3 PROJECT DESCRIPTION

3.1 INTRODUCTION

Section 15125 of CEQA Guidelines requires an EIR to include a description of the physical environmental conditions of the project site and the site vicinity, as they exist at the time the Notice of Preparation is published, from a local and regional perspective. Knowledge of the existing environmental setting is critical to the assessment of environmental impacts. Per CEQA Guidelines Section 15125, the description of the environmental setting shall not be longer than necessary to understand the potential significant effects of the project.

The Project Description chapter of the EIR provides a comprehensive description of The Ranch Project (proposed project) in accordance with CEQA Guidelines. Please note that this chapter provides an overall general description of the existing environmental conditions; however, detailed discussions of the existing setting in compliance with CEQA Guidelines Section 15125, as it relates to each given potential impact area, is included in each technical chapter of this EIR.

3.2 PROJECT LOCATION

The proposed project site is located in the southeastern portion of the City of Antioch in eastern Contra Costa County, California (see Figure 3-1, Regional Location Map). 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.

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 Figure 3-2, Project Location Map). The site is identified by Assessor's Parcel Numbers (APNs) 057-010-002-4, 057-010-003-2, and 057-010-003-9.

3.3 PROJECT SETTING AND SURROUNDING LAND USES

The existing setting of the proposed project site and the existing land uses in the surrounding area are discussed in detail below.

Project Site Setting

The proposed project site consists of 551.5 acres of primarily undeveloped land, designated Golf Course Community/Senior Housing/Open Space, Hillside and Estate Residential, and Public/Quasi Public in the City of Antioch General Plan (see Figure 3-3). The site is zoned Study Area (S) (see Figure 3-4).

