB
-  B.O.B.
- STREET NAME
- SECTION NUMBER
- POINT OF COMMENCEMENT
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- BASIS OF BEARINGS

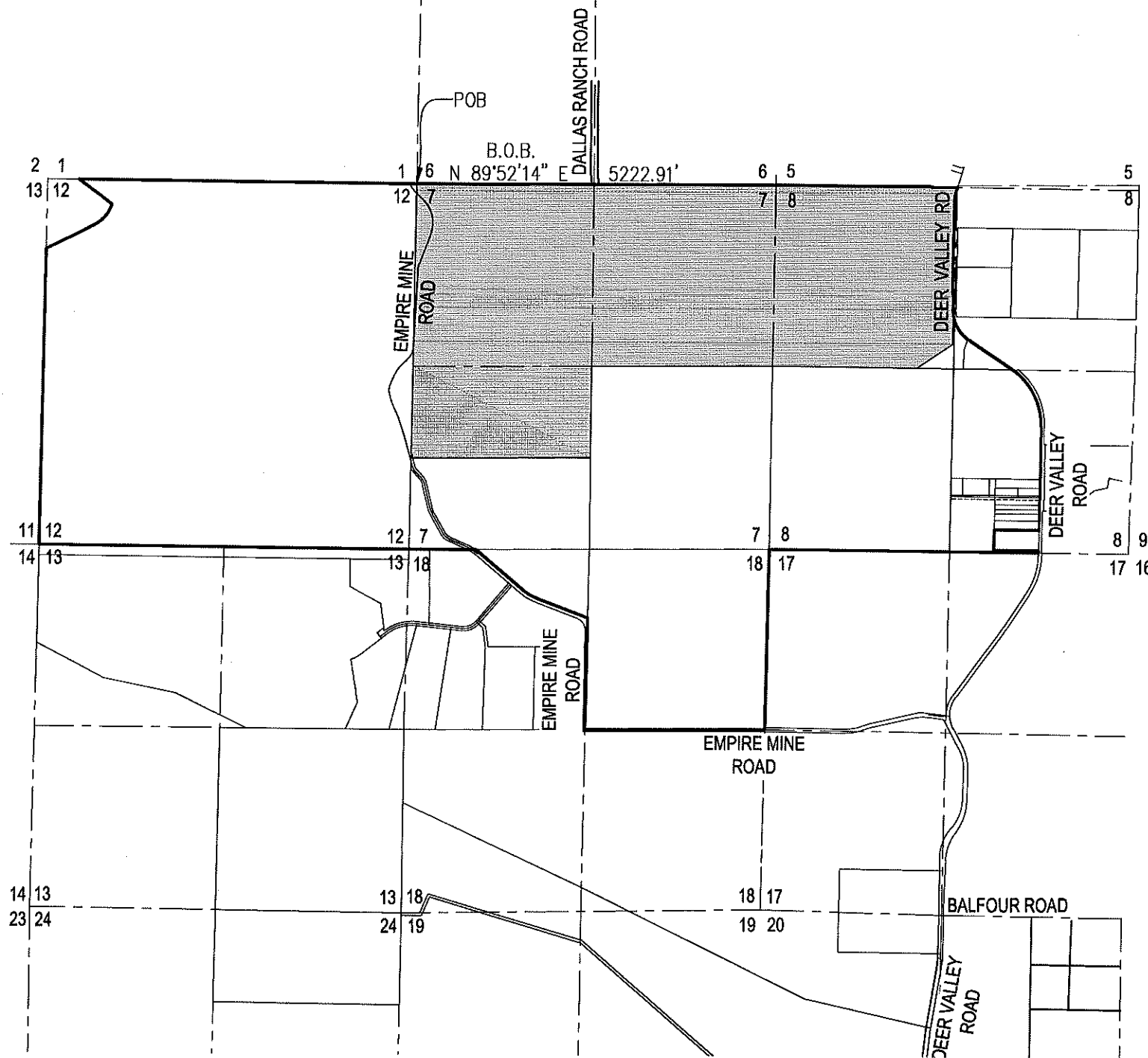
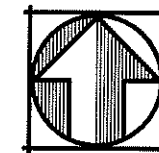



EXHIBIT H THE RANCH PROPERTY

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
DATE: APRIL 26, 2018 SCALE: 1" = 2000'





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www.cbng.com

SAN RAMON, CALIFORNIA (925) 866 - 0322
SACRAMENTO, CALIFORNIA (916) 375 - 1877

APRIL 26, 2018
JOB NO.: 1133-020

EXHIBIT 'I'
LEGAL DESCRIPTION
THE RANCH (10982 OR 441)
ANTIOCH, CALIFORNIA

REAL PROPERTY, SITUATE IN THE INCORPORATED TERRITORY OF THE CITY OF ANTIOCH, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

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BEGINNING AT THE CORNER COMMON TO SECTIONS 1 AND 12, T1N, R1E AND SECTIONS 6 AND 7, T1N, R2E, MDB&M AND THE SOUTHWEST CORNER OF SUBDIVISION 7377, 'DALLAS RANCH 7', FILED FOR RECORD NOVEMBER 22, 1996, IN BOOK 390 OF MAPS AT PAGE 1, IN SAID OFFICE OF THE COUNTY RECORDER;

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CONTAINING 550.46 ACRES OF LAND, MORE OR LESS.

END OF DESCRIPTION



EL GARCIA, P.L.S.
L.S. NO. 5285

04-26-2018

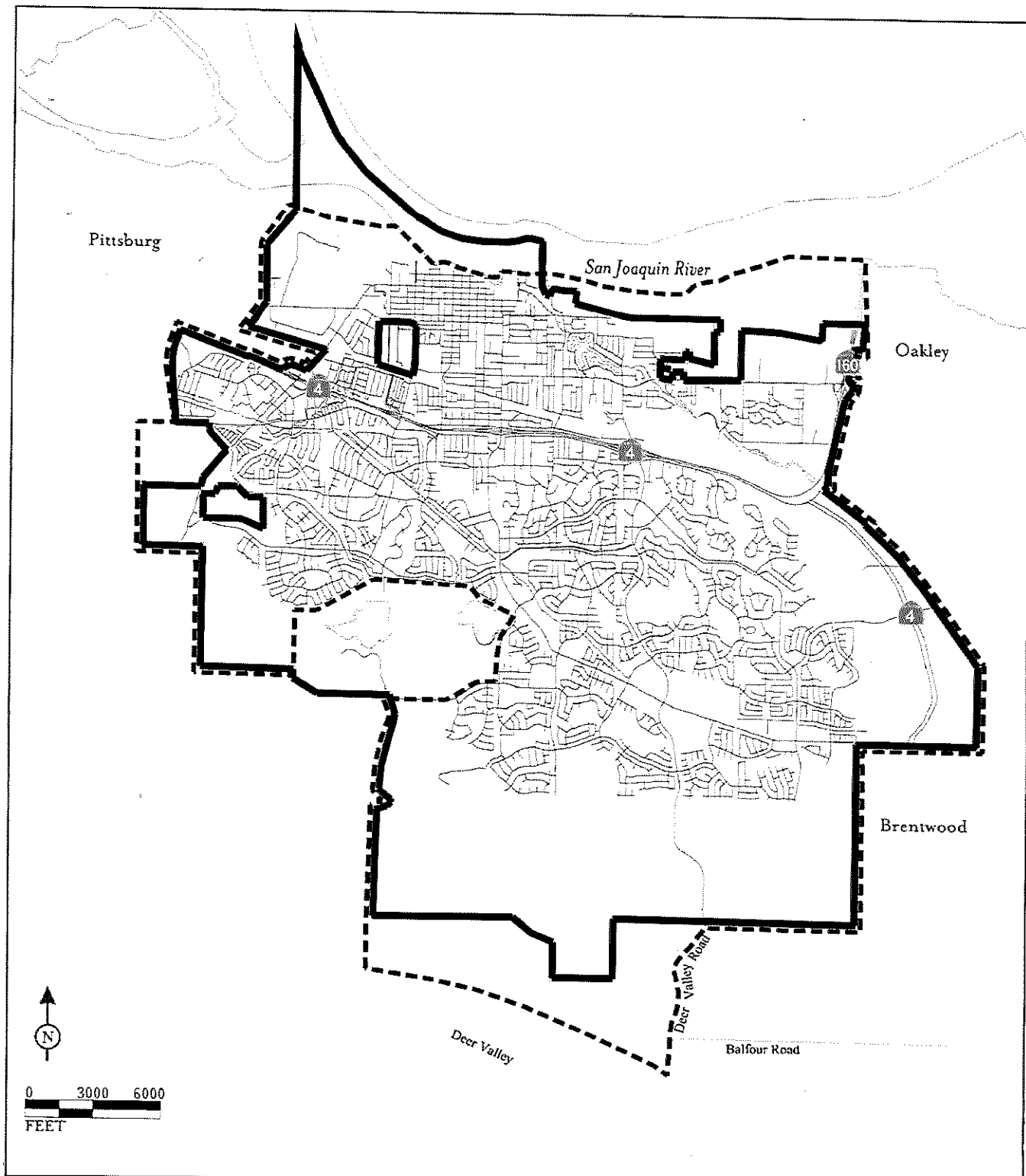






Figure 4.12

-  ROADS
-  CITY BOUNDARY
-  VOTER APPROVED URBAN LIMIT LINE
-  WATER BODIES

Voter Approved Urban Limit Line

EXHIBIT J FIGURE 4.12 VOTER APPROVED URBAN LIMIT LINE

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
DATE: APRIL 26, 2018


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	SAN RAMON, CALIFORNIA (925) 866 - 0322 SACRAMENTO, CALIFORNIA (916) 375 - 1877

EXHIBIT K

ARTICLE 42: WEST SAND CREEK PLANNED DEVELOPMENT DISTRICT

§ 9-5.4201 Purpose.

- A. The West Sand Creek Master Plan District ("West Sand Creek" or "WSC District") was enacted by the "West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative" to implement the General Plan's stated vision for the development of the land in the Sand Creek Focus Area west of Deer Valley Road inside the existing boundaries of the voter-approved Urban Limit Line ("ULL"). In particular, the West Sand Creek District zoning standards apply to the Limited Development Area established by the Initiative.
- B. The West Sand Creek District provides flexible development standards designed to ensure the development of the District as a master planned community. The WSC District shall be defined principally by single-family residential of various lot sizes on flatter areas on either side of Sand Creek, within the Limited Development Area, along with natural and recreational open spaces. The development standards applicable to the WSC District are provided below.
- C. Notwithstanding any other provision of the Antioch Municipal Code ("Municipal Code"), and to ensure that development within the WSC District is subject to express, objective standards that cannot be changed through subsequent discretionary actions or interpretations without the consent of the landowner pursuant to the provisions of the Initiative, the West Sand Creek District shall be and is deemed a new zoning district that exists independent of other zoning requirements, including the balance of Title 9. Land regulated by the WSC District shall not be subject to any other provision of the Municipal Code that purports to regulate or guide land use or zoning, except those contained in this Article 42.
- D. No development shall occur within the West Sand Creek District unless it is consistent with the Initiative and this Article 42. If an application is presented for development that is consistent with the Initiative, this Article 42, and objective grading and building standards of Title 8 of the Municipal Code that are applicable to all development in the City of Antioch, then the application shall be ministerially granted. Certificates of occupancy shall also issue ministerially provided only that construction conforms to City-wide building and grading requirements for issuance of such certificates, and to the regulations of WSC District. With the exception of subdivision maps and architectural design review, no additional approvals or entitlements, including but not limited to departmental review approval, conditional use permit, land use permit, minor use permit, any approval of requirement of the growth management ordinance, development plan, planned development, variance, zoning clearance, minor use permit, or any other review or entitlement purporting to regulate or guide land use or zoning shall be required by the City to develop the project described in such application unless otherwise specified in the tables of permitted uses below.

§ 9-5.4202 Residential Uses

A. Single-Family Low-Density

1. Purpose and application

- (a) LD-1 Single-family Executive Lot Type 1

This designation is for low-density large lots with a minimum lot size of 8,000 s.f., on a combination of graded, partially graded, or sloping lots.

EXHIBIT K

(b) LD-2 Single-Family Conventional Lot Type 2

This designation is for low-density lots, with an average lot size of 7,000 s.f. and minimum lot size of 5,000 s.f.

(c) LD-3 Single-Family Conventional Lot Type 3

This designation is for low-density conventional lots, with an average lot size of 7,000 s.f. and minimum lot size of 5,000 s.f. A row of a minimum 8,000 s.f. lots is required on land that abuts single-family development that exists to the north of the Initiative Area as of the Effective Date of the Initiative.

2. Property development standards

	LD-1 Executive Lot Type 1	LD-2 Conventional Lot Type 2	LD-3 Conventional Lot Type 3
Minimum lot area in s.f.	8,000	5,000	5,000/8,000 ¹
Average net lot area in s.f.	10,000	7,000	7,000
Maximum lot coverage (1/2 story) ⁴	55/45%	55/50%	55/50%
MINIMUM LOT DIMENSIONS			
Lot width (interior/corner)	65'/70'	50'/55'	50'/55'
Lot depth	100'	90'	90'/130' ²
MINIMUM SETBACKS FROM PROPERTY LINE⁵			
Living area at front	15'	15'	15'
Porch at front	10'	10'	10'
Porch at alley/private drive	n/a	n/a	n/a
Garages at front	18'	18'	18'
Side-on garage at front	12'	12'	n/a
Garage at alley/rear (max)	n/a	n/a	n/a
Interior side yard/corner	5'/10'	5'/10'	5'/10'
Rear	20'	20'	20'/35' ³
MAXIMUM BUILDING HEIGHTS			
Main building	40'	35'	35'
Detached garage	24'	24'	24'

Footnotes:

1. Lots that abut the north property line in LD-3 shall be a minimum of 8,000 s.f in lot area.
2. Lots that abut the north property line in LD-3 shall have a minimum lot depth of 130', except in a side-on lot condition.
3. Lots that abut the north property line in LD-3 shall have a rear yard setback of 35'.
4. Maximum Lot Coverage is defined as the gross first floor living plus garage area divided by the lot area and does not include covered patio/porches.
5. Architectural pop-outs and encroachments to the front, side and rear shall be allowed pursuant to Code Section 9-5.801.

