ANNOTATED

AGENDA

CITY OF ANTIOCH PLANNING COMMISSION

NICK RODRIGUEZ COMMUNITY CENTER 213 "F" STREET

WEDNESDAY, NOVEMBER 1, 2017

7:00 P.M.

NO PUBLIC HEARINGS WILL BEGIN AFTER 10:00 P.M. UNLESS THERE IS A VOTE OF THE PLANNING COMMISSION

TO HEAR THE MATTER

<u>APPEAL</u>

All items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on **WEDNESDAY**, **NOVEMBER 8**, 2017.

If you wish to speak, either during "public comments" or during an agenda item, fill out a Speaker Request Form and place in the Speaker Card Tray. This will enable us to call upon you to speak. Each speaker is limited to not more than 3 minutes. During public hearings, each side is entitled to one "main presenter" who may have not more than 10 minutes. These time limits may be modified depending on the number of speakers, number of items on the agenda or circumstances. No one may speak more than once on an agenda item or during "public comments". Groups who are here regarding an item may identify themselves by raising their hands at the appropriate time to show support for one of their speakers.

ROLL CALL

7:00 P.M.

Commissioners

Zacharatos, Chair Parsons, Vice Chair **(absent)** Motts Turnage Conley Martin

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

CONSENT CALENDAR

All matters listed under Consent Calendar are considered routine and are recommended for approval by the staff. There will be one motion approving the items listed. There will be no separate discussion of these items unless members of the Commission, staff or the public request specific items to be removed from the Consent Calendar for separate action.

- 1.APPROVAL OF MINUTES:A. September 6, 2017APPROVEDB. September 20, 2017APPROVED
 - * * * END OF CONSENT CALENDAR * *

NEW PUBLIC HEARINGS

2. Z-17-02, UP-17-01, V-17-05, AR-17-02 – Rocketship Elementary School Project – Gant Bowman and Harrison Tucker, Rocketship Education, requests approval of a Mitigated Negative Declaration, a rezone from Regional Commercial District (C-3); to Professional Office District (C-0), Variance from front setback requirements, Use Permit, and Design Review for the construction of a new charter elementary school with a total building area of 31,052-square-feet. The Project would serve up to 600 students between Pre-K and 5th Grade with 32 full-time staff. The 1.7-acre project site is located at 1700 Cavallo Road, Antioch, CA 94509. The site is identified by Contra Costa County Assessor's Parcel Number (APN) 065-151-049.

STAFF REPORT

RESOLUTION NOS. 2017-19, 20 & 21

3. Citywide General Plan Land Use Element Update: The City of Antioch is proposing amendments to the Land Use Element of the General Plan. The purpose of these amendments is primarily to accommodate a pending Downtown Specific Plan and to properly designate affected properties. In addition, the amendments will address and reconcile past actions, will resolve minor conflicts, and will provide greater consistency throughout the document. The proposed changes do not affect the current Sand Creek Focus Area policies. An addendum to the original 2003 General Plan Environmental Impact Report (EIR) has been prepared. The proposed changes ultimately require City Council approval and the Planning Commission will serve as an advisory board, providing a recommendation to the City Council on the matter.

STAFF REPORT

RESOLUTION NO. 2017-22

MINUTES

ORAL COMMUNICATIONS

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT (9:26 pm)

Notice of Availability of Reports

This agenda is a summary of the discussion items and actions proposed to be taken by the Planning Commission. For almost every agenda item, materials have been prepared by the City staff for the Planning Commission's consideration. These materials include staff reports which explain in detail the item before the Commission and the reason for the recommendation. The materials may also include resolutions or ordinances which are proposed to be adopted. Other materials, such as maps and diagrams, may also be included. All of these materials are available at the Community Development Department located on the 2nd floor of City Hall, 200 "H" Street, Antioch, California, 94509, between the hours of 8:00 a.m. and 11:30 a.m. or by appointment only between 1:00 p.m. and 5:00 p.m. Monday through Friday for inspection and copying (for a fee). Copies are also made available at the Antioch Public Library for inspection. Questions on these materials may be directed to the staff member who prepared them, or to the Community Development Department Department, who will refer you to the appropriate person.

Notice of Opportunity to Address the Planning Commission

The public has the opportunity to address the Planning Commission on each agenda item. You may be requested to complete a yellow Speaker Request form. Comments regarding matters not on this Agenda may be addressed during the "Public Comment" section on the agenda.

Accessibility

The meetings are accessible to those with disabilities. Auxiliary aids will be made available for persons with hearing or vision disabilities upon request in advance at (925) 779-7009 or TDD (925) 779-7081.

CITY OF ANTIOCH PLANNING COMMISSION

Regular Meeting 6:30 p.m.

September 20, 2017 City Council Chambers

Chair Zacharatos called the meeting to order at 6:30 P.M. on Wednesday, September 20, 2017 in the City Council Chambers. She stated that all items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 P.M. on Wednesday, September 27, 2017.

ROLL CALL

Present:	Commissioners Husary, Motts, Turnage, Vice Chair Parsons and				
	Chair Zacharatos				
Absent:	Commissioner Conley				
Staff:	Director of Community Development, Forrest Ebbs				
	Planning Manager, Alexis Morris				
	Associate Planner, Kevin Scudero				
	Captain, Tony Morefield				
	Assistant City Engineer, Lynne Filson				
	Interim City Attorney, Derek Cole				
	Minutes Clerk, Kitty Eiden				

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: None

CONTINUED PUBLIC HEARING

2. General Plan Land Use Element Update: Sand Creek Focus Area - The City of Antioch is proposing amendments to the Land Use Element of the General Plan affecting the Sand Creek Focus Area. The amendments include, but are not limited to, changes to land use designations, density allowances, conceptual circulation, land use policies, hillside protection policies, and open space designations. An addendum to the original 2003 General Plan Environmental Impact Report (EIR) has been prepared. The proposed changes ultimately require City Council approval and the Planning Commission will serve as an advisory board, providing a recommendation to the City Council on the matter.

<u>1B</u> 11-1-17 Director of Community Development Ebbs gave a PowerPoint presentation of the Sand Creek Focus Area Policy Update and presented the staff report dated September 12, 2017 recommending the Planning Commission take one of the following actions: 1) Recommend that the City Council table the item, 2) Recommend that the City Council direct staff to develop a Supplemental Environmental Report; or, 3) Recommend that the City Council table the Land Use Element with the Addendum to the 2003 General Plan EIR.

Chair Zacharatos opened the public hearing.

Ben Foley spoke to the value of maintaining open space and urged the Planning Commission to minimize the amount of development in the Sand Creek Focus Area.

Karen Whitestone, Conservation Analyst for the East Bay California Native Plant Society, recommended the City perform a supplemental EIR with updated information on the current physical setting.

Jeff Carman, Contra Costa Fire Chief, reported the new Sand Creek EIR did not reflect the agreement made for the 2003 EIR and requested the Commission confirm that initial funding was in place for the land, fire station, fire apparatus and equipment. Additionally, he requested a funding mechanism be put in place to offset the delta from property tax revenues for sustaining ongoing operations for the fire department.

Joel Develcourt, Greenbelt Alliance, reiterated the addendum had not addressed the increase of 71 acres to the project area, elimination of the office park and commercial development, the Deer Valley Regional Preserve, discovery of special status species and development of The Ranch project. He recommended the plan be tabled indefinitely or the City perform a developer funded supplemental EIR.

Kathy Griffin, Brentwood resident, expressed concern regarding the impacts of the Sand Creek Focus Area on the surrounding community and stated she opposed development of the area as currently planned. She recommended tabling the item indefinitely or conducting a supplemental EIR that evaluated the current impacts.

Matt Franscois, Rutan and Tucker on behalf of the Zeka Group, presented and reviewed a letter indicating their concerns that the development yield, as well as access and infrastructure planning, were lacking in the addendum to the EIR. He requested the Planning Commission recommend that the City Council table the item.

Lucas Stuart-Chilcote, speaking on behalf of himself and his extended family stated they supported maintaining the open space and noted the area west of Kaiser Permanente was in his family's heritage. He urged the Planning Commission to keep the area undeveloped and natural land. Beverly Knight, Antioch resident, provided written comment against this item.

Mark Maguire, Antioch resident, stated he opposed the City adopting the amendment to the Land Use Element with the Addendum to the 2003 General Plan EIR. He noted that he felt it could be legally challenged. He stated impacts from development proposed for the area were a concern. He suggested the City conduct a supplemental EIR to better understand the impacts.

Chair Zacharatos closed the public hearing.

In response to Commissioner Turnage, Director of Community Development Ebbs explained that the benefit of a supplemental EIR would be that it would address areas not covered by a project level EIR and it would also allow the City to have policies in place.

Interim City Attorney Cole added that from a CEQA standpoint, the City could not assume projects would come to fruition.

In response to Vice Chair Parsons, Director of Community Development Ebbs explained the development of the Habitat Conservation Plan (HCP) would be simplified if a significant land use element update was not taking place concurrently for an undeveloped area.

In response to Chair Zacharatos, Director of Community Development Ebbs explained the City had a General Plan that anticipated development in the area and any projects coming forward would be held to that standard.

Commissioner Motts stated he was not in support of tabling this item because it would relegate the project back to the 2003 General Plan and would also relegate projects to amend the General Plan. He reported the EIR addendum stated a supplemental EIR was required if substantial changes had occurred and he submitted that substantial changes existed such as fire and police services, potential conflict and litigation over lands to the west of Empire Mine Road, parks no longer undertaken by the City and native plants that needed to be designated under biological resources. He noted these items and more led to the conclusion that an addendum to the 2003 General Plan EIR was inadequate. He expressed concern that the General Plan Land Use Element Update did not reflect feedback provided by the Planning Commission and public such as:

- Exclusions to the development yield calculations
- Creek buffer calculations
- Density discussions
- Development yield not required within the land use designation
- Hillside Transfer Policy

- Land use designations
- Density bonus on senior housing
- Increased Density
- Conflict with the current HCP
- Justification for altering protected hillsides and hilltops

He stated he could support a supplemental EIR; however, he would prefer sending the General Plan Land Use Element Update back to staff to include the items mentioned above and when the information was brought back to the Planning Commission they could then choose the appropriate level of EIR.

In response to Commissioner Husary, Director of Community Development Ebbs stated the development of a new EIR would be a 6-12 month process.

Commissioner Husary stated she supported development of a supplemental or new EIR.

Commissioner Parsons recommended tabling the item noting it was not financially feasible to conduct a supplemental EIR when The Ranch was developing their EIR and the Habitat Conservation Plan (HCP) was conducting their review.

Commissioner Motts responded that he did not believe the Sand Creek Focus Area EIR would conflict with the HCP. He stated he understood financial concerns; however, the City had expended \$30,000 on a poll for the Downtown Specific Plan and he did not feel and EIR was an inappropriate expenditure.

Commissioner Turnage disagreed and stated funding an EIR because the City had spent money on a poll was not fiscally responsible. He noted the General Plan was valid for 20 years and he supported tabling the item and moving forward with what was set forth in the 2003 General Plan.

Chair Zacharatos stated she was against tabling the item; however, she was undecided regarding the remaining options.

In response to Vice Chair Parsons, Interim City Attorney Cole stated that if the item were tabled, decisions in this area would be made pursuant to the existing General Plan and Urban Limit Line.

Commissioner Motts reiterated that he did not believe a supplemental or higher EIR was an unnecessary expenditure because circumstances had changed since the General Plan was adopted. He stated the update was an effort to streamline the process and require fewer amendments to the General Plan. Additionally, he noted the addendum process to the General Plan met qualifications necessary for an EIR. Commissioner Husary agreed that moving forward with the process in the correct way would be financially feasible and streamline the process. She questioned if a supplemental or new EIR, would affect existing projects with completed applications.

Director of Community Development Ebbs explained that if the City moved forward with a supplemental EIR, in most likelihood it would not apply to The Ranch project. He stated that if the item were tabled, it would allow the City to develop an EIR for the remaining area. He explained that it was not possible to predict the approvals for The Ranch project so when developing new policies and an EIR, it would be impossible to account for the status of 550 acres.

On motion by Commissioner Motts, seconded by Chair Zacharatos, the Planning Commission recommended that the City Council direct staff to develop a Supplemental Environmental Report. The motion carried the following vote:

Ayes:	Motts, Husary, Zacharatos		
Noes:	Parsons, Turnage		
Absent:	Conley		

In response to Commissioner Motts, Interim City Attorney Cole confirmed that on this matter a majority of the quorum of Planning Commissioners was required for the motion to pass.

Director of Community Development Ebbs reported this item would most likely be going before Council in October.

NEW PUBLIC HEARING

3. PD-17-01 – Vinevards at Sand Creek Residential Subdivision –GBN Partners, LLC, requests approval of: a Planned Development rezone (PD-17-01): a Final Development Plan and Vesting Tentative Map; an amended and reinstated Development Agreement (Ordinance 2112-C-S); and, an Addendum to the Vineyards at Sand Creek project EIR. The Vineyards at Sand Creek project was originally approved by the City Council in 2016 and consists of the development of a gated residential community on 141.6 total acres; including up to 641 single-family residential units, private streets, two parks, a segment of the Sand Creek Regional Trail, two storm water detention basins, and landscaped and open space areas. The applicant is proposing to revise conditions of approval (Resolution No. 2016/13) and revise a final development plan/vesting tentative map (Subdivision 9390) in order to reduce infrastructure requirements related to Sand Creek Road and Heidorn Ranch Road. The applicant is also requesting credits of sewer connection and water capacity fees of up to \$4,900 per unit. The project site is bounded by a residential subdivision to the north, the future extension of Sand Creek to the south, Heidorn Ranch

Road, the City of Brentwood city limits to the east, and future Hillcrest Avenue extension and vacant residential land to the west (APNs 057-030-003 and 057-050-007).

Director of Community Development Ebbs gave a PowerPoint presentation and presented the staff report dated September 14, 2017 recommending the Planning Commission consider the request and make the appropriate recommendation to the City Council.

Chair Zacharatos declared a recess at 8:09 P.M. The meeting reconvened at 8:18 P.M. with all Commissioners present with the exception of Commissioner Mason who was previously noted as absent.

Chair Zacharatos opened the public hearing.

Matt Beinke, GBN Partners LLC, applicant for Vineyards at Sand Creek, gave a history of their project. He noted they informed staff that their infrastructure obligation was exceeding their fair share of nexus related requirements and cautioned that if the project was overburdened it may not be possible for them to proceed with construction. He reported several members of Council and the Commission approached them with regards to how to move the project forward because City leaders were concerned that without it, development in the area would not occur. He stated they revisited infrastructure to determine how it could be rightly sized for the project and the amendments proposed provided more than their fair share. He commented that improvements included two lanes on Heidorn Ranch Road, Hillcrest Avenue and Sand Creek Road, as well as underground infrastructure to serve 4000 units. He reported they had been working with the Mayor Wright, City Manager Bernal and other City leaders for most of the year to create solutions in order to begin The Vineyards community and option #1 before the Commission was a result of those efforts. He stated they would not discuss or answer any questions with regards to staff's recommended option #2 as the report was published without any knowledge or input from their team and it did not resolve the challenges they were attempting to address.

Cecily Barkley, Land Use and Development Attorney, gave a brief history of her legal expertise. She stated they had worked with City staff on the conditions of approval and drafts of development agreements to accomplish their goals. She noted if approved, this project would be legally defensible. She clarified that they were requesting credits for oversizing and providing offsite infrastructure. She suggested staff develop traffic and park fee programs to assist in the reimbursement of the sewer and water fees. She stated that they would be participating in a CFD; however, the amount of community facilities needing to be built would require an assessment that would not be accepted by homeowners. With respect to traffic impacts, she reported they would not modify the roadway to change the Level of Service to E. She stated their traffic report explained that a legally binding development agreement would prohibit Hillcrest Avenue from

being extended until the third and fourth lanes were built. She also noted the traffic report indicated that at buildout a two lane road for Heidorn Ranch and Hillcrest Avenue would be adequate. She stated if they could execute agreements with the City of Brentwood and Aviano to build a two lane road, the four lane road would not be necessary. She explained that their goal was to right size infrastructure for the project.

In response to Commissioner Motts, Director of Community Development Ebbs explained that he was not surprised the applicant had no interest in discussing the alternatives proposed by staff as they would not achieve their goals.

In response to Vice Chair Parsons, Ms. Barclay explained they were asking for the fee credit subsidy program, establishment of a traffic impact fee program, and roadway reductions for Heidorn Ranch Road, Hillcrest Avenue and Sand Creek Road. She stated if they could get these items resolved, the project would be ready to move forward.

Commissioner Turnage questioned how a traffic impact fee could be assessed against projects that had already been approved or were in the process of approval.

Ms. Barclay reported The Ranch was not approved and the traffic impact fee program would apply to all new development. She clarified at the request of the City they narrowed the fees to sewer and water, reduced it to \$3M and added a provision that the fee credit subsidy program would be limited to seven years. She explained that ten years of the police services fee would offset the sewer and water. She agreed that what had been proposed by staff would not have led to a productive discussion because it was not enough to allow the project to move forward.

Mr. Beinke added that many of the improvements were off of their parcel and some may be built by others so they would not be receiving the credit for them.

In response to Vice Chair Parsons, Ms. Barclay stated that they understood it was necessary to build the infrastructure around the project; however, they did not want to build more than what was necessary.

Vice Chair Parsons stated that infrastructure improvements were essential for development in the area.

Ms. Barclay stated they believed if the City approved their request and Aviano moved forward, it would resolve the long term sewer and traffic issues for the high school and hospital.

In response to Commissioner Motts, Ms. Barclay reported the Fehr & Peers report was reviewed by the City's consultant and comments as well as the responses to those comments were in the packet. She noted their final report was not included in the packet; however, it conclusively stated that Lone Tree Way as proposed did not go below Level of Service D.

In response to Commissioner Motts, Ms. Barclay stated the Development Agreement protected the City against having any level of service E issues on Lone Tree Way.

In response to Commissioner Turnage, Ms. Barclay reiterated that they were asking for a fee credit of \$3.1M, construction of two lanes on Sand Creek Road and keeping Heidorn Ranch Road and Hillcrest Avenue two lanes. She noted the mitigation fee act allowed for the lending of fees collected in one area to cover fees in another area and accounted for as being borrowed with an obligation being due.

Interim City Attorney Cole stated he was concerned about making up for impacts associated with projects that existed today in that part of the Sand Creek Focus Area. Additionally, he stated if the applicant's request were approved, he was concerned regarding the City's ability to demand full rates from other applicants particularly those currently in the process.

In response to Vice Chair Parsons, Ms. Barclay stated the police services impact fee would be paid at the beginning of the project and then annually once the project was completed.

Mark Jordan, Antioch resident, discussed his lawsuit regarding the water and sewer enterprise funds. He expressed concern regarding the applicant's request noting the City could not afford credits to jumpstart development. He urged the Planning Commission to deny the requests.

Dan Torres, Sprinkler Fitters Local 483, spoke in support of the project noting it may be the first opportunity for his members to work in a community where they lived. He urged the Planning Commission to approve the applicant's request.

Jeff Carman, Fire Chief Contra Costa Fire Department, stated this project would impact fire and emergency services. He reported that they did not have enough capacity to provide service now and any development would impact that further. He reported that there was a difference in the amount of money it took to run a fire station and the amount of money realized through property tax revenue. He expressed concern that there were no actionable items to assure that any of the development would have sustainable fire service. He requested the Planning Commission make sure that all future development takes into consideration the impacts to the fire district. He stated the General Plan directed the City to provide support for the cost of ongoing operations of the fire district as a result of new development and that had not been addressed. He reported that they could not service this area with any fire or emergency service without more sustainable funding and funding should be in place prior to approval of the development. He noted that even though this project was 2.1 miles from a fire station, it had no more additional capacity.

Chair Zacharatos closed the public hearing.

In response to Chair Zacharatos, Director of Community Development Ebbs reported there had been no steps taken to create a CFD for fire service.

Chair Zacharatos stated that she believed landscaping and bike lanes needed to be provided for the community and the fee needed to remain.

Commissioner Motts stated he understood the applicant's concerns regarding their obligations for infrastructure; however, his overriding concern was the impact to the General Fund given the financial state of the City.

Vice Chair Parsons stated she liked the project because it would be the City's first gated community and it would be part of the solution for infrastructure needed for the high school and hospital. She stated this project would also bring in residents to generate sales tax revenue.

In response to Commissioner Turnage, Director of Community Development Ebbs reviewed the proposed fee credit subsidy program.

Chair Zacharatos reopened the public hearing.

Ms. Barclay explained improvements could be made by other property owners. She noted if the park was added to the public park program, then the City could recover the money over time. She clarified that the proposed credit was to be given over a 7 year period and there was opportunity for the City to replenish it through the collection of the fees and if not then it could come out of the general fund. She reported they would be building their own sewer and paying \$2M and there was the opportunity for the City to recover the additional fees from future development.

Director of Community Development Ebbs commented that there were very limited areas of development in the City that they could collect fees and he did not envision the City attempting to create new fees.

Chair Zacharatos closed public hearing.

Commissioner Turnage stated he wanted the project to move forward. He explained that no matter what the direction was of the Planning Commission, Council had the final decision; therefore, he suggests furthering the item to Council without a recommendation.

Interim City Attorney Cole stated if it was the pleasure of the Commission, the motion would be to adopt a neutral position on all of the requested actions and then the matter would go to Council with the neutral recommendation.

Director of Community Development Ebbs clarified with the above action, the Planning Commission would be taking a neutral position on the approval of the EIR addendum, approval of the vesting tentative map, approval of the amended development agreement and approval of the rezone.

On motion by Commissioner Turnage, seconded by Commissioner Parsons, the Planning Commission unanimously adopted a neutral position on approval of the EIR addendum, approval of the vesting tentative map, approval of the amended development agreement and approval of the rezone. The motion carried the following vote:

Ayes:Husary, Motts, Parsons, Turnage, ZacharatosNoes:NoneAbsent:Conley

ORAL COMMUNICATIONS

Director of Community Development Ebbs announced Brown Act training would be held at 3:00 P.M. on October 3, 2017.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Commissioner Motts reported on his attendance at the TRANSPLAN meeting.

ADJOURNMENT

Chair Zacharatos adjourned the Planning Commission at 9:24 P.M. to the next regularly scheduled meeting to be held on October 18, 2017.

Respectfully Submitted, Kitty Eiden

CITY OF ANTIOCH PLANNING COMMISSION

Regular Meeting 6:30 p.m.

September 6, 2017 City Council Chambers

Chair Zacharatos called the meeting to order at 6:30 P.M. on Wednesday, September 6, 2017 in the City Council Chambers. She stated that all items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 P.M. on Wednesday, September 13, 2017.

ROLL CALL

Present:	Commissioners Husary, Motts, Turnage, Conley,
	Vice Chair Parsons and Chair Zacharatos
Absent:	Commissioner Mason
Staff:	Director of Community Development, Forrest Ebbs
	Contract Planner, Cindy Gnos
	Interim City Attorney, Elizabeth Perez
	Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: July 19, 2017 August 2, 2017

On motion by Commissioner Conley, seconded by Commissioner Motts, the Planning Commission approved the minutes of July 19, 2017 and August 2, 2017, as presented. The motion carried the following vote:

AYES:	Parsons, Husary, Motts, Turnage, Conley and Zacharatos
NOES:	None
ABSTAIN:	None
ABSENT:	Mason

<u>1A</u> 11-1-17

NEW PUBLIC HEARING

2. Albers Ranch - Applicant, Lucia Albers, has submitted a preliminary development plan for the development of a 96.6-acre development site located at the southern, central portion of the Sand Creek Focus Area along the southern boundary of the City of Antioch.

Director of Community Development Ebbs presented the staff report dated August 23, 201, recommending the Planning Commission receive the presentation of the project and offer direction to the applicant and staff.

- Reduce the units to 220
- Reduce grading and the preserve hills
- > Work out Access issues
- Support a Fire station

In response to Commissioner Motts, Director of Community Development Ebbs explained property taxes in the area, per unit would be approximately \$350.00 short of the cost for manning a fire station. He noted if the project moved forward that issue needed to be addressed prior to it coming back for consideration. He further noted the project would be required to annex into the police CFD.

In response to Commissioner Parsons, Director of Community Development Ebbs explained that 5000 sq. ft. lots were the standard in the General Plan; however, smaller lots had been approved. He noted Aviano gave dedication of right-of-way that would allow the access road connection; however, the Flood Control District needed to grant permission for them to use the road for the project.

In response to Commissioner Conley, Director of Community Development Ebbs stated a fee was collected on new houses to fund new fire facilities.

In response to Commissioner Parsons, Director of Community Development Ebbs stated the concern related to emergency services was for EMT services needed in the project area and Kaiser, and Deer Valley High School were at the edge of their comfort zone in terms of response times.

In response to Commissioner Conley, Director of Community Development Ebbs stated there was no fee in place at this time to cover all operational fees; however, the Fire District was looking into establishing a fee for new projects.

In response to Commissioner Motts, Director of Community Development Ebbs stated he believed a project could be designed to meet the Americans with Disability Act (ADA) federally adopted consistent standard.

Chair Zacharatos opened the public hearing.

Mike Ramsey, Albers Ranch Project, gave a brief history of the project and stated they had been working with staff to develop a project reflecting the policies proposed for an amended General Plan Land Use Element, which they hoped Council would adopt. He noted if they choose not to adopt it, they intend to submit a General Plan Land Use Amendment to accomplish the project. He explained the access road connected to the Alber's project and an easement was put in place to connect the project to Sand Creek Road; however, subsequent to that, the Flood Control District changed the configuration of the detention basin and encroached into the area. He noted that issue needed to be resolved with the Flood Control District. He further noted they had had conversations with the Fire District acknowledging their concerns regarding servicing an aging community. He commented that their project was dedicated to senior housing, which included an assisted living facility and other amenities. He stated they were below the unit count if proposed policies were approved by Council. He noted the hillside was farmland and no native species were in the area. He further noted they proposed grading to allow for fill to be used. He gave a PowerPoint presentation of the Albers Ranch Active Senior Housing Proposal and noted that with a project devoted to the senior population, it was worth taking a second look at the regulations and exercising flexibility when the plan came back for final review.

In response to Commissioner Conley, Mr. Ramsey explained grading of the hillside was needed to build up low areas for the pads and provide gravity flow for the sewer system. He clarified that the grading encroachment into the 125 feet creek setback was outside of the detention basin and was necessary to build up the pads and reinforce the ground for approximately 20 homes. He reported the Flood Control District was concerned with maintaining the integrity of the dam with utilities in the shared roadway. He noted engineers would make the determination on whether the roadway would support their utilities, pending the outcome of this evening's meeting. He stated looking at the project in the context of the proposed General Plan; it was under the amount of units they would be eligible to build and if it became necessary, they would request a general plan amendment for the project.

In response to Commissioner Motts, Mr. Ramsey explained that in talking with staff regarding the value of assisted living next to a dedicated senior project, staff recommended Assisted Living be allowed under the proposed policies and without those numbers of units being counted against the total unit count available.

Commissioner Turnage suggested the applicant consider incorporating the emerging trend for fire departments that separates ladder companies from emergency responders for medical related calls.

Mr. Ramsey responded that it was an excellent suggestion and he would follow up.

Vice Chair Parsons also responded that the Fire Chief had indicated they had planned to implement the program as described by Commissioner Turnage.

In response to Commissioner Motts, Mr. Ramsey reported they would site a lift station until sewer was available in Deer Valley Road. He stated staff's willingness to consider lift stations in the project would open up opportunities for them to follow up on to assist with the grading issue.

Vice Chair Parsons suggested the applicant consider allowing parking on only one side of the roads.

In response to Commissioner Conley, Director of Community Development Ebbs stated the area to the south was the Ginochio property, outside of the City's sphere of influence and the General Plan acknowledged it as an area that could be developed.

Joel Devalcourt, thanked staff for the report and stated concerns regarding police, fire, and emergency services needing to be addressed. He also noted the removal of the top of the hill would be disregarding the City's General Plan Hillside Development Ordinance and needed environmental analysis. He suggested the project be sent back and return when the outstanding issues were resolved.

Mary Rocha, Antioch resident, spoke in support of the project's senior housing concept noting the outstanding issues could be resolved and the result would be a win/win for the City and residents.

Evan Goman, Save Mount Diablo, stated he was in agreement with the staff report and grading of the hillside was not consistent with the hillside protections described in the General Plan or the Sand Creek Focus Area Guidelines. He noted removing the hills as a cost effective solution for the developer was not feasible. Additionally, he noted the slopes were too steep. He spoke in support of maintaining the hillsides and stated he was opposed to the project.

Alan lannaccone, spoke in support of the project noting senior housing was a needed amenity for residents who were aging and retiring in the community. He stated grading of the hillside would have a minimal impact.

Lucia Albers stated she has lived in the area for over 45 years and there was a need for a gated senior housing development in Antioch. She noted they needed 301 units and 4000 sq. ft. lots because it was expensive to bring utilities, and further noted that the lot size proposed was appropriate for senior housing. She stated the road was set to provide access; however, afterward Flood Control exercised emminent domain on her land taking approximately 7-acres which eliminated over 20-units. She reported the Flood Control District indicated they would cooperate with their development and they were working toward a solution for access.

Monte Albers, spoke to the value of providing senior housing for aging residents in Antioch.

Chair Zacharatos closed the public hearing.

Vice Chair Parsons stated the outstanding issues needed to be addressed; however, she was in support of the concept of a senior housing community.

Commissioner Motts stated that while he understood the need for senior housing, he felt there were major issues with the project being incompatible with the General Plan. He recognized staff for detailing the issues and stated he could support a plan with major changes and some compromises. He noted it was constrained by the location and having to deal with multiple agencies to work through the issues.

Commissioner Conley stated the City was required to provide housing for all aspects of the community including senior housing which they currently lacked. He noted that although there were major issues, he believed the City should support it and try to resolve access issues related to the Flood Control District. He noted he believed the project should adhere to the 125 feet creek setback requirement. Additionally, he felt grading for the project would not impact the reptilian corridor. He discussed the need for senior housing and because of that, felt the major issues should be worked on with the City's support.

Commissioner Turnage stated he felt the larger issues related to the project were outside of the City's purview. He noted the Fire District's interest in separating medical calls and perhaps locating an EMT substation in the area could elevate concerns related to those impacts. He stated the hill may need to remain. He discussed the need for senior housing in Antioch.

Commissioner Motts stated the mass grading proposed for the project area was a concern and would require an EIR. He suggested the applicant consider alternatives to grading of the hillside. He stated a project that comes forward without requiring amendments or exceptions to the General Plan would enhance their chance for approval.

Chair Zacharatos stated that she liked the concept of assisted living adjacent to independent senior living; however, there were larger issues for the developer to overcome. She stated she was not in favor of mass grading on the project site.

3. The Ranch - The City of Antioch will hold a public scoping meeting to receive verbal comments on the Notice of Preparation to prepare an environmental impact report (EIR) for the proposed The Ranch Project. The project site is located 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. The site is identified by Assessor's Parcel Numbers (APNs) 057-010-002-4, 057-010-003-2, and 057-021-003-9.

Director of Community Development Ebbs introduced Public Hearing Item #2.

Contract Planner Gnos gave an overhead presentation and presented the staff report dated September 6, 2017 recommending the Planning Commission receive public comments on the Notice of Preparation (NOP) of the Draft Environmental Report (EIR) for The Ranch Project.

In response to Commissioner Motts, Contract Planner Gnos clarified comments would be welcomed from the Planning Commission, as well as those in attendance this evening.

Chair Zacharatos opened the public hearing.

Joel Devalcourt requested the EIR consider the following impacts:

- Regional air quality issues related to adding significant residential development at the edge of the City's current build-out footprint
- Antioch and Contra Costa County's ability to meet the State's greenhouse gas emission targets and those reductions
- Change in land uses and associated General Plan changes that could affect traffic and residential uses including the removal of the golf course to add more residential development
- Proposals for public transportation
- Cumulative growth impacts from the proposal to extend roadways particularly Street "B"
- Induced growth at other parcels west of Empire Mine Road by providing vehicular access and proximity to utility infrastructure
- Riparian habitat
- Building on flood plains
- Ground water and creek water resources
- Water supply in East Contra Costa and whether water could be provided for the development
- Consider extensive drought condition analysis
- Grading impacts
- Special status species
- Newly created parks south of The Ranch and different corridors for habitats connecting throughout the area
- Aesthetic impacts such as the significant and irreversible impacts on the foothills and summit view sheds of Mt. Diablo
- Fire and Police Protection impacts for existing residents of Contra Costa and Antioch

Tina Gatillo requested the EIR consider the following impacts:

- Traffic and transportation relating to Highway 4 and main streets leading into and out of the area
- Public services, safety and emergency response
- Schools

- > Biological impacts for unique and endangered plants and animals
- Aesthetics for existing residents
- > Topography of hill for residents and visitors
- > Hydrology watershed at Sand Creek
- Flood zone area and drought analysis
- Noise and recreation as well as obstructed views for existing residents and views from EBRPD and Empire Mine Road
- > Air quality

Allen Payton, Antioch resident, gave a brief history of the project area noting that historically the plans anticipated many more residential units; therefore, the city had the necessary infrastructure to support the project. He urged the City to move forward and not be too concerned with the impacts outside of the area.

Sophia Shafer requested the EIR consider the following impacts:

- > Changes to BART service and impacts on traffic
- Police and Emergency response times and costs associated with providing services

Evan Gorman Save Mount Diablo requested the EIR consider the following impacts:

- > Effects of developing on the hillside
- Analysis of a local water conservation plan should it be suggested by the developer
- Impact on regional climate goals, Bay Area Air Quality Management District (BAAQMD) regulations, SB375, and Plan Bay Area

Chair Zacharatos closed the public hearing.

In response to Commissioner Motts, Consultant Gnos clarified the EIR analysis would follow guidelines required by the state related to water consumption and they had hired an expert in water to prepare the analysis that she would incorporate into the document. Additionally, she noted the traffic analysis would consider existing conditions and the cumulative impacts. She further noted if it was found that the project had impacts, there would be recommended mitigation measures.

In response to Commissioner Conley, Director of Community Development Ebbs explained Roddy Ranch was enabled by the voters and the ballot measure included 700 homes. He noted the current ownership by East Bay Regional Parks District had permanent deed restrictions that prohibited development; however, the entitlement remained valid. He noted this issue needed to be resolved.

In response to Commissioner Motts, Director of Community Development Ebbs explained if the General Plan Land Use Element Update proceeded with an addendum

or supplemental EIR, it would not affect the project specific analysis being discussed this evening.

ORAL COMMUNICATIONS

Director of Community Development Ebbs announced Brown Act Training would be held at 3:00 P.M. on October 3, 2017 in Council Chambers. He encouraged Planning Commissioners to attend.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Commissioner Motts reported the Transplan meeting had been cancelled.

ADJOURNMENT

Chair Zacharatos adjourned the Planning Commission at 8:17 P.M. to the next regularly scheduled meeting to be held on September 20, 2017.

Respectfully Submitted, Kitty Eiden

STAFF REPORT TO THE PLANNING COMMISSION FOR CONSIDERATION AT THE MEETING OF NOVEMBER 1, 2017

Prepared by: Kevin Valente, Contract Planner

Reviewed by: Alexis Morris, Planning Manager

Date: November 1, 2017

Subject: Rocketship Elementary School Project (Z-17-02, UP-17-01, V-17-05, AR-17-02)

RECOMMENDATION

It is recommended that the Planning Commission take the following actions:

- 1. Adopt the resolution recommending approval of the Rocketship Elementary School Project Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Report Program for the Project.
- 2. Adopt the resolution recommending approval of an ordinance Rezoning the project site from C-3 to C-0.
- 3. Adopt the resolution recommending approval of: a Variance to allow a six-foot tall wrought iron fence within the front setback along Cavallo Road; a Use Permit for the construction of an elementary school; and, Design Review, subject to conditions of approval.