Figure 3-1
Regional Location Map

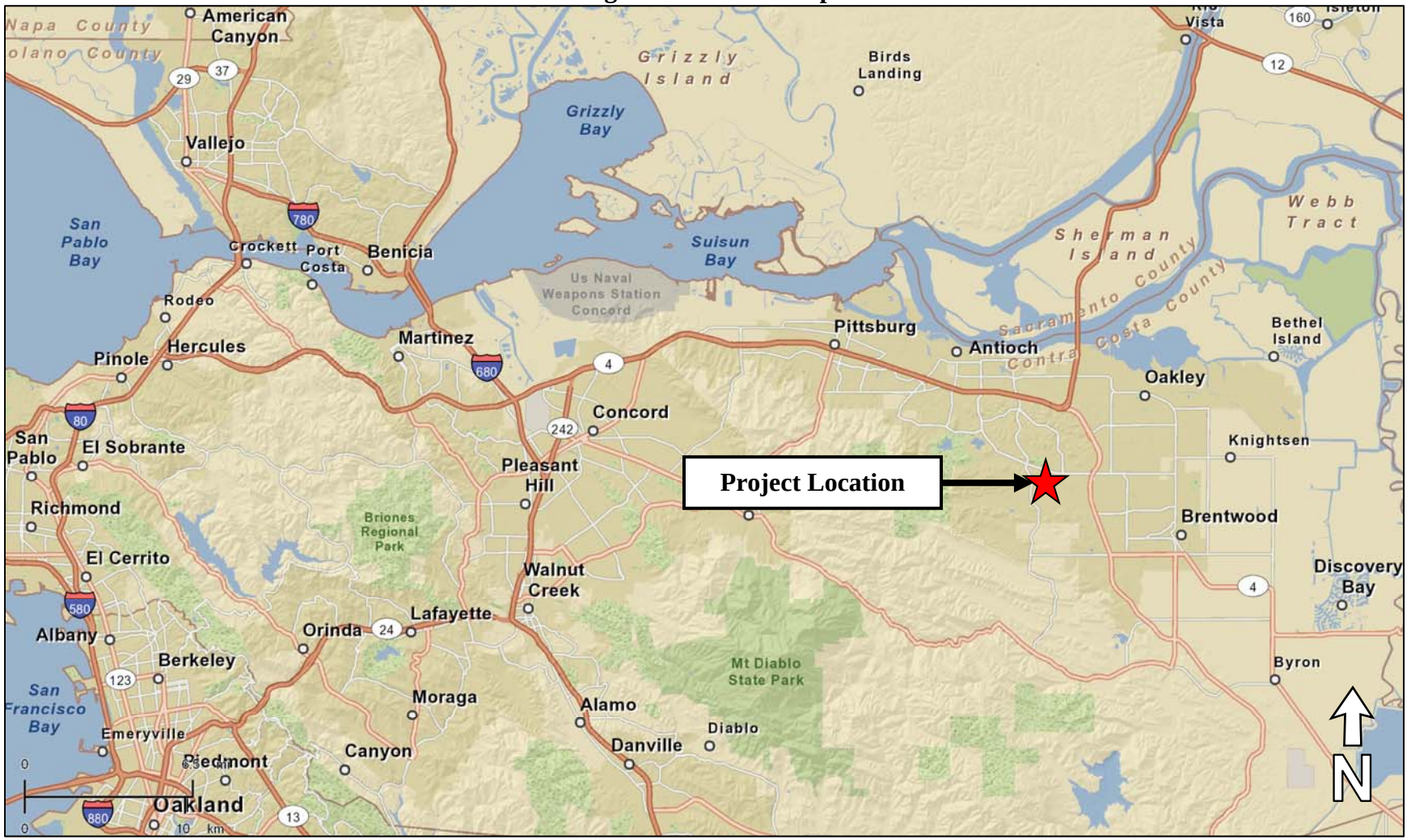


Figure 3-2
Project Location Map

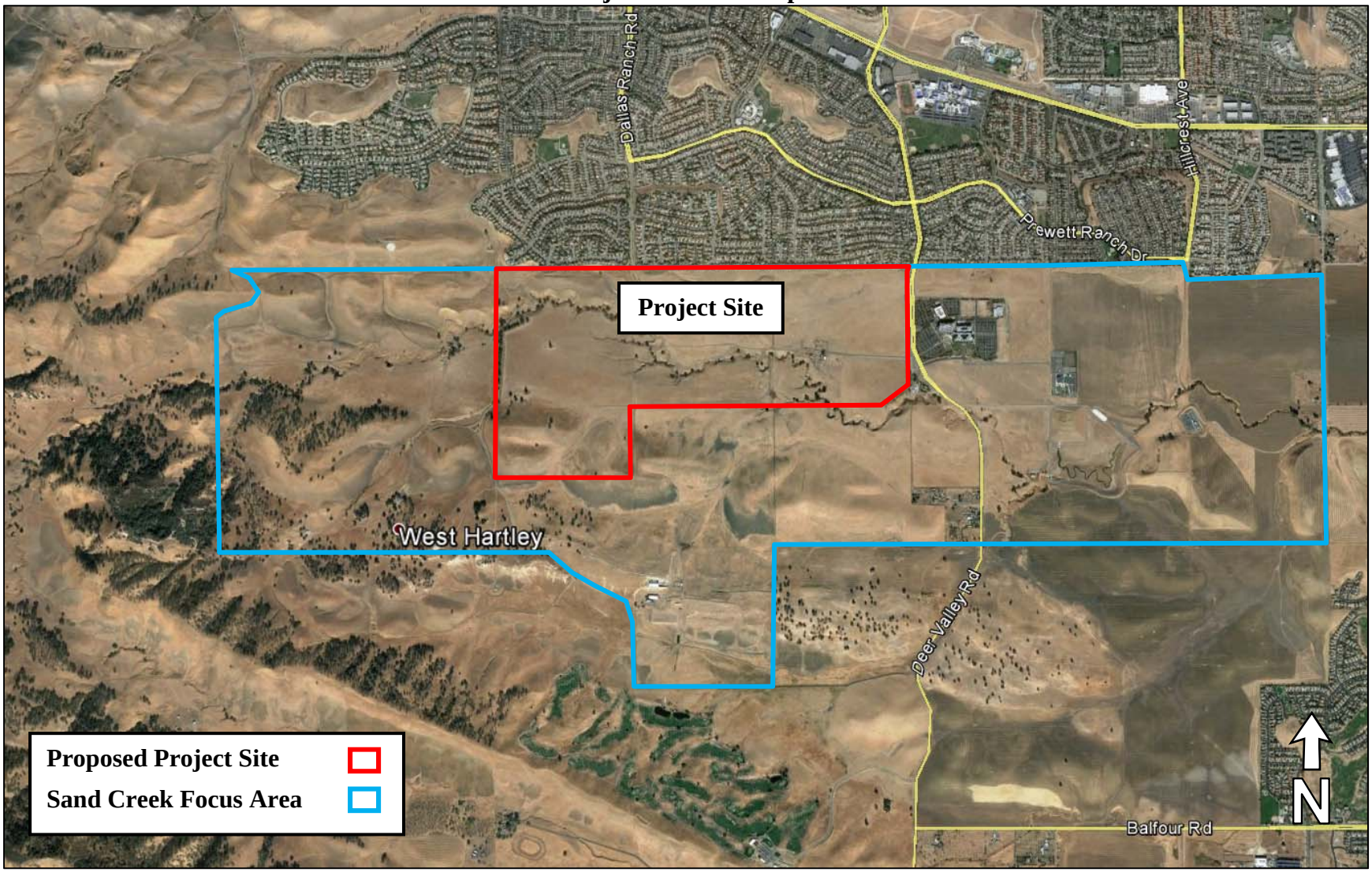


