

## 3.12 - Population and Housing

This section describes existing population and housing in the region, City, and project area as well as the relevant regulatory framework. This section also evaluates the possible impacts related to population and housing that could result from implementation of the proposed project. Information included in this section is based, in part, on information included in the California Department of Finance (CDF) population estimates; the Association of Bay Area Governments (ABAG) regional projections, regional forecast, and Regional Housing Need Plan; and the City of Antioch General Plan Housing Element. No public comments were received during the Environmental Impact Report (EIR) public scoping period related to population and housing.

### 3.12.1 - Existing Conditions

#### Population

##### ***San Francisco Bay Area***

ABAG conducts long-term forecasts of population, households, and employment for the nine-county<sup>1</sup> San Francisco Bay Area (Bay Area) to project growth in the region. The Bay Area has experienced population growth over the past several decades, and that growth is expected to continue. ABAG 2013 projection estimates that approximately 7,150,700 residents were living in the Bay Area in 2010. ABAG projects that the Bay Area's population will grow by 9 percent each decade between 2010 and 2040, or approximately 716,120 new residents each decade.<sup>2</sup> Between 2010 and 2040, ABAG projects that the region will grow 25 percent to a population of 9,522,300.<sup>3</sup>

##### ***Contra Costa County***

In 2010, Contra Costa County had a population of 1,049,025.<sup>4</sup> The CDF estimates that the total population of Contra Costa County was 1,155,879 as of January 1, 2019, which was a 0.87 percent increase from January 1, 2018, when the population was 1,147,879. The CDF estimates that the County had an average household size of 2.94 persons per household and a total of 416,062 dwelling units as of January 1, 2019.

The CDF provides population projections for Contra Costa County in 1-year increments. Contra Costa County is projected to have a population of 1,166,670 in 2020 with a consistent growth rate of at least 1.01 percent each of the following years.<sup>5</sup>

Table 3.12-1 summarizes the County's historic and projected population growth between 1960 and 2040.

<sup>1</sup> The Bay Area is defined as the nine counties that make up the region: Sonoma, Marin, Napa, Solano, Contra Costa, Alameda, Santa Clara, San Mateo, and San Francisco.

<sup>2</sup> Association of Bay Area Governments (ABAG). 2013. Forecasts and Projections. Website: <http://abag.ca.gov/planning/research/forecasts.html>.

<sup>3</sup> Association of Bay Area Governments (ABAG). Regional Forecast for Plan Bay Area 2040, page 2. Website: [https://abag.ca.gov/planning/research/memos/Regional\\_Forecast\\_for\\_Plan\\_Bay\\_Area\\_2040\\_F\\_030116.pdf](https://abag.ca.gov/planning/research/memos/Regional_Forecast_for_Plan_Bay_Area_2040_F_030116.pdf).

<sup>4</sup> California Department of Finance (CDF). 2018. Report E-5 Population Estimates for Cities, Counties, and the State. May.

<sup>5</sup> California Department of Finance (CDF). 2018. Total Estimated and Projected Population for California and Counties: 2010 to 2060 1-year Increments. January.

**Table 3.12-1: Contra Costa County Historic and Projected Population Growth**

Year	Population	Change From Previous (Percent)*
1960	413,200	—
1970	557,500	1.35
1980	658,500	1.18
1990	803,732	1.22
2000	948,816	1.18
2010	1,049,025	1.11
2020	1,178,639	1.12
2030	1,309,118	1.11
2040	1,420,595	1.09

Note:  
\* Calculated with available information provided by the California Department of Finance  
Source: CDF 2018.

### **City of Antioch**

The City of Antioch population as of January 1, 2019 was 113,901.<sup>6</sup> The CDF estimates that the City of Antioch had an average household size of 3.34 persons per household and a total of 36,015 dwelling units as of January 1, 2019.

### **Project Site**

The project site contains one existing single-family residence. Using the average household size of 3.34 persons per household, the existing population on the project site is estimated to be 3.34 persons.

### **Housing**

#### **San Francisco Bay Area**

Growth in the Bay Area housing supply slowed down between 2010 and 2014 compared with previous decades, likely in part because of the effects of the Great Recession. Specifically, the Bay Area added an average of 9,600 housing units per year between 2010 and 2014, compared with an average of 23,200 housing units per year between 2000 and 2010. During the 1990s, the Bay Area averaged an additional 18,700 housing units per year.<sup>7</sup>

ABAG periodically develops Bay Area regional projections for population, households, and economic activity. These projections span four decades and include forecasts of 25 years into the future. ABAG calculates these projections based on a combination of economic relationships, policy development,

<sup>6</sup> California Department of Finance (CDF). 2019. E-1 Population Estimates for Cities, Counties, and the State—January 1, 2018 and 2019. June.