EXHIBIT K

3. Permitted uses

	Single-family LD 1, 2, 3
Day care (§9-5.3817 and 9-5.3818)	P
Home occupations	P
Second residential unit	A
Single-family dwelling	P
Private residential community amenity (community center, fitness center/pool)	P
Public safety facility	U
Public use-Fire, police, library, other civic building	U
Satellite antenna	P
School, public or private	U
Open space	P
Parks and park facilities, public and private	P
Trail/Trailhead facilities	P
Community Garden	P
Storm Drainage facilities	P
Resource protection / restoration	P
Communication facility	U
Model home complex	A
Removal of earth (§§9-5.3822)	A
Sales, leasing office and trailers	A
Temporary construction building and uses (§§ 9-5.3821)	A

P – Permitted U – Use Permit required A – Administrative Permit required

B. Single-Family Medium-Density

1. Purpose and application

(a) MD-1 Single-family Standard Lot Type 1

This designation is for medium-density lots in a standard configuration, i.e.; house entry and garage accessed from street in the front. Average lot size is approximately 4,500 s.f.

(b) MD-2 Single-family Greencourt Lot Type 2

This designation is for medium-density lots in a courtyard configuration, i.e.; house entry is located from a greencourt common area in the front and the garage is accessed from alley in the rear. Average lot size is approximately 4,200 s.f.

(c) MD-3 Single-family Motor-court Lot Type 3

This designation is for medium-density lots in a clustered motor-court configuration, i.e.; house entry and garage accessed from a private street in the shape of the letter "T". Average lot size is approximately 4,200 s.f.

(d) MD-4 Single-family Private Lane Lot Type 4

EXHIBIT K

This designation is for medium-density lots in a cluster configuration around a private lane. The unit entry and garages are oriented to the front of the lot. Average lot size is approximately 4,200 s.f.

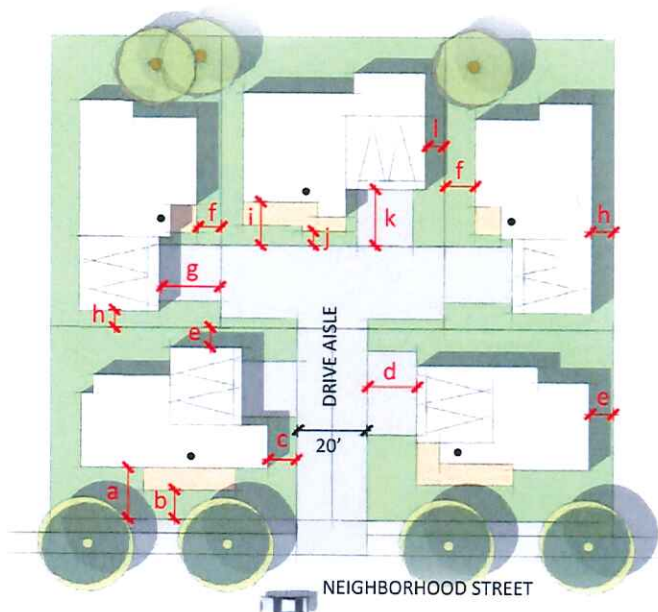
2. Property development standards

	MD-1 Standard Lot Type 1	MD-2 Greencourt Lot Type 2	MD-3 T-Court Lot Type 3	MD-4 Private Lane Type 4
Minimum lot area in s.f. ¹	4,000	4,000	4,000	4,000
Average lot area in s.f.	4,500	4,200	4,200	4,200
Maximum lot coverage ²	55%	55%	55%	55%
MINIMUM LOT DIMENSIONS				
Lot width (interior/corner)	45'/50'	40'/45'	See Figure 1	See Figure 2
Lot depth	90'	90'		
MINIMUM SETBACKS FROM PROPERTY LINE ³				
Living area at front	15'	10'	See Figure 1	See Figure 2
Porch at front	10'	5'		
Porch at alley/private drive	n/a	5'		
Garages at front	18'	n/a		
Side-on garage at front	n/a	n/a		
Garage at alley/rear (max)	n/a	4'		
Interior/corner side yard	4'/8'	4'/8'		
Rear	15'	10'		
MAXIMUM BUILDING HEIGHTS				
Main building	35'	35'	35'	35'
Detached garage	n/a	24'	n/a	n/a

Footnotes:

1. Lot Area is defined as the total area of a fee simple residential lot for a single-family dwelling unit and may include easements for common area access.
2. Maximum Lot Coverage is defined as the gross first floor living plus garage area divided by the lot area and does not include covered patio/porches.
3. Architectural pop-outs and encroachments to the front, side and rear shall be allowed pursuant to Code Section 9-5.801.

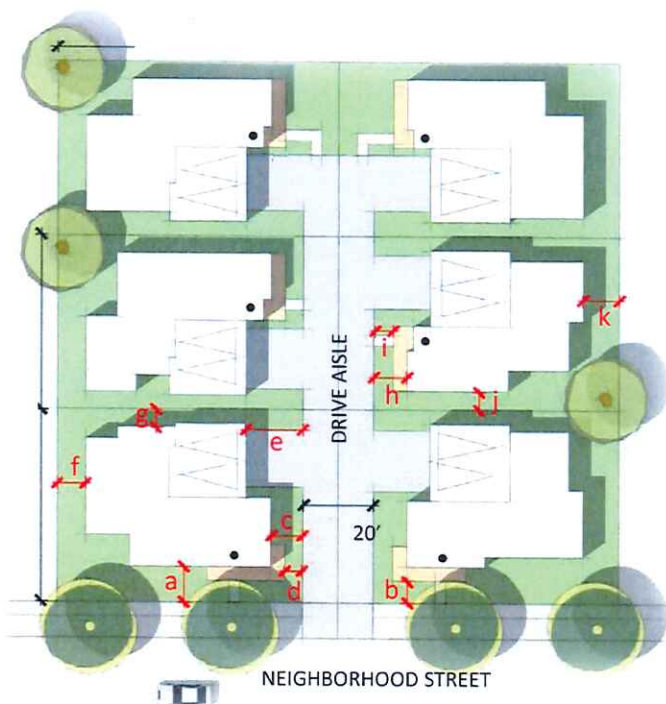
EXHIBIT K



*Setback distance measured from the edge of the drive aisle.

Figure 1: MD-3 Motor-court Lot Standards

*Setback distance measured from the edge of the drive aisle.



MD-3 Motor-court Lots Development Standards	
LOT DIMENSIONS	
Refer to Figure 1 for minimum lot dimensions	
SETBACKS	
Streetside Lots	
(a) Front, living space	12' min.
(b) Front, porch	8' min.
(c) Drive aisle side, living space*	5' min.
(d) Drive aisle side, garage*	18' min.
(e) Side/rear	5'/10' min.
Rear Corner Lots	
(f) Front, living space & porch	8' min.
(g) Front, garage	18' min.
(h) Side/rear	5'/10' min.
Rear Center Lot	
(i) Front, living space*	8' min.
(j) Front, porch*	5' min.
(k) Front, garage*	16' min.
(l) Side/rear	6' min.
HEIGHT	35' max.

MD-4 Private Lane Lots Development Standards	
LOT DIMENSIONS	
Refer to Figure 2 for minimum lot dimensions	
SETBACKS	
Streetside Lots	
(a) Front, living space	10' min.
(b) Front, porch	5' min.
(c) Drive aisle side, living space*	6' min.
(d) Drive aisle side, porch*	5' min.
(e) Drive aisle side, garage*	18' min.
(f) Side	10' min.
(g) Rear	5' min.
Internal lots	
(h) Front, living space*	5' min.
(i) Front, porch*	5' min.
(j) Side	5' min.
(k) Rear	10' min.
HEIGHT	35' max.

EXHIBIT K

3. Permitted uses

	Single Family MD 1,2, 3,4
Day care (§9-5.3817 and 9-5.3818)	P
Home occupations	P
Second residential unit	A
Single-family dwelling	P
Private residential community amenity (community center, fitness center/pool)	P
Public safety facility	U
Public use-Fire, police, library, other civic building	U
Satellite antenna	P
School, public or private	U
Open space	P
Parks and park facilities, public and private	P
Trail/Trailhead facilities	P
Community Garden	P
Storm Drainage facilities	P
Resource protection / restoration	P
Communication facility	U
Model home complex	A
Removal of earth (§§9-5.3822)	A
Sales, leasing office and trailers	A
Temporary construction building and uses (§§ 9-5.3821)	A

P – Permitted U – Use Permit required A – Administrative Permit required

C. Age Restricted

1. Purpose and application

(a) AR Single-family Age-Restricted Lot Type

This designation is for lots ranging in size from approximately 4,500 to 5,000 s.f. in a neighborhood that is restricted to residents age 55 and older.

EXHIBIT K

2. Property development standards

	AR Age-Restricted
Minimum lot area in s.f.	4,500
Average net lot area in s.f.	5,000
Maximum lot coverage (1/2 story) ¹	60/55%
MINIMUM LOT DIMENSIONS	
Lot width (interior/corner)	45'/50'
Lot depth	90'
MINIMUM SETBACKS FROM PROPERTY LINE²	
Living area at front	15'
Porch at front	10'
Porch at private drive	5'
Garages at front	18'
Side-on garage at front	n/a
Garage at private drive (short apron/full arpon) ³	5'/18'
Interior side yard/corner	4'/8'
Rear	15'
MAXIMUM BUILDING HEIGHTS	
Main building	28'
Detached garage	n/a

Footnotes:

1. Maximum Lot Coverage is defined as the gross first floor living plus garage area divided by the lot area and does not include covered patio/porches.
2. Architectural pop-outs and encroachments to the front, side and rear shall be allowed pursuant to Code Section 9-5.801.
3. Parking is allowed in driveways with full aprons only with a minimum depth of 18' depth. Parking is prohibited on driveways with short aprons (less than 18').

EXHIBIT K

3. Permitted uses

	Active Adult AA
Day care (§9-5.3817 and 9-5.3818)	U
Home occupations	P
Second residential unit	A
Single-family dwelling	P
Private residential community amenity (community center, fitness center/pool)	P
Public safety facility	U
Public use-Fire, police, library, other civic building	U
Satellite antenna	P
Open space	P
Parks, public and private	P
Trail/Trailhead facilities	P
Community Garden	P
Storm Drainage facilities	P
Resource protection / restoration	P
Communication facility	U
Model home complex	A
Removal of earth (§§9-5.3822)	A
Sales, leasing office and trailers	A
Temporary construction building and uses (§§ 9-5.3821)	A

P – Permitted U – Use Permit required A – Administrative Permit required

EXHIBIT K

§ 9-5.4203 Village Center Uses

A. Commercial Zone Village Center (VC)

1. Purpose and application

The Village Center is intended to be located on the land within the Limited Development Area of The Ranch Property to serve primarily the neighborhood and the immediate community, providing retail goods, food/drug, eating establishments, professional services for daily needs, and other similar commercial uses.

2. Property development standards

	VC Village Center
Maximum floor area ratio (FAR) ¹	0.35
MINIMUM BUILDING SETBACKS	
From Deer Valley Road	10'
From Sand Creek Road	15'
From local street	10'
Interior	0'
MAXIMUM BUILDING HEIGHTS	
Main building	35'
Towers/feature structure	50'
PARKING	
General commercial uses	1 space/285 s.f.
Banks, professional or medical offices	1 space/250 s.f.
General restaurant/lounge or bar including any outdoor seating	1 space/3 seats
Take out only/no seating	1 space per employee on largest shift

Footnote:

1. The maximum non-residential intensity allowed in the Village Center Commercial zone is defined as the floor area ratio (FAR), which is the ratio of total net floor area of a building to the total lot area.

3. Permitted uses

	Village Center VC
Day care (§9-5.3817 and 9-5.3818)	U
Public safety facility	U
Public use-Fire, police, library, other civic building	P
Satellite antenna	A
School, public or private	U
Open space	P
Trail/Trailhead facilities	P
Community Garden	P
Storm Drainage facilities	P
Resource protection / restoration	P
Art/Antique/Artisan store	P
Bakeries—retail	P

EXHIBIT K

Bank and financial services	P
Bar (§ 9-5.3831)	U
Barber & beauty shop	P
Catering services	P
Clothing store	P
Communication facility	P
Confectionary store	P
Day care facility	U
Drive-up window (all uses)	U
Drug store/pharmacy	P
Dry cleaner/laundry- self serve and pick-up	P
Florist shop	P
Convenience store	U
Neighborhood food market	P
Furniture, furnishings and appliance store	P
Gift shop	P
Hardware store	P
Health club/fitness center	P
Hotel/motel	U
Jewelry store	P
Parking lot (commercial) (§ 9-5.3837)	A
Offices- business and professional	P
Offices- medical/dental	P
Pet store, animal grooming, sales	P
Restaurant- general	P
Restaurant- fast food	U
Restaurant- with outdoor food service and seating	P
Restaurant- takeout and delivery	P
Restaurant- with bar and live entertainment	U
Retail- general and specialty	P
Studios- dance/martial arts/yoga	P
Theater	P
Removal of earth (§§9-5.3822)	A
Sales, leasing office and trailers	A
Temporary construction building and uses (§§ 9-5.3821)	A
Outdoor display of merchandise (in conjunction with a non-residential use)	A
Special outdoor events (§§ 9-5.3828 and 9-5.3831)	A
Christmas tree and pumpkin sale lots (§ 9-5.3829)	A

P – Permitted U – Use Permit required A – Administrative Permit required

EXHIBIT K

§ 9-5.4204 Public Uses

A. Public Use Zone (PQ)

1. Purpose and application

This zone is to provide for the establishment of public and quasi-public uses, such as safety facilities, utilities, local government offices/facilities and other similar uses. The intent of this zone is to identify appropriate locations for these uses without impacting, disrupting, or otherwise removing other lands for residential or other uses.

(a) PQ-Fire Station

This designation is to accommodate a future fire station to serve The Ranch and surrounding neighborhoods, in coordination with the Antioch Fire Department.

(b) PQ-Trail Staging Area

This designation is to accommodate a parking lot and regional trail staging area to serve the greater Antioch community.

2. Property development standards

N/A

3. Permitted uses

	Public Use PQ
Public safety facility and other civic building	P
Satellite antenna	A
School, public or private	A
Open space	P
Parks, public and private	P
Trail/Trailhead facilities	P
Community Garden	P
Storm Drainage facilities	P
Resource protection / restoration	P
Parking lot (commercial) (§ 9-5.3837)	U
Removal of earth (§§9-5.3822)	A
Temporary construction building and uses (§§ 9-5.3821)	A
Special outdoor events (§§ 9-5.3828 and 9-5.3831)	A
Christmas tree and pumpkin sale lots (§ 9-5.3829)	A

P – Permitted U – Use Permit required A – Administrative Permit required

EXHIBIT K

§ 9-5.4205 Open Space Uses

A. Open Space/Recreation Zones

1. Purpose and application

This category is to provide for the establishment of open space areas to protect natural resources, provide stormwater drainage, to create parks for recreation and community gathering and key landscape areas to provide community enhancement and connectivity.

(a) P-Park

This zone is intended to provide locations for parks. Parks of varying sizes and shapes are provided to meet neighborhood recreation needs, such as informal playing or gathering, strolling, and engaging in active sports. Facilities for private recreation are also provided within the park for the age-restricted community.

