



City of Antioch

## **2015-2023 Housing Element Update**

Initial Study/Negative Declaration

*February 2015*



# Table of Contents

<b>Project Description</b> .....	<b>1</b>
<b>I Background</b> .....	<b>3</b>
1.1 Housing Element Overview.....	6
1.2 City of Antioch Housing Needs.....	6
1.3 Potential Housing Opportunity Sites.....	8
1.4 Housing Element Organization .....	10
1.5 Required Approvals .....	11
<b>2 Determination</b> .....	<b>12</b>
2.1 Environmental Factors Potentially Affected.....	12
2.2 Determination.....	12
<b>3 Environmental Checklist</b> .....	<b>14</b>
3.1 Aesthetics.....	15
3.2 Agriculture Resources .....	17
3.3 Air Quality .....	19
3.4 Biological Resources.....	21
3.5 Cultural Resources .....	23
3.6 Geology and Soils.....	24
3.7 Greenhouse Gas Emissions .....	26
3.8 Hazards and Hazardous Materials.....	28
3.9 Hydrology and Water Quality .....	31
3.10 Land Use and Planning .....	34
3.11 Mineral Resources.....	35
3.12 Noise.....	36
3.13 Population and Housing.....	38
3.14 Public Services.....	40
3.15 Recreation.....	41
3.16 Transportation and Circulation .....	42
3.17 Utilities and Service Systems .....	44
3.18 Mandatory Findings of Significance.....	48
<b>4 References</b> .....	<b>50</b>



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## Project Description

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### **PROJECT TITLE**

City of Antioch General Plan, Housing Element Update

### **LEAD AGENCY NAME AND ADDRESS:**

City of Antioch  
Community Development Department  
200 'H' Street  
Antioch, California 94509

### **CONTACT PERSON AND PHONE NUMBER:**

Alexis Morris  
Acting Senior Planner  
City of Antioch  
925.779.7035

### **PROJECT LOCATION**

The City of Antioch

### **PROJECT SPONSOR'S NAME AND ADDRESS**

City of Antioch  
Community Development Department  
200 'H' Street  
Antioch, California 94509

### **GENERAL PLAN DESIGNATION**

N/A

### **ZONING**

N/A

### **PROJECT DESCRIPTION SUMMARY**

The proposed project is a general plan amendment to update the Housing Element of the City of Antioch General Plan. See further discussion that follows in the Background and Introduction and Project Description sections of this document.

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## I Background

This Initial Study provides environmental analysis pursuant to the California Environmental Quality Act (CEQA) for the proposed City of Antioch General Plan Housing Element Update, assessing the significance of environmental impacts that could result due to the adoption and implementation of the Draft Housing Element.

The project site to be affected by the Housing Element Update is the area within Antioch city limits. The city limits are illustrated in Figure 1, which also shows the Planning Area boundaries for the City of Antioch's General Plan. Please note that the Housing Element Update and its goals, policies, and programs would only apply within Antioch city limits.

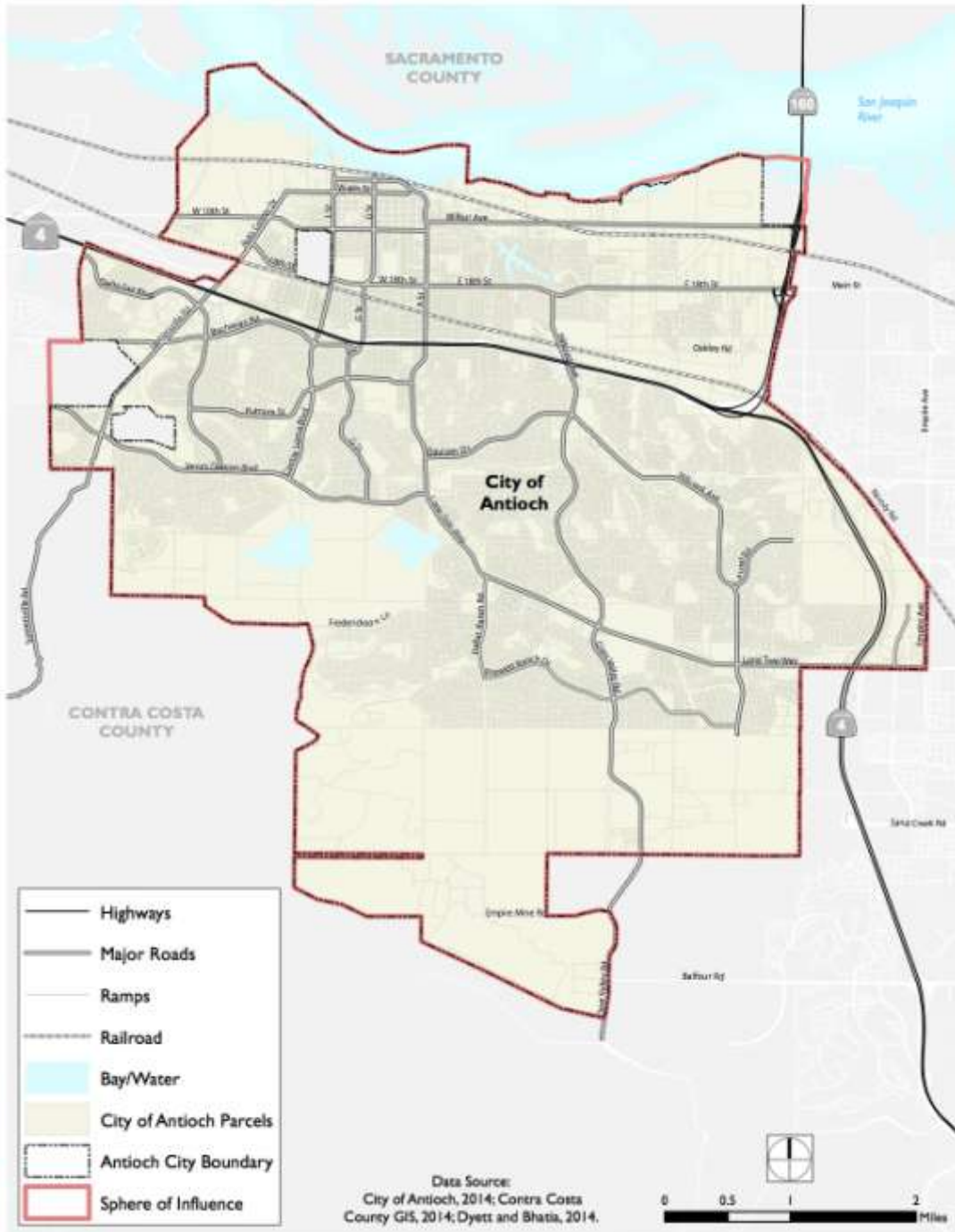
This Housing Element Update is required by State law (Section 65580 – 65589.8 of the California Government Code). The Draft Housing Element identifies residential sites adequate to accommodate a variety of housing types for all income levels and needs of special population groups defined under State law (Section 65583 of the California Government Code), analyzes governmental constraints to housing maintenance, improvement and development, addresses conservation and improvement of the condition of the existing affordable housing stock, and outlines policies to promote housing opportunities for all persons.

