

4.9

LAND USE AND PLANNING/POPULATION AND HOUSING

4.9.1 INTRODUCTION

The purpose of the Land Use and Planning/Population and Housing chapter of the EIR is to examine the proposed project's compatibility with existing and planned land uses in the area. The chapter includes a description of the existing land use setting of the project site and the adjacent area, including the identification of existing land uses and current General Plan policies and zoning designations. In addition, the Land Use and Planning/Population and Housing chapter includes a discussion of impacts related to population and housing. The information contained in this analysis is based on the *City of Antioch General Plan*¹ and associated EIR,² the City of Antioch Housing Element,³ and the Antioch Code of Ordinances.

4.9.2 EXISTING ENVIRONMENTAL SETTING

The following section describes the existing land uses on the project site, at the time the NOP was published on August 11, 2017, as well as the existing plans and policies that guide the development of the project site. In addition, the Existing Environmental Setting section describes population and housing trends within the project region.

Project Site Characteristics

The proposed project site is located in the southeastern portion of the City of Antioch in eastern Contra Costa County, California. Specifically, the project site is situated within the Sand Creek Focus Area, which contains lands designated by the Antioch General Plan for urban development (see Figure 4.9-1). It should be noted that the Sand Creek Focus Area has been planned for future urbanization since the 1988 Antioch General Plan. The Sand Creek Focus Area of the General Plan encompasses approximately 2,712 acres.

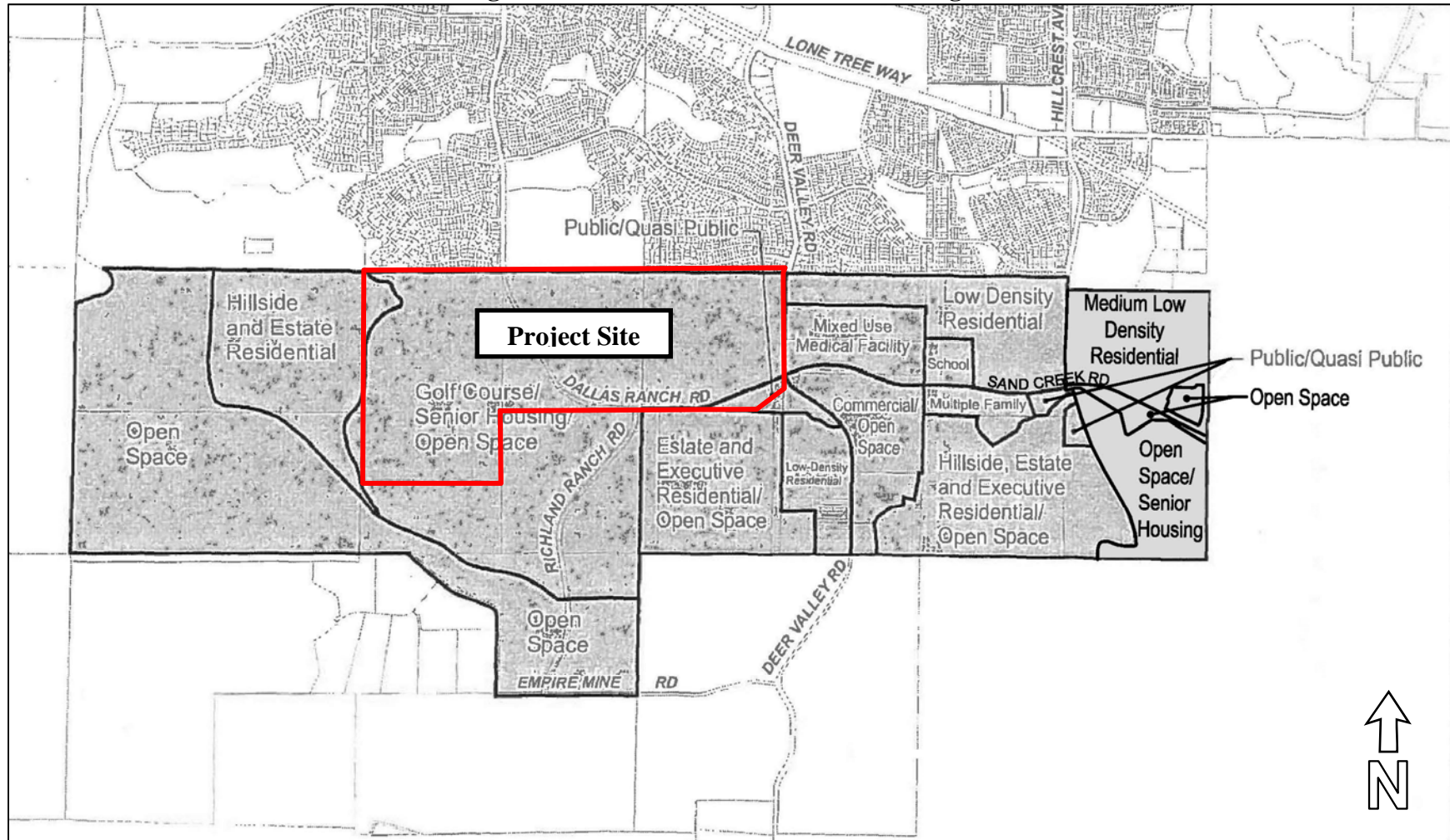
Currently, the project site includes a cattle-grazing operation, a single-family residence, and various barns and outbuildings located on the eastern portion of the site. Historical uses of the site include grazing and limited natural gas exploration. Surrounding land uses include a single-family residential subdivision to the north, undeveloped land to the west and south (planned for future residential), and Deer Valley Road and Kaiser Permanente Antioch Medical Center to the east.

¹ City of Antioch. *City of Antioch General Plan*. Updated November 24, 2003.

² City of Antioch. *Draft General Plan Update Environmental Impact Report*. July 2003.

³ City of Antioch. *Housing Element, 2015-2023*. Adopted April 14, 2015.

Figure 4.9-1
Existing Sand Creek Focus Area Land Use Designations



Source: City of Antioch General Plan, 2003.

Existing City of Antioch General Plan Land Use Designations

According to the Antioch General Plan, the majority of the 551.5-acre project site is presently designated as Golf Course/Senior Housing/Open Space within the Sand Creek Focus Area of the City (see Figure 4.9-2). A small portion of land in the northwest portion of the site is designated Hillside and Estate Residential, and the southeast portion of the site is designated Public/Quasi Public. The aforementioned land use designations are discussed in detail below. As mentioned above, the Sand Creek Focus Area has been planned for future urbanization since the 1988 Antioch General Plan. A comprehensive discussion of General Plan guidelines and policies related to the Sand Creek Focus Area of the City is included in Table 4.9-1 of this chapter.

Golf Course/Senior Housing/Open Space

Per the General Plan, the Golf Course/Senior Housing/Open Space designation is intended to accommodate “Golf Course-Oriented Housing” consisting of residential units fronting on a golf course to be constructed at a later point in time. The General Plan identifies single-family detached homes as appropriate uses for lots fronting future golf course areas, with lot sizes as small as 5,000 square feet (sf) and maximum densities of approximately four dwelling units per acre (du/ac). It should be noted that the General Plan includes the following statement regarding the planned golf course:

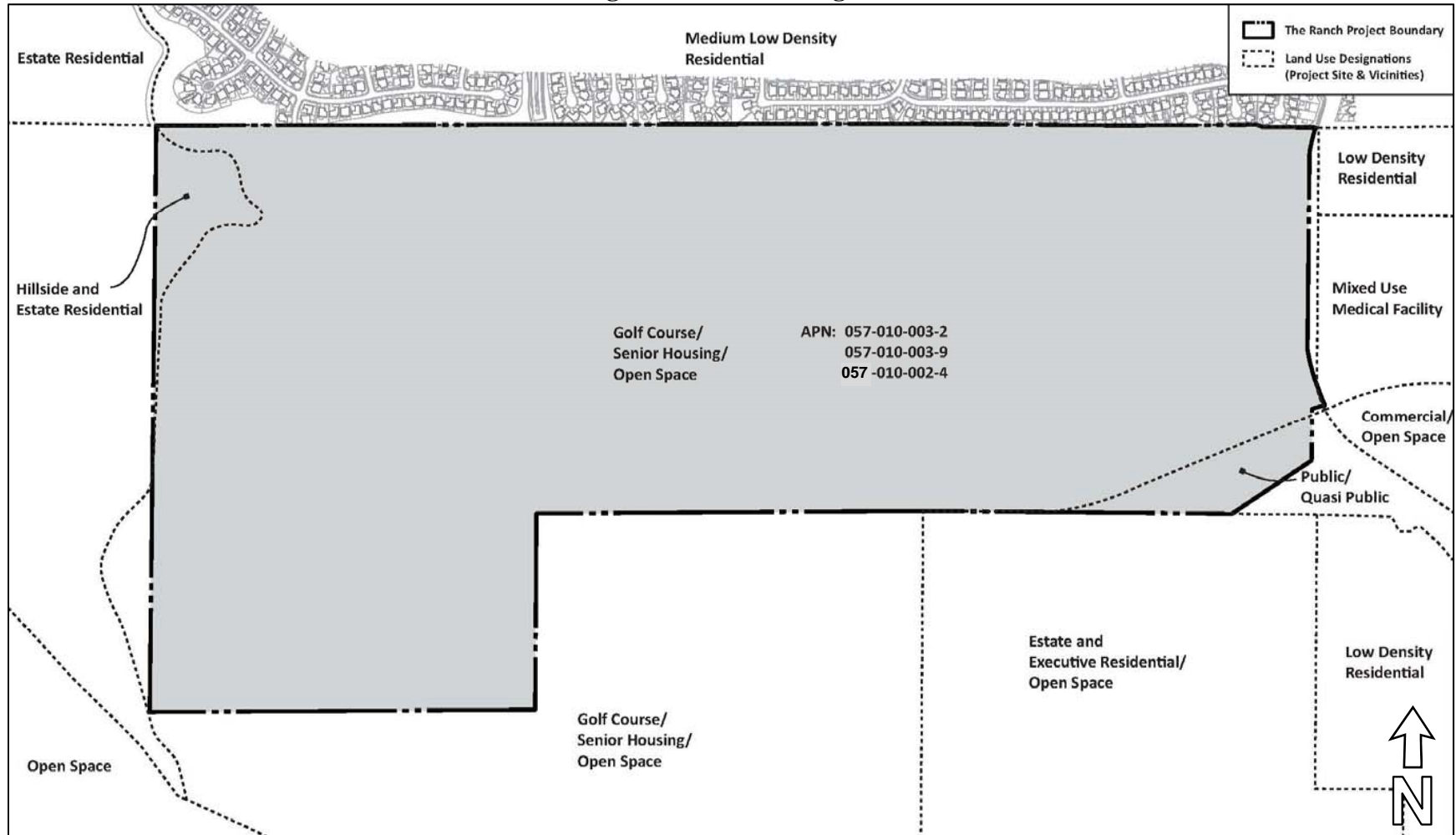
Should the City determine as part of the development review process that development of a golf course within the area having this designation would be infeasible, provision of an alternative open space program may be permitted, provided, however, that the overall density of lands designated Golf Course/Senior Housing/Open Space not be greater than would have occurred with development of a golf course.

Age-restricted senior housing within the Focus Area is intended 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. Per the General Plan, areas identified specifically for senior housing may include limited areas of non-senior housing where environmental or topographic constraints would limit development densities to a range more compatible with estate housing than with senior housing.

Hillside and Estate Residential

Per the Antioch General Plan, the Hillside and Estate Residential land use designation is intended to accommodate residential development within the hilly portions of the Sand Creek Focus Area located west of Empire Mine Road. Appropriate land use types include large-lot residential developments. Residential densities within Hillside and Estate Residential designated areas are to be limited to one du/ac, with typical lot sizes of 20,000 sf or larger. Approximately 20 percent of the hillside estate housing area is to be devoted to custom home sites.

**Figure 4.9-2
 Existing General Plan Designations**



Public/Quasi-Public

The Public/Quasi-Public land use designation is used to designate public land and institutional uses, including public and private schools and colleges, public corporation yards, libraries, fire stations, police stations, water treatment facilities, animal shelters, public and private museums churches, and governmental offices. The Public/Quasi-Public land use designation has a maximum allowable floor-to-area ratio (FAR) of 0.5.

Adjacent General Plan Land Use Designations

The City of Antioch has the following General Plan land use designations for the areas surrounding the project site:

North	Medium Low Density Residential (MLDR)
South	Golf Course/Senior Housing/Open Space Estate and Executive Residential/Open Space
East	Public/Quasi-Public Commercial/Open Space Mixed Use Medical Facility Low Density Residential (LDR)
West	Golf Course/Senior Housing/Open Space Hillside and Estate Residential

The Golf Course/Senior Housing/Open Space, Hillside and Estate Residential, and Public/Quasi Public land use designations have been described above. The City of Antioch General Plan defines the remaining aforementioned land uses as follows:

Medium Low Density Residential

The MLDR land use designation is generally characterized by single-family homes in typical subdivision development, as well as other detached housing such as zero lot line units, patio homes, and duplex development. Areas designated MLDR are typically located on level terrain with minimal geological or environmental constraints. The MLDR land use designation has a maximum allowable density of six du/ac.

Estate and Executive Residential/Open Space

Executive estate housing consists of areas planned for large lot suburban subdivisions within the flatter portions of the Sand Creek Focus Area. Appropriate land uses would consist of large-lot residential developments. Densities of executive housing areas would typically be two du/ac, with lot sizes of 12,000 sf and above.

Commercial/Open Space

Appropriate land uses within the Commercial/Open Space land use designation include the following: administrative and professional offices; research and development; light manufacturing and assembly; and hospital and related medical uses. In addition, the Commercial/Open Space designation is intended to accommodate a variety of secondary, support, and ancillary uses. Retail commercial uses within areas designated Commercial/Open space are limited to a maximum overall FAR of 0.3. Office development within such areas is limited to a maximum FAR of 0.5.

Mixed Use Medical Facility

The portion of the Sand Creek Focus Area designated Mixed Use Medical Facility consists solely of the existing Kaiser Permanente Antioch Medical Center to the east of Deer Valley Road.

Low Density Residential

The LDR land use designation is generally characterized by single-family homes in traditional subdivisions. Areas designated LDR are typically located on gently rolling terrain with minimal geological or environmental constraints. The LDR land use designation has a maximum allowable density of four du/ac.

Existing City of Antioch Zoning Designations

The proposed project site is zoned Study Zone (S) (see Figure 4.9-3). The S district is intended as an interim designation which is utilized until all necessary detailed land use studies are completed for a given area. The S district is most appropriately applied to properties at the time that they are rezoned prior to annexation by the City.

Adjacent Zoning Designations

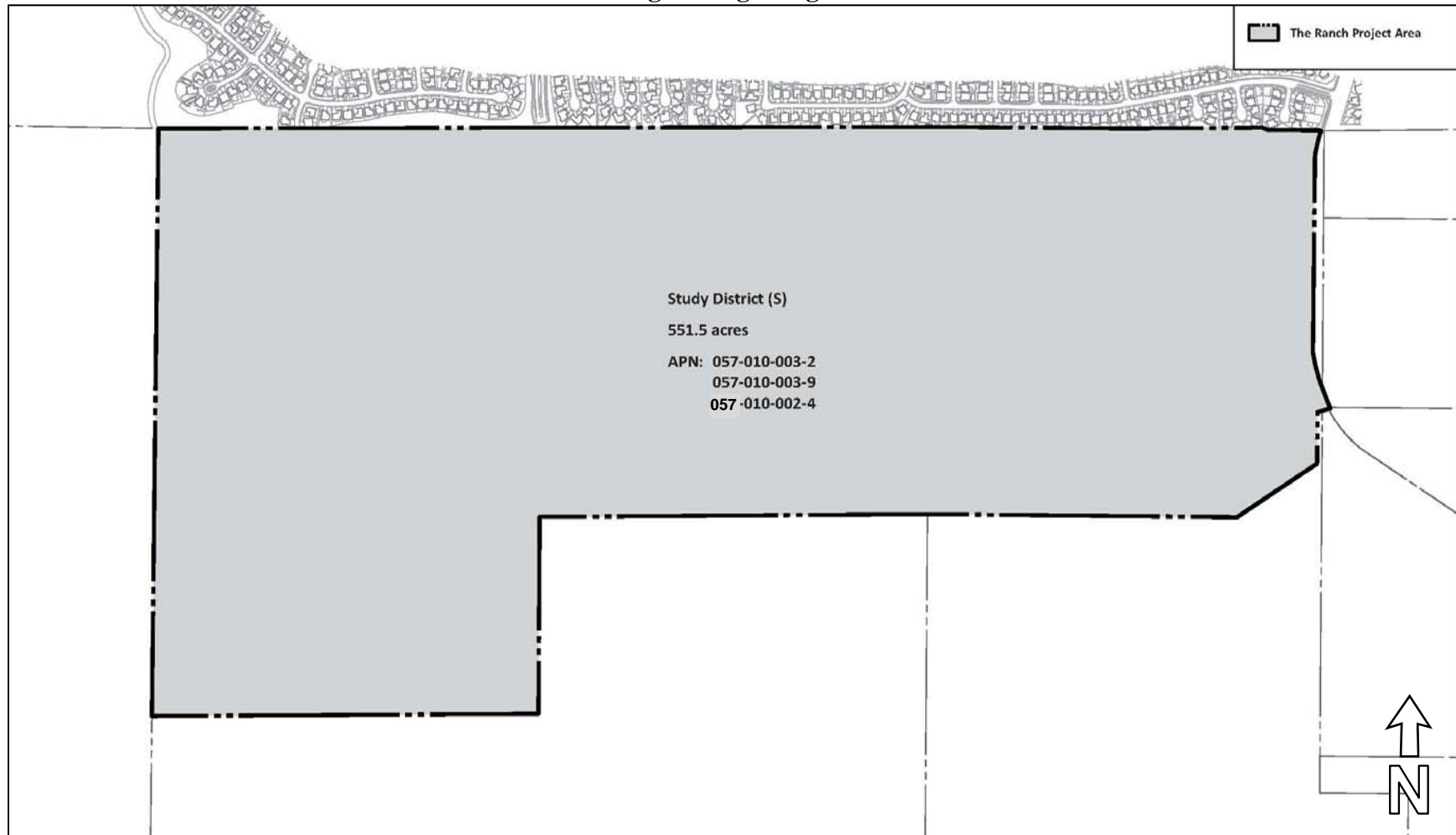
The City of Antioch has adopted the following zoning designations for the areas surrounding the project site:

North	Planned Development (P-D)
South	S
East	S, P-D
West	S

City of Antioch

The S zoning designation has been described above. The City's Code of Ordinances defines the P-D zoning designation as follows:

**Figure 4.9-3
Existing Zoning Designation**



Planned Development

The P-D zoning designation is intended to accommodate a wide range of residential, commercial and industrial land uses which are mutually supportive and compatible with existing and proposed development on surrounding properties. P-D zoning designations shall encourage the use of flexible development standards designed to appropriately integrate a project into the natural and/or man-made setting and shall provide for a mix of land uses to serve identified community needs. In addition, P-D zoning designations shall orient pedestrian and bicycle facilities to encourage non-auto oriented circulation within the development.

Current Population and Population Projections

According to the City of Antioch Housing Element, Antioch's population increased by approximately 4.0 percent between the years 2010 and 2014, from 102,372 residents to 106,455 residents.⁴ Contra Costa County's population has increased at a similar pace, growing by approximately 3.6 percent from 2010 to 2014, from 1,049,025 to 1,087,008. Per the City's Housing Element, the Association of Bay Area Governments (ABAG) estimates that the City's population would be 116,200 in 2030, increasing by 9,745 persons.

Housing Needs

California housing law requires regional planning agencies to identify existing and future housing needs every eight years. ABAG is the regional planning agency responsible for developing the Regional Housing Needs Allocation (RHNA) and identifying existing and growth needs for the nine county Bay Area. The "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for those households that might reasonably be expected to reside within the jurisdiction over the next eight years, particularly low-income households.

A local jurisdiction's "fair share" of regional housing need is the number of additional housing units needed to accommodate the forecasted growth in the number of households, to replace expected demolitions and conversion of housing units to non-housing uses, and to achieve a future vacancy rate that allows for healthy functioning of the housing market. The methodology used to calculate the RHNA includes consideration of past RHNA performance; the type, number and location of jobs in the jurisdiction; and transit availability. Per the City of Antioch Housing Element, the City's RHNA for the 2014-2022 period is 1,448 total housing units, allocated amongst various income levels.⁵

Jobs/Housing Balance

The relationship between the respective locations of jobs and housing can have important environmental ramifications. Specifically, a good match between the number and types of jobs and the number of households/employed residents in an area can help to alleviate traffic congestion,

⁴ City of Antioch. *Housing Element* [pg. 2-2]. Adopted April 14, 2015.

⁵ City of Antioch. *Housing Element* [pg. 3-4]. Adopted April 14, 2015.

shorten commute times, and reduce overall vehicle miles traveled (VMT) and the associated air pollutant emissions and noise associated with motor vehicle travel.

Broadly, balance of jobs and housing represents the availability of housing for employees in a defined geographic area, and provides an indicator of the health of the local housing and jobs market. An area that has too many jobs relative to the available housing supply is likely to experience increased commuting, escalations in housing prices, and intensified pressure for additional residential development. Conversely, if an area has relatively few jobs relative to the number of employed residents, many of the workers may be required to commute to jobs outside of the geographic area in which they reside. In order to maximize the environmental benefits of a jobs/housing balance, a nexus must exist between the type, cost, and location of housing, the education and skills required by jobs relative to the local labor force, and the wages associated with such jobs.

The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance, while a ratio greater than 1.0 indicates a net in-commute, and a ratio less than 1.0 indicates a net out-commute. In 2010, the City's jobs/housing ratio was 0.59; the ratio is projected to increase to 0.65 by 2020 and 0.66 by 2040. Within Contra Costa County, the jobs-housing ratio is projected to hover near 1.0 through 2040.⁶

4.9.3 REGULATORY CONTEXT

The following section includes a brief summary of the regulatory context under which land use, planning, population, and housing are managed at the State and local levels.

State Regulations

The following are applicable State regulations related to the proposed project.

Title 14 California Code of Regulations Section 15131

Title 14, California Code of Regulations (CCR) Section 15131 provides that economic or social information may be included in an EIR, but those economic or social effects shall not be considered significant effects on the environment. In an EIR, the lead agency is responsible for researching economic or social changes resulting from a project, which may eventually lead to physical changes in the environment. These economic or social changes can be used to determine the significance of physical changes on the environment.

Local Regulations

The applicable City of Antioch General Plan policies are presented in Table 4.9-1 below.

⁶ City of Antioch. *Housing Element* [pg. 3-3]. Adopted April 14, 2015.

4.9.4 IMPACTS AND MITIGATION MEASURES

The following section describes the standards of significance and methodology used to analyze and determine the proposed project's potential impacts related to land use and planning/population and housing. In addition, a discussion of the project's impacts, as well as mitigation measures where necessary, is also presented.

Standards of Significance

Consistent with Appendix G of the CEQA Guidelines a land use and planning/population and housing impact may be considered to be significant if any potential effects of the following conditions, or potential thereof, would result with the proposed project's implementation:

- Physically divide an established community;
- Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating a significant environmental effect;
- Conflict with any applicable habitat conservation plan or natural community conservation plan;
- Induce substantial 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);
- Displace substantial amounts of existing housing, necessitating the construction of replacement housing elsewhere; or
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

It should be noted that the proposed project's impacts associated with any applicable habitat conservation plan or natural community conservation plan are addressed in the Biological Resources chapter of this EIR.

Method of Analysis

Land Use and Planning

The Land Use impact evaluation qualitatively compares the uses proposed for the project to the existing and other proposed uses in the vicinity of the project site in order to determine if proposed land uses would physically divide an established community. Existing land uses in the project vicinity were identified based on information provided by the City; and planned land uses for the project site were identified based on information provided by the project applicant. The evaluation also assesses the consistency of the proposed project with the goals and policies of the City's General Plan, as well as other applicable local environmental and planning documents.

Population and Housing

Evaluation of potential impacts of the proposed project on population and housing were based on the Antioch General Plan, the Antioch General Plan EIR, and the City's Code of Ordinances. The standards of significance listed above are used to determine the significance of any potential impacts.

Project-Specific Impacts and Mitigation Measures

The following discussion of land use and planning/population and housing impacts is based on implementation of the proposed project in comparison to existing conditions and the standards of significance presented above.

As discussed in Chapter 3 of this EIR, Project Description, two development scenarios for the proposed project are currently being considered: a Multi-Generational Plan and a Traditional Plan. The following discussion of impacts is based on implementation of either of the development scenarios. Where impacts would be similar under both of the development scenarios, the discussion of impacts presented below is applicable for both scenarios. However, where impacts would differ between the two development scenarios, the impacts are discussed separately for each scenario. It should be noted that while potential impacts related to both development scenarios are analyzed, ultimately, only one development scenario would be constructed.

4.9-1 Physical division of an established community. Based on the analysis below, the impact is *less than significant*.

Multi-Generational and Traditional Plans

As a primarily residential development, the proposed project would be consistent with the existing single-family residential subdivisions to the north of the project site. Existing vacant areas to the west, south, and east of the proposed project are not considered established communities. With the exception of the residential subdivision to the north, the only existing development in the vicinity of the project site is the Kaiser Permanente Antioch Medical Center to the east.

The proposed project would include connections to both the existing residential to the north and the Kaiser Permanente Antioch Medical Center to the east. In addition, the project would include connections to future development to the south and west of the project site. Therefore, the proposed project would not physically divide an established community, and a *less-than-significant* impact would occur.

Mitigation Measure(s)

None required.

4.9-2 Consistency with the Antioch General Plan. Based on the analysis below, the impact is less than significant.

Multi-Generational and Traditional Plans

The proposed project includes two scenarios: a Multi-Generational Plan and a Traditional Plan. 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.