Figure 3-3
Existing General Plan Designations

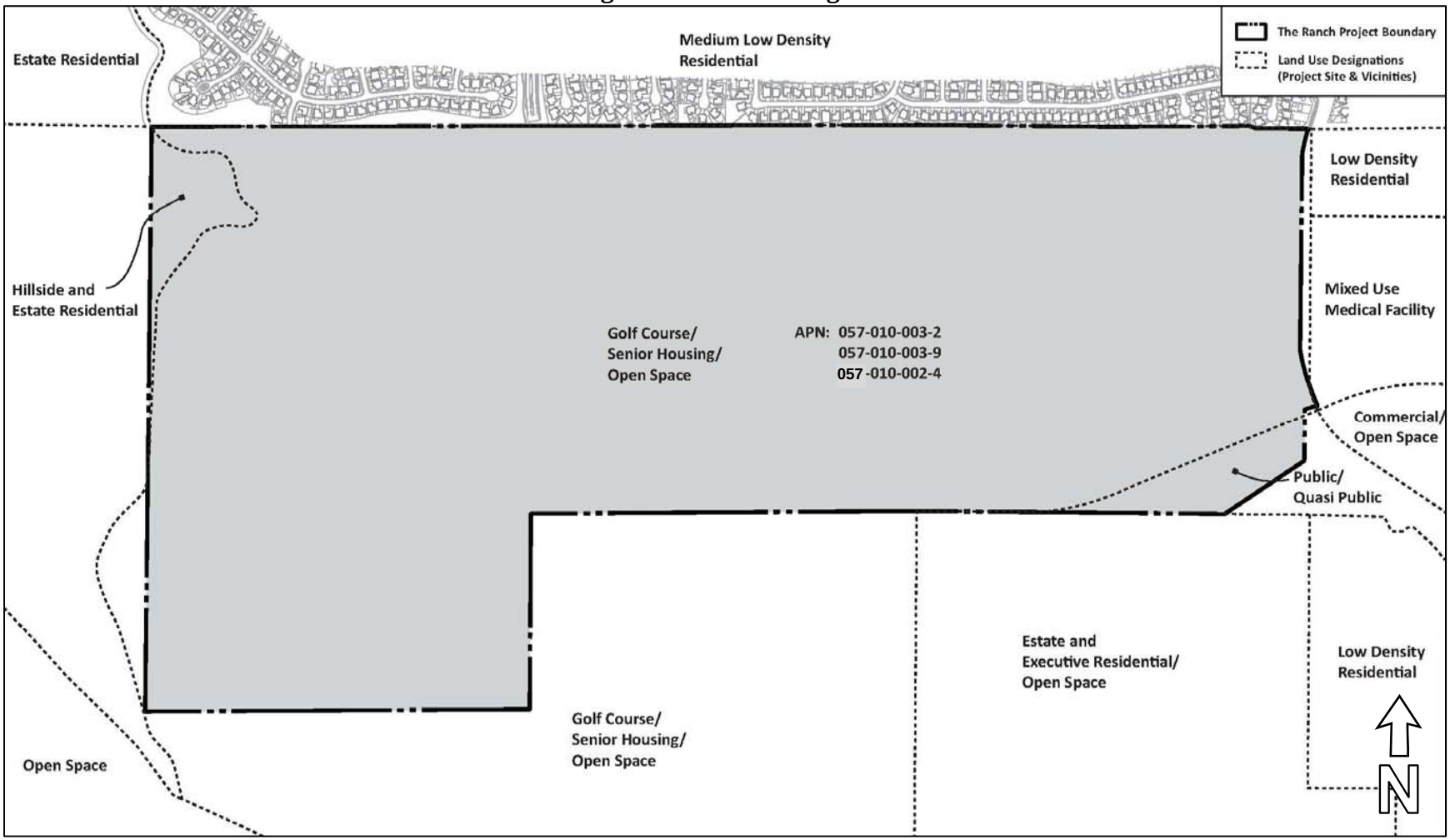
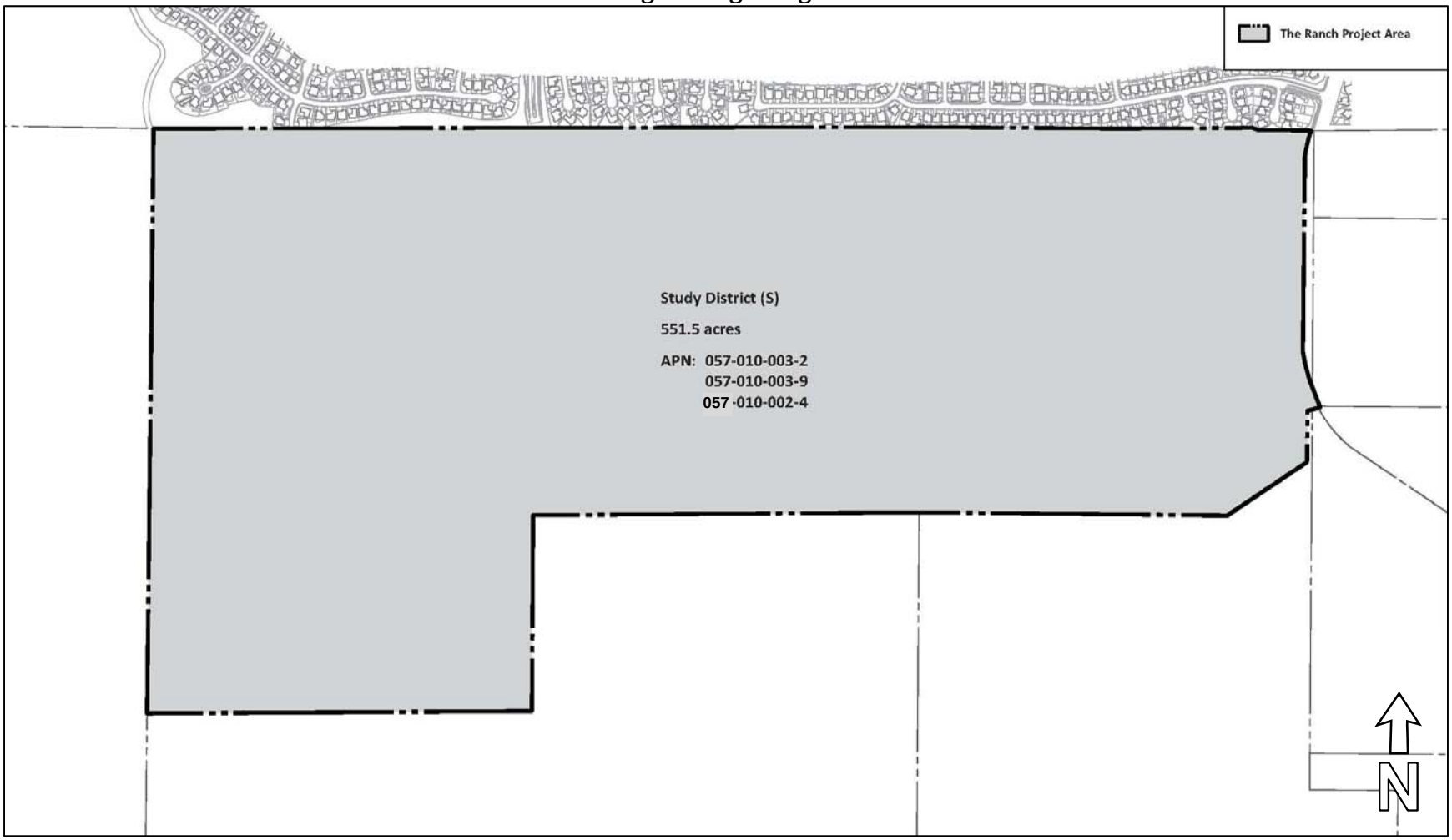