(b) OS-Open Space

Open space zoning is applied to the natural resources within the project area, including Sand Creek and its associated seasonal wetlands, swales, marshes, grasslands and other areas of natural vegetation. Stormwater drainage facilities, including detention basins, also occur in the OS zone.

(c) Landscape

This zone is intended to reserve key areas for major landscape corridors to enhance the Project along Deer Valley Road and provide internal connectivity between neighborhoods and parks.

(d) Trails

This zone is intended to provide trails throughout the community to enhance overall mobility and recreation by linking residents to parks, community amenities, and natural open space.

2. Property development standards

N/A

3. Permitted uses

	Open Space OS
Public safety facility	U
Public use-Fire, police, library, other civic building	U
Open space	P
Trail/Trailhead facilities	P
Storm Drainage facilities	P
Resource protection / restoration	P
Removal of earth (§§9-5.3822)	A
Temporary construction building and uses (§§ 9-5.3821)	A
Christmas tree and pumpkin sale lots (§ 9-5.3829)	A

P – Permitted U – Use Permit required A – Administrative Permit required

Figure 4.1 - General Plan Land Use Map

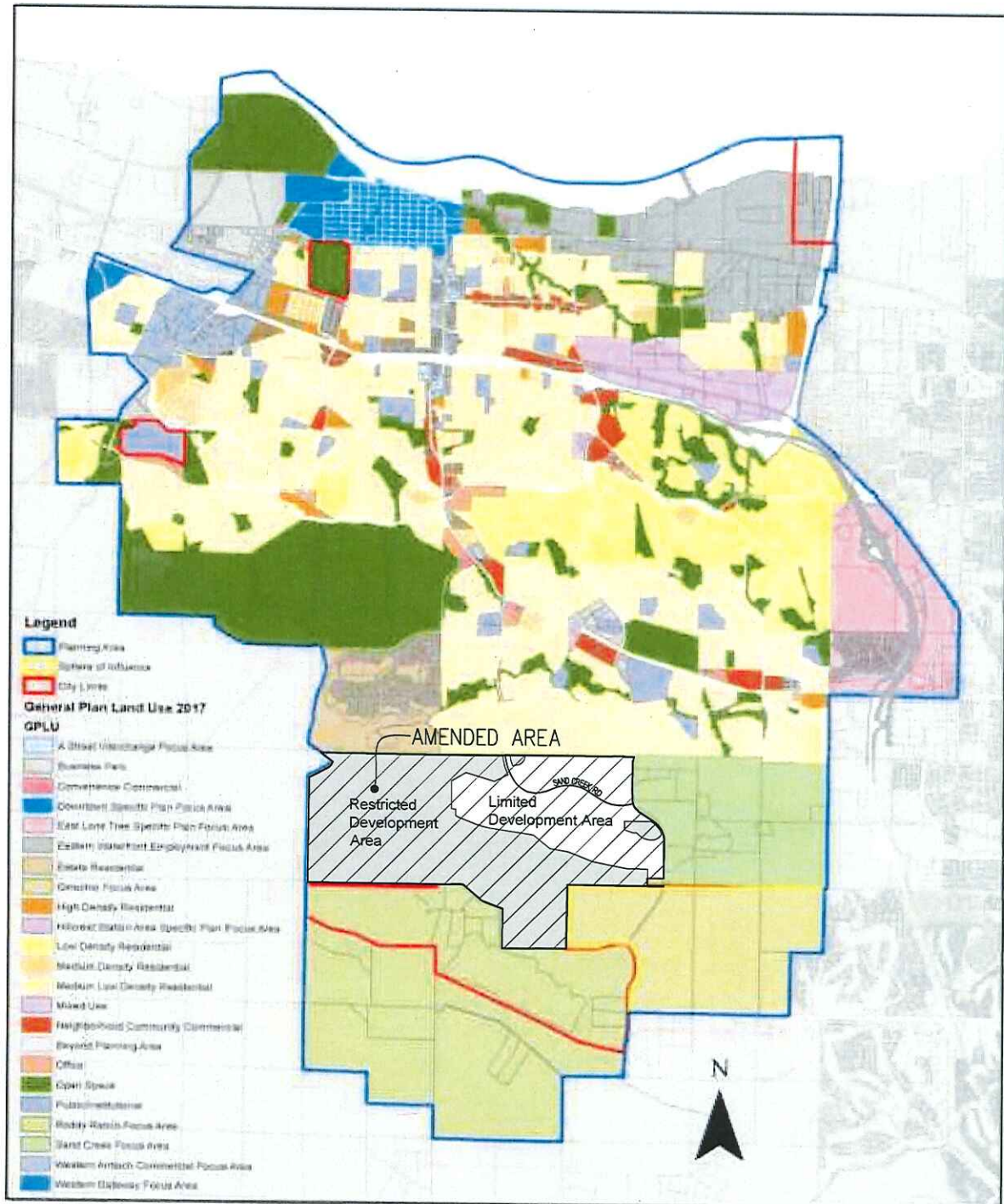


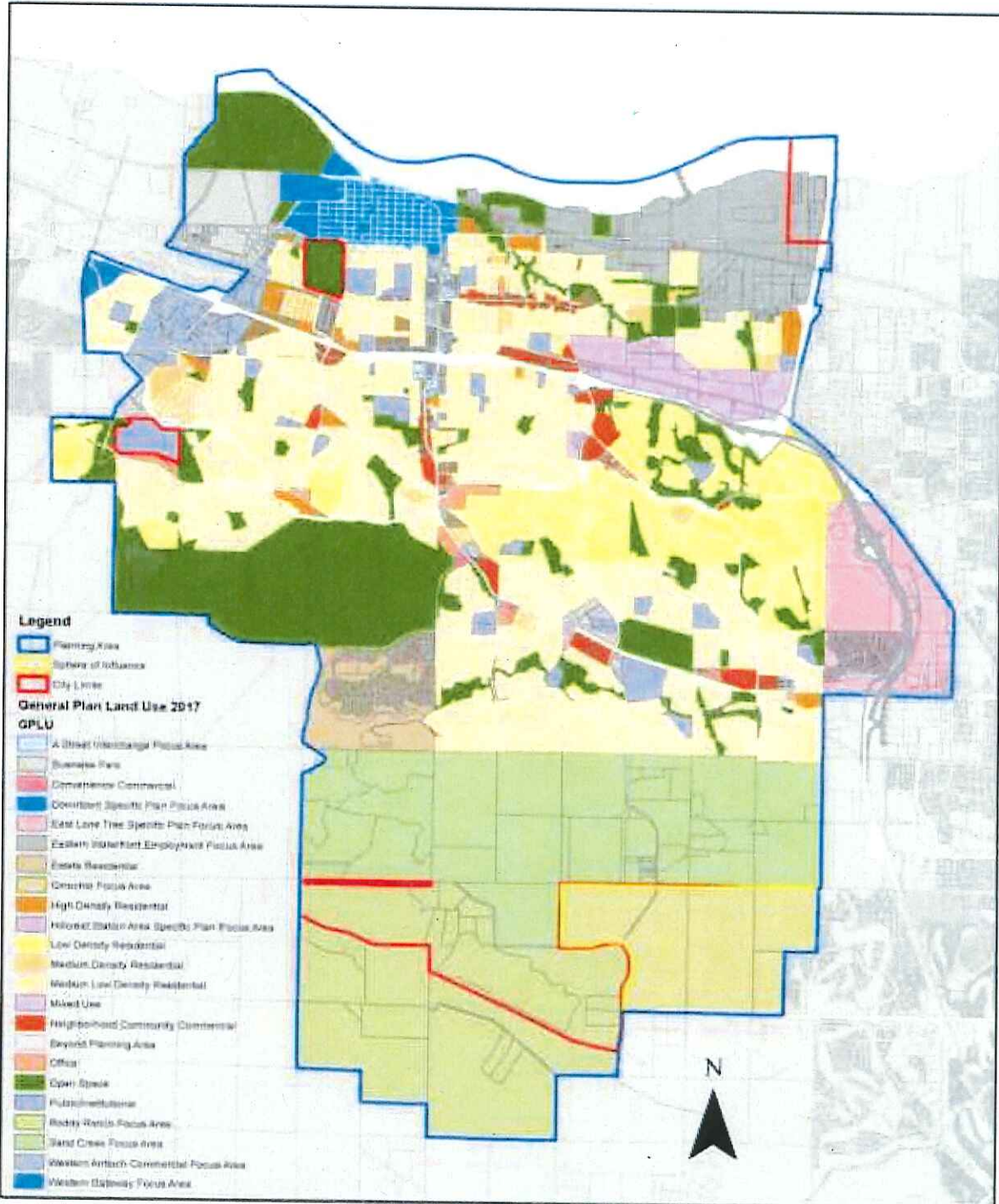
EXHIBIT L AMENDED GENERAL PLAN LAND USE MAP

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
DATE: APRIL 26, 2018

cbg Carlson, Barbee & Gibson, Inc.
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SACRAMENTO, CALIFORNIA (916) 375 - 1877

Figure 4.1 - General Plan Land Use Map



**EXHIBIT M
EXISTING GENERAL PLAN
LAND USE MAP**

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
DATE: APRIL 26, 2018

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Table 4.A - Appropriate Land Use Types

Exhibit N

	Estate Residential	Rural Residential, Agriculture, and Open Space	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/Community Comm.	Regional Commercial	Sommerville 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
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 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, 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.							✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓							

Table 4.A - Appropriate Land Use Types

Exhibit N

	Estate Residential	Rural Residential, Agriculture, and Open Space	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/Community Comm.	Regional Commercial	Sommerville 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
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.		7										✓	✓					✓											✓

Table 4.A - Appropriate Land Use Types

Exhibit N

	Estate Residential	Rural Residential, Agriculture, and Open Space	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/Community Comm.	Regional Commercial	Sommerville 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
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 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 substance 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.																					✓	✓							

Table 4.A - Appropriate Land Use Types

Exhibit N

	Estate Residential	Rural Residential, Agriculture, and Open Space	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/Community Comm.	Regional Commercial	Sommerville 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
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 automobile 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.														✓			✓	✓	✓	✓	✓	✓	✓						

Table 4.A - Appropriate Land Use Types

Exhibit N

	Estate Residential	Rural Residential, Agriculture, and Open Space	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/Community Comm.	Regional Commercial	Sommerville 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
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 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	✓	✓	✓ 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		✓	✓ 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.

Table 4.A - Appropriate Land Use Types

Exhibit N

3. Bars 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.
-

EXHIBIT O

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 Office	-	-	4,563,853	-
Subtotal	-	-	2,154,679	-
			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 ²	3,537	433	1,240,000	-
Western Antioch Commercial Focus Area	-	-	8,67,751	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.

² As amended in 2018 by the West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative.

EXHIBIT P

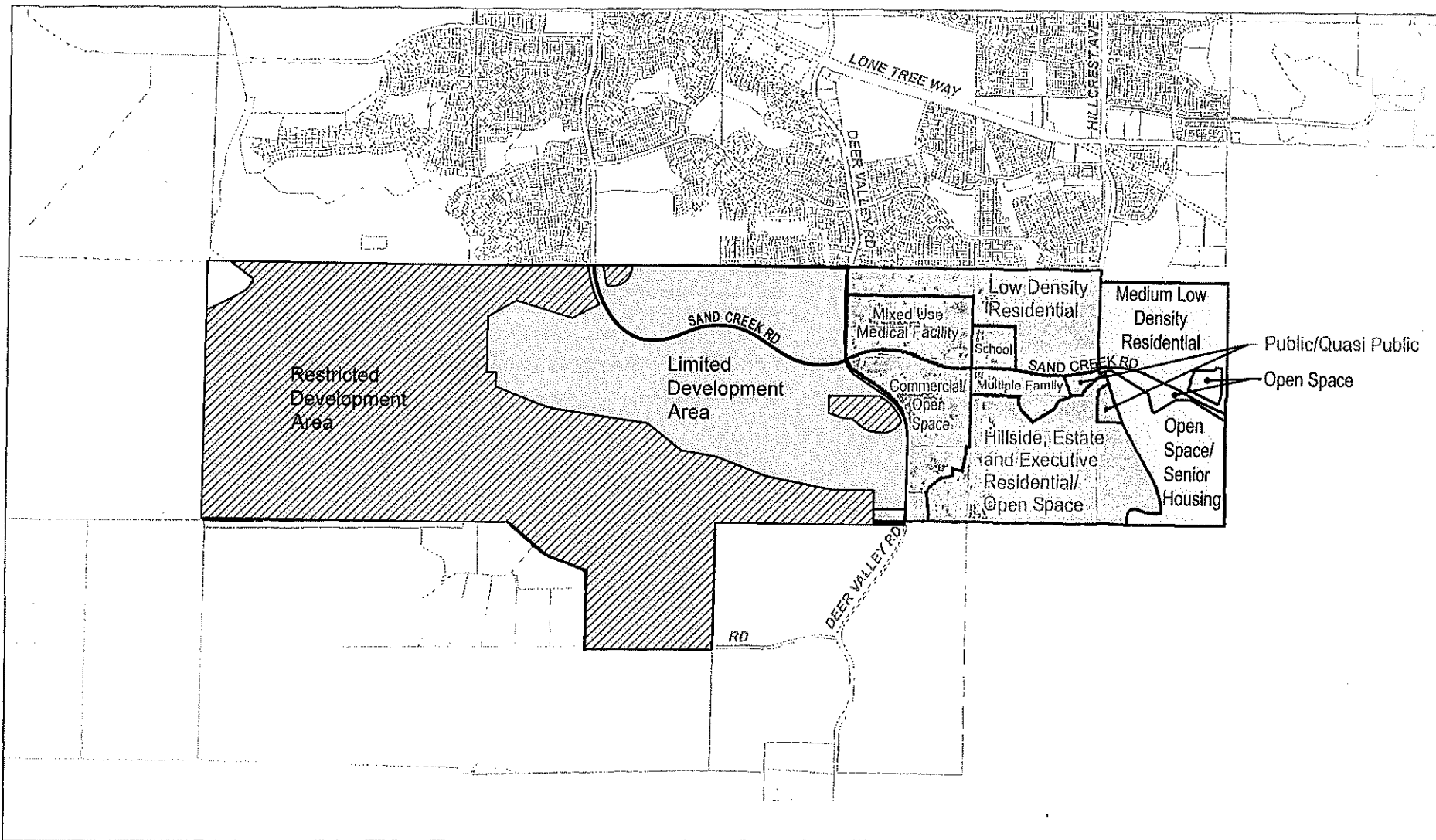
Table 4.D – Anticipated Maximum General Plan Build Out in the General Plan Study Area

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
Subtotal	-	-	-	-
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 ²	3,357	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.

