



NOTICE OF PREPARATION

DATE: June 11, 2019

TO: State Clearinghouse
1400 10th Street, Suite 222
Sacramento, CA 95814
(916) 445-0613

FROM: City of Antioch

SUBJECT: The Ranch Residential Project
Notice of Preparation of a Draft Environmental Impact Report

LEAD AGENCY: City of Antioch
Community Development Department
Contact: Alexis Morris, Planning Manager
P.O. Box 5007
Antioch, CA 94531-5007
(925) 779-7035
amorris@ci.antioch.ca.us

PROJECT APPLICANT: Richland Communities

Notice is hereby given that the City of Antioch will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the proposed The Ranch Residential Project (proposed project). We are requesting comments on the scope of topics addressed in this EIR.

Please provide comments on the scope of the EIR to Alexis Morris, Planning Manager, at the address listed above. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 5:00 p.m. on July 11, 2019. In your response, please identify a contact person in your agency for future correspondence.

The Lead Agency will hold a public scoping meeting to receive verbal comments on Wednesday, June 19, 2019, at 6:30 p.m. in the City of Antioch Council Chambers, 200 "H" Street, Antioch, CA 94509. This EIR Notice of Preparation is available online at: [This EIR Notice of Preparation is available online at: https://www.antiochca.gov/community-development-department/planning-division/environmental-documents/.](https://www.antiochca.gov/community-development-department/planning-division/environmental-documents/)

INTRODUCTION:

The purpose of an EIR is to inform decision-makers and the general public of the environmental effects of a proposed project. The EIR process is intended to provide environmental information sufficient to evaluate a proposed project and its potential to cause significant effects on the environment; examine methods of reducing adverse environmental impacts; and consider alternatives to the proposed project. The Ranch Residential Project EIR will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The EIR will generally include the following:

- Description of the project;
- Description of the existing environmental setting for each topic, potential environmental impacts of the project, and mitigation measures;

- Cumulative impacts; and
- Alternatives to the project.

PROJECT LOCATION:

The proposed project is located in the southeastern portion of the City of Antioch in eastern Contra Costa County, California. The City of Antioch is bordered to the north by the San Joaquin River Delta; to the east by the City of Brentwood and the City of Oakley; to the west by the City of Pittsburg and unincorporated portions of Contra Costa County; and to the south by unincorporated portions of Contra Costa County (see Exhibit 1).

Specifically, the project site is situated within the Sand Creek Focus Area of the General Plan, which contains lands designated by the Antioch General Plan for open space, residential, commercial, and mixed-use development (see Exhibit 2). The site is identified by Assessor’s Parcel Number (APN) 057-010-002, APN 057-010-003, and APN 057-021-003.

PROJECT SITE CHARACTERISTICS:

The project site consists of 551.5 acres of primarily undeveloped land, which has been categorized into two distinct areas by the “West Sand Creek Tree, Hillside, and Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative” adopted by Antioch City Council on July 24, 2018 (the “Initiative”) and incorporated into the City of Antioch General Plan as follows: the Restricted Development Area, and the Limited Development Area (see Exhibit 3). The Restricted Development Area is designated as Rural Residential, Agriculture, and Open Space. The Limited Development area has been designated as Estate Residential, Low-Density Residential, Medium Low-Density Residential, Medium Density Residential, Convenience Commercial, Mixed-Use, Public/Quasi Public, and Open Space.

The Initiative rezoned the Limited Development Area of the project site from Study District to the West Sand Creek (WSC) Planned Development District (see Exhibit 4). The WSC District includes special standards for development within the Limited Development Area. The applicant has submitted to the City as part of its project a detailed set of Development Standards and Design Guidelines to supplement the special standards in the Initiative.

Currently, the site includes a cattle-grazing operation, a single-family residence, and various barns and outbuildings located on the eastern portion of the site. Historical uses of the site include grazing and limited natural gas exploration.

Sand Creek, a tributary of Marsh Creek, flows west to east through the proposed project site. The topography of the site is varied, ranging from relatively level areas in the eastern and central portions of the site, gently sloping hills immediately north and south of Sand Creek, and moderate to steep slopes in the western portion of the site. A large stockpile of soil and large boulders is situated on the northern portion of the proposed project site, near the terminus of Dallas Ranch Road. The stockpiles are likely the result of construction activities associated with Dallas Ranch Road and the existing single-family, medium density residential subdivision located to the north of the site.

PROJECT DESCRIPTION:

The applicant is proposing to develop a project that is consistent with the West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative.

The proposed project would consist of a comprehensive master planned community within the Sand Creek Focus Area to be constructed in three separate phases. For the purposes of analysis, the proposed project comprises a multi-generational plan, including active adult housing, of up to 1,177 dwelling units, as well as a Village Center and extensive parks and open space (see Exhibit 5). The proposed project does not require general plan or zoning amendments. The project components are discussed in greater detail below.

The proposed project would include construction of multiple single-family residential neighborhoods, various public facilities, amenities, and circulation and access improvements, as well as associated infrastructure improvements to serve the proposed planned community. In addition, the project would include development standards for each of the proposed land uses. The proposed project would be organized into two distinct development areas: one to the north and the other to the south of the Sand Creek corridor. The land uses and proposed densities, and lot sizes are shown in Table 1 below. All of the proposed lots would be single-family residential, and each neighborhood would include a Homeowner’s Association (HOA) subject to a Declaration of Covenants, Codes, and Restrictions (CCRs).