Figure 3-4
Existing Zoning Designation



Currently, the project site has 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 residential subdivision located to the north of the site.

Surrounding Uses

Surrounding land uses include a single-family, medium density residential subdivision to the north, undeveloped land to the south (planned for future residential), Deer Valley Road and Kaiser Permanente Antioch Medical Center to the east, and Empire Mine Road and undeveloped land (planned for future residential) to the west.

3.4 Project Objectives

The following project objectives have been developed by the project applicant for the proposed project:

1. Establish a 551.5-acre, well-planned community, which incorporates the natural, historic and physical elements of the land and the surrounding uses.
2. Design a land use plan with a mix of uses complementary to existing neighborhoods and in symmetry with the larger Antioch community.
3. Provide housing opportunities responsive to the needs of Antioch, the region and market conditions, to serve a range of family incomes and household types.
4. Provide a Village Center adjacent to Deer Valley Road and across from the Kaiser Medical Center, functioning as a hub of activity and source of sales tax revenue.
5. Preserve and protect the Sand Creek corridor as permanent open space and provide public access with perimeter trails and crossings.
6. Provide a pedestrian-friendly community which focuses on open space, parks, and trails to facilitate resident and visitor access to natural and historical experiences both on- and off-site in the East Bay Regional Parks system.
7. Provide a land use plan with a balance of uses and density that results in an adequate tax base which, at project build-out, generates financial resources to pay for public services and infrastructure without financial burden to existing residents.
8. Provide a land use plan, design standards, and guidelines consistent with Antioch General Plan goals and policies, incorporate market-acceptable design features, and foster an attractive, well-maintained community.
9. Establish a land use and circulation system that promotes convenient mobility, completes the extension of Dallas Ranch Road to Deer Valley Road, and provides various modes of

transportation within a setting that is safe, accessible, and convenient for all modes of travel.

10. Provide a comprehensive infrastructure system, including parks, open space, storm water quality facilities, public services, roadways, and utilities infrastructure sized to serve the project and adjacent properties in the Sand Creek Focus Area, which complements the existing city-wide infrastructure and ensures funding for the on-going maintenance needs of such infrastructure.

3.5 PROJECT COMPONENTS

The proposed project consists of a comprehensive master planned community within the Sand Creek Focus Area. For the purposes of this EIR, the proposed project includes two scenarios: a Multi-Generational Plan (1,307 units) and a Traditional Plan (1,137 units). The Multi-Generational Plan would include a wide range of housing, including active adult housing, while the Traditional Plan would include only all-ages housing, and would not include active adult housing. The project applicant is requesting approval of both scenarios to allow flexibility based upon market conditions.

The project includes amendments to the City of Antioch General Plan and Zoning Code and development of a comprehensive master planned community. The project components are discussed in greater detail below.

General Plan Amendments

Per the City of Antioch General Plan, the proposed project site is located within the Sand Creek Focus Area, and is designated Golf Course Community, Senior Housing, and Open Space. The proposed project would include a General Plan Amendment (GPA) to the Land Use Map to change the land use designations of the site to Low Density Residential, Medium Low Density Residential, Mixed Use, Public/Quasi Public, and Open Space for the Traditional Plan. The GPA for the Multi-Generational Plan would designate a portion of the site as Senior Housing (see Figure 3-5 and Figure 3-6). In addition, both scenarios would include text modifications to the Sand Creek Focus Area of the General Plan to reflect the elimination of the golf course and components of the proposed project. The Circulation Element of the General Plan is also proposed to be amended to shift the proposed alignment of Dallas Ranch Road and its connection to Sand Creek Road north of Sand Creek.