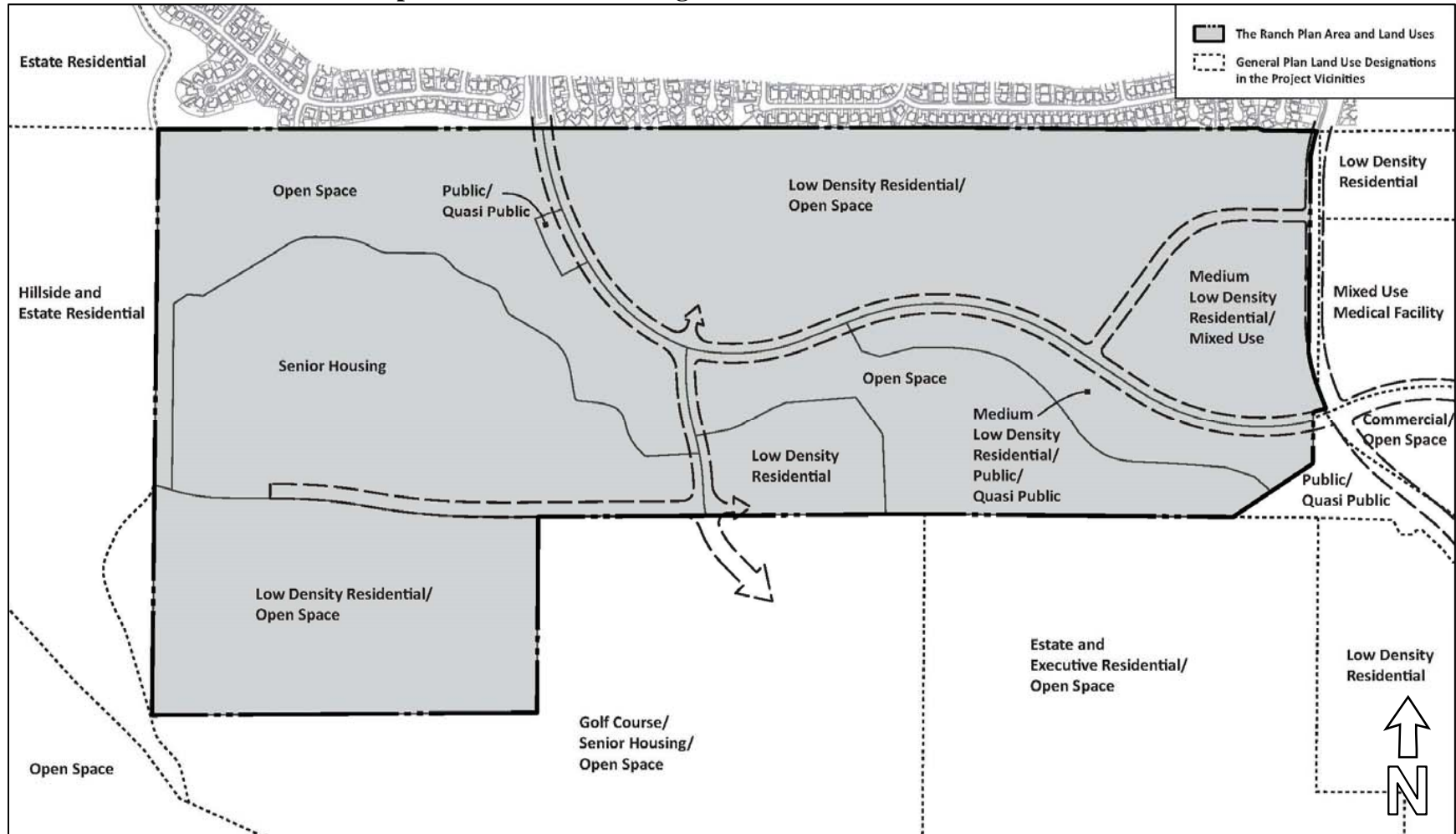
Per the City of Antioch General Plan, the proposed project site is located within the Sand Creek Focus Area, and is designated Golf Course Community, Senior Housing, and Open Space. The proposed project would include a General Plan Amendment to change the land use designations of the site to Low Density Residential, Medium Low Density Residential, Mixed Use, Public/Quasi Public, and Open Space. In addition, the Multi-Generational Plan would designate a portion of the site as Senior Housing (see Figure 4.9-4 and Figure 4.9-5). In addition, both scenarios would include changes to the Circulation Element of the General Plan, which would shift the proposed alignment of Dallas Ranch Road and its connection to Sand Creek Road north of Sand Creek. The project applicant would submit text changes to the City's General Plan for the Sand Creek Focus Area.

Should the Antioch City Council approve the General Plan Amendment included in the proposed project, the proposed land uses would be consistent with the new land use designations for the site. In addition, the project would be consistent with existing residential development trends within the Sand Creek Focus Area. In order to demonstrate the project's consistency with the Antioch General Plan, Table 4.9-1 includes a list of the relevant General Plan policies and a corresponding discussion of the project's consistency with each policy. As demonstrated in the table, the proposed project is consistent with the relevant Antioch General Plan policies. Therefore, with Council approval of the General Plan Amendment, the project would have a *less-than-significant* impact regarding General Plan consistency.

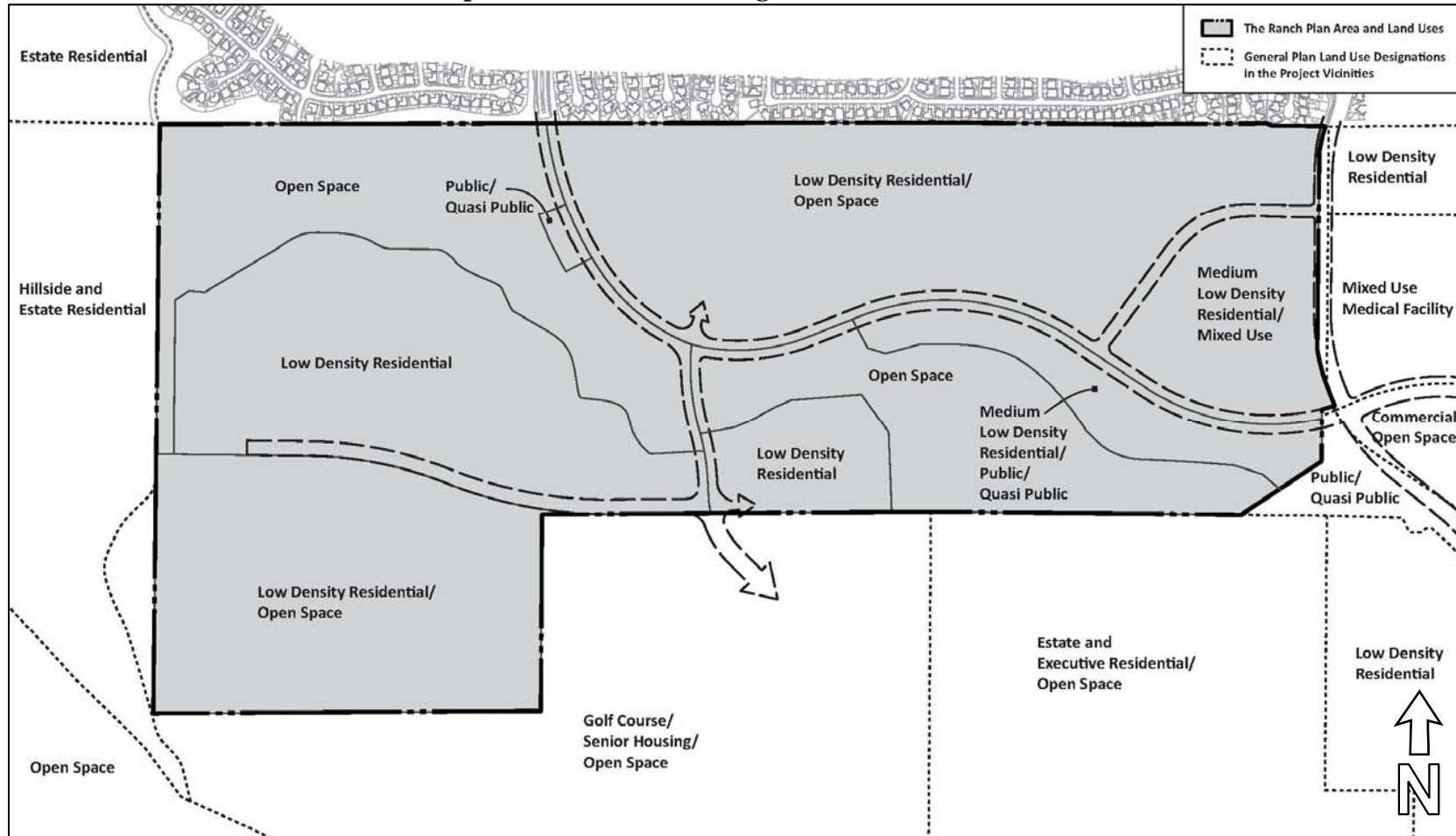
Mitigation Measure(s)

None required.