<sup>7</sup> Association of Bay Area Governments (ABAG). 2015. Executive Summary—State of the Region 2015: Economy, Population and Housing. Website: <http://reports.abag.ca.gov/sotr/2015/executive-summary.php>. Accessed November 16, 2018.

and other factors. Based on ABAG projections for households from 2010 to 2040, the compound annual growth rate is 4.04 percent. This rate is calculated from the average growth rate of each 5-year period<sup>8</sup> and forecasts the needed development of 822,600 new housing units between 2010 and 2040.<sup>9</sup> The growth in housing construction would provide a total of approximately 3,607,000 housing units by 2040, implying an average rate of increase between 17,000 and 37,000 housing units per year. According to ABAG, the majority of forecasted new housing units would be to fill the needs of projected household growth within the region.

**Contra Costa County**

The CDF also provides historic housing growth estimates for Contra Costa County. The County’s housing stock increased by 31.59 percent between 1990 and 2019, growing at a compound annual growth rate of 0.95 percent. According to the most recent housing estimate for 2019, there are 416,062 dwelling units in Contra Costa County.<sup>10</sup> The County’s housing growth between 1990 and 2019 is summarized in Table 3.12-2.<sup>11,12,13</sup>

**Table 3.12-2: Contra Costa County Historic Housing Unit Growth**

Year	Dwelling Units	Change from Previous (Percent)
1990	316,170	—
1995	336,384	6.39
2000	353,742	5.16
2005	354,577	0.24
2010	400,263	12.88
2015	407,661	1.85
2019	416,062	26.59

Note:  
<sup>1</sup> The City of Oakley incorporated in 1999 resulting in a decline in housing units in the County.  
 Source: CDF 2018, 2012, 2007.

**City of Antioch**

The CDF also provides historic housing growth estimates for the City of Antioch. The City’s housing stock increased by 4.96 percent between 2010 and 2019, growing from 34,849 to 36,015 units at a compound annual growth rate of 0.37 percent. According to the most recent housing estimate for

<sup>8</sup> Association of Bay Area Governments (ABAG). 2013. Bay Area Regional Projections. Website: <https://abag.ca.gov/planning/research/forecasts.html>. Accessed December 19, 2019.  
<sup>9</sup> Association of Bay Area Governments (ABAG). Regional Forecast for Plan Bay Area 2040. Page 8. Website: [https://abag.ca.gov/planning/research/memos/Regional\\_Forecast\\_for\\_Plan\\_Bay\\_Area\\_2040\\_F\\_030116.pdf](https://abag.ca.gov/planning/research/memos/Regional_Forecast_for_Plan_Bay_Area_2040_F_030116.pdf). Accessed February 12, 2019.  
<sup>10</sup> California Department of Finance (CDF). 2018. Report E-5 Population and Housing Estimates for Cities, Counties, and the State. May.  
<sup>11</sup> California Department of Finance (CDF). 2007. Report E-8 Historical Population and Housing Estimates for Cities, Counties, and the State, 1990-2000. August.  
<sup>12</sup> California Department of Finance (CDF). 2012. Report E-8 Historical Population and Housing Estimates for Cities, Counties, and the State, 2000-2010. November.  
<sup>13</sup> California Department of Finance (CDF). 2012. Report E-5 Population and Housing Estimates for Cities, Counties, and the State. July.

2019, there are 36,015 dwelling units in the City. The City’s housing growth between 2010 to 2019 is provided in Table 3.12-3.

**Table 3.12-3: City of Antioch Historic Housing Unit Growth**

Year	Dwelling Units	Change from Previous (Percent)
2010	34,849	—
2011	34,948	0.28
2012	35,041	0.27
2013	35,278	0.68
2014	35,482	0.59
2015	35,750	0.75
2016	35,822	0.20
2017	35,860	0.11
2018	35,882	0.06
2019	36,015	0.37

Source:  
California Department of Finance (CDF). 2018-Table E-5 Population and Housing Estimates for [Cities] 2011–2019 with 2010 Census Benchmark. Website: <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-5/>.

**Project Site**

The project contains one existing dwelling unit.