² As amended in 2018 by the West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative.



AMENDED LAND USES WEST OF DEER VALLEY ROAD

RESTRICTED DEVELOPMENT AREA:	1,244 AC
LIMITED DEVELOPMENT AREA:	604 AC
TOTAL:	1,848 AC

NOTES:

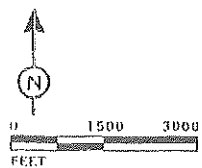
"LIMITED DEVELOPMENT AREA" OVERLAY LAND USE DESIGNATION HAS THE FOLLOWING BASE LAND USE DESIGNATIONS:
 "ESTATE RESIDENTIAL", "LOW DENSITY RESIDENTIAL", "MEDIUM LOW DENSITY RESIDENTIAL", "MEDIUM DENSITY RESIDENTIAL", "CONVENIENCE COMMERCIAL", "MIXED USE", "PUBLIC/QUASI PUBLIC", AND "OPEN SPACE".

"RESTRICTED DEVELOPMENT AREA" OVERLAY LAND USE DESIGNATION HAS THE FOLLOWING BASE LAND USE DESIGNATIONS:
 "RURAL RESIDENTIAL, AGRICULTURAL, OPEN SPACE".

LSA

FIGURE 4.8

FIGURE 4.8
 (REVISED BY CBG, 4/26/18)



City of Antioch
 General Plan
 Sand Creek Focus Area

EXHIBIT Q
AMENDED FIGURE 4.8
SAND CREEK FOCUS AREA

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
 DATE: APRIL 26, 2018

Carlson, Barbee & Gibson, Inc.
 CIVIL ENGINEERS • SURVEYORS • PLANNERS
 www.cbargy.com

SAN RAMON, CALIFORNIA (925) 898 - 0322
 SACRAMENTO, CALIFORNIA (916) 376 - 1877

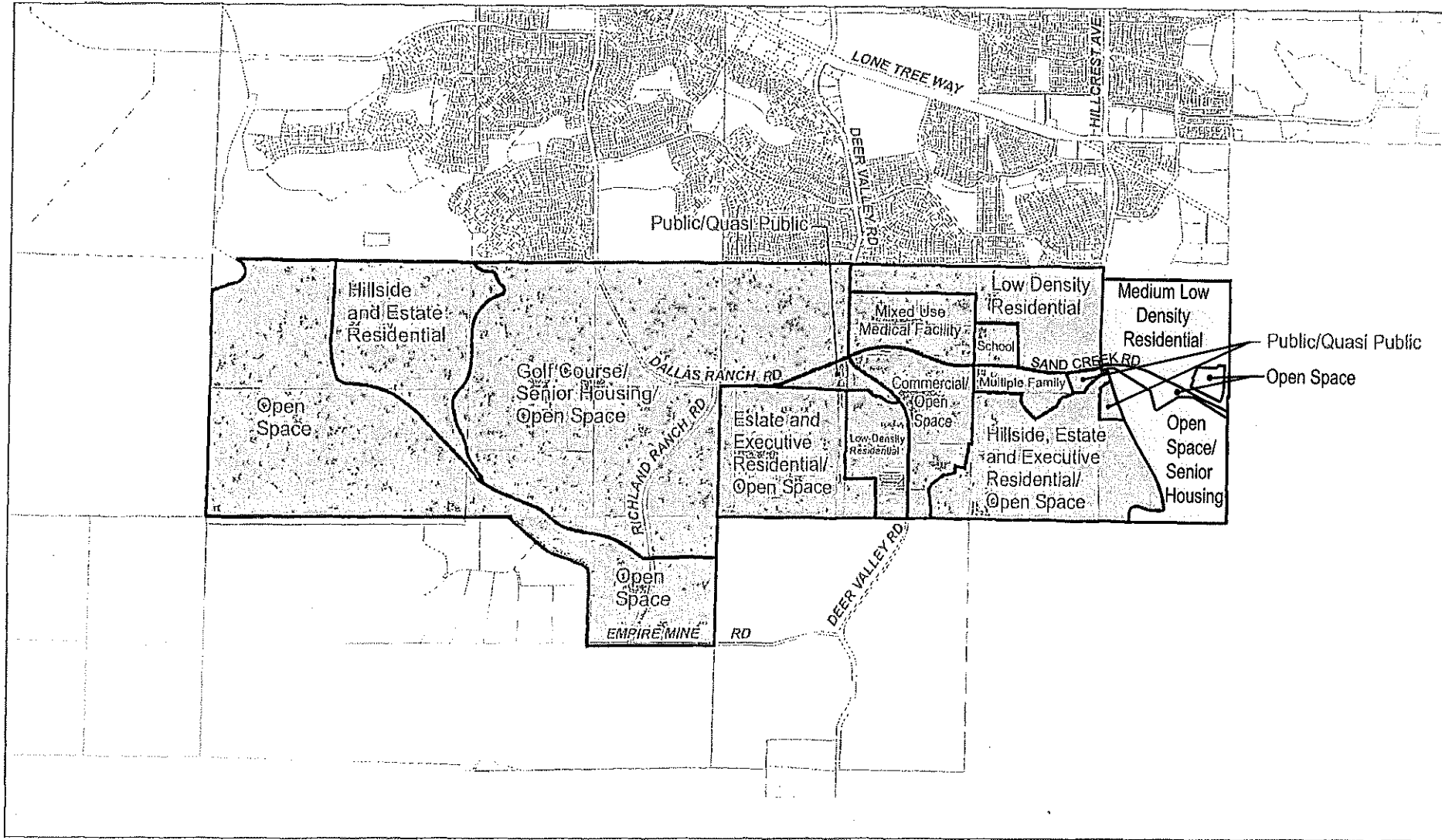


FIGURE 4.8

L S A

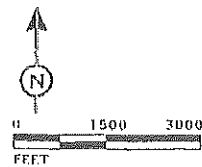


FIGURE 4.8
(REVISED BY CBG, 11/09/15)

EXHIBIT R EXISTING FIGURE 4.8 SAND CREEK FOCUS AREA

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
DATE: APRIL 26, 2018

City of Antioch
General Plan
Sand Creek Focus Area

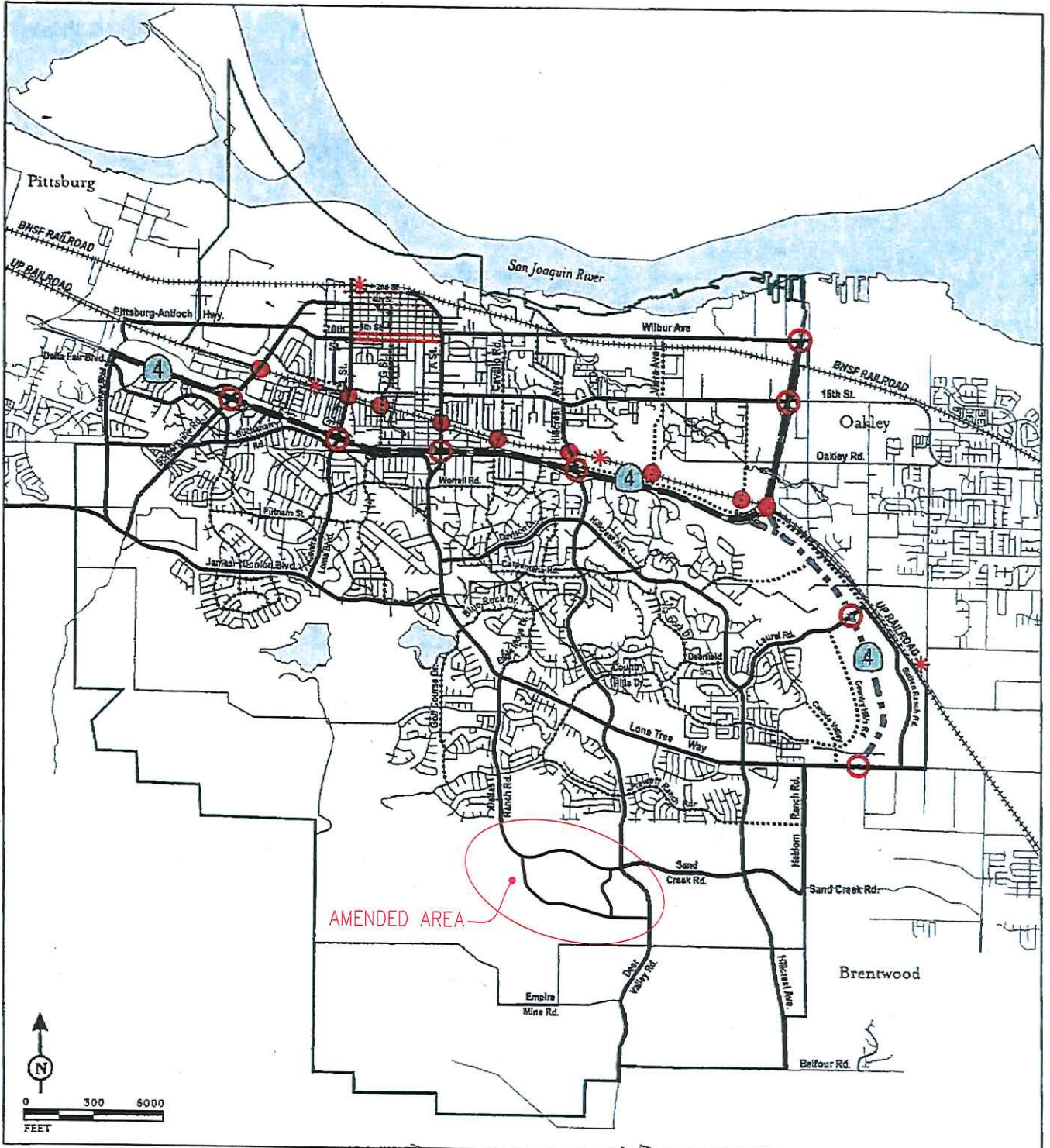


FIGURE 7.1

LSA

- CITY OF ANTIOCH
- PLANNING AREA BOUNDARY

- FREEWAYS
- ARTERIALS
- ARTERIAL (COUPLET)
- MAJOR COLLECTOR
- MAJOR COLLECTOR (COUPLET)
- RAIL
- PROPOSED FREEWAY
- RAILROAD GRADE SEPARATION
- RAIL TRANSIT STATION
- FREEWAY INTERCHANGE

City of Antioch
General Plan
Circulation

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EXHIBIT S AMENDED FIGURE 7.1 CIRCULATION

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
DATE: APRIL 26, 2018

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SACRAMENTO, CALIFORNIA (916) 375 - 1877

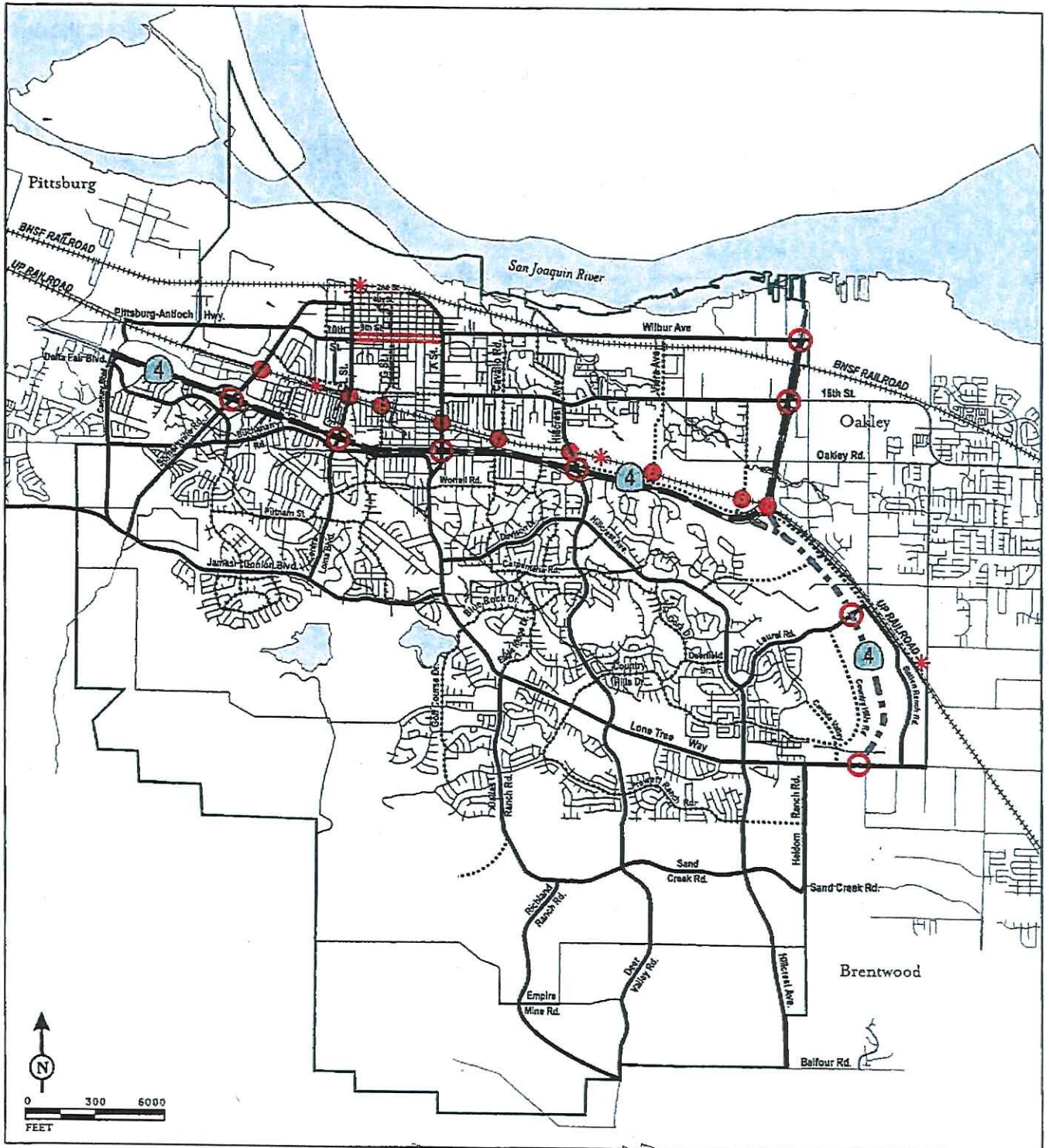


FIGURE 7.1

LSA

- CITY OF ANTIOCH
- PLANNING AREA BOUNDARY

- | | |
|---------------------------|---------------------------|
| FREEWAYS | RAIL |
| ARTERIALS | PROPOSED FREEWAY |
| ARTERIAL (COUPLET) | RAILROAD GRADE SEPARATION |
| MAJOR COLLECTOR | RAIL TRANSIT STATION |
| MAJOR COLLECTOR (COUPLET) | FREEWAY INTERCHANGE |