**Figure 4.9-4
 Proposed General Plan Designations for Multi-Generational Plan**



**Figure 4.9-5
 Proposed General Plan Designations for Traditional Plan**



**Table 4.9-1
 Antioch General Plan Policy Discussion**

Policy	Project Consistency
Growth Management Element	
<p>3.5.3.1 Maintain a force level within a range of 1.2 to 1.5 officers, including community service officers assigned to community policing and prisoner custody details, per 1,000 population. The ratio of community service officers assigned to community policing and prisoner custody details to sworn officers shall not exceed 20 percent of the total number of sworn officers.</p>	<p>As described in the Public Services, Recreation, and Utilities chapter of this EIR, the Antioch Police Department (PD) is responsible for providing law enforcement services within the City of Antioch, and would continue to provide law enforcement services to the proposed project site after implementation of the proposed project. Buildout of the proposed project would result in the development of approximately 1,137 and 1,307 residential units and would introduce an estimated 3,582 to 4,117 new residents to the City of Antioch. In addition, the project would include a Village Center area capable of accommodating up to 54,000 sf of commercial, office, and retail space. As a result of the added population and commercial development, the Antioch PD would experience an increase in demand for police services.</p> <p>In order to offset demands on the Antioch PD, the City requires residential projects within the City to be annexed into a Community Facilities District (CFD) and pay an associated annual tax of \$445 per unit. In addition, the project applicant would be required to pay Development Impact Fees for police facilities consistent with Section 9-3.50 of the City’s Municipal Code.</p>
<p>3.8.2a Maintain an inventory of employment-generating lands, providing for a variety of office-based, industrial, and commercial (retail and service) employment opportunities.</p>	<p>The proposed project site is currently designated Golf Course/Senior Housing/Open Space and Hillside and Estate Residential. Neither land use designation is considered compatible with employment-generating uses. The proposed project would include development of a Village Center area that would accommodate up to 54,000 sf of commercial, office, and retail space. Therefore, the project would provide for employment-generating land uses where none currently exist.</p>
<p>3.8.2b Maintain an inventory of residential lands that provides for a broad range of housing types including executive housing in both urban and rural settings, traditional single-family neighborhoods, middle to upper end attached housing products, and affordable housing.</p>	<p>Both the Multi-Generational Plan and the Traditional Plan would include the development of a broad range of housing types, including both low- and medium-density single-family housing. Average lot sizes would range from 4,500 sf to 10,000 sf. In addition, the Multi-Generational Plan would include approximately 500 units of active adult housing. As discussed</p>

Table 4.9-1 Antioch General Plan Policy Discussion	
Policy	Project Consistency
<ul style="list-style-type: none"> • Provide a balance between the types and extent of employment-generating lands planned within the City of Antioch with the types and intensity of lands planned for residential development. • Encourage businesses to locate and expand within Antioch through an aggressive economic development program that provides essential information to prospective developers and businesses, along with tangible incentive programs for new and expanding businesses. 	<p>above, both scenarios would include development of a Village Center area that would accommodate up to 54,000 sf of commercial, office, and retail space. Therefore, the proposed project would provide for a broad range of both residential and employment-generating land uses.</p>
Land Use Element	
<p>4.4.6.7b (b) Sand Creek Focus Area development shall make a substantial commitment to employment-generating uses. Up to 180 acres are to be devoted to employment-generating uses within the areas shown for Commercial/Open Space, in addition to the area shown as Mixed Use Medical Facility. Appropriate primary land uses within employment-generating areas include:</p> <ul style="list-style-type: none"> • Administrative and Professional Offices • Research and Development • Light Manufacturing and Assembly • Hospital and related medical uses 	<p>Per the City of Antioch General Plan, the proposed project site is designated Golf Course/Senior Housing/Open Space and Hillside and Estate Residential. Given that the project site is not located within an area designated for employment-generating uses, Policy 4.4.6.7b (b) would not apply to the proposed project. Nevertheless, as noted above, the proposed Village Center area would accommodate up to 54,000 sf of commercial, office, and retail space.</p>
<p>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.</p>	<p>The Sand Creek Focus Area does not currently contain a considerable amount of residential development. However, a number of residential development projects have been previously approved by the City, including the Vineyards at Sand Creek project and the Aviano project. The Vineyards at Sand Creek project would include 650 single-family residential units, while the Aviano project would include 535 single-family units, resulting in a combined total of 1,185 units. Buildout of the proposed project would result in the development of approximately 1,137 to 1,307 residential units. Thus, the proposed project, in combination with existing and planned development in the Sand Creek Focus Area, would result in up to 2,492</p>

**Table 4.9-1
Antioch General Plan Policy Discussion**

Policy	Project Consistency
	dwelling units, considerably less than the 4,000-unit cap specified by Policy 4.4.6.7b (k).
<p>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.</p>	<p>See response to Policy 4.4.6.7b (k) above. Potential impacts related to biological resources, geology, soils, and mineral resources are discussed in Chapters 4.4 and 4.6 of this EIR. Chapter 4.11 includes a discussion of the proposed project’s potential impacts related to public services, recreation, and utilities.</p>
<p>4.4.6.7b (m) As a means of expanding the range of housing choices available within Antioch, three types of “upscale” housing are to be provided, including Hillside Estate Housing, Executive Estate Housing, and Golf Course-Oriented Housing.</p> <p>Hillside Estate Housing consists of residential development within the hilly portions of the Focus Area 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</p>	<p>Per the City of Antioch General Plan, the proposed project site is designated Golf Course/Senior Housing/Open Space and Hillside and Estate Residential. The proposed project would include a General Plan Amendment 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. The Multi-Generational Plan would designate a portion of the site as Senior Housing.</p> <p>The two proposed development 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 low-density “executive” neighborhoods (LD-1, LD-2, and LD-3) with average</p>

**Table 4.9-1
 Antioch General Plan Policy Discussion**

Policy	Project Consistency
<p>within Hillside Estate Areas are to be limited to one dwelling unit per gross developable acre (1 du/ac), with typical lot sizes ranging upward from 20,000 square feet. The anticipated population density for this land use type is up to four persons per developed acre. Included in this category is custom home development, wherein semi-improved lots are sold to individuals for construction of custom homes. Approximately 20 percent of Hillside Estate Housing should be devoted to custom home sites.</p> <p>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.</p> <p>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 of the General Plan. 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</p>	<p>lot sizes ranging from 7,000 to 10,000 sf and net densities ranging from 3.4 to 3.9 du/ac. The Multi-Generational Plan would provide approximately 157 acres of low-density housing, while the Traditional Plan would provide approximately 249 acres. All of the proposed lots would be single-family residential, and each neighborhood would include a Homeowner’s Association (HOA) subject to Covenants, Codes, and Restrictions (CCRs).</p> <p>With approval of the requested General Plan Amendment, Policy 4.4.6.7b (m) would not apply to the proposed project. Nonetheless, the proposed low-density residential land uses would be consistent with general development trends in the Sand Creek Focus Area.</p>

**Table 4.9-1
 Antioch General Plan Policy Discussion**

Policy	Project Consistency
<p>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.</p>	
<p>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.</p>	<p>The proposed project site does not currently contain areas designated Residential or Low Density Residential per the Antioch General Plan. Nonetheless, the proposed low-density executive neighborhoods discussed above would be generally consistent with the lot size and development intensity specified for Single-Family Detached housing per Policy 4.4.6.7b (n). Low Density (LD) residential lot sizes would range from 5,000 to 10,000 sf, with an average of 7,000 sf. Medium Density (MD) lot sizes would average 4,500 sf.</p>
<p>4.4.6.7b (p) 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 of the General Plan 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.</p>	<p>Per the City of Antioch General Plan, the proposed project site is designated Golf Course/Senior Housing/Open Space and Hillside and Estate Residential. The proposed project would include a General Plan Amendment 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. The Multi-Generational Plan would designate a portion of the site as Senior Housing, and would provide for an Active Adult (AA) neighborhood with approximately 93 acres of age-restricted housing. Within the proposed AA neighborhood, lots would average 5,000 sf and would be organized around a central neighborhood park that would include a private clubhouse and a recreation center.</p>