The Initial Study focuses on whether the proposed project may cause significant effects on the environment. In particular, this Initial Study is intended to assess any effects on the environment that are peculiar to the proposed project or to the parcels on which the project would be located that may differ from those contemplated as part of the City's existing General Plan and Zoning Code.

No new housing sites, beyond those already identified in the current General Plan and Zoning Code, are proposed as part of this update. The Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities. Other proposed developments in the city that do not currently have City entitlements are not included in this Housing Element.

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Figure I: Planning Area



## 1.1 Housing Element Overview

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As an element of the Antioch General Plan, and in accordance with the California Government Code, the Housing Element presents a comprehensive set of housing policies and programs to address identified housing needs for City of Antioch. The housing element is one of the seven required general plan elements mandated by California state law. State law requires that each city and county adopt a housing element that conforms to the detailed statutory requirements established in Article 10.6 (Sections 65580 to 65589.8) of the Government Code, and which must be updated every four to eight years.

According to State law, all housing elements must identify and analyze existing and projected housing needs; state goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing; identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters; and make adequate provision for the existing and projected needs of all economic segments of the community. To ensure compliance, each housing element is submitted to the California Department of Housing and Community Development (HCD) at specified times during the update cycle for mandatory review.

The Housing Element update corresponds to the planning period of January 31, 2015 to January 31, 2023, and the Regional Housing Needs Allocation (RHNA) projection period of January 1, 2014 to October 31, 2022. It replaces the Housing Element corresponding to the planning period of 2007 to 2014 that was adopted by City Council and certified by HCD in 2010.

## 1.2 City of Antioch Housing Needs

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A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code [GC], Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The RHNP is developed by the Association of Bay Area Governments (ABAG), and allocates a “fair share” of regional housing needs to individual cities and counties. The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also that needs for the entire region are fairly distributed to all communities. A major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

ABAG’s current RHNP projection period is from 2014 through 2022. Pursuant to the provisions of the HNP and to adequately provide affordable housing for all income groups, specifically very-low- and low-income groups, the City needs to plan to accommodate 1,448 new units from 2014 through 2022. Specifically, the City needs to identify sites to accommodate 554 new extremely low-, very low-, and low-income units, 214 moderate-income units, and 680 above moderate-income units through 2022. Table 1 summarizes Antioch’s allocation.



**Table 1: Regional Housing Needs Allocation (2014-2022)**

Category	Percent of County Median <sup>1</sup>	2014 Household Income <sup>2</sup>	Housing Need 2014-2022	
			Units	Percent of Total
Very Low-Income	≤ 50%	≤ \$44,250	349	24%
Low-Income	51-80%	\$44,251-\$70,800	205	14%
Moderate-Income	81-120%	\$70,801-\$106,200	214	15%
Above Moderate-Income	>120%	> \$106,200	680	47%
<b>Total Needed</b>			<b>1,448</b>	<b>100%</b>

Notes:

1. Based on State HCD income categories
2. Based on 2014 HUD Median Family Income (MFI) of \$88,500 for Contra Costa County

Source: California Department of Housing and Community Development; ABAG, 2013.

Several factors influence the demand for housing as well as the type of housing demanded in the City of Antioch. Major needs categories considered in the Housing Element include: housing needs resulting from population growth in the city and the surrounding region; housing needs that result when households are paying more than they can afford for housing; housing needs resulting from overcrowding of existing units; and the housing needs of "special needs groups" such as seniors, large family households, single-parent and female-headed households, agricultural workers, households with persons with disabilities, and the homeless.

### 1.3 Potential Housing Opportunity Sites

The City has identified potential housing sites based on current zoning to accommodate its RHNA for the 2014-2022 projection period. These are shown in Table 2.

Approximately 102 acres of residential or commercial land were identified that are both suitable and constitute realistic sites for residential development. The large majority of these sites are vacant; several have existing structures, but are substantially underutilized and considered to be reasonable redevelopment opportunities. Available sites could yield approximately 2,448 housing units at densities currently permitted under the Zoning Code. There is adequate capacity on these residentially- or commercial/mixed use-zoned sites to accommodate Antioch’s 2014-2022 RHNA. These sites are all zoned to allow residential development and are thus consistent with the City’s existing Zoning Code. Therefore, no new environmental impacts are associated with the Housing Element Update that have not been anticipated by those documents.

**Table 2: Comparison of RHNA to Sites Inventory by Zone**

<i>Income Category</i>	<i>RHNA (Units)</i>	<i>Zoning District</i>	<i>Acres</i>	<i>Realistic Capacity (Units)</i>
Very-Low and Low	554	R-35	39.3	1,179
		P-D	38.8	1,018
		R-6	4.6	15
		R-10	0.4	2
		R-20	4.3	46
Moderate and Above Moderate	894	R-25	7.9	158
		RTR-10	0.5	2
		MCR	0.2	3
		C-O <sup>1</sup>	1.8	7
		S	4.5	18
		<b>Total</b>	<b>63.0</b>	<b>1,269</b>
<b>Total</b>	<b>1,448</b>		<b>102.3</b>	<b>2,448</b>

Note:

1. The site is largely zoned as C-O, with only a small portion zoned at R-6.

Source: Dyett & Bhatia 2014.