City of Antioch
General Plan
Circulation

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EXHIBIT T EXISTING FIGURE 7.1 CIRCULATION

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
DATE: APRIL 26, 2018

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SACRAMENTO, CALIFORNIA (916) 375 - 1877

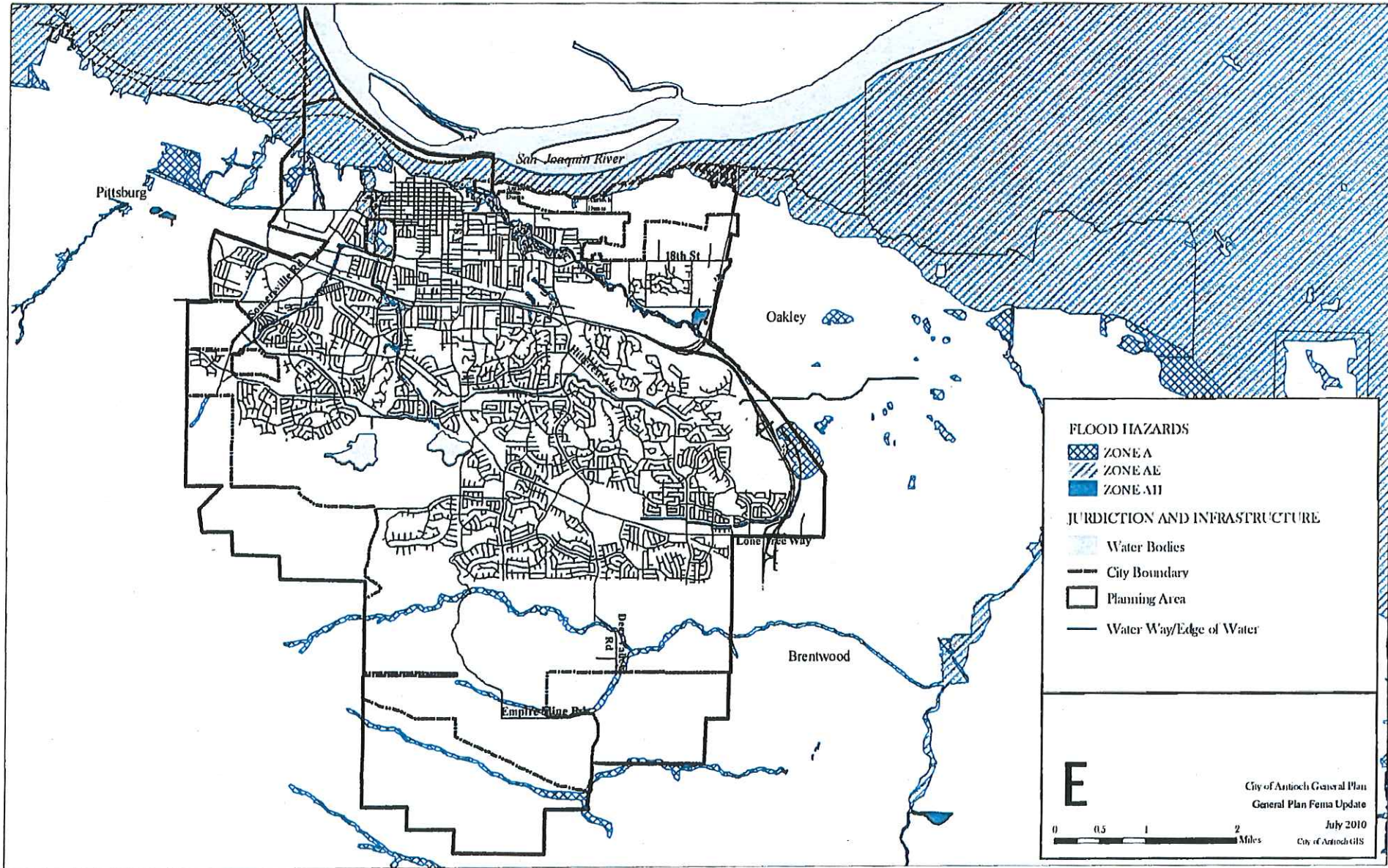


EXHIBIT U

RESOLUTION NO. 2018/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
APPROVING AND ENACTING THE INITIATIVE TO RESTRICT DEVELOPMENT IN
PORTIONS OF THE SAND CREEK AREA, APPROVE A DEVELOPMENT
AGREEMENT FOR “THE RANCH” PROJECT IN THAT AREA, AND ALLOW
AMENDMENT OF THE URBAN LIMIT LINE BY VOTER APPROVAL ONLY**

WHEREAS the City Clerk has issued a certificate verifying that proponents of the above-referenced Initiative Petition have timely submitted petitions containing the required number of signatures pursuant to the Elections Code to qualify for an election; and

WHEREAS the City Council has determined to approve the Initiative rather than call an election.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch, in accordance with Elections Code section 9215(a), hereby adopts the Initiative, attached and incorporated by reference to this Resolution as “Exhibit A”, without alteration.

BE IT FURTHER RESOLVED that the City Clerk is directed to give notice of approval of the Initiative’s amendments to the Antioch Municipal Code and Antioch General Plan as required by law.

* * * * *

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 24th day of July 2018 by the following vote:

AYES:

NOES:

ABSENT:

**ARNE SIMONSEN, CMC
CITY CLERK OF THE CITY OF ANTIOCH**

RESOLUTION NO. 2018/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
CALLING AN ELECTION REGARDING THE INITIATIVE TO RESTRICT
DEVELOPMENT IN PORTIONS OF THE SAND CREEK AREA, APPROVE A
DEVELOPMENT AGREEMENT FOR “THE RANCH” PROJECT IN THAT AREA, AND
ALLOW AMENDMENT OF THE URBAN LIMIT LINE BY VOTER APPROVAL ONLY**

WHEREAS the City Clerk has issued a certificate verifying that proponents of the above-referenced Initiative Petition have timely submitted petitions containing the required number of signatures pursuant to the Elections Code to qualify for an election; and

WHEREAS the City Council has determined to submit the matter to the electorate rather than adopting the proposed ordinance.

NOW, THEREFORE, BE IT RESOLVED that the City Council does hereby call an election to be consolidated with the November 6, 2018 General Election to determine the Initiative Petition.

BE IT FURTHER RESOLVED that the specific measure on the ballot shall be as follows:

Shall The Electors Adopt the Initiative to Restrict Development in Portions of the Sand Creek Area, Approve a Development Agreement for “The Ranch” Project in That Area, and Allow Amendment of the Urban Limit Line by Voter Approval Only?	YES	
	NO	

BE IT FURTHER RESOLVED that the Board of Supervisors of the County of Contra Costa is hereby requested to authorize the County Clerk/Recorder/Registrar of Voters to render all services necessary and proper for the conduct of the Municipal Election called by this Resolution. Pursuant to California Elections Code section 10403, the City Council hereby requests that the Contra Costa County Board of Supervisors consolidate that election with the election to be conducted on November 6, 2018 and order the Municipal Election to be conducted by the Registrar of Voters. The Contra Costa County Elections Department is authorized to canvass the returns of the election, and the election shall be held in all respects as only one election.

BE IT FURTHER RESOLVED that that the City Clerk is directed to transmit a copy of the measure to the City Attorney for the purpose of preparing an impartial analysis of the measure.

BE IT FURTHER RESOLVED that the full text of the measure is not to be printed in the voter pamphlet. Instead, the Voter Pamphlet shall advise, below the Impartial

RESOLUTION NO. 2018/**

July 24, 2018

Page 2

Analysis, that a copy of this measure is available at no cost from the City Clerk's Office at (925) 779-7009 or on the City's website: www.ci.antioch.ca.us.

BE IT FURTHER RESOLVED that the City Clerk shall fix and determine a reasonable date prior to the election, and consistent with rules of the Contra Costa County Elections Division, after which no arguments for or against the measure may be submitted, which date shall be noticed by the City Clerk pursuant to Government Code Sec. 6061 and Elections Code Sec. 9286.

BE IT FURTHER RESOLVED no rebuttal arguments shall be allowed.

* * * * *

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 24th day of July 2018 by the following vote:

AYES:

NOES:

ABSENT:


ARNE SIMONSEN, CMC
CITY CLERK OF THE CITY OF ANTIOCH



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of July 24, 2018

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Derek P. Cole, Interim City Attorney 

SUBJECT: Consideration of Certification of and Action to be Taken Regarding “Initiative to Change General Plan Designations within the Sand Creek Focus Area and Permanently Require Voter Approval of Amendments to Urban Limit Line”

RECOMMENDED ACTION

It is recommended that the City Council receive and file the Clerk’s Certificate to Initiative Petition (**Exhibit 1**) and

- A) Adopt the ordinance, without alteration, at the regular meeting at which the certification of the petition is presented, or within 10 days after it is presented; or
- B) Submit the ordinance, without alteration, to the voters; or
- C) Order a report pursuant to Section 9212 at the regular meeting at which the certification of the petition is presented. When the report is presented to the legislative body, the legislative body shall either adopt the ordinance within 10 days or order an election pursuant to subdivision (b).

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 Council calls an election on this initiative, the estimated County cost for this item as part of upcoming General Election would be approximately \$90,000, assuming the Council has also called the election on the sales tax increase.

If the Council chooses to adopt this initiative as presented, the restrictions it would impose on the development of the Sand Creek Focus Area could have revenue implications due to the loss of the anticipated development in that area. The City Attorney’s Office does not have the resources or background to quantify these potential financial impacts.

BACKGROUND

On July 3, 2018, the Contra Costa County Elections Department certified that the “Initiative to Change General Plan Designations within the Sand Creek Focus Area and Permanently Require Voter Approval of Amendments to Urban Limit Line” has sufficient signatures to qualify for the ballot (**Exhibit 2**). The initiative received 5,156 valid signatures, which exceeded the 5,111 signatures required to qualify the measure for a general election.

A full copy of this proposed initiative, which the proponents call the “Let the Voters Decide: The Sand Creek Area Protection Initiative,” is attached as **Exhibit 3** to this Staff Report.

As part of his official duties concerning the initiative, the City Attorney was required to provide an impartial summary of the purpose and provisions of the initiative. His official summary, which by law was limited to no more than 500 words, reads as follows:

“This proposed initiative amends the Antioch General Plan to limit development in a part of the city known as the Sand Creek Focus Area. Within this area, the initiative seeks to protect Sand Creek and its tributaries, preserve agricultural land, protect open spaces, protect wildlife, preserve scenic views, and encourage enjoyment of nature. The initiative declares that development proposed within the area threatens achievement of these goals.

Presently, the General Plan allows up to 4,000 dwelling units in the Sand Creek Focus Area. The proposed initiative would reduce the allowed number of units to 2,100. Further, the initiative would require that General Plan designations of land within a defined “Initiative Area,” composed of all land within the Sand Creek Focus Area west of Deer Valley Road, be changed to “Rural Residential, Agriculture, Open Space.” Overall, more than 80% of land within the Initiative Area would be preserved as open space. A minimum parcel size of 80 acres would also be established for Initiative Area land.

With the Initiative Area, the proposed initiative would allow only certain uses. These would include single-family homes, uses secondary to residences (such as in-home occupations and offices), rental of rooms to lodgers in residences not exceeding four occupants, agricultural and agriculturally related uses (such as processing and boarding of animals), low-intensity recreational uses, and certain governmental, institutional, and non-profit uses. Uses that would detrimentally affect wetlands, stream corridors, grasslands, and wildlife would not be allowed. Development, agricultural activities, and grading would also be prohibited on certain slopes of 20% or more.

Within the Initiative Area, only one house with a maximum area of up to 6,000 square feet for residential structures (including accessory buildings) could be built per parcel. Other structures would be limited to maximum floor areas of 10,000 feet. (Certain agricultural structures could be allowed an additional 20,000 feet upon City Council approval.) All buildings on parcels would be required to be located in contiguous areas, as compact as possible, not to exceed two acres.

Structures and roads on properties would also need to be located in ways that limit visibility from roads, parks, and public places. Structures also could not be located within 150 feet of any ridgeline or hilltop or where they will project into the view of ridgelines or hilltops from public places. Structures requiring city approval would require restrictive covenants barring creation of parcels or uses the initiative prohibits.

Separately, the proposed initiative amends the Antioch General Plan to permanently extend the requirement that City voters approve any amendment to the Urban Limit Line. (Presently, the General Plan requires voter approval for any such change only until December 31, 2020.) Approved by initiative in November 2005, the Urban Limit Line establishes a line through the Roddy Ranch and Ginochio properties at the south of the City beyond which only open spaces are allowed.”

OPTIONS FOR RESPONDING TO QUALIFICATION OF INITIATIVE

Under California law, City Councils may take three actions when presented with an initiative that has enough signatures to qualify for the ballot. These actions are as follows:

1. Adopt the Initiative. In lieu of calling an election, the City Council can enact the initiative. (Elec. Code, § 9215(a).) If the Council chooses this option, it must adopt the initiative *exactly as it written*; it cannot make any changes, deletions, or amendments before approving it. Once adopted, the initiative is just as effective as any general plan amendment or ordinance adopted through the usual adoption processes.
2. Call an Election. The Council may also call an election on the initiative. (Elec. Code, § 9215(b).) If the Council chooses this option, the initiative will be placed on the upcoming ballot for the General Election to be held on November 6, 2018.
3. Order a Report Regarding the Initiative. In lieu of immediately adopting the initiative or calling an election, the City Council may order a report concerning the Initiative that would address:
 - Its fiscal impact;
 - Its effect on the internal consistency of the City’s general and specific plans;
 - Its effect on the use of land, impact on availability and location of housing, and the City’s ability to meet regional housing needs;
 - Its impacts on funding for infrastructure (transportation, schools, parks, and open space);
 - Its impact on the community’s ability to attract and retain business and employment;
 - Its impact on the uses of vacant parcel of land;
 - Its impact on agricultural lands; and
 - Any other matters the City Council desires to have addressed.(Elec. Code, §§ 9212(c), 9215.)

If the Council request such a report be prepared, the report must be considered no later than 30 days after the City Clerk certifies the sufficiency of the initiative petition. Within 10 days of receiving the report, the Council must then either approve the initiative or call an election.

The County Elections Department has advised Contra Costa County cities that the deadline for submitting initiative petitions for this November's election is August 10, 2018. Effectively, this means that if the Council chooses the third option, the 30-day report, that will result in any election on the initiative being held on March 2020 (the next statewide election).

If the Council orders a 30-day review, the last date to consider the report would be August 23, 2018. Thereafter, the Council would be obligated within 10 days of the date it receives the report to either call an election or adopt the initiative as written.