| Table 1 Plan Land Uses and Densities | | | | | |
|---|------------------------|----------------|--------------------------------|----------------------------------|-----------------------------------|
| Land Use | | Acreage | Net Density (du/ac) | Average Lot Size (sf) | Target Number of Units |
| Low Density (LD) | LD-1 | 18.5 | 3.7 | 8,000 | 68 |
| | LD-2 | 18 | 3.6 | 7,000 | 65 |
| | LD-3 (Conventional) | 104 | 3.9 | 7,000 | 410 |
| Age Restricted (AR) | | 75 | 5.6 | 5,000 | 422 |
| Medium Density (MD) | | 38 | 5.6 | 4,200-4,500 | 212 |
| TOTAL RESIDENTIAL | | 253.5 | 4.6 | | 1,177 |
| Village Center (VC) | | 5 | | | |
| Public Use (PQ) | Fire Station (PQ-F) | 2 | | | |
| | Staging Area (PQ-S) | 1 | | | |
| Parks (P) | | 20 | | | |
| Landscape (L) | | 2.5 | | | |
| Open Space (OS)* | | 229.5 | | | |
| Major Roadways | | 38 | | | |
| GRAND TOTAL | | 551.5 | | | |

North Development Area

The north development area would include Medium-Density (MD) and Low Density (LD) residential neighborhoods, as well as parks, and a Village Center (VC) site. The western-most portion of the northern development area would comprise Phase 1 of the proposed project.

The MD neighborhoods would be situated along Deer Valley Road and north and south of the eastern segment of Sand Creek Road, with lot sizes averaging between 4,200 and 4,500 square feet. The MD neighborhoods would have direct access to the Village Center, also located along Deer Valley Road. The LD neighborhoods would be situated north of Sand Creek Road. Lots in the LD neighborhoods would average 7,000 square feet; however, those lots abutting the northern boundary of the project site would have a minimum lot size of 8,000 square feet, and include larger rear setbacks than the standard LD neighborhood lots to provide more separation between the proposed development and the existing

residential subdivision to the north.

The 5-acre Village Center area would be located at the northwest corner of Deer Valley Road and Sand Creek Road and would accommodate up to 54,000 square feet of neighborhood commercial, office, and retail space. The Village Center would provide goods and services to residents of the project, as well as surrounding neighborhoods and Kaiser Medical Center.

An approximately 2-acre fire station site would be located south of Sand Creek Road just off Deer Valley Road. The applicant does not propose to construct the fire station as part of the project; however, the construction of the fire station would be studied in the EIR to assist the Contra Costa County Fire Protection District in their environmental impact assessment related to future fire station construction.

South Development Area

The south development area would be comprised of three distinct residential neighborhoods, including two low-density neighborhoods (LD-1 and LD-2) and an Age Restricted (AR) neighborhood, as well as a number of parks and open space.

The LD-1 neighborhood would include 18.5 acres of housing located in a small valley in the southwest portion of the project site. Lot sizes would average 8,000 square feet. The LD-2 neighborhood would be the smallest of the three neighborhoods at approximately 18 acres. Lots in the LD-2 neighborhood would average 7,000 square feet and would overlook proposed detention basins along the Sand Creek corridor, between Sand Creek and the northern boundary of the southern development area. The AR Neighborhood would include approximately 75 acres of age-restricted housing overlooking the western portion of the Sand Creek corridor. Lots would average 5,000 square feet and would be organized around a central neighborhood park, which would include a private clubhouse and a recreation center. At least two of the neighborhoods would be gated.

Public Facilities and Amenities

Proposed public facilities and recreational amenities, including open space and trails, a trail staging area, parks, and a fire station, are discussed in detail below.

- **Open Space and Trails.** The proposed project would preserve the existing Sand Creek corridor, as well as various hills and ridgelines in the northwestern and southwestern portions of the project site, as open space. The total open space, including trail areas, would comprise approximately 40 percent of the total project site. A comprehensive 6-mile publicly-accessible trail system would be provided along Sand Creek and throughout the project site. The trail system would connect the proposed neighborhood areas to each other and to nearby parks, ridgeline areas, trailhead staging area, and the proposed mixed-use Village Center area. The approximately 1-acre trail staging area is proposed to be located in the southwestern portion of the project site, near Empire Mine Road, to provide easy access to the existing East Bay Regional Park trail system, as well as the proposed trail system.
- **Parks and Landscape Areas.** The proposed project would include four neighborhood parks, ranging from 1.5 to 6 acres, as well as numerous pocket parks that would generally be 1 acre or smaller. Landscaped areas would also be provided throughout the development.
- **Fire Station.** A 2-acre site for a future fire station would be located to the east of Homestead Park and across from the proposed Village Center area. Although, the fire station would not be constructed as part of this project, it would be studied in the EIR. The station would be standard size and, in addition to personnel, would house up to four firefighting equipment vehicles (e.g., a ladder truck, a tanker truck, an ambulance).