**Affordable Housing**

**San Francisco Bay Area**

In July 2013, ABAG projected regional housing needs in its Regional Housing Needs Plans for the San Francisco Bay Area: 2015-2023. According to the ABAG forecasts, the San Francisco Bay Area’s projected housing need from 2015-2023 is 187,990 residential units, consisting of:

- 46,680 within the very low income level (0–50 percent of area median income);
- 28,940 within the low income level (51–80 percent of area median income);
- 33,420 within the moderate income level (81–120 percent of area median income); and
- 78,950 within the above moderate income level (more than 120 percent of area median income).<sup>14</sup>

<sup>14</sup> Association of Bay Area Governments (ABAG). Final Regional Housing Need Allocation, 2015-2023. Website: [https://abag.ca.gov/sites/default/files/2015-23\\_rhna\\_plan.pdf](https://abag.ca.gov/sites/default/files/2015-23_rhna_plan.pdf). Page 22. Accessed July 12, 2019.

### **Contra Costa County**

In July 2013, ABAG projected regional housing needs in its Regional Housing Needs Plans for the San Francisco Bay Area: 2015-2023. According to the ABAG forecasts, Contra Costa County's projected housing need from 2015 to 2023 is 20,630 residential units, consisting of:

- 5,264 units within the very-low-income level (0–50 percent of area median income);
- 3,086 units within the low-income level (51–80 percent of area median income);
- 3,496 units within the moderate-income level (81–120 percent of area median income); and
- 8,784 units within the above-moderate-income level (more than 120 percent of area median income).<sup>15</sup>

### **City of Antioch**

In July 2013, ABAG projected regional housing needs in its Regional Housing Needs Plan for the San Francisco Bay Area: 2015-2023. According to ABAG forecasts, the City of Antioch's projected housing needs from 2015-2023 is 1,148 units, consisting of:

- 349 units within the very-low-income level (0–50 percent of area median income);
- 205 units within the low-income level (51–80 percent of area median income);
- 214 units within the moderate-income level (81–120 percent of area median income); and
- 680 units within the above moderate income level (more than 120 percent of area median income).<sup>16</sup>

### **Project Site**

The project site does not currently contain affordable housing units.

### **Employment**

#### **San Francisco Bay Area**

The Bay Area region has experienced a strong recovery since the 2007–2009 Great Recession, with job growth proceeding at a pace greater than that experienced by the State of California or the United States as a whole. By mid-2013, the Bay Area had regained all of the jobs lost during the Great Recession; however, if 2000 is used as the baseline year, the average rate of growth is much less and closer to zero since the peak of the dot-com boom era.<sup>17</sup>

More recent data indicates that almost half of the projected job growth from 2010 had already occurred as of 2015. The 2010 to 2015 strength reflects a combination of recovery from the depths of the 2007 to 2009 recession and a strong surge in economic activity related to the technology and social media sectors. In this projection, employment growth slightly outpaces the nation, with the

<sup>15</sup> Association of Bay Area Governments (ABAG). Final Regional Housing Need Allocation, 2015-2023. Website: [https://abag.ca.gov/planning/housingneeds/pdfs/2015-2023\\_RHNA\\_Allocations.pdf](https://abag.ca.gov/planning/housingneeds/pdfs/2015-2023_RHNA_Allocations.pdf), at page 22. Accessed February 12, 2019.

<sup>16</sup> Association of Bay Area Governments (ABAG). Final Regional Housing Need Allocation, 2015-2023. Website: [https://abag.ca.gov/planning/housingneeds/pdfs/2015-2023\\_RHNA\\_Allocations.pdf](https://abag.ca.gov/planning/housingneeds/pdfs/2015-2023_RHNA_Allocations.pdf), at page 22. Accessed July 9, 2019.

<sup>17</sup> Association of Bay Area Governments (ABAG). 2015. Executive Summary—State of the Region 2015: Economy, Population and Housing. Website: <http://reports.abag.ca.gov/sotr/2015/executive-summary.php>. Accessed November 16, 2018.