REQUEST

The applicant, Gant Bowman and Harrison Tucker from Rocketship Education, requests approval of an Initial Study/Mitigated Negative Declaration, a Rezone from Regional Commercial District (C-3); to Professional Office District (C-0), a Variance to allow a six-foot tall wrought iron fence within the front setback along Cavallo Road, and a Use Permit and Design Review approval for the development of an elementary school located at 1700 Cavallo Road, near the 18th Street Corridor (APN 065-151-049-7) (see Attachment A). Each request is described in detail below:

- 1. Mitigated Negative Declaration: The Planning Commission must recommend approval of the Initial Study/Mitigated Negative Declaration to City Council prior to taking action on the other resolutions for the project.
- 2. Zoning Amendment: The proposed use of an elementary school is not permitted in C-3 districts; therefore, the project would require approval of a Rezone of the site from C-3 to C-0.

<u>2</u> 11-1-17

- 3. Variance: The project would require approval of a Variance from maximum fence height requirements in order to allow a six-foot tall wrought iron fence with a cast-in-place concrete wall base within the front setback along Cavallo Road.
- 4. Use Permit: The project would require approval of a Use Permit for the construction of a 31,052-square-foot two-story elementary school in a C-0 zoning district.
- 5. Design Review: Design Review of the project's architecture, design and landscaping.

BACKGROUND

The 1.7-acre project site is located at 1700 Cavallo Road, Antioch, CA 94509, near the 18th Street Corridor (APN 065-151-049-7). The site is currently zoned C-3 and is designated by the City's General Plan as Commercial Office (CO). The site currently consists of a vacant office building built in 1965 and formerly used as a newspaper office and distributor, 29 on-site trees, and 31 existing parking spaces. The proposed project is surrounded by existing development including commercial uses to the south and southwest, single-family residential to the east and northwest, and a Contra Costa County office building immediately north of the site (see Attachment A). The existing K through 5th grade Kimball Elementary School is located approximately 0.21 miles to the northwest of the project site. The Antioch Unified School District (AUSD) granted a charter to Rocketship Education on December 7, 2016.

ENVIRONMENTAL

In accordance with CEQA, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and determined that all significant environmental impacts would be mitigated to a less-than-significant level with incorporation of mitigation. The Mitigation Monitoring and Reporting Program (MMRP) is provided as Exhibit A to the attached Resolution. The Mitigated Negative Declaration is available for review Monday through Friday between the hours of 8:00 AM and 11:30 AM, and between the hours of 1:00 PM and 5:00 PM by appointment only, at the City of Antioch City Hall, Community Development Department, 200 H Street, and online at:

http://ci.antioch.ca.us/CityGov/CommDev/PlanningDivision/Environmental-docs.htm.

Potentially significant impacts to biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology, noise, transportation and circulation, and tribal cultural resources were identified in the IS/MND. All impacts would be reduced to a less-than-significant level with the implementation of mitigation measures.

The Mitigated Negative Declaration was released for public review from September 22, 2017 to October 11, 2017 and City staff did not receive any comment letters on the Mitigated Negative Declaration.

ANALYSIS

Issue #1: Project Overview

The proposed project would include the removal of an existing, vacant office building and the development of a new charter elementary school with a total building area of 31,052 square feet (see Attachments B and C). The applicant has proposed the school would serve up to 600 students between Pre-K and 5th Grade with 32 full-time staff. The proposed two-story school would include 20 classrooms, 2,250 square feet of office space, and two classrooms for learning labs, as well as a parent work room, conference rooms, a warming kitchen, and student and staff restrooms. The proposed project would include a total of 40 on-site parking spaces to serve the 34 full-time staff members. The project also includes nine overflow spaces that could be used during pick-up and drop-off times. In addition to the proposed building, the project would include 12,406 square feet of landscaping area, and 35,856 square feet of open space, which would include a play structure, soccer turf, tree grove, lunch shelter, and garden The proposed project would also be used for monthly boxes for the students. community meetings in the evening for 10-20 families to discuss issues with school leadership, and professional development, testing preparation, and enrichment workshops twice per month on Saturdays from 8:00 AM to 4:00 PM with attending staff.

As mentioned above, AUSD granted a charter to Rocketship Education in December 2016. A charter school is a school, often privately owned, that receives government funding but operates independently of the established state school system in which it is located. Although the proposed charter school is intended to serve students in the surrounding areas, enrollment can include students from anywhere in the school district and not just the surrounding neighborhood.

Issue #2: Rezone

In order to allow development of the proposed project site with a 31,052-square-foot two-story elementary school, the proposed project would require a Rezone from Regional Commercial District (C-3) to Professional Office District (C-0), as the existing zoning does not permit school development. With City Council approval of the requested rezone, school development would be conditionally permitted on the project site with the approval of a Use Permit (Section 9-5.3803 of the Antioch Municipal Code [AMC]).

The Rezone of the project site to C-0 would be more consistent with the General Plan designation than the current zoning designation. The proposed zoning designation would be compatible with the surrounding uses including the adjacent Contra Costa County office building to the north.

Issue #3: Parking

The proposed project would include a total of 40 on-site parking spaces to serve the 34 full-time staff members. The project also includes nine overflow spaces located in the outdoor recreation areas that could be used during pick-up and drop-off times. In

addition, the applicant has prepared an exhibit restriping the southern parking lot pursuant to City Engineer recommendations (see Attachment I) (Condition of Approval J.12). All vehicle parking space and aisle dimensions shall conform to City development standards pursuant to Section 9-5.1709 of the AMC, as approved by the City Engineer (Condition of Approval A.16).

According to the Section 9-5.1703.1 of the AMC, off-street parking requirements for school development is determined by the City Engineer based upon Institute of Transportation Engineers (ITE) studies as specified by the use permit process. According to the City Engineer and based on ITE studies, an elementary school with 600 students would need to provide approximately 120 vehicle spaces (0.2 vehicle spaces per student). The City Engineer has taken into account measures proposed by the applicant to reduce parking demand, including potential shared off-site parking agreements and providing a shuttle for staff members to and from the Antioch BART station located 1.3 miles away from the project site, and would be comfortable with a minimum of 60 on-site vehicle spaces for everyday operations.

Staff conducted a parking survey of newer and older elementary schools in the area for analysis and comparison, see table below.

Existing Antioch Schools					
School	Year Built	Enrollment	Total Off- Street Parking	Parking Per Student	
Kimball Elementary School	1950	529	26	0.05	
Sutter Elementary School	1964	644	65	0.10	
Lone Tree Elementary School	2003	767	75	0.10	
Carmen Dragon Elementary School	2004	489	80	0.16	
Antioch Charter Academy II (K-8)	2007	202	41	0.20	

Using the average parking per student ratio of schools in the area (0.12), a school of 600 students should have approximately 73 vehicle spaces. In addition to the proposed project not providing a similar amount of vehicle parking spaces as other schools in the area, the project would not have a regular bus system for student pick-up and drop-off.

The applicant provided a parking study for other Rocketship school locations that follow the same model as the proposed project, see table below.

Existing Rocketship Schools					
School	Enrollment	Total Off- Street Parking	Parking Per Student	Off-site Parking Agreement	
Rising Stars Academy	465	36	0.077	Yes	
Mateo Sheedy	591	38	0.064	No	
Spark Academy	591	26	0.044	No	
Fuerza Community Prep	622	33	0.053	Yes	
Discovery Prep	482	37	0.076	No	
Mosiac Academy	583	25	0.043	No	
Los Suenos Academy	498	24	0.048	No	

Brilliant Minds Academy	607	100	0.016	Shared
Si Se Puede Academy	508	28	0.055	No
Alma Academy	537	25	0.046	No

Using the average parking per student ratio of other Rocketship school locations (0.052), an average Rockethsip school of 600 students has approximately 31 vehicle spaces, which is consistent with the proposed project.

In order to minimize impacts on the limited parking, the project proposes that parent teacher conferences will be held off-site and conducted as home visits. In order to support parking when the proposed school does have on-site school events, the applicant has been actively pursuing off-site parking agreements. The applicant has received letters of intent from Contra Costa County for the adjacent County office building (approximately 115 vehicle spaces) to the north (see Attachment J), Templo Santo Church (approximately 22 vehicle spaces) located at 201 East 18th Street approximately 900 feet west of the project site (see Attachment K), and the Veterans of Foreign Wars property (approximately 100 vehicle spaces) located at 815 Fulton Shipyard Road approximately 0.45 mile north of the project site (see Attachment L) to provide off-site parking for after school and weekend events. Currently, pursuant to Section 9-5.1705 of the AMC, all three options do not meet the City's requirements for off-site parking agreements due to their distance from the site and due to the fact that the agreements have not yet been recorded. Therefore, according to the AMC, staff is unable to consider the proposed off-site parking agreements as part of the proposed project and count them towards the vehicle parking spaces total at this time.

Staff has significant concerns regarding the on-site parking capacity for the proposed project. Staff is concerned the 40 on-site parking spaces would not be enough to support the 34 staff members and any parent volunteers or visitors for daily operations. Furthermore, off-site parking arrangements for overflow parking have not yet been secured for special events. Limited street parking options on Cavallo Road present an issue for overflow parking, and staff is concerned parking could impact the adjacent residential neighborhoods.

Therefore, as a result of the above analysis, staff recommends approval of the proposed on-site parking, with Condition of Approval J.4, limiting the school capacity to 400 students (parking per student ratio of 0.10). The applicant may propose to amend the approved Use Permit if additional parking is acquired or a parking study is prepared, which demonstrates that after the school has opened and operated for at least one full school year, sufficient on-site parking exists for 600 students and staff. In addition, staff has included Condition of Approval J.3 requiring the recordation and execution of an off-site parking agreement pursuant Section 9-5.1705 of the AMC prior to operation of the school.

Issue #4: Circulation

The proposed site currently shares a reciprocal access agreement with the adjacent Contra Costa County office building to the north. All existing driveways would remain as part of the proposed project; however, the main access for the project, consisting of

student pick-up and drop-off, would be off-site to the north through the Contra Costa County office building parking lot, utilizing the reciprocal access agreement. The main access driveway to the north consists of a locked vehicle gate with key fob access for County employees only. The County has agreed to open the vehicle gate during the student pick-up and drop-off times to honor the access agreement. Student drop-off would be from 7:00 AM to 7:45 AM Monday through Friday and student pick-up would be tiered according to grade: pick-up for Pre-K would be from 3:45 PM to 3:55 PM; grades 1 and 2 from 4:00 PM to 4:10 PM; grades 3, 4, and 5 from 4:10 PM to 4:20 PM. Pick-up for all grades would be at 2:15 PM on Thursdays to allow teachers time for professional development. Outside play periods would occur throughout the day with a maximum of 120 students at play at any one time.

The project applicant has developed operation guidelines for student arrivals and departures and to direct vehicles through the pick-up and drop-off queue. Five operations support staff would be staged on-site to safely manage student arrival/dismissal, as well as three school leaders, such as the Principal, Assistant Principals, Business Operations Managers, etc. All staff associated with arrival and dismissal operations would undergo a day of professional development regarding traffic safety and arrival/dismissal operations prior to the start of school. Parents would additionally have a development day to receive similar education regarding proper traffic operations, and how and where to safely unload and load students on-site.

Dismissal operations would include the provision of color-coded dismissal placards to all parents prior to start of school that must be displayed on the dashboard in order to enter the queue during dismissal. Each color would be assigned to a certain grade level and would include the child's name. Parents would be required to pick-up their child according to the staggered dismissal times previously listed.

As vehicles enter the queue, staff would announce the name of the child on each vehicle's placard. Staff staged with the students under the lunch shelter would prepare each student for dismissal. Additional staff would fill the student loading area with vehicles and confirm that the loading area is safe for students to load into the appropriate vehicles. Once staff confirms that all students are safely in their respective vehicles and the queue is free and clear, cars would be allowed to exit. Support staff and/or the school leader would then allow additional vehicles to refill the student loading area.

The proposed project also includes off-site road improvements to construct a crosswalk at the intersection of Amber Drive and Cavallo Road along the project frontage. During pick-up and drop-off operations, a trained staff crossing-guard would be monitoring the Amber Drive crosswalk. Staff has also included Condition of Approval J.10 and J.11 requiring the applicant to remove the existing red curb on Cavallo Road along the project frontage and install a "*Loading Only during 6 AM to 5 PM Monday through Friday*" sign, which would allow street parking in the evenings and on weekends.

Issue #5 Safety and Security

The Antioch Police Department has identified the 18th Street and Cavallo Road area as one of the areas that experiences the most calls for service in the City of Antioch. According to the Antioch Police Department, 431 calls for service occurred in a quarter mile area surrounding the project site during 2016 (see Attachment D). On April 11, 2017 the Antioch City Council approved the purchase and use of three surveillance cameras that are to be installed at the 18th Street and Cavallo Road intersection. The applicant, Rocketship Education, is aware of the Antioch Police Department's concerns of locating an elementary school in the proposed location and has prepared a Security Plan in consultation with the Police Department specifically for the proposed project to address these concerns (see Attachment E). The Rocketship Security Plan describes interior safety building features, site security, proximity to high-crime areas, traffic, transience, Megan's Law, and efforts to coordinate with the City of Antioch Police Department.

Interior Security Features

The following interior security features are identified in the Security Plan for the proposed Rocketship School.

Controlled Access

- Single point of access for public visitors, located at front entrance on Cavallo Road. All visitors would be able to enter the lobby and staff would use key fobs to proceed into the campus. After signing in, visitors would need to be "buzzed-in" by the Office Manager. The access button would be mounted to the Office Manager's desk.
- Key-fob controlled access on all other exterior doors within the school campus, for staff use only.

Panic Button

• The front office would be equipped with a panic button linked to a security monitoring company that would be pressed in the event of an emergency.

Motion Sensors

 All rooms with windows would be equipped with motion sensors connected to the alarm system, to prevent burglars from entering through ground floor or balcony windows.

Door Contacts

• All exterior doors would be equipped with door contacts, that would detect any door that has been unlocked or forced open after the alarm is armed.

Doors

 All classroom doors would be lockable from the inside with a key, which would be used during a lockdown procedure. The keyed locks secure students, but would not allow for the foul play of push-button locks (e.g., teachers locked out of the classroom). • Visibility into all learning spaces through door view-lights, which would protect against inappropriate private interactions by creating visibility into all spaces potentially used by students. Small curtains would be available for staff to cover the view lights during a lockdown situation only.

Public Address System:

- The Public Address (PA) system communicates to all classrooms from the front office in the case of an emergency.
- The PA system would be accessible at the front office and a secondary, emergency location. In an emergency, if the staff is unable to remain at the front desk, the secondary location of the PA system would allow staff to alert the campus.
- School staff would also possess walkie-talkies for communication between staff.

Exterior Security Features

The following exterior security features are identified in the Security Plan for the proposed Rocketship School.

Exterior Cameras

- Exterior cameras on the north, east and south sides of the building would be located near main entrances and the street.
- The cameras feed a closed-circuit-TV at the reception desk and could be playedback, upon request, through an off-site security monitoring company.

Fencing

- A six-foot tall fence would be located around all play areas. Children would not be accessible to the outside public during school operating hours.
- Drop-off and pick-up would occur within an enclosed fenced area with staff surveying entry and exit points to ensure all adults are Rocketship guardians.

Exterior Lighting

- The north driveway entrance, south driveway entrance, and parking lots would be illuminated for heavy use during the dark AM and PM hours, especially for the short days of winter. The east and west building entrances would also be equipped with security lighting.
- All exterior lighting would be on an automatic, daylight-sensitive timer, which would ensure the site would be lit during dark periods and would not depend on staff to power the lights on or off.

Security Guards

Antioch Police Captain, Tony Morefield, has stated the proposed security features and mitigation techniques proposed by the applicant would be more than sufficient to protect the students and staff while located on-site; however, Captain Morefield and Police Chief T. Brooks have expressed additional concern for the safety of students arriving to and departing from the school. Therefore, the Security Plan also includes a security guard stationed on the corner of 18th Street and Cavallo Road, during school operation. After discussions with Captain Morefield and Chief Brooks, the Antioch Police

Department recommends two-armed security guards during the student AM drop-off and PM pick-up hours. Pursuant to Captain Morefield and Chief Brooks recommendations, the security guards would only be responsible for the safety of the students and staff and should not intervene in any criminal activity outside their scope. Therefore, staff has included Condition of Approval J.21, requiring armed security, subject to review and approval by the Antioch Police Department, which could be reevaluated after a period of two years.

Health and Safety Plan

Rocketship Education has also prepared a Health and Safety Plan that is intended to protect the safety and security of students, faculty, staff, and visitors (see Attachment F). The Health and Safety Plan identifies emergency mitigation and prevention, health, preparedness, response, and recovery procedures relevant to natural and humancaused disasters. The major objective of emergency preparedness is to save lives and protect property in the event of a disaster, including, fire, earthquake, severe weather, flood, air pollution, power loss, criminal activity in the area, shooting, intruder, hostage situation, vehicle accident, and school threats, among others. The Health and Safety Plan is the official policy of Rocketship Education and is reviewed annually. Staff has included Condition of Approval J.22, requiring that all safety measures proposed in the Security Plan and the Rocketship Education Health and Safety Plan shall be implemented.

Issue #6: Project Architecture and Design

Overall, staff is satisfied with the proposed design of the Rocketship Elementary School Project. The project is subject to the Citywide Design Guidelines and the design of the proposed project was peer reviewed by an outside architect, Moniz Architecture, to review compliance with the Guidelines (see Attachment G).

Per Section 9-5.207 of the AMC, all new development within the City is subject to Design Review approval. The purpose of the Design Review process is to promote the orderly development of the City, encourage high quality site design and planning, protect the stability of land values and investments, and ensure consistency with the Citywide Design Guidelines.

Wall Articulation and Roofline

The Citywide Design Guidelines require new structures to avoid long, flat, monolithic blank wall facades, and each wall surface visible from a street, parking lot, or adjacent property shall be treated as a major façade and shall be designed for public view. In addition, the Design Guidelines encourages full gabled, hipped, and shed roofs. Mechanical equipment shall also be screened from the street and other buildings on all four sides by a structural feature that is an integral part of the building's architectural design. Furthermore, electronic surveillance equipment and alarm hardware shall be as invisible and unobtrusive as possible.

According to the architectural peer review prepared by Moniz Architecture, the proposed façade is relatively blank and the north elevation does not include windows or variation in roofline. The architectural peer review recommends adding articulation features that

add visual interest to the building façade and to the long unbroken courtyard fencing in order to add variation to the north and south facades and the roofline, which are visible while approaching from north and south on Cavallo Road (Condition of Approval J.29).

Building Materials and Color

The Citywide Design Guidelines encourage the use of stucco; clay or concrete roof tiles; native fieldstone sandstone and flagstone; wrought iron; brick; tile; slump stone garden walls; split face concrete block; slump block; metal accents; concrete block bulkhead of accent material. The Guidelines discourage the use of metal or aluminum siding/roofing; wood shingle on walls; log cabin; plywood siding; plastic tile; pipe railings; metal stair treads; precision architectural concrete block; and unlimited bare aluminum window frames. The proposed materials have been reviewed by Moniz Architecture, who notes that the plans include discouraged materials and the architectural peer review recommends incorporating materials that are preferred by the City Design Guidelines (Condition of Approval J.30).

In addition, the Citywide Design Guidelines prohibits the use of building background wall colors that are loud, bright, or reflective. The proposed project includes accent wall color that is bright red/orange; however, the color is minimally used.

Trash Enclosure

The Citywide Design Guidelines require trash enclosures to be architecturally integrated into the design of the structure, to be located at the rear of the building, to provide adequate space for recycling, and to be constructed with masonry walls, metal doors, and overhead coverings. The project plans did not include detailed designs of the trash enclosure; therefore, staff has included Condition of Approval J.28 requiring the design of the trash enclosure shall be reviewed and approved by the Planning Division prior to building permit approval.

Lighting

The Citywide Design Guidelines require that parking lot lighting be black, white, brown, bronze, hunter green, or midnight blue, be designed for normal lighting levels during operating hours and reduced intensity levels throughout late non-operation hours, and shall prevent direct glare onto adjoining property, street, or skyward. The proposed project's site photometric lighting plan illustrates that the proposed lighting does not overlap onto adjacent residential parcels.

<u>Signs</u>

The proposed project includes an approximately six-foot tall ground sign. Final ground sign design, including size, location, color and materials, and lighting, is subject to review and approval from the Antioch Planning Division (Condition of Approval J.27). The proposed ground sign shall be consistent with the City of Antioch Sign Code (Article 5 of the AMC) and the Citywide Design Guidelines.

Issue #7: Variance

According to Section 9-5.1602 of the AMC, current development standards do not allow for a fence, wall or hedge that exceeds three-feet in the required front yard setback.

Therefore, the proposed project requests a Variance to allow a six-foot tall wrought iron fence with a cast-in-place concrete wall base within the front setback along Cavallo Road (see Attachment H).

In order to approve a Variance, the Planning Commission shall find the following:

a) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the same zone or vicinity.

The project site is a 31,052-square-foot two-story elementary school proposed to serve up to 600 students between Pre-K and 5th Grade with 32 full-time staff located approximately 130' north of the 18th Street Corridor. The six-foot tall wrought iron fence is necessary to ensure the safety of the elementary school students. The City's current development standards do not allow for a "fence, wall or hedge that exceeds three feet in the required front yard setback" (9-5.1602, Walls and Fences: Height Restrictions).

b) That the granting of such Variance would not be materially detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

The granting of the six-foot tall wrought iron fence within the front setback would not be detrimental to the public health and welfare, as the fence is intended to ensure the safety of the proposed elementary school students. The design and location of the six-foot tall wrought iron fence has been considered as to not obstruct the line of sight for vehicles entering or exiting the community. Therefore, the granting of a variance for the six-foot tall wrought iron fence within the front setback would not affect public health or welfare.

c) That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the zoning provisions is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under the identical zone classifications.

The City of Antioch Police Department has identified the project location as one of the areas that experiences the most calls for service in the City of Antioch. Therefore, the proposed use of an elementary school would require additional security measures compared to other permitted or conditionally permitted uses allowed in this zone. Therefore, the granting of a variance for the six-foot tall wrought iron fence within the front setback would add the necessary safety and security measures to ensure the safety of the proposed elementary school students.

d) That the granting of such Variance would not adversely affect the comprehensive General Plan.

The granting of the six-foot tall six-foot tall wrought iron fence with a cast-in-place concrete wall base would not change the allowed uses of the site and would not adversely affect the comprehensive General Plan.

ATTACHMENTS

- A: Vicinity Map
- B: Rocketship Elementary School Project Plans (dated May 17, 2017)
- C: Rocketship Elementary School Project Renderings
- D: Antioch Police Department: Project Area 2016 Calls for Service
- E. Security Plan
- F: Health and Safety Plan
- G: Design Review Peer Review Summary prepared by Moniz Architecture
- H: Wrought Iron Fence Detail
- I: South Parking Lot Exhibit
- J: Contra Costa County Parking Agreement Letter of Intent
- K: Templo Santo Church Parking Agreement Letter of Intent
- L: Veterans of Foreign Wars Property Parking Agreement Letter of Intent

PLANNING COMMISSION RESOLUTION NO. 2017-**

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH RECOMMENDING THAT THE CITY COUNCIL ADOPT THE MITIGATED NEGATIVE DECLARATION FOR THE ROCKETSHIP ELEMENTARY SCHOOL PROJECT AS ADEQUATE FOR ADDRESSING THE ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT

WHEREAS, the City received an application from Harrison Tucker, Rocketship Education, for approval of an Initial Study/Mitigated Negative Declaration (IS/MND), a rezone to Professional Office (C-0), a Variance, a Use Permit, and Design Review for the development of a 31,015-square foot, two-story elementary school on 1.7 acres. The project site is located at 1700 Cavallo Road (APN 065-151-049-7); and,

WHEREAS, the City prepared an IS/MND, to evaluate the potential environmental impacts of the Project in conformance with Section 15063 of Title 14 of the California Code of Regulations (the "CEQA Guidelines"); and,

WHEREAS, a draft IS/MND was circulated for a 20-day review period, with the public review period commencing on September 22, 2017 and ending on October 11, 2017, comments were not received; and,

WHEREAS, the Planning Commission has reviewed the IS/MND for this Project; and,

WHEREAS, the Planning Commission gave notice of public hearing as required by law;

WHEREAS, on November 1, 2017, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary and recommended adoption to the City Council of the Final IS/MND and Mitigation Monitoring and Reporting Program (MMRP); and,

WHEREAS, the custodian of the Final IS/MND is the Community Development Department and the Final IS/MND is available for public review on the second floor of City Hall in the Community Development Department, Monday - Friday 8:00 AM - 11:30 AM, and online at:

<u>http://ci.antioch.ca.us/CityGov/CommDev/PlanningDivision/Environmental-docs.htm</u>. The MMRP is attached as Exhibit A to this Resolution.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, as follows:

1. The foregoing recitals are true and correct.

RESOLUTION NO. 2017-** November 1, 2017 Page 2

- 2. The Planning Commission of the City of Antioch hereby FINDS, on the basis of the whole record before it (including the Initial Study) that:
 - a. The City of Antioch exercised overall control and direction over the CEQA review for the Project, including the preparation of the Final IS/MND, and independently reviewed the Final IS/MND and MMRP; and,
 - b. There is no substantial evidence that the Project will have a significant effect on the environment once mitigation measures have been followed and assuming approval of the Rezone, Use Permit, Variance, and Design Review; and,
 - c. The Final IS/MND and MMRP reflect the City's independent judgment and analysis.
- 3. The Planning Commission hereby RECOMMENDS that City Council of the City of Antioch APROVE AND ADOPT the IS/MND and MMRP for the Project.

* * * * * * *

I HEREBY CERTIFY that the foregoing resolution was adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 1st day of November, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

FORREST EBBS Secretary to the Planning Commission

<u>EXHIBIT A</u>

Mitigation Monitoring and Reporting Program (MMRP)
Dockatchin Elamontany School Drainat
The mitigation measures identified in the Initial Study/Mitigated Negative Declaration for the Rocketship Elementary School Project are listed in the MMRP along with the party responsible for monitoring implementation of the mitigation measure, the milestones for implementation and monitoring, and a sign-off that the mitigation measure has been implemented.
The mitigation measures identified in the Initial Study/Mitigated Negative Declaration for the Rocketship Elementary School Project
The California Environmental Quality Act (CEQA) and CEQA Guidelines require Lead Agencies to adopt a program for monitoring the mitigation measures required to avoid the significant environmental impacts of a project. The Mitigation Monitoring and Reporting Program (MMRP) ensures that mitigation measures imposed by the City are completed at the appropriate time in the development process.
April 2017
Rocketship Elementary School Project Mitigation Monitoring and Reporting Program

	MITIGATION MONITORING AND RE ROCKETSHIP ELEMENTARY SC	PORTING PROGRAM CHOOL PROJECT		
	Mitigation Measure	plementation Schedule	Monitoring Agency	Sign-Off
IV-1.	Pre-construction surveys for nesting birds shall be conducted by No n	more than two weeks prior	City of Antioch	
	a qualified biologist not more than two weeks prior to site to sit	te disturbance that occurs	Community	
	disturbance during the breeding season (February 1st to August durir	ng the breeding season	Development	
	31^{st}). If site disturbance commences outside the breeding season, (Feb	oruary 1st – August 31st)	Department	
	pre-construction surveys for nesting birds are not required. If			
	active nests of migratory birds are not detected within		CDFW	
	approximately 250 feet of the project site, further mitigation is not			
	requirea.		U0FW0	
	If nesting raptors or other migratory birds are detected on or			
	adjacent to the site during the survey, a suitable construction-free			
	buffer shall be established around all active nests. The			
	dimensions of the buffer (typically 75 feet for passerine birds, up			
	to 250 feet for raptors) shall be determined at that time and may			
	vary depending on location and species. The burner areas shall			
	be enclosed with temporary rencing, and construction equipment and workers shall not enter the enclosed setheck areas. Buffers			
	shall remain in place for the duration of the breeding season or			
	until a qualified biologist has confirmed that all chicks have			
	fledged and are independent of their parents. Alternatively, the			
	project applicant could comply with one of the following:			
	1) Comply with the applicable terms and conditions of the ECCC			
	HCP/NCCP, as determined in written "Conditions of Coverage"			
	by the East Contra Costa County Habitat Conservancy			
	(Conservancy), provided that the City has first entered into an			
	agreement with the Conservancy for coverage of impacts to			
	ECCCHCP/NCCP Covered Species; or			
	2) Comply with a habitat conservation plan and/or natural			
	community conservation plan developed and adopted by the			
	City, including payment of applicable fees, provided that CDFW and FWS have annroved the conservation plan			
IV-2.	Prior to approval of a grading permit, the applicant shall comply Prior	r to approval of a grading	City of Antioch	
	with all requirements set forth in Title 9, Chapter 5, Article 12 of perm	nit	Community	
	the Antioch Municipal Code related to preservation of protected		Development	
	trees, including avoidance of grading within the drip line of such trace and the applicable penaltias if grading within the drip line		Department	
	and and and approach benation is drawing minimi and and			

	MITIGATION MONITORING ANE ROCKETSHIP ELEMENTAR	D REPORTING PROGRAM XY SCHOOL PROJECT		
	Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
	cannot be avoided. Compliance with the requirements shall be ensured by the Community Development Department.			
IV-3.	Throughout implementation of the proposed project, the applicant shall adhere to the Tree Preservation Guidelines stipulated in the	Prior to approval of a building permit	City of Antioch Community	
	Tree Evaluation Report prepared for the proposed project. The Guidelines include design recommendations, pre-construction		Development Department	
	treatments and recommendations, recommendations for tree protection during construction, and recommendations for			
	maintenance of impacted trees. Compliance with the Guidelines			
	shall be reviewed by the Community Development Department prior to building permit approval.			
V-1.	In the event of the accidental discovery or recognition of any	During ground disturbance	City of Antioch	
	human remains, turther excavation or disturbance of the find or any nearby area reasonably suspected to overlie adjacent human	activities	Community	
	remains shall not occur until compliance with the provisions of		Department	
	CEQA Guidelines Section 15064.5(e)(1) and (2) has occurred.		-	
	The Guidelines specify that in the event of the discovery of		County Coroner	
	human remains other than in a dedicated cemetery, no further		-	
	excavation at the site or any nearby area suspected to contain		Native American	
	nument remains shair occur unur the County Coroner has been notified to determine if an investigation into the cause of death is			
	required. If the coroner determines that the remains are Native			
	American, then, within 24 hours, the Coroner must notify the			
	Native American Heritage Commission, which in turn will notify			
	the most likely descendants who may recommend treatment of			
	ure remains and any grave goods. In the Native American Heritade Commission is unable to identify a most likely			
	descendant or most likely descendant fails to make a			
	recommendation within 24 hours after notification by the Native			
	American Heritage Commission, or the landowner or his			
	authorized agent rejects the recommendation by the most likely			
	Commission fails to provide a measure acceptable to the			
	landowner, then the landowner or his authorized representative			
	shall rebury the human remains and grave goods with appropriate			
	dignity at a location on the property not subject to further			

3 September 2017

Rocketship Elementary School Project Mitigation Monitoring and Reporting Program

	MITIGATION MONITORING AND ROCKETSHIP ELEMENTAR	D REPORTING PROGRAM Y SCHOOL PROJECT		
	Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
	the resulting County Coroner report noting any written consultation with the Native American Heritage Commission shall be submitted as proof of compliance to the City's Community Development Department.			
V-2.	If any prehistoric or historic artifacts, or other indications of cultural deposits, such as historic privy pits or trash deposits, are found once ground disturbing activities are underway, all work within the vicinity of the find(s) shall cease, the Community Development Department shall be notified, and the find(s) shall be immediately evaluated by a qualified archaeologist. If the find is determined to be a historical or unique archaeological resource, contingency funding and a time allotment to allow for implementation of avoidance measures or appropriate mitigation shall be made available (CEQA Guidelines Section 15064.5). Work may continue on other parts of the project site while historical or unique archaeological resource place (Public Resources Code Sections 21083 and 21087).	During ground disturbance activities	City of Antioch Community Development Department	
VI-1.	Prior to the approval of the building permits, the project applicant shall submit, for review and approval by the City of Antioch Building Division, a design level geological report describing the appropriate measures for construction on expansive soils and limiting the effects of liquefaction.	Prior to approval of a building permit	City of Antioch Building Division	
VI-2.	 Prior to submittal of improvement plans, the project applicant is shall submit, for the review and approval by the City Engineer, an erosion control plan that utilizes standard construction practices to limit the erosion effects during construction of the proposed project. Measures shall include, but are not limited to, the following: Hydro-seeding; Hydro-seeding; The temporary lining (during construction activities) of drop inlets with "filter fabric" (a specific type of geotextile fabric); The placement of straw wattles along slope contours; Directing subcontractors to a single designation "wash-out" location (as opposed to allowing them to wash-out in any location (as opposed to allow them to wash-out in any location (as opposed to allowing them to wash-out in any location (as oppo	Prior to submittal of improvement plans	City of Antioch City Engineer	

4 September 2017

MITIGATION MONITURI ROCKETSHIP ELEN sure	3 AND REPORTING PROGRAM NTARY SCHOOL PROJECT Implementation Schedule	Monitoring Agency	Sign-Off
location they desire); The use of siltation fences; and The use of sediment basins and dust palliatives.			
suance of a demolition permit by the City for any c the project applicant shall provide a site asses nines whether any structures to be demolished c If structures do not contain asbestos, further miti- nired. If asbestos-containing materials are detecte shall prepare and implement an asbestos abat stent with federal, State, and local standards, sub y the City Engineer, City Building Official, and th uality Management District.	site Prior to issuance of a nent demolition permit tain the nent t to Bay	City of Antioch City Engineer City of Antioch Building Division Bay Area Air Quality Management District	
tation of the asbestos abatement plan shall inclut and disposal of the asbestos-containing materials and certified asbestos removal contractor, in accon l, State, and federal regulations. In addition contractor shall be informed that all building ma onsidered as containing asbestos. The contractor opriate precautions to protect his/her workers opriate precautions to dispose of construction i asbestos in accordance with local, State, and ft s subject to the City Engineer, City Building Officia rea Air Quality Management District.	the y a nce the ials hall the eral and		
suance of a demolition permit by the City for any c , the project applicant shall provide a site asses mines whether any structures to be demolished co d paint. If structures do not contain lead-based tigation is not required. If lead-based paint is fouu peeling paint shall be removed and disposed of and certified lead paint removal contractc e with federal, State, and local regulations. I contractor shall be informed that all paint o shall be considered as containing lead. The cont appropriate precautions to protect his/her worker of community, and to dispose of construction i lead paint in accordance with federal, State, and	site Prior to issuance of a <i>ient</i> demolition permit <i>tain</i> <i>aint</i> , <i>all</i> <i>y a</i> <i>in</i> <i>The</i> <i>the</i> <i>ctor</i> <i>the</i> <i>ste</i> <i>sste</i> <i>sste</i>	City of Antioch Building Division	

	MITIGATION MONITORING AND ROCKETSHIP ELEMENTAR	D REPORTING PROGRAM		
	Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
	regulations subject to approval by the City Engineer.			
XII-1.	During construction activities and subject to the City of Antioch Code Enforcement Division, the use of heavy construction equipment shall adhere to Section 5-17.04 of the City's Municipal Code, which includes the following regulations:	During construction activities	City of Antioch Code Enforcement Division	
	It shall be unlawful for any person to operate heavy construction equipment during the hours specified below: 1) On weekdays prior to 8:00 AM and after 5:00 PM. 2) On weekends and holidays, prior to 9:00 AM and after 5:00 PM.			
XII-2.	Prior to approval of improvement plans, and subject to the review and approval of the City Engineer, the following notes shall be included on the improvement plans:	Prior to approval of improvement plans	City of Antioch City Engineer	
	 All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with manufacturers-recommended mufilers and be maintained in good working condition. 			
	 All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, state, or local agency shall comply with such regulations while in the course of project activity and must be located as far as is feasible from sensitive receptors; 			
	Electrically powered equipment shall be used instead of pneumatic or internal-combustion-powered equipment, where feasible;			
	 Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors; and 			
	 Construction site and access road speed limits shall be established and enforced during the construction period. 			
<i>XW-1</i>	Prior to the approval of the building permits, the project applicant shall submit, for review and approval by the City of Antioch Engineering and Development Services Division, project plans that specify median striping modifications to remove the left-turn pocket taper striping, as described in the TIA, dated August 1,	Prior to approval of a building permit	City of Antioch City Engineer	

6 September 2017

Rocketship Elementary School Project Mitigation Monitoring and Reporting Program

	MITIGATION MONITORING ANI ROCKETSHIP ELEMENTAR	D REPORTING PROGRAM 3Y SCHOOL PROJECT		
W	itigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
2017, prepared by H	exagon Transportation Consultants, Inc.			
Prior to the approval shall submit. for rev	of the building permits, the project applicant view and approval by the City of Antioch	Prior to approval of a building permit	City of Antioch Community	
Community Develop	ment Department, proposed parking lot	<u>_</u>	Development	
signage that specify for staff parking only.	the northern parking lot would be reserved		Department	
Prior to the approval	of the building permits, the project applicant	Prior to approval of a building	City of Antioch	
Shall submit, for re Community Develor	view and approval by the City of Antioch	permit	Community	
four 90-degree tand	them specification of the northern parking lot		Department	
Print to the approval	of the building permits the project applicant	Prior to approval of a building	City of Antioch	
shall submit, for rev	view and approval by the City of Antioch	permit	Community	
Community Develop	ment Department, an operations plan that		Development	
specifies the means traffic during studen	by which school staff or volunteers will direct t pick-up and drop-off periods according to		Department	
the following specific	ations:			
Parents that nee	d additional time will be directed to park in			
the designated o	n-site parking spaces to ensure the loading for its intended purpose.			
The entry-only d	riveway at the southern on-site parking lot			
should be monito	red by staff or volunteers to prevent parents			
from using the pa	rking area as a student pick-up and drop-off			
designated stude	nt pick-up and drop-off zone; and			
Staff and/or traffi	c cones should be positioned adjacent to the			
exit gate at the e	end of the student pick-up and drop-off zone les to merge into one lane and direct traffic			
flow toward the e	xit-only driveway.			
Implement Mitigation	Measures V-1 and V-2.	During ground disturbance	Antioch Community	
		activities	Department	

CITY OF ANTIOCH PLANNING COMMISSION RESOLUTION NO. 2017-**

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH RECOMMENDING APPROVAL OF AN ORDINANCE TO REZONE 1.7 ACRES (APN 065-151-049-7) REGIONAL COMMERCIAL DISTRICT (C-3) TO PROFESSIONAL OFFICE DISTRICT (C-0)

WHEREAS, the City received an application from Harrison Tucker, Rocketship Education, for approval of an Initial Study/Mitigated Negative (IS/MND), a Rezone to Professional Office (C-0), a Variance, a Use Permit, and Design Review for the development of a 31,015-square foot, two-story elementary school on 1.7 acres. The project site is located at 1700 Cavallo Road (APN 065-151-049-7); and,

WHEREAS, an IS/MND and Mitigation Monitoring and Reporting Program (MMRP) was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162, and considered by the Planning Commission on November 1, 2017; and,

WHEREAS, on November 1, 2017, the Planning Commission recommended adoption of the IS/MND and MMRP to the City Council; and,

WHEREAS, the Planning Commission duly gave notice of public hearing as required by law; and,

WHEREAS, on November 1, 2017, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary; and,

WHEREAS, in consideration of the Rezone, the C-0 district is consistent with the Commercial Office General Plan Land Use Designation of the project site; therefore, the granting of such Rezone will not adversely affect the comprehensive General Plan.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission makes the following findings required for approval of the proposed zone change:

- 1. That the public necessity requires the proposed zone change. The subject property is zoned Regional Commercial District (C-3). The proposed project is required to rezone the subject property to Professional Office District (C-0).
- That the subject property is suitable to the use permitted in the proposed zone change. The subject property currently consists of a vacant office building built in 1965 and formerly used as a newspaper office and distributor adjacent to existing commercial zoned properties and is suitable for elementary school development.
- 3. That said permitted use is not detrimental to the surrounding property. The project is consistent with the adjacent zoning districts to the north and south.

