

# TABLE OF CONTENTS

	PAGE		PAGE
<b>CHAPTER 1: INTRODUCTION</b>		<b>1.5 PLAN ORGANIZATION</b> .....	<b>1-7</b>
1.1 VISION .....	1-1	1.6 LEGAL CONTEXT AND RELATIONSHIP TO OTHER PLANS .....	1-8
1.2 THE HILLCREST STATION AREA .....	1-2	A Specific Plan Under California Law .....	1-8
1.3 PURPOSE AND OBJECTIVES .....	1-4	Relationship to General Plan .....	1-8
Plan Purpose .....	1-4	Relationship to East Antioch Specific Plan .....	1-8
Plan Objectives .....	1-4	Metropolitan Transportation Commission Resolution 3434.....	1-9
1.4 PLANNING PROCESS .....	1-5	1.7 ENVIRONMENTAL REVIEW .....	1-10
Background Research .....	1-5	Environmental Impact Report Prepared For the Specific Plan .....	1-10
Alternatives .....	1-5	Environmental Review For Future Development Projects .....	1-10
Community Workshops.....	1-5		
Draft Plan and EIR Documents .....	1-6		
Implementation.....	1-6		

	PAGE
<b>CHAPTER 2: BACKGROUND</b>	
2.1 REGIONAL CONTEXT AND PROJECTED GROWTH .....	2-1
2.2 TRANSPORTATION CONTEXT .....	2-4
County Transportation Projects .....	2-4
eBART Project: Pittsburg Bay Point to Hillcrest .....	2-4
Future eBART Extension .....	2-4
2.3 HILLCREST EBART STATION .....	2-6
City Preferred Location: East Median Station .....	2-6
BART Proposed Project: Median Station .....	2-6
2.4 REGIONAL PLANNING AND TRANSIT-ORIENTED DEVELOPMENT .....	2-8
Regional Planning Efforts .....	2-8
Transit-Oriented Development Planning .....	2-8
2.5 MARKET ANALYSIS .....	2-9
Overview .....	2-9
Demographic Shifts in Antioch .....	2-9
Housing Market .....	2-9
Office Market .....	2-10
Retail Market .....	2-10

	PAGE
2.6 SITE DEVELOPMENT ISSUES AND CONSTRAINTS .....	2-12
Land Use .....	2-12
Circulation .....	2-14
Buffers .....	2-15
Other Factors .....	2-15
Development Implications .....	2-15

**CHAPTER 3: PLAN FRAMEWORK: LAND USE, CIRCULATION, AND OPEN SPACE**

3.1 OVERVIEW .....	3-1
Transit Village .....	3-2
Town Center .....	3-2
Freeway Area .....	3-3
3.2 DEVELOPMENT PROGRAM .....	3-6
Total Buildout Projections .....	3-6
Housing Units and Population Projections .....	3-7
Commercial Square Footage and Employment Projections .....	3-8
Regional Plan Consistency .....	3-9
3.3 LAND USE .....	3-10
Land Use Principles .....	3-10
Land Use Classifications .....	3-10
Development Density Standards .....	3-14
Land Use Policies .....	3-16

	PAGE
3.4 CIRCULATION .....	3-19
Circulation Principles .....	3-19
City and Regional Roadway Improvements .....	3-20
Street Network Policies .....	3-24
Parking .....	3-27
Parking Policies .....	3-28
Transit .....	3-29
Pedestrian and Bicycle Access and Circulation .....	3-30
Pedestrian and Bicycle Circulation Policies.....	3-32
Freight Rail Service .....	3-33
Truck Access .....	3-33
3.5 PARKS AND OPEN SPACE .....	3-34
Parks and Open Space Principles.....	3-34
East Antioch Creek Linear Park .....	3-35
Public and Private Open Space .....	3-35
Public Plazas .....	3-36
Landscape Buffers .....	3-36
Parks and Open Space Policies.....	3-38

**CHAPTER 4: URBAN DESIGN**

	PAGE
4.1 URBAN DESIGN OVERVIEW .....	4-1
Urban Design Principles.....	4-2
Development Areas.....	4-2
Development Areas Policies.....	4-5
East Antioch Creek and Trail .....	4-6
Building Form and Height .....	4-8
4.2 VIEWS AND SCENIC RESOURCES.....	4-9
Views to Hills and Water .....	4-9
Scenic Resources.....	4-9
Grading and Natural Features.....	4-9
4.3 LANDSCAPE BUFFERS .....	4-10
Railroad Line Buffers.....	4-11
Freeway Buffers .....	4-13
Electrical Facilities Buffers .....	4-16
4.4 STREET DESIGN.....	4-20
Arterials and Collector Streets .....	4-22
Local Streets and Block Size .....	4-30
4.5 PEDESTRIAN AND BICYCLE ROUTES TO EBART .....	4-34
City Preferred Location: East Median Station.....	4-34
Median Station.....	4-40