There are two primary types of sites:

1. Residential Only – These sites allow only residential uses and include sites zoned Single-Family Residential (R-6), Medium Density Residential (R-10 and R-20), and High Density Residential (R-25 and R-35).
2. Multiple Uses Allowed – These sites are designated to allow a range of uses, including residential uses, and include sites zoned as Mixed Commercial/Residential (MCR), Rivertown (RTR-10 and RTR-20). Additionally, the large site zoned as Planned Development (P-D) is located within the Hillcrest Station Plan Area and is designated for Residential TOD use at an allowable density of 20-40 dwelling units per acre.

There is adequate capacity on these sites to accommodate the city’s RHNA, including adequate capacity in the R-35 district to accommodate the city’s very low- and low-income housing needs.

## 1.4 Housing Element Organization

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The City of Antioch Draft Housing Element is organized into four primary sections as outlined below:

1. **Community Profile** – This chapter describes the demographic, economic and housing characteristics of Antioch.
2. **Housing Needs** – This chapter analyzes the current and projected housing needs in Antioch.
3. **Resources and Constraints** – This chapter analyzes the actual and potential governmental and non-governmental constraints to the rehabilitation, preservation, conservation and construction of housing.
4. **Housing Plan** – This chapter details specific policies and programs the City of Antioch will carry out over the planning period to address the City’s housing goals.

Given the detail and lengthy analysis in developing the Housing Element, supporting background material is included in the following appendices:

- Adequate Sites Analysis
- Review of Housing Element Past Performance
- Glossary of Housing Terms



## 1.5 Required Approvals

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### **ANTIOCH CITY COUNCIL**

Implementation of the Housing Element Update would require the following discretionary actions by the City of Antioch City Council:

- Certification of a Negative Declaration;
- Adoption of the Housing Element for the City of Antioch through the General Plan Amendment process.

### **OTHER AGENCIES**

In addition to adoption by the City of Antioch City Council, the Housing Element Update must be certified by HCD.

## 2 Determination

### 2.1 Environmental Factors Potentially Affected

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The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact.” A more detailed assessment may be found on the following pages.

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

### 2.2 Determination

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On the basis of this initial study:

- 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 applicant. 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 General Plan EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier General Plan EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

City of Antioch  
\_\_\_\_\_  
For

### 3 Environmental Checklist

The following section adapts and completes the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist is used to describe the impacts of the proposed project.

For this checklist, the following designations are used:

- **Potentially Significant Impact:** An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.
- **Potentially Significant With Mitigation Incorporated:** An impact that requires mitigation to reduce the impact to a less-than-significant level.
- **Less-Than-Significant Impact:** Any impact that would not be considered significant under CEQA relative to existing standards.
- **No Impact:** The project would not have any impact.

### 3.1 Aesthetics

*Would the project:*

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
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"/>	<b>✘</b>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>

**a–d. No Impact.**

The proposed Housing Element Update does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use; these sites provide more than adequate capacity to accommodate the city’s housing needs as described in the Draft Housing Element. No new housing sites are proposed as a part of this Housing Element Update beyond those already identified in the General Plan and designated for residential use in the Zoning Code. The Housing Element includes goals, policies, and programs designed to maintain and improve the existing housing stock, ensure that new development is affordable to a range of household income levels, and provide a variety of housing types, and do not require future annexation or any increase in the city’s development capacity.

The goals, policy guidance, and implementation measures in the Housing Element Update would not result in any impact to scenic vistas or resources, would not degrade the visual character of the city, and would not cause light or glare impacts beyond what has already been contemplated in the General Plan and Zoning Code.

The location and nature of development will continue to be guided by the Antioch General Plan and Zoning Code. Future housing projects will continue to be reviewed

through the City's entitlement process and CEQA to ensure that existing views and aesthetic conditions are preserved, and that the projects are consistent with all General Plan goals, objectives, and policies. Therefore, the proposed project would have no impact on aesthetic resources.

### 3.2 Agriculture Resources

*Would the project:*

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
c. Conflict with existing zoning for, or cause rezoning of, forest land (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"/>	<b>✘</b>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>

**a-e. No Impact.**

The proposed Housing Element Update does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use; these sites provide more than adequate capacity to accommodate the city's housing needs as described in the Draft Housing Element. No new housing sites are proposed as a part of this Housing Element Update beyond those already identified in the General Plan and designated for residential use in the Zoning Code. The Housing Element includes goals, policies, and programs designed to maintain and improve the existing housing

stock, ensure that new development is affordable to a range of household income levels, and provide a variety of housing types, and do not require future annexation or any increase in the city's development capacity. The location and nature of development will continue to be guided by the Antioch General Plan and Zoning Code.

The goals, policy guidance, and implementation measures in the Housing Element Update would not result in any impacts associated with the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance beyond what has already been contemplated by the existing General Plan land use and zoning designations. As the Housing Element Update does not propose new development or any changes to existing zoning or land use policy, it will not impact zoning for agricultural use or any Williamson Act contract. Similarly, it would not conflict with zoning for forest land or timberland, or result in the loss or conversion of forest land. Additionally, the Housing Element Update would not in itself involve other changes in the existing environment that, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use beyond what has already been anticipated by the existing General Plan and zoning designations. Therefore, the proposed project would have no impact on agricultural resources.



### 3.3 Air Quality

*Would the project:*

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>

**a–e. No Impact.**

The proposed Housing Element Update does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use; these sites provide more than adequate capacity to accommodate the city’s housing needs as described in the Draft Housing Element. No new housing sites are proposed as a part of this Housing Element Update beyond those already identified in the General Plan and designated for residential use in the Zoning Code. The Housing Element includes goals, policies, and programs designed to maintain and improve the existing housing stock, ensure that new development is affordable to a range of household income levels, and provide a variety of housing types, and do not require future annexation or any increase in the city’s development capacity.