Zoning Code Amendments

The proposed project site is currently zoned Study Area (S) per the City of Antioch Zoning Ordinance. The project would require a rezone to change the zoning designation of the project site from S to Planned Development (PD) (see Figure 3-7). The PD ordinance would include development standards specific to the project site.

Figure 3-5
Proposed General Plan Designations for Multi-Generational Plan

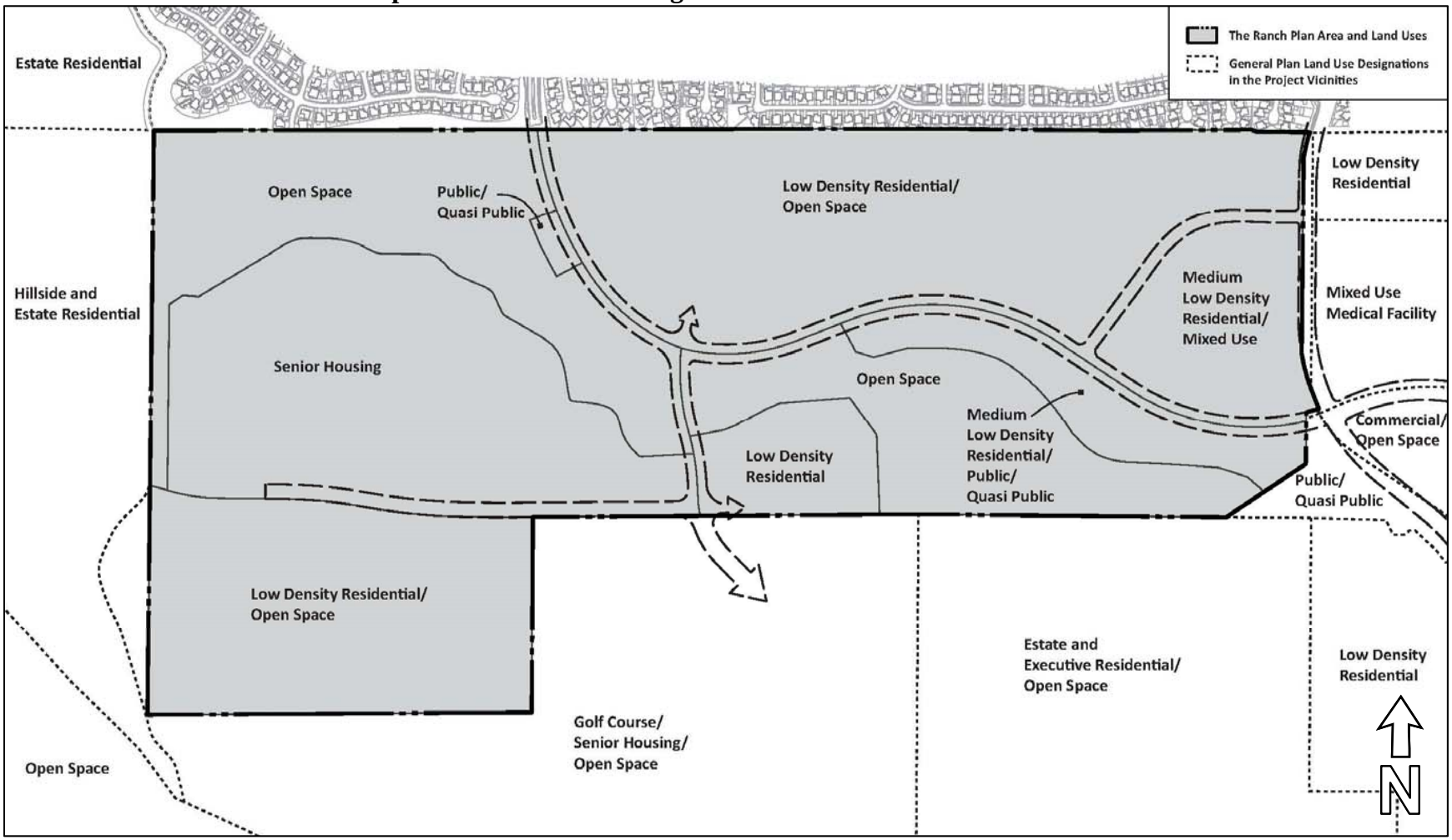


Figure 3-6
Proposed General Plan Designations for Traditional Plan

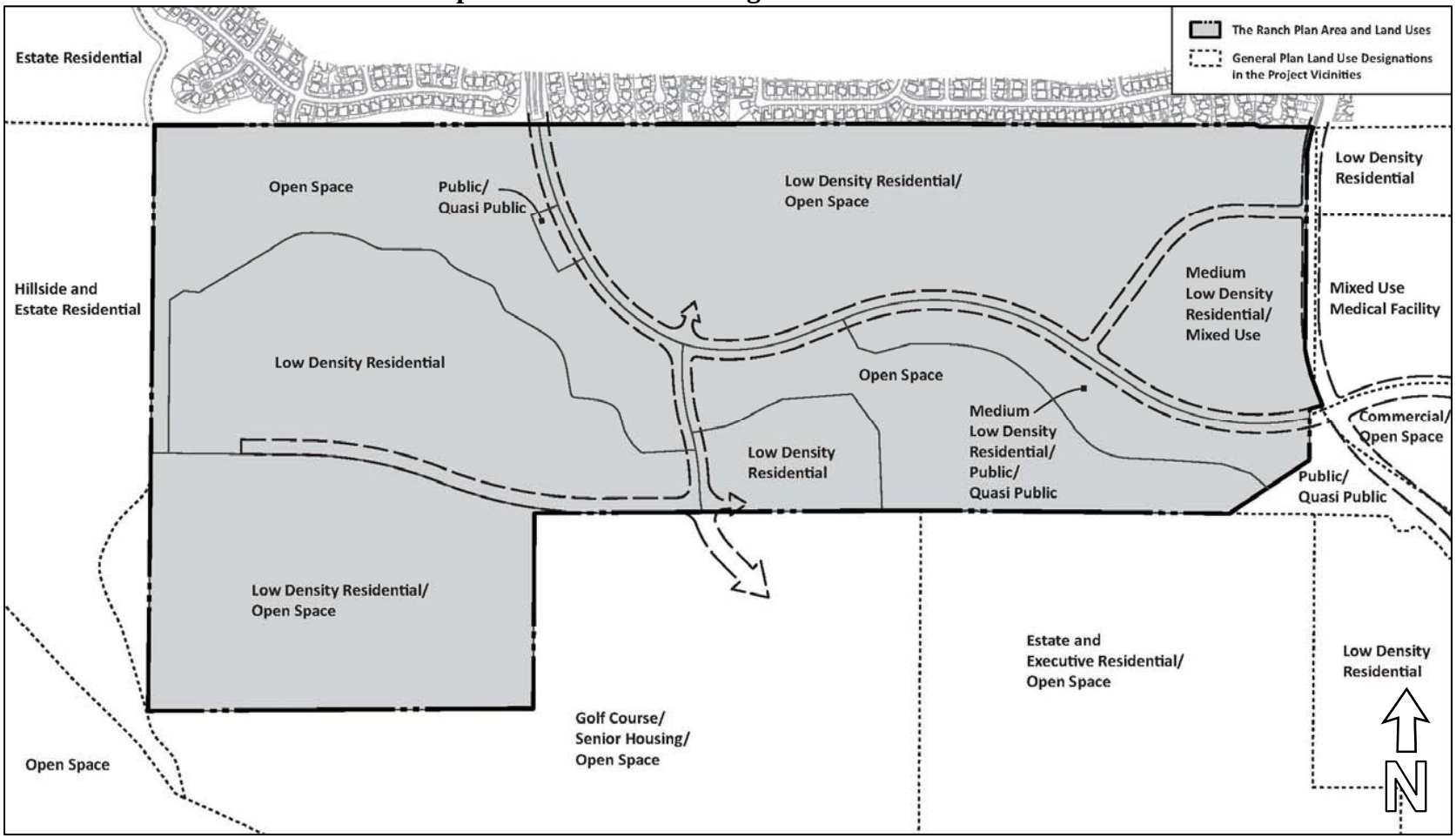
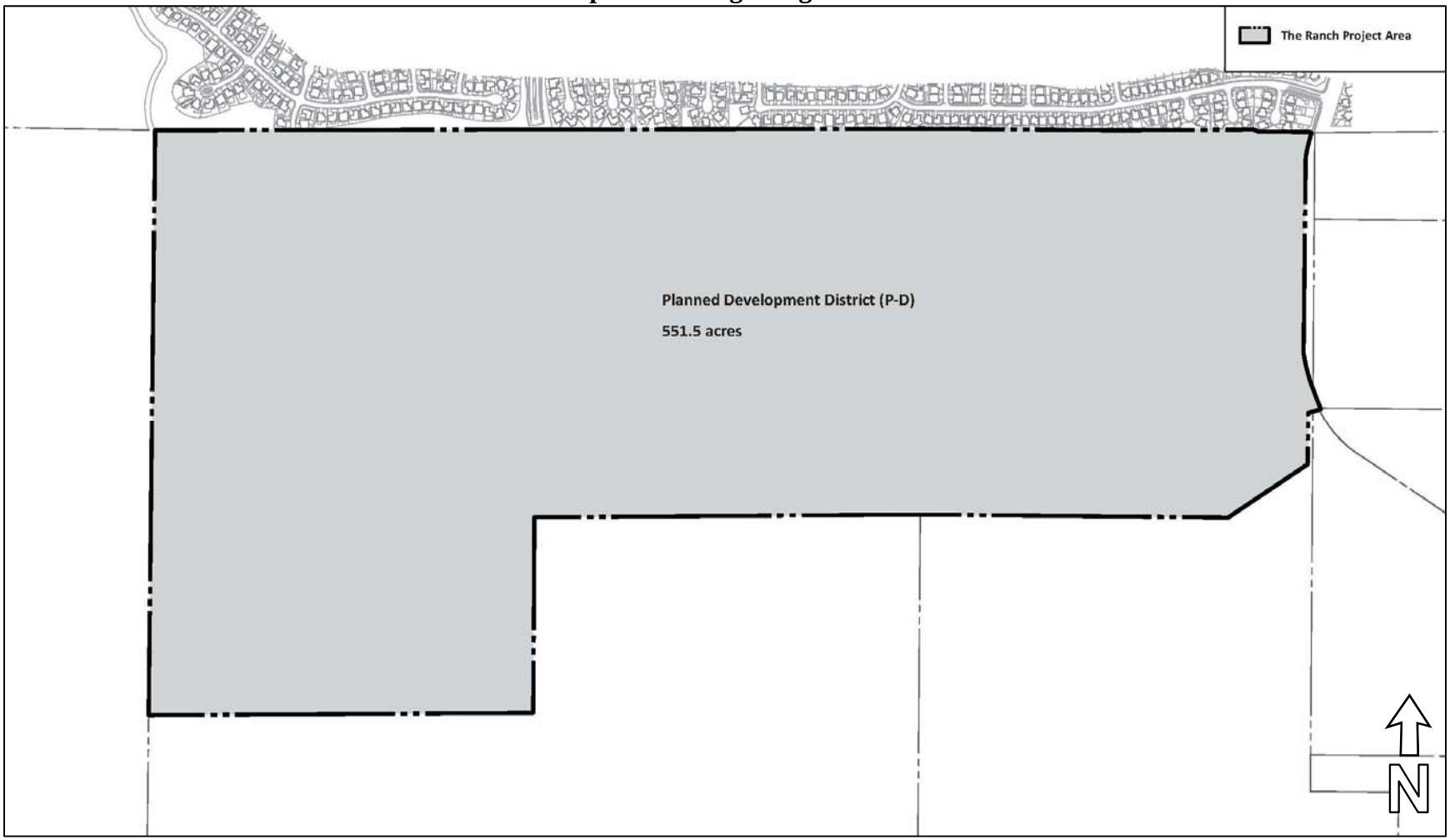


Figure 3-7
Proposed Zoning Designations



Planned Community

The proposed project would include construction of multiple single-family residential neighborhoods, various public facilities and 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.

Residential Neighborhoods

The two proposed scenarios would provide a mix of different single-family residential neighborhood types organized into two distinct development areas to the north and south of the Sand Creek corridor. Both the Multi-Generational Plan and the Traditional Plan would include identical layouts for the north development area; however, the plans would differ subtly in the layouts for the south development area (see Figure 3-8 and Figure 3-9). Proposed land uses, densities, and lot sizes of both plans are shown in Table 3-1 and Table 3-2 and discussed in detail 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).

North Development Area

The north development area would include Medium Low Density (MD) and Low Density (LD) neighborhoods. The MD neighborhoods would be situated along Deer Valley Road and along the eastern segment of Sand Creek Road, with lot sizes averaging 4,500 square feet (sf). The MD neighborhoods would have direct access to the Village Center. The LD neighborhoods would be situated north of Sand Creek Road, with the exception of one LD neighborhood situated south of Sand Creek Road and directly adjacent to the southern boundary of the site (see Figure 3-8 and Figure 3-9). Most lots in the LD neighborhoods would average 7,000 sf; however, those lots abutting the northern boundary of the project site would have a minimum lot size of 8,000 sf, and include larger rear setbacks than the standard LD neighborhood lots to provide a buffer between the proposed development and the existing residential subdivision to the north.

The five-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 sf 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.

South Development Area (Multi-Generational Plan)

Under the Multi-Generational Plan, the south development area would comprise three distinct residential neighborhoods, including two low-density "executive" neighborhoods (LD-1 and LD-2) and an Active Adult (AA) neighborhood.