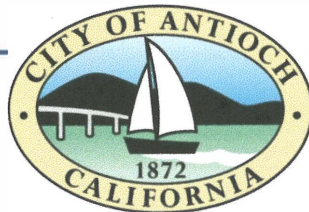
If the Council does not wish to order a 30-day review, but is prepared to adopt the initiative outright, a resolution to effect this decision is attached as **Exhibit 4**.

If the Council does not wish to adopt the ordinance, but is prepared to call the election on the initiative for November, a resolution effecting that decision is attached as **Exhibit 5**.

ATTACHMENTS – EXHIBITS

1. Clerk's Certificate of Sufficiency
2. July 3, 2018 Letter from Jessica Datangel, Elections Specialist, to Arne Simonsen, City Clerk
3. Copy of the "Let the Voters Decide: The Sand Creek Area Protection Initiative"
4. Resolution Confirming Adoption of the Initiative to Change General Plan Designations Within the Sand Creek Focus Area and Permanently Require Voter Approval Of Amendments To Urban Limit Line
5. Resolution Calling an Election on November 6, 2018 for the Initiative to Change General Plan Designations Within the Sand Creek Focus Area and Permanently Require Voter Approval Of Amendments To Urban Limit Line

OFFICE OF THE CITY CLERK



CERTIFICATE OF

SUFFICIENCY OF PETITION

I, Arne Simonsen, CMC, City Clerk of the City of Antioch, County of Contra Costa, State of California hereby certify that:

The petition entitled "Initiative To Change General Plan Designation Within The Sand Creek Focus Area and Permanently Require Voter Approval of Amendments to Urban Limit Line" was filed with the City Clerk Department on June 11, 2018;

That said petition consists of 1,057 sections;

That each section contains signatures purportedly to be signatures of qualified electors of the City of Antioch, California;

That attached to this petition at the time it was filed, was an affidavit purporting to be the affidavit of the person who solicited the signatures, and containing the dates between when the purported qualified electors signed this petition;

That the affidavit stated his or her own qualification, that he or she had solicited upon that Section, that all of the signatures were made in his or her presence, and that to the best of his or her own information and belief, each signature was the genuine signature of the person whose name is purports to be;

That after the proponents filed this petition and based on the County of Contra Costa Registrar of Voters' Signature Verification Certificate, I have determined the following facts regarding this petition:

1. Total number of signatures filed by proponent raw count:	<u>5,972</u>
2. Total number of signatures checked:	<u>5,915</u>
3. Number of signatures found sufficient:	<u>5,682</u>
4. Number of signatures found insufficient:	<u>233</u>
5. Number of signature insufficient because of Duplication:	<u>9</u>
6. Number of signature not checked:	<u>57</u>
7. Total number of signature required:	<u>5,094</u>

Based on the above, the petition is deemed to be sufficient.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Antioch this 3rd day of July, 2018.


Arne Simonsen, CMC
City Clerk
City of Antioch

Registration Section
925.335.7800
925.335.7838 fax
voter.services@vote.cccounty.us

Contra Costa County
Clerk-Recorder-Elections Department
555 Escobar Street
Martinez, CA 94553

Joseph E. Canciamilla
County Clerk-Recorder
and Registrar of Voters

Scott Konopasek
Assistant County Registrar



July 2, 2018

Ame Simonsen
City Clerk
City of Antioch
200 H Street
Antioch CA 94509

Re: Initiative To Change General Plan Designations Within The Sand Creek Focus Area and Permanently Require Voter Approval of Amendments to Urban Limit Line.

Dear Ame,

On June 12, 2018 we received your letter requesting a full count of the petition named above. Upon the completion of the full count the number of valid signatures is 5,682. A detailed breakdown is attached.

The petition is not a public record and may not be examined by anyone other than the public officer or public employees who have the duty of receiving, examining or preserving the petitions. Pursuant to Election Code section 17200 the petition must be kept eight months after the final examination of the petition.

If you have any questions please contact Jackie St. George, Election Processing Supervisor, of Contra Costa County at Jackie.stgeorge@vote.cccounty.us or call 925.335.7810.

Sincerely,

A handwritten signature in blue ink that reads "Jessica Datangel".

Jessica Datangel
Elections Services Specialist

RECEIVED

FEB - 8 2018

CITY OF ANTIOCH
CITY CLERK

Let Antioch Voters Decide: The Sand Creek Area Protection Initiative

The people of the City of Antioch do ordain as follows:

Section 1: Purposes

The principle purposes of this Ordinance are to protect public security and wellbeing, and to preserve agriculture, nature, and open space in Antioch.

The Ordinance:

- restricts the extent and amount of development in Antioch;
- maintains the existing urban limit line;
- preserves nature, open spaces, and historic qualities;
- maintains agriculture;
- protects the Sand Creek stream corridor;
- limits traffic congestion in Antioch;
- requires voter approval to change these safeguards.

Section 2: Findings

The people of Antioch do find and declare:

(a) Protection of Agriculture and the Natural Environment: The area protected by this Initiative is undeveloped land in the Sand Creek area of south Antioch. It includes agricultural lands, hills, streams, and wildlife habitat. Historically, the area has been used for mining and ranching. It is a beautiful, natural contrast to urban development in Antioch and neighboring cities.

(b) Development in Antioch: There has been a large amount of residential development in Antioch in the last thirty years. This has created a serious housing/jobs imbalance, with many more houses than jobs. Antioch's population has more than doubled to 115,000. As a consequence, many of the desirable natural, open space and historic qualities of the city have been lost; much of what remains is in near-term jeopardy.

(c) Development in the Initiative Area: Large-scale subdivisions have been proposed in the area covered by the Initiative. Substantial additional development would destroy agriculture, stream qualities, grasslands and scenic views. Habitat for wildlife would be lost. Development would make traffic congestion worse on city streets and Highway 4, and would increase air pollution and greenhouse gas emissions in Antioch. Sprawl would be costly, to extend public facilities and services to new residential areas. Now is the time to protect these lands before they are permanently developed.

(d) Agriculture: Farmland is an irreplaceable natural resource, essential for food security. It is being lost steadily to development in the San Francisco Bay Area. More than 1,500 acres of land covered by this Initiative are classified as Farmland of Local Importance by the State Department of Conservation, over 650 acres as Prime Soils by the United States Department of Agriculture.

(e) Wildlife Habitat: A number of plant and animal species at risk of extinction exist in the Initiative Area. Land use must be carefully regulated to avoid ruining species habitats or obstructing migratory corridors.

(f) Watercourses: Sand Creek and its tributaries flow through the area covered by the Initiative. Development can have an adverse effect on the quality and quantity of that water, and on riparian wildlife. Residential development increases pollution by putting chemicals and automobile related effluents into runoff, and by reducing the area available for filtration. Flood and erosion control are often adverse to preservation of the natural qualities of streams.

(g) Scenic Beauty: The Sand Creek area is a scenic gateway to the City and contains the majority of Antioch's untrammeled hills. It serves as a prominent vista for residents and visitors. Development must be controlled in order to avoid spoiling these views and marring a major natural asset.

(h) Current Development Regulation: Antioch's existing General Plan does not provide adequate, secure protection for the Initiative Area. The General Plan permits large-scale development on these lands that are a vital part of the city's remaining open space. Further conversion to urban uses will occur unless a firm commitment is made now to preservation of agriculture and nature.

(i) Housing: The Initiative does not affect the City's ability to provide for housing required by State law. It maintains all sites that have been designated to meet Antioch's Regional Housing Needs Allocations.

(j) Burden of Proof: For purposes of California Evidence Code Section 669.5(c)(3), this Initiative is designed to protect agricultural use as defined in Government Code Section 51201(b), and open space land as defined in Government Code Section 65560(b).

(k) Federal and State Law: This Initiative is subject to Federal and State Law, which are not always clear and change. The Initiative provides explicitly that it does not apply, notwithstanding its terms or literal meaning, to the extent that its application would be contrary to Federal or State Law. This explicit limitation on applicability is to make certain that the provisions of the Initiative do not violate the law in any respect, infringe any person's legal rights or privileges, or subject the City to legal liability.

(l) Preservation of the Urban Limit Line: In 2005, Antioch voters adopted Measure K establishing an Urban Limit Line. Under that measure, through December 31, 2020, only the voters may change the location of the Line. After that date, voter approval is not required. Maintaining voter approval beyond 2020 is in the best interests of Antioch residents.

Section 3: Title

The title of this Initiative is “Let Antioch Voters Decide: The Sand Creek Area Protection Initiative.” It may be referred to in this General Plan and otherwise as the “Sand Creek Area Protection Initiative” or the “Sand Creek Initiative.” It is designated in the text interchangeably as the “Initiative,” “Measure,” or “Ordinance.”

Section 4: Amendment of Antioch General Plan

Sections 3 through 21 of this Initiative are added to the Antioch General Plan. They shall be located in the Plan where City officials deem appropriate. They shall be identified distinctly in the Plan and in subsequent plans and revisions as enacted by initiative.

Section 5: Initiative Area

This Initiative applies to land in the parcels listed in Section 20(h). (The map in Appendix 1 depicts approximately the area covered; in general, the land bounded by Black Diamond Mines Regional Preserve on the west, East Bay Regional Park District lands and the city border on the south, Deer Valley Road, and existing residential development on the north. The map is illustrative only. It is not enacted by the Initiative.)

The Initiative Area shall be designated “Rural Residential, Agriculture, Open Space” in this Plan, including its maps, figures, and tables.

Section 6: Compliance with Law

(a) Notwithstanding their terms or literal meaning, the provisions of this Ordinance are not applicable to the extent that courts decide that if they were applied they would violate the Federal or State Constitution or law.

(b) To the extent that a provision of this Ordinance does not apply because of subsection (a), the City may permit only that minimum parcel creation, development, or use required by Federal or State Constitution or law that most fully carries out the provisions and purposes of this Ordinance.

Section 7: State Housing Requirements

Nothing in this Ordinance, including in this Section, shall be applied to preclude City compliance with housing requirements imposed by the State. The City shall comply fully with State housing mandates in a way that is most consistent with the provisions and purposes of this Ordinance.

To the maximum extent practicable, the City shall meet State housing requirements outside the Initiative Area. If required housing must be located in the Initiative Area, no more land may be used than is necessary to meet State requirements. Minimum parcel size and

maximum development envelopes and floor areas in this Ordinance shall not apply to that land for State required housing.

Section 8: Minimum Parcel Size

The minimum parcel size is 80 acres, except for parcels that are legal under Section 17.

Section 9: Certificates of Compliance

The City shall not grant a certificate or conditional certificate of compliance regarding any division of land except as required by State law. All permissible restrictive conditions shall be imposed on a certificate. The owner or subsequent transferees of property shall be held to strict compliance with those conditions. A certificate of compliance creates no right to develop, nor diminishes in any respect the City's authority to control development.

Section 10: Permissible Uses

The following uses only, and their normal and appropriate accessory uses and developments, may be permitted by the City in the Initiative Area, provided however that all use and development must comply with the provisions of this Plan and with other City plans and ordinances:

- (a) One single family dwelling unit on a parcel, secondary units required by State law, and housing occupied only by bona fide farm workers employed on the parcel or on a farm or ranch which includes the parcel;
- (b) Rental of rooms to lodgers, including board, not exceeding four lodgers in a residence;
- (c) In-home occupations and offices, secondary to residential use and conducted primarily by residents of a parcel;
- (d) Agriculture, including grazing, arboriculture, horticulture, viticulture, research and breeding, rearing, care, use and sale or rental of ruminants, pigs, poultry and bees, but not including feedlots unless most of the feed over a calendar year will be grown in the Initiative Area; provided, however, only small scale dairy farms, pig farms, poultry ranches, vineyards, Christmas tree farms and nurseries may be permitted. Agriculture uses shall not cause unnecessary or unreasonable environmental harm, including air or water pollution, noise, or odor;
- (e) Processing, storage or sale of agricultural produce, most of which over a calendar year is grown in the Initiative Area, that has no substantial deleterious effects on the environment, but not including freezing facilities or slaughterhouses;
- (f) Breeding, rearing, boarding, training, care, use and sale or rental of horses, dogs and other animals not covered in paragraph (d), provided that any activity does not cause unnecessary or unreasonable environmental harm, including air or water pollution, noise, or odor;

(g) Low-intensity outdoor recreation, exercise, and pastimes predominantly for active participants, not spectators, and subordinate auxiliary uses and development, including camps, picnic facilities, provision of food and drink, and safety and sanitary services; these permissible uses and developments do not include, among other things, amusement or theme parks, golf courses, firearm ranges, stadiums or arenas (except equestrian riding rings), motor vehicle tracks, courses or facilities for off-road use, or recreational vehicle parking (other than vehicles for the personal use of the owner of the parcel) for more than 14 days within a month. Uses and developments permitted under this paragraph shall be compatible with a rural environment and not contribute significantly to pollution, noise, or other environmental harm;

(h) Institutional and other non-profit uses that predominantly serve permitted uses in the Initiative Area and adjacent areas, except cemeteries, and facilities for convalescence, rehabilitation and hospice care for not more than six patients, that do not substantially impair the environment;

(i) Government and public utility uses that are limited to meeting needs created by permitted uses in the Initiative Area, except to the extent the City Council reasonably finds substantial public need that cannot practicably be met outside that area, that do not unnecessarily or unreasonably impair the environment. However, this exception shall not apply to waste disposal, processing or treatment, or to electrical power production or transmission primarily for sale. The Antioch Unified School District may build and use school facilities. Publicly provided outdoor recreation and pastimes and subordinate auxiliary facilities are permitted if like private uses and development would be allowed;

(j) Occasional short-term events related to agriculture, animals or outdoor recreation that do not cause significant environmental harm.

Section 11: Areas of Special Environmental Concern

(a) Wetlands: Development or use, except for permissible flood control, is not permitted if by itself or in conjunction with other development or use it would reduce appreciably the quantity or biological quality of wetlands. "Wetlands" are areas permanently or periodically covered or saturated by water, including vernal pools, where hydrophytic vegetation is present under normal conditions, or soils are primarily hydric in nature, or are designated as wetlands by Federal or State law.

(b) Stream Corridors: Development or use is not permitted if by itself or in conjunction with other development or use it would impair appreciably the quantity or quality of water or of native vegetation in a stream corridor, except for permissible flood control, stock ponds, or preservation of special status species. "Stream corridors" are areas within 200 feet of the centerline of a permanent or intermittent stream.

(c) Grasslands: In permitting uses and developments, the City shall act to preserve a viable, continuous grassland corridor between Black Diamond Mines Regional Preserve and Cowell

Ranch (Marsh Creek) State Park, as shown in Figure 8 (Proposed Habitat Linkages) in the Framework for Resource Management in Appendix A to this Plan.