The Housing Element Update will not impact the rate or intensity of development, but may result in broadening the range of affordability levels and special needs population that may reside in housing; these issues will not affect the potential for impacts to air quality. The proposed project would not conflict with or obstruct the implementation of the air quality plans prepared by the Bay Area Air Quality Management District to attain State and national air quality standards, or violate any air quality standard. The project would not result in any indirect or cumulatively adverse impacts on air quality. The proposed project would not expose sensitive receptors to substantial pollutant concentrations or objectionable odors. The Housing Element Update does include programs that encourage energy-efficiency, which may result in an indirect improvement to air quality.

Future housing projects will continue to be reviewed through the City's entitlement process and CEQA to ensure consistency with local, State, and federal air quality standards and consistent with the goals, policies, and standards established within the other elements of the General Plan that are intended to protect air quality. Therefore, the proposed project would have no impact on air quality.

### 3.4 Biological Resources

*Would the project:*

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
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 Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
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, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
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"/>	<b>✘</b>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>

**a-d. No Impact.**

The proposed Housing Element Update does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing

development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use; these sites provide more than adequate capacity to accommodate the city's housing needs as described in the Draft Housing Element. No new housing sites are proposed as a part of this Housing Element Update beyond those already identified in the General Plan and designated for residential use in the Zoning Code. The Housing Element includes goals, policies, and programs designed to maintain and improve the existing housing stock, ensure that new development is affordable to a range of household income levels, and provide a variety of housing types, and do not require future annexation or any increase in the city's development capacity.

The location and nature of development will continue to be guided by the Antioch General Plan and Zoning Code. The goals, policies, and implementation measures in the Housing Element Update would not result in any impact to any special-status species; any impact to riparian or other sensitive habitats, including wetlands; or any impact to migration routes for wildlife species in the region, as future housing projects will continue to be reviewed through the City's entitlement process and CEQA to ensure consistency with local, State, and federal regulations and all General Plan goals and policies intended to protect biological resources. Therefore, the proposed project would have no impact on biological resources.

**e-f. No Impact.**

The Housing Element Update has been prepared to be consistent with the City's adopted General Plan and ordinances. Future development projects would be required to be consistent with local policies and ordinances. The City has a Tree Preservation Ordinance (Section 9-5.1205) that applies to any established tree on property within the city. Future development consistent with the Housing Element would be required to comply with the City's tree preservation requirements. The City is not currently participating in a Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCCP). Therefore, the proposed project would have no impact on resource protection and preservation programs.

### 3.5 Cultural Resources

*Would the project:*

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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"/>	<b>✘</b>
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
c. Directly or indirectly destroy a unique paleontological resource on site or unique geologic features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>

**a-d. No Impact.**

The proposed Housing Element Update does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use; these sites provide more than adequate capacity to accommodate the city’s housing needs as described in the Draft Housing Element. No new housing sites are proposed as a part of this Housing Element Update beyond those already identified in the General Plan and designated for residential use in the Zoning Code. The Housing Element includes goals, policies, and programs designed to maintain and improve the existing housing stock, ensure that new development is affordable to a range of household income levels, and provide a variety of housing types, and do not require future annexation or any increase in the city’s development capacity.

The goals, policies, and implementation measures in the Housing Element Update would not result in any impact to cultural, paleontological, or archaeological resources or human remains. Future housing projects will continue to be reviewed through the City’s entitlement process and CEQA to ensure consistency with local, State, and federal regulations and all General Plan goals, objectives and policies intended to protect cultural resources. Therefore, the proposed project would have no impact on cultural resources.

### 3.6 Geology and Soils

*Would the project:*

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>×</b>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>×</b>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>×</b>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>×</b>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>×</b>
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 type="checkbox"/>	<b>×</b>
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 type="checkbox"/>	<b>×</b>
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"/>	<b>×</b>

**a-e. No Impact.**

The proposed Housing Element Update does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use; these sites provide more than adequate capacity to accommodate the city’s housing needs as described

in the Draft Housing Element. No new housing sites are proposed as a part of this Housing Element Update beyond those already identified in the General Plan and designated for residential use in the Zoning Code. The Housing Element includes goals, policies, and programs designed to maintain and improve the existing housing stock, ensure that new development is affordable to a range of household income levels, and provide a variety of housing types, and do not require future annexation or any increase in the city's development capacity.

The Housing Element Update does not change the potential location of development. The goals, policies, and implementation measures in the Housing Element Update would not expose any persons or structures to hazards associated with seismic occurrences or expansive soils, nor would the project result in erosion impacts. Any future development that occurs in the City of Antioch would be subject to compliance with State and local building codes and seismic safety design standards to ensure that new construction does not expose persons or property to significant seismic or geologic hazards. Furthermore, Draft Housing Element policies and programs to facilitate housing rehabilitation have the potential to improve the seismic safety of older housing units in Antioch. Therefore, there is no impact associated with geologic hazards.

### 3.7 Greenhouse Gas Emissions

*Would the project:*

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 type="checkbox"/>	<b>✘</b>
b. Conflict with any 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"/>	<b>✘</b>

**a–b. No Impact.**

The proposed Housing Element Update does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use; these sites provide more than adequate capacity to accommodate the city’s housing needs as described in the Draft Housing Element. No new housing sites are proposed as a part of this Housing Element Update beyond those already identified in the General Plan and designated for residential use in the Zoning Code. The Housing Element includes goals, policies, and programs designed to maintain and improve the existing housing stock, ensure that new development is affordable to a range of household income levels, and provide a variety of housing types, and do not require future annexation or any increase in the city’s development capacity. The location and nature of development will continue to be guided by the Antioch General Plan and Zoning Code.

The goals, policies, and programs of the Housing Element Update are in compliance with the California Air Resource Board’s (ARB) Scoping Plan and ABAG’s Plan Bay Area, which are designed to implement the greenhouse gas (GHG) emissions reductions required by AB 32 and 375. SB 375 requires each of California’s Metropolitan Planning Organizations to adopt a Sustainable Communities Strategy (SCS) containing land use, housing, and transportation strategies that would allow the region to meet its greenhouse gas emissions reduction targets. Plan Bay Area is the SCS and Regional Transportation Plan developed for the nine-county San Francisco Bay Area region by ABAG and the Metropolitan Transit Commission (MTC). For the 2014-2022 RHNA, ABAG and MTC developed a methodology to distribute the total housing need for the San Francisco Bay Area, as determined by HCD, in a manner consistent with the SCS. Thus, by demonstrating consistency with



the RHNA, the City of Antioch is also demonstrating consistency with the long-range GHG reduction strategy presented in Plan Bay Area.