RESOLUTION NO. 2017-** November 1, 2017 Page 2

4. That the proposed zone change is in conformance with the Commercial Office (CO) General Plan Land Use Designation for the site. The project conforms to the requirements of the General Plan and the Citywide Design Guidelines.

BE IT FURTHER RESOLVED that the Planning Commission does hereby recommend to the City Council APPROVAL of the draft Ordinance (Exhibit A) to rezone the 1.7-acre project site located at 1700 Cavallo Road (APN 065-151-049-7).

* * * * * * *

I HEREBY CERTIFY that the foregoing recommendation was passed and adopted by the Planning Commission of the City of Antioch, at a regular meeting thereof, held on the 1st day of November by following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

FORREST EBBS Secretary to the Planning Commission

EXHIBIT A

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH TO REZONE 1.7 ACRES TO PROFESSIONAL OFFICE DISTRICT FOR THE ROCKETSHIP ELEMENTARY SCHOOL PROJECT (APN 065-151-049-7)

The City Council of the City of Antioch does ordain as follows:

SECTION 1:

The City Council determined on ______ that, pursuant to Section 15164 of the Guidelines of the California Environmental Quality Act, that the appropriate environmental document for the project is an Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

SECTION 2:

At its regular meeting of November 1, 2017, the Planning Commission recommended that the City Council adopt the Ordinance to Rezone the subject property to Professional Office District (C-O) for the Rocketship Elementary School Project.

SECTION 3:

The real property described in Exhibit B, attached hereto, is hereby Rezoned to Professional Office District (C-O) for the Rocketship Elementary School Project.

SECTION 4:

The City Council finds that the public necessity requires the proposed zone change, that the subject property is suitable to the use permitted in the proposed zone change, that said permitted use is not detrimental to the surrounding property, and that the proposed zone change is in conformance with the Antioch General Plan.

SECTION 5:

This ordinance shall take effect and be enforced thirty (30) days from and after the date of its adoption and shall be published once within fifteen (15) days upon passage and adoption in a newspaper of general circulation printed and published in the City of Antioch.

* * * * * * *

I HEREBY CERTIFY that the foregoing ordinance was introduced and adopted at a regular meeting of the City Council of the City of Antioch, held on the _____ of _____ and passed and adopted at a regular meeting thereof, held on the _____ day of ______, by the following vote:

ORDINANCE NO. 2017-** November 1, 2017 Page 2

AYES:

NOES:

ABSENT:

Mayor of the City of Antioch

ATTEST:

City Clerk of the City of Antioch

EXHIBIT B LEGAL DESCRIPTION

LEGAL DESCRIPTION

Real property in the City of Antioch, County of Contra Costa, State of California, described as follows:

PARCEL ONE:

PARCEL "A" OF PARCEL MAP SUBDIVISION # MS 357-302-01, THE CITY OF ANTIOCH, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP FILED OCTOBER 08, 2001 IN BOOK 181, PAGES 39 AND 40 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL TWO:

A NON-EXCLUSIVE PRIVATE ACCESS EASEMENT, APPURTENANT TO PARCEL ONE ABOVE, FOR, BUT NOT LIMITED TO INGRESS, EGRESS AND EMERGENCY VEHICLES, AS RESERVED IN THE DEED TO CONTRA COSTA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, RECORDED DECEMBER 12, 2001 AS INSTRUMENT NO. 2001-0382431 OF OFFICIAL RECORDS, OVER THAT PORTION OF PARCEL B OF PARCEL MAP MS 357-302-01 FILED OCTOBER 8, 2001 IN BOOK 181 OF PARCEL MAPS, PAGES 39 AND 40, CONTRA COSTA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF PARCEL B AS SHOWN ON THE ABOVE REFERENCED PARCEL MAP, BEING ON THE GENERAL WESTERLY RIGHT-OF-WAY LINE OF CAVALLO ROAD; THENCE SOUTH 00°18'00" EAST 110.34 FEET TO THE TRUE POINT OF BEGINNING OF THIS PRIVATE ACCESS EASEMENT; THENCE SOUTH 00°18'00" EAST 20 FEET; THENCE SOUTH 89°43'24" WEST 174.62 FEET; THENCE SOUTH 00°09'31" EAST 137.25 FEET; THENCE NORTH 89°51'04" EAST 174.96 FEET; THENCE SOUTH 00°18'00" EAST 18.5 FEET; THENCE SOUTH 89°51'04" WEST 175.00 FEET; THENCE SOUTH 00°09'31" EAST 120.80 FEET; THENCE NORTH 89°38'37" EAST 175.30 FEET; THENCE SOUTH 00°18'00" EAST 7.50 FEET; THENCE SOUTH 89°38'37" WEST 193.32 FEET; THENCE NORTH 00°09'31" WEST 304.07 FEET; THENCE NORTH 89°43'24" EAST 192.57 FEET TO THE TRUE POINT OF BEGINNING.

APN: 065-151-049-7

PLANNING COMMISSION RESOLUTION NO. 2017-**

RESOLUTION OF THE CITY OF ANTIOCH PLANNING COMMISSION RECOMMENDING APPROVAL OF A VARIANCE TO ALLOW A SIX-FOOT TALL WROUGHT IRON FENCE WITHIN THE FRONT SETBACK ALONG CAVALLO ROAD, AND A USE PERMIT AND DESIGN REVIEW FOR THE ROCKETSHIP ELEMENTARY SCHOOL PROJECT

WHEREAS, the City received an application from Harrison Tucker, Rocketship Education, for approval of an Initial Study/Mitigated Negative Declaration (IS/MND), a Rezone to Professional Office District (C-0), a Variance, a Use Permit, and Design Review for the development of a 31,015-square foot, two-story elementary school on 1.7 acres. The project site is located at 1700 Cavallo Road (APN 065-151-049-7); and,

WHEREAS, an IS/MND and Mitigation Monitoring and Reporting Program (MMRP) was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162, and considered by the Planning Commission on November 1, 2017; and,

WHEREAS, on November 1, 2017, the Planning Commission recommended adoption of the IS/MND and MMRP to the City Council; and,

WHEREAS, on November 1, 2017, the Planning Commission recommended approval of a Rezone to Professional Office District (C-O) to the City Council; and,

WHEREAS, the Planning Commission duly gave notice of public hearing as required by law; and,

WHEREAS, on November 1, 2017, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission does hereby make the following required findings for approval of the requested Variance:

1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the same zone or vicinity.

The project site is a 31,052-square-foot two-story elementary school proposed to serve up to 600 students between Pre-K and 5th Grade with 32 full-time staff located approximately 130' north of the 18th Street Corridor. The six-foot tall wrought iron fence is necessary to ensure the safety of the elementary school students. The City's current development standards do not allow for a "fence,

wall or hedge that exceeds three feet in the required front yard setback" (9-5.1602, Walls and Fences: Height Restrictions).

2. The granting of such Variance will not be materially detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

The granting of the six-foot tall wrought iron fence within the front setback would not be detrimental to the public health and welfare, as the fence is intended to ensure the safety of the proposed elementary school students. The design and location of the six-foot tall wrought iron fence has been considered as to not obstruct the line of sight for vehicles entering or exiting the community. Therefore, the granting of a variance for the six-foot tall wrought iron fence within the front setback would not affect public health or welfare.

3. That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the zoning provisions is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under the identical zone classifications.

The City of Antioch Police Department has identified the project location as one of the areas that experiences the most calls for service in the City of Antioch. Therefore, the proposed use of an elementary school would require additional security measures compared to other permitted or conditionally permitted uses allowed in this zone. Therefore, the granting of a variance for the six-foot tall wrought iron fence within the front setback would add the necessary safety and security measures to ensure the safety of the proposed elementary school students.

4. That the granting of such Variance will not adversely affect the comprehensive General Plan.

The granting of the six-foot tall six-foot tall wrought iron fence with a cast-in-place concrete wall base would not change the allowed uses of the site and would not adversely affect the comprehensive General Plan.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission does hereby make the following required findings for approval of the requested Use Permit:

1. The granting of such Use Permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity because the project as conditioned has been designed to comply with the City of Antioch Municipal Code (AMC) requirements.

- 2. The use applied at the location indicated is properly one for which a Use Permit is authorized because the City of Antioch Zoning Ordinance requires a Use Permit for school development applications.
- 3. That the site for the proposed use is adequate in size and shape to accommodate such use, and all yards, fences, parking, loading, landscaping, and other features required, to other uses in the neighborhood. With City Council approval of the requested Variance and adoption of conditions of approval, the site plan complies with the City of Antioch's Zoning Standards.
- 4. That the site abuts streets adequate in width and pavement type to carry the kind of traffic generated by the proposed use. The project site will provide parking improvements, which, as conditioned, are designed to meet City standards.
- 5. That the granting of such Use Permit will not adversely affect the comprehensive General Plan because the proposed uses and design are consistent with the City of Antioch General Plan and Citywide Design Guidelines. The proposed Zoning designation for the project site is Professional Office District, which conditionally allows for the type of use being developed by the project.
- 6. The conditions of approval protect the public safety, health and general welfare of the users of the project and surrounding area. In addition, the conditions ensure the project is consistent with City standards.

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Antioch does hereby recommend City Council APPROVAL a Variance, a Use Permit, and Design Review for the development of a 31,052-square-foot two-story elementary school on a 1.7-acre project site located at 1700 Cavallo Road (APN 065-151-049-7) subject to the following conditions:

A. <u>GENERAL CONDITIONS</u>

- 1. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.
- 2. The project shall be implemented as indicated on the application form and accompanying materials provided to the City and in compliance with the Antioch Municipal Code, or as amended by the Planning Commission.
- 3. No building permit will be issued unless the plan conforms to the site plan entitled "Rocketship Antioch Public School", dated February 7, 2017, as approved by the Planning Commission and the standards of the City.

- 4. This approval expires two years from the date of approval (expires November 1, 2019), unless a building permit has been issued and construction has diligently commenced thereon and has not expired, or an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one one-year extension shall be granted.
- 5. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.
- 6. All required easements or rights-of-way for improvements shall be obtained by the applicant at no cost to the City of Antioch. Advance permission shall be obtained from all pertinent property owners and easement holders, if applicable, for any work done within such property or easements.
- 7. All existing easements shall be identified on the site plan and all plans that encroach into existing easements shall be submitted to the easement holder for review and approval, and advance written permission shall be obtained from any property or easement holders for any work done within such property or easements.
- 8. The project and all proposed improvements shall comply with the City of Antioch Municipal Code and City Standards unless a specific exception is granted thereto or as approved by the City Engineer.
- 9. The applicant shall obtain an encroachment permit for all work to be done within the public right-of-way or easements, and peak commute-hour traffic shall not be impeded by construction related activity.
- 10. The project shall be identified by a decorative addressing method easily visible to emergency responders and modified as deemed necessary by the Antioch Police Department.
- 11. The applicant shall install and maintain parking lot and pathway lights and landscaping within the project area at no cost to the City.
- 12. The property owner agrees to participate in Streetlight and Landscape District 2A Zone 1 and accept a level of annual assessments sufficient to maintain the public streetlights and landscaping in the vicinity of the project area at no cost to the City.

- 13. The City engineering, planning and clean water staff will inspect the site and adjacent right-of-way for compliance with conditions of approval and the project shall conform to all conditions of approval prior to final certificate of occupancy.
- 14. City of Antioch "No Dumping Drains to River" decal buttons shall be installed on new and existing storm drain inlets to alert the public to the destination of storm water and to prevent direct discharge of pollutants into the storm drain system.
- 15. All access driveways shall be constructed to current ADA and City Standards, subject to review and approval by the City Engineer.
- 16. All parking spaces shall be double-striped and all parking lot dimensions shall meet minimum City policies and Municipal Code requirements, as approved by the City Engineer.
- 17. All cracked, broken or damaged concrete curb, gutter, and sidewalk in the public right-of-way along the project frontage shall be removed and replaced as required by the City Engineer.
- 18. All buildings, parking and access shall meet ADA/Title 24 requirements as determined by the Chief Building Official.
- 19. Prior to the approval of the grading plan(s), the City Engineer shall determine if it is necessary to engage soils and structural engineers, as well as any other professionals, deemed necessary to review and verify the adequacy of the building plans submitted for this project. If deemed necessary by the City Engineer, this condition may include field inspections by such professionals to verify implementation of the plans. Costs for these services shall be borne by the applicant.
- 20. A turning template shall be shown on the site plan included with the building permit submittal confirming that all expected vehicles can successfully ingress, egress, and safely maneuver through the site, as approved by the City Engineer.
- 21. Sight distance triangles shall be maintained per Antioch Code of Ordinances § 9-5.1101, Site Obstructions at Intersections, or as approved by the City Engineer.
- 22. The property owner shall maintain all undeveloped areas within this project in an attractive manner, which shall also ensure fire safety.

B. <u>CONSTRUCTION CONDITIONS</u>

- 1. The use of construction equipment shall be as outlined in the Antioch Municipal Code. Construction is restricted to weekdays between the hours of 7:00 AM and 6:00 PM. Requests for alternative days/times may be submitted in writing to the City Engineer for consideration.
- 2. The project shall be in compliance with and supply all the necessary documentation for AMC 6-3.2: Construction and Demolition Debris Recycling.
- 3. Standard dust control methods and designs shall be used to stabilize the dust generated by construction activities. The applicant shall post dust control signage with a contact number of the applicant, City staff, and the Bay Area Air Quality Management District.

C. <u>FIRE REQUIREMENTS</u>

 Access roadways of less than 28-feet unobstructed width shall have signs posted or curbs painted red with the words NO PARKING - FIRE LANE clearly marked. (22500.1) CVC, (503.3) CFC

Access roadways of **28 feet or greater, but less than 36-feet** unobstructed width shall have **NO PARKING - FIRE LANE** signs posted, allowing for parking on one side only or curbs painted red with the words **NO PARKING- FIRE LANE** clearly marked. Parking is permitted only on the side of the road that does not have hydrants. (22500.1) CVC, (503.3) CFC

- 2. Access gates for Fire District apparatus shall be a minimum of 20-feet wide. Access gates shall slide horizontally or swing inward and shall be located a minimum of 30 feet from the street. Electrically operated gates shall be equipped with a Knox Company key-operated switch. Manually operated gates shall be equipped with a non-casehardened lock or approved Fire District lock. Contact the Fire District for information on ordering the key- operated switch. (0103.5) CFC
- 3. The applicant shall submit a minimum of two (2) copies of site improvement plans indicating all existing or proposed hydrant locations and fire apparatus access for review and approval prior to obtaining a building permit. *Final placement of hydrants shall be determined by Contra Costa County Fire Protection District*. (501.3) CFC
- 4. The buildings as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2016 edition of NFPA 13 Submit a

minimum of two (2) sets of plans to this office for review and approval prior to installation. (903.2) CFC, Contra Costa County Ordinance 2016-23

- 5. The applicant shall provide traffic signal pre-emption systems (Opticom) on any new or modified traffic signals installed with this development. (21351) CVC
- 6. The applicant shall submit a minimum of two (2) complete sets of plans and specifications of the subject project, including plans for any of the following required deferred submittals, to the Fire District for review and approval **prior to** construction to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC
 - Building construction plans
 - Private underground fire service water mains
 - Fire sprinklers
 - Fire alarm

D. <u>FEES</u>

- 1. The applicant shall pay all City fees which have been established by the City Council and as required by the Antioch Municipal Code.
- 2. The applicant shall pay all pass-through fees. Fees include but are not limited to:
 - East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance.
 - Contra Costa County Fire Protection District Fire Development Fee in effect at the time of building permit issuance.
 - Contra Costa County Flood Control District Fee in effect at the time of building permit issuance.
 - Delta Diablo Sewer Fees.
 - Contra Costa Water District Fees.

E. <u>PROPERTY MAINTENANCE</u>

- 1. A parking lot sweeping program shall be implemented that, at a minimum, provides for sweeping immediately prior to, and once during, the storm season.
- 2. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.

F. <u>GRADING</u>

- 1. The grading operation shall take place at a time and in a manner so as not to allow erosion and sedimentation. The slopes shall be landscaped and reseeded as soon as possible after the grading operation ceases. Erosion measures shall be implemented during all construction phases in accordance with an approved erosion and sedimentation control plan.
- 2. All lots and slopes shall drain to approved drainage facilities as approved by the City Engineer.
- 3. Wall and fence locations and elevations shall be included on the grading plan.
- 4. Any existing wells or septic systems on the property shall be properly abandoned under permit from the Contra Costa County Environmental Health Department.
- 5. The grading for slopes shall be contoured to provide as natural an appearance as possible as required by the City Engineer.
- 6. All grading shall be accomplished in a manner that precludes surface water drainage across any property line.
- 7. Asphalt paving shall be designed for a minimum traffic index (TI) of 4.5 and shall have a minimum slope of 1.5 percent, concrete paving shall have a minimum slope of 0.75 percent, or as approved by the City Engineer.
- 8. All off-site grading is subject to the coordination and approval of the affected property owners and the City Engineer. The applicant shall submit written authorization to "access, enter, or grade" adjacent properties prior to performing any work.
- 9. The grading plan for this project shall be approved by the City Engineer.
- 10. All elevations shown on the plans shall be on the USGS 1929 sea level datum or NAVD 88 with conversion information, as approved by the City Engineer.
- 11. Retaining walls shall be of masonry construction and shall not be constructed in City right-of-way or other City maintained parcels unless approved by the City Engineer.

12. All retaining walls shall be reduced in height to the maximum extent practicable and the walls shall meet the height requirements in the setback and sight distance triangles as required by the City Engineer.

G. <u>CONSERVATION/NPDES</u>

- 1. Water conservation measures, including the use of drought tolerant landscaping, shall be used.
- 2. The project shall meet or exceed Tier 1 of the CALGreen Building Code.
- 3. The project shall comply with all Federal, State, and City regulations for the National Pollution Discharge Elimination System (NPDES) (AMC§6-9). (Note: Per State Regulations, NPDES Requirements are those in affect at the time of the Final Discretional Approval.) Under NPDES regulations, the project is subject to provision C.3: New development and redevelopment regulations for storm water treatment. Provision C.3 requires that the project include storm water treatment and source control measures, as well run-off flow controls, so that post-project runoff does not exceed estimated pre-project runoff. C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrates how compliance will be achieved. The SWCP shall be submitted simultaneously with the project plans. For the treatment and flow-controls identified in the approved SWCP, a separate Operation and Maintenance Plan (O&M) shall be submitted and approved before the Building Department will issue Certificate of Occupancy permits. Both the approved SWCP and O&M plans shall be included in the project CC&Rs. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall execute any agreements identified in the Storm Water Control Plan that pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.
- 4. The following requirements of the federally mandated NPDES program (National Pollutant Discharge Elimination System) shall be complied with as appropriate, or as required by the City Engineer:
 - a. Prior to issuance of permits for building, site improvements, or landscaping, the applicant shall submit a permit application consistent with the applicant's approved Storm Water Control Plan, and include drawings and specifications necessary for construction of site design features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, and other features that control storm water flow and potential storm water pollutants.

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- b. The Storm Water Control Plan shall be certified by a registered civil engineer, and by a registered architect or landscape architect as applicable. Professionals certifying the Storm Water Control Plan shall be registered in the State of California and submit verification of training, on design of treatment measures for water quality, not more than three years prior to the signature date by an organization with storm water treatment measure design expertise (e.g., a university, American Society of Civil Engineers, American Society of Landscape Architects, American Public Works Association, or the California Water Environment Association), and verify understanding of groundwater protection principles applicable to the project site (see Provision C.3.i of Regional Water Quality Control Board Order R2 2003 0022).
- c. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall submit, for review and approval by the City, a final Storm Water BMP Operation and Maintenance Plan in accordance with City of Antioch guidelines. This O&M plan shall incorporate City comments on the draft O&M plan and any revisions resulting from changes made during construction.
- d. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall execute and record any agreements identified in the Storm Water Control Plan which pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.
- e. Prevent site drainage from draining across sidewalks and driveways in a concentrated manner.
- f. Collect and convey all storm water entering, and/or originating from, the site to the nearest adequate downstream manmade drainage facility or natural watercourse, without diversion of the watershed. Submit hydrologic and hydraulic calculations with the Improvement Plans to Engineering Services for review and approval.
- g. Prior to issuance of the grading permit, submit proof of filing of a Notice of Intent (NOI) by providing the unique Waste Discharge Identification Number (WDID#) issued from the Regional Water Quality Control Board.
- h. Submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) for review to the Engineering Department prior to issuance of a building and/or grading permit. The general

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> contractor and all subcontractors and suppliers of materials and equipment shall implement these BMP's. Construction site cleanup and control of construction debris shall also be addressed in this program. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a project stop work order.

- Install appropriate clean water devices at all private storm drain locations immediately prior to entering the public storm drain system. Implement Best Management Practices (BMP's) at all times.
- j. Install "No Dumping, Drains to River" decal buttons on all catch basins.
- k. If sidewalks are pressure washed, debris shall be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drain. If any cleaning agent or degreaser is used, wash water shall be collected and discharged to the sanitary sewer, subject to the approval of the sanitary sewer District.
- I. Include erosion control/storm water quality measures in the final grading plan that specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydro seeding, gravel bags and siltation fences and are subject to review and approval of the City Engineer. If no grading plan is required, necessary erosion control/storm water quality measures shall be shown on the site plan submitted for an on-site permit, subject to review and approval of the City Engineer. The applicant shall be responsible for ensuring that all contractors and subcontractors are aware of and implement such measures.
- m. Sweep or vacuum the parking lot(s) a minimum of once a month and prevent the accumulation of litter and debris on the site. Corners and hard to reach areas shall be swept manually.
- n. Ensure that the area surrounding the project such as the streets stay free and clear of construction debris such as silt, dirt, dust, and tracked mud coming in from or in any way related to project construction. Areas that are exposed for extended periods shall be watered regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular basis. All trucks shall be covered.

- o. Clean all on-site storm drain facilities a minimum of twice a year, once immediately prior to October 15 and once in January. Additional cleaning may be required if found necessary by City Inspectors and/or City Engineer.
- 5. All impervious surfaces to be constructed as part of the project, including off-site roadways, are subject to C.3 stormwater requirements per State Regulations and the Contra Costa County Clean Water Program Stormwater C.3 Guidebook, 7th Edition, dated May 17, 2017.

H. <u>UTILITIES</u>

- 1. The applicant shall use existing underground service lines or install all infrastructure to serve the site. Infrastructure for access to the site (sewer, water, storm, joint trench, and surface improvements) shall be completed prior to issuance of building permits. The existing overhead utilities that serve the site shall have an underground street crossing across Cavallo Road.
- 2. All on-site utilities shall be privately maintained and connected to public facilities in accordance with City Standards, or as approved by the City Engineer.
- 3. All existing and proposed public utilities (e.g. transformers) shall be placed underground (subsurface installation) in accordance with the Antioch Municipal Code, unless otherwise approved in writing by the City Engineer.
- 4. A reduced backflow prevention device shall be installed on all City water meter services.
- 5. Reduced pressure backflows, water meters, and double detector check backflows shall be enclosed within an easement granted to the City at no cost to the City.
- 6. All sewage shall flow by gravity to the intersecting street sewer main or as approved by the City Engineer.
- 7. All proposed drainage facilities, including open ditches, shall be constructed of Portland Concrete Cement or as approved by the City Engineer.
- 8. The applicant shall comply with all conditions stipulated in Contra Costa County Flood Control District letter dated April 6, 2017 and submit

hydrology and hydraulic analyses with a Storm Water Control Plan to the City for review and approval, and submit same to the Contra Costa County Flood Control District for review at no cost to the City if directed by the City Engineer.

9. The applicant shall provide adequate water pressure and volume to serve this development. This will include a minimum residual pressure of 20 psi with all losses included at the highest point of water service and a minimum static pressure of 50 psi or as approved by the City Engineer. See Fire Requirements for additional water flow conditions.

I. LANDSCAPING

- 1. Landscaping, grading and signage shall not create a sight distance problem.
- 2. Detailed landscaping and irrigation plans for the entire site (including C.3 basins) shall be as approved by the Planning Commission on plans dated February 7, 2017. Final landscape and irrigation plans shall be submitted to the City for review and approval. All landscaping and irrigation shall be installed in accordance with approved plans prior to the issuance of certificates of occupancy.
- 3. All trees shall be a minimum 15-gallon size and all shrubs shall be a minimum 5-gallon size.
- 4. Landscape shall show immediate results and be permanently maintained in good condition.
- 5. Based on drought conditions, the City Engineer has the authority to delay some or all of the landscape Conditions of Approval.
- 6. Landscaping for the project shall be designed to comply with the applicable requirements of the 2015 California State Model Water Efficient Landscape Ordinance (MWELO). Prior to issuance of a building permit, the applicant shall demonstrate compliance with the applicable requirements of the MWELO in the landscape and irrigation plans submitted to the City.

J. **PROJECT SPECIFIC CONDITIONS**

1. This use permit and design review approval applies to the construction of a 31,052-square foot 58, two story elementary school, landscaping, and other associated improvements as depicted on the plans entitled "Rocketship Antioch Public School", dated February 7, 2017.

- 2. Development shall be substantially in accordance with the plans entitled "Rocketship Antioch Public School", dated February 7, 2017, except as modified by the following conditions.
- 3. Prior to issuance of a building permit and to the satisfaction of the City Engineer, an off-site parking agreement for overflow and special event parking shall be recorded pursuant to the requirements of Section 9-5.1705 of the AMC.
- 4. The proposed project shall have an enrollment capacity of 400 students. The applicant may propose to amend the approved Use Permit if additional parking is acquired or a parking study is prepared, which demonstrates that after the school has opened and operated for at least one full school year, sufficient on-site parking exists for 600 students and staff, subject to review and approval of the Antioch Planning Commission.
- 5. The owner shall maintain the property frontage including all pavements, drainage, bio-retention facilities and landscaping.
- 6. No steps (rungs) shall be allowed in City manholes.
- 7. No stairs or steps shall be allowed in the public right-of-way.
- 8. A photometric plan of Cavallo Road shall be submitted with the building permit submittal to identify the potential need for additional street lighting; and, if determined to be required by the City Engineer, streetlights shall be provided as required by City standards, at no cost to the City prior to issuance of certificate of occupancy.
- 9. All new trees shall be selected from the City's approved street tree list and planted per City standards.
- 10. Prior to issuance of certificate of occupancy and to the satisfaction of the City Engineer, the applicant shall remove the red curb along the site frontage and to the north with the exception of 15' either side of fire hydrants. Cavallo Road striping shall be removed, the street seal coated, and new thermoplastic/button striping installed to move the bike lane away from the curb to match that just north of the site. Removal, seal coating, and replacement of striping shall extend to the south to allow a smooth transition back to the existing striping prior to the intersection of East 18th Street. Should the traffic signal loop detectors need relocation, this will be done by the City at the applicant's expense.

- Prior to issuance of certificate of occupancy and to the satisfaction of the City Engineer, the applicant shall install a "*Loading Only during 6 AM to 5 PM Monday through Friday*" sign along the site frontage on Cavallo Road.
- 12. Prior to issuance of certificate of occupancy and subject to review and approval by the City Engineer, the applicant shall restripe the southern parking lot reversing the vehicle direction and the two southern driveways. All vehicle parking spaces and aisle dimensions shall conform to City development standards pursuant to Section 9-5.1709 of the AMC.
- 13. Per Section 9-5.1714 of the AMC, all parking areas for five or more cars shall be screened from an adjoining residential property by a solid decorative concrete or masonry wall six feet in height.
- 14. Prior to issuance of certificate of occupancy and subject to review and approval by the City Engineer, the applicant shall restripe East 18th Street west of Cavallo Road similar to that shown in Figure 13 (page 37) of the 1700 Cavallo Road, Antioch Rocketship School Transportation Impact Analysis dated August 1, 2017 as follows: remove the yellow buttons from the west end of the median for 60', install Detail 23 markers from the south side of the existing median to connect with the northerly Detail 33, and remove and replace up to two pavement arrows.
- 15. Wheel stops shall only be used in handicap parking spaces.
- 16. The connection point for the irrigation system shall be as approved by the City Engineer.
- 17. The applicant shall resolve location and adequacy of existing sanitary sewer service. All necessary improvements shall be detailed on the building permit plans and approved by the City Engineer.
- 18. Stormwater runoff from the project site shall require connection to the existing storm drain in Cavallo Road and installation of a manhole. All work shall be detailed on the building permit plans and approved by the City Engineer.
- 19. All trenching in the public right of way shall be performed in conformance with City Standards and to the satisfaction of the City Engineer.
- 20. The applicant shall notify adjacent neighbors at least one week prior to commencement of grading or construction operations on the site.

- 21. To the satisfaction of the Antioch Police Department, the applicant shall provide armed security during the student AM drop-off and PM pick-up hours. The necessity of armed security shall be reevaluated and subject to review and approval by the Antioch Police Department after a period of two years after the opening of the school.
- 22. All safety measures proposed in the Security Plan (dated Spring 2017) and the Rocketship Education Health and Safety Plan shall be implemented, subject to review and approval by the Antioch Police Department.
- 23. Prior to issuance of certificate of occupancy, the applicant shall construct the six-foot tall solid soundwall along the western property boundary consistent with what is recommended and shown in Figure 2 (page 4) of the Environmental Noise Assessment prepared for the Rocketship Antioch School Project dated August 17, 2017.
- 24. Submit elevations for soundwalls including overall design, color and materials for review and approval by the City of Antioch Planning Division prior to issuance of building permit.
- 25. All mechanical equipment shall be screened from public view per the requirements of Section 9-5.1301 of the AMC.
- 26. All electronic surveillance equipment and alarm hardware shall be as invisible and unobtrusive as possible.
- 27. Prior to issuance of building permit, the applicant shall submit final design plans of the proposed ground sign for review and approval by the City of Antioch Planning Division. The ground sign shall be in compliance with the City of Antioch Sign Code (Article 5 of the AMC) and the City of Antioch Citywide Design Guidelines.
- 28. Submit location and design of trash enclosure for review and approval by the City of Antioch Planning Division prior to issuance of building permit. The trash enclosure shall be architecturally integrated into the design of the structure, located at the rear of the building, shall provide adequate space for recycling, and shall be constructed with masonry walls, metal doors, have overhead coverings.
- 29. Subject to review and approval by the City of Antioch Planning Division, articulation features shall be added to the building design that add visual interest to the building façade and to the long unbroken courtyard fencing in order to add variation to the north and south facades and the roofline,

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which are visible while approaching from north and south on Cavallo Road.

30. Subject to review and approval by the Antioch Planning Division, building materials shall not include materials that are discouraged in the Citywide Design Guidelines.