Figure 3-8
Multi-Generational Plan

Figure 3-9
Traditional Plan

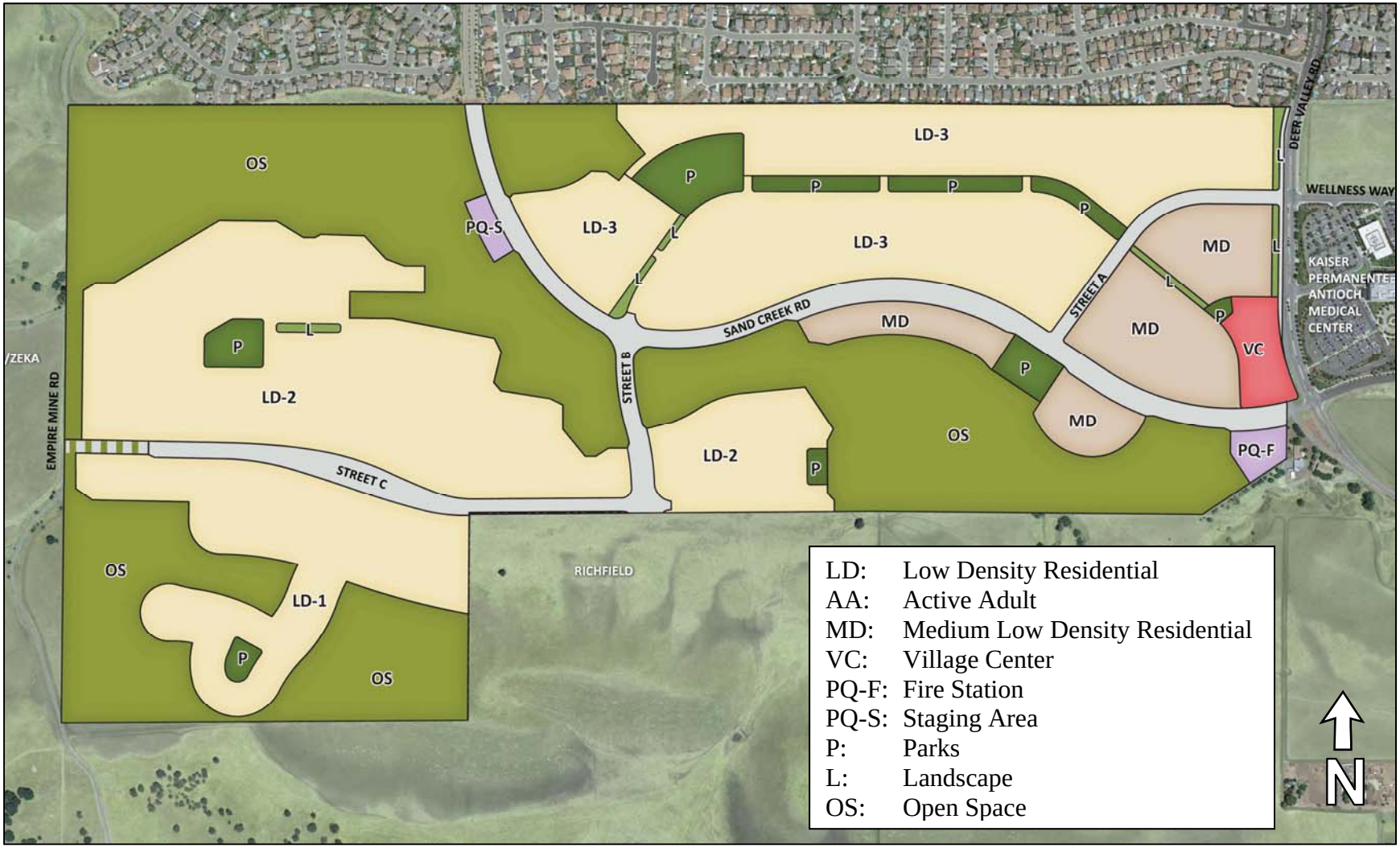


Table 3-1 Multi-Generational Plan Land Use					
Land Use		**Acreage**	**Net Density (du/ac)**	**Average Lot Size (sf)**	**Target Number of Units**
Low Density (LD)	LD-1	35	3.4	10,000	120
	LD-2	18	3.6	7,000	65
	LD-3	104	3.9	7,000	410
Active Adult (AA)		93	5.4	5,000	500
Medium Low Density (MD)		38	5.6	4,500	212
TOTAL RESIDENTIAL		**288**	**4.5**		**1,307**
Village Center (VC)		5			
Public Use (PQ)	Fire Station (PQ-F)	2			
	Staging Area (PQ-S)	1.5			
Parks (P)		22			
Landscape (L)		2.5			
Open Space (OS)		194.5			
Major Roadways		36			
GRAND TOTAL		**551.5**			

Table 3-2 Traditional Plan Land Use					
Land Use		**Acreage**	**Net Density (du/ac)**	**Average Lot Size (sf)**	**Target Number of Units**
Low Density (LD)	LD-1	45	3.4	10,000	155
	LD-2	100	3.6	7,000	360
	LD-3	104	3.9	7,000	410
Medium Low Density (MD)		38	5.6	4,500	212
TOTAL RESIDENTIAL		**287**	**4.0**		**1,137**
Village Center (VC)		5			
Public Use (PQ)	Fire Station (PQ-F)	2			
	Staging Area (PQ-S)	1.5			
Parks (P)		17.5			
Landscape (L)		3			
Open Space (OS)		199.5			
Major Roadways		36			
GRAND TOTAL		**551.5**			

The LD-1 neighborhood would include 35 acres of housing located in a small valley in the southwest portion of the proposed project site. Lot sizes would average 10,000 sf, and would be designed to complement the natural topography of the areas to minimize grading on steep slopes and on ridgelines. 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 sf, and would overlook proposed detention basins along the Sand Creek corridor, between Sand Creek and the northern boundary of the proposed project site. The AA Neighborhood would include approximately 93 acres of age-restricted housing overlooking the western portion of the Sand Creek corridor. Lots would average 5,000 sf, and would be organized around a central

neighborhood park, which would include a private clubhouse and a recreation center. All three neighborhoods would be gated.

South Development Area (Traditional Plan)

Under the Traditional Plan, the south development area would comprise one neighborhood with 10,000 sf average lot sizes (LD-1) and two neighborhoods with 7,000 sf average lot sizes (LD-2). The two LD-2 neighborhoods would be located adjacent to the Sand Creek corridor, and would contain park areas. The LD-1 neighborhood would be located within a valley in the southwest portion of the project site, similar to the Multi-Generational Plan scenario; however, the layout of the neighborhood would be different.

Public Facilities and Amenities

Proposed public facilities and recreational amenities, including open space and trails, parks, and a fire station site, 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 ridgeline areas in the northwestern and southwestern portions of the project site, as open space. The total open space and open space trail areas would comprise approximately 35.3 percent of the total project site under the Multi-Generational Plan, and 36.2 percent under the Traditional Plan. A comprehensive public 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 areas, and the proposed mixed-use Village Center area. The proposed project would include an area along Dallas Ranch Road in the western portion of the site, along the Sand Creek corridor, proposed for an East Bay Regional Park District trailhead staging area, which would provide easy access to the existing East Bay Regional Park trail system, as well as the proposed trail system.