The Draft Housing Element also contains a policy (4.1) to promote energy efficiency in new residential developments, which supports the following recommended actions of the 2008 ARB Scoping Plan: Energy Efficiency, Green Buildings, and Water Efficiency, as well as the Energy, Water, and Green Building strategies of the 2014 Scoping Plan Update. Future projects will also be subject to environmental review to ensure that any interim or adopted project-level greenhouse gas emissions threshold is not exceeded or is mitigated, and to ensure compliance with the Scoping Plan and Plan Bay Area. Therefore, the proposed project would have no impact on greenhouse gas emissions.

Additionally, the City has prepared a Climate Action Plan pursuant to the BAAQMD requirements for a “qualified” GHG reduction plan. According to the BAAQMD, a GHG reduction plan should:

- Qualify GHG emissions, both existing and projected over a specified time period, resulting from activities within a defined geographic area;
- Establish a level, based on substantial evidence, below which the contribution to GHG emissions from activities covered by the plan would not be cumulatively considerable;
- Identify and analyze the GHG emissions resulting from specific actions or categories of actions anticipated within the geographic area;
- Specify measures or a group of measures, including performance standards, that substantial evidence demonstrates, if implemented on a project-by-project basis, would collectively achieve the specified emissions level;
- Establish a mechanism to monitor the plan’s progress toward achieving the level and to require amendment if the plan is not achieving specified levels; and
- Be adopted in a public process following environmental review.

As part of the City’s Climate Action Plan process, the City has projected GHG emissions from municipal operations to be 8,015 MTCO<sub>2</sub>eq in 2020, and 8,175 MTCO<sub>2</sub>eq in 2030. The proposed reduction targets for 2020 and 2030 have been established to be 25 percent and 50 percent, respectively. Therefore, citywide GHG emissions and reductions are addressed in the Climate Action Plan, and are consistent with the statewide reduction goals of AB 32.

### 3.8 Hazards and Hazardous Materials

*Would the project:*

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 type="checkbox"/>	✘
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input 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 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"/>	✘
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or 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"/>	✘
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"/>	✘
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
h. Expose people or structures to the 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 type="checkbox"/>	✘

**a-d. No Impact.**

The proposed project does not propose new development or any use that would result in the transport, use, or disposal of hazardous materials. Furthermore, the proposed project would not result in a foreseeable upset, accident, or emission of hazardous materials. There are two locations in Antioch that are included in the Department of Toxic Substances Control component of the Cortese List: The Fulton Shipyard and the GBF and Pittsburg Dumps. Of active sites listed by the State Water Resources Control Board pursuant to Cortese List requirements, none are located on sites designated by current zoning or land use policy as appropriate for housing.

The location and nature of development will continue to be guided by the Antioch General Plan and Zoning Code. Future housing projects will continue to be reviewed through the City's entitlement process and CEQA to ensure that development of housing does not result in potentially significant hazards or expose people to potential health hazards and for consistency with local, State, and federal requirements and guidelines. Actions to implement the goals, policies, and programs included in the Housing Element must be consistent with the goals, policies, and standards established within the other elements of the General Plan that are intended to protect the safety of the community. Implementation of the proposed project would have no impact on these environmental topics.

**e-f. No Impact.**

There are no public airports located in the City's vicinity. Therefore, future residential development anticipated by the Housing Element would not result in a safety hazard for people living or working in the area. There are also no private airstrips located in the City's vicinity. Therefore, future residential development anticipated by the Housing Element would not result in a safety hazard for people living or working in the area. No impact would result.

**g. No Impact.**

The Land Use Element of the General Plan and Zoning Code will continue to guide the location and nature of development. Initial Studies would be prepared for individual projects to address changes in traffic patterns and circulation. As conditions of approval, each project would be required to meet all City standards and regulations pertaining to emergency response access and evacuation procedures. Upon compliance with Contra Costa County Fire District (CCCCFD) guidelines, residential development anticipated by the Housing Element would not physically interfere with an adopted emergency response plan or emergency evacuation plan. Implementation of the proposed project would have no impact on this environmental topic.

**h. No Impact.**

Actions to implement the goals, policies, and programs included in the Housing Element must be consistent with the policies established within the other elements of the General Plan that are intended to protect the safety of the community. The goals, policies, and implementation measures in the Housing Element Update would not result in any impact associated with fire hazards. Future development will continue to be reviewed for compliance with State and local standards for fire safety. Implementation of the proposed project would have no impact on this environmental topic.

### 3.9 Hydrology and Water Quality

*Would the project:*

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 (i.e., 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Place housing within a 100-year floodplain, 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 checked="" type="checkbox"/>	<input type="checkbox"/>
h. Place within a 100-year floodplain structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a-f. No Impact.**

The proposed Housing Element Update does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use; these sites provide more than adequate capacity to accommodate the city's housing needs as described in the Draft Housing Element. No new housing sites are proposed as a part of this Housing Element Update beyond those already identified in the General Plan and designated for residential use in the Zoning Code. The Housing Element includes goals, policies, and programs designed to maintain and improve the existing housing stock, ensure that new development is affordable to a range of household income levels, and provide a variety of housing types, and do not require future annexation or any increase in the city's development capacity. The location and nature of development will continue to be guided by the Antioch General Plan and Zoning Code.

All future development will be subject to site-specific environmental studies as determined by the City and will comply with applicable policies related to hydrology and water quality issues, including the requirements of the Federal Water Pollution Control Act as enforced by the State Regional Water Control Board, which requires compliance with the National Pollution Discharge Elimination System (NPDES) permit for construction runoff and long-term urban runoff. Thus, the goals, policies, and implementation measures in the Housing Element Update would have no impact on water quality standards or waste discharge requirements, drainage patterns, runoff, or water quality, and would not place people or structures at risk of flooding, mud flow, or other hydrological hazards.