- **Development Standards and Design Guidelines.** The proposed project would include design guidelines, to ensure consistency for neighborhood and landscape design associated with future development. The proposed design guidelines would include general guidelines to address neighborhood identity, consistency with future surrounding development, and architectural design. In addition, neighborhood-specific guidelines would be provided for each of the proposed residential neighborhoods, as well as the proposed Village Center area and fire station site. The landscape guidelines would address the design of open space, parks, trail staging areas, and streetscapes within the proposed project site. The standalone design guidelines would supplement the existing Development Standards.
- **Circulation and Access.** The proposed project would include a phased arterial roadway (Sand Creek Road) that would connect the existing terminus of Dallas Ranch Road on the northwestern portion of the project site to the existing terminus of Sand Creek Road at Deer Valley Road, immediately south of the Kaiser Permanente Antioch Medical Center. The connections at Dallas Ranch Road and Deer Valley Road would provide the primary access points to the project site.
- **Sand Creek Road.** In areas where development would be located on only one side of the roadway, the Sand Creek Road right-of-way would ultimately be 96 feet wide with a median, two traffic lanes (in each direction), a Class II bicycle lane, curb and gutter, and a landscape strip in each direction. A sidewalk and a landscaped setback would be provided on the side adjacent to the proposed development. Where Sand Creek Road would include development on both sides, the total right-of-way would increase to 112 feet to include a sidewalk on both sides. A landscape buffer would be provided on both sides of the roadway in such areas. The project applicant would coordinate with Tri-Delta Transit and the City to ascertain the best location for bus stops along the proposed Sand Creek Road extension and what amenities would be required. The EIR will study the potential to install roundabouts along Sand Creek Road and at the Deer Valley Road intersection, as well as the potential installation of traffic signals.
- **Other Streets.** A secondary access point would be provided at the existing signalized intersection at Deer Valley Road and Wellness Way. Several internal streets would also be included throughout the project site.
- **Bridge over Sand Creek.** A bridge consisting of up to four lanes would span Sand Creek, providing access for vehicles, bicyclists, and pedestrians between the northern and southern development areas. The bridge would be constructed on top of abutments located in the banks of Sand Creek, allowing the bridge to span the Creek's jurisdictional areas and ordinary high-water mark. Sewer pipes would hang beneath the bridge at an elevation above the 100-year flood level. Potable water and dry utilities may also be placed beneath the bridge.
- **Deer Valley Road Improvements.** A landscape buffer would be provided between the proposed Village Center area and Deer Valley Road, along the eastern project site boundary. An additional buffer area in the same location would include a sidewalk, landscaping, curbs and gutters, a bicycle lane, and a new southbound traffic lane. No bus turnouts are proposed along the Deer Valley Road frontage, as two bus stops would be located along Sand Creek Road, one adjacent to the proposed Village Center area and the other adjacent to the proposed fire station site. Intersection improvements at Deer Valley Road and Sand Creek Road would either include a new roundabout or signal modification.
- **Neighborhood Streets.** Typical internal local residential streets would feature two travel lanes. With the exception of private lanes/alleys, local streets would include on-street vehicle parking, either on one or both sides of the street, as well as 4 to 5-foot sidewalks on both sides of the streets. Private alleys or courts may be used to access residential units, and would be narrower than public streets; such alleys or courts would not be anticipated to offer on-street parking or sidewalks.

- **Parking.** In addition to street parking, two spaces in an enclosed garage would be provided for each residential unit. As noted above, a small portion of the local residential streets within the project site that abut open space areas would include a parking lane on only one side of the roadway.
- **Pedestrian/Bicycle Access and Circulation.** The proposed project would include the construction of a 6-mile off-street trail system. In addition, as discussed above, a pedestrian/bicycle bridge would be constructed across Sand Creek near the Homestead Park site.
- **Public Utilities.** The proposed project would include the provision of water lines, sewer lines, and drainage facilities to serve the proposed project site:
 - **Water.** The water system for the proposed project would be designed to integrate with existing transmission mains and would complete a looped connection through the proposed project site. An approximately 16-inch primary water line would lie within Sand Creek Road and would connect to the existing City water main at the current terminus of Dallas Ranch Road to the north of the site. A second point of connection would be located at the existing 20-inch water main in Deer Valley Road at the future intersection with the extension of Sand Creek Road. Other major streets throughout the proposed project site would contain approximately 8- to 12-inch water lines. Depending on the phasing of development in the Sand Creek Focus Area, the proposed project may require the construction of an aboveground water tank. Such a tank would be situated offsite to the northwest of the project site adjacent to the City's existing water tank.
 - **Wastewater.** The proposed project would include the installation of a sewer main, as well as a number of sewer lines throughout the proposed project site. The connection point for the sewer main would be located approximately 1.5 miles east of the project site in Heidorn Ranch Road. An off-site extension of the existing sewer line would be required to provide the proposed project with sewer service. All on-site and off-site sewer improvements would be constructed within the public right-of-way or within public utility easements within private roadways as needed.
 - **Stormwater Drainage and Detention.** Drainage improvements would include a combination of subsurface and surface drainage systems, including new pipe and channel conveyance systems, as well as culverts and/or pipelines in bridges over waterway crossings. The project would include the construction of storm drain pipes in the proposed Sand Creek Road extension, as well as other streets. All stormwater runoff within the proposed project site would be treated on-site by three proposed stormwater detention basins.

The development area north of Sand Creek would be split into two drainage sheds. Along the eastern boundary, approximately 30 acres would be collected into a detention basin located in the northeast corner of the project. This detention basin would treat all stormwater runoff and discharge to the existing 36-inch storm drain pipe in Wellness Way. The existing storm drain line in Wellness Way ultimately discharges to the Upper Sand Creek basin via a twin 84-inch storm drain pipe. The remaining development area north of Sand Creek would drain into a detention basin located between Sand Creek Road and Sand Creek. This detention basin would then discharge treated stormwater into Sand Creek through a new, engineered outfall into Sand Creek.

The development area south of Sand Creek would drain into a detention basin located at the eastern edge of the development south of Sand Creek. This detention basin would treat all stormwater runoff from the southern development area, and then discharge treated stormwater into Sand Creek through a new, engineered outfall into Sand Creek.

Each of the detention basins would provide detention, treatment, and hydromodification. In conjunction with the basins, the project design would incorporate head-of-pipe low impact development (LID) treatments within individual phases and neighborhoods to provide stormwater treatment on a small scale throughout the entire project. After passing through neighborhood LID facilities, drainage would be collected into a single pipe storm drain system and mix with non-treated stormwater, prior to being routed to the detention basins. In addition to upstream LID treatment of the stormwater, the bioretention component of the basin would be sized to treat all project drainage from developed sheds.

- **Electricity, Natural Gas, and Telecommunications.** Electricity to the project site would be provided by Pacific Gas and Electric (PG&E). All electricity infrastructure would be located underground and would tie-in to existing infrastructure located at the terminus of Dallas Ranch Road and an existing substation located approximately 0.5-mile south of the existing Hillcrest Avenue/Prewett Ranch Drive intersection. Natural gas service would also be provided by PG&E by way of a joint trench that would accommodate all of the gas facilities within the proposed project site. An existing 4- to 6-inch transmission main runs along Deer Valley Road, and another 4- to 6-inch transmission main runs down the middle of Dallas Ranch Road. Each of these mains would be extended into the proposed project site. Additionally, a 30-inch gas line that transects a portion of the project site will be abandoned and removed by PG&E.