* * * * * * *

I HEREBY CERTIFY that the foregoing recommendation was passed and adopted by the Planning Commission of the City of Antioch, at a regular meeting thereof, held on the 1st day of November, 2017 by following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

FORREST EBBS Secretary to the Planning Commission

ATTACHMENT A



Attachment A Vicinity Map

ATTACHMENT B

TITLE SHEET а С

SITE DEMOLITION PLAN	SITE GRADING & PAVING PLAN	SITE ENGINEERED CROSS-SECTION	SITE UTILITY PLAN	SITE STORMWATER CONTROL PLAN	
SITE TREE SURVEY PLAN	SITE TREE SURVEY PLAN SITE DEMOLITION PLAN	SITE TREE SURVEY PLAN SITE DEMOLITION PLAN SITE GRADING & PAVING PLAN	SITE TREE SURVEY PLAN SITE DEMOLITION PLAN SITE GRADING & PAVING PLAN SITE ENGINEERED CROSS-SECTION	SITE TREE SURVEY PLAN SITE DEMOLITION PLAN SITE GRADING & PAVING PLAN SITE ENGINEERED CROSS-SECTION SITE UTILITY PLAN	SITE TREE SURVEY PLAN SITE DEMOLITION PLAN SITE GRADING & PAVING PLAN SITE ENGINEERED CROSS-SECTION SITE UTILITY PLAN SITE STORMWATER CONTROL PLAN SITE SIGNAGE AND STRIPING PLAN
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- FIRST FLOOR PLAN SECOND FLOOR PLAN ROOF PLAN BUILDING ELEVATIONS BUILDING ELEVATIONS
- <u>AL DRAWINGS:</u> SITE LIGHTING PLAN SITE PHOTOMETRIC PLAN

BUILDING TO BE PROVIDED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT. FIRE SPRINKLER PLANS TO BE SUBMITTED FOR SEPARATE PERMIT.

GENERAL NOTES:

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3. ELEVATOR PLANS TO BE SUBMITTED FOR SEPARATE PERMIT.

BUILDING TO BE PROVIDED WITH A FIRE ALARM SYSTEM THROUGHOUT. FIRE ALARM PLANS TO BE SUBMITTED FOR SEPARATE PERMIT.

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APN 065-151-04-9

CONSTRUCTION TT BLVD ARA, CA 95050).2277 JAMES MOORE NC. BLER LANE 95993 5.2947 JOHN FITCH ONTRACTOR

OCKET:	GENERAL CONTRACTOR (BUILDING): HILBERS INC. 1210 STABLER LANE YUBA, CA 95993 T/530.673.2947 CONTACT: JOHN FITCH	<u>CENERAL CONTRACTOR</u> (SITE): BOTHMAN CONSTRUCTIO 2690 SCOTT BLVD 2690 SCOTT BLVD SANTA CLARA, CA 9505 T/408.279.2277 CONTACT: JAMES MOOR	SCALE: NTS	SCHOOL SCHOOL ADE) ON A NEW ILDING AND 13,240 SF 1,928 SF 3,162 SF 3,162 SF 3,162 SF 3,162 SF 3,162 SF 3,229 SF 32,229 SF 32,230 SF 32,2	SCALE: NTS	5 1 5 1 6 2 7 3 8 4 HAND CORNER. TO THIS GRID	SCALE: NTS
	ELECTRICAL DESIGN-BUILD: INTERMOUNTAIN ELECTRIC 947 WASHINGTON STREET SAN CARLOS, CA 94070 T/650.591.7118 CONTACT: DAVID SIGNORELLO	PLUMBING DESIGN-BUILD: ALLCOM PLUMBING 3140 NORTH TOWNSHIP ROAD YUBA CITY, CA 95993 T/530.671.3182 CONTACT: ANTHONY UPTON		PROJECT DESCRIPTION PRODECT DESCRIPTION PROPOSED NEW PUBLIC CHARTER ELEMENTARY (TRANSITIONAL-KINDERGARTEN THROUGH 5TH GI CAMPUS CONSISTING OF A NEW TWO-STORY BL ASSOCIATED SITEWORK. BUILDING CODE SUMMARY PROPOSED BUILDING AREA (DEFINED PER CBC 15T FLOOR: BUILDING CODE SUMMARY PROPOSED BUILDING AREA (DEFINED PER CBC 15T FLOOR: BUILDING CODE BUILDING CODE BULLDING CODE BULLDING CODE BULLDING: BULLDING CONSTRUCTION TOTAL: BULLDING CONSTRUCTION CONSTRUCTION CONSTRUCTION CONSTRUCTION BULLDING CONSTRUCTION BULLDING	CT DATA	21 17 13 9 21 17 13 9 22 18 14 10 23 19 15 11 24 20 16 12 ALL DRAWINGS AND DETAILS ARE ID CRID NUMBER IN THE LOWER RIGHT ALL NUMBER IN THE LOWER RIGHT 12 ALL NUMBER IN THE LOWER RIGHT 24 20 SYSTEM. 3 3	GRID
	 MECHANICAL DESIGN-BUILD: VC. DICKSON MECHANICAL 1402 GREENBOROUGH DR. ROSEVILLE, CA 95661 T/530.870.6739 CONTACT: ERIC DICKSON 	STRUCTURAL ENGINEER: THORNTON TOMASETTI INC. 650 CALIFORNIA STREET, SUITE 1400 SAN FRANCISCO, CA 94108 T/415.365.6900 T/415.365.6900 CONTACT: STEVE RATCHYE			SCALE: 19 PROJE	State Dr Hinaker	CALE: 20 SHEET
	CIVIL ENGINEER: UNDERWOOD & ROSENBLUM, IN 1630 OAKLAND ROAD, SUITE A14 SAN JOSE, CA 96131 T/408.453.1222 CONTACT: FRANK ROSENBLUM	LANDSCAPE ARCHITECT: ANLA ASSOCAITES, INC. 913 WILLOW STREET, SUITE 101 SAN JOSE, CA 96125 T/408.292.2196 CONTACT: ERIK PLATO	RECTORY	ES STRATIVE CODE (CAC): (PART 1, TITLE STRATIVE CODE (CAC). (PART 2, EDITION INTERNATIONAL BUILDING CODE MENDMENTS) MENDMENTS) TICAL CODE: (PART 3, TITLE 24, CCR), ELECTRICAL CODE (NEC) WITH NICAL CODE (CMC): (PART 4, TITLE 24, MO UNIFORM MECHANICAL CODE (UMC) MENTS) NICAL CODE (CCC): (PART 5, TITLE 24, MO UNIFORM MECHANICAL CODE (UPC) MENTS) NICAL CODE (CCC): (PART 5, TITLE 24, MO UNIFORM PLUMBING CODE (UPC) MENTS) NICAL CODE (CCC): (PART 5, TITLE 24, 2014 NOTONM MECHANICAL CODE (UPC) MENTS) NICAL CODE (CCC): (PART 6, TITLE 24, 2014 NICAL CODE (CCC): (PART 9, TITLE 24, 2014 NATIONAL FIRE CODE (IFC) WITH) NATIONAL FIRE CODE (IFC) WITH) NATIONAL FIRE CODE (IFC) WITH) CODE. (PART 11, TITLE 24, CCR), NATIONAL FIRE CODE (IFC) WITH) MATIONAL FIRE CODE (IFC)		The first interval in	
	ARCHITECT: SWIFT LEE OFFICE, INC. 545 S. RAYMOND AVE. PASADENA, CA 91105 T/323.257.8200 CONTACT: GLORIA LEE	OWNER: ROCKETSHIP EDUCATION 350 TWIN DOLPHIN DRIVE, SUITE 109 REDWOOD CITY, CA 94605 T/704.995.2254 CONTACT: HARRISON TUCKER	PROJECT DIF	APPLICABLE CODE 1. 2013 CALFORNIA ADMINI: 2. 2013 CALFORNIA BUILDII 2. TITLE 24, CCR), (2012 E (BC) WITH CALFORNIA BUILDII 3. 2013 CALFORNIA AMENDMENTS 3. (2011 EDITION NATIONAL CALFORNIA AMENDMENTS 3. (2011 EDITION NATIONAL CALFORNIA AMENDMENTS 3. (2011 EDITION NATIONAL CALFORNIA AMENDMENTS 2. (2013 CALFORNIA AMENDMENTS 2. (2013 CALFORNIA AMENDMENTS 2. (2013 CALFORNIA AMENDMENTS 2. (2013 CALFORNIA AMENDMENTS 5. (2013 CALFORNIA AMENDMENTS 6. CCR), (2012 EDITION IAF WITH CALFORNIA AMENDMENTS 7. (2012 EDITION OF INTER 8. 2013 CALFORNIA AMENDMENTS 9. TITLE 24, CCR) 9. TITLE 24, CCR) 0.10 10. 2013 CALFORNIA REFERI 9. TITLE 24, CCR) 10. 2013 CALFORNIA REFERI 9. TITLE 24, CCR) 10. 2013 CALFORNIA REFERI 9. TITLE 24, CCR) 10. 2013 CBC, CHAPTEI 2013 CBC, CHAPTEI 2013 CBC, CHAPTEI	APPL. CODE	August holy Base of the second	VICINITY MAF

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ARCHITECT: Passadena, CA 91105 T. 323.257.8200 F. 323.257.8276 Passadena, CA 91105 T. 323.257.8200 F. 323.257.8276 T. 323.257.8200 F. 323.257.8276	CONSULTANT: CONSULTANT: CONSULATION CONDERWOOD CONDERWOOD CONDERWOOD CONDERWOOD CONDERWOOD CONDERWOOD CONDERWOOD CONDERWOOD CONDERWOOD CONDERWOOD CONDERWOOD CONDERWOOD CONDERWOOD CONSULATION CONSU	олест имме: ocketship Antioch looh, CA 94509 tioch, CA 94509	PATE: 02.07.17 REVISED: USE PERMIT SUBMITTAL APPROVAL:	STAMP/SEAL: STAMP/SEAL: STAMP/SEAL: State N. ROSPING No. 42857 00 CONLENCE OF CALIFORNIA DATE: DATE
GENERAL NULES GENERAL NULES COR SHALL LAY OUT THE WORK, SETTING GRADE STAKES, ESTABLISHING LINES, BASE LINES, DONSIBLE FOR THE ACCURACY THEREOF. BISTENCIES IN EXISTING OR PROPOSED ELEVATIONS SHALL BE BROUGHT TO THE NOTICE OF REPRESENTATIVE FOR RESOLUTION PRIOR TO CONSTRUCTION OR AS SOON AS DISCOVERED. IT THAT ANY UNKNOWN UNDERGROUND TANKS OR STRUCTURES OR UTLITY LINES ARE IN THAT ANY UNKNOWN UNDERGROUND TANKS OR STRUCTURED OR AS SOOV AS DISCOVERED. IT THAT ANY UNKNOWN UNDERGROUND TANKS OR STRUCTURED OR AS SOOV AS DISCOVERED. IT THAT ANY UNKNOWN UNDERGROUND TANKS OR STRUCTURED OR AS SOOV AS DISCOVERED. IT THAT ANY UNKNOWN UNDERGROUND TANKS OR EXPORT EXCESS AS REQUIRED TO DETERMINE IN OF THE STRUCTUR. SHALL BE DISPOSED OFF-SITE IN A LEGAL MANNER AT CONTRACTOR'S SMATERIAL IF ANY SHALL BE DISPOSED OFF-SITE IN A LEGAL MANNER AT CONTRACTOR'S ITER, STORM AND SANITARY INVERTS SHALL BE EXPOSED AND VERIFIED PRIOR TO ANY NEW ONTRACTOR TO PROVIDE TRACER WRES ON ALL BURIED PLAND FOR TO ANY NEW CONTRACTOR TO PROVIDE TRACER WRES ON ALL UNLUES TO BE SET 12" BELOW GRADE. IS TO BE CHRISTY 10"'TIT" WITH BALL VALVES TO BE SET 12" BELOW GRADE. IS TO BE CHRISTY 10"'TIT" WITH BALL VALVES ID BE SET 12" BELOW GRADE. IS TO BE CHRISTY 10"'TIT" WITH BALL VALVES ID BE SET 12" BELOW GRADE. IS TO BE CHRISTY 10"'TIT" WITH BALL VALVES ID BE SET 12" BELOW GRADE. IS TO BE CHRISTY 10"'TIT" WITH BALL VALVES ID BE SET 12" BELOW GRADE. IS TO BE CHRISTY 10"'TIT" WITH BALL VALVES ID BE SET 12" BELOW GRADE. IS AND SEWER LINES ARE INSTALLED IN JOINT TRENCH, WATER LINES TO BE SET 24" BELOW GRADE. IS AND SEWER UNES ARE INSTALLED IN JOINT TRENCH, WATER LINES TO BE SET MINIMUM 1" HOLLITY CONNECTION ARE 5" OUTSIDE OF BUILDING. SEE MECHANICAL AND PLUMBING UTLUTY CONNECTION ARE 5" OUTSIDE OF BUILDING. SEE MECHANICAL AND PLUMBING IS SHALL BE RESPONSIBLE FOR THE VERFICATION OF LOCATIONS OF ALL EXISTING UTILITS IS SHALL BE RESPONSIBLE FOR THE VERFICATION OF LOCATIONS OF ALL EXISTING UTILIES FOR AND SHOULD BE BACKFILLED WITH ACCORDAN	ELATIVE COMPACTED THICKNESS AND SHOULD BE COMPACTED TO AT LEAST ELATIVE COMPACTION (ASTM D-1557, LATEST EDITION) BY MECHANICAL MEANS ONLY, EXCEPT REQUIREMENTS SPECIFY HIGHER REQUIREMENTS. IF IMPORTED SAND IS USED AS BACKFILL, REE FEET IN BUILDING AND PAYEMENT AREAS SHALL BE COMPACTED TO AT LEAST 95 PERCENT. THE CS OF BACKFILL IN ALL PAYEMENT AREAS SHALL BE COMPACTED TO AT LEAST 95 PERCENT. THE PACTION. THE FOLLOWING SECTIONS OF THE STANDARD SITE WORK SPECIFICATIONS FOR THE CONSTRUCTION OF THIS PROJECT ARE APPLICABLE TO THE WORK SHOWN ON THIS DRAWIG: SPECIFICATIONS FOR THE WORK SHOWN ON THIS DRAWIG: SECTION 312333 - TRENCHING & BACKFILLING SECTION 312333 - TRENCHING & BACKFILLING SECTION 331000 - WATER UTILITY DISTRIBUTION PIPING SECTION 331000 - SEWAGE UTILITIES SECTION 334100 - STORM UTILITY DRAINAGE PIPING SECTION 334100 - STORM UTILITY DRAINAGE PIPING	Image: Section	 Ale area drant Basini carch basini Burghtfightightightightightightightightightight	
1. THE CONTRACTIONS AND SHALL BE RESPOND. MIN. DIA. APPROVED COBBLE 0.2' 2. ANY INCONSI RE RESPONDENCE OF 2' B OPENINGS FOR DISTANCE OF 2' 3. IN THE EVENDISSOND. E OF CURB OPENINGS 3. IN THE EVENDISSOND. E OF CURB OPENINGS 3. IN THE EVENDISSOND. E MALK 3. IN THE EVENDISSOND. E OF CURB OPENINGS 4. CONTRACTOR E OF CURB OPENINGS 5. EXISTING WATCH DISPOSITION. E CONSTRUCTION. 6. PLUMBING CG C MATER LINES OF 6. PLUMBING CG C MATER LINES OF 7. VALVE BOXES C MATER LINES CONSTRUCTION. 8. MHEN WATER HIGHER THAN S C GRATE 9. UTILITY POINT DIAMINGS FOR C GRATE 10. CONTRACTOIN IN THE FIELD.	LIFTS NOT EXCE 90 PERCENT RE WHERE LOCAL R THE UPPER THR UPPER 6 INCHE RELATIVE COMP.	LOCKED GATE	ULLDING	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$



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	BIORETENTION VOLUME	172.0 SF x 0.5' = 86 CF 172.0 SF x 0.1' = 17.2CF 172.0 SF x 0.4' = 68.8 CF ² 172.0 SF x 0.4' = 68.8 CF ²	120.0 SF x 0.5' = 60.0 CF 120.0 SF x 0.1' = 12.0 CF 120.0 SF x 0.4' = 48.0 CF 120.0 CF x 0.4' = 48.0 CF 2	247 SF x 0.5' = 123.5 CF 247 SF x 0.1' = 24.7 CF 247 SF x 0.4' = 98.8 CF 2 247 CF	827 SF x 0.5' = 413.5 CF 827 SF x 0.1' = 82.7 CF 827 SF x 0.4' = 330.8 CF ² 827 OCF	ne T	NOL		TION 3 IIL REPORT)	3 IL REPORT)	EPORT)		PLANS)									80-										
	ROL SUMMARY TABLE BIORETENTION AREA PROVIDED	8.6' x 20.0' = 172 SF	4.0' x 30.0' = 120 SF	5.4' x 45.7' = 247 SF	69.5' x 87.0' = 827 SF	lanting media layer = 0.1 x volui	& ABBREVIAT	CM # 110-retention - Infiltration allowed	NEW CONCRETE SLAB – THICKENED SECT (6" REINFORCED PCC ON 6" CLASS 2 AE ON 6" RECOMPACTED SUBGRADE PER SO	NEW CONCRETE SLAB (4" REINFORCED PCC ON 4" CLASS 2 AE ON 6" RECOMPACTED SUBGRADE PER SO	NEW AC PAVEMENT – TRAFFIC (3" AC ON 9" CLASS 2 AB ON 6" RECOMPACTED SUBGRADE PER SOIL R	DECOMPOSED GRANITE (6" CLASS 2 AB ON 6" RECOMPACTED SUBGRADE PER SOIL REPORT)	PERMEABLE PAVER (SEE ARCHITECTURAL	PAVER (SEE ARCHITECTURAL PLANS)	SYNTHETIC TURF	BIO-RETENTION			CONTROL MEASURE) -	GRAPHIC SCALE	(IN FEET) 1 inch = 20 ft.									
	TYPE TYPE	BIORETENTION SEE DETAIL 1/-	BIORETENTION SEE DETAIL 1/-	BIORETENTION SEE DETAIL 1/-	BIORETENTION SEE DETAIL 2/-	r Holding Capacity of p avel zone = 0.40"	LEGEND	* * * *			3" ON 9"				 >> > >> <!--</td--><td></td><td></td><td>IMP IMPERVIOUS PER PERVIOUS SF SQUARE FE</td><td>TMC TREATMENT</td><td></td><td></td><td>-0 -50</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td>			IMP IMPERVIOUS PER PERVIOUS SF SQUARE FE	TMC TREATMENT			-0 -50										
	TCM #	~	N	m	4	ble Water ity of gr																										
	AREA	A1	A2	A3	A4	1. Availa 2. Poros																										
1																																

COBBLE 0.2' STANCE OF 2'



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LANDSCAPE NOTES
I. THE LANDSCAPE AND IRRIGATION PLAN SHALL BE IN ACCORDANCE WITH THE WATER EFFICIENT LANDSCAPE
ORDINANCE.

- ALL SHRUB AND GROUND COVER PLANTING AREAS TO HAVE 3" SHREDDED CEDAR BARK MULCH APPLIED TO FINISH GRADE. i
 - BOX SIZE. BE MINIMUM 24" ALL TREES SHALL ø. ю.
- PLANTS SHALL BE GROUPED ACCORDING TO WATER REQUIREMENTS AND PLACED ACCORDING TO MICRO-CLIMATE.
- SOIL SAMPLES SHALL BE TAKEN AND SUBMITTED TO A SOIL TESTING LABORATORY FOR ANALYSIS AND RECOMMENDATIONS. SOIL SHALL BE AMENDED PER LABORATORY ANALYSIS AND RECOMMENDATIONS. ر.
- AN AUTOMATIC WEATHER-BASED IRRIGATION CONTROLLER WITH A SOIL MOISTURE AND/OR RAIN SENSOR SHALL BE INSTALLED AND CONTROL THE ENTIRE IRRIGATION SYSTEM. <u>0</u>
- ALL IRRIGATION FOR SHRUB AREAS SHALL BE A LOW VOLUME IRRIGATION SYSTEM. ÷
- ALL TREES SHALL BE IRRIGATED SEPARATELY FROM THE SURROUNDING IRRIGATION WITH DEEP ROOT BUBBLERS. <u>n</u>
- AN IRRIGATION SUB-METER, MASTER VALVE, AND FLOM SENSOR SHALL BE INSTALLED ON THE IRRIGATION SYSTEM PER THE MATER EFFICIENT LANDSCAPE ORDINANCE. <u>w</u>

AND	SCAP	E LEGEND		
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	MATER NEEDG*
rrees:				
CER OCC PAR DES RUE LOB	24" BOX 24" BOX 24" BOX	CERCIS OCCIDENTALIS PARKINSONIA 'DESERT MUSEUM' QUERCUS LOBATA	MESTERN REDBUD PALO VERDE VALLEY OAK	VERY LOW VERY LOW LOW
SHRUBS:				
ARC DEN	5 GAL	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD McMINN	I' VINE HILL MANZANITA	LOW
ARI CAL 3AC PIL	- 64L	ARTEMISIA CALIFORNICA MONTARA BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	
3AM MUL	5 GAL	BAMBUSA MULTIPLEX 'ALPHONSE KARR'	ALPHONSE KARR BAMBOC	NON O
CAR CAL	5 GAL	CARPENTERIA CALIFORNICA 'ELIZABETH'	BUSH ANENOME	MODERATE
ENC CAL	5 GAL	ENCELIA CALIFORNICA	ENCELIA	LON
ERI FAS	5 GAL	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	N N
		LEYMUS CONDENSATUS 'CANYON PRINCE'	UNARF MILU RYE Unter / 8 kini	K Q
	ひ G A L	MUTLENDERGIA RIGENS Sai via Adiana	VEEN GRAUU Muitt aant	
SAL SPA	5 GAL 5 GAL	SALVIA LEUCOPHILLA POINI SAL' SALVIA SPATHACEA	PURPLE JAGE HUMMINGBIRD SAGE	LON
SROUND	COVER.	ű		
	I GAL	ARCTOSTAPHYLOS 'EMERALD CARPET' PI ANT AT 24" O.C.	BEARBERRY	НОМ
4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	I GAL	NASELLA PULCHRA PI ANT AT 24" O.C.	FOOTHILL NEEDLE GRASS	Кол
0000000	I GAL		BLUE EYED GRASS	MOT
000000000		PLANT AT 12" O.C.		
	I GAL	SISYRINCHIUM CALIFORNICUM PLANT AT 12" O.C.	YELLOWED EYED GRASS	LOM
/INES:				
NIS SIN	I5 GAL	MISTERIA SINENSIS	CHINESE MISTERIA	MODERATE
AATERIA + + +	LS ≥"_∆∀#k			
+ + + +	i ; ì			
	DECOMP	OSED GRANITE PAVING, SEE DETAIL, I, LI.2		
	CONCRE	TE CURB AT SYNTHETIC TURF, SEE DETAIL 6, LI.2 A	ND H, LI 2	
	SYNTHET	IC TURF, SEE DETAIL, 6, LI.2		
. / / .				

Antioch, CA, 94509
Rocketship Antioch Public School
PROJECT NAME:

SYNTHETIC TURF AT PLAY STRUCTURE, SEE DETAIL H, LI.2

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LANDSCAPE PLAN

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	SCALE: N.T.S.			SCALE: N.T.S.	ų, ų	SCALE: N.T.S.
PARE PERIOD PARE	F VINE PLANTING	ECTION			SET ROOTBALL I' ABOVE SET ROOTBALL I' ABOVE SET ROOTBALL I' ABOVE S' LAYER OF BARK MLCH S' HIGH ERRHIE BARK MLCH S' HIGH ERRHIE FINSH GRADE FOR TAVE SPECIFICATIONS FOR TAVE SOLLBACKFILL PER SPECIFICATIONS FOR TAVE SOLLBACKFILL MIX FOOTBALL	BHRUB PLANTING
		OSED TETIC TABLE IN CEPTH DEPTH DEPTH SREEN SS SEEN SS SEEN SS SEEN SS SS SS SS SS SS SS SS SS SS SS SS SS	2 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	E: N.T.S.	LABLE IN ED TO ED TO ER PER PER PER Racing.	е конструктичение и конструкти. В с конструкти В к.т.б.

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SWIFTLEEOFFICE 543A S. Raymond Ave. Pasadena, CA 91105 T. 323.257.8200 F. 323.257.8276 T. 323.257.8200 F. 323.257.8276

PROJ. NO:2017-ANLA NO:1703 SHEET NO:

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L1.3

OINT PIGE BACCHARIS PILULARIS COYOTE BRUSH

BAMBUSA MULTIPLEX 'ALPHONSE KARR' ALPHONSE KARR BAMBOO

CARPENTERIA C/ BUSH ANENOME

ENCELIA C/ ENCELIA

SALVA LEUCOPHYLL^A PURPLE SAGE

SALVIA SPATHACEA HUMMINGBIRD SAGE

SISYRINCHIUM BELLUM BLUE EYED GRASS

GRASS SISYRINCHIUM CA YELLOWED EYED

TREES:

CERCIS OCCIDENTALI WESTERN REDBUD

QUERCUS LOBA VALLEY OAK MUSEUM

SHRUBS:

0

ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' VINE HILL MANZANITA

ARTEMISIA CALIFORNICA CALIFORNIA SAGEBRUSH

0

LEYMUS CONDENSATUS WILE RYE

MUHLENBERGIA RIGENS DEER GRASS

SALVA APIAN WHITE SAGE

GROUND COVERS:

PULCHRA . NEEDLE GRASS NASELLA P FOOTHILL I

	ARCHITECT: 543A S. Raymond Ave. 543A S. Raymond Ave. 7. 323.257.8200 F. 323 T. 323.257.8200 F. 323	:TNATJU2NOD	OJECT NAME: Cocketship Antioch Ioon, CA 94509	BATE: 02.07.17 REVISED: USE PERMIT SUBMITTAL	APPROVAL:	STAMP/SEAL: STAMP/SEAL: CCTATIAN A. SMITT CCTATIAN A. SMITTANA A. S	SHEET TITLE: FIRST FLOOR PLAN PROJ. NO: 2017-12 SHEET NO:	© 2017 SWIFTLEEOFFICE
A DRAWINGS E TO FACE OF STRUCTURE (F.O.S.) NOTED. IDOWS DIMENSIONED TO C.L. OF CLEAR LL BE ILLUMINATED AT ALL TIMES. EXIT HTED SO THAT THEY ARE CLEARLY	EXIT SIGN LOCATED IN AN INTERIOR AN ADDIITIONAL APPROVED LOW-LEVEL EXIT SIGN. THE BOTTOM OF THE SIGN THAN 6 INCHES OR MORE THAN 8 FLOOR LEVEL AND SHALL INDICATE THE L. FOR EXIT DOORS THE SIGN SHALL R ADJACENT TO THE DOOR WITH THE HE SIGN WITHIN 4 INCHES OF THE OCCUPANT LOAD AND EGRESS ANALYSIS S NOT DIMENSIONED TO BE CENTERED IN	U.U.N. ISTANT GYP. BD. BELOW 4'-0" AT & RESTROOM WALLS NOT SCHEDULED TO E OR FRP (USG FIBEROCK OR EQUAL). RESISTANT GYP. BD. AT RESTROOM & MPLY WITH ICC ER# 4943P. SEALANT @ SOUND INSULATED WALLS INTERSECTIONS. PATCH AND PROVIDE PPING MATERIAL PER U.B.C. STD. NO. VG, MECHANICAL, ELECTRICAL & ANY S OF RATED WALLS RD WALLS PROVIDE PLASTIC CORNER HIGH, SCREW FASTENED, AT ALL COLOR: CLEAR FIRE EXTINGUISHER WITH A RATING OF A OR 2-A10BC WITHIN 75 FEET TRAVEL DRTIONS OF THE BUILDING ON EACH	© CONSTRUCTION. CABINET TO PROJECT VALL. FOR RECESSED CABINET IN RATED VIL 7/A9.8) ING INSULATION. AWINGS FOR METAL STUD GAGE & LINE (FACE OF STUD) STRUCTURE ARTITION: ETAL STUD FRAMING W/	L BATT INSULATION <u>ARTITION:</u> STUD FRAMING W/ ACOUSTICAL ATION (U.O.N.) <u>ARTITION:</u> ORRIDOR WALL (SEE DETAIL 15/A9.3) <u>ARTITION:</u> ARTITION: ATION: ATED ELEVATOR SHAFT ENCLOSURE <u>MALL:</u> STUD FRAMING W/ R-21 ATION	FIRE EXTINGUISHER (2A OR 2A10BC RATED) ECESSED A.D.A. COMPLIANT CABINET. D EXIT SIGNS W/BATTERY BACK-UP. ORTION INDICATES FACE OF EXIT RECTIONAL ARROW AS SHOWN. (SEE & 5) EXIT SIGN @ 6" MIN. & 8" MAX. AFF A EDGE. SHADED PORTION INDICATES XIT SIGN @ 6" MIN. & 8" MAX. AFF A EDGE. SHADED PORTION INDICATES XIT SIGN @ 6" MIN. & 8" MAX. AFF A EDGE. SHADED PORTION INDICATES XIT SIGN @ 6" MIN. & 8" MAX. AFF A EDGE. SHADED PORTION INDICATES XIT SIGN @ 6" MIN. & 8" MAX. AFF A EDGE. SHADED PORTION INDICATES XIT SIGN @ 6" MIN. & 8" MAX. AFF A EDGE. SHADED PORTION INDICATES XIT SIGN PORTIONAL ARROW AS SEE NOTE 5) XIT SIGN PER CBC 1011.4.1 (SEE E SIGNAGE NOTES & DETAILS) XIT STAIR DOWN" SIGN PER CBC 1011.4.2	SSIBLE SIGNAGE NUTES & DETAILS) XIT ROUTE" SIGN PER CBC 1011.4.2 (SEE E SIGNAGE NOTES & DETAILS) LOAD SIGN COMPLYING W/CBC 1004.3 E ENTRANCE SIGN (N.I.C.) (N.I.C.) ER (N.I.C.) KER @ 8'-0" A.F.F. TO C.L.	T COMMUNICATION SYSTEM (TCS) BETWEEN LANDING AND CENTRAL CONTROL POINT APPROVED BY FIRE DEPARTMENT. THE TCS LUDE BOTH AUDIBLE & VISIBLE SIGNALS 1007.8.1.1 THE TCS SHALL HAVE A TIMED TELEPHONE DIAL-OUT CAPABILITY TO AN MONITORING LOCATION PER CBC 1007.8.1. FOR USE AND IDENTIFYING INFORMATION POSTED ADJACENT TO THE TCS PER CBC	SCALE: 4 N.T.S. 4
NOTES: 1. DO NOT SCALE FROM 2. ALL DIMENSIONS ARE UNLESS OTHERWISE I 3. ALL DOORS AND WIN 3. ALL DOORS AND WIN 4. ALL EXIT SIGNS SHAI VISIBLE.	 AT EVERY REQUIRED CORRIDOR PROVIDE / PHOTOLUMINESCENT SHALL NOT BE LESS INCHES ABOVE THE F PATH OF EXIT TRAVE BE ON THE DOOR OI CLOSEST EDGE OF T DOOR FRAME. SEE SHEET T.9 FOR THE CLEAD OBENING 	 B. PROVIDE ABUSE-RES CORRIDORS, STAIRS - RECEIVE CERAMIC TIL PROVIDE MOISTURE-F WET AREAS. 9. METAL STUDS TO CO 10. PROVIDE ACOUSTICAL 6 FLOOR & CEILING APPROVED FIRE STOF 7-1 AT ALL PLUMBIN OTHER PENETRATIONS 11. AT ALL GYPSUM BOA OTHER PENETRATIONS 11. AT ALL GYPSUM BOA OUTSIDE CORNERS, 0 12. PROVIDE A PORTABLE NOT LESS THAN 2-A DISTANCE TO ALL PC 	FLOOR; ALSO DURING 4" MAXIMUM FROM W PARTITION (SEE DETA 13. SEE A4.1 FOR BUILD 14. SEE STRUCTURAL DR 14. SPACING. B14. SPACING. B14. BUILDING L F.O.S. FACE OF S F.O.S. INTERIOR P	INTERIOR P INTERIOR P	FE PORTABLE IN SEMI-RE SHADED PO LIGHT. DIF NOTES 4 8 LOW-LEVEL TO BOTTOM FACE OF E SHOWN. (S SHOWN. (S TACTILE "E ACCESSIBLI	(SEE AUCE IACTILE "E ACCESSIBLI O.L. OCCUPANT ISA ACCESSIBLI FURNITURE MAND DRYE	O D.S. DOWNSPOU TCS TWO-WAY ELEVATOR LOCATION / SHALL INCI PER CBC AUTOMATIC APPROVED DIRECTION SHALL BE 1007.8.2.	NOTES
		ASSIST.	BO. BO. BO. BO. BO. BO. BO. BO.	THERM FRIG FRIG FRIG FRIG FRIG FRIG FRIG FRIG		the second seco	24'-6"	SCALE: 8 1/8" = 1'-0" 8