Parks

The proposed project would include four neighborhood parks and a large linear park, ranging from 1.5 to 6 acres, as well as numerous pocket parks that would generally be one acre or smaller. A total of approximately 22 acres of public parks would be provided under the Multi-Generational Plan and approximately 17.5 acres of public parks would be provided under the Traditional Plan, in addition to the open space areas noted above.

Within the north development area and under either plan, the proposed project would include an approximately five-acre park (North Neighborhood Park) with a children's play area, a lawn area for active sports, and an open, landscaped area on top of a small knoll that would provide views of the surrounding area. In addition, the north neighborhood would include construction of an approximately five-acre, 100-foot wide, linear parkway adjacent to the east side of the north neighborhood park. The linear parkway would provide a trail linkage for the full length of the north development area. The linear parkway would contain native ornamental plants,

demonstration garden, open lawns, an open swale, and multi-use trails. Similarly, under either plan, an approximately 2.5-acre park (Homestead Park) would be located between the two MD areas along Sand Creek Road. Homestead Park would be situated at the site of the existing on-site grazing operation, would overlook Sand Creek and would provide trail access to the Sand Creek trail system for residents of the northern development area.

Under the Multi-Generational Plan, the active adult neighborhood would have an approximately four-acre park (Active Adult Community Park), which could include a club house with pool, tennis courts and bocce ball courts, as well as lawn areas and walking paths. Under the Traditional Plan, the park area would be designed to include more sports fields (e.g., soccer or baseball) and a tot lot; the clubhouse feature would be omitted. Lastly, the Executive Neighborhood would include an approximately 1.5-acre Hillside Park, which would connect to the trail system and include a common area and a vista point with views of Mt. Diablo.

Fire Station

A two-acre site for a future fire station would be located to the east of Homestead Park and across from the proposed Village Center area. However, the fire station would not be constructed as part of the proposed project.

Development Standards and Design Guidelines

The proposed project would include development standards for each of the proposed land use designations within the project site. The development standards would establish minimum design parameters for residential development, including standards related to parking, recreational vehicle storage, driveway slopes, grading, minimum lot dimensions, setbacks, and maximum building heights. The development standards would be contained in the new PD ordinance and supersede Chapter 5, Article 6, Table 9-5.601 in the Antioch Municipal Code. The proposed project would also include design guidelines, which would provide guidance 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 proposed Development Standards.

Circulation and Access

The proposed project would include construction of a four-lane arterial roadway (Sand Creek Road) that would connect the existing terminus of Dallas Ranch Road on the northwestern portion of the proposed 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 (ROW) would ultimately be 104 feet wide with a 16-foot median, two 12-foot lanes (in each direction), an eight-foot Class II bicycle lane, a two-foot curb and gutter, and a 10-foot landscape strip in each direction. A six-foot sidewalk and an 18-foot 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 ROW would increase to 110 feet to include a six-foot sidewalk on both sides. An 18-foot landscape buffer would be provided on both sides of the roadway in such areas. The project applicant would coordinate with Tri-Delta Transit and City to ascertain the best location for bus stops along the proposed Sand Creek Road extension and what amenities would be required. A new roundabout would be located along Sand Creek Road near the center of the project site.

Other Streets

A secondary access point would be provided at the existing signalized intersection at Deer Valley Road and Wellness Way. Wellness Way would be extended into the project site as a two-lane street (Street A) with a center landscaped median, terminating at Sand Creek Road.

Street B, a four-lane arterial road, would connect to the roundabout at Sand Creek Road and extend southward to the southern boundary of the project site, terminating in a second roundabout. Street B would include two, two-lane bridges across Sand Creek that would carry vehicles, bicycles, and pedestrians between the northern and southern development areas. The bridges would be built in two phases. The first bridge section would be 36 feet wide with one lane in each direction. The second bridge would be 32 feet wide, and would be constructed at the time the southern development area is built. Upon completion of both bridges, one bridge would carry southbound traffic and the other would carry northbound traffic. Both bridges would be span bridges (without piers) and would be constructed on top of bridge abutments located in the banks of Sand Creek. The total footprint of both bridges would be approximately 30,000 square feet, with approximately 6,000 square feet of permanent disturbance (comprised of rock rip rap) within the ordinary high water mark (OHWM) of Sand Creek.

Street C would extend westward from Street B towards the western site boundary. Street C would have a ROW ranging from 68 feet up to 170 feet and would include landscaped setbacks on both sides. Five-foot sidewalks, a 10-foot landscape strip, a two-foot curb and gutter, an eight-foot bike lane, and a 13-foot lane of travel would be provided in both directions. Street C would also include a center median of varying width.

Deer Valley Road Improvements

North of the proposed Village Center area along Deer Valley Road, 42 feet of landscaping would be provided along the eastern project site boundary. An additional 27 feet of ROW improvements would be provided, including a six-foot sidewalk, eight feet of landscaping, two feet of curb and gutter, an eight-foot bicycle lane, and a new 12-foot southbound traffic lane. At the Village Center frontage on Deer Valley Road, the proposed buildings would include a 10-foot setback from the Deer Valley Road ROW. The applicant has not proposed bus turnouts along the Deer Valley Road

frontage, as two bus stops would be located along Sand Creek Road, one next to the proposed Village Center area and the other next to the proposed fire station site.

Neighborhood Streets

Typical internal local residential streets would feature two travel lanes within right of ways ranging from 54 to 37 feet. 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 four to five-foot sidewalks on both sides of the streets. Private alleys may be used to access residential units, and would be allowed to be narrower than public streets; such alleys would not be anticipated to offer on-street parking or sidewalks. A small number of local residential streets would abut open space areas with readily accessible trail systems, and therefore, include a two-foot curb and gutter without parking lanes 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. If streets abutting the residential units do not include any street parking, guest parking would be provided at a rate of one space per five residential units.

Pedestrian/Bicycle Access and Circulation

In addition to the bike lanes discussed above, the proposed project would include the construction of a seven-mile off-street trail system. In addition, a 10-foot wide pedestrian/bicycle bridge would be constructed across Sand Creek near the Homestead Park site. Sewer pipes would hang underneath the pedestrian/bicycle bridge at an elevation above the 100-year flood level. Potable water and dry utilities may also be placed underneath the bridge.

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 eight to 12-inch water lines. Depending on the phasing of development in the Sand Creek Focus Area, the proposed project

will require the construction of a 2.5-million-gallon water tank. Such a tank would be situated to the northwest of the project site.