The proposed project site is within the Comcast and AT&T service areas. Together, the two companies would provide voice and data communication services to all development in the site. Existing distribution lines would be extended to individual parcels within the project site as development occurs. All telecommunication lines would be underground and located within public utility easements.

Project Phasing

Buildout of the project would occur over the course of several years, as dictated by the economy and demand for new housing in the project area. The project would be constructed in three phases, with the infrastructure and amenities corresponding to new unit demands (see Exhibit 6). As shown in the exhibit, the project site would be built out starting from east to west and from north to south.

PROJECT ENTITLEMENTS AND APPROVALS:

Requested project entitlements are anticipated to include the following:

- **Large Lot Parcel Map.** This map would split the project site up into up to five parcels and identify the various phases of the project.
- **Tentative Map for Phase 1.** This map would identify individual lots in Phase 1 of the project.
- **Design Guidelines.** The design guidelines would supplement the proposed development standards and serve as a ministerial checklist for design review for future builders.
- **Resource Management Plan.** Pursuant to Section 4.4.6.7(t) of the City of Antioch General Plan, the applicant would prepare a Resource Management Plan for City approval.
- **Springing Development Agreement.** The proposed Development Agreement would spring into effect in the event the Development Agreement adopted by the Initiative is deemed void. The Development Agreement would assure the City that the proposed project would proceed to its completion in compliance with the plans submitted by the applicant, and assure the applicant of vested rights to develop the project.

The proposed project would require the following additional discretionary entitlements from the City of Antioch in the future:

- Small Lot Tentative Subdivision Map(s) for Phases 2 and 3; and
- Conditional Use Permit(s).

In addition to the aforementioned entitlements from the City of Antioch, the proposed project would require the following discretionary approvals and/or permits from the following State, federal, or local agencies, including but not limited to:

- Bay Area Air Quality Management District (BAAQMD)—Authority to Construct;
- Contra Costa County Water District (CCCWD)—provision of water supplies;
- California Department of Fish and Wildlife (CDFW)—Streambed Alteration Agreement (1602);
- State Water Resources Control Board (State Water Board)—General Construction Permit (402);
- Central Valley Regional Water Quality Control Board (RWQCB)—Water Quality Certification (401);
- United States Army Corps of Engineers (USACE)—Nationwide Permit (404); and
- United States Fish and Wildlife Service (USFWS)—Incidental Take Permit(s) (Section 7 or 10).

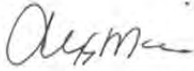
PROBABLE ENVIRONMENTAL EFFECTS:

The City has reviewed the proposed project application and has determined that an EIR should be prepared for the proposed project because it may have a significant effect on the environment. The City has concluded that the EIR should address potential project-related impacts to the resources identified below. Each resource area chapter will include a discussion of the existing setting, thresholds of significance, evaluation of potential impacts, and if necessary, feasible mitigation measures to reduce or eliminate potentially significant impacts to the applicable resource.

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Tribal Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions and Energy
- Hazards, Hazardous Materials, and Wildfire
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities and Services Systems

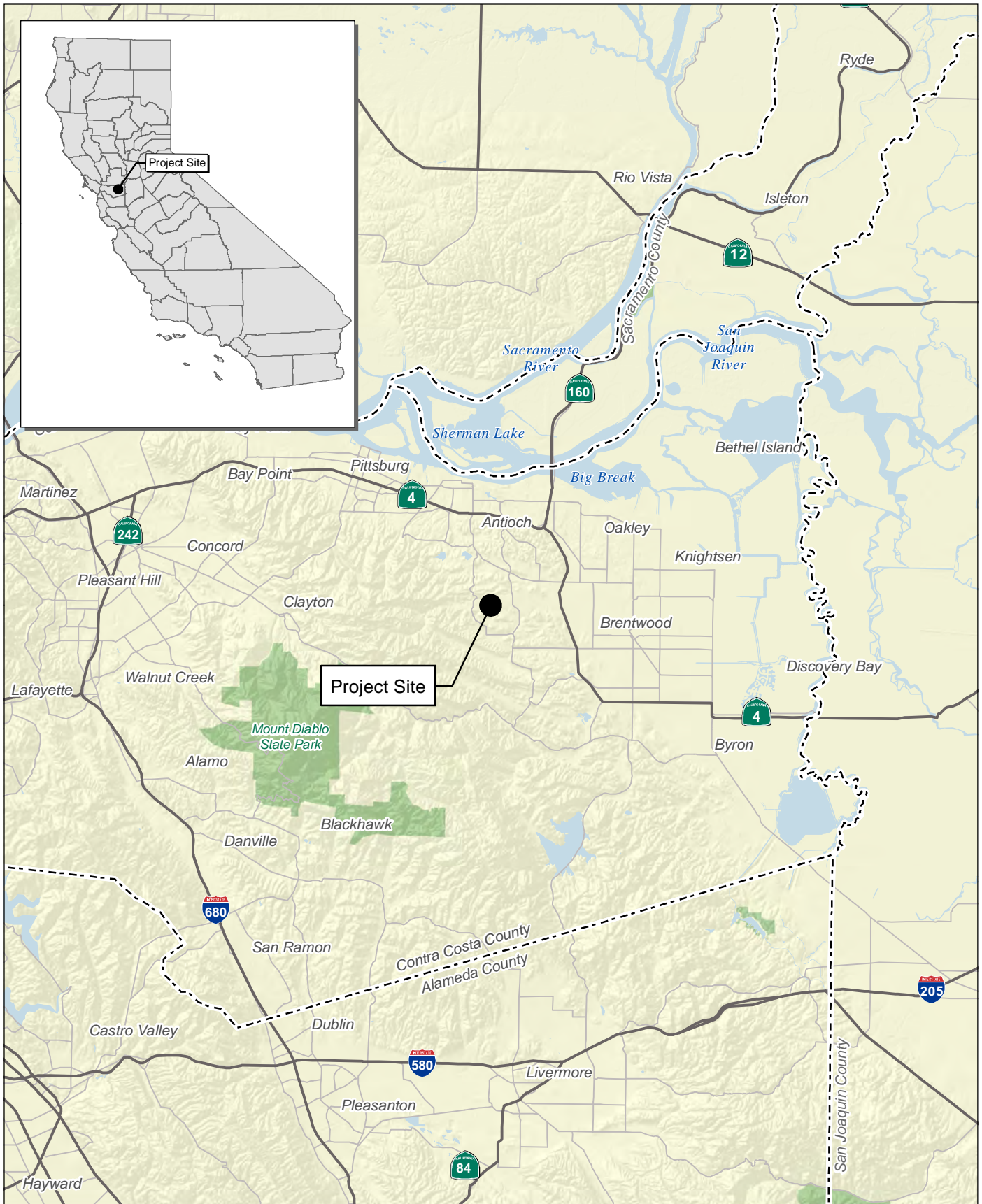
City of Antioch
The Ranch Residential Project
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- Statutorily Required Sections
- Alternatives Analysis