Bay Area share of U.S. employment growing from 2.5 percent in 2010 (3,422,800) to 2.69 percent in 2015 (4,025,600) and to 2.76 percent in 2040 (4,698,400).<sup>18</sup>

### **Contra Costa County**

In April 2019, the California Employment Development Department (EDD) estimated 545,400 employed persons and 16,000 unemployed persons for an unemployment rate of 2.8 percent within Contra Costa County.<sup>19</sup> According to the Bureau of Labor Statistics, in April of 2019, the State of California had an unemployment rate of 4.3 percent.<sup>20</sup>

### **City of Antioch**

Total Employment in the City of Antioch was 49,200 as of May 2019.<sup>21</sup> Based on 2016 data, approximately 14 percent of the City's employed population is in the construction industry, followed by retail trade (12 percent), accommodation and food services (9 percent), manufacturing (9 percent), transportation and warehousing (8 percent), health care and social assistance (8 percent), and professional, scientific, and technical services (7 percent).<sup>22</sup> The City's unemployment rate was 3.4 percent in May 2019.<sup>23</sup>

### **Project Site**

The project site contains one dwelling unit. The site was historically used for cattle grazing and limited natural gas exploration; however, the site does not contain any employment generating land uses.

## **3.12.2 - Regulatory Setting**

### **Federal**

No federal plans, policies, regulations, or laws related to population and housing are applicable to the proposed project.

### **State Regulations**

#### **California Housing Element Law**

The State Housing Element Law (Government Code Chapter 1143, Article 10.6, §§ 65580 and 65589) requires each city and county to adopt a general plan for future growth. This plan must include a housing element that identifies housing needs for all economic segments and provides opportunities for housing development to meet that need. The amount of housing that must be accounted for in a local housing element is determined through a process called the Regional Housing Needs Allocation

<sup>18</sup> Association of Bay Area Governments (ABAG). Regional Forecast for Plan Bay Area 2040, Fiscal Year 2016, Table 1. Website: [https://abag.ca.gov/planning/research/memos/Regional\\_Forecast\\_for\\_Plan\\_Bay\\_Area\\_2040\\_F\\_030116.pdf](https://abag.ca.gov/planning/research/memos/Regional_Forecast_for_Plan_Bay_Area_2040_F_030116.pdf). Accessed February 12, 2019.

<sup>19</sup> California Employment Development Department (EDD). 2019. Contra Costa County Profile. Website: <https://www.labormarketinfo.edd.ca.gov/cgi/databrowsing/localAreaProfileQSResults.asp?selectedarea=Contra+Costa+County&selectedindex=7&menuChoice=localAreaPro&state=true&geogArea=0604000013&countyName=>. Accessed June 13, 2019.

<sup>20</sup> United States Bureau of Labor Statistics. 2019. Economy at a Glance. California. Website: <https://www.bls.gov/eag/eag.ca.htm>. Accessed June 13, 2019.

<sup>21</sup> California Employment Development Department (EDD). 2019. Labor Force and Unemployment Rate for Cities and Census Designated Places. Contra Costa County. Website: <https://www.labormarketinfo.edd.ca.gov/data/labor-force-and-unemployment-for-cities-and-census-areas.html>. Accessed July 1, 2019.

<sup>22</sup> City Data. Antioch, California. Website: <http://www.city-data.com/city/Antioch-California.html/>. Accessed July 1, 2019.

<sup>23</sup> California Employment Development Department (EDD). 2019. Labor Force and Unemployment Rate for Cities and Census Designated Places. Contra Costa County. Website: <https://www.labormarketinfo.edd.ca.gov/data/labor-force-and-unemployment-for-cities-and-census-areas.html>. Accessed July 1, 2019.

(RHNA). In the RHNA process, the State gives each region a number representing the amount of housing needed, based on existing need and expected population growth.

At the State level, the California Department of Housing and Community Development (HCD) estimates the relative share of the State’s anticipated population growth that would occur in each county in the State, based on CDF population projections and historic growth trends. Where there is a regional council of governments, as in the San Francisco Bay Area (in this case, the ABAG), the HCD provides the regional housing need to the council. The council then assigns a share of the regional housing need to each of its cities and counties. The process of assigning shares provides cities and counties the opportunity to comment on the proposed allocations. The HCD oversees the process to ensure that the council of governments distributes its share of the State’s projected housing need.

Each city and county must update its general plan housing element on a regular basis pursuant to the requirements of Government Code Section 65580, *et seq.* Among other things, the housing element must incorporate policies and identify potential sites that would accommodate a city’s share of the regional housing need. Before adopting an update to its housing element, a city or county must submit the draft to the HCD for review. The HCD will advise the local jurisdiction whether its housing element complies with the provisions of California Housing Element Law. The regional councils of governments are required to assign regional housing shares to the cities and counties within their region on a similar schedule. At the beginning of each cycle, the HCD provides population projections to the regional councils of governments, who then allocate shares to their cities and counties. The shares of the regional need are allocated before the end of the cycle so that the cities and counties can amend their housing elements by the deadline.