**g-i. Less Than Significant Impact.**

The Federal Emergency Management Agency (FEMA) prepares and maintains Flood Insurance Rate Maps (FIRMs), which show the extent of Special Flood Hazard Areas (SFHAs) and other thematic features related to flood risk, in participating jurisdictions. To receive insurance benefits in the event of flood, participating agencies must recognize these official flood boundaries and establish appropriate land use policy for the flood zones.

The potential for a 100-year flood, which represents a one percent chance of flooding each year, exist in portions of the City. According to the General Plan EIR, areas subject to flooding are mainly found adjacent to the San Joaquin River and tributary creeks. Development within or adjacent to these areas could be vulnerable to flooding. Extended periods of substantial precipitation could potentially cause adjacent water levels to rise, inundating surrounding structures and severing public and vehicular access points. Elevated water levels combined with overloaded drainage systems could present an increased flooding hazard.

The City's future housing need would be accommodated within vacant or underutilized land zoned for residential development. Implementation of the proposed Housing Element may result in the placement of housing within a 100-year flood hazard area. However, the General Plan EIR concluded that with implementation of policies contained in the Environmental Hazards Element of the General Plan, impacts associated with flooding would be less than significant. No mitigation beyond compliance with the policies identified in the General Plan EIR, as noted above, is required.

**j. No Impact.**

A seiche is a surface wave created when a large body of water is shaken, often by an earthquake. A tsunami is a large sea wave caused by a submarine earth movement. There are no large bodies of water within the City that have the capacity to create a seiche. In addition, Antioch, is not located near the ocean, and thus, is not at risk of being exposed to inundation from a tsunami. The hillside topography surrounding the City to the south is generally stable and not prone to mudflows. No impact would result.

### 3.10 Land Use and Planning

*Would the project:*

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Conflict with any applicable land use plans, policies, or regulations 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 on environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

**a-c. No Impact.**

The proposed Housing Element Update does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use; these sites provide more than adequate capacity to accommodate the city’s housing needs as described in the Draft Housing Element. No new housing sites are proposed as a part of this Housing Element Update beyond those already identified in the General Plan and designated for residential use in the Zoning Code. The Housing Element includes goals, policies, and programs designed to maintain and improve the existing housing stock, ensure that new development is affordable to a range of household income levels, and provide a variety of housing types, and do not require future annexation or any increase in the city’s development capacity.

The location and nature of development will continue to be guided by the Antioch General Plan and Zoning Code. The Housing Element as revised would be internally consistent with the existing General Plan as required by State law. Future housing projects will continue to be reviewed through the City’s entitlement process and CEQA to ensure consistency with local, State, and federal regulations and all General Plan goals, objectives and policies intended to protect established communities and land uses. The City has no applicable habitat conservation plan or natural community conservation plan, and thus no conflict resulting from the Housing Element Update. The Housing Element Update would have no impact on land use, planning, or conservation programs.



### 3.1 I Mineral Resources

*Would the project:*

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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"/>	✘
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"/>	✘

**a-b. No Impact.**

The proposed Housing Element Update does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use; these sites provide more than adequate capacity to accommodate the city’s housing needs as described in the Draft Housing Element. No new housing sites are proposed as a part of this Housing Element Update beyond those already identified in the General Plan and designated for residential use in the Zoning Code. The Housing Element includes goals, policies, and programs designed to maintain and improve the existing housing stock, ensure that new development is affordable to a range of household income levels, and provide a variety of housing types, and do not require future annexation or any increase in the city’s development capacity.

The housing sites identified in the Draft Housing Element are not located in areas containing known mineral resources. There are no mines included on the Office of Mine Reclamation AB 3098 list operating within the City of Antioch. The proposed project would not result in the loss of availability of a known mineral resource or mineral resource recovery site. The Land Use Element of the General Plan and Zoning Code will continue to guide the location and nature of development. Therefore, the proposed project would have no impact on mineral resources.

### 3.12 Noise

*Would the project result in:*

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input 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 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 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 type="checkbox"/>	✘
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or 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"/>	✘
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"/>	✘

**a–f. No Impact.**

The proposed Housing Element Update does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use; these sites provide more than adequate capacity to accommodate the city’s housing needs as described in the Draft Housing Element. No new housing sites are proposed as a part of this Housing Element Update beyond those already identified in the General Plan and designated for residential use in the Zoning Code. The Housing Element includes goals, policies, and programs designed to maintain and improve the existing housing stock, ensure that new development is affordable to a range of household income levels, and provide a variety of housing types, and do not require future annexation or any increase in the city’s development capacity.

The location and nature of development will continue to be guided by the Antioch General Plan and Zoning Code. Future housing projects will continue to be reviewed through the City's entitlement process and CEQA to ensure that residents and employees are not exposed to unacceptable noise and vibration levels, and that the projects are consistent with all General Plan goals, objectives, and policies, and the noise regulations of the Municipal Code. Therefore, there are no noise-related impacts associated with the proposed project.

### 3.13 Population and Housing

*Would the project:*

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>

**a-c. No Impact.**

The proposed project provides policy guidance to facilitate housing development that is consistent with meeting the regional housing needs as determined by the State of California. The Draft Housing Element demonstrates that the City has designated sites available for future development that have more than adequate capacity to accommodate the city’s “fair share” of the region’s housing needs over the current housing cycle. Because of this fact, it was not necessary to include any policies that require future annexation, redesignation of land uses, or rezoning of land to accommodate the regional housing needs. The Housing Element includes goals, policies, and programs designed to maintain and improve the existing housing stock, ensure that new development is affordable to a range of household income levels, and provide a variety of housing types. It does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. No new housing sites are proposed as a part of this Housing Element Update beyond those already identified in the General Plan and designated for residential use in the Zoning Code.

Thus, while the goals, policies, and programs of the Housing Element Update would encourage housing development to meet the community’s needs according to HCD requirements, they will not induce substantial population growth and do not require future annexation, development of growth-inducing facilities, or any increase in the city’s development capacity. The policy guidance would not result in any direct or indirect impacts on population growth, or displacement of people or housing beyond what has already been contemplated in the General Plan and Zoning Code.