Alexis Morris
Planning Manager, City of Antioch

June 11, 2019
Date



Source: Census 2000 Data, The CaSIL

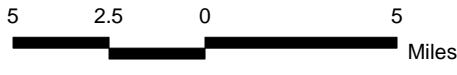
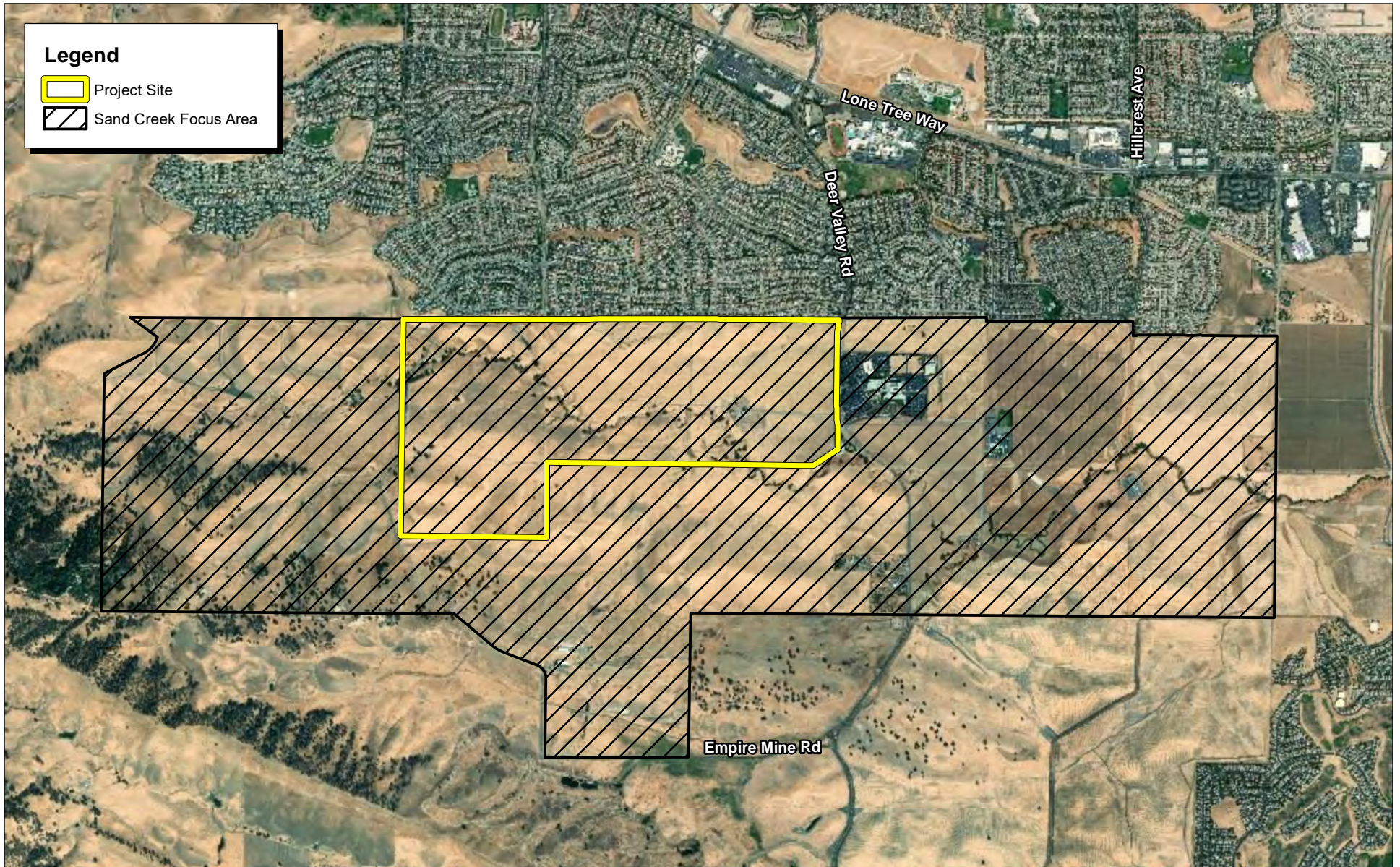
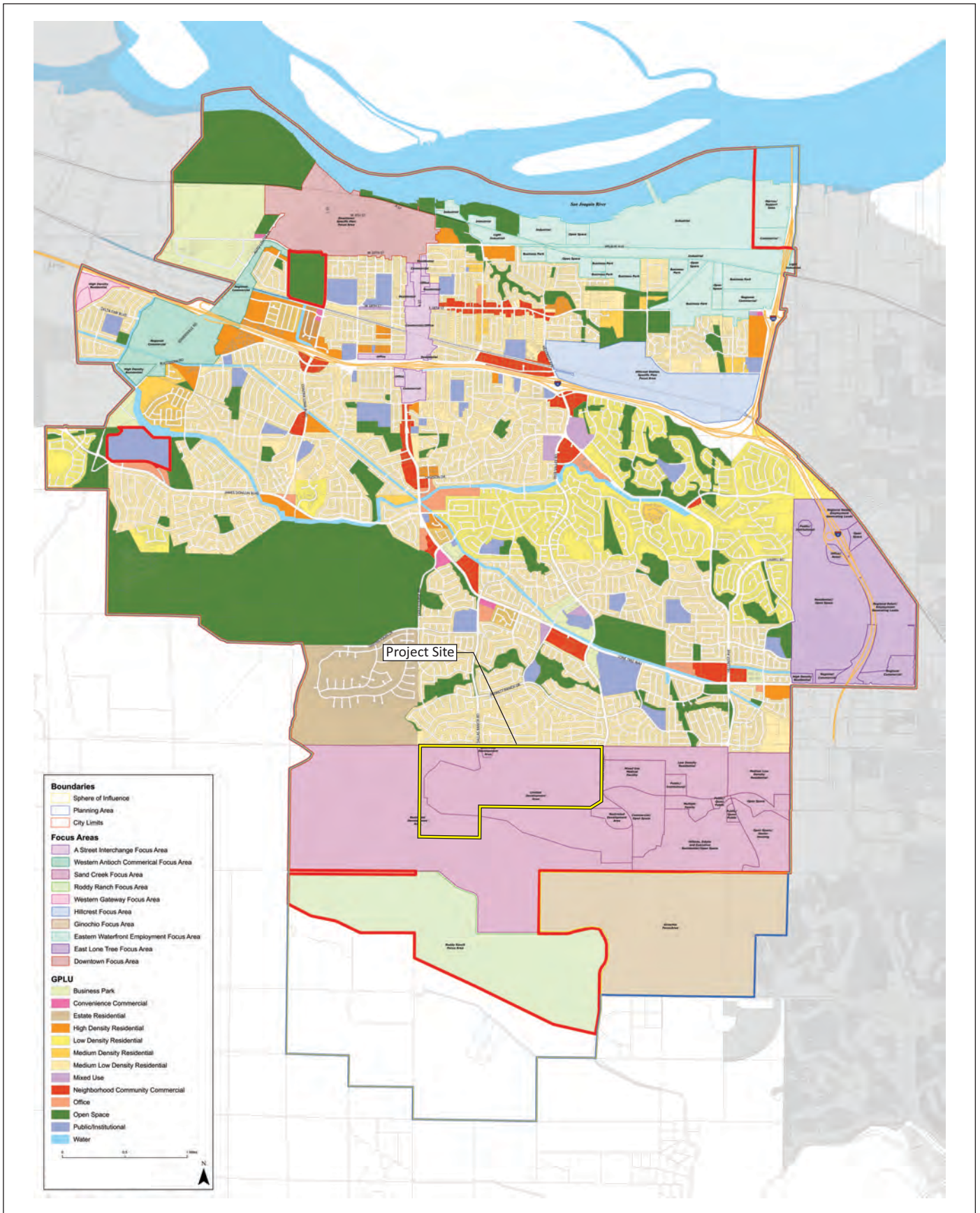