## Regional

### ***Plan Bay Area and ABAG Regional Housing Needs Assessment***

The Plan Bay Area, published by the Metropolitan Transportation Commission and the ABAG, is a long-range integrated transportation and land use/housing strategy through 2040 for the Bay Area. The Plan Bay Area functions as the sustainable communities’ strategy mandated by Senate Bill 375. In July 2013, the ABAG projected regional housing needs in its Regional Housing Needs Plan for the San Francisco Bay Area: 2014–2022.

Acting in coordination with the HCD, the ABAG determines the Bay Area’s regional housing need based on regional trends, projected job growth, and existing needs. The City of Antioch’s fair share of the regional housing need allocation for an 8-year period (2015 to 2023) was calculated as 1,148 units, or about 181 units per year. The RHNA determination includes production targets addressing the housing needs of a range of household income categories. A total of about 680 units, or 47 percent of the RHNA target, must be affordable to households making up to 80 percent of the area’s median income.<sup>24</sup> The United States Department of Housing and Urban Development (HUD) determines the annual area median income for the Oakland-Fremont Metropolitan Statistical Area, which includes

---

<sup>24</sup> Association of Bay Area Governments (ABAG). 2013. Regional Housing Need Plan, San Francisco Bay Area 2015–2023. About the Regional Housing Needs Allocation. Website: [https://abag.ca.gov/sites/default/files/2015-23\\_rhna\\_plan.pdf](https://abag.ca.gov/sites/default/files/2015-23_rhna_plan.pdf). Accessed November 16, 2018.

Contra Costa County. In 2018, the area’s median income for a single-person household was almost \$58,100 and \$89,600 for a household of four people.<sup>25</sup>

## Local

### City of Antioch General Plan

#### Land Use Element

- **Policy 4.4.6.7b.k:** A maximum of 4,000 dwelling units may be constructed within the Sand Creek Focus Area. Appropriate density bonuses may be granted for development of age-restricted housing for seniors; however, such density bonuses may not exceed the total maximum of 4,000 dwelling units for the Sand Creek Focus Area.
- **Policy 4.4.6.7b.l:** It is recognized that although the ultimate development yield for the Focus Area may be no higher than the 4,000 dwelling unit maximum, the actual development yield is not guaranteed by the General Plan, and could be substantially lower. The actual residential development yield of the Sand Creek Focus Area will depend on the nature and severity of biological, geologic, and other environmental constraints present within the Focus Area, including, but not limited to constraints posed by slopes and abandoned mines present within portions of the Focus Area; on appropriate design responses to such constraints, and on General Plan policies. Such policies include, and but are not limited to, identification of appropriate residential development types, public services and facilities performance standards, environmental policies aimed at protection of natural topography, and environmental resources, policies intended to protect public health and safety, and implementation of the Resource Management Plan called for in Policy “u,” below.
- **Policy 4.4.6.7b.m:** As a means of expanding the range of housing choices available within Antioch, two types of “upscale” housing are to be provided, including Hillside Estate Housing, Executive Estate Housing and Golf Course Oriented Housing.

Hillside Estate Housing consists of residential development within the hilly portions of the Focus Area east of Deer Valley Road that are designated for residential development. Appropriate land use types include Large Lot Residential. Within these areas, typical flat land roadway standards may be modified (e.g., narrower street sections, slower design speeds) to minimize required grading. Mass grading would not be permitted within this residential type. Rough grading would be limited to streets and building pad areas. Residential densities within Hillside Estate Areas are to be limited to one dwelling unit per gross developable acre (1 du/ac), with typical lot sizes ranging upward from 20,000 square feet. The anticipated population density for this land use type is up to four persons per developed acre. Included in this category is custom home development, wherein semi-improved lots are sold to individuals for construction of custom homes. Approximately 20 percent of Hillside Estate Housing could be devoted to custom home sites.

Executive Estate Housing consists of large lot suburban subdivisions within the flatter portions of the Focus Area. Appropriate land use types include Large Lot Residential. Densities of Executive Housing areas would typically be 2 du/ac, with lot sizes ranging upward from 12,000 square feet. The anticipated population density for this land use type is up to eight persons per developed acre.

<sup>25</sup> United States Department of Housing and Urban Development (HUD). FY 2018 Income Limits Summary. Website: <https://www.huduser.gov/portal/datasets/il/il2018/2018summary.odn>. Accessed December 3, 2018.