Development and population growth will continue to occur based on market demand, availability of financing, and other factors beyond the City's control. The location and nature of development will continue to be guided by the Antioch General Plan and Zoning Code. Therefore, the proposed project would have no impact on population and housing.

### 3.14 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 public services:*

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

**a–e. No Impact.**

The proposed Housing Element Update does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use; these sites provide more than adequate capacity to accommodate the city’s housing needs as described in the Draft Housing Element. No new housing sites are proposed as a part of this Housing Element Update beyond those already identified in the General Plan and designated for residential use in the Zoning Code. The Housing Element includes goals, policies, and programs designed to maintain and improve the existing housing stock, ensure that new development is affordable to a range of household income levels, and provide a variety of housing types, and do not require future annexation or any increase in the city’s development capacity. The location and nature of development will continue to be guided by the Antioch General Plan and Zoning Code.

Future housing projects will continue to be reviewed through the City’s entitlement process and CEQA to ensure the adequate provision of public services through the adequate facilities policies already in place in the city. As a result, the proposed project will not have any direct or indirect impacts on public services such as fire, police, schools, parks, and other services that are not already contemplated in the General Plan. Therefore, the proposed project would have no impact on public services.

### 3.15 Recreation

*Would the project:*

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 type="checkbox"/>	<b>✘</b>
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 type="checkbox"/>	<b>✘</b>

**a-b. No Impact.**

The proposed Housing Element Update does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use; these sites provide more than adequate capacity to accommodate the city’s housing needs as described in the Draft Housing Element. No new housing sites are proposed as a part of this Housing Element Update beyond those already identified in the General Plan and designated for residential use in the Zoning Code. The Housing Element includes goals, policies, and programs designed to maintain and improve the existing housing stock, ensure that new development is affordable to a range of household income levels, and provide a variety of housing types, and do not require future annexation or any increase in the city’s development capacity. The location and nature of development will continue to be guided by the Antioch General Plan and Zoning Code.

Future development will continue to be reviewed through the City’s entitlement process and CEQA to ensure the adequate provision of recreational facilities consistent with the General Plan, and to ensure that any new development of recreational facilities needed to support future residential development does not have an adverse effect of the environment. Therefore, the proposed project would have no impact on recreational facilities.

### 3.16 Transportation and Circulation

*Would the project:*

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 type="checkbox"/>	<b>✘</b>
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 type="checkbox"/>	<b>✘</b>
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"/>	<b>✘</b>
d. Substantially increase hazards due to a design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
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"/>	<b>✘</b>

**a-f. No Impact.**

The proposed Housing Element Update does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element identifies sites with existing General Plan and zoning designations that are appropriate for residential use; these sites provide more than adequate capacity to accommodate the city’s housing needs as described in the Draft Housing Element. No new housing sites are proposed as a part of this Housing Element Update beyond those already identified in the General Plan and designated for residential use in the Zoning Code. The Housing Element includes



goals, policies, and programs designed to maintain and improve the existing housing stock, ensure that new development is affordable to a range of household income levels, and provide a variety of housing types, and do not require future annexation or any increase in the city's development capacity.

The location and nature of development will continue to be guided by the Antioch General Plan and Zoning Code. Future housing projects will continue to be reviewed by the City to ensure compliance with regional and local transportation plans and policies, the General Plan and the Municipal Code. As individual development projects are proposed in Antioch, they are reviewed for their potential to result in project-level traffic impacts or contribution to cumulative adverse traffic conditions. Individual development projects are conditioned to provide traffic improvements to reduce significant impacts, unless the City determines that there are considerations, such as social, economic, or other benefits from a project that override the project's contribution to adverse traffic impacts. Therefore, the proposed project would have no impact on transportation and circulation.

### 3.17 Utilities and Service Systems

*Would the project:*

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 which 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"/>

**a. No Impact.**

The City requires NPDES permits, as administered by the Central Valley Regional Water Quality Control Board (CVRWQCB), according to federal regulations for both point source discharges (a municipal or industrial discharge at a specific location or pipe) and nonpoint source discharges (diffuse runoff of water from adjacent land uses) to surface waters of the U.S. For point source discharges, such as sewer outfalls, each NPDES permit contains limits on allowable concentrations and mass emissions of pollutants contained in the discharge.

New residential development would continue to comply with all provisions of the NPDES program, as enforced by the CVRWQCB. Therefore, residential development would not result in an exceedance of wastewater treatment requirements. Additionally, the NPDES Phase I and Phase II requirements would regulate discharge from construction sites. All future residential projects would be required to comply with the wastewater discharge requirements issued by the SWRCB and CVRWQCB. Therefore, the residential development would not result in an exceedance of wastewater treatment requirements of the CVRWQCB with respect to discharges to the sewer system or stormwater system within the City. No impact would result.

**b/e. Less Than Significant Impact.**

The City receives water service from two sources. The Contra Costa Water District (CCWD) supplies the City with raw water obtained from the Sacramento-San Joaquin Delta and delivers it to Antioch via the Contra Costa Canal. In addition to water received from CCWD, the City has water rights to divert water directly from the San Joaquin River. Raw water from both sources is stored in the Municipal Reservoir adjacent to the Lone Tree Golf Course, then treated at the Antioch Water Treatment Plant, located on Putnam Avenue.

The Delta Diablo Sanitation District (DDSD) provides wastewater service to Antioch. Wastewater services involve the transmission of wastewater from residential commercial and light industrial uses to a treatment facility and the final disposal of wastewater and residual solids. The wastewater system is composed of collection, treatment and effluent recycling facilities.

The proposed Housing Element Update does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. No new housing sites are proposed as a part of this Housing Element Update beyond those already identified in the General Plan and designated for residential use in the Zoning Code. The location and nature of development will continue to be guided by the Antioch General Plan and Zoning Code.