**Table 4.9-1
Antioch General Plan Policy Discussion**

Policy	Project Consistency
4.4.6.7b (r) Sand Creek, ridgelines, hilltops, stands of oak trees, and significant landforms shall be preserved in their natural condition. Overall, a minimum of 25 percent of the Sand Creek Focus Area shall be preserved in open space, exclusive of lands developed for golf course use.	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.
4.4.6.7b (s) Adequate buffer areas adjacent to the top of banks along Sand Creek to protect sensitive plant and amphibian habitats and water quality shall be provided. Adequate buffer areas shall also be provided along the edge of existing areas of permanently preserved open space adjacent to the Sand Creek Focus Area, including but not limited to the Black Diamond Mines Regional Park. Buffers established adjacent to existing open space areas shall be of an adequate width to minimize light/glare, noise, fire safety, public safety, habitat, public access impacts within the existing open space areas, consistent with the provisions of Section 10.5, Open Space Transitions and Buffers Policies of the General Plan.	Both the Multi-Generational Plan and the Traditional Plan would preserve a wide swath of land along the Sand Creek corridor as Open Space. With the exception of a pair of two-lane automobile bridges and a pedestrian bridge, the proposed Open Space areas would be protected from development. Improvements along Sand Creek would be primarily limited to bike and pedestrian trails.
4.4.6.7b (t) Because of the sensitivity of the habitat areas within the Sand Creek Focus Area, and to provide for mitigation of biological resources impacts on lands in natural open space, as well as for the long-term management of natural open space, a Resource Management Plan based on the Framework Resource Management Plan attached as Appendix A to this General Plan shall be prepared and approved prior to development of the Sand Creek Focus Area.	As discussed in Chapter 4.4, Biological Resources, of this EIR, the applicant is preparing a Resource Management Plan for City approval as specified by this policy. This EIR provides mitigation to reduce all identified biological resource impacts to a less-than-significant level, including impacts related to sensitive habitats.
4.4.6.7b (w) To mitigate the impacts of habitat that will be lost to future development within the Focus Area, an appropriate amount of habitat shall be preserved on- or off-site per the compensatory provisions of the Framework Resource Management Plan prepared for the Sand Creek Focus Area (attached as Appendix A of the General Plan).	Chapter 4.4, Biological Resources, of this EIR provides mitigation to reduce all identified impacts to a less-than-significant level, including impacts related to habitat loss. As such, with implementation of the mitigation included in this EIR, the proposed project would not conflict with Policy 4.4.6.7b (w).

**Table 4.9-1
 Antioch General Plan Policy Discussion**

Policy	Project Consistency
<p>4.4.6.7b (dd) Project entry, streetscape, and landscape design elements are to be designed to create and maintain a strong identification of the Sand Creek Focus Area as an identifiable “community” distinct from Southeast Antioch.</p>	<p>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 supersede Chapter 5, Article 6, Table 9-5.601 in the Antioch Municipal Code.</p> <p>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.</p>
<p>4.4.6.7b (ee) The Sand Creek Focus Area is intended to be “transit-friendly,” including appropriate provisions for public transit and non-motorized forms of transportation.</p>	<p>The proposed project would include construction of an ultimate 4-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 project applicant would coordinate with Tri-Delta Transit and City to ascertain the best location for bus turnouts along the proposed Sand Creek Road extension. Class II bike lanes would be provided along the length of Sand Creek Road, as well as all other major roadways within the project site</p>
<p>4.4.6.7b (gg) Subject to its financial feasibility (see Policy “m”), a golf course shall be provided within the Focus Area, designed in such a way as to maximize frontage for residential dwellings. The golf course may also be designed to serve as a buffer between development</p>	<p>The applicant believes that the current market and trends at other regional golf courses can support the elimination of a golf course from the Sand Creek Focus Area. The applicant has included a combination of public parks, private</p>

**Table 4.9-1
 Antioch General Plan Policy Discussion**

Policy	Project Consistency
<p>and open space areas set aside to mitigate the impacts of development.</p> <p>The golf course shall be designed to retain the existing trail within Sand Creek.</p> <p>The golf course and Sand Creek corridor shall function as a visual amenity from the primary access road within the Focus Area (Dallas Ranch Road/Sand Creek Road). As part of the golf course clubhouse, banquet and conference facilities shall be provided.</p>	<p>parks, paved and unpaved trails, trailhead and staging areas, and a park with a community center with event space and community gardens.</p>
<p>4.4.6.7b (hh) A park program, providing active and passive recreational opportunities is to be provided. In addition to a golf course and preservation of natural open space within Sand Creek and the steeper portions of the Focus Area, the development shall meet the City’s established park standards. A sports complex is to be developed.</p> <p>A sports complex is to be developed. The sports complex is intended to be located within the Flood Control District’s detention basin.</p> <p>Neighborhood park facilities may be privately maintained for the exclusive use of project residents. The sports complex within the Sand Creek Detention Basin will be maintained by the City.</p>	<p>The proposed project would include five public neighborhood parks, ranging from 1.5 to 6 acres, as well as numerous pocket parks that would generally be smaller than one acre. 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, as noted above, 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.</p> <p>The Sand Creek Focus Area Detention Basin is not located within the proposed project site.</p>
<p>4.4.6.7b (ii) Development of an appropriate level of pedestrian and bicycle circulation throughout the community is to be provided, including pathways connecting the residential neighborhoods, as well as non-residential and recreational components of the community. Sand Creek Focus Area development should also provide recreational trail systems for jogging and bicycling, including areas for hiking and mountain biking. Trails along Sand Creek and</p>	<p>The proposed project would provide sidewalks and Class II bike lanes along all major roadways within the project site. In addition, 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. As discussed in Chapter 4.4, Biological Resources, of this EIR, the trail systems would be</p>

Table 4.9-1 Antioch General Plan Policy Discussion	
Policy	Project Consistency
Horse Valley Creek shall be designed so as to avoid impacting sensitive plant and amphibian habitats, as well as water quality.	designed to minimize adverse effects to natural resources within the Sand Creek corridor. Furthermore, as discussed in Chapter 4.12, Transportation and Circulation, of this EIR, impacts related to bicycle facilities would be less than significant.
Community Image and Design Element	
5.4.12a Minimize the number and extent of locations where nonresidential 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.	With the exception of residential land uses located adjacent to open space or parks, which would be considered compatible uses, only a small portion of the proposed residences would be located adjacent to non-residential uses. Specifically, within the area that would be designated Medium Low Density/Mixed Use, medium-density residential uses would be located near the proposed Village Center area. The Village Center would be separated from the proposed residential development to the north and west by neighborhood roadways.
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 generally be on the second use to be developed. Where there is bare ground to start from, both uses should participate in providing buffers along the boundary between them.	See response to Policy 5.4.12a above.
5.4.14a Design hillside development to be sensitive to existing terrain, views, and significant natural landforms and features.	As shown in Figure 4.9-6 below, due to erosion of the Sand Creek drainage from storm events and cattle grazing, approximately 50 percent of the steepest slopes within the project site are located along the creek banks. Outside of Sand Creek, the most substantial on-site slopes are located within the northwest and southwest portions of the project site. The remainder of the site is defined by slopes of less than 25 percent.

**Table 4.9-1
 Antioch General Plan Policy Discussion**

Policy	Project Consistency
	<p>The northwestern portion of the project site would be preserved as open space and would not be developed with buildings or roadways under either of the proposed development scenarios. Rather, development within the northwest area would be limited to pedestrian and bicycle trails.</p> <p>Per a conceptual grading plan included in the proposed design guidelines, the southwestern portion of the project site (within the proposed LD-1 neighborhood area) would be graded with a landform grading methodology, avoiding the top 25 percent of the hilltops and matching the existing contouring of the hillsides to the maximum extent feasible. The steepest slopes to the east and west of the proposed LD-1 neighborhood would be retained as open space and left in a primarily undeveloped state.</p>
<p>5.4.14b Projects within hillside areas shall be designed to protect important natural features and to minimize the amount of grading. To this end, grading plans shall conform to the following guidelines.</p> <p><i>Slopes less than 25%:</i> Redistribution of earth over large areas may be permitted.</p> <p><i>Slopes between 25% and 35%:</i> Some grading may occur, but landforms need to retain their natural character. Split-level designs and clustering are encouraged as a means of avoiding the need for large padded building areas.</p> <p><i>Slopes between 35% and 50%:</i> Development and limited grading can occur only if it can be clearly demonstrated that safety hazards, environmental degradation, and aesthetic impacts will be avoided. Structures shall blend with the natural environment through their shape, materials and colors. Impact of traffic and roadways is to be minimized by following natural contours or using grade separations. Encouraged is the use of larger lots, variable setbacks</p>	<p>The proposed LD-1 neighborhood area contains moderately sloping terrain with grades up to 25 percent. Per the proposed design guidelines, development within the LD-1 neighborhood would be required to conform to the following standards:</p> <ol style="list-style-type: none"> a. All grading and development should use a “landform grading” approach, whereby the terrain can be graded or modified, but the final appearance should be that of a natural hillside with organic contours, curving topography, and natural plantings. b. Grading will have a general slope of three-foot horizontal to one-foot vertical (3:1), with a maximum slope of 2:1. c. Graded pads should include a mixture of flat pads and sloping pads. d. The maximum street slope shall be 15 percent. e. Storm runoff from the adjacent open space slopes will be collected and routed to avoid having it enter a private, flat pad residential lot. Storm runoff from the open space slopes may enter the private, sloped pad residential lots. f. Lot lines will be placed at the top of slope to eliminate cross lot drainage. Lot lines can be placed at the toe of slope for down-split