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FIRST FLOOR PLAN

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SWIFTLEEOFFICE	ECT: //FTLEEOFFICE dena, CA 91105 3.257.8200 F. 323.257.8276 3.257.8200 F. 323.257.8276 aviftleeoffice.com	ARCHIT AE43 Pasa9 SE2.T WWW	:TNATJU2NO3	Antioch Iool	PROJECT NAME: Rock, CA 94509 Public Sch 2024609	DATE: 02.07.17 REVISED: USE PERMIT SUBMITTAL	APPROVAL:		STAMP/SEAL:	 ★ C-28798 ★ C-28798 ★ C-28798 ★ C-28798 ★ C-28798 	SHEET TITLE:	SECOND FLOOR PLAN PROJ. NO: 2017-12	SHEET NO: A 2 . 2 C 2017 SWIFTLEEOFFICE
INGS ACE OF STRUCTURE (F.O.S.)	DIMENSIONED TO C.L. OF CLEAR ILLUMINATED AT ALL TIMES. EXIT O THAT THEY ARE CLEARLY IGN LOCATED IN AN INTERIOR ITIONAL APPROVED LOW-LEVEL SN. THE BOTTOM OF THE SIGN 6 INCHES OR MORE THAN 8 LEVEL AND SHALL INDICATE THE R EXIT DOORS THE SIGN SHALL CENT TO THE DOOR WITH THE V WITHIN 4 INCHES OF THE	ANT LOAD AND EGRESS ANALYSIS DIMENSIONED TO BE CENTERED IN GYP. BD. BELOW 4'-0" AT ROOM WALLS NOT SCHEDULED TO FRP (USG FIBEROCK OR EQUAL). NT GYP. BD. AT RESTROOM &	VITH ICC ER# 4943P. NT @ SOUND INSULATED WALLS SECTIONS. PATCH AND PROVIDE MATERIAL PER U.B.C. STD. NO. CHANICAL, ELECTRICAL & ANY ATED WALLS LS PROVIDE PLASTIC CORNER SCREW FASTENED, AT ALL CLEAR EXTINGUISHER WITH A RATING OF	-A10BC WITHIN 75 FEET TRAVEL OF THE BUILDING ON EACH TRUCTION. CABINET TO PROJECT FOR RECESSED CABINET IN RATED 9.8) SULATION. FOR METAL STUD GAGE &	ACE OF STUD) IRE UD FRAMING W/ INSULATION	<u>N:</u> RAMING W/ ACOUSTICAL (U.O.N.) R WALL (SEE DETAIL 15/A9.3) R WALL (SEE DETAIL 15/A9.3) -EVATOR SHAFT ENCLOSURE	RAMING W/ R-21 KTINGUISHER (2A OR 2A10BC RATED) D A.D.A. COMPLIANT CABINET.	INDICATES FACE OF EXIT INDICATES FACE OF EXIT IAL ARROW AS SHOWN. (SEE SIGN @ 6" MIN. & 8" MAX. AFF . SHADED PORTION INDICATES N. DIRECTIONAL ARROW AS TE 5)	SN PER CBC 1011.4.1 (SEE AGE NOTES & DETAILS) JR DOWN" SIGN PER CBC 1011.4.2 SIGNAGE NOTES & DETAILS) JTE" SIGN PER CBC 1011.4.2 (SEE AGE NOTES & DETAILS) SIGN COMPLYING W/CBC 1004.3	ANCE SIGN) 8'-0" A.F.F. TO C.L.	RISER NICATION SYSTEM (TCS) BETWEEN 3 AND CENTRAL CONTROL POINT ED BY FIRE DEPARTMENT. THE TCS OTH AUDIBLE & VISIBLE SIGNALS 1.1 THE TCS SHALL HAVE A TIMED HONE DIAL-OUT CAPABILITY TO AN	DRING LOCATION PER CBC TOUT.S.I. SE AND IDENTIFYING INFORMATION DADJACENT TO THE TCS PER CBC	SCALE: 4 N.T.S. 4
NOTES: 1. DO NOT SCALE FROM DRAWI 2. ALL DIMENSIONS ARE TO FA UNLESS OTHERWISE NOTED.	 ALL DOORS AND WINDOWS I OPENING U.O.N. ALL EXIT SIGNS SHALL BE I SIGNS SHALL BE LIGHTED S VISIBLE. AT EVERY REQUIRED EXIT S VISIBLE. AT EVERY REQUIRED EXIT SIC PHOTOLUMINESCENT EXIT SIC SHALL NOT BE LESS THAN INCHES ABOVE THE FLOOR PATH OF EXIT TRAVEL. FOF BE ON THE DOOR OR ADJAC CLOSEST EDGE OF THE SIC DOOR FRAME. 	 SEE SHEET T.9 FOR OCCUP. DOORS AND WINDOWS NOT THE CLEAR OPENING U.O.N. PROVIDE ABUSE-RESISTANT CORRIDORS, STAIRS & REST RECEIVE CERAMIC TILE OR F PROVIDE MOISTURE-RESISTAI WET AREAS. 	 METAL STUDS TO COMPLY W METAL STUDS TO COMPLY W PROVIDE ACOUSTICAL SEALAN FLOOR & CEILING INTERS APPROVED FIRE STOPPING NEC APPROVED FIRE STOPPING NEC APPROVED FIRE STOPPING NEC T-1 AT ALL PLUMBING, MEC T-1 AT ALL CYPSUM BOARD WAL GUARDS, MIN. 8'-0" HIGH, OUTSIDE CORNERS, COLOR: PROVIDE A PORTABLE FIRE 	NOT LESS THAN 2-A OR 2- DISTANCE TO ALL PORTIONS FLOOR; ALSO DURING CONS' 4" MAXIMUM FROM WALL. 1 PARTITION (SEE DETAIL 7/AG 13. SEE A4.1 FOR BUILDING INS 14. SEE STRUCTURAL DRAWINGS SPACING.	LEGEND: B.L. BUILDING LINE (FA F.O.S. FACE OF STRUCTU 3-5/8" METAL ST ACOUSTICAL BATT	INTERIOR PARTITIO 6" METAL STUD FI BATT INSULATION (INTERIOR PARTITION 1 HOUR CORRIDOF INTERIOR PARTITION 1 HOUR RATED EL	EXTERIOR WALL: EXTERIOR WALL: 6" METAL STUD FI BATT INSULATION FE PORTABLE FIRE EX IN SEMI-RECESSEI	Image: Standard	 TACTILE "EXIT" SIG ACCESSIBLE SIGNA ACCESSIBLE SIGNA (SEE ACCESSIBLE TACTILE "EXIT STA (SEE ACCESSIBLE TACTILE "EXIT ROL ACCESSIBLE SIGNA O.L. 	ISA ACCESSIBLE ENTRA FURNITURE (N.I.C.) HAND DRYER P.A. SPEAKER ©	 ◆ F.R. FIRE SPRINKLER F ● D.S. DOWNSPOUT ● D.S. DOWNSPOUT ■ DOWNSPOU	APPRUVED MUNIIC DIRECTION FOR US SHALL BE POSTED 1007.8.2.	NOTES
		B.L. B.L. B.L. B.L. C.O.L. B. Z.	Col. Col.	87°-0" 26°-0"	Ecol.		BL. F. 2 B.L. F. 2 B.L. F. 2		24,-10"	" <i>†</i> –,6 <i>†</i>		ARCH. NORTH	SCALE: 8 1/8" = 1'-0" 8
25'-7"				ROOF BELOW (SEE A2.5)				5				24'-4"	

SECOND FLOOR PLAN

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SWIFTLEEOFFICE	ARCHITECT: SVANCALLEEOFFICE 543A S. Raymond Ave. Passdena, CA 91105 T. 323.257.8200 F. 323.257.8276 T. 323.257.8200 F. 323.257.8276	:TNATJU2NOD	PROJECT NAME: Rocketship Antioch Public School Parioch, CA 94509	DATE: 02.07.17 REVISED: USE PERMIT SUBMITTAL APPROVAL:	STAMP/SEAL: STAMP/SEAL: CC28798 03.31.17 RENEWAL DATE DATE DATE DATE DATE DATE	SHEET TITLE: ROOF PLAN PROI. NO: 2017-12 SHEET NO: SHEET NO: SOTT SWIFTLEEOFFICE
NOTES: 1. DO NOT SCALE FROM DRAWINGS 2. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.) UNLESS OTHERWISE NOTED.	 3. ALL DOORS AND WINDOWS DIMENSIONED TO C.L. OF CLEAR OPENING U.O.N. 4. ALL EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. EXIT SIGNS SHALL BE LIGHTED SO THAT THEY ARE CLEARLY VISIBLE. 5. AT EVERY REQUIRED EXIT SIGN LOCATED IN AN INTERIOR CORRIDOR PROVIDE AN ADDITTONAL APPROVED LOW-LEVEL PHOTOLUMINESCENT EXIT SIGN. THE BOTTOM OF THE SIGN SHALL NOT BE LESS THAN 6 INCHES OR MORE THAN 8 INCHES ABOVE THE FLOOR LEVEL AND SHALL INDICATE THE PATH OF EXIT TRAVEL. FOR EXIT DOORS THE SIGN SHALL BE ON THE DOOR OR ADJACENT TO THE DOOR WITH THE CLOSEST EDGE OF THE SIGN WITHIN 4 INCHES OF THE DOOR FRAME. 6. SEE SHEET T.9 FOR OCCUPANT LOAD AND EGRESS ANALYSIS 7. DOORS AND WINDOWS NOT DIMENSIONED TO BE CENTERED IN 	 RROVIDE ABUSE-RESISTANT GYP. BD. BELOW 4'-0" AT CORRIDORS, STAIRS & RESTROOM WALLS NOT SCHEDULED TO RECEIVE CERAMIC TILE OR FRP (USG FIBEROCK OR EQUAL). PROVIDE MOISTURE-RESISTANT GYP. BD. AT RESTROOM & WET AREAS. METAL STUDS TO COMPLY WITH ICC ER# 4943P. METAL STUDS TO COMPLY WITH ICC ER# 4943P. RROVIDE ACOUSTICAL SEALANT @ SOUND INSULATED WALLS @ FLOOR & CEILING INTERSECTIONS. PATCH AND PROVIDE APPROVED FIRE STOPPING MATERIAL PER U.B.C. STD. NO. 7-1 AT ALL PLUMBING, MECHANICAL, ELECTRICAL & ANY OTHER PENETRATIONS OF RATED WALLS ALL GYPSUM BOARD WALLS PROVIDE PLASTIC CORNER GUARDS, MIN. 8'-0" HIGH, SCREW FASTENED, AT ALL OUTSIDE CORNERS, COLOR: CLEAR PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR; ALSO DURING CONSTRUCTION. CABINET TO PROJECT a" MAXMIMIC FORM MANDING FOR SCRED CARINET IN DATED APPROVED FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR; ALSO DURING CONSTRUCTION. CABINET TO PROJECT A" MAXMIM FORM MANDING FOR SCRED CARINET TO PROJECT 	4. MAXIMUM FROM WALL. FOR RELEASED CABINET IN KALEN PARTITION (SEE DETAIL 7/49.8) 13. SEE A4.1 FOR BUILDING INSULATION. 14. SEE STRUCTURAL DRAWINGS FOR METAL STUD GAGE & SPACING. 14. SEE STRUCTURAL DRAWINGS FOR METAL STUD GAGE & SPACING. 15. SEE OF STRUCTURAL DRAWINGS FOR METAL STUD GAGE & SPACING. 16. SPACING. BIL. BUILDING LINE (FACE OF STUD) F.O.S. BIL. BUILDING LINE (FACE OF STUD) F.O.S. Interior PARTITION: 3-5/8" METAL STUD FRAMING W/ ACOUSTICAL BATT INSULATION	Image: Construct Frammer Construction: Image: Construction (U.O.N.) Image: Construct Frammer Construction: Image: Construction (U.O.N.) Image: Construct Construct Construct Construct Construction: Image: Construction (U.O.N.) Image: Construct Const	 COW-LEVEL EXIT SIGN OF MIN. & A MAX. ATT TO BOTTOM EDGE. SHADED PORTION INDICATES FACE OF EXIT SIGN. DIRECTIONAL ARROW AS SHOWN. (SEE NOTE 5) TACTILE "EXIT" SIGN PER CBC 1011.4.1 (SEE ACCESSIBLE SIGNAGE NOTES & DETAILS) TACTILE "EXIT STAIR DOWN" SIGN PER CBC 1011.4.2 (SEE ACCESSIBLE SIGNAGE NOTES & DETAILS) TACTILE "EXIT ROUTE" SIGN PER CBC 1011.4.2 (SEE ACCESSIBLE SIGNAGE NOTES & DETAILS) TACTILE "EXIT ROUTE" SIGN PER CBC 1011.4.2 (SEE ACCESSIBLE SIGNAGE NOTES & DETAILS) TACTILE "EXIT ROUTE" SIGN PER CBC 1011.4.2 (SEE ACCESSIBLE SIGNAGE NOTES & DETAILS) TACTILE "EXIT ROUTE" SIGN PER CBC 1011.4.2 (SEE ACCESSIBLE SIGNAGE NOTES & DETAILS) TACTILE "EXIT ROUTE" SIGN PER CBC 1011.4.2 (SEE ACCESSIBLE SIGNAGE NOTES & DETAILS) TACTILE "EXIT ROUTE" SIGN PER CBC 1011.4.2 (SEE ACCESSIBLE SIGNAGE NOTES & DETAILS) TACTILE "EXIT ROUTE" SIGN PER CBC 1011.4.2 (SEE ACCESSIBLE SIGNAGE NOTES & DETAILS) TACTILE "EXIT ROUTE" SIGN PER CBC 1011.4.2 (SEE ACCESSIBLE SIGNAGE NOTES & DETAILS) TACTILE "EXIT ROUTE" SIGN PER CBC 1004.3 TACTILE "EXIT ROUTE" SIGN PER CBC TAUTURE (N.I.C.) PUNITURE (N.I.C.) PAN DRYER PAN DRYER PAN DRYER PAN SPEAKER © 8'-O" A.F.F. TO C.L. TAT SPEAKER RINKLER RISER 	O.D.S. DOWNSPOUT TWO-WAY COMMUNICATION SYSTEM (TCS) BETWEEN ELEVATOR LANDING AND CENTRAL CONTROL POINT LOCATION APPROVED BY FIRE DEPARTMENT. THE TCS SHALL INCLUDE BOTH AUDIBLE & VISIBLE SIGNALS PER CBC 1007.8.1.1 THE TCS SHALL HAVE A TIMED AUTOMATIC TELEPHONE DIAL-OUT CAPABILITY TO AN APPROVED MONITORING LOCATION PER CBC 1007.8.1. DIRECTION FOR USE AND IDENTIFYING INFORMATION SHALL BE POSTED ADJACENT TO THE TCS PER CBC 1007.8.2. NOT.8.2.
25'-7"			В2,-0,, 50,-0,, 50,-0,- 50,-0,- 0,-1,-0,- 50,-0,- 0,-1,-0,- 50,-0,- 0,-1,-0,- 0,-1,-0,- 0,-1,-0,- 0,-1,-0,- 0,-1,-0,-0,- 0,-0,-0,-0,-0,0,0,	Ц. С.) 	SCALE: 8 3.4 ² -4 ^m ARCH. NORTH ARCH.

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SWIFTLEEOFFICE	ARCHITECT: S43K S. Raymond Ave. Pasadena, CA 91105 T. 323.257.8200 F. 323.257.8276 T. 323.257.8200 F. 323.257.8276	:TNATJU2NOD	PROJECT NAME: Public School Public School Parioch, CA 94509	DATE: 02.07.17 REVISED: USE PERMIT SUBMITTAL APPROVAL:		STAMP/SEAL:	SHEET TITLE:	SITE LIGHTING PLAN PROJ. NO: 2017-12	SHEET NO:
					NORTH PARKING LOT Calculation Summary Project: ROCKETSHIP ANTIOCH PUBLIC SCHOOL Labei CalcType Units Avg Max/Min #Pts NORTH PARKING LOT Illuminance Fo 1.99 3.08 O.OTH PARKING LOT Illuminance Fo 2.41 8.90 O.OTH PARKING LOT Illuminance	Imminiate Schedule Project: ROCKETSHIP ANTIOCH PUBLIC SCHOOL Symbol CILP LLD LLD BE Description Symbol CILP LLD LLD BE Filename Symbol CILP LLD LLD BE Filename Symbol Arangement Lum. Lumens LL D Symbol Filename A A BE A A A D Symbol CISSO CELA16-XX-4-(1)2(3)4-80LA-NW-VOLT-XX - 18' POLE * ELA16-2-80LA-NW-IS A A B CISSO 0.9900 Symbol CILE CALOL A A A FILE LDD CILE CALOL FILE CALOL FILE CALOL FILE CALOL FILE CALOL CIA16-2/4-80LA-NW-ICT-X	Image: Since in the image: Since i	Image: Section of the section of th	ATTICE LIGHTING REPRESENTATIVES, INC ARDEE LANE ND, CA 94621 S (510) 638-2908 S (510) 638-2908 S (510) 638-2908 S (510) 638-3800 - FAX (510) 638-2908 S (510) 7
					AVALLO ROAD			Associated Lighting Repr	ASSOC 7777 P. P.O.BO OAKLAI PHONE

NOR **CAVALLO ROAD** ¢ - ġ 0 -ol H 15 4 Ē SOUTH PARKING LOT ۲ ۲ <u>_</u> <u>ب</u> H •:• UUU UIIII U 1

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				I PUBLIC SCHOOLCalcTypeUnitsAvgMaxMinMax/Min# PtsUnitsFc1.993.080.553.625.6076IuminanceFc2.418.900.1220.0874.17114IuminanceFc2.418.900.1220.0874.17114	X-4-(1)2/(3)4-80LA-NW-VOLT-XX - 18' POLE * Filename X-4-(1)2/(3)4-80LA-NW-VOLT-XX - 18' POLE * ELA16-2/4-80LA-NW.ies X-1-2-80LA-NW-VOLT-XX - 18' POLE * ELA16-2-80LA-NW.ies X-1-4-80LA-NW-VOLT-XX - 18' POLE ELA16-4-80LA-NW.ies X-1-4-80LA-NW-VOLT-XX - 18' POLE ELA16-4-80LA-NW-HS.ies X-1-4-80LA-NW-VOLT-XX - 18' POLE ELA16-4-80LA-NW-HS.ies X-1-4-80LA-NW-VOLT-XX - 18' POLE ELA16-4-80LA-NW.ies X-1-4-80LA-NW-VOLT-XX - 18' POLE 22044.IES Y-4-6.G. 22044.IES	DCC-1-VOLT-XH-PP - 12' M.H. ***LIGHTING LAYOUT VERIFICATION*** PROJECT DESCRIPTION PROJECT	IRAWING NO. / INPUT FILE 14016BUT-D.DWG /.AGI Date scale sheet 1" = 20" 1 OF 1 1" = 20" 01.30.2017
0.5FC but but but but 0.6FC but but but 0.6FC but but but 0.6FC but but but 0.01 but 0.01 but 0.01 but 0.01 but 0.01 but 0.00 but 0.01 but 0.	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	0.15 0.09 0.06 0.06 0.06 0.03 0.00 0.01 <th< td=""><td>LLD BF Description 0 0.944 1.000 PHILIPS GARDCO ELA16-) 0 0.944 1.000 BEGA 22 044 - 16.8W LED 0 0.944 1.000 BEGA 22 044 - 16.8W LED</td><td>0 0.944 1.000 KENALL ES5-48-1-45L35K- ANY RODRIGUEZ LER</td><td>AGI32 VERSION 17.4 c) 1999-2017 LIGHTING ANALYSIS, INC. 8 W. CENTENNIAL ROAD - SUITE 202 LITTLETON, CO 80127</td></th<>	LLD BF Description 0 0.944 1.000 PHILIPS GARDCO ELA16-) 0 0.944 1.000 BEGA 22 044 - 16.8W LED 0 0.944 1.000 BEGA 22 044 - 16.8W LED	0 0.944 1.000 KENALL ES5-48-1-45L35K- ANY RODRIGUEZ LER	AGI32 VERSION 17.4 c) 1999-2017 LIGHTING ANALYSIS, INC. 8 W. CENTENNIAL ROAD - SUITE 202 LITTLETON, CO 80127

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LEGEND:

CONCRETE PAVEMENT, S.C.D. ASPHALT PAVEMENT, S.C.D. PROPERTY LINE Setback Line

6" VEHICULAR D.G., S.C.D. 3" D.G., S.C.D. BIO-RETENTION AREA, S.L.D, S.C.D.

LANDSCAPE AREA, S.L.D SYNTHETIC TURF, S.L.D. VISIBILITY TRIANGLE

CONCRETE PAVERS, S.C.D. Pervious conc. Pavers, s.c.d. ACCESSIBLE PATH OF TRAVEL (SEE NOTE 1) (E) TREE

•

(N) TREE

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KEYNOTES:

 1
 LINE OF ROOF OVERHANG

 2
 COVERED LUNCH SHELTER

 3
 ZO' WIDE FIRE ACCESS LANE

 4
 STANDARD

 5
 TRASH ENCLOSURE W/ DRAIN

 5
 TRASH ENCLOSURE W/ DRAIN

 5
 TRASH ENCLOSURE W/ DRAIN

 6
 PLAY EQUIPMENT

 7
 FIRELANE

 8
 WOOD STORAGE BENCHES ON

 7
 FIRELANE

 8
 YOOD STORAGE BENCHES ON

 7
 FIRELANE

 8
 CONCRETE SIDEWALK (S.C.D.)

 9
 CONCRETE SIDEWALK (S.C.D.)

 10
 T'-6"H, FINISH TO MATCH (Z.C.D.)

 10
 T'-6"H, PINISH TO MATCH (Z.C.D.)

 11
 T'-6"H, PINISH TO MATCH (Z.C.D.)

 12
 CONCRETE SIDEWALK (S.C.D.)

 13
 CONCRETE WALKWAY (S.C.D.)

 14
 (S.C.D.)

 15
 CONCRETE CURB & GUITER
 </tr

(16) CONCRETE RAMP (17) MONUMENT SIGN

(18) ELECTRICAL TRANSFORMER
(19) DUTDOOR SITTING AREA W/
(20) SYNTHETIC TURF (S.L.D.)
(21) TREE (S.L.D.)

(E) TREE (S.L.D.)
(22) (SEE NOTE #11)
(23) 2'-9"W X 10'-0"L X 2'-0"H
(6X6 LANDSCAPE TIES
W/REBAR STAKES)

WATER METER (DOMESTIC) WATER METER (IRRIGATION) BACKFLOW PREVENTER ('D'=DOMESTIC, 'F'=FIRE, 'I'=IRRIGATION)(S.C.D.) DETECTOR DOUBLE CHECK VALVE ELECTRICAL TRANSFORMER BY PG&E (S.C.D. & S.E.D.) ELECTRICAL METER/MAIN SERVICE & DISTRIBUTION (S.E.D.) GAS METER (S.C.D.) FIRE DEPARTMENT CONNECTION POST INDICATOR VALVE CATCH BASIN WITH TRASH CAPTURE POLE LIGHT ON 2'-O" DIA. X 2'-O" HIGH CONC. PEDESTAL (S.C.D. & S.E.D.) DOWNWARD SURFACE SLOPE (SEE NOTE #9) ADA-COMPLIANT HI-LO DRINKING FOUNTAIN DOWNSPOUT FIRE HYDRANT (S.C.D.) FIRE SPINKLER RISER (S.F.D.) HOSE BIBB STREET LIGHT (S.C.D.) BFP D DDCV TFR D.F. D.F. D.S. D.S. D.S. D.F. X.X% (MAX.) MSS GAS FDC CB PI<

(24) URB RAMP W/DETECTABLE
(25) FIRE LANE STRIPING, PTD.
(26) SLIDING GATE W/NON-CASEHARDENED LOCK, 6'-O"H
(27) SONCRETE SEAT WALL
(28) SCONCRETE SEAT WALL AT
(29) BIORTENTION AREA, SEE 2A/A1.3
(20) CONCRETE SEAT WALL AT
(29) BIORTENTION AREA, SEE 2A/A1.3
(30) CONC. PAD, SEE ELECT. DWGS.
(31) DOORTENTION AREA, SEE 2A/A1.3
(32) CONCRETE SEAT WALL AT
(33) PEDESTAL MOUNTED E.V. CHARGER
(34) PEDESTAL MOUNTED E.V. CHARGER
(35) DECOMPOSED GRANITE (D.G.)
(36) W.I. SUDING GATE TO REMAIN. INSTALL
(37) MPERVIOUS CONC. PAD, SEE ELECT. DWGS.
(38) PEDESTRIAN ACCESS GATE (SEE A1.5)
(59) W.I. SLIDING GATE TO REMAIN. INSTALL
(37) MPERVIOUS CONC. PAVERS
(38) PERVIOUS CONC. PAVERS
(39) SIGN TO READ "ONE WAY (30) SIGN TO READ "ONE WAY (31) MPERVIOUS CONC. PAVERS
(32) MPERVIOUS CONC. PAVERS
(33) PERVIOUS CONC. PAVERS
(40) SIGN TO READ "ONE ANT (41) VINE POCKETS

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Antioch, CA

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WEST ELEVATION

Antioch, CA

VIIII .

- 1) INSULATED METAL WALL PANEL
 - PERFORATED RIBBED METAL SOLAR SCREEN \bigcirc
 - CAST IN PLACE CONCRETE (M)
 - DOOR PER SCHEDULE (4)
- WINDOW PER SCHEDULE <u>(</u>2)
- ALUMINUM & GLASS STOREFRONT \bigcirc
- STAIR W/PLASTIC LUMBER SCREEN $(\ \ \)$

 - DOWNSPOUT TO MATCH WALL PANEL 00
- MECH. EQUIPMENT ENCLOSURE SCREEN (D)
 - OUTDOOR LUNCH SHELTER
- ROLL-UP DOOR PER SCHEDULE 11
 - CERAMIC TILE 12
- HVAC LOUVER TO MATCH WALL PANEL 13
- PLASTIC LUMBER SCREEN $\left(\begin{array}{c}1\\4\end{array}\right)$

 - ROOF ACCESS LADDER 15
 - FENCE 10
- DOWNSPOUT & COLUMN
 - WELDED WIRE MESH 18
- - RIBBED METAL SCREEN 19
 - W.I. FENCE
- WALL PACK LIGHTING
 - - $\begin{pmatrix} 22\\ 22 \end{pmatrix} \begin{pmatrix} 2\\ 22 \end{pmatrix}$
- MOVEMENT JOINT

BULDING ELEVATI 2 0 1 7 \vdash AUGUS **ROCKETSHIP ANTIOC**

NORTH ELEVATION

SWIFTLEEOFFICE 543A S. RAYMOND AVE. PASADENA, CA 91105 T.323.257.8200 F.323.257.8276 www.swiftleeoffice.com

7. COMPOSITE LUMBER (STAIR ENCLOSURES, ENTRY GATE)

6. CONCRETE MASONRY SITE WALLS 5. STANDING SEAM METAL ROOF (LUNCH SHELTER)

DUNN EDWARDS DE5222 "ORANGE MARALADE"

4. ACCENT COLOR:

3. ALUMINUM WINDOWS

DUNN EDWARDS DEC785 "WHISPER GRAY"

2. INSULATED METAL WALL PANELS:

DUNN EDWARDS DEC785 "WHISPER GRAY"

1. PERFORATED METAL SOLAR SCREEU:

:SAJAMAS JAIRATAM

ELEMENTARY SCHOOL

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ANTHON .

ACCENT COLOR

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"TEAK" **NEWTECH WOOD**

SUPPLY ST

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SWIFTLEEOFFICE 543A S. RAYMOND AVE. PASADENA, CA 91105 T.323.257.8200 F.332.257.8200 F.332.257.8200 F.332.257.8200 F.332.257.8200

ATTACHMENT D

ATTACHMENT E

Spring 2017



Rocketship Antioch

1700 Cavallo Campus Security Plan



Summary

Our goal with the Rocketship Antioch Safety & Security Plan is to a) recognize the safety concerns raised by Police Chief T. Brooks regarding the location of the new campus at 1700 Cavallo Rd and, after close review of our own facility and operating procedures, b) communicate how we are addressing those concerns. As such, this report takes the format of first labeling the concern and second outlining our mitigation efforts.

It is no coincidence Rocketship has extensive experience operating schools in high crime neighborhoods. Unfortunately high-crime is a frequent by-product of the communities we seek to serve: low-income neighborhoods without access to a great education. Over our decade of operating experience, across four states, we have learned how to orient the school culture towards the community, how to comport ourselves in emergency situations and how to design our facilities to protect our kids, staff and parents – all in an effort to minimize risk.

Upon close review, we are confident 18th and Cavallo is the right neighborhood for Rocketship Education. We believe this new campus is exactly the kind of community investment needed to spark change in the neighborhood and to alter the trajectory of the neighborhood's children.

Spring 2017 Concern #1: Low Income + High Density = High crime



- a) Alcohol and drug use are commonplace in the neighborhood
 - Two liquor stores nearby
 - Drug deals occur on corner of 18th and Cavallo
- b) Violence: fights and shooting
 - High number of incidents of violence
 - Homicides
 - o 18th and Cavallo is the 2nd most crime-ridden intersection in the City of Antioch
- c) Motels are hosts to prostitutes / johns / pimps
- d) Homeless people are attracted to five dollar pizzas at little Caesar's

Mitigation:

Since these security issues relate to protecting our kids during operating hours, as well as during arrival and dismissal, we are addressing them in one section. We have divided our mitigation efforts into several categories including: security features of the building interior, security features of the exterior site, operations (also in the attached manual), and statistics.

Security Features of the Building Interior

- Controlled Access:
 - <u>Single point of access for public visitors</u>, located at front entrance on Cavallo Rd. All visitors will be able to enter the lobby. Staff will use key fobs to proceed into the campus. After signing in, visitors must be "buzzed-in" by the Office Manager. The release button will be mounted to the Office Manager's desk.
 - <u>Key-fob controlled access on all other exterior doors within the school campus.</u> For staff use only.
- Panic Button:
 - Panic button linked to security monitoring company, pressed in the event of an emergency. Located at the front office.
- Motion Sensors:
 - <u>All rooms with windows equipped with motion sensors</u>. These sensors prevent burglars from entering through ground floor or balcony windows. Motion sensors are tied into the alarm.
- Door Contacts:
 - <u>All exterior doors equipped with door contacts</u>. Door contacts detect any door that has been unlocked or forced open after the alarm is armed.
- Doors:
 - <u>All classroom doors are lockable from the inside</u> with a key. Used during a lockdown procedure, the keyed locks secure students but do not allow for the foul play of push-button locks (e.g. teachers locked out of the classroom).
 - <u>Visibility into all learning spaces through door view-lights.</u> These small windows in the doors protect against inappropriate private interactions by creating visibility into all spaces potentially be used by students. During lockdown drills only, teachers will roll-down small curtains to cover the view lights.</u>
- PA System:
 - <u>Public Address system communicates to all classrooms</u> from the front office in the case of an emergency.
 - <u>PA system accessible at front office and secondary, emergency location</u>. In an emergency, if the office managers are unable to remain at the front desk, the secondary location of the PA system allows them to alert the campus.

Spring 2017

o <u>Teacher to school-leader communication on walkie-talkies.</u>



Security Features of the Exterior Site

- Exterior Cameras:
 - <u>Exterior cameras on the North, East and South sides of the building</u> near main entrances and street.
 Cameras feed a closed-circuit-TV at the reception desk and are played-back, upon request, through an off-site security monitoring company.
- Fencing:
 - <u>6' high fencing around all play areas</u>. No children will be accessible to the outside public during school operating hours.
 - Drop off and pick up will occur within enclosed fenced area with staff surveying entry and exit points to ensure all adults are Rocketship guardians.
- Exterior Lighting:
 - North driveway entrance, South driveway entrance, and parking lot illuminated for heavy use during the dark hours of morning and evening, especially for the short days of winter. East and West building entrances equipped with security lighting.
 - <u>All exterior lighting on an automatic, daylight-sensitive timer</u>. The timer ensures the site will be lit whenever it is dark and does not depend on staff to remember to cut the lights on or off.

Security Protocols Established in Our Operating Procedures (See attached Health and Safety Plan)

Rocketship operates under an extensive Health and Safety Plan outlining the correct actions for staff in a number of dangerous situations (Drive-by, Threat to School, Intruder with a Weapon, etc.). See full attached Health and Safety Plan.

As all of our schools are located in higher-crime areas, our teachers and school leaders are trained to teach and thrive despite this environment. We have many successful, safe schools in similar areas. The proximity of crime hot-spots near our other campuses is detailed below.

	Rocketship				Rocketship		Rocketship				Rocketship	Rocketship		
	Mateo	Rocketship	Rocketship	Rocketship	Discovery	Rocketship	Brilliant	Rocketship	Rocketship	Rocketship	Nashville	United	Rocketship	Rocketship
	Sheedy	Si Se Puede	Los Suenos	Mosaic	Prep	Alma	Minds	Spark	Milwaukee	Fuerza	Northeast	Academy	RISE	Rising Stars
Liquor Stores	Х	х	Х	Х		Х	Х			Х	Х			
Adult Stores				Х							Х			
Smoke Shops	х	х				Х				Х	Х			
Motels											Х			
Homicides				Х									Х	
Public Housing					х						х		х	

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Spring 2017

Crime Statistics from our first Campus in Washington DC

Rocketship understands kids are already living in this neighborhood, crime and all. We are simply meeting the kids and families where they live. We have some evidence – as in the DC crime statistics below – that Rocketship schools help to lower the crime rates. Below is the change in crime data the year the first Rocketship DC campus opened; of 14 categories, 12 declined, 1 remained neutral and only 1 increased.

Crimes that reported in 702, located in the SEVENTH Police District(s) between 11/08/2015 and 11/07/2016. Download Crime Data Crime Definitions | New Search

	Number of Crimes Reported Between		
Crime Type	11/8/2014 to 11/7/2015	11/08/2015 to 11/07/2016	Change
Homicide	11	5 [view map]	*
Sex Abuse	6	5 [view map]	-
Robbery Excluding Gun	23	21 [view map]	-
Robbery With Gun	25	25 [view map]	+
Assault Dangerous Weapon (ADW) Excluding Gun	35	28 [view map]	4
Assault Dangerous Weapon (ADW) Gun	31	22 [view map]	
Total Violent Crime	131	106 [view map]	
Burglary	44	29 [view map]	
Theft	108	133 [view map]	1
Theft F/Auto	64	36 [view map]	4
Stolen Auto	44	32 [view map]	4
Arson	1	0 [view map]	*
Total Property Crime	261	230 [view map]	-
Total Crime	392	336 [view map]	-

Proximity to Other Elementary Schools

Kimball Elementary school is only 1,000 feet from the 1700 Cavallo Rd site; both are situated in the same neighborhood. While violence and drug activity exist in the neighborhood, as we have mentioned, so do children and elementary schools. Our school will offer parents an alternative choice. We believe when a neighborhood is struggling, the way to solve the problem is to invest in the neighborhood.



Spring 2017 Concern #2: Traffic



- a) Proximity to 18th and Cavallo will create traffic obstructions
 - 18th is cut-through for people avoiding HWY 4
 - Safety for motorists will be affected if 18th is clogged

Mitigation:

- By entering into the site at the far northern driveway via the Reciprocal Access Easement, Rocketship's queuing plan keeps cars as far away from the 18th and Cavallo intersection as possible, extending the entry point 415' away from 18th St. to 785' away from 18th St.
- We have submitted a Traffic Demand Management Plan in our Planning Department package. Launchpad (the real estate non-profit of Rockeship) recognizes traffic and parking are paramount concerns for the neighborhood. This plan mitigates the impact of the new campus, beyond the standard requirements, in an effort to be good neighbors. Including:
 - Carpooling to Reduce Trip Count: Parents will be encouraged to carpool. Our staff will work closely with parents to match them with other parents in their neighborhood (while maintaining privacy of addresses until the point of an agreed match). The carpooling program will be presented at enrollment fairs and community meetings to ensure widespread knowledge of the program. For up to 50 families a \$50 monthly gas car will be offered to those who participate in the carpooling program, totaling \$25,000 of annual investment on part of the school (assuming 10 month school year). With the program operating at full capacity, there will be 50 fewer AM and PM trips to and from the site.
 - Ride-Share to Reduce Parking Need: For staff members who live within 2 miles of the campus, Rocketship will offer an allowance for ride-share applications (e.g. Lyft and Uber) to arrive to and from campus. Since staff members do not need their cars during the course of a typical day, staff members living in Antioch can save parking spaces for others and ease their own commute.
- Lastly, our traffic study, conducted by Hexagon Traffic Consultants shows few impacts on the neighborhood. However, in one location we could use the City's partnership. The traffic study did reveal the eastbound lefthand turn from 18th onto Cavallo could use additional capacity to handle parents during arrival and dismissal. The turn pocket currently terminates into a two-way left-turn. If the lane is re-striped, the turn pocket could handle the additional eastbound left-turns from 18th to Cavallo.





The orange line shows the direction / length of the queue for Rocketship parents during drop-off and pick-up.

ROCKETSHIP EDUCATION 350 Twin Dolphin Drive, Suite 109 Redwood City, CA 940

Spring 2017





Spring 2017 Concern #3: Transience



- a) Families frequently move-in and out of the area
 - Making community organizing difficult
 - o Creates instability among police relationships
 - Could affect enrollment

Mitigation:

All of Rocketship's schools are located in low-income communities, and often with a high level of transience. Our schools, especially with our focus on parent engagement, become anchors in the community for the portion of the population who is not transient. For those who cannot help but move due to their life's circumstances, Rocketship's presence provides a sense of stability and community for however long they are able to remain in place.

The school will include a room specifically dedicated to parents. They always have a place to come within the school. And one of the staff members, the Office Manager, explicitly manages parent involvement as part of that position's job duties, tracking hours volunteered and directing parents into helpful activities (e.g. tutoring, classroom management, administrative tasks, etc.). We cannot solve the problem of transience, but we can offer a place of stability.

Concern #4: Megan's Law

Comparing the rate of Megan Law listed residents to other elementary schools in the area; Rocketship Antioch is no different than the rest.