Golf Course-Oriented Housing consists of residential dwelling units fronting on a golf course to be constructed within the portion of the Focus Area identified as Golf Course/Senior Housing/Open Space in Figure 4.8. Appropriate land use types include Single Family Detached and Small Lot Single Family detached for lots fronting on the golf course. Maximum densities for golf course-oriented housing would typically be 4 du/ac, with lot sizes as small as 5,000 square feet for lots actually fronting on the golf course. Given the significant environmental topographic constraints in the portion of the focus area west of Empire Mine Road, the minimum lot size for executive estate housing within this area shall be a minimum of 10,000 square feet. This would allow additional development flexibility in situations where executive estate housing needs to be clustered in order to preserve existing natural features. In no case shall the 10,000 square foot minimum lot size constitute more than 20 percent of the total number of executive estate housing units in the area west of Empire Mine Road. The anticipated population density for this land use type is up to eight to twelve persons per acre developed with residential uses. Should the City determine as part of the development review process that development of a golf course within the area having this designation would be infeasible, provision of an alternative open space program may be permitted, provided, however, that the overall density of lands designated Golf Course/Senior Housing/Open Space not be greater than would have occurred with development of a golf course.

- **Policy 4.4.6.7b.n:** Single-Family Detached housing within suburban-style subdivisions with lot sizes ranging from 7,000 square feet to 10,000 square feet may also be developed within the Sand Creek Focus Area within areas shown as Residential and Low Density Residential in Figure 4.8 of the General Plan. The anticipated population density for this land use type is up to eight to twelve persons per acre developed with residential uses.
- **Policy 4.4.6.7b.o:** Small Lot Single Family Detached Housing at the Aviano planned development and the Vineyards at Sand Creek planned development with lots smaller than 7,000 square feet may be developed within the Sand Creek Focus Area within areas shown as Medium Low Density Residential and Low Density Residential in Figure 4.8.
- **Policy 4.4.6.7b.p:** A total of 25 to 35 acres is to be reserved by multi-family housing to a maximum density of 20 du/ac. Areas devoted to multi-family housing should be located adjacent to the main transportation routes within the Focus Area, and in close proximity to retail commercial areas. The anticipated population density for this land use type is up to forty persons per acre developed with residential uses.
- **Policy 4.4.6.7b.q:** Age-restricted senior housing should be developed within the Focus Area as a means of expanding the range of housing choice within Antioch, while reducing the Focus Area's overall traffic and school impacts. Such senior housing may consist of Single Family Detached, Small Lot Single Family Detached, of Multi-Family Attached Housing, and may be developed in any of the residential areas of the Sand Creek Focus Area. Within areas identified in Figure 4.8 specifically for senior housing, limited areas of non-senior housing may be permitted where environmental or topographic constraints would limit development densities to a range more compatible with estate housing than with senior housing.
- **Policy 4.4.6.7b.s:** Sand Creek, ridgelines, hilltops, stands of oak trees, and significant landforms shall be preserved in their natural condition. Overall, a minimum of 25 percent of the San Creek Focus Area shall be preserved in open space, exclusive of lands to be developed for golf course use.

### *Community Image and Design Element*

- **Policy 5.4.12a:** Minimize the number and extent of locations where non-residential land use designations abut residential land use designations. Where such land use relationships cannot be avoided, strive to use roadways to separate the residential and non-residential uses.<sup>26</sup>
- **Policy 5.4.12b:** Ensure that the design of new development proposed along a boundary between residential and non-residential uses provides sufficient protection and buffering for the residential use, while maintaining the development feasibility of the nonresidential use. The burden to provide buffers and transitions to achieve compatibility should be on the second use to be developed. Where there is bare ground to start from, both uses should participate in providing buffers along the boundary between them.
- **Policy 5.4.14g:** Buildings should be located to preserve existing views and to allow new dwellings access to views similar to those enjoyed from existing dwellings.
- **Policy 5.4.14i:** Lot lines shall be placed at the top of slopes to facilitate maintenance by the down slope owner, who has the greater “stake” in ensuring the continued integrity of the slope.