	PAGE
4.6 PARKING AND BUILDINGS: RELATIONSHIPS TO THE STREET ...	4-43
Parking Location and Design .....	4-43
Building Relationships to the Street.....	4-44
<b>CHAPTER 5: ENVIRONMENTAL PROTECTION AND HAZARD MITIGATION</b>	
Environmental Protection & Hazard Mitigation Principles	5-1
5.1 AIR QUALITY .....	5-2
5.2 BIOLOGICAL RESOURCES AND HABITAT PROTECTION.....	5-3
Biological Resources and Habitat Protection Policies.....	5-6
5.3 CULTURAL RESOURCES .....	5-10
Historic Resources .....	5-10
5.4 GEOLOGICAL AND SEISMIC HAZARD MITIGATION.....	5-11
5.5 GREENHOUSE GAS EMISSIONS AND RESOURCE EFFICIENCY ...	5-14
5.6 HAZARDOUS MATERIALS REMEDIATION.....	5-15
5.7 WATER QUALITY .....	5-18
5.8 NOISE AND VIBRATIONS .....	5-20
5.9 PIPELINES .....	5-23

	PAGE
<b>CHAPTER 6: UTILITIES AND PUBLIC SERVICES</b>	
Utilities and Public Services Principles .....	6-1
6.1 PUBLIC UTILITIES.....	6-2
Flooding and Stormwater Management.....	6-2
Potable Water .....	6-6
Sanitary Sewer and Wastewater Management.....	6-8
Solid Waste Management .....	6-10
6.2 NON-MUNICIPAL UTILITIES .....	6-11
Water Pipelines .....	6-11
Natural Gas and Electricity .....	6-11
Telecommunications.....	6-11
6.3 PUBLIC SERVICES .....	6-14
Fire Protection.....	6-14
Police Services .....	6-15
Schools .....	6-15
Community Facilities .....	6-16
<b>CHAPTER 7: IMPLEMENTATION</b>	
7.1 DEVELOPMENT TIMING AND PHASING .....	7-1
Development and Phasing Projections .....	7-1
Coordination of Development with State Route 4 and eBART .....	7-2
Inclusion of Employment Uses in Development Projects .....	7-3

	PAGE		PAGE
7.2 CIRCULATION IMPROVEMENTS REQUIRED FOR DEVELOPMENT AREAS .....	7-4	Figure 3-7: Open Space Plan .....	3-37
Circulation Improvements for each Development Area .....	7-4	Figure 4-1: Urban Design Framework.....	4-4
Circulation Improvements Policies.....	7-5	Figure 4-2: Creek, Creek Buffer, and Creek-side Trails .....	4-7
7.3 INFRASTRUCTURE, PUBLIC FACILITIES AND ENVIRONMENTAL MITIGATIONS .....	7-9	Figure 4-3: Trail Adjacent to Detention Basins .....	4-7
7.4 REQUIRED MASTER PLANS .....	7-12	Figure 4-4: Street Adjacent to the Railroad .....	4-11
7.5 ONGOING PLANNING FOR THE HILLCREST AREA.....	7-14	Figure 4-5: Office TOD Employment Area next to the Railroad .....	4-12
<b>FIGURES</b>		Figure 4-6: Development Adjacent to SR 4.....	4-13
Figure 1-1: Aerial Photo .....	1-3	Figure 4-7A: Development and Power Lines Adjacent to SR 160.....	4-15
Figure 2-1: Regional Context .....	2-2	Figure 4-7B: Development Adjacent to SR 160 if Power Lines are Not Relocated .....	4-15
Figure 2-2: Planning Area and Study Area.....	2-3	Figure 4-8: Street Adjacent to PG&E Substation .....	4-16
Figure 2-3: Future BART Extension Options.....	2-5	Figure 4-9: Development Adjacent to PG&E Substation .....	4-17
Figure 2-4: Potential Hillcrest Area eBART Station Locations.....	2-7	Figure 4-10: Land Between PG&E Substation and Railroad .	4-18
Figure 2-5: Existing Land Use .....	2-13	Figure 4-11: Local Street Next to PG&E Electrical Towers and Lines .....	4-19
Figure 2-6: Development Opportunities and Constraints.....	2-16	Figure 4-12: Street Section Key .....	4-21
Figure 3-1: Development Areas.....	3-4	Figure 4-13: Slatten Ranch Road, Adjacent to Community Retail.....	4-22
Figure 3-2: Plan Overview .....	3-5	Figure 4-14: Viera Avenue (New) .....	4-23
Figure 3-3: Land Use Plan .....	3-15	Figure 4-15: Viera Avenue (New) Between PG&E East/West Easement and the Railroad.....	4-23
Figure 3-4: Planned City and Regional Roadway Improvements.....	3-22	Figure 4-16A: Oakley Road Near Phillips Lane with Relocated Electrical Lines.....	4-25
Figure 3-5: Circulation Plan .....	3-23	Figure 4-16B: Oakley Road Near Phillips Lane - Alternative Without Electrical Lines .....	4-25
Figure 3-6: Bicycle Plan .....	3-31		