Exhibit 1 Regional Location Map

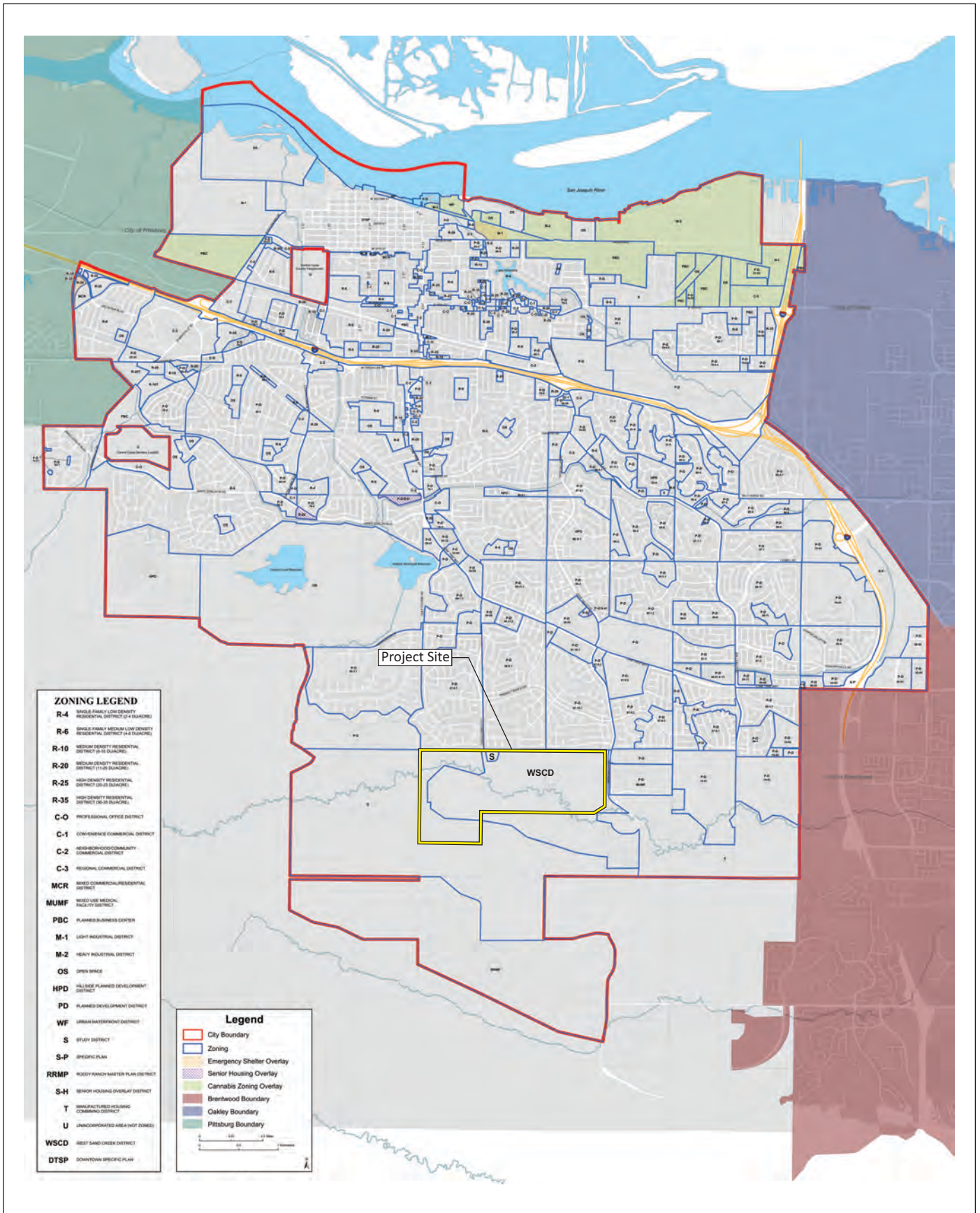


Source: ESRI Aerial Imagery.

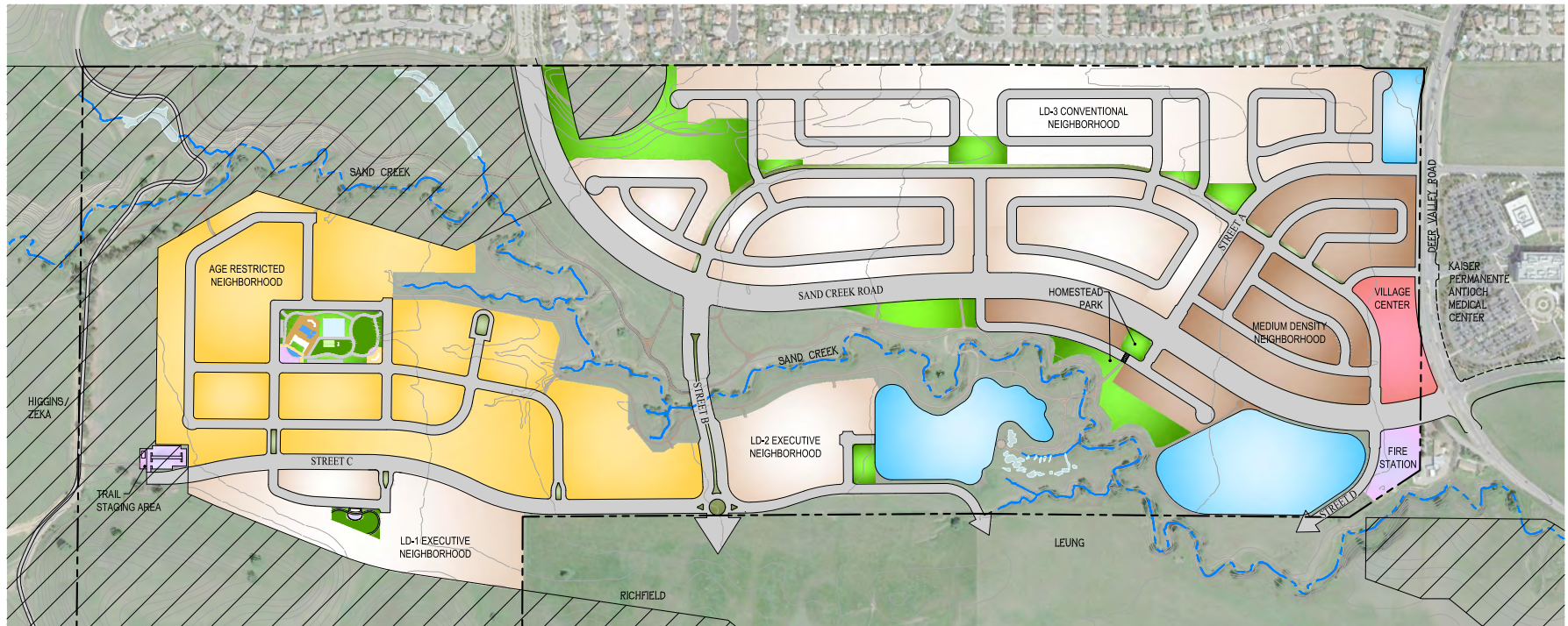




Source: City of Antioch, February 2019.