School	Address	1 Mile Radius	2 Mile Radius
Mission Elementary School	1711 Mission Dr, Antioch, CA 94509	28 Postable Offenders	66 Postable Offenders
Turner Elementary School	4207 Delta Fair Blvd, Antioch, CA 94509	16 Postable Offenders	54 Postable Offenders
Rocketship Antioch	1700 Cavallo Rd, Antioch, CA 94509	28 Postable Offenders	64 Postable Offenders
Kimball Elementary School	1310 August Way, Antioch, CA 94509	25 Postable Offenders	66 Postable Offenders

Rocketship also maintains constant supervision over all children on site at all times, during the school day, and during arrival and dismissal. For example, each parent who arrives on site to pick-up a child must have the dismissal card, a color-coded card given out by Rocketship staff with the child's name, grade and class labeled. If the parent is not carrying their child's dismissal card, they must go to the main office and check-in with the Office Manager for the permission to pick-up the student.

In Partnership:

We would like to partner with the City of Antioch to improve crime in the area. In particular, we understand the business licenses for the motels and liquor stores in the area are up for renewal. We hope we can work together with the City, the Business and Neighborhood Watch Groups and the local businesses themselves to address safety concerns for the school and the broader community.







ATTACHMENT F

RSED Health and Safety Plan





Statement of Purpose

Rocketship Education (RSED) is committed to the safety and security of students, faculty, staff, and visitors on its campus. In order to support that commitment, we have led a thorough review and revision of RSED emergency mitigation/prevention, health, preparedness, response, and recovery procedures relevant to natural and human-caused disasters.

The Health/Safety Plan herein is the official policy of Rocketship Education. It is a result of a comprehensive review and update of school policies in the context of its locations. We support its recommendations and commit the school's resources to ongoing training, exercises, and maintenance required to keep it current and tailor recommendations to new regions as Rocketship expands, especially where noted. This plan is a blueprint that relies on the commitment and expertise of individuals within and outside of the school community and clear communication with emergency management officials.

This handbook was written in compliance with this school's charter and developed in cooperation with Federal and State guidelines¹.

This plan is to be reviewed annually.

This plan includes specific courses of action to be taken in case an emergency situation develops. Every employee of Rocketship Education is expected to be familiar with this plan in order to carry out his/her responsibilities in an emergency.

The major objective of emergency preparedness is to save lives and protect property in the event of a disaster. This plan was developed with this in mind.

A master table of contents appears on the following page.

¹ This handbook was also written to address requirements of the State of California Divisions of Occupational Safety and Health (DOSH) and also the TN Project SAVE requirements.

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Mission

Rocketship Education will focus on the elimination of the disadvantages often associated with poverty and language barriers from the start of a child's education by immersing children in literacy and mathematics. We will prepare our graduates to achieve above grade level in their secondary education and attend four-year colleges.

Safe School Vision

- 1. Rocketship will provide a safe, orderly, and secure environment conducive to learning.
- 2. Rocketship will create a school in which will be safe from both physical and socialpsychological harm.
- 3. Rocketship will develop a plan to work cooperatively and collaboratively with the national office and School Board to identify, establish and use strategies and programs to comply with local school safety laws.
- 4. Rocketship will develop a plan to work cooperatively and collaboratively with parents, pupils, teachers, administrators, counselors and community agencies, including law enforcement, to provide safe and orderly schools and neighborhoods.
- 5. Rocketship will create a learning and working environment where parents can be confident that their students are safe and secure.
- 6. Rocketship will develop an academic program that will focus on high expectations of pupil performance and behavior in various aspects of the school experience.
- 7. Rocketship will identify clear procedures for emergencies.
- 8. Rocketship is aware of very few conditions on campus that could potentially cause accidental injury to students or staff and the school staff is working hard on preventing accidental injury to those present on campus (students, staff, parents, etc.).
- 9. Rocketship will solicit the participation, views, and advice of teachers, parents, school administrators, and community members and use this information to promote the safety of our pupils, staff and community.

What does RSED do to promote school safety?

Rocketship Schools use the following training, exercises, tools, and resources to promote school safety:

Health/Safety Plan (this document): Every school is equipped with a copy of this Health/Safety Plan, which should be kept in the Front Office. This plan is also accessible online. This plan is reviewed/updated every year by RSED national staff. School leaders, Office Managers, and Business Operations Managers are expected to review this manual every summer.

Training: School staff receive training annually on a variety of topics, including basic first aid, CPR, and emergency procedures.

Safety Drills: Schools run regular safety drills (earthquake, tornado, fire, etc.) in accordance with local regulations. Protocols for running safety drills are included in this Health/Safety Plan.

School Safety Teams: Before the school year starts, each school makes assignments to a School Safety Team. School Safety teams meet at least twice a year.

Safety Checklists: School staff conduct regular walkthroughs to identify hazards and to confirm that the school facilities are in good condition.

School Evacuation Map + Assembly Sites: Each school has a designated on- and off-site assembly site in case of an evacuation.

Safety Equipment: In addition to First Aid Kits and other emergency tools (e.g. a working flashlight, survival/earthquake buckets), schools are equipped with fire extinguishers and alarms. The RSED Facilities team maintains extinguishers and alarms (and keeps building up to code). T

Emergency Cards: Emergency cards for students are collected at the beginning of the school year and kept in the Front Office. The Office Manager uses these cards to contact student parent/guardians in case of an emergency at the school

Safety Clipboards: Every RSED classroom is equipped with a safety clipboard with an evacuation map and information to be used in case of emergency.

Safety Binder: The school Business Operations Managers is responsible for maintain an up-to-date Safety Binder that contains the school's drill logs and other documentation related to school safety.

Safety Audit: Schools are periodically audited by regional/national staff to ensure compliance with internal and external safety rules and regulations.

Crisis Response Plan: Rocketship also has an established Crisis Response Plan for school leaders to access with plans to stabilize a school community and deal with public communications. *This plan is kept confidential to RSED school leaders.*

Accident/Incident Binder: When there is a major accident or behavioral incident on campus, school employees fill out an Accident/Incident binder to keep a record of what happened. These are kept in a distinct "Accident/Incident Report" binder.

Annual Safety Calendar (California)

June/July	 Safety Training for Office Managers (OM), Business Operations Managers (BOM), and School Leaders led by RSED national staff and others
August	 (Summer) Safety Training for school staff conducted by BOM and OM Health/Safety forms and logs updated by BOM and OM Safety Committee Meeting #1 led by BOM
September	 First fire drill conducted and logged (w/in 15 days of start of school; monthly) First lockdown drill conducted and logged (w/in 30 days of operation, twice yearly)
October	 Fire drill conducted and logged First earthquake drill conducted and logged (1/4)
November	Fire drill conducted and loggedSafety Committee Meeting #2 led by BOM
December	 Fire drill conducted and logged Earthquake drill conducted and logged (2/4)
January	Fire drill conducted and logged
February	Fire drill conducted and loggedSecond lockdown drill conducted and logged
March	 Fire drill conducted and logged Earthquake drill conducted and logged (3/4)
April	Fire drill conducted and logged
Мау	 Fire drill conducted and logged Earthquake drill conducted and logged (4/4)
June	Fire drill conducted and logged

Annual Safety Calendar (MKE)

• June/July	Safety Training for Office Managers (OM), Business Operations Managers (BOM), and School Leaders led by RSED national staff and others
• August •	(Summer) Safety Training for school staff conducted by BOM and OM Health/Safety forms and logs updated by BOM and OM Safety Committee Meeting #1 led by BOM
• September •	First fire drill conducted and logged (w/in 15 days of start of school; monthly) First lockdown drill conducted and logged (w/in 30 days of operation, twice yearly)
October •	Fire drill conducted and logged Tornado drill #1 conducted and logged (twice a year)
November •	Fire drill conducted and logged Safety Committee Meeting #2 led by BOM
• December	Fire drill conducted and logged
January	Fire drill conducted and logged
• February	Fire drill conducted and logged Lockdown drill #2 conducted and logged
March •	Fire drill conducted and logged Tornado drill #2 conducted and logged
• April	Fire drill conducted and logged
• May	Fire drill conducted and logged
June	Fire drill conducted and logged

Annual Safety Calendar (NSH)

• June/July	Safety Training for Office Managers (OM), Business Operations Managers (BOM), and School Leaders led by RSED national staff and others
August • •	(Summer) Safety Training for school staff conducted by BOM and OM Health/Safety forms and logs updated by BOM and OM Safety Committee Meeting #1 led by BOM First fire drill conducted and logged (w/in 15 days of start of school; monthly) First lockdown drill conducted and logged (w/in 30 days of operation, twice yearly)
• September	Fire drill conducted and logged
October •	Fire drill conducted and logged Tornado drill #1 conducted and logged (twice a year)
November •	Fire drill conducted and logged Safety Committee Meeting #2 led by BOM
• December	Fire drill conducted and logged
• January	Fire drill conducted and logged
• February •	Fire drill conducted and logged Lockdown drill #2 conducted and logged
March •	Fire drill conducted and logged Tornado drill #2 conducted and logged
• April	Fire drill conducted and logged
• May	Fire drill conducted and logged
• June	Fire drill conducted and logged

Safe Facilities

In accordance with Board policy and regional statutes², both students and staff of the school campus have the right to be safe and secure in their schools. This includes having a safe physical environment.

School Location and Neighborhood

Rocketship Education's elementary schools are located in areas that have a higher poverty level and crime rate. The immediate area around the schools currently run in San Jose, CA include single family dwellings and rental homes. Present safety hazards include high resident turnover, underemployment, juvenile crime, high percentage of renters, unsafe public spaces and gang activity.

School Buildings

Rocketship will be housed in a facility that meets California Building Code requirements (Part 2 (commencing with Section 101) of Title 24 of the California Code of Regulations), as adopted and enforced by the local building enforcement agency with jurisdiction over the area in which the charter school is located.

Hazardous Materials: Surveys and management plans will be maintained and updated for hazardous building materials (lead, asbestos, etc.) and hazardous materials used and stored in and around the School will be handled and dispensed properly. Additionally, appropriate training for staff working with hazardous materials (i.e., pesticides, cleaning chemicals, etc.) will be provided.

Indoor Air Quality: A comprehensive indoor air quality program modeled on the EPA's "Tools for Schools" program will be implemented and maintained. This will include activities described in the Safety Checklists.

Maintenance/Inspection of School Buildings: Inspections will be performed to ensure that daily operations do not compromise facility safety and health. This will include maintaining safe access / egress paths (both routine and emergency), access to emergency equipment, eliminating obstructions to airflow, etc.

Visitors/Campus Access Policies: Rocketship schools adhere to established visitor and volunteer policies. These policies shall be shared with schools on its box.net online file storage site.

Arrival/Dismissal: In addition, Rocketship Education maintains a school map established by school staff at each school indicating safe entrance and exit areas for pupils, parents and school employees on its box.net online file storage site and in hard copy at each school site.

² Including the *California Education Code* 35183. 35183.5, 48907, 49066, and *Code of Regulations Title* 5, 302

Expectations for Campus Safety and Appearance

RSED expects principals and national/regional staff to ensure that our school campuses reflect the pride we take in our learning environments. (See also: Safety Checklists)

The following are explicit expectations for campus appearance and upkeep:

- RSED school buildings are well-maintained and appear neat and clean
- Pupils take pride in the appearance of their school and may contribute to campus beautification efforts (e.g. providing artwork for the walls, planting a vegetable garden outside)
- If the school is enclosed by a fence, the gate should be kept locked and/or monitored during school hours
- During the school day, staff members share responsibility for campus supervision and do not hesitate to question visitors or communicate safety concerns to the Principal
- When the school staff has identified locations on the campus that pose particular safety concerns, those areas receive increased supervision as determined by the Principal
- Graffiti and other acts of vandalism are removed ASAP. It is the goal of staff to make sure that schools are restored before pupils arrive each day, as possible
- School leaders have an accountability and maintenance system in place for most equipment (e.g., printers, copiers, laptops), which should include inventorying equipment annually
- School leaders will institute and abide by additional security procedures that are established regionally or by the Principal, such as the use of security systems.

Framework for Emergency Preparedness

There are four stages of Emergency Management:

- 1) Mitigation/Prevention
- 2) Preparedness
- 3) Response
- 4) Recovery

(1) Mitigation/Prevention

To prepare schools and staff for emergency management, RSED will emphasize mitigation/prevention of potential hazards or vulnerabilities at the school site. Mitigation/prevention activities occur outside of an active emergency - they are actions that eliminate or reduce a potential threat beforehand.

Mitigation/prevention activities included in RSED's approach to emergency management include:

- 1. Hazard analysis
- 2. Identifying hazards
- 3. Recording hazards
- 4. Analyzing hazards
- 5. Mitigating/preventing hazards
- 6. Monitoring hazards
- 7. Safety Audit

(2) Preparedness

Preparedness activities help prepare school sites and school staff for an emergency response. Preparedness activities included in RSED's approach to emergency management include:

- 1. Providing emergency equipment and facilities.
- 2. Emergency planning, including maintaining this plan and its appendices.

3. Involving emergency responders, emergency management personnel, other local officials, and volunteer groups who assist this school during emergencies in training opportunities.

- 4. Conducting periodic drills and exercises to test emergency plans and training.
- 5. Reviewing drill, exercises and actual emergencies after they have occurring.
- 6. Revising safety plans as necessary.

(3) Response

Rocketship will prepare school staff to respond to emergency situations effectively and efficiently. This document contains carefully-devised Emergency Response Plans (See Part: 2) for several common emergencies. The goal of these plans is to guide staff to resolve an emergency situation quickly, while minimizing casualties and property damage.

(4) Recovery

If a disaster occurs, Rocketship will carry out a recovery program that involves both short-term and longterm efforts. Short-term operations seek to restore vital services to the school and provide for the basic needs of the staff and students. Long-term recovery focuses on restoring the school to its normal state.

The federal government, pursuant to the Stafford Act, provides the vast majority of disaster recovery assistance. The recovery process may include assistance to students, families and staff. Examples of recovery programs include temporary relocation of classes, restoration of school services, debris removal, restoration of utilities, disaster mental health services, and reconstruction of damaged stadiums and athletic facilities.

- Note on Emergencies Occurring During Summer or Other School Breaks
 - If a school administrator or other emergency response team member is notified of an emergency during the summer (or when students are not in attendance for other reasons, depending on the school schedule), the response usually will be one of limited school involvement. In that case, the following steps should be taken:
 - a) Disseminate information to Emergency Response Team members and request a meeting of available members.
 - b) Identify close friends/staff most likely to be affected by the emergency. Keep the list and recheck it when school reconvenes.
 - c) Notify staff or families of students most likely to be affected by the emergency and recommend community resources for support.
 - d) Notify general faculty/staff by letter or telephone with appropriate information.
 - e) Schedule faculty meeting for an update the week before students return to school.
 - f) Be alert for repercussions among students and staff.

When school reconvenes, check core group of friends and other at-risk students and staff, and institute appropriate support mechanisms and referral procedures.

Principles for Emergency Response

The previous section discussed the four phases of emergency management (Mitigation/Prevention, Preparedness, Response, and Recovery). This section focuses on the second phase (Response) and provides a framework for responding to a school emergency.

Important Principle #1: While the Principal is ultimately responsible for leading school-wide emergency responses, all/any staff members should feel prepared to take charge in an emergency response situation.

School personnel are usually first on the scene of an emergency situation in or near the school. School leaders may not be the first responder in an emergency situation – it could be a teacher, support staff member, or the school psychologist. Staff members present during an emergency situation will be expected to take charge and remain in charge of an emergency response situation until it is resolved or until he/she can transfer command to the Principal or to an emergency responder agency with legal authority to assume responsibility. It is important that RSED employees understand this expectation when committing to work at a Rocketship school.

Important Principle #2: Staff members should seek help from other agencies, but may NOT transfer responsibility for student care outside RSED.

When responding to an emergency, school staff should seek and take direction from local officials and seek technical assistance from state, federal, and other agencies (e.g., industry) as appropriate. At no time, however, should school officials transfer responsibility for managing students to another agency – accounting for students is the responsibility of the school

Important Principle #3: Deciding what to do first in an emergency is a two-step process.

When an emergency situation occurs, school personnel must quickly determine which initial response action is appropriate for the situation. Evacuate or duck and cover? Lock the doors or go to a safe space?

There are two quick steps to determining what to do when faced with an emergency: 1) identify the type of emergency; and 2) determine immediate action(s) that are required.

Step #1: Identify Type of Emergency

The first step in responding to an emergency is to determine the *type* of emergency is occurring. Is it a fire or an earthquake? Is it a fire in the neighborhood of the school or a fire in the classroom? Identifying the type of emergency will inform the appropriate response.

Emergency procedures for a range of man-made and natural emergencies are provided in the "Emergency Response Plan" of this document. As this list cannot be exhaustive to all emergencies and situations, school staff are expected to exercise their judgment determining which type of emergency most applies to the current situation.

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Step #2: Determine, Execute and Communicate Immediate Response Actions

Alerting others of an emergency situation on campus can save lives and minimize damage to the school site. School staff should understand the following:

Important Principle #4: In a life-threatening emergency, follow the "Window of Life" approach of Protecting Yourself, then Protecting Others, then Protecting the Place and then Notifying Public Safety/911.

While it is important to quickly notify the authorities in an emergency, the priority of all staff should be to take personal protective action first before warning others in the immediate area and in the building. Once these immediate life-saving steps are taken, the 911 call for help should be placed.

If for example, an intruder with a weapon enters the front office, the Office Manager should:

- 1. Secure her/himself in a locked office
- 2. Make the lockdown call over the intercom / walkie talkies
- 3. Call 911

After calling 911, the flow of information at a school site should go from the first responder to the Principal to the RSED regional office.

The following visualization summarizes the Window of Life concept:



Important Principle #5: In case of fire, activate the alarm

In the event of a fire, <u>anyone</u> discovering the fire should activate the building fire alarm system and the building should evacuate immediately. In the event that a lock down or shelter-in-place incident is simultaneously in progress, the evacuation would be limited to the area immediately in danger from the fire – such a situation would occur under direction of the Principal or designee.

Important Principle #6: All RSED employees are responsible for notifying school leaders of emergencies

In the event the Rocketship main office or school staff receives information of an emergency on or near a school campus, the information shall be provided immediately to the school Principal.

Once the type of emergency has been identified and the initial Window of Life steps have been taken, school personnel can determine the appropriate *emergency response action* to take:

Emergency Response Actions – Summary				
Duck and Cover (and Hold)	1. Take action immediately in case of an earthquake, even without announcement by the Principal.			
	2. If possible, the Principal or Office Manager should make an announcement over the PA system. If the PA system is not available, the Principal will use other means of communication, i.e., sending messengers to deliver instructions.			
Earthquake	3. If <i>inside</i> , teachers will instruct students to duck under their desks, cover their heads with arms and hands, and hold onto furniture until the shaking stops or otherwise notified. Students and staff should move away from windows.			
	4. If <i>outside</i> , teachers will instruct students to place their heads between their knees and cover their heads with their arms and hands. Students and staff should stay in the open, away from buildings, trees, and power lines.			
Shelter-in-Place	1. The Principal will make an announcement on the PA system. If the PA system is not available, the Principal will use other means of communication, i.e., sending messengers to deliver instructions.			
Airborne Contaminants, Hazardous	2. <i>If inside,</i> teachers will keep students in the classroom until further instructions are given.			
Materials	3. <i>If outside,</i> students will proceed inside and into their classrooms if it is safe to do so. If not, teachers or staff will direct students into nearby classrooms or school buildings.			
	4. The Utilities & Hazards Team will assist in turning off the HVAC systems, turning off local fans, making sure windows and doors are shut, etc.			
Lockdown Criminal Activity in Area. Intruder on	1. The Principal will make an announcement on the PA system. If the PA system is not available, the Principal will use other means of communication, i.e., walkie talkies, sending messengers to deliver instructions.			
campus, Shooting	2. <i>If outside,</i> students will proceed to their classrooms if it is safe to do so. If not, teachers or staff will direct students into nearby classrooms or school buildings.			
	<i>3. If inside,</i> teachers will instruct students to lie on the floor, lock the doors, and close shades or blinds if it appears safe to do so.			
	4. Teachers and students will remain in the classroom or secured area until further instructions are given by the Principal or law enforcement.			
	5. The front entrance is to be locked and no visitors other than appropriate law enforcement or emergency personnel, have to be allowed on campus.			
Evacuate Building (Primary Evacuation Site)	1. The Principal will make the following announcement on the PA system. If the PA system is not available, the Principle will use other means of communication, i.e., sending messengers to deliver instructions.			
,	2. The Principal will initiate a fire alarm.			
	3. Teachers will instruct students to evacuate the building, using designated routes, and assemble in their assigned <i>Assembly Area</i> .			
Fire	4. Teachers will take the student roster when leaving the building and take attendance once the class is assembled in a safe location (e.g., Primary			



	Evacuation Site).
	5. Once assembled, teachers and students will stay in place until further instructions are given
Off-Site Evacuation	1. The Principal will make an announcement on the PA system. If the PA system is
(Secondary Evacuation Site)	not available, the Principle will use other means of communication, i.e., sending messengers to deliver instructions.
	2. The Principal will determine the safest method for evacuating the campus. This may include the use of school buses or simply walking to the designated off-site location. The off-site assembly areas (Secondary Evacuation Site) are indicated on the Evacuation Map.
	3. Teachers will grab the student roster when leaving the building and take attendance once the class is assembled in a pre-designated safe location.
	4. Once assembled off-site, teachers and students will stay in place until further instructions are given.
	5. In the event clearance is received from appropriate agencies, the Principal may authorize students and staff to return to the classrooms.
Go to Safe Site	1. A siren will sound, or the Principal will make an announcement on the PA system. If the PA system is not available, the Principal will use other means of communication.
Tornado	2. Upon hearing the announcement or siren, teachers will grab their safety clipboard and walk-talkies, count their students, and lead them to the designated indoor safe site.
	3. At the safe site, teachers will instruct students to face the wall and hold their hands behind their head. Teachers will take roll, if safe.
	4. The Principal will announce to staff when it is safe to leave the safe site.
All Clear	1. The Principal will make an announcement on the PA system. If the PA system is not available, the Principal will use other means of communication, i.e., sending messengers to deliver instructions.
Emergency is Over	2. If appropriate, teachers should immediately begin discussions and activities to address students' fears, anxieties, and other concerns

Accounting for Students During/After an Emergency

- 1. The **Principal will direct teachers** to take attendance using their paper rosters and report back to SLs by email (during a lockdown) or in person (at an evacuation site). Teachers should report three pieces of information:
 - a. # of students present in their classroom at that time (head count Police may want this information);
 - b. Names of any students on the roster who aren't currently in the classroom;
 - c. Names of any students who are not on the roster but are in the classroom

Note: If for some reason the teacher doesn't have a paper roster, one can be generated in Powerschool by pulling the Weekly Attendance Summary (Meeting) Report and navigating to the page for that cohort.

- 2. A school leader will access Powerschool and pull the Weekly Attendance Summary (Meeting) Report. This will generate daily attendance by grade. (If you can't access Powerschool at the school, contact a Rocketship national/regional staff member to pull this report remotely).
- 3. **Office Manager** will give the other school leaders the student sign-in/out sheets. If the OM can't leave the Front Office, the OM can scan the sheet and email it around.
- 4. As teachers report in, **school leaders** (AP, BOM, Principal) should compile the information from teachers, PowerSchool, and the sign-out sheet to account for every student on the roster who isn't currently in their teacher's classroom. These students may be absent that day, they may have left school early, or they may be in another teacher's classroom.
- 5. If a student is still missing, the **Principal** should contact the child's family to confirm that the child was at school that day and did not leave early. If the child is still unaccounted for, the Principal should search for the child or notify the police.

Communication Norms During an Emergency

Walkies: Use walkie-talkies for <u>urgent communication only</u> or if email and phone communications are not working. (An example of urgent communication is when a school leader asks you to respond over the walkie-talkie or to report an injured student).

Email and Phone: Check your email and keep your phone handy. In case of a lockdown, school leaders will use email to have teachers report that all their students are accounted for and uninjured.

Social Media and Families: Do not access Facebook , Twitter, or any other social media during an emergency. Do not contact families - families will be contacted using the school calling system.

Fire

Fire in the School Building

When the fire is discovered:

- Activate the nearest fire alarm .
- Call 911.
- Notify the Principal or other school leader ASAP
- The Principal should make sure all teachers are aware of the fire and are evacuating their students. If the fire alarm is not working, the Principal and designees should alert teachers by other means (e.g. Walkie-Talkies, go door to door, shout)
- In case of a fire, the Principal is the designated responsible official
- Fight the fire ONLY if:
 - \circ ~ The fire extinguisher is in working condition
 - o The fire is small (the size of a wastebasket or smaller) and is not spreading to other areas
 - Escaping the area is possible by backing up to the nearest exit

Upon hearing of a fire:

- 1. The Principal should make sure 911 has been called. Multiple 911 calls are OK.
 - **Important!** The Fire Department is to be notified of fires larger in size than a wastebasket. The Fire Department will need the following information: School name and phone number, building address including cross streets, location of the fire within the building, information on the layout of the building/how to quickly reach the fire.
- 2. The **Principal** (or designee) should direct students and staff to evacuate the building. Teachers should know that the fire alarm means EVACUATE.
- 3. Teachers should evacuate their students:
 - Grab the class roster and safety clipboard.
 - Students should line up in single file and count student quickly.
 - Shut the door upon leaving
 - -Take students to the primary assembly site, following the route on the map.
 - At the assembly site, take attendance and report any missing children to the Principal.

4. The **Office Manager** should grab the <u>Emergency Cards</u>, Sign in/Out Sheets, and First Aid Kit before evacuating. As the Assistant to the Physically-Challenged, the Office Manager needs to make sure that students and staff with medical conditions are safely evacuated. The Office Manager will also render first aid if necessary.

5. If safe, the Principal should direct the **Business Operations Manager** (head of the **Hazards/Utilities Team)** to disconnect utilities & equipment before evacuating. This will mitigate damage caused by a fire.

6. All other staff members or visitors in the building should also evacuate.

7. The **Principal and Assistant Principals** should sweep the hall for students.

- 8. After evacuating (at the assembly site):
 - The **Principal** should make sure that teachers take attendance. If students are missing, they should report to the Principal or Assistant Principals. The Principal will decide if a search/rescue mission is appropriate.
 - The **Principal** should wait for the fire department and be prepared to assist them.
 - Students and staff should wait together at the assembly site until they are dismissed.

9. If an emergency release is necessary:

 The Principal will work with the Office Manager (head of the Student Release/ Communications Team) to contact parents (e.g. using OneCall) with instructions for the emergency release.



Important! The Principal or Office Manager are the only individuals authorized to sign out a child in the case of an emergency.

- The **Traffic and Security Team (led by the Business Operations Manager)** should help direct traffic during student release.

11. Wait until the fire department says it is OK to return to the building. If major damage occurred, the **Principal** should contact the Director of Schools to initiate a Crisis Response and bring in Facilities experts to make sure the building is safe for students.

Fire In the Surrounding Area

This procedure addresses the situation where a fire is discovered in an area near the school. I

- 1. If a fire is discovered near a school, the Principal should **notify 911.** If someone learns of a fire near the school, he or she should notify the Principal immediately.
- 2. **The Principal/designee** will initiate the appropriate emergency response action based on the nature of the threat. The Principal should consult with the Fire Department about whether or not the school should be evacuated and where it students and staff should go.
- 3. In the event of an evacuation, follow the protocol described above.
- 4. If an emergency release is necessary, follow the protocol described above. The Principal/designee should consult with the Fire Department to determine how the emergency release should occur.

Earthquake

What to Expect During an Earthquake

RSED staff members who've never experienced an earthquake or didn't grow up in an area where earthquake safety training was necessary may be especially anxious about what to expect when an earthquake hits. Knowing what to expect will help school staff make quick decisions about where to stand and which potential hazards (such as bookshelves or items mounted on walls) to avoid.

When an earthquake hits, the first indication of a damaging earthquake may be a gentle shaking, the swaying of hanging objects or the sound of objects wobbling on shelves. For a small earthquake, the gentle shaking, swaying, and wobbling for a few seconds may be the only impact. You may not have time to register that an earthquake is occurring and enact an emergency response.

In a violent earthquake, the signal to begin the emergency procedure is the sensation of severe quaking. You may be jarred by a violent jolt after the shaking, swaying, and wobbling. You may hear a low, loud, rumbling noise and then feel shaking, making it very difficult to move from one place to another. The following may occur:

- Freestanding bookshelves may topple
- Wall-mounted objects may loosen and fall
- Suspended ceiling components may fall, causing others to come down with them
- Door frames may be bent by moving walls and may jam doors shut
- Moving walls may bend window frames, causing glass to shatter, sending dangerous shards into the room
- The accompanying noise may cause considerable stress

Emergency response procedures for earthquakes included in this Plan include:

- (1) During/Immediately After an Earthquake
- (2) After an Earthquake: Evacuation
- (3) Special Circumstances: Earthquakes when Outside

During/Immediately After an Earthquake: Drop and Cover

- 1) Instruct students to **DROP** and **COVER**.
 - -Drop to the floor.

Take cover under a structure that can protect you from falling objects. The safest places in a classroom are under a sturdy desk or table, in a doorway, or against an inside wall (a wall that separates inside spaces). Keep your back to the windows to shield against broken glass.
Cover your head and neck with your arms.

2) Everyone else in the building should drop and cover as well.

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- 3) Stay in this position until the shaking stops. Talk to students to keep them in the drop/cover position until the shaking stops.
- 4) If you have access to a walkie-talkie, make sure it is turned on.
- 5) After the shaking stops, check for injuries and render first aid.
- 6) Wait for further instruction over the intercom or through another means from the Principal or designee (e.g. evacuation).

After an Earthquake: Evacuation

Evacuation after a major earthquake is necessary because of the threat of secondary disasters (fire, explosions, etc) caused by the earthquake.

Communications between and within the school may also be interrupted during an earthquake, so principals and teachers may need to use their own judgment deciding whether or not to evacuate a school or their classroom. These are the steps to follow <u>after the initial response to an earthquake</u> <u>described above</u>:

- 1) The **Principal** (or designee) is responsible for **initiating the fire alarm** to signal the evacuation of the building after an earthquake. Always evacuate after an earthquake to check the school grounds before bringing students back inside.
- 2) If an evacuation is initiated (i.e. fire alarm goes off), everyone in the building should evacuate and leave the door open as they leave:
- 3) Teachers should evacuate their students:
 - Grab the class roster and safety clipboard.
 - Students should line up in single file and count student quickly.
 - LEAVE THE DOOR OPEN upon leaving (this is the opposite of a fire drill)
 - -Take students to the primary assembly site, following the route on the map.
 - At the assembly site, take attendance and report missing children to the Principal.

4) The **Office Manager** should grab the <u>Emergency Cards</u>, Sign-in/Out Sheets, and First Aid Kit before evacuating. As the Assistant to the Physically-Challenged, the Office Manager needs to make sure that students and staff with medical conditions are safely evacuated.

5) If safe, the Principal should direct the **Business Operations Manager** (head of the **Hazards/Utilities Team)** to disconnect utilities & equipment before evacuating. This will mitigate damage caused by a fire, if one results.

6) After initiating the fire alarm, the **Principal** should:

- Sweep the hallways (with APs or the Business Operations Manager).
- Make sure 911 has been called (if not already called).
- Evacuate the building with students and staff.

7) As the Head of the **First Aid Team**, the Office Manager should be sure to grab a First Aid Kit, Emergency Cards, and Sign in/Out sheets.

8) After evacuating (at the assembly site):

- Teachers should take attendance and notify the Site Communications Team (Principal, APs, BOM) of missing students or staff.

- If students or staff are missing, the Principal should lead a search and rescue mission

- If first aid is needed, the Office Manager and the First Aid Team should set up a First Aid Kit and render aid as needed.

- The Business Operations Manager should turn off the gas and electricity, if it is safe to do so. (This will minimize risk of fire or explosion after an earthquake).

- RSED schools are equipped with earthquake/survival buckets with tools, food, and drinking water that can be used in case of an emergency.

- Principals will observe the following:

Re-entry into Classrooms: The Principal/designee will determine if it is safe to re-enter the classroom. Students and staff should stay out of the building until the Principal has given the OK. **Release of Staff:** Once the student body is as safe and secure as possible, teachers will remain with students until the Principal or designee releases staff to attend to personal situations, families and home.

Special Circumstance: Earthquake While Outside the Building

Follow these instructions if outside during an earthquake:

1) Stay outside.

2) Instruct students to move away from buildings, street lights, and utility wires – stay in the open.

3) Instruct students to drop and cover until the shaking stops.

4) Proceed to the evacuation site when safe.

5) Make sure your walkie-talkie is on and listen for further instruction.

Severe Weather/Tornado

Severe weather includes violent thunderstorms, tornadoes, and other forms of disruptive weather phenomena.

- 1) The **Principal** is responsible for monitoring severe weather situations and initiating an emergency response. If other staff or community members learn of a severe weather situation, they should notify the Principal ASAP.
- 2) In the case of a Tornado or Severe Weather **Watch** (i.e. be on alert as conditions are favorable for a Tornado or severe weather), the Principal should use a battery-powered weather radio to monitor/listen for updates on the weather.
- 3) In case of a Tornado or Severe Weather **Warning** (i.e. tornado has been spotted/is coming/is imminent), a siren may sound, and the Principal should initiate a GO TO SAFE SITE response.
- 4) Upon hearing an announcement to GO TO A SAFE SITE, **Teachers** should take the following steps:
 - * Grab your safety clipboard and walkie-talkie.
 - * Make sure your walkie-talkie is on.
 - * COUNT your students before you leave the room.
 - * Lead your students to the designated INDOOR SAFE SITE, following the path on your map.

* If severe weather is imminent, instruct students to face the interior wall and get down on their knees, holding their hands behind their head.

*As possible, take attendance at the safe site.

* If you need assistance or student(s) is (are) missing notify the Site Communications Team (Principal and APs).

5) The **Office Manager** should grab the <u>Emergency Cards</u>, Sign-in/Sign-Out sheet, and First Aid Kit before heading to the Safe Site. As the assistant to the physically-challenged, the OM needs to make sure that students and staff with physical challenges are evacuated. (Consult the <u>List of Staff/Students with</u> <u>Medical Conditions</u> if there are any questions).

6) The Principal should continue listening to the weather radio and determine when it is safe to return to the classrooms.

7) Staff and students should wait for the "All Clear" signal from the Principal to return.

Note: If you are unable to get to the school's designated safe site, consider the following safety tips:

- Small interior rooms on the lowest floor and without windows
- Hallways on the lowest floor away from doors and windows
- Rooms constructed with reinforced concrete, brick or no windows
- Stay away from outside walls & windows
- Use arms & protect head & neck
- Remain sheltered until the tornado threat is announced to be over

Flood

In case of a flood, the Principal will generally have sufficient warning to make arrangements to close the campus.

If a flood threatens the school without sufficient warning (e.g. flash flooding), the following procedure applies:

- 1) The **Principal** is responsible for monitoring severe weather situations and initiating an emergency response. If a staff or community member learns of an impending flood, he or she should notify the Principal ASAP. In case a flood watch/warning, a siren may also sound. The Principal should have a battery-powered weather radio handy and should keep it on when severe weather, such as a flood, is impending.
- 2) The Principal should get information from the local emergency management agency and determine whether a SHELTER-IN-PLACE (with emergency release, if there is enough time), EVACUATE, or OFF-SITE EVACUATION procedure is appropriate.

3) In case of an evacuation, the Principal should direct staff and students to evacuate the affected buildings per the regular procedure (grab clipboard + roster, count students, lead them out in single file by the established evacuation route). If conditions change, the Principal may turn an Evacuation into an Off-Site Evacuation.

4) The **Office Manager** should contact families with information on emergency release plans/to reassure them that students have been evacuated (OneCall or other).

5) The Principal should continue monitoring the situation using the weather radio and remain in contact with emergency response officials to inform next steps.

6) In case of sustained emergency situation, RSED schools have earthquake/survival buckets with tools, drinking water, and food that can be used in case of emergency.