### *Housing Element*

- **Goal 1:** Conserve and improve the existing housing supply to provide adequate, safe, and decent housing for existing Antioch residents.
- **Policy 1.1:** Ensure the supply of safe, decent, and sound housing for all residents.
- **Goal 2:** Facilitate the development of a broad array of housing types to accommodate new and current Antioch residents of diverse ages and socioeconomic backgrounds.
- **Policy 2.1:** Provide adequate residential sites for the production of new for-sale and rental residential units for existing and future residents.
- **Policy 2.2:** Facilitate the development of new housing for all economic segments of the community, including lower income, moderate-, and above moderate-income households.
- **Policy 2.3:** Actively pursue and support the use of available County, State, and Federal housing assistance programs.
- **Policy 2.4:** Proactively assist and cooperate with non-profit, private, and public entities to maximize opportunities to develop affordable housing. One of the objectives of the General Plan Land Use Element is to distribute low and moderate-income housing throughout the City, rather than concentrate it in one portion of the community. For example, the element allows for higher density housing within designated Focus Areas to facilitate affordable housing development. Additionally, the recent amendments to the Zoning Ordinance rezoned seven sites for higher density development. These sites are now more geographically dispersed around the City.
- **Goal 3:** Facilitate the development of special purpose housing to meet the needs of the elderly, persons with disabilities, and the homeless.
- **Policy 3.1:** Identify and maximize opportunities to expand housing opportunities for those residents of the City who have special housing needs, including the elderly, disabled, large families, and the homeless.

---

<sup>26</sup> It is recognized that residential and non-residential properties will sometimes abut along a common property line (such as between neighborhood shopping centers and adjacent neighborhoods).

- **Goal 4:** Reduce residential energy and water use to conserve energy/water and reduce the cost of housing.
- **Policy 4.1:** Provide incentives for energy conservation measures in new housing by providing information on programs available through PG&E.
- **Goal 5:** Remove governmental constraints inhibiting the development of housing required to meet identified needs in Antioch.
- **Goal 5.1:** Review and modify standards and application processes to ensure that City standards to not act to constrain the production of affordable housing units.

### **City of Antioch Municipal Code**

#### *Chapter 8-9.01 Adoption of the State Housing Code*

Chapter 8-9.01, Adoption of the State Housing Code, adopts the California Building Code, 2016 Edition, based on the 2015 International Building Code, published by the International Code Council (ICC), as adopted and amended by the California Building Standards Commission in the California Building Standards Code, Title Update for consistency with 24 of the California Code of Regulations, by reference.

### **3.12.3 - Impacts and Mitigation Measures**

#### **Significance Criteria**

According to 2019 California Environmental Quality Act (CEQA) Guidelines Appendix G Environmental Checklist, to determine whether impacts related to population and housing are significant environmental effects, the following questions are analyzed and evaluated. Would the proposed project:

- a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

#### **Approach to Analysis**

Impacts related to population, housing, and employment were determined by analyzing existing and projected population, housing, and employment estimates provided by the CDF, ABAG, and the City of Antioch General Plan. The project's impacts were evaluated by determining their consistency with these projections, estimates, and the City of Antioch General Plan.

## Impact Evaluation

### Population Growth

---

**Impact POP-1:**      **The proposed project would not induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).**

---

#### **Construction/Operation**

Direct population growth is a result of developing residential units. The proposed project consists of a master planned community comprised of 1,177 dwelling units, further broken down into 543 Low Density units, 422 Age Restricted units, and 212 Medium Density units. According to the CDF, the estimated number of persons per household is 3.34.<sup>27</sup> Using this figure as a multiplier, the proposed project would result in an increase of 3,931 persons in the City of Antioch. According to the CDF, the total City population as of January 1, 2019 was estimated to be 113,901. The proposed increase in population resulting from the project would represent a 3 percent increase in overall population compared to January 2019 estimate. Notably, the proposed project is consistent with and below the maximum 4,000 units permitted within the Sand Creek Focus Area outlined by the City of Antioch General Plan and with the West Sand Creek Tree, Hillside, and Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative, which specifically allows for the development of 1,177 dwelling units within a portion of The Ranch property. Thus, implementation of the proposed project would not induce substantial unplanned direct population growth within the City of Antioch.

Indirect population growth occurs when a project creates substantial employment opportunities, provides new infrastructure that can lead to additional growth, and/or removes barriers to growth. For example, a project could create thousands of jobs and attract a substantial amount people to the area. The proposed project would create employment opportunities with the addition of the future fire station once constructed, and the office, retail, and commercial space within the proposed Village Center. Once operational, the proposed project is expected to employ approximately 108 workers on-site daily for the maintenance and operation of the proposed office, retail, and commercial space. Further, with respect to the infrastructure, the proposed project does not propose constructing new infrastructure beyond that which is already contemplated and provided for by the West Sand Creek District. Thus, implementation of the proposed project would not induce substantial population growth within the City of Antioch.