	PAGE
Figure 4-17: Oakley Road Between Phillips Lane and Willow Avenue.....	4-26
Figure 4-18: Oakley Road Between Viera Avenue (New) and Willow Avenue, Adjacent to the Detention Basin .....	4-27
Figure 4-19: Oakley Road in Pedestrian Center.....	4-28
Figure 4-20: Phillips Lane .....	4-29
Figure 4-21: Block Size Diagram.....	4-30
Figure 4-22: Typical Local Street with Buildings 3 to 4 Stories .....	4-31
Figure 4-23: Typical Local Street with Buildings 2 to 3 Stories .....	4-31
Figure 4-24: Viera Avenue (New) Next to Pedestrian Trail and Detention Basin (north of Oakley Road).....	4-32
Figure 4-25: Local Street Next to Park or Detention Basin ...	4-33
Figure 4-26: Pedestrian and Bicycle Route to eBART: East Median Station .....	4-35
Figure 4-27: East Median Station: Pedestrian and Bicycle Connection to eBART...	4-36
Figure 4-28: East Median Station: Pedestrian and Bicycle Connection Detail.....	4-38
Figure 4-29: Pedestrian and Bicycle Route to eBART: Median Station .....	4-39
Figure 4-30: Median Station: Pedestrian and Bicycle Connection to eBART...	4-40
Figure 5-1: Vegetation and Habitat Types.....	5-4
Figure 5-2: Special Status Species .....	5-5

	PAGE
Figure 5-3: Faults .....	5-12
Figure 5-4: Topography.....	5-13
Figure 5-5: Contaminated Sites .....	5-17
Figure 5-6: Watershed.....	5-19
Figure 5-7: Future Noise Contours.....	5-22
Figure 5-8: Existing Pipelines .....	5-24
Figure 6-1: Flood Hazard Zones.....	6-3
Figure 6-2: Existing and Future Storm Drains .....	6-4
Figure 6-3: Existing and Future Water System .....	6-7
Figure 6-4: Existing and Future Sewer System .....	6-9
Figure 6-5: Existing and Relocated Electrical Lines.....	6-12
Figure 6-6: Existing and Proposed Public Services.....	6-17
Figure 7-1: Circulation Improvements Required for Development Areas .....	7-7

**TABLES AND CHARTS**

Table 1-1: Specific Plan Process .....	1-5
Table 2-1: City of Antioch ABAG Projections .....	2-1
Chart 2-1: Demographic Shifts in Antioch Population: 2000 – 2012 .....	2-9
Table 3-1: Hillcrest Station Area Land Use Summary .....	3-6
Table 3-2: Buildout Assumptions: Building Intensity and Density .....	3-6
Table 3-3: Buildout Projections: Housing Units and Population .....	3-7
Table 3-4: Buildout Projections: Commercial Square Footage and Jobs .....	3-8
Table 3-5: Existing & Planned Corridor Housing Within a Half Mile of an eBART Station .....	3-9
Table 3-6: Development Density Standards .....	3-14
Table 5-1: Contaminated Sites .....	5-15
Table 6-1: Student Enrollment Projections (2035) .....	6-15
Table 7-1: Buildout Assumptions: Building Intensity and Density .....	7-1
Table 7-2: Development Phasing Projections .....	7-2
Table 7-3: Projected Phases of Circulation Infrastructure and Development .....	7-8
Table 7-4: Hillcrest Station Area – Infrastructure, Public Facilities, and Environmental Mitigation .....	7-10