Flood Special Circumstance- Flood off site

If a flood occurs when students/teachers are unable to evacuate with the rest of the school, the following guidelines should be observed:

- Climb to high ground and stay there
- Avoid walking or driving through flood water
- If car/bus/van stalls, abandon it immediately and climb to a higher ground

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Air Pollution / Smog

It is recommended that protective measures be taken by sensitive persons in case of air pollution/smog. These are persons with chronic lung disease or asthma, the elderly, the chronically ill and exercising children and adults.

Protective Actions

- Avoid strenuous outdoor physical activity during an episode.
- Avoid exertion or excitement, which will increase breathing rate.
- Plan indoor activities for students.
- Outdoor activities should be restricted beginning at stage two or when the media announces a bad air day.
- Remain indoors until the episode ends. Keep doors and windows closed, as indoor concentrations of ozone are about one-half that of outdoor levels.
- Use the air conditioner to re-circulate indoor air and keep cool. High temperatures may add stress to the pollutant effects.
- Avoid aerosols, dust, fumes, and other irritants. Reduce activities such as cooking or cleaning, which produce irritants to the nose, eyes, and lungs.
- Avoid traffic-congested areas where pollutants are being generated, if you must go outside.
- During air pollution seasons, use the cooler morning hours for outdoor activities.
- Expect severity of symptoms to increase as ozone levels increase (coughing, wheezing, shortness of breath, headaches, chest discomfort and pain, etc.).



Important! If notified, via the health department that it is unhealthful for students to be outside, the school (Office Manager/Principal) will be notified, via the all-call system. In this case, recesses should be cancelled and schools should follow the "rainy day" schedule for lunch.

Stage 1: Advisory/Alert

- MODIFY WORK PROGRAM to reduce activities that increase your respiration rate.
- REDUCE VEHICLE USE. Curtail work-related driving and carpool to and from work. Encourage students to bike, walk or carpool to school.

Stage 2: Warning

- IF AT HOME, REMAIN HOME. Sites will be closed until the Principal is notified that the warning is terminated. Await instructions from your supervisor.
- IF AT WORK, REMAIN AT WORK until released by the Principal

Stage 3: Declared Emergency

- IF AT HOME, REMAIN HOME. Sites will be closed until the Principal is notified that the emergency is over. Await instructions from your supervisor.
- IF AT WORK, REMAIN AT WORK until released by the Principal/designee

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Power Loss

If the power goes off (either as an isolated event or as part of another emergency), it may quickly return. In the event of extended power loss to a facility, these precautionary measures should be taken to keep the facilities safe:

- Unnecessary electrical equipment and appliances should be turned off. Power restoration could result in a surge causing damage to electronics and affecting sensitive equipment.
- If the facility is located in an environment with freezing temperatures:
 - Turn off and drain the following the fire sprinkler system, standpipes, potable water lines, and toilets in the event of a long term power loss.
 - Equipment that contains fluids that could freeze without heat should be moved to heated areas or drained of liquids.

Upon Restoration of Heat & Power:

- Electronic equipment should be brought up to room temperature before energizing to prevent condensate from forming in the circuitry.
- In freezing environments: Fire and potable (drinking) water piping should be checked for leaks from freeze damage after the heat has been restored to the facility and water turned back on.

Criminal Activity Nearby (Police Chase, Search in Neighborhood)

When someone learns of a threat near the school campus (ex. violence or criminal activity in the neighborhood), he/she should initiate a <u>Lockdown Procedure</u> as follows:

- 1. Call 911 (multiple phone calls to report the same disturbance are OK).
- 2. Notify the Principal or another school leader ASAP.
- 3. A school leader should announce that the school needs to go into **Lockdown** over the intercom or through another means (i.e. walkie talkies). For example:

"We have an emergency situation and teachers need to implement a lockdown. Teachers, bring students into classrooms and lock and/or barricade your doors. Do not open your door unless a school leader asks you to. We will be sending an email asking teachers to confirm that they are OK and all students are accounted for – please respond to this ASAP."

- 4. For updates on the situation, a school leader should call the local police department.
- 5. The Office Manager should be prepared to share the sign-in/out sheet with School Leaders.
- 6. The Principal (or an AP, if the Principal is absent) should try to make sure all students in the building are accounted for by having teachers take attendance and report the # of students in their room, the names of students on their rosters who aren't physically in their rooms, and the names of students who aren't on their rosters but are physically in their rooms. (See also: Accounting for Students During/After an Emergency).

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7. Communicate with parents using our automated calling system or another means. Parents should stay away from the school if there is an active situation at the school – they could get in the way of law enforcement responding to the crisis. Consider the following message:

"There is a situation at Rocketship XY and the school is in lockdown. Everyone is safe, and the police have been contacted. For your safety and the safety of our staff and students, please do not call the school and do not come to the school. We will notify you with an update as soon as possible."

- 8. Notify the **Director of Schools** (when safe to do so) to initiate a crisis response (See also: Crisis Response Plan).
- 9. Wait until you hear from law enforcement to end the lockdown. When the lockdown ends, get contact families and let them know what your plan is for emergency dismissal and if you will use additional safety measures during dismissal (e.g. checking walker rider cards at two locations and/or asking for photo IDs).

Upon hearing the Lockdown order, teachers should:

- 1. Bring all students inside (even if they don't belong in your class).
- 2. Lock the door if you can. If not, barricade with furniture.
- 3. Turn off the lights.
- 4. Close the curtains/blinds.
- 5. If there is shooting, have students hide behind internal barricades away from windows and wait silently.
- 6. Turn on your walkie and check your email. Wait for instructions from school leaders.
- 7. Do not allow students to exit the classroom. No bathroom breaks! If possible use trash buckets in a screened off area for bathroom emergencies if the lock down is for an extended period of time.
- 8. When asked by your school leaders, use the paper roster in your classroom to take attendance and then send an email to your school leaders (Principal, APs, BOM, and OM) with three pieces of information:
 - # of students currently in your classroom;
 - Names of students on your roster who aren't currently in your classroom;
 - Names of student who isn't on your roster but is in your classroom at that time (See also: ACCOUNTING FOR STUDENT DURING/AFTER AN EMERGENCY)
- 9. There is no way to predict how long a lockdown will last. Keep kids quiet and comfortable. Consider handing out hard candies to help kids cope with the stress. If a lockdown lasts for an hour or more, consider handing out small bottles of water (no bathroom breaks!) and/or granola bars.
- 10. Kids will have questions be prepared. All Rocketeers should understand what it means to go into "lockdown" and that we go into lockdown to stay safe when there's a threat (burglar, wild animal, or violence) near our school.

Remember to....Turn on your Walkie-Talkie, Keep it Quiet: Teachers and YMCA/City Year/Field Crew & After School staff must have a charged & functioning Walkie Talkie in their classroom or on their body, if outside. Walkie Talkies are charged/stored in the Staff Room at night. Consider using ear pieces / headphones with the walkie talkies to prevent being overheard.

Intruder With a Weapon

Note on Students With Weapons:

When a student is discovered on campus with a deadly weapon:

- The Principal (or other school leader) shall be notified ASAP
- If the student poses an active threat to the school (e.g. student will not give up the weapon), the Principal or designee shall implement a school-wide emergency response, initiating a Lockdown and calling 911.
- If no imminent threat is posed (e.g. a knife was discovered in a student's backpack and immediately confiscated), the Principal shall take the student to the school's front office and deal with the situation using standard RSED disciplinary procedures.

If an intruder enters the school campus with a deadly weapon, everyone should do the following:

- 1. Do not confront the intruder. Follow the Window of Life principle and take personal protective action first: get to a safe location with the **door locked and/or barricaded**.
- 2. Warn those immediately around you and if possible, notify the principal or another school leader ASAP. All staff can and should **make the Lockdown call** over the intercom or walkie talkies rather than waiting for the principal or school leader.
- 3. **Call 911.** Give as many details as you can about the intruder's identity, location, and the kind of weapons he/she has. Please also use as many descriptive details about the intruder as you can, including: gender, age, ethnicity, height/weight, clothing and other remarkable characteristics such as piercings, jewelry and tattoos. Practice sessions should be conducted as part of staff training, using a standard protocol of describing a suspect from the head down to the shoes.
- 4. Follow the Lockdown Procedure described above.

Shooting (Drive-by, Neighborhood)

If shooting occurs at or near a school site, the immediate concern is the safety of students and staff.

If you suspect that shots may be fired from a passing vehicle:

- 1. Direct staff and students to lie flat on the ground and keep as low as possible.
- 2. If safe, look at the vehicle, try to identify:
 - License plate number
 - Type of vehicle
 - Occupants
 - Weapons

Personal safety should be emphasized. We would much rather let a perp get away than to see someone hurt. NO HEROICS.

Immediately after the vehicle is gone:

- 1. Alert the Principal
- 2. Call 911.
- 3. **Principal/Designee** will order a **Lockdown** for staff and students (See **Lockdown Procedure** above). This order will stay in place until law enforcement arrives and gives the all clear.



- 4. Do not move those seriously injured unless imminent danger exists. If the injured are ambulatory, move them to a safe shelter.
- 5. Immediately notify the Principal of any injuries and report the extent of the injuries.
- 6. Stay with the injured until emergency services arrive.
- 7. The Principal/Designee should contact his/her supervisory Director of Schools to initiate a crisis response (See also: Crisis Response Plan).
- 8. If the media arrives, they should be directed to the Principal/Designee.

REMEMBER- Students will model their emotional reaction after yours. STAY CALM. Talk slowly and in a calm tone of voice.

Hostage Situation

If a hostage situation arises at a school, do the following:

- 1) Notify the **Principal** or another school leader ASAP.
- 2) Stay calm and keep students as calm as possible.
- 3) Do NOT be a hero; Follow the captor's instructions.
- 4) Cooperate and be friendly. Don't argue with or antagonize the captor. De-escalate the situation as much as possible.
- 5) Inform captors of medical or other needs.
- 6) Be prepared to wait elapsed time is a good sign.
- 7) Don't try to escape and don't try to resolve situation by force.
- 8) Be observant and remember everything that is seen or heard, including details about the captor's appearance (gender, ethnicity, height/weight, clothing, tattoos, etc.).
- 9) If a rescue takes place, lie on the floor and await instructions from rescuers.

Upon hearing of a hostage situation at the school site, the Principal should:

1) Call the police ASAP.

2) Move other students and teachers away from the hostage situation, if safe. Avoid making announcements over the loud speaker if this could antagonize the captor.

3) Keep everyone as calm as possible.

Shelter-in-Place

A Shelter-In-Place order means that a situation has occurred that requires students and staff to remain inside with limited exposure to outside air (turn off the air conditioning). An example of a Shelter-in-Place emergency would be a fire in a nearby factory that is releasing toxic fumes into the air.

1. The **Principal** will make an announcement to signal a shelter-in-place, such as:

"We have received information about a fire at a manufacturing plant nearby that is releasing toxic fumes. Students and staff should get inside. Teachers, close the windows to your classrooms. We will

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be turning off the air conditioning. Please stay inside and continue teaching with the windows shut. I will be sending out an email that you should all respond to once you have taken attendance."

- 2. The Business Operations Manager should turn off the HVAC system.
- 3. When the announcement has been given, **Teachers** should lead all students indoors and into their classrooms and shut the doors and windows. It is a good idea to stuff a towel or sweatshirt under the door, if available. Once inside, teachers should take roll.
- 4. The Principal or designee should send out an email to teachers asking teachers to confirm that they are OK and that all students are accounted for.

5. If safe to do so, the Utilities and Hazard Team (under direction of the **Business Operations Manager**) should walk through the campus to make sure that all windows are shut and doors are closed.

6. Teachers should respond to the email confirming they are OK or alerting the Principal that students are missing. If students are missing, the Principal will decide if a search and rescue mission is safe.

7. If necessary, **the Utilities and Hazard Team** (under direction of the Business Operations Manager) should shut off the gas and power systems for the building.

8. The **Principal** should contact the authorities (local Fire department) to find out when it is safe to release students/end the Shelter-in-Place drill.

Car/ Bus Accident

In case of a car or bus accident on/near the school premises, the **Bus Driver** or **First Responder to the Scene** should take charge of emergency response actions.

1 Remain calm and call 911 immediately. Report any and all details, including if another vehicle was involved the make/license plate number, and details about the driver.

2. Contact the school **Principal.** The Principal or designee should call the Head of the Region immediately and also contact the bus owner/contractor.

3. The driver or First Responder should care for the immediate needs of his passengers to the extent possible and also to the non-passengers involved in the accident, if possible.

5. The driver and First Responder(s) should wait for the emergency responder personnel (fire, ambulance, etc.) to arrive. Even if an ambulance is not needed, the First Responder should also and driver should wait on the premises while the driver(s) and principal report the accident

6. Afterward, preserve the accident to the extent possible – don't move things except in the service of helping victims.

7. The driver may not authorize any passenger to leave or be taken from the accident scene. If there are children on the bus, a staff member must supervise dismissal.

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Threat to School

If a school is threatened over the phone (e.g. bomb threat, terrorism), the caller needs to keep cool and try to remember as much information as possible from the caller.

Person Receiving the Threat

The person who receives the threat has the best information for police to follow-up on.

- Try to keep the caller on the line don't hang up!
- Get as much information as possible from the caller and write down what you're hearing:
 - Is the caller a male or a female? Adult or child?
 - What did the caller's voice sound like? High? Soft? Whispery? Deep? Raspy? Intoxicated ?
 - Did the caller have an accent?
 - Did you hear anything in the background? Cars/street noise? Dog barking? Music? Voices?
 - What specifics did the caller give about the threat (e.g. a bomb will explode in the servery tomorrow at noon)?
- Report all this information to 911
- After the caller hangs up, report immediately to the Principal or nearest school leader.
- Call 911 and report these details.

Upon hearing of a threat to the school, the Principal:

- Makes sure 911 is called immediately, and that the person receiving the threat has either called or is available to provide first-hand information to the 911 receiver.
- Assumes command of the emergency until replaced by the fire department/Sheriff's Department.

Specific Situation: Bomb Threat

- Designated staff member leads an evacuation of the building. "Your attention please. Your attention please. Evacuate the building Evacuate the building."
- The principal and designee should conduct a sweep of the school grounds after the evacuation to make sure everyone is out.
- Teachers should: visually scan their room is there anything out of place? Any students missing?
 - Count students quickly before leaving and grab the safety clipboard.
 - Leave doors unlocked and turn off lights when leaving.

Specific Situation: Shooting Threat

- The Principal shall implement a lockdown order until police arrive.
 - The principal's designee (e.g. Assistant Principal) should check all restrooms and the perimeter of the building and lock the gate to keep the area is secure.
- Upon consultation with law enforcement/fire department (usually after inspection by law enforcement) declares the buildings to be unsafe or safe to re-enter.
- Contact the Director of Schools to initiate a crisis response plan.
- If school buildings are deemed unsafe, the Principal should arrange for transportation to another site.



• With the Office Manager, the Principal will contact parents so that they know where to go for an emergency pickup and so that they are not rushing to a dangerous site (i.e. by using OneCall)

Explosion

This section addresses four possible scenarios involving an **Explosion/Risk of Explosion**. (Note: this plan addresses the emergency response to a terrorist attack resulting in an explosion).

Scenario 1: Explosion on School Property

- 1. In the event of an explosion, everyone should initiate DUCK AND COVER. **Teachers** should instruct students to DUCK and COVER.
- 2. The Principal or his/her designee will call "911."
- 3. The **Principal/designee** will consider the possibility of another imminent explosion and initiate emergency response actions based on their assessment of the situation. These emergency response actions could include SHELTER-IN-PLACE (low threat of another explosion), EVACUATE BUILDING or OFF-SITE EVACUATION.
 - * In the event of an evacuation, the Principal will direct the Office Manager or designees to make an announcement of the evacuation and give instructions to teachers and other staff, including which assembly site to use.
 - The **Office Manager** will take the Emergency Cards, Sign in/Sign Out Sheets, and the First Aid Kit with him/her to the assembly point. The Office Manager must make sure all Physically-Challenged Students and staff are assisted out of the buildings.
 - In the event of an evacuation, **Teachers** should follow standard evacuation procedures. They should grab their safety clipboard and attendance roster, count their students before leaving, shut the door, and lead their students in an orderly fashion on the established route to the assembly site.
 - At the assembly site, **teachers** will take attendance to account for students. Teachers will notify the **Site Communications Team (Principal, APs, or BOM)** of missing students.
- 4. If students or staff are injured, the Office Manager will direct the First Aid Team to set up a station and tend to the injured.
- 5. The **Utilities and Hazards Team Leader** will notify the appropriate utility company of damages to water lines, sewers, power lines and other utilities.
- 6. The **Principal/designee** will notify the Head of the Region to initiate a Crisis Response Plan (See also: Crisis Response Plan).

- 7. Members of the **Traffic and Security Team**, under direction of the BOM, will post guards a safe distance away from the building entrance to prevent persons entering the school buildings.
- 8. The **Student Release/Communications Team** will notify parents of emergency release plans and procedures (e.g. using OneCall).
- 9. An area affected by an explosion will not be reopened until an appropriate agency provides clearance and the **Principal/designee** gives authorization to do so and a qualified fire suppression and haz mat team has inspected the building.

Scenario 2: Risk of Explosion on School Property

- 1. The **Principal/designee** will initiate the appropriate emergency response based on available information. This may include DUCK AND COVER, SHELTER-IN-PLACE, EVACUATE BUILDING, or OFF-SITE EVACUATION.
 - In the event of an evacuation, the Principal will direct the Office Manager or designees to make an announcement of the evacuation and give instructions to teachers and other staff, including which assembly site to use.
 - The **Office Manager** will take the Emergency Cards, Sign-in/Out sheets, and First Aid Kit with him/her to the assembly point.
 - In the event of an evacuation, **Teachers** should follow standard evacuation procedures. They should grab their safety clipboard and attendance roster, count their students (if safe to do so) before leaving, and proceed to the assembly site.
 - At the assembly site, **teachers** will take attendance to account for students. Teachers will notify the **Site Communications Team (Principal, APs, or BOM)** of missing students.
- 2. The Principal/designee will call "911."
- 3. The **Utilities and Hazards Team**, under direction of the BOM, will notify the appropriate utility company of damages to water lines, sewers, power lines and other utilities.
- 4. The **Principal/designee** will notify the Head of the Region and initiate a crisis response (see also: Crisis Response Plan).
- 5. All affected areas will not be reopened until the appropriate agency provides clearance and the **Principal/designee** issues authorization to do so.

Scenario 3: Explosion or Risk of Explosion in Surrounding Area

- 1. The **Principal/designee** will initiate a SHELTER-IN-PLACE emergency response. The Office Manager or designee will communicate this order to teachers, and teachers will make sure students follow this order.
- 2. The Principal/designee will notify "911."

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3. The school will remain in a SHELTER-IN-PLACE condition until the appropriate agency provides clearance and the Principal/designee issues further instructions.

Scenario 4: Nuclear Blast or Explosion Involving Radioactive Materials

1. The **Principal/designee** will initiate the SHELTER-IN-PLACE emergency response. The Office Manager or designee will communicate this order to teachers, and teachers will make sure students follow this order

- When sheltering, personnel should try to establish adequate barriers or shielding (e.g. concrete walls, metal doors) between themselves and the source of the blast or explosion, and should avoid sheltering near exterior windows.
- 2. The Principal/designee will notify "911."

3. After the initial blast, the **Site Communications Team** (Principal, APs, BOM) should lead an effort to remove students from rooms with broken windows, extinguish fires, provide first aid, and relocate students from upper floors if possible.

4. Under direction of the BOM, the **Utilities and Hazards Team** will turn off the school's main gas supply, local fans in the area; close and lock doors and windows; shut down all buildings' air handling systems; seal gaps under doors and windows with wet towels or duct tape; seal vents with aluminum foil or plastic wrap, if available; and turn off sources of ignition, such as pilot lights.

5. The **Principal or designee** will monitor radio or television announcements and initiate further actions as appropriate.

6. At the **Principal/designee's discretion,** and only if safe to do so, designated personnel should attempt to distribute emergency supplies including food and water.

7. The school will remain in a SHELTER-IN-PLACE condition until the appropriate agency provides clearance.

Radiation Threat

A radiation threat, often called a "dirty bomb," is the use of common explosives to spread radioactive materials over a targeted area.

- If you are OUTSIDE, cover your nose and mouth and quickly go inside a building that has not been damaged.
- If you are INSIDE, close windows and doors; turn off air conditioners, heaters or other ventilation systems. (Shelter-in-Place)

Steps for self-decontamination:

- REMOVE YOUR CLOTHES and put them in a sealed plastic bag.
- WASH SKIN as thoroughly as possible with lukewarm water

Chemical Spills and Hazardous Substances

When a large chemical spill has occurred:

- Immediately notify the designated official (Principal)
- Contain the spill with available equipment (See "Location of Safety Equipment" list in the safety clipboard)
- Secure the area & alert other site personnel
- Do not attempt to clean the spill unless trained to do so
- Attend to injured personnel & call the medical emergency number if required
- Call a local spill cleanup company or the Fire Department to perform a large chemical spill cleanup (See the Emergency Contact list in your safety clipboard)
- Evacuate building as necessary

When a small chemical spill has occurred:

- Notify the designated official (Principal)
- If toxic fumes are present, secure the area to prevent other personnel/students from entering
- Small spills must be handled in a safe manner, while wearing the proper PPE
- Review general spill cleanup procedures
- The name/number to call for chemical spill cleanup in included in the Emergency Contact List in in your safety clipboards.
- •

Hazardous Substances:

Hazardous Substances include the following, but is not limited to the following:

Gasoline	Lacquer Thinner
Solvents	Paint
Motor Oil	Agricultural Spray
Diesel Fuel	Paint Thinner
Kerosene	Stain
Anti-Freeze	Break Fluid
Airborne Gases/Fumes	

If you encounter a spill, always **call for assistance** (See the Emergency Contacts on your Safety Clipboard) and:

- Extinguish all ignition sources
- Shut off main emergency switch to fuel pump, if appropriate
- Move appropriate fire extinguishing equipment to area
- If possible, contain the spill to prevent further contamination
- Move people/personnel away or evacuate from contamination area

Biological / Chemical Incident

A **Biological or Chemical Release** is an incident involving the discharge of a biological or chemical substance in a solid, liquid or gaseous state. Such incidents may also include the release of radioactive materials. Common chemical threats within or adjacent to schools include the discharge of acid in a school laboratory, an overturned truck of hazardous materials in proximity of the school, or an explosion at a nearby oil refinery or other chemical plant.

The following indicators may suggest the release of a biological or chemical substance: (1) Multiple victims suffering from watery eyes, twitching, choking or loss of coordination, or having trouble breathing. Other indicators may include the presence of distressed animals or dead birds.

Scenario 1: Substance Released Inside a Room or Building

- 1. The Principal/designee will initiate the EVACUATE BUILDING action. Staff will use designated routes or other alternative safe routes to an assigned Assembly Area, located upwind of the affected room or building.
- 2. The Principal/designee will call "911" and will provide the exact location (e.g., building, room, area) and nature of emergency.
- 3. The Principal/designee will notify the Regional Team of the situation.
- 4. The Principal/designee will instruct the Security/Utilities Team to isolate and restrict access to potentially contaminated areas.
- 5. The Security/Utilities Team will turn off local fans in the area of the release, close the windows and doors, and shut down the building's air handling system.
- 6. Persons who have come into direct contact with hazardous substances should have affected areas washed with soap and water. Immediately remove and contain contaminated clothes. Do not use bleach or other disinfectants on potentially exposed skin. Individuals that have been contaminated "topically" by a liquid should be segregated from unaffected individuals (isolation does not apply to widespread airborne releases). A member of the First Aid/Medical Team should assess the need for medical attention.
- 7. The Assembly Area Team will prepare a list of all people in the affected room or contaminated area, specifying those who may have had actual contact with the substance. The Assembly Area Team will provide the list to the Principal/designee and the emergency response personnel.
- 8. Any affected areas will not be reopened until the Santa Clara County HazMat or appropriate agency provides clearance and the Principal/designee gives authorization to do so.

Scenario 2: Substance Released Outdoors and Localized

1. The **Principal/designee** will immediately direct staff to remove students from the affected areas to an area upwind from the release. The Principal/designee will, if necessary, initiate the EVACUATE BUILDING action.

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- 2. The Traffic and Security Team (under direction of the **Business Operations Manager)** will establish a safe perimeter around the affected area and keep personnel from reentering the area.
- 3. The **Principal/designee** will call "911" and the local emergency management agency (see Emergency Contacts List in your safety clipboard) and will provide the exact location and nature of emergency.
- 4. The **Principal/designee** will notify the Head of the Region of the situation to initiate a crisis response.
- 5. The **Utilities/Hazards Team** (under direction of the Business Operations Manager) will turn off local fans in the area of the release, close the windows and doors and shut down the air handling systems of affected buildings.
- 6. Persons who come into direct contact with hazardous substances should have affected areas washed with soap and water. Immediately remove and contain contaminated clothes. Do not use bleach or other disinfectants on potentially exposed skin. Individuals that have been contaminated "topically" by a liquid should be segregated from unaffected individuals (isolation does not apply to widespread airborne releases). A member of the First Aid Team (led by the OM) should assess the need for medical attention.
- 7. The **Site Communications Team (Principal, APs, BOM**) should compile a list of all people in areas of contamination, especially those who may have had actual contact with the substance. The Site Communications Team will provide this list to emergency response personnel.
- 8. Any affected areas will not be reopened until the appropriate agency provides clearance and the Principal/designee gives authorization to do so.

Scenario 3: Substance Released in Surrounding Community

- 1. If the **Principal/designee** or local authorities determine a potentially toxic substance has been released to the atmosphere, the Principal/designee will initiate **SHELTER-IN-PLACE.**
- 2. Upon receiving the SHELTER-IN-PLACE notification, the Utilities/Hazards Team (under direction of the BOM) will turn off local fans in the area; close and lock doors and windows; shut down all buildings' air handling systems; seal gaps under doors and windows with wet towels or duct tape; seal vents with aluminum foil or plastic wrap, if available; and turn off sources of ignition, such as pilot lights.
- 3. Staff and students located outdoors will be directed to proceed immediately to nearby classrooms or buildings (e.g., auditorium, library, cafeteria, gymnasium). **Teachers** should communicate their locations to the Principal/designee, using walkie-talkies or other means without leaving the building.
- 4. The **Principal/designee** will call "911", and the local emergency management warning agency.
- 5. The **Principal/designee** will notify the Head of the Region of the situation.
- 6. The **Principal/designee** will turn on a radio or television station to monitor information concerning the incident.

7. The school will remain in a SHELTER-IN-PLACE condition until appropriate agency provides clearance, or staff is otherwise notified by the Principal/designee.

Fire Drill

- 1) The **Principal or designee** should sound the fire alarm or otherwise announce the beginning of the fire drill.
- 2) Teachers should grab their safety clipboards, quickly count students, and lead students outside to the assembly site. Teachers should SHUT THE DOOR when leaving.
- 3) At the assembly site, teachers should take attendance.
- 4) The **Principal or designee** should time the drill. Evacuation of the building should be complete within 5 minutes of the alarm sounding.
- 5) While staff and students are still assembled, take a moment to quickly debrief: did everyone remember to take attendance? Did staff members know where to go? Did everyone shut their door? Did they take their safety clipboards with them?
- 6) Remember to record the drill in the RSED Drill Log.

Lockdown Drill

- Students, staff, and families should be prepared for the lockdown drill prior to the announcement. Teachers could discuss the lockdown drill with students as "learning what to do in case a burglar comes into the school."
- 2) The **Principal or designee (e.g. OM)** will make an announcement over the loudspeaker indicating that the lockdown drill has begun: "Staff and Students: This is the beginning of our lockdown drill. Teachers, please barricade your doors and count your students."
- 3) **Teachers** should follow the lockdown procedure: Bring all students into the classroom, lock the classroom door (as possible), barricade the door, turn off the lights, build interior barricades, and keep students calm and quiet (sheltering behind interior barricades until the drill is over). Teachers should also take roll, using the roster from their safety clapboard.
- 4) The **Principal** and other administrators (e.g. AP, Deans) should come door to door to check on classrooms and ensure all teachers have followed the proper procedure.
- 5) After the drill has been completed, the **Principal or designee** should give the "All Clear" notice over the loudspeaker.
- 6) The Principal and staff should debrief after the drill has been conducted. Teachers and students may also want to discuss the drill after it is done.

Shelter-in-Place Drill

To run a shelter in place drill, staff should do the following:

1) The **Principal** should make an announcement for a Shelter-in-Place drill and clarify what staff and students are expected to do: "We are beginning our Shelter-in-Place drill. Teachers, shut and lock your classroom door and have your class gather in a part of the classroom away from the windows and doors. Lower the blinds in your classroom to cover the windows, if possible."

- 2) **Teachers** should lock the door (if they can) and direct stuents to remain indoors in the safest part of the classroom (away from windows and doors). Windows should be shut and covered.
- 3) The **Business Operations Manager** should confirm that he/she understands how to turn off the gas, power, and HVAC systems.

4) The Principal should time 5 minutes total from the start of the drill to the end of the drill and should then announce that the "Shelter-in-Place" drill is over.

5) While staff and students are still assembled, take a moment to quickly debrief: did everyone remember what to do? Was it scary?

6) Remember to record the drill in the RSED Drill Log.

Earthquake Drills

1) The **Principal or designee** (e.g. Office Manager) will make an announcement over the loudspeaker to indicate the start of the drill.

2) Teachers should instruct their students to DUCK, COVER, and HOLD.

3) Students and staff members should duck or drop to the floor, take cover under a sturdy desk or table (keeping their backs to the windows), cover their heads with their hands, and hold onto the furniture for stability.

4) The Principal should wait for four minutes and then announce: "The Earthquake is over."

5) If desired, classes can also practice evacuating after an earthquake. The Principal (or designee) should announce: "We are now evacuating to our primary assembly site."

6) Staff and students can get out of the ducking position and prepare to evacuate:

- Teachers should grab their safety clipboards, make sure their walkie-talkies are on, and count their students before leaving the room.

- When leaving the room, the door should be left OPEN.

7) Students and staff should proceed to the assembly site using their pre-determined evacuation route. At the assembly site, teachers should take attendance.

8) The Principal (or designee) should conduct a walkthrough of the building to make sure that all students and staff have evacuated and that doors have been left open.

9) At the assembly site, the Principal (or designee) should make sure that teachers have taken attendance.

10) While staff and students are still assembled, take a moment to quickly debrief: did everyone remember to take attendance? Did staff members know where to go? Did everyone leave their door open? Did they take their safety clipboards with them?

11) Remember to record the drill in the RSED Drill Log.

Severe Weather/Tornado Drill

- 1) The **Principal** or designee should announce the beginning of the drill over the intercom.
- 2) **Teachers** should quickly count their students, grab the safety clipboard, and lead students in an orderly fashion to the designated indoor safe site. Students should then be directed to assume a ducking position, facing the interior wall, and cover their heads with their hands. The teacher should take attendance if the count of students doesn't match the number in their students.
- 3) The **Principal or designee** should conduct a hall sweep to make sure all students and staff have followed directions to evacuate.
- 4) Once all students are assembled, the **Principal** or designee should wait for three minutes and then announce that the drill is over.
- 5) While staff and students are still assembled, take a moment to quickly debrief: did everyone remember to take attendance? Did staff members know where to go? Did they take their safety clipboards with them?
- 6) Remember to record the drill in the RSED Drill Log.

Administering Medications to Students (Policy)

Parents/guardians need to notify the school (Office Manager and Principal) when their child is diagnosed with a chronic or acute medical condition. Parents and guardians should understand what school staff can and cannot do to help manage their child's condition. Please ask your school for the RSED Student/Staff Medication Policy.

With the Principal and Business Operations Manager, the Office Manager will manage the process for identifying students with medical conditions, documenting this condition and any medications that need to be administered, and administering the medication.

Medical Emergency Reporting Procedures

Medical emergencies and accidents can occur at any time and may involve a student or employee. Some emergencies may only require first aid care, while others may require immediate medical attention. When in doubt, it is better to err on the side of caution and dial **911**.

- 1. Medical emergencies involving students or employees must be reported to the School Principal or his/her designee.
- 2. Dial 911 or direct someone to do so, provide the following information
 - a. School name and phone number
 - b. Building address including nearest cross street(s)
 - c. Exact location within the building
 - d. Your name and phone number
 - e. Nature of the emergency
- 3. Do not hang up until advised to do so by dispatcher
- 4. Send a runner to notify the school office that an individual has been injured and an ambulance has been called.
- 5. Ask someone to dispatch a first aid/CPR trained employee to the victim.
- 6. Stay calm. Keep victim warm with a coat or blanket. Do not leave person unattended.
- 7. Do not move the victim unless there is danger of further injury.
- 8. Do not give the victim anything to eat or drink.
- 9. Draft a written incident report and submit it to School Principal, or his/her designee, before the end of the next workday. Whenever 911 is called, you must submit and file an approved incident report (i.e. with Principal signature) within 24 hrs. of the incident.



First Aid (Illness/Injury)

Rocketship recognizes the importance of taking appropriate preventive or remedial measures to minimize accidents or illness at school or during school-sponsored activities. To this end, Rocketship expects parents/guardians to provide emergency contact information to the school and keep such information current in case of an incident at the school.

Schools shall be stocked with multiple First Aid Kits containing appropriate supplies. First aid will be administered whenever necessary by trained staff members. When necessary, the appropriate emergency personnel will be called to assist.

School leaders (including Business Operations Mangers and Office Managers) should be certified in CPR. Teachers are to have the opportunity to be certified in adult and pediatric CPR and First Aid and be recertified prior to expiration of certificates. Opportunities for adult and pediatric CPR and First Aid training will be offered to teachers, support staff, and volunteers.

As possible/safe, students will be referred to the **Office Manager** for minor accidents and incidents.

Minor Accidents: For minor accidents, use the First Aid Kit located in the Front Office.

Poisoning: If a student ingests a poisonous substance:

- 1. Call Poison Control Center Link Line 1-800-222-1222. Take appropriate first aid measures based on their instructions.
- 2. Call 911.
- 3. Notify the Principal.
- 4. Call the child's parents.

Illness: If child complains of illness, question him/her to determine severity.

For minor illness, the teacher should have child rest head on desk for 10 to 15 minutes. If he/she still complains, send him/her with note to the Office Manager (or call office for escort).

If student is too ill to walk to office, call the Office Manager for immediate help and explain severity of situation. If the child feels sick after fifteen minutes, the child may be sent home.

Convulsions: If a child has convulsions:

- 1. Keep calm. Attempt to ease him/her to the floor so he/she will not fall and injure him/herself
- 2. Turn his/her head to one side so his/her tongue will not block his/her airway
- 3. Do not attempt to insert anything in his/her mouth
- 4. Send someone to the office or call the office for assistance

Chemical Burns:

1. Chemical burns, especially those of the skin or eyes, should be flushed with large quantities of water at the nearest source.

2. After flushing the burn, the child can be escorted to the Front Office.

3 If a burn is severe, call 911.

Insect Bites:

1. Remove stinger if possible.

2. Apply cold, wet towel

3 Call 911 if systemic symptoms occur (labored breathing, swelling of entire body, etc.).

Bio-Waste:

When a student has an accident or vomits, clean carpets within the first few minutes— the more untreated exposure the carpet has to the bio-waste, the more likely that there will be a permanent and deep stain. Disposable gloves are available in the Front Office; Office Managers should also stock carpet/floor cleaner.

A bio bag, if necessary, should be disposed of in one of the larger cafeteria garbage bins at the earliest possible moment (may send a student if necessary). Place your bio waste placard on the site of the incident before leaving for the day. This will indicate to the custodial crew the need for a more thorough carpet cleaning treatment on that

Tooth

If a Tooth is displaced by traumatic injury, wrap tooth in moist gauze. Send tooth with injured child to office. Office Manager should call parents immediately.