**Table 4.9-1
 Antioch General Plan Policy Discussion**

Policy	Project Consistency
<p>and variable building structural techniques such as stepped or post and beam foundations are required.</p> <p><i>Slopes greater than 50%:</i> Except in small, isolated locations, development in areas with slopes greater than 50% should be avoided.</p>	<p>lots and for lots were cross lot drainage is not an issue (i.e.; lots adjacent to and above roadways)</p> <p>g. A typical individual retaining wall height of six feet maximum is recommended. Multiple stepped retaining walls are allowable.</p> <p>h. All cul-de-sacs should provide an opening to allow for public access to the open space.</p> <p>i. Disturbed slopes shall be treated with native grasses or similar treatment to avoid run-off or erosion. The planting of oak trees and other native plants is strongly encouraged.</p>
<p>5.4.14c Manufactured slopes in excess of five vertical feet (5') shall be landform graded. "Landform grading" is a contour grading method which creates artificial slopes with curves and varying slope ratios in the horizontal and vertical planes designed to simulate the appearance of surrounding natural terrain. Grading plans shall identify which slopes are to be landform graded and which are to be conventionally graded.</p>	<p>See response to Policy 5.4.14a above.</p>
<p>5.4.14d The overall project design/layout of hillside development shall adapt to the natural hillside topography and maximize view opportunities to, as well as from the development.</p>	<p>See response to Policy 5.4.14a above.</p>
<p>5.4.14e Grading of ridgelines is to be avoided wherever feasible, siting structures sufficiently below ridgelines so as to preserve unobstructed views of a natural skyline. In cases where application of this performance standard would prevent construction of any structures on a lot of record, obstruction of views of a natural skyline shall be minimized through construction techniques and design, and landscaping shall be provided to soften the impact of the new structure.</p>	<p>As noted previously, the southwestern portion of the project site within the proposed LD-1 neighborhood area would be graded with a landform grading methodology, avoiding the top 25 percent of the hilltops and matching the existing contouring of the hillsides to the maximum extent feasible. Potential impacts related to aesthetic resources, including ridgelines and hillsides, are discussed in Chapter 4.1, Aesthetics, of this EIR.</p>
<p>5.4.14f Hillside site design should maintain an informal character with the prime determinant being the natural terrain. This can be accomplished by:</p>	<p>See response to Policy 5.4.14a above.</p>

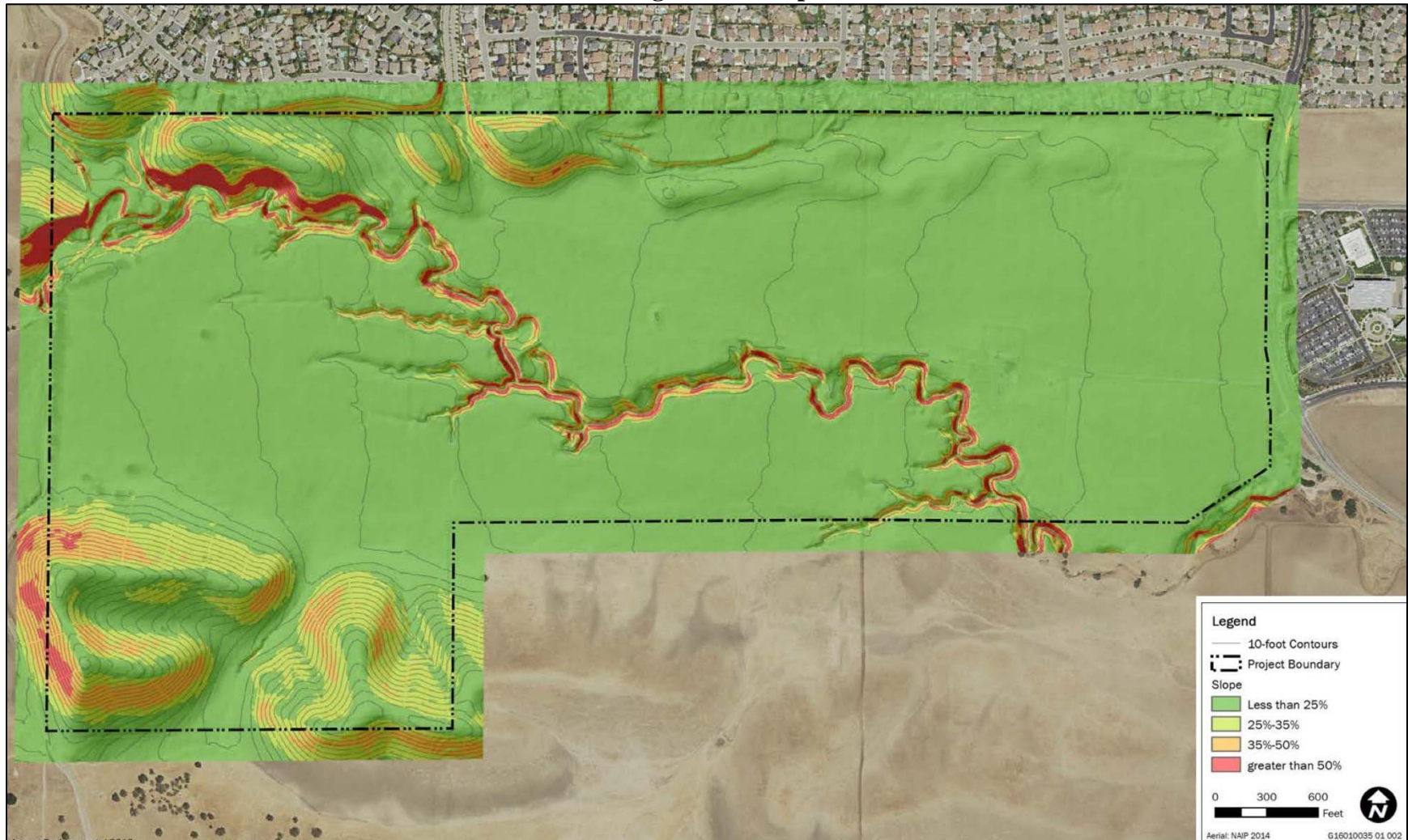
**Table 4.9-1
 Antioch General Plan Policy Discussion**

Policy	Project Consistency
<ul style="list-style-type: none"> • Utilizing variable setbacks and structure heights, innovative building techniques, and retaining walls to blend structures into the terrain, and • Allowing for different lot shapes and sizes. 	
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.	See response to Policy 5.4.14e above.
5.4.14h Streets should follow the natural contours of the hillside to minimize cut and fill, permitting streets to be split into two one-way streets in steeper areas to minimize grading and blend with the terrain. Cul-de-sacs or loop roads are encouraged where necessary to fit the terrain. On street parking and sidewalks may be eliminated, subject to City approval, to reduce required grading.	The proposed arterial roadways would avoid areas with slopes of greater than 25 percent. The final design of arterial and neighborhood streets, including locations of cul-de-sac bulbs within the on-site circulation system, would be determined at the time of tentative subdivision maps submittal for the proposed neighborhoods. Street design would be subject to review and approval by the City of Antioch Engineer.
5.4.14i Clustered development is encouraged as a means of preserving the natural appearance of the hillside and maximizing the amount of open space. Under this concept, dwelling units are grouped in the more level portions of the site, while steeper areas are preserved in a natural state.	As noted previously, the steepest slopes within the proposed project site would be preserved as open space and would be protected from substantial development. Lots within the LD-1 neighborhood would average 10,000 sf, and would be designed to complement the natural topography of the areas to minimize grading on steep slopes on ridgelines. Proposed development guidelines that would apply to the LD-1 neighborhood are discussed above.
5.4.14j Project design should maximize public access to canyons, overlooks, and open space areas by: <ul style="list-style-type: none"> • Providing open space easements between lots or near the end of streets or cul-de-sacs; and • Designating public pathways to scenic vistas. 	As discussed in Chapter 4.1, Aesthetics, of this EIR, 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. Vista points would be provided within the hills at the northwest and southwest portions of the site.

**Table 4.9-1
 Antioch General Plan Policy Discussion**

Policy		Project Consistency
5.4.14k	<p>Permit the use of small retaining structures when such structures can reduce grading, provided that these structures are located and limited in height so as not to be a dominant visual feature of the parcel.</p> <ul style="list-style-type: none"> • Where retaining walls face public streets, they should be faced with materials that help blend the wall into the natural character of the terrain. • Large retaining walls in a uniform plane should be avoided. Break retaining walls into elements and terraces, and use landscaping to screen them from view. 	See response to Policy 5.4.14a above.
5.4.14l	<p>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.</p>	See response to Policy 5.4.14a above.