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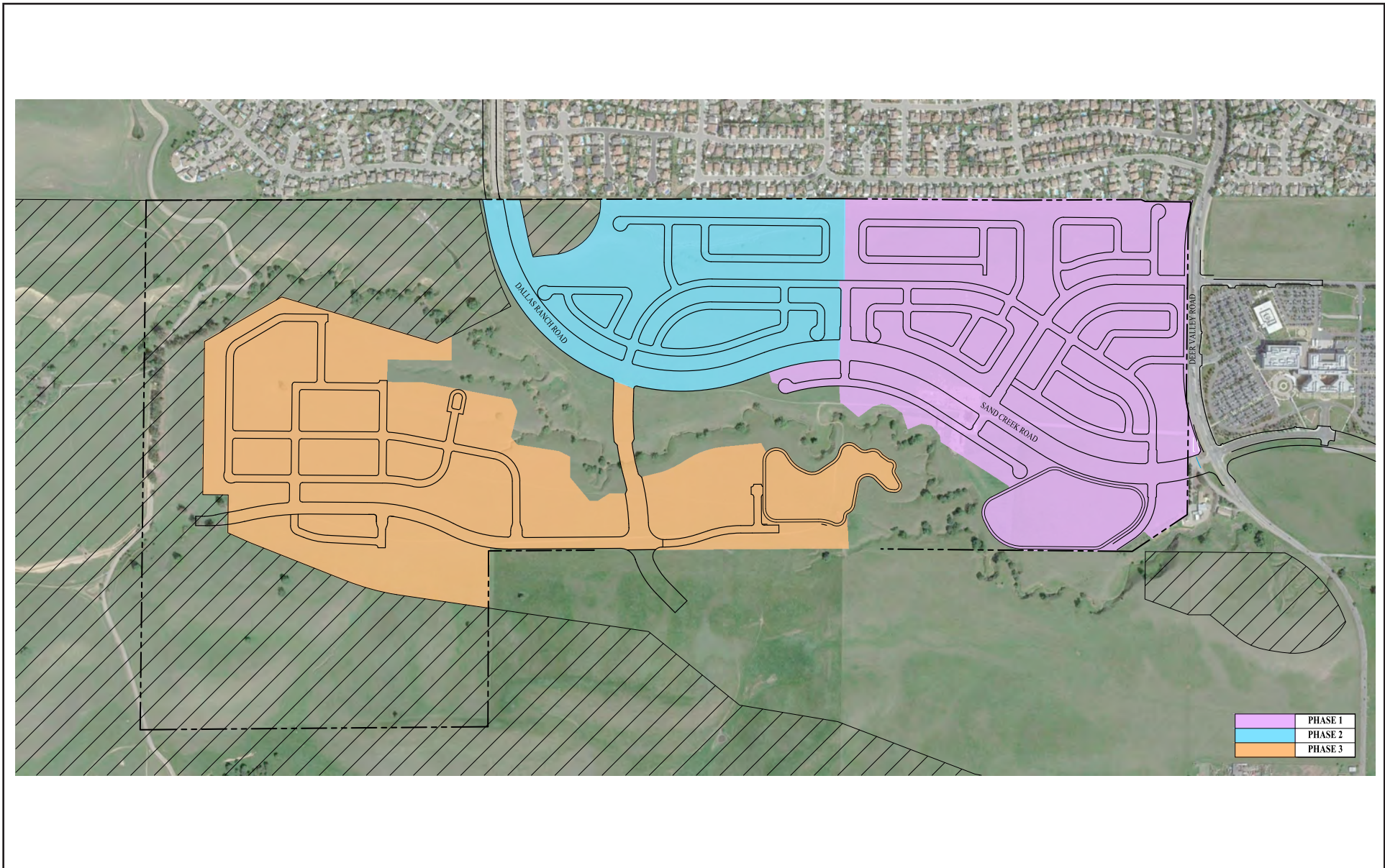
PRODUCT & AREA SUMMARY

| TYPE | PRODUCT OR AREA TYPE | ACREAGE | % OVERALL | % RES ACREAGE | NET DENSITY (DU/AC) | AVERAGE LOT SIZE (SF) | TARGET # UNITS | % RES UNITS |
|--|-----------------------------|---------|-----------|---------------|---------------------|-----------------------|----------------|-------------|
| <div style="border: 1px solid black; width: 15px; height: 10px; display: inline-block;"></div> | LOW DENSITY (LD) | 140.5 | 25.5% | 55.4% | 3.9 | | 543 | 42.7% |
| | - LD-1 EXECUTIVE | 18.5 | 3.4% | 7.3% | 3.7 | 10,000 | 68 | 5.6% |
| | - LD-2 EXECUTIVE | 78 | 14.5% | 30.7% | 3.6 | 7,000* | 410 | 32.4% |
| | - LD-3 CONVENTIONAL | 104 | 19.6% | 41.0% | 3.9 | | 410 | 32.4% |
| <div style="background-color: #FFD700; width: 15px; height: 10px; display: inline-block;"></div> | AGE RESTRICTED (AR) | 75 | 13.6% | 29.6% | 5.6 | 5,000 | 422 | 38.2% |
| <div style="background-color: #A52A2A; width: 15px; height: 10px; display: inline-block;"></div> | MEDIUM DENSITY (MD) | 38 | 6.9% | 15.0% | 5.6 | 4,500 | 212 | 18.0% |
| | RESIDENTIAL TOTAL | 253.5 | 46.0% | 100.0% | 4.6 | | 1,177 | 100.0% |
| <div style="background-color: #FF69B4; width: 15px; height: 10px; display: inline-block;"></div> | VILLAGE CENTER | 5 | 0.9% | | | | | |
| <div style="background-color: #DDA0DD; width: 15px; height: 10px; display: inline-block;"></div> | PUBLIC USE (PO) | 3 | 0.5% | | | | | |
| | - FIRE STATION (PG-F) | 2 | 0.4% | | | | | |
| | - TRAIL STAGING AREA (PG-S) | 1 | 0.2% | | | | | |
| <div style="background-color: #32CD32; width: 15px; height: 10px; display: inline-block;"></div> | PARKS (P) | 20 | 3.6% | | | | | |
| <div style="background-color: #8BC34A; width: 15px; height: 10px; display: inline-block;"></div> | LANDSCAPE (L) | 2.5 | 0.5% | | | | | |
| <div style="background-color: #81C784; width: 15px; height: 10px; display: inline-block;"></div> | OPEN SPACE (OS) | 229.5 | 41.6% | | | | | |
| <div style="background-color: #BDBDBD; width: 15px; height: 10px; display: inline-block;"></div> | MAJOR ROADWAYS | 38 | 6.9% | | | | | |
| TOTAL | | 551.5 | 100% | | | | | |

*NOTE: A ROW OF MINIMUM 8,000 SF LOTS IS REQUIRED WHERE ABUTTING EXISTING SINGLE FAMILY DEVELOPMENT TO THE NORTH.
 AREA SUMMARY BASED ON THE RANCH AT ANTOCH DEVELOPMENT STANDARDS AND DESIGN GUIDELINES, ASCENT ENVIRONMENTAL, OCTOBER 2018

Source: CBG Civil Engineers, June 4, 2019.





Source: CBG Civil Engineers, April 11, 2019.



Exhibit 6 Phasing Plan