(d) Wildlife: No development or use is permitted that by itself or in conjunction with other development or use would reduce appreciably the number, prevent the recovery in number, or impair the genetic variability of one or more special status species.

(e) Steep Slopes: No building may be located, in whole or in part, on a slope of 20% or more, unless there is no other site on a parcel. No building may be located on a site that cumulatively has access for more than 50 feet over a slope of 20% or more, unless there is no other site on a parcel. No grading may take place on a slope of 20% or more unless necessary to maintain fire roads or provide access to a permitted residence. Cultivated agriculture may not be conducted on a slope of 20% or more. Slope percentages are based on the steepness of slopes in their natural, unaltered state, and are calculated by dividing altitude increase over each 20 feet of vertical slope by 20.

Section 12: Development Envelopes

All buildings on a parcel must be located within a contiguous area, as compact as reasonably practicable, not to exceed 2 acres, except for buildings that the Council finds must necessarily be located outside that area for permitted agricultural use, processing, storage or sale of agricultural produce, breeding, boarding, rearing, care, training, use or sale or rental of animals under Section 10(f), outdoor recreation, exercise and pastimes, institutional or other non-profit uses, government or public utility use, and short-term events.

Section 13: Maximum Floor Areas

(a) The maximum aggregate floor areas for all floors in all buildings on a parcel, except basement and cellar floors, may not exceed 10,000 square feet; residential and residential accessory building floors may not exceed 6,000 square feet of this maximum.

(b) The City Council may increase the maximum floor area by up to 20,000 square feet, in aggregate, if necessary for agricultural use, processing or storage of produce, breeding, rearing, boarding, training, care and use of animals, outdoor recreation, exercises or pastimes, institutional or other non-profit uses, government or public utility use, or short-term events.

Section 14: Visual Safeguards

(a) New or reconfigured parcels must be created or drawn, to the extent practicable, to minimize visibility of development from roads, parks and other public places. Structures may not be located on or within 150 feet of any ridgeline or hilltop, or where they will project into the view of a ridgeline or hilltop from public places, unless there is no less intrusive site on the parcel or on a contiguous parcel in legal or de facto common ownership on or at any time subsequent to the date this Ordinance became effective. To the extent practicable, consistent with other provisions of this Plan, structures shall be located, including by setbacks from parcel boundaries, on that part of a parcel which minimizes visibility from roads, trails and other public

places. Roads shall be consolidated and located, as practicable, where they are least visible from public places.

(b) Development shall be subordinate to and blend harmoniously with the natural and open space qualities of the area where located. The alteration of natural topography, vegetation, and other qualities by grading, surfacing, excavation, or deposition of material shall be allowed only to the extent necessary for permitted uses. Appropriate landscaping, design, and building materials shall be required by the City in all cases to reduce as much as practicable the visual impact of development. The height of buildings may not exceed 30 feet, except as necessary for agricultural use.

(c) Visibility of development from roads, parks and other public places shall be determined from a reasonable, representative sample of vantage points that will accomplish the objectives of this Section.

Section 15: Covenants

Before a structure requiring City approval may be permitted on a parcel, the City must receive a fully-executed covenant, running with the land, that bars creation of parcels, development or use on the parcel that would not be permitted under this Initiative. The covenant shall be granted to the City and, if practicable, jointly to an independent land trust (that complies with the standards and practices of the Land Trust Alliance). The covenant shall be negative only. It shall convey no possessory interest to the City or Trust, nor confer any right of public access. The owner retains exclusive occupancy and use. The City has no responsibility or liability because of the covenant for acts or omissions on the property, except in good faith and effectually to remedy violations of the covenant. Covenants shall be recorded as appropriate in the County land records.

Section 16: Transferable Development Credits

The City shall study and evaluate a transferable development credits program as a means of transferring permissible development from the Initiative Area to other locations.

Section 17: Applicability

(a) Parcels, structures, uses, or surface alterations to the extent that they existed legally at the time this Ordinance became effective remain valid, except if their authorized time limit expires they may not be reestablished to the extent inconsistent with this Ordinance, they are eliminated voluntarily or abandoned, or a use is contrary to Section 11. Parcels, structures, surface alterations or uses may not be changed or expanded to the extent that would cause a violation of any provision of this Ordinance, or would augment or make more serious what would have been a violation if created or done after the Ordinance became effective.

(b) This Ordinance shall be applied to proposed parcels, development and uses that have not received all required City discretionary approvals and authorizations prior to the Ordinance's effective date, except to the degree application would be contrary to State law.

(c) This Ordinance applies to the City and to its agencies, officials and properties, as well as to all other persons and entities.

Section 18: Inconsistent City Plans, Ordinances and Actions

(a) Except as provided in Section 25, any provision of this General Plan, whether adopted before or after this Initiative became effective, is nullified to the extent that it is inconsistent with the Initiative, unless voters approved the provision after approval of the Initiative.

(b) Application of any specific or other City plan, or any ordinance, resolution or regulation is barred to the extent in conflict with this Initiative.

(c) To the extent inconsistent with this Initiative, no subdivision or parcel map, development agreement, permit, variance or other action may be approved, permitted or taken by the City, its agencies or officials (including approval or permission by law because of inaction), or is valid legally, unless mandated by State law.

(d) Provisions of this Plan and other City plans, ordinances, resolutions, regulations, and actions, whether adopted or taken before or after this Initiative became effective, are not inconsistent with the Initiative because they impose prohibitions, restrictions, regulations, conditions, requirements or remedies with respect to parcels, development, or use greater than or in addition to those imposed by the Initiative. The Initiative establishes only minimum prohibitions, restrictions, regulations, conditions, requirements and remedies which the City may augment or supplement without creating any conflict or inconsistency, provided that it does not permit parcels, development, or use barred by the Initiative.

Section 19: Implementation and Enforcement

(a) The Council, City agencies and officials shall enforce the provisions of this Measure diligently and effectually. They shall review uses and the location, nature, amount, visibility, and environmental effects of proposed developments and parcels to ensure compliance with the Measure. They shall use the most effective means at their disposal, subject to official discretion mandated by State law, to avoid, prevent, abate and remedy violations. Violations are public nuisances and, as provided by statute, misdemeanors.

(b) Residents, organizations with members in the City, and others with standing may enforce this Measure, and the covenants required under Section 15, by judicial proceedings against any government agency, person, group, or entity that is in violation of the Measure or a covenant, or to prevent violations.

(c) The City may, in its discretion, particularize and implement this Measure by appropriate legislation and actions, in all cases in full consistency with the substantive content and purposes of the Measure.

Section 20: Definitions

For purposes of this Ordinance, unless the text or context compels a different meaning:

(a) “Appreciably” means measurably or perceivably and “appreciable” means measurable or perceivable, but not minute;

(b) “Basements” and “cellars” are the lowest stories of buildings, but only if at least 80% of the story’s cubic area is below both the adjacent land level and the natural grade;

(c) “Building” is any structure under a roof supported by one or more walls, columns, poles, or other means, including greenhouses, hoop houses and covered arenas;

(d) “City” is the City of Antioch, and “Council” is the City Council of Antioch;

(e) “Development” is the construction, erection, placement or appreciable alteration of a structure, including mobile dwelling units; it also means appreciable land alteration, including grading, surfacing, excavation, or deposition of material;

(f) “Floor Area” means the area of all floors, regardless of composition including soil, under roof, in or connected to buildings, including porches, decks, carports, and attic floors to the extent that the height of the ceiling is five feet or more above the floor;

(g) “Including” or “includes” means includes but is not limited to the items listed, consistent with the text and purposes of the Ordinance;

(h) “Initiative Area” means the land designated on January 1, 2018, by Assessor’s Parcel Numbers 057-010-001, 057-010-002, 057-010-003, 057-010-004, 057-021-003, 057-041-001, 057-041-002, 057-041-003, 057-041-004, 057-041-005, 057-041-006, 057-041-007, 057-041-009, 057-041-013, 057-041-015, 057-041-016, 057-041-018, 057-041-019, 057-041-020, 057-041-021, 057-041-022, 057-041-023, 057-041-024, 057-060-006, 075-132-009, 075-132-010, 075-132-011, 075-132-012, 075-132-013, 075-132-014, 075-132-015, and 075-132-016;

(i) “Practicable” means capable of being done or put into effect;

(j) “Small-scale dairy farms, pig farms, poultry ranches, vineyards, Christmas tree farms, or nurseries” are those that are commonly classified or regarded as small in their respective lines of activity (the City Council can particularize these definitions in accordance with Section 19(c));

(k) “Special status species” are species listed, proposed for listing, or candidates for listing as rare (plants), threatened or endangered under the Federal or California Endangered Species Acts, plant species with a Rare Plant Rank of 1A, 1B, 2 or 3 in the California Native Plant Society’s *Inventory of Rare and Endangered Vascular Plants of California*, plants listed as rare under the California Native Plant Protection Act, wildlife and invertebrate species listed by the California Department of Fish and Wildlife as species of special concern or fully protected species under California Fish and Game Code Sections 3511, 4700, 5050, and 5515, species that meet the

definition of rare or endangered under the California Environmental Quality Act (Sections 15380 and 15125(c)), species considered to be a taxon of special concern by local agencies, and species considered sufficiently rare by the scientific community to warrant special consideration;

(l) "Structure" includes any building, tower, utility line, tank, pole or other object constructed, erected or placed on a parcel, the existence and use of which requires location on the ground or attachment to some thing located directly or indirectly on the ground.

Section 21: Amendments

This Initiative may be repealed or amended only by the voters of Antioch, except the Council may make amendments that are fully consistent with the substantive content and purposes of the Initiative.

Section 22: Urban Limit Line

The location of the Urban Limit Line enacted in Antioch Measure K on November 8, 2005, may be changed only by the voters.

Section 23: Effective Date

This Initiative shall become effective on the date provided by statute, except if all the General Plan amendments permitted by law in the year in which the Initiative is approved have been made, the Initiative shall become effective at the beginning of January of the following year, as the first amendment of that year.

Section 24: Severability

If one or more than one section, subsection, paragraph, sentence, clause, term or application of this Measure is adjudicated to be invalid or inapplicable, that shall not cause any other part or application to be invalid or inapplicable unless the clear effect of holding that other part or application valid or applicable would be to defeat, on balance, the objectives of the Measure. Each part of this Measure would have been enacted as it is irrespective of the fact that one or more other parts are held invalid or inapplicable, except to the extent that enactment would have defeated, on balance, the purposes of the Measure.

Section 25: Conflicting Ballot Measures

If there were one or more other General Plan amendments on the same ballot as this Initiative, dealing with the same subject matter, that were approved by the voters, this Initiative shall be effective unless the other amendment or amendments received more votes and except to the extent that they constitute a complete regulatory scheme for an area or subject covered by this Initiative or are in specific, definite, irreconcilable conflict with this Initiative. Provisions in a measure purporting to nullify provisions of this Initiative on any other basis are ineffective.

Section 26: Changes in the General Plan for Consistency

(a) The General Plan is amended as follows to make it and this Ordinance consistent. Material in the Plan deleted is in strikeout type. Material added is underlined. Material unchanged is omitted, even within a paragraph or sentence, unless deemed necessary to understand an amendment.

(b) Notwithstanding Section 21 of this Ordinance, provisions in this Section may be amended by the City, provided that amendments are consistent with the substantive content of the other provisions of this Ordinance.

P. 4-6: **4.4 Intensity and Distribution of Land Use**

....Table 4.A...identifies which land use types are appropriate within which land use designations.

PP. 4-9 through 4-14:

Table 4.A – Appropriate Land Use Types

Rural Residential,
Agriculture, Open Space

Large Lot Residential. ... Residential developments of this type shall be designed as large suburban parcels within subdivisions within the Urban Limit Line and as rural residential uses <u>in the Sand Creek Initiative Area and outside of the Urban Limit Line.</u>	✓
...	
Residential Care Facilities.	✓
...	
Outdoor Recreational Facilities.	✓
...	
Recreational Vehicle Park.	<u>✓7</u>
...	
Open Space.	✓
Religious Assembly.	<u>✓1</u>
Schools, Public and Private.	<u>✓1</u>

P. 4-15: **Table 4.B – Anticipated Maximum General Plan Build Out in the City of Antioch**

	Single-Family (Dwelling Units)	Multi-Family (Dwelling Units)
Focus Areas¹		
Sand Creek Focus Area	3,537 1,938	433 162
Subtotal	6,439 4,839	5,570 4,941
TOTAL	35,462 33,862	11,912 11,284

P. 4-17: Table 4.D – Anticipated Maximum General Plan Build Out in the General Plan Study Area

	Single-Family (Dwelling Units)		Multi-Family (Dwelling Units)	
Focus Areas¹				
Sand Creek Focus Area	<u>3,537</u>	<u>1,938</u>	433	<u>162</u>
Subtotal	<u>6,839</u>	<u>5,239</u>	<u>5,570</u>	<u>4,941</u>
TOTAL	<u>35,862</u>	<u>34,262</u>	<u>11,912</u>	<u>11,284</u>

P. 4-18: 4.4.1.1 Residential Land Use Designations

~~Six~~ Seven residential land use designations are set forth

Rural Residential, Agriculture, Open Space. This designation allows single-family rural residential development as provided by the Sand Creek Area Protection Initiative. This designation, typically involving large parcels, protects agriculture, grasslands, and open space as well as permitting housing in rural areas. Maximum house size with accessory buildings is 6,000 square feet. Dwelling unit densities are less than one per acre. Population densities typically will be less than one person per acre.

PP. 4-38 through 4-44: 4.4.6.7 Sand Creek, b. Policy Direction

~~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. West of Deer Valley Road, the Sand Creek Focus Area, under the Sand Creek Initiative, provides rural residential housing and preserves agriculture, grasslands, and open space. East of Deer Valley Road, it provides primarily housing and employment opportunities. Up to approximately 280 acres are to be devoted to retail and employment generating uses east of Deer Valley Road, which will result in the creation of up to 6,500 jobs at build out. Residential development within the Sand Creek Focus Area east of Deer Valley Road 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. Residential development west of Deer Valley Road will be low-density, rural single-family detached houses. The Sand Creek stream corridor, hilltops, ridgelines, hillsides and sensitive biological resources will be protected throughout the Focus Area.~~

- k. A maximum of ~~4,000~~ 2,100 dwelling units may be constructed within the Sand Creek Focus Area.density bonuses may not exceed the total maximum of ~~4,000~~ 2,100 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~~ 2,100 dwelling unit maximum, the actual development yield is not guaranteed by the General Plan, and could be substantially lower.
- m. As a means of expanding the range of housing choices available within Antioch, ~~three~~ several types of “upscale” housing ~~are to~~ may be provided, including Hillside Estate Housing and Executive Estate Housing, ~~and Golf Course Oriented Housing.~~

Hillside Estate Housing consists of residential development within the hilly portions of the Focus Area east of Deer Valley Road that are designated for residential development.