**Figure 4.9-6
Existing On-Site Slopes**



4.9-3 Consistency with existing zoning. Based on the analysis below, the impact is *less than significant*.

Multi-Generational and Traditional Plans

As described above, the proposed project site is located within the Sand Creek Focus Area of the General Plan and is zoned S. As a result, the proposed project would require a rezone from S to PD. The PD district is intended to set the development standards applicable to the project site, including the maximum density and maximum number of units, minimum lot size, landscape requirements, open space requirements, architectural guidelines, and maximum building heights and lot coverage.

As required by Section 9-5.2307 of the Antioch Municipal Code, a preliminary development plan has already been reviewed by the Antioch Planning Commission. The proposed development standards outline zoning for the project area, outline permitted uses, and establish acreages and dwelling units allocated to each proposed land use, as well as standards related to parking, setbacks, building heights, and construction of streets. Furthermore, future approval of Large Lot and Small Lot Tentative Subdivision Maps would be required prior to the construction of any phase of the approved PD district. In addition, future development would be subject to Design Review by the City. The City Council would determine whether or not the proposed land uses and their interrelationships are generally acceptable and may approve, modify or deny the proposed project. Therefore, should the City Council approve the above stated approvals, the project would be consistent with the City of Antioch's zoning and a *less-than-significant* impact would result.

Mitigation Measure(s)

None required.

4.9-4 Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure). Based on the analysis below, the impact is *less than significant*.

The proposed project would include the development of a comprehensive master planned community. Both the Multi-Generational Plan and the Traditional Plan propose development of residential and commercial land uses, and, thus, have the potential to induce population growth in an area within the voter-approved Urban Limit Line (ULL). Anticipated levels of growth associated with the two scenarios are discussed below.

Multi-Generational Plan

The Multi-Generational Plan would include the development of approximately 1,307 residential units. In addition, the proposed Village Center area would accommodate up to 54,000 sf of commercial, office, and retail space. Per the City's Housing Element, the City

of Antioch had an average household size of 3.15 persons per household.⁷ Consequently, the proposed project could provide housing for up to approximately 4,117 people (1,307 proposed households X 3.15 persons per household = 4,117 new residents). It should be noted that the Multi-Generational Plan includes approximately 500 units of active adult units, which would be anticipated to accommodate fewer occupants per unit. Thus, the discussion presented in this section represents a conservative scenario.

Traditional Plan

The Traditional Plan would include the development of approximately 1,137 residential units, 170 fewer than the Multi-Generational Plan. Similar to the Multi-Generational Plan, the Traditional Plan would include development of a proposed Village Center area that would accommodate up to 54,000 sf of commercial, office, and retail space. Based on an average household size of 3.15 persons per household, the proposed project could provide housing for up to approximately 3,582 people (1,137 proposed households X 3.15 persons per household = 3,582 new residents). Thus, the Traditional Plan would result in similar levels of population growth as the Multi-Generational Plan.

Citywide Growth Projections

According to the City of Antioch Housing Element, Antioch's population increased by approximately 4.0 percent between the years 2010 and 2014, from 102,372 residents to 106,455 residents.⁸ Contra Costa County's population has increased at a similar pace, growing by approximately 3.6 percent from 2010 to 2014, from 1,049,025 to 1,087,008. Per the City's Housing Element, the Association of Bay Area Governments (ABAG) estimates that the City's population would be 116,200 in 2030, increasing by 9,745 persons. Assuming that the proposed project would be fully built out and operating at full capacity by 2030, the project's contribution to the overall population increase by 2030 would not contribute to an increase above the anticipated population levels (for either scenario). It should be noted that the City of Antioch has previously considered buildout of the proposed project site (as well as the Sand Creek Focus Area) as part of the General Plan. Furthermore, the housing units included in the proposed project would help the City to meet the City's RHNA of 1,448 total housing units for the 2014-2022 period.⁹

Infrastructure

In order to ensure that the City's population growth does not outpace availability of adequate infrastructure, the City has included a Growth Management Element as Chapter 3.0 of the City's General Plan. The Growth Management Element outlines objectives and policies aimed to ensure that adequate infrastructure is available for buildout of the General Plan. The proposed project's impacts related to public services and utilities are discussed in further detail in Chapter 4.11 of this EIR, Public Services, Recreation, and Utilities. As

⁷ City of Antioch. *Housing Element* [pg. 2-9]. Adopted April 14, 2015.

⁸ City of Antioch. *Housing Element* [pg. 2-2]. Adopted April 14, 2015.

⁹ City of Antioch. *Housing Element* [pg. 3-4]. Adopted April 14, 2015.

determined in Chapter 4.11, the proposed project's impacts related to public services and utilities would be less than significant. Furthermore, all infrastructure improvements included in the proposed project would be sized to accommodate potential future buildout of the Sand Creek Focus Area per the 4,000-unit limit specified in the City's General Plan and would not induce growth within the Sand Creek Focus Area beyond what has been previously considered by the City.

Conclusion

The proposed project would directly result in population growth as a result of construction of new housing. In addition, the construction of road stubs and infrastructure improvements could indirectly result in growth associated with adjacent properties. However, such growth would be consistent with what is anticipated per the City's General Plan, as the project, in combination with existing and planned development in the Sand Creek Focus Area, would result in up to 2,492 dwelling units, considerably less than the 4,000-unit cap specified by General Plan Policy 4.4.6.7b (k).

Based on the above, the proposed project would not result in population growth beyond levels previously considered in the City's Housing Element. In addition, the housing units included in the proposed project would help the City to meet the most recent RHNA requirements provided by ABAG. The City has previously considered buildout of the proposed project site as part of the General Plan, and the City's General Plan includes policies which would ensure that adequate infrastructure is available to serve the proposed project. Therefore, the proposed project's increase in population would not be considered substantial, and impacts would be considered *less than significant*.

Mitigation Measure(s)

None required.

- 4.9-5 Displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere. Based on the analysis below, the impact is *less than significant*.**

Multi-Generational and Traditional Plans

As discussed previously, the proposed project site currently includes a cattle-grazing operation, a single-family residence, and various barns and outbuildings located on the eastern portion of the site. The remainder of the site is undeveloped. Given that the project site does not currently contain a substantial amount of development, implementation of the proposed project would not displace substantial numbers of people or housing. Furthermore, the project would include the addition of new housing to the City's housing stock. Therefore, a *less-than-significant* impact would occur.

Mitigation Measure(s)

None required.

Cumulative Impacts and Mitigation Measures

The following discussion of impacts is based on the implementation of the proposed project in combination with other proposed and pending projects in the region. Other proposed and pending projects in the region under the cumulative context would include buildout of the City's General Plan, as well as development of the most recent planned land uses within the vicinity of the project area.

4.9-6 Cumulative land use and planning policy consistency. Based on the analysis below, the cumulative impact is *less than significant*.

Multi-Generational and Traditional Plans

General Plan policy compatibility issues are site-specific impacts and mitigated, as necessary, on a project-by-project basis. Should the City Council approve the requested General Plan and Zoning Amendments, the proposed project would be consistent with applicable land use plan, policies, and regulations, including all policies discussed in Impact 4.9-2 and Table 4.9-1. Therefore, the project would not result in cumulative policy inconsistency, and a *less-than-significant* cumulative impact would occur.

Mitigation Measure(s)

None required.

4.9-7 Cumulative population and housing impacts. Based on the analysis below, the impact is *less than significant*.

Multi-Generational and Traditional Plans

The Antioch General Plan enables residential growth, and identifies the necessary infrastructure improvements, including roads, utilities, and government services that would support future growth. Specifically, the Antioch General Plan planned for single-family residential development, senior housing, and open space uses within the project site. The new residences provided by the proposed project would fall within ABAG's growth estimates for the City of Antioch. In addition, the project would be consistent with the 4,000-unit cap for the Sand Creek Focus Area specified by General Plan Policy 4.4.6.7b (k).

The direct and indirect impacts of population and housing growth associated with the project are considered throughout this EIR and include potential impacts related to traffic, air quality, noise, public services and utilities, and other resource areas. To the extent that the projected population would result in significant adverse effects to such resources, the impacts have been identified and considered within relevant sections of this EIR. Furthermore, as noted above, implementation of the proposed project would not displace substantial numbers of people or existing housing.

The population from the proposed project has been anticipated by the various utilities and public service providers and other agencies that rely on ABAG's population projections for anticipating future impacts on various services. As a result, the increase in housing and population facilitated by the proposed project would not be considered to result in a significant incremental contribution to the cumulative impact on population, housing, or employment growth, and the proposed project's cumulative impacts related to population and housing would be considered *less than significant*.

Mitigation Measure(s)

None required.