Therefore, the proposed project would not result in substantial population, housing, or employment growth in excess of that analyzed for the City of Antioch planning area and anticipated under local and regional projections for the City. This would represent a less-than-significant impact related to induced population growth.

#### **Level of Significance**

Less Than Significant

---

<sup>27</sup> California Department of Finance (CDF). 2019. Report E-5. Population Estimates for Cities, Counties and the State. January 2019. Accessed June 14, 2019.

---

## Housing Displacement/Replacement Housing

---

**Impact POP-2:**      **The proposed project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.**

---

### **Construction**

Construction of the proposed project includes the demolition of one residence, and the construction of 1,177 new housing units, which would greatly expand the provision of housing in the City of Antioch. The demolition of one housing unit would not result in substantial displacement of houses or people. Impacts would be less than significant.

### **Operation**

The project site currently contains one dwelling unit, in addition to barns and other structures. These existing structures would be removed and a total of 1,177 new residential units (anticipated to house up to 3,931 new residents) would be added to the project site. Thus, while the proposed project would displace one existing dwelling unit, it would not necessitate the construction of replacement housing elsewhere

According to the CDF, City of Antioch has an average of 3.34 persons per household. Using this figure as a multiplier, the demolition of one existing residence would displace up to 3.34 persons. However, because of the provision of 1,177 new residential units, the proposed project would not necessitate the construction of replacement housing elsewhere.

Therefore, the proposed project would not require the construction of replacement housing elsewhere due to the displacement of housing or people. This would represent a less-than-significant impact related to population and housing displacement.

### **Level of Significance**

Less Than Significant

## **3.12.4 - Cumulative Impacts**

Cumulative population and housing effects must be considered in relationship to land use, plans, and policy considerations for development facilitated by the City of Antioch General Plan. The relevant cumulative geographic context is the City of Antioch and surrounding areas within Contra Costa County including Brentwood and Oakley, identified in Table 3-1: Cumulative Projects (See Chapter 3.0, Environmental Analysis).

### **Population Growth**

Cumulative projects listed in Table 3-1 in conjunction with the proposed project would add population. The CDF estimates that the population in Contra Costa County as of January 1, 2019, is 1,155,879. Additionally, the cumulative projects listed in Table 3-1 would add a total of 3,299 residential units. Based on the CDF average household size of 2.94 persons for Contra Costa County, the cumulative projects listed in Table 3-1 would increase persons by 9,699 persons in addition to the proposed project's estimated increase of 3,931 persons for a total cumulative increase of 13,630 persons. This cumulative population is consistent with the Bay Area region population growth

projections of ABAG, which projected a growth in housing construction of 822,600 new units that would contribute to a total housing stock of approximately 3,607,000 housing units across the Bay Area by 2040.<sup>28</sup>

These employment opportunities are expected to draw employees primarily from the local labor force. California Department of Employment Development estimates that Contra Costa County 2018 employment to be 561,700 employed persons. The cumulative projects' estimated increase in jobs would total approximately 300 workers, representing an increase of less than 1 percent relative to the 2018 estimate.<sup>29</sup> As such, there would not be substantial indirect population growth associated with implementation of the identified cumulative projects.

Therefore, cumulative impacts related to population growth, both direct and indirect, would be considered less than significant.

### **Population/Housing Displacement**

Cumulative projects listed in Table 3-1 in conjunction with the proposed project would add residential units to the City of Antioch. None of the listed projects substantially displaces housing units or people within the City or surrounding areas. In fact, implementation of cumulative projects would result in a net increase of housing in the cities of Antioch, Brentwood, and Oakley within the unincorporated County). Therefore, cumulative impacts associated with population and housing displacement would be less than significant.

### **Level of Cumulative Significance**

Less Than Significant

---

<sup>28</sup> Association of Bay Area Governments (ABAG). Regional Forecast for Plan Bay Area 2040, page 8. Website: [http://reports.abag.ca.gov/other/Regional\\_Forecast\\_for\\_Plan\\_Bay\\_Area\\_2040\\_F\\_030116.pdf](http://reports.abag.ca.gov/other/Regional_Forecast_for_Plan_Bay_Area_2040_F_030116.pdf). Accessed February 12, 2019.

<sup>29</sup> Institute of Transportation Engineers (ITE) 2017. Trip Generation Manual 10<sup>th</sup> Edition. Website: <https://www.ite.org/tripgeneration/index.asp>.