Executive Estate Housing consists of large lot suburban subdivisions within the flatter portions of the Focus Area east of Deer Valley Road.

~~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 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 for 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.~~

- q. Age-restricted senior housing...may be developed in any of the residential areas of the Sand Creek Focus Area east of Deer Valley Road, or on parcel 057-041-012, west of Deer Valley Road, which is not included in the Sand Creek Initiative Area.
- s. Sand Creek, ridgelines, hilltops, stands of oak trees, and significant landforms shall be preserved in their natural condition. Overall, a minimum of 25 more than 80 percent of the Sand Creek Focus Area shall west of Deer Valley Road will be preserved in open space, with large lot sizes, restrictions on use, and limitations on development envelopes and building floor areas, and other regulations exclusive of lands developed for golf course use.
- 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.

~~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 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.

~~–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.~~

- 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.~~

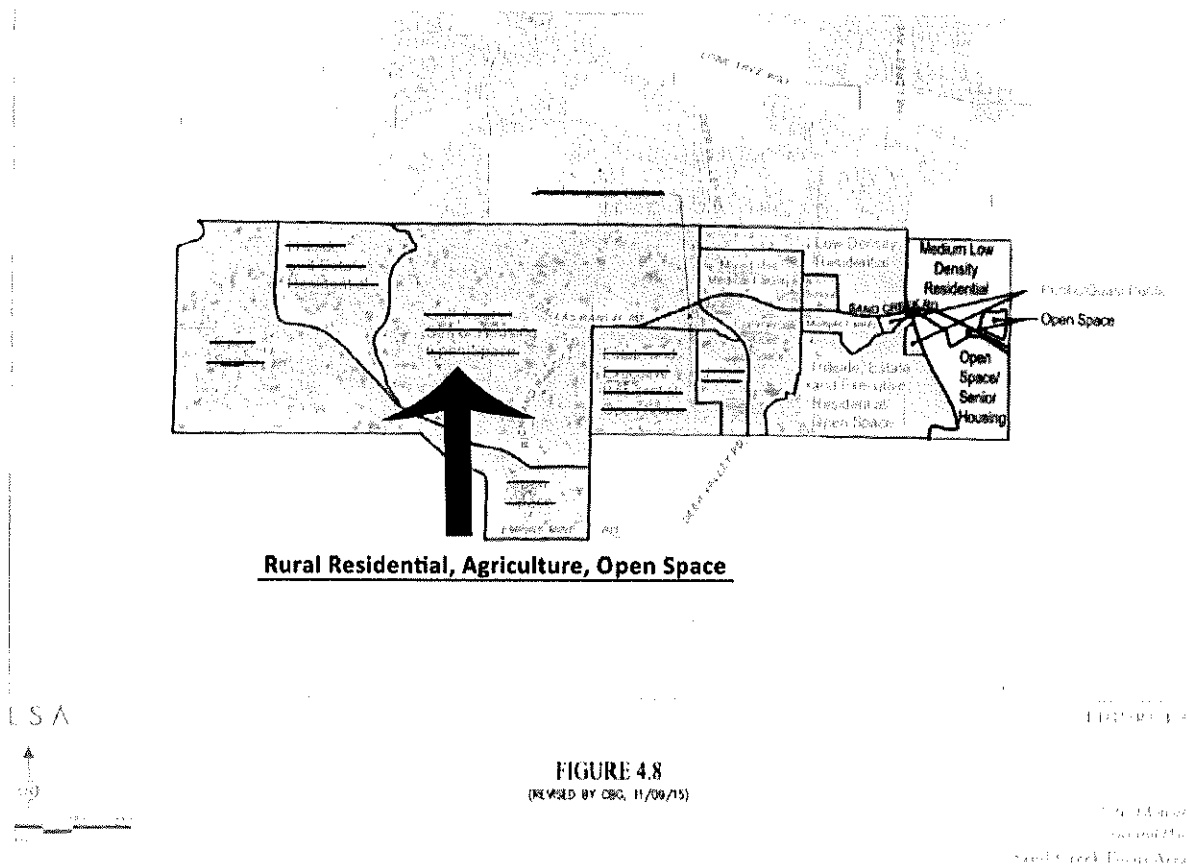
~~The golf course and Sand Creek corridor shall function as a visual amenity from the primary access road within the Focus Area (Dallas Ranch Road/Sand Creek Road).~~

~~As part of the golf course clubhouse, banquet and conference facilities shall be provided.~~

- hh gg. 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. In the Sand Creek Initiative Area parks shall also comply with Sections 10(g), 10 (i), 11 and 14 of the Initiative.

P. 4-45: Figure 4.8, Sand Creek Focus Area

Figure 4.8 is hereby amended to designate the Sand Creek Area Protection Initiative Area “Rural Residential, Agriculture, Open Space.” The designations Golf Course, Senior Housing, Open Space, Hillside and Estate Residential, Estate and Executive Residential, and Low Density Residential are eliminated from the Initiative Area.



P. 4-57: 4.4.7. Voter-Approved Urban Limit Line

Until December 31, 2020, the location of the Voter-Approved Urban Limit Line may be amended only by the voters of the City.

P. 5-2: 5.2 Existing Community Design, first paragraph

...Most of the open lands in the southwest Antioch are located within the Black Diamond Mines Regional Preserve, Contra Loma Regional Park, or the Sand Creek Focus Area, an area of mostly privately-owned ranch land that is some portions of which are planned for development.

P. 5-10: 5.4.2.e General Design Policies

- Utilize existing creeks, such as Sand Creek, as linear parks, providing pedestrian and bicycle paths, consistent with Section 11(b) of the Sand Creek Initiative.

P. 5-24: 5.4.14 Hillside Design Policies

t. Sections 11(e) and 14 of the Sand Creek Initiative apply to Hillside Design in the Initiative Area to the extent that they impose greater restrictions or requirements on development than the policies in this Section 5.4.14.

P. 7-2: Table 7.A – Primary Arterials in Antioch

Under Arterial Activity Centers Served

Dallas Ranch Road Sand Creek ~~Specific Plan, including proposed golf course and Focus Area~~ employment-generating areas.

P. 10-5: 10.3.2 Open Space Policies

f. In the Sand Creek Initiative Area, trails shall not impair appreciably the quantity or quality of water or of native vegetation in a stream corridor, as defined by Section 11(b) of the Initiative.

P. 10-7: Special Status Species

Special-status species are defined as:

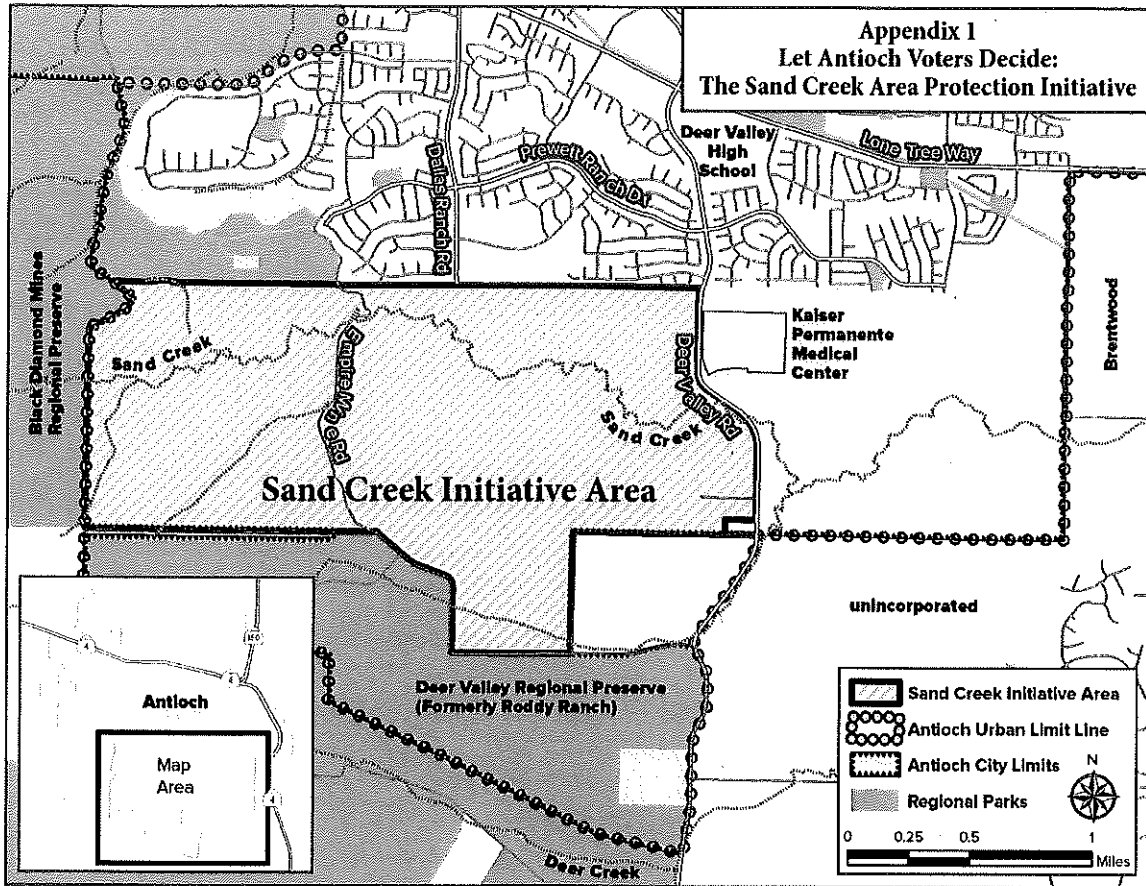
- Species that are listed, proposed for listing, or designated as candidates for listing, as threatened or endangered under the Federal Endangered Species Act;
- Species that are listed, proposed for listing, or designated as candidates for listing as rare (plants), threatened, or endangered under the California Endangered Species Act;
- Plant species ~~on List 1A, List 1B, List 2, and List 3~~ with a Rare Plant Rank of 1A, 1B, 2 or 3 in the California Native Plant Society's *Inventory of Rare and Endangered Vascular Plants of California*;
- Plants listed as rare under the California Native Plant Protection Act;
- Wildlife and invertebrate species listed by the California Department of Fish and Game Wildlife as species of special concern or fully protected species under California Fish and Game Code Sections 3511, 4700, 5050, and 5515;
- Species that meet the definition of rare or endangered under the California Environmental Quality Act (under Sections 15380 and 15125(c) of CEQA¹); and
- Species ~~considered~~ to be a taxon of special concern by local agencies; and
- Species considered sufficiently rare by the scientific community to warrant special consideration.

10.4.2 Biological Resources Policies

a. Wetlands shall be protected in the Sand Creek Initiative Area in accordance with Section 11(a) of the Initiative.

d. – Section 11(d) of the Sand Creek Initiative may impose more protections for special-status species in the Initiative Area.

Appendix 1



RESOLUTION NO. 2018/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
APPROVING AND ENACTING THE INITIATIVE TO CHANGE GENERAL PLAN
DESIGNATIONS WITHIN THE SAND CREEK FOCUS AREA AND PERMANENTLY
REQUIRE VOTER APPROVAL OF AMENDMENTS TO URBAN LIMIT LINE**

WHEREAS the City Clerk has issued a certificate verifying that proponents of the above-referenced Initiative Petition have timely submitted petitions containing the required number of signatures pursuant to the Elections Code to qualify for an election; and

WHEREAS the City Council has determined to approve the Initiative rather than call an election.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch, in accordance with Elections Code section 9215(a), hereby adopts the Initiative, attached and incorporated by reference to this Resolution as "Exhibit A", without alteration.

BE IT FURTHER RESOLVED that the City Clerk is directed to give notice of approval of the Initiative's amendments to the Antioch Municipal Code and Antioch General Plan as required by law.

* * * * *

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 24th day of July 2018 by the following vote:

AYES:

NOES:

ABSENT:

**ARNE SIMONSEN, CMC
CITY CLERK OF THE CITY OF ANTIOCH**

RESOLUTION NO. 2018/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
CALLING AN ELECTION REGARDING THE INITIATIVE TO CHANGE GENERAL
PLAN DESIGNATIONS WITHIN THE SAND CREEK FOCUS AREA AND
PERMANENTLY REQUIRE VOTER APPROVAL OF AMENDMENTS TO URBAN
LIMIT LINE**

WHEREAS the City Clerk has issued a certificate verifying that proponents of the above-referenced Initiative Petition have timely submitted petitions containing the required number of signatures pursuant to the Elections Code to qualify for an election; and

WHEREAS the City Council has determined to submit the matter to the electorate rather than adopting the Initiative.

NOW, THEREFORE, BE IT RESOLVED that the City Council does hereby call an election to be consolidated with the November 6, 2018 General Election to determine the Initiative Petition.

BE IT FURTHER RESOLVED that the specific measure on the ballot shall be as follows:

Shall The Electors Adopt the Initiative to Change General Plan Designations within the Sand Creek Focus Area and Permanently Require Voter Approval of Amendments to Urban Limit Line?	YES	
	NO	

BE IT FURTHER RESOLVED that the Board of Supervisors of the County of Contra Costa is hereby requested to authorize the County Clerk/Recorder/Registrar of Voters to render all services necessary and proper for the conduct of the municipal election called by this Resolution. Pursuant to California Elections Code section 10403, the City Council hereby requests that the Contra Costa County Board of Supervisors consolidate that election with the election to be conducted on November 6, 2018 and order the municipal election to be conducted by the Registrar of Voters. The Contra Costa County Elections department is authorized to canvass the returns of the election, and the election shall be held in all respects as only one election.

BE IT FURTHER RESOLVED that that the City Clerk is directed to transmit a copy of the measure to the City Attorney for the purpose of preparing an impartial analysis of the measure.

BE IT FURTHER RESOLVED that the full text of the measure is not to be printed in the voter pamphlet. Instead, the Voter Pamphlet shall advise, below the Impartial

RESOLUTION NO. 2018/**

July 24, 2018

Page 2

Analysis, that a copy of this measure is available at no cost from the City Clerk's Office at (925) 779-7009 or on the City's website: www.ci.antioch.ca.us.

BE IT FURTHER RESOLVED that the City Clerk shall fix and determine a reasonable date prior to the election, and consistent with rules of the Contra Costa County Elections Division, after which no arguments for or against the measure may be submitted, which date shall be noticed by the City Clerk pursuant to Government Code Sec. 6061 and Elections Code Sec. 9286.

BE IT FURTHER RESOLVED no rebuttal arguments shall be allowed.

* * * * *

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 24th day of July 2018 by the following vote:

AYES:

NOES:

ABSENT:

ARNE SIMONSEN, CMC
CITY CLERK OF THE CITY OF ANTIOCH