Wastewater

The proposed project would include the installation of a 12-inch sewer main, as well as a number of smaller eight-inch sewer lines throughout the proposed project site. The connection point for the 12-inch 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 18- to 24-inch 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 ROW 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 36- to 72-inch storm drain pipes in the proposed Sand Creek Road extension. Street A and Street B would include 24- to 48-inch storm drain pipes. All stormwater runoff within the proposed project site would be treated on-site by two proposed stormwater detention basins and would discharge into Sand Creek through two new storm drain outfalls. The northernmost detention basin would be approximately 12.5 acres in size and would be located south of Sand Creek Road, north of the Sand Creek. This detention basin would treat all storm water runoff from the northern development area. The second basin would be approximately 9 acres, and would be located south of Sand Creek. The second, southernmost basin would treat all stormwater runoff from the southern development area. Both stormwater detention basins would discharge treated stormwater through engineered outlets to Sand Creek. 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 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 one-half 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 four- to six-inch transmission main runs along Deer Valley Road, and

another four- to six-inch transmission main runs down the middle of Dallas Ranch Road. Each of these mains would be extended into the proposed project site.

The proposed project site is within the service areas of the following companies: Comcast and AT&T. 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

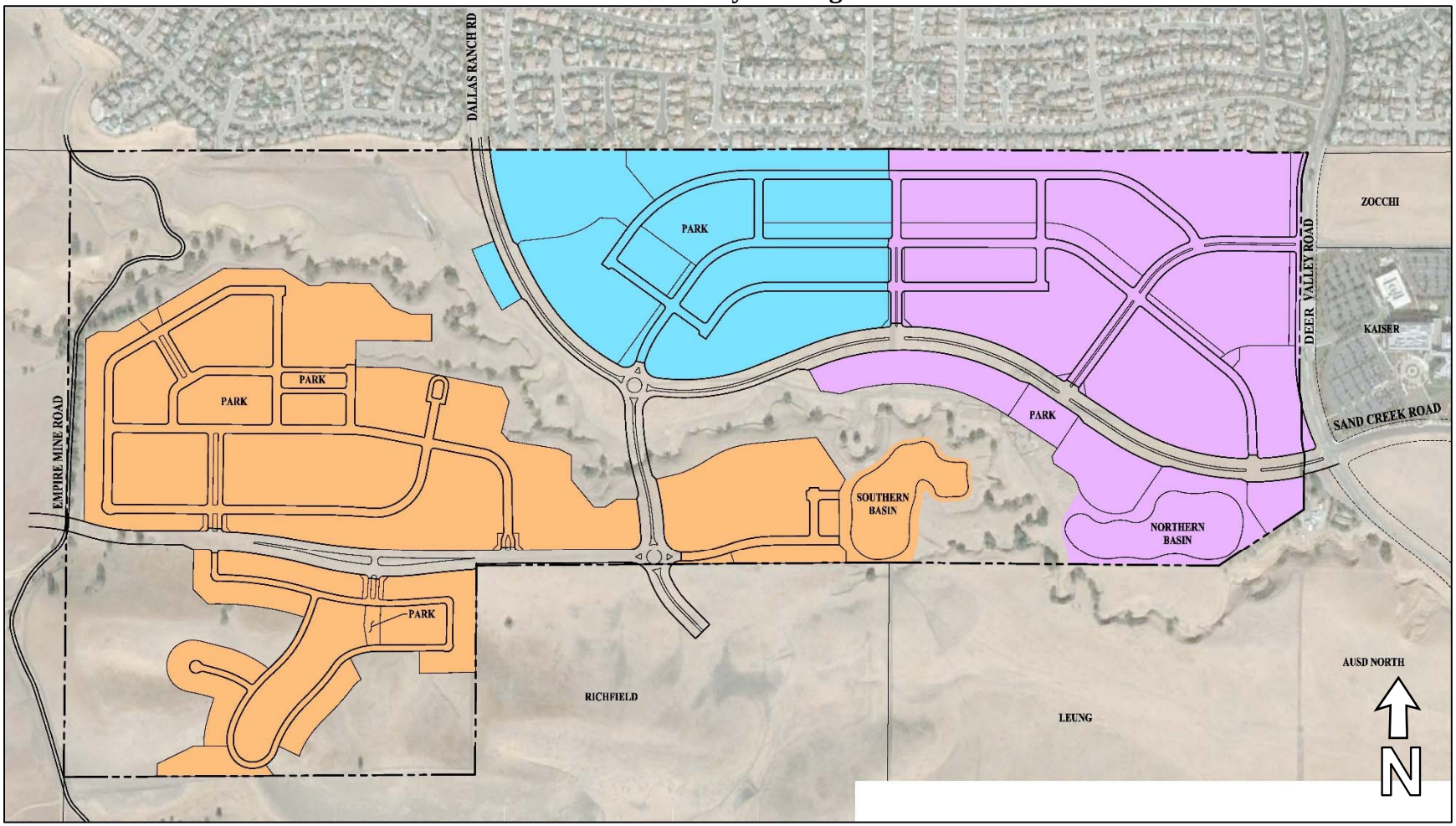
Buildout of the project would occur over the course of a number of years, as dictated by the economy and demand for new housing in the project area. The project would be constructed in three phases, with the infrastructure and amenities corresponding to new unit demands (see Figure 3-10). As shown in the figure, the project site would be built out starting from east to west and from north to south. It should be noted that while the figure depicts the land use patterns for the Multi-Generational Plan only, phasing would be similar for both proposed development scenarios. A finalized phasing plan would be submitted to the City by the project applicant concurrent with the first tentative map application.

3.6 REQUIRED DISCRETIONARY APPROVALS

The City of Antioch is the lead agency for the proposed project. The project applicant is seeking discretionary approval of the following entitlements from the City of Antioch:

- *General Plan Text and Map Amendments.* The project would require the approval of General Plan text and map amendments to the Land Use Element to change the land use designations of the site from Golf Course Community/Senior Housing/Open Space, Hillside and Estate Residential, and Public/Quasi Public to Low Density Residential, Medium Low Density Residential, Mixed Use, Public/Quasi Public, and Open Space. The Multi-Generational Plan would designate a portion of the site as Senior Housing. The Circulation Element of the General Plan would be amended to reflect the proposed alignment of Sand Creek Road.
- *Rezoning.* The project would require a rezone from the current zoning, Study Area (S), to Planned Development (PD). The PD would include special development standards for the project.
- *Design Guidelines.* The design guidelines would supplement the proposed development standards.
- *Resource Management Plan.* Pursuant to section 4.4.6.7(t) of the City of Antioch General Plan, the applicant will prepare a Resource Management Plan for City approval.
- *Development Agreement.* 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.

Figure 3-10
Preliminary Phasing



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

- Large Lot Tentative Subdivision Map(s);
- Small Lot Tentative Subdivision Map(s);
- Design Review; and
- Conditional Use Permit(s).

In addition to the aforementioned entitlements from the City of Antioch, the proposed project would require the following approvals/permits from the following State, federal, or local agencies:

- 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 (SWRCB) – General Construction Permit (402);
- Central Valley Regional Water Quality Control Board (CVRQQCB) – Water Quality Certification (401);
- United States Army Corps of Engineers (ACOE) – Nationwide Permit (404); and
- United States Fish and Wildlife Service (USFWS) – Incidental Take Permit(s) (Section 7 or 10).