Regarding utility infrastructure, water line extensions and upgrades to the existing system could be required in order to meet the increased demand caused by future development. Compliance with General Plan policies would be required. These measures, along with the conservation and management efforts by CCWD to protect future water supplies, would reduce impacts to less than significant. The City's future housing needs would also generate increased wastewater flows, placing greater demands on wastewater treatment and collection. Due to the conceptual nature of the future residential development, proposals would require individual assessments of potential impacts to a less than significant level. Therefore, Project implementation would result in a less than significant impact.

No mitigation beyond compliance with policies identified in the General Plan EIR is required.

**c. No Impact.**

Implementation of the Housing Element Update would not result in the need to construct new or expanded stormwater drainage facilities, as the Draft Housing Element does not increase the city's potential development capacity. The proposed Housing Element Update does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. No new housing sites are proposed as a part of this Housing Element Update beyond those already identified in the General Plan and designated for residential use in the Zoning Code. The location and nature of development will continue to be guided by the Antioch General Plan and Zoning Code. Future development will continued to be reviewed by the City for compliance with stormwater quality requirements as established by the Antioch Municipal Code, and RWQCB. Therefore, the proposed project would have no impact on stormwater facilities.

**d. Less Than Significant Impact.**

SB 221 and SB 610 were signed into law in 2001 and took effect in January 1, 2002. The two bills amended State law to better link information on water supply availability to certain land use decisions by cities and counties. The two companion bills provide a regulatory forum that requires more collaborative planning between local water suppliers and cities and counties. All SB 221 and SB 610 reports are generated and adopted by the public water supplier.

SB 610 requires a detailed report regarding water availability and planning for additional water supplies that is included with the environmental document for specified projects. While SB 610 primarily affects the Water Code, SB 221 principally applies to the Subdivision Map Act. The primary effect of SB 221 is to condition every tentative map for an applicable subdivision on the applicant by verifying that the public water supplier (PWS) has "sufficient water supply" available to serve it.

Due to the conceptual nature of the future development, proposals would require individual assessments of potential impacts to water supplies. Any future residential development meeting SB 610 criteria would require a water supply assessment. Similarly, any residential project involving a subdivision pursuant to SB 221 would require verification of sufficient water supply from the water supplier. Compliance with the existing regulatory framework would ensure that sufficient water supplies would be available from existing entitlements and resources to serve future development. Water availability for housing sites and the population that could potentially be served on those sites (including, specifically, low income households) has been identified through the City's current adopted (2011) Urban Water Management Plan (UWMP), which projects water demand through 2030. Impacts would be less than significant. No mitigation is required.

**f-g. Less Than Significant Impact.**

Allied Waste Services provides solid waste collection, disposal, recycling and yard waste services. Solid waste and recyclables from the City are taken to the Contra Costa Transfer and Recovery Station located in Martinez. Recyclables are separated and stored at the Transfer and Recovery Station until shipped to recycling markets. Solid waste is transferred to the Keller Canyon Landfill in Pittsburg. According to the General Plan EIR, the operators of the landfill estimate its lifespan to be an additional 64 years.

The proposed Housing Element Update does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. No new housing sites are proposed as a part of this Housing Element Update beyond those already identified in the General Plan and designated for residential use in the Zoning Code. The location and nature of development will continue to be guided by the Antioch General Plan and Zoning Code.

It is anticipated that Allied Waste Services, and the Keller Canyon Landfill, would have adequate capacity to serve future residential development, which would pay appropriate fees for waste service. Therefore, impacts would be less than significant. Future residential development anticipated by the Housing Element would comply with all local, state and federal statutes and regulations related to solid waste. No mitigation is required.

### 3.18 Mandatory Findings of Significance

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
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 type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>

**a. No Impact.**

The above analysis indicates that the Housing Element Update does not have the potential to degrade the quality of the environment, substantially reduce fish or wildlife habitats, impact wildlife populations or ranges, or eliminate historical, archaeological, or paleontological resources. As described throughout the analysis above, the proposed project will not result in any changes to General Plan land use designations or zoning districts, would not result in annexation of land, and would not allow development in areas that are not already planned for development according to the Zoning Code. Further, the proposed Housing Element Update does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Development projects would continue to be subject to existing requirements for specific plan or project-level review. The City finds no impacts related to degradation of the environment associated with the Housing Element Update.

**b. No Impact**

The Draft Housing Element does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development that could contribute to short-term or long-term cumulative impacts that have not previously been contemplated by the General Plan and Zoning Code, which will continue to guide the location and nature of future development in Antioch. The City finds that the proposed project has no cumulatively considerable impacts.

**c. No Impact**

As indicated in the above analysis, the Housing Element Update will have no adverse impacts on people or the environment. The City finds that the proposed project has no environmental impacts that would cause direct or indirect effects on human beings.

## 4 References

The following documents are referenced information sources utilized by this analysis:

- AB 3098 List. Office of Mine Reclamation, 2014.
- BAAQMD CEQA Guidelines. Bay Area Air Quality Management District, 1999.
- City of Antioch Municipal Climate Action Plan. City of Antioch, 2011.
- City of Antioch Code of Ordinances.
- City of Antioch General Plan. City of Antioch, 2003 and amendments through 2014.
- City of Antioch General Plan Final Environmental Impact Report, 2003.
- City of Antioch Urban Water Management Plan, 2011.
- Climate Change Scoping Plan. California Air Resources Board, 2008.
- Contra Costa Water District 2010 Urban Water Management Plan.
- Draft Plan Bay Area. Association of Bay Area Governments, 2013.
- Final Regional Housing Need Plan for the San Francisco Bay Area: 2014-2022. Association of Bay Area Governments, 2013.
- First Update to the Climate Change Scoping Plan. California Air Resources Board, 2014.
- Flood Insurance Rate Map, Contra Costa County, California and Incorporated Areas, Panels 0138, 0139, 0143, 0144, 0326, 0327, 0330, 0331, 0332, 0335, 0340, 0345, 0353, 0355. FEMA, 2014.
- Hazardous Waste and Substances Site List – Site Cleanup (Cortese List). California Department of Toxic Substances Control, 2014.
- Senate Bill 375 Regional Targets (website). California Environmental Protection Agency Air Resources Board, 2014. <http://www.arb.ca.gov/cc/sb375/sb375.htm>.