Playground Accidents:

- 1. Render first aid on playground if necessary
- 2. If child is mobile, take to the Office Manager
- 3. If the child is immobile, call 911.

Rescue Breathing

- 1. Tap and shout
- 2. Open airway
- 3. Look, listen, and feel for breathing.
- 4. Give 2 full breaths.
- 5. Check circulation
- 6. Rescue breathing count: (1) ADULT: 1 breath every 5 seconds; (2) CHILD: 1 breath every 3 seconds, (3) INFANT: 1 breath every 3 seconds

Nose Bleed:

- Have the child sit down and lean forward.
- Stop bleeding with a cloth

Wounds:

- 1. Wash the wound and apply bandage and ice, if desired.
- 2. If the wound is severe:
 - a. Have victim sit or lie down
 - b. Apply direct pressure to the wound
 - c. Treat for shock (keep them calm)
 - d. Do NOT move the victim unless absolutely necessary
 - e. Call 911

Choking

If the child is unable to breath, cough, speak, then:

- 1. Give thrusts (below rib cage)
- 2. Repeat until clear
- 3. Do not leave a child who is choking or having breathing problems alone

Electric Shock: If a child has suffered an electric shock, do NOT touch them. Call 911.

Major Incident

- Office Managers are trained in First Aid and can provide assistance until emergency personnel arrive
- School leaders are trained in CPR

If personnel trained in First Aid are not available, at a minimum, attempt to provide the following assistance:

- Stop wounds from bleeding with firm pressure on the wound (avoid contact with blood or other bodily fluids)
- In case of choking, clear the air passages using the Heimlich Maneuver

In case of rendering assistance to personnel exposed to hazardous materials, wear the appropriate personal protective equipment. <u>Attempt First Aid ONLY if trained & qualified</u>

Resuscitation Orders

School employees are trained and expected to respond to emergency situations without discrimination. If a student needs resuscitation, staff shall make every effort to resuscitate him/her.

Staff members are prohibited from accepting or following parental or medical "do not resuscitate" orders. School staff should not be placed in the position of determining whether such orders should be followed, and such Advance Directives shall not be communicated to staff. The Principal, or designee, shall inform parents/guardians of this policy.



Head Lice Policy

To prevent the spread of head lice infestations, School employees shall report all suspected cases of head lice to the Office Manager as soon as possible. The Office Manager shall examine the student and siblings of affected students or members of the same household. If nits or lice are found, the student shall be excluded from attendance and parents/guardians informed about recommended treatment procedures and sources of further information.

The Principal, or designee, shall send home the notification required by law for excluded students.

If there are two or more students affected in a class, an exposure notice with information about head lice shall be sent home to all parents/guardians of those students.

Staff shall maintain the privacy of students identified as having head lice and excluded from attendance.

Excluded students may return to school when reexamination by Office Manager shows that all nits and lice have been removed.

See also:

Head Lice Exposure Notification Letter (English/Spanish)

Head Lice Checks Notice

First Aid, CPR, and Health Screening Policy

Rocketship recognizes the importance of taking appropriate preventive or remedial measures to minimize accidents or illness at school or during school-sponsored activities. To this end, Rocketship expects parents/guardians to provide emergency information and keep such information current in order to facilitate immediate contact with parents/guardians if an accident or illness occurs.

First Aid Kits: Every classroom shall have a First Aid Kit containing appropriate supplies. First aid will be administered whenever necessary by trained staff members. When necessary, the appropriate emergency personnel will be called to assist.

CPR: Administrators (Principals and Assistant Principals) and School Office Personnel (Business Operations Managers and Office Managers) are to be certified in adult and pediatric CPR and First Aid and be recertified prior to expiration of certificates. The Business Operations Manager will be responsible for maintaining these records.

Opportunities for adult and pediatric CPR and First Aid training will be offered to teachers and teachers will be strongly encouraged to become certified in adult and pediatric CPR and First Aid and be recertified prior to expiration of certificates. Adult and pediatric CPR and First Aid training will also be offered to all support staff and volunteers.

Severe Allergic Reactions (Anaphylaxis)

Anaphylaxis is a severe and sudden allergic reaction. It occurs when a person is exposed to an allergen to which they are sensitive. The most common allergens or trigger substances that may cause anaphylaxis in school-aged children are:

- peanuts
- tree nuts
- fish
- shellfish
- egg
- cow's milk
- sesame
- soy
- insect stings
- latex
- certain medications.

Anaphylaxis is potentially life threatening and always requires an emergency response.

It is therefore critical that school staff, parents and caregivers are confident about the management and treatment of students who have been diagnosed by a medical practitioner as being anaphylactic or potentially anaphylactic.

Symptoms and Signs:

The symptoms and signs of anaphylaxis, usually but not always, occur within the first 20 minutes after exposure but in some cases can be delayed up to 2 hours or more. Rapid onset and development of potentially life-threatening clinical effects are characteristic markers of anaphylaxis.

Symptoms and signs of anaphylaxis (a severe allergic reaction) may include one or more of the following:

- Difficulty and/or noisy breathing
- Swelling of the tongue
- Swelling or tightness in the throat
- Difficulty talking or hoarse voice
- Wheeze or persistent cough
- Dizzy/light headed
- Loss of consciousness and/or collapse
- Pale and floppy (young child)

Symptoms and signs of a mild to moderate allergic reaction may include one or more of the following:

- Tingling of the mouth
- Hives, welts or body redness
- Swelling of the face, lips, eyes

• Vomiting, abdominal pain

Students with Severe Allergies:

If a student is known to have a severe allergy, the student's parent/guardian should inform the Office Manager and submit a Medication Authorization Form signed by the child's physician for any over-thecounter or prescription medication the child needs (see also "Administering Medication to Student"). The physician should attach detailed instructions to this form; a copy of these instructions + form should be included in the plastic baggie with the student medication and the original should be kept in the Safety Binder.

Students with Physician Plan - Emergency Treatment for Anaphylaxis

- 1) Follow emergency response procedures as outlined in the instructions from the physician (found in the baggie, along with the student's medication, in the Front Office).
- 2) If the instructions indicate the use of an adrenaline auto injector (EpiPen), staff (e.g. Office Manager) should administer the EpiPen (See Following Page for Detailed Instructions)
- 3) Seek urgent medical assistance call 911 and tell the dispatcher that the medical condition is anaphylaxis or a severe allergy.
- 4) If unconscious and no pulse is evident, commence Cardio Pulmonary Resuscitation (CPR) and continue until ambulance arrives. (School leaders are trained in CPR, including OMs and BOMs)
- 5) Maintain close observation for possible relapse while waiting for ambulance or medical assistance.
- 6) Maintain airway, breathing and circulation at all times
- 7) Contact parents/caregivers.

Students WITHOUT a Physician Plan – Emergency Response to Anaphylaxis

Severe allergic reactions or anaphylaxis can occur rarely when there is no history of known allergies. This situation should be treated as an emergency. Under these circumstances there will be no Action Plan. Recognition of the symptoms and/or signs as being anaphylactic may also be a problem. The following steps should be followed:

1) Seek urgent medical assistance – call 911. (If suspected, tell the dispatcher that the medical condition is anaphylaxis or a severe allergy)

2) Lay the person flat and elevate the legs if the person is dizzy or seems confused or has a reduced level of consciousness, unless this makes it more difficult for the person to breathe

3) Follow standard resuscitation measures if there is no pulse, no breathing or loss of consciousness – if oxygen is available give at a high flow rate.

Using an Epinephrine Auto-Injector (EpiPen)

- 1. Determine if anaphylaxis is suspected. Anaphylaxis usually, but not always, occurs right after exposure to an allergen. Frequently anaphylaxis occurs in individuals who have a history of a previous reaction. If there is uncertainty about the diagnosis, but there is a reasonable probability that it is anaphylaxis, then treat as anaphylaxis.
- 2. If anaphylaxis symptoms occur, call 911 (land line). Stay with the victim. Have others notify the parents and Principal/designee immediately.
- 3. Have the victim sit down. Reassure the victim and avoid moving him or her. Calming reduces the distribution of the allergen in the body.
- 4. Prepare to administer EpiPen.
 - a. For students in second grade or below, or if less than 66 lbs, use **White label** EpiPen Jr (0.15 mg)
 - b. For adults and students in third grade or above, or if more than 66 lbs, use **Yellow label** EpiPen (0.3 mg)

The EpiPen acts immediately; however the effects last only 10 -15 minutes. *Make sure someone has called* **911** *for continued care.*

- 5. EpiPen Administration Procedure:
- Grasp the EpiPen and form a fist around the unit. With the other hand, pull off the GRAY Safety Cap.
 - a. Hold the black tip near the outer thigh. Never put thumb, fingers, or hand over the black tip. (If an accidental injection occurs, go immediately to the nearest hospital emergency room.)
 - b. Swing and jab the black tip firmly into the OUTER BARE THIGH so that the autoinjector is perpendicular (at a 90° angle) to the thigh. You will hear a click. (The EpiPen can be injected through the victim's clothing, if necessary.)
 - c. Hold the EpiPen firmly in place for 10 seconds, and then remove it from the thigh. (After the injection, the victim may feel his or her heart pounding. This is a normal reaction.)
 - d. Remove the EpiPen and massage the injection area for several seconds.
 - e. Check the black tip:
 - If the needle is exposed, the dose has been delivered
 - If the needle is not exposed, repeat steps b through e
 - f. Dispose of the EpiPen in a "sharps" container or give the expended EpiPen to the paramedics.
 - g. Call 911, if not previously called.
- 6. If the anaphylactic reaction is due to an insect sting, remove the stinger as soon as possible after administering the EpiPen. Remove stinger quickly by scraping with a fingernail, plastic card or piece of cardboard. Apply an ice pack to sting area. Do NOT push, pinch, or squeeze, or further imbed the stinger into the skin because such action may cause more venom to be injected into the victim.

- 7. Observe the victim for signs of shock. Cover the victim with a blanket, as necessary, to maintain body temperature and help to prevent shock.
- 8. Monitor the victim's airway and breathing. Begin CPR immediately if the victim stops breathing.
- 9. Take the victim's vital signs (if trained to do so) and record them. Duplicate the emergency card for the paramedics. When paramedics arrive tell them the time EpiPen was administered and the dose administered. If EpiPen has not been disposed of in a sharp's container, give the expended EpiPen to the paramedics.
- 10. If symptoms continue and paramedics do not arrive, use a new EpiPen and re-inject 15 to 20 minutes after initial injection. Continue to monitor the victim's airway and breathing.
- 11. Follow-up medical care should be obtained at the emergency room or from the victim's physician. A second delayed reaction may occur up to 6 hours after the initial anaphylaxis.
- 12. Document the incident and complete the accident/incident report. Include in the documentation the date and time EpiPen was administered, the victim's response, and additional pertinent information.
 - DO NOT HESITATE to administer Epipen and to call 911 (land line) even if the parents cannot be reached.
 - Call 911 immediately. 911 must be called if Epipen is administered.
 - Advise 911 dispatch that the student is having a severe allergic reaction and Epipen is being administered.
 - Student should remain quiet with a staff member at the location where the symptoms began until EMS arrives.
 - Provide a copy of the Severe Allergy Plan to EMS upon arrival.
 - Notify the administrator and parent/guardian.
 - Call the CDE's School Health Connections Office at 916-319-0914.



Asthma Attack

Asthma is a chronic inflammatory disease that causes the airways of the lungs to tighten, leading the wheezing, breathlessness, chest constriction, and coughing. Schools can be full of environmental triggers for student asthma. Students with uncontrolled asthma may miss school more often and have poorer academic performance than healthy students; supporting a strong asthma management program is crucial to ensuring a child's asthma is controlled and that student is ready to learn.

Students with Asthma:

If a student is known to have asthma, the student's parent/guardian should inform the Office Manager and submit a Medication Authorization Form signed by the child's physician and Medication Administration Record for any over-the-counter or prescription medication the child needs (see also "Administering Medication to Student"). The physician should attach detailed instructions to this form; a copy of these instructions + form should be included in the plastic baggie with the student medication and the original should be kept in the Nurse's Binder.

Emergency Response Procedures for Severe Asthma Episode

NEVER leave a student with breathing problems alone, whether or not asthma has been diagnosed. Stay with the student and do not send the student with breathing problems anywhere.

Signs/Symptoms of an Asthma Attack:

- 1. Very fast or hard breathing.
- 2. Skin sucking in over child's stomach or ribs with breathing.
- 3. Breathing so hard they cannot walk or speak.
- 4. Lips or fingernail beds turn blue.

Emergency Response:

- 1. Stay with student, call for help, and have someone call 9-1-1.
- 2. Keep student sitting upright.

3. Ask student if their quick-relief medication (Albuterol) is with them, or have quick-relief medication brought to student from the Front Office (by Office Manager) and assist in immediate administration (inhaler or nebulizer), in accordance with their Asthma Action Plan.

- 4. Repeat quick-relief medication every 20 min or as authorized in student's Asthma Action Plan.
- 5. Watch breathing and be prepared to administer CPR until paramedics arrive.
- 6. Have someone notify the student's parents/caregivers.

Communicable and Contagious Disease/Illness

Schools, like other work places, can spread communicable diseases. When faced with an outbreak of a communicable or contagious disease, the Principal of an RSED school will consult closely with the State Department of Health for accurate medical/outbreak management advice.

The following are among the most common communicable diseases in school/childcare settings:

Chickenpox: Chickenpox is a highly contagious disease caused by the varicella virus, a member of the herpes virus family. It is the most commonly reported childhood disease; about 75% of the population has had chickenpox by age 15 and 90% by young adulthood. Chickenpox is most common winter and early spring. Symptoms of chickenpox commonly appear 13-17 days after infection and include the sudden onset of a low grade fever and tiredness/weakness. This is followed by an itchy blister-like rash.

Common Cold: The common cold (also called viral rhinitis) is a viral infection, characterized by nasal congestion, a clear, runny nose, sneezing, scratchy throat and general malaise.

Fifth Disease: Fifth disease, a mild, usually nonfebrile rash illness is caused by a human parvovirus (B19). While considered a mild disease Fifth disease is of concern for persons with the following conditions: pregnant, immunocompromised, undergoing chemotherapy treatment and sickle cell. *Staff with these conditions should consult with their personal health care providers and alert the Principal and regional staff immediately. The Principal and regional staff should contact the State Department of Health if there is a case or outbreak of Fifth disease.*

Hepatitis B: Hepatitis B (formerly known as serum hepatitis) is an infection of the liver caused by a blood borne virus. The disease is fairly common. Hepatitis B causes fatigue, poor appetite, fever, nausea, vomiting, diarrhea, joint pain, hives, and rash. Urine may appear dark in color and jaundice (yellowing of the skin) may result. Symptoms appear 3-6 months after exposure.

Influenza (Flu): Influenza is a viral infection of the nose, throat, bronchial tubes and lungs. There are two main types of virus: influenza A and influenza B. Each type includes many different strains, which tend to change each year.

Measles: Measles is a highly contagious viral disease that causes fever and a rash. Measles is more common in winter and spring. Epidemics of measles can occur. Measles can cause a very high fever, cough, runny nose, and red watery eyes. Roughly 2-4 days after initial symptoms, a rash of red spots develops on the face and spreads over the body. Little white spots (Koplik spots) may appear on the gums and inside the cheeks. A person is contagious 4 days before to 4 days after the appearance of the measles rash. Infection with measles provides lifelong immunity.

Meningitis (Bacterial): Meningitis (bacterial) is a severe bacterial infection of the meninges (a thin lining covering the brain and spinal cord) caused by the bacteria called Neisseria meningitidis. Meningococcemia is the term for infections involving the bloodstream. Most people exposed to meningococcus bacteria do not become seriously ill, but some develop fever, headache, vomiting, stiff neck, and rash. This disease can be fatal. Symptoms may occur 2-10 days after exposure. *Staff with these conditions should consult with their personal health care providers and alert the Principal and regional staff should contact the State Department of Health if there is a case or outbreak.*



Meningitis (Viral): Viral meningitis is a viral infection of the lining (meninges) covering the brain and spinal corde. There are many types of viruses that can cause this disease. Some kinds of viral meningitis and others are not. Symptoms include fever, headache, stiff neck, and fatigue. Rash, sore throat, and intestinal symptoms may also occur. *Staff with these conditions should consult with their personal health care providers and alert the Principal and regional staff immediately. The Principal and regional staff should contact the State Department of Health if there is a case or outbreak.*

(MRSA) Methicillin-Resistant Staphylococcus Aureus: MRSA stands for methicillin-resistant Staphylococcus aureus, but is shorthand for any strain of Staphylococcus bacteria which is resistant to one or more conventional antibiotics. Symptoms depend on the part of the body affected but often include redness, swelling, and tenderness at the site of the infection.

Mumps: Mumps is a viral illness that causes fever and swelling of one or more glands near the jaw. Mumps is more common during winter and spring. Symptoms of mumps include fever, body aches, headaches, and the swelling of one or more of the salivary glands. The parotid gland (just below the ear) is often most affected. Complications can include pain/swelling of the testicles, deafness, arthritis, and problems of the brain and nervous system. People with mumps are contagious form 3 days before to 4 days after symptoms appear. Symptoms usually occur 16-18 days after infection.

Tuberculosis: TB is spread when a person who has active, untreated TB germs in their lungs or throat coughs, sneezes, laughs, or speaks, spreading their germs into the air. A person who breathes in TB germs usually has had very close, day-to-day contact with someone who has active TB disease.

Whooping Cough (Pertussis): Pertussis, also known as whooping cough, is a highly contagious bacterial illness that causes a cough lasting several weeks. Early symtpoms of pertussis include a runny nose, sneezing, fever, and cough. About 1-2 weeks later, the cough worsens and patients develop bursts or rapid coughing following by a "whoop." A person is contagious from 7 days after exposure to 3 weeks after the appearance of the coughing fits.

(Adapted from: http://www.uft.org/our-rights/meningitis-viral)

Principles for Dealing with an Outbreak or Incident of Communicable/Contagious Disease on School Grounds

School staff and parents should notify the Principal ASAP of any confirmed cases of common contagious diseases (ex. influenza, pertussis, mumps, measles, chickenpox) or a single incident or a severe contagious disease (ex. TB, meningitis)

In case of an outbreak (3 or more confirmed cases) of a common contagious disease, the Principal should alert the Director of Schools and consult with the State Department of Health for next steps (see also: Crisis Response Plan).

In case of an incident of a severe contagious disease, the Principal should alert the Director of Schools and consult with the State Department of Health for next steps (See Crisis Response Plan).

Guidelines for Dealing with an Outbreak of a Communicable Disease:

- 1) The Principal reports incident to the Director of Schools
- 2) The Director of Schools and Principal report to the State Department of Health to seek guidance on managing the outbreak and to create public communications materials for families with up-to-date medical information
- 3) If requested, the Principal may share student vaccination information with the State Department of Health (in student cum. files)
- 4) The Principal will notify families of exposure to this disease by sending home a letter with information on next steps (For example, if a student at a schools is found to have TB, TB tests may be provided at the school site free of charge)
- 5) The Principal should exclude from school student staff members who have symptoms until it is safe for them to return, per guidelines provided by the State Department of Health (For example, kids with chickenpox may return after their rash has crusted)
- 6) The Principal should exclude from school student staff members who have symptoms until it is safe for them to return, per guidelines provided by the State Department of Health (For example, kids with chickenpox may return after their rash has crusted)
- 7) The Principal may also, per Department of Health guidance, exclude infants, *immunocompromised persons (including pregnant women) and non-complaint (unvaccinated) children* or those with *religious exemptions* to vaccination



Bloodborne Pathogens Safety Procedures

RSED Policy on Bloodborne Pathogens Safety

The blood borne pathogens safety procedure has been developed by Rocketship Education to promote safe work practices for employees in an effort to reduce occupational exposure to Hepatitis B Virus (HBV), Human Immunodeficiency Virus (HIV) and other blood borne pathogens³.

The following are several principles that should be followed by Rocketship employees when working with, or if exposed to, blood borne pathogens:

- Being prudent and wise in their work to minimize exposure to blood borne pathogens
- Never underestimate the risk of exposure to blood borne pathogens
- Rocketship shall work to institute as many engineering and work practice controls as necessary to minimize or eliminate employee exposure to blood borne pathogens.

To keep this policy current, it will be reviewed and updated as follows:

- At least annually
- Whenever new or modified work tasks or procedures are implemented which may affect occupational exposure to employees
- Whenever an employee is exposed to a blood borne pathogen

The plan is available for review by Rocketship employees at any time on Box.

Methods of Compliance

To effectively eliminate or minimize exposure to blood borne pathogens, Rocketship has implemented the following methods of compliance.

- <u>Universal Precautions</u>: Rocketship observes the practice of "Universal Precautions" to prevent contact with blood and other potentially infectious materials. As a result, Rocketship employees treat all human blood and bodily fluids as if they are potentially infectious for HBV, HIV and other blood borne pathogens.
- Engineering Controls: When necessary, Rocketship shall use available engineering controls to eliminate or minimize employee exposure to blood borne pathogens including:
 - Hand washing facilities (or antiseptic hand cleansers and towels or antiseptic towelettes), which are readily accessible to employees who have potential for exposure.
 - Containers for contaminated sharps have the following characteristics:
 - Puncture-resistant
 - \circ $\,$ Color coded or labeled with a biohazard warning label
 - Leak-proof on the sides and bottom
 - Specimen and Secondary Containers which are:
 - Red in color
 - Puncture-resistant, when necessary
 - Color coded or labeled with a biohazard warning label

³ As outlined in the *California Code of Regulations ("CCR") Title 8, Section 5193.*

- Leak-proof on the sides and bottom
- <u>Workplace Controls</u>: Work practice controls are those that have been implemented to prevent the spread of infectious diseases. Universal precautions include hand washing, gloving (and other personal protective equipment *PPE*), clean-up and housekeeping techniques
- *Hand washing*: Employees must always wash their hands before eating, before handling clean equipment and utensils, before and after assisting with feeding, after toileting, or assisting in toileting, after contact with any bodily secretions or fluids, after removing disposable gloves and after completing custodial tasks.
- <u>Gloving (and other personal protective equipment PPE)</u>: Gloves and other PPE should be worn at a minimum under the following conditions:
 - At all times when contact is anticipated with blood or other bodily fluids.
 - When the wearer has an open sore or cut and handling bodily fluids or blood.
 - When rendering first-aid.
 - When cleaning up a spill of blood, bodily fluids, vomit, urine, fecal material or saliva
- *<u>Clean-Up of Spills</u>*: The following safe practices should be followed when cleaning up spills:
 - Always wear gloves and other PPE as necessary to prevent exposure
 - Use towels or other absorbents in conjunction with soap and water.
 - Use approved disinfectants as necessary.
 - Discard absorbents and other materials in appropriate plastic bag labeled for such items
 - Remove gloves after completing clean-up procedure and discard them into the same plastic bag as other contaminated items.
- *Housekeeping:* The following housekeeping practices should be followed to aid in the elimination of potential exposure hazards.
 - Always decontaminate any contaminated surfaces immediately with the appropriate disinfectant.
 - If equipment or PPE become contaminated, immediately remove and replace them.
 - Inspect and decontaminate bins, pails or other similar receptacles which may become contaminated
 - Make sure broken glassware, which may be contaminated, is cleaned up using such items as a dust pan, tong, etc. Do not pick up broken glassware directly with your hands.
 - Discard regulated waste in manner consistent with law.
 - Discard sharps immediately in containers provided for such.
 - Always close containers
 - If a container is leaking place one container in a second container.
 - Containers for regulated waste other than sharps are red in color and labeled biohazard.
 - The CEO or his/her designee is responsible for organizing the collection and handling of the school's contaminated waste with a HazMat Collection Organization. Written records of regulated waste disposal offsite shall be kept by the school.

Information and Training

Employees shall be retrained annually to keep their knowledge of this area current. New employees or those who may be assigned a new task will receive this training as necessary. The CEO or his/her



designee is responsible for ensuring that employees who have a potential for exposure to blood borne pathogens receive this training. Records of the training shall be maintained by the CEO or his/her designee and include names and job titles of attendees, date of training, contents of training provided, and the names and qualifications of instructor(s). The training program shall cover at a minimum:

- Blood borne Pathogens Standard (<u>https://www.osha.gov/pls/oshaweb/owadisp.show_document?p_table=STANDARDS&p_id</u> =10051)
- The location of this policy and that it is available for review
- Appropriate methods for recognizing tasks and activities that may involve exposure to blood and other potentially infectious materials.
- Review of limitations and methods that will prevent or reduce exposure including: engineering controls, workplace practices, PPE.
- Visual warnings of biohazards including signs, labels, and color coded containers
- Information on Hepatitis B Vaccinations including efficacy, safety, method of administration, benefits of the vaccination and the District free vaccination program
- Actions to take and persons to contact in an emergency involving blood or other potentially infectious materials. Including follow up reporting if an exposure incident occurs and post exposure evaluation including medical consultation to be provided.

Labels and Signs

The biohazard labeling system is used. These labels, which are red in color, are used in conjunction with the approved red color-coded containers to warn employees of possible exposures. The following items at the school are labeled: Containers of regulated waste, sharps disposal containers, other containers used to store contaminated material.

Hepatitis B Vaccinations, Post Exposure and Follow up

The Principal, or designee, shall meet state and federal standards for dealing with bloodborne pathogens and other potentially infectious materials in the workplace. The Principal, or designee, shall establish a written "Exposure Control Plan" designed to protect employees from possible infection due to contact with bloodborne viruses, including human immunodeficiency virus (HIV) and hepatitis B virus (HBV).

The Board shall determine which employees have occupational exposure to bloodborne pathogens and other potentially infectious materials. In accordance with ROPS' "Exposure Control Plan," employees having occupational exposure shall be trained in accordance with applicable state regulations (8 CCR 5193) and offered the hepatitis B vaccination.

The Principal, or designee, may exempt designated first-aid providers from pre-exposure hepatitis B vaccination under the conditions specified by state regulations.

Employees not identified as having occupational exposure in ROPS' exposure determination may petition to be included in ROPS' employee in-service training and hepatitis B vaccination program. Such a petition should be submitted to the Principal, or designee, who shall evaluate the request and notify the petitioners of his/her decision. The Principal, or designee, may deny a request when there is no reasonable anticipation of contact with infectious material.


Vaccination Program

- The vaccination program has been implemented for those employees who may be exposed to blood borne pathogens during their routine work tasks. There is no cost to employees for the vaccinations. The vaccination program consists of a series of three inoculations over a six month period.
- Vaccinations shall be performed under the supervision of a licensed physician or other health care
 professional. A list of Employees interested in taking part in the vaccination program shall be
 created and kept. A list of employees who decline to take part in the vaccination program shall be
 created and kept as well and will have signed a "vaccination declination form". The Principal or a
 designated employee shall notify interested employees of the time and date of the vaccination, at
 least 2 weeks prior to the vaccination date.

Post Exposure and Follow-Up

- If an employee is accidentally exposed to blood borne pathogens during the performance of their work, the following shall be immediately conducted:
 - Employees shall receive medical consultation and if necessary, treatment
 - An investigation of the circumstance surrounding the exposure incident shall be conducted and a written report prepared within 24 hours of its occurrence. The investigation shall obtain as much information as possible including:
 - Date and time of exposure
 - Location of exposure
 - The type of potentially infectious materials (blood, urine, etc.)
 - Source of infectious materials
 - Circumstances of the exposure (type of work being conducted)
 - Cause of exposure if known (accident, equipment malfunction, etc.)
 - Was PPE being worn
 - Actions taken as a result of the exposure (clean up activities, notifications, medical attention sought, etc.)
- After the investigation, a written summary of the incident, its apparent causes and recommendations to avoid similar incidents in the future.
- A post-exposure check list shall be used.
- Follow-up shall provide exposed employee with the following confidential info:
 - o Documentation regarding the routes of exposures and circumstance
 - o Identification, if possible, of the source individual (unless infeasible or prohibited by law).
 - If possible, source individual's blood shall be tested to determine if HBV or HIV infectivity. The information obtained here shall also be provided to the exposed employee and a discussion of the applicable laws and regulations concerning disclosure of the identity and infectious status of a source individual conducted. In addition, the exposed employee shall have blood collected and tested for HBV and HIV infectivity.
 - The process is to remain confidential.
 - The healthcare professional treating the employee shall be sent all necessary documents describing exposure, any relevant employee medical records and any other pertinent information.



<u>Written Opinion</u>: The healthcare professional shall provide Rocketship with a written opinion evaluating the exposed employee's situation as soon as possible. The written opinion shall contain only the following:

- Whether Hepatitis B Vaccinations is indicated for the employee.
- Whether the employee has received the Hepatitis B Vaccination
- Confirmation that the employee has been informed of the result of the evaluation
- Confirmation that the employee has been told about medical conditions resulting from the exposure incident which require further evaluation or treatment.
- A copy of this opinion shall be forwarded to the employee. After completion of these procedures, the exposed employee shall meet with the qualified healthcare professional to discuss the employee's medical status. This includes the evaluation of any reported illnesses, as well as recommended treatment. Other findings and diagnoses will remain confidential and will not be included in the written report.
 - Medical records concerning employees are kept confidential and will not be disclosed to another party without the written consent of that employee (except as required by law).

Self-Harm/Suicide Threat

RSED Policy on Self-Harm/Suicide Threats

It is Rocketship policy to take threats of suicide or self-harm seriously, whether witnessed directly or heard second-hand. School staff are expected to err on the side of caution, to exercise sound professional judgment, and to practice extreme sensitivity in such situations. School personnel should be informed of the signs of youth depression/suicide.

1. A staff member who is originally made aware of a threat or witnesses any attempt towards self-harm, that is written, drawn, spoken or threatened, will immediately notify the Principal.

2. A threat in any form must be treated as real and dealt with immediately.

3. No student should be left alone, nor confidences promised to the student in case of a suicide threat. In cases of life threatening situations, a student's confidentiality will be waived.

4. Along with school leaders, school psychologists are all thoroughly trained in crisis response. Principals should use school psychologists as a resource in case of a possible threat of self-harm.

5. The law requires that you do only what is reasonable under the circumstances; for example, you do not need to try to remove a gun or other weapon from the person.

6. Principals should refer to the RSED Crisis Response Plan – Serious Injury or Death (Grief) protocol for actions to take to stabilize the school community after a traumatic incident (e.g. a suicide threat that is public or an act that is witnessed by other students). The Crisis Response Plan appendix also contains resources around suicide/self-harm that can be shared with parents/guardians.

Emergency Response to a Self-Harm/Suicide Threat

- 1) Take all threats seriously.
- 2) If the situation is volatile (i.e. the person has attempted or could attempt self-harm at any moment), call 911.
- 3) Do not leave a potentially suicidal person unattended send a runner to notify the Principal ASAP.
- 4) If other students are in the room with a student who has attempted or is threatening to attempt suicide, they should be escorted to another space.



Important! If a suicide threat is public or traumatic to other students, the Principal should refer to the **Rocketship Crisis Response Plan** for steps to stabilize the greater school environment.

- 5) The **Principa**l will then contact the child's parent/guardian and tell them of the situation by phone.
- 6) The Principal will then contact the **School Psychologist** to inform them of the situation and arrange for a risk assessment to be performed with the child ASAP.
- 7) Within 24 hrs, the **Principal** will provide the child's parents/guardians with written recommendations for treatment and follow-up. These recommendations should include the following:
 - o Contact information for the national suicide lifeline: 1-800-SUICIDE or 1-800-273-TALK
 - o Findings from the school psychologist's risk assessment



- o Recommendations from the school psychologist for follow-up/treatment
- Written resources on suicide prevention/youth depression
- 8) If a student is known to be in counseling, the Principal/designee will attempt to inform the child's treatment provider of what occurred.
- 9) If the parent refuses to cooperate, the Principal should talk to the School Psychologists about options for an involuntary mental heatlh assessment.
- 10) Under no circumstances should school staff drive the suicidal student in in personal vehicles. Do not leave the student alone at any time.

Note: If a threat is made during an after-school program, and no school personnel is available, call **1-800-SUICIDE** or **1-800-273-TALK** for help. Inform the Principal of the incident and actions taken.

Serious Injury or Death at the School

The death of a student or staff member is traumatic to school communities, whether the death was the result of a long illness or an act of violence.

Principals should refer to the RSED Crisis Response Plan – Serious Injury or Death (Grief) protocol for actions to take following a serious injury or death at the school. The Crisis Response Plan appendix contains resources around suicide/self-harm.

Staff members, however, should know the following:

- 1. In case of serious injury or death, do not move the victim unless absolutely necessary. Do not leave an injured student alone. Send a runner to notify the Principal and Office Manager ASAP.
- 2. The Principal will call 911.
- 3. The Office Manager should administer First Aid (See Part Four: First Aid and Medical Conditions in this Health/Safety Plan).
- 4. If students are in the same space as a student who is seriously injured, they should be escorted elsewhere.
- 5. Do not make announcements about an accident or incident over the intercom.
- 6. The Principal should refer to the RSED Crisis Response Plan for next steps to stabilize the situation and support the school community.

ATTACHMENT G



August 17, 2017

Kevin Valente Raney Planning & Management, Inc. 1501 Sports Dr., Suite A Sacramento, CA 95834 (916)372-6100 kvalente@raneymanagement.com

Re: Peer Review for Rocketship Antioch Public Elementary School 1700 Cavallo Road, Antioch, CA APN 065-151-049-7-01

Dear Kevin,

This draft peer review of the Rocketship Antioch Public Elementary School is for conformance to the City of Antioch's Citywide Design Guidelines.

The following documents were the basis of the review:

- Rocketship Antioch Public Elementary School Project Description, dated February 2017, 6 pages
- Rocketship Development Plan Set dated 02.07.17, 20 pages
- Rocketship Antioch Renderings, date February 01, 2017, 12 pages
- Rocketship Antioch Colored Site Plan, 1 page
- Revised Rocketship Site Plan, dated 04.13.17, 1 page
- Antioch ALTA Survey, dated 1/6/2017, 1 page

The review on the following pages lists the Design Guideline item, with comments and recommendations for complying with the intent of the guidelines.

Sincerely,

Elicin nony

Alicia Moniz, AIA, LEEP AP



ROCK	ROCKETSHIP ANTIOCH PUBLIC ELEMENTARY SCHOOL APPLICATION Review date Aug. 17, 2017					
Review						
Ref.	Item	Description	Comment	Recommendation		
CITY	OF ANTIOCH	DESIGN GUIDELINES REFERENC	ES			
1.1.1	City Goals	Preserve and enhance Antioch's identity as a community with small city charm	The small size of the school creates an intimate community.			
		Encourage architectural and landscaping criteria that stimulate walking, facilitate bicycling and reduce dependence on the automobile	The location of the school close to many residences should encourage walking and biking.			
		Blending seamlessly the quality of newer and older portions of the community	The charming architectural characteristics of the downtown that Antioch seeks to preserve aren't highly present on this street. The existing commercial structures on the street have simple lines and geometry.			
	Preferences	Regional architectural styles	Project does not represent the regional styles that are expressed preferences in the design guidelines			
		Stone, stucco and iron materials	Preferred materials are not used	Consider incorporating materials that are preferred by the City Design Guidelines		
		Streetscape amenities, paving treatments, positive pedestrian experience				
	Dislikes	Plain, unadorned architecture	Architecture is relatively plain and unadorned	Consider adding fenestration and/or breaks in the façade design		
		Plastic and concrete materials				
		Evergreen plants				
		Pole signs				
3.1.2	Design Objectives	Articulate building forms and elevations to create varied rooflines, building shapes, and patterns of shade and shadow	Project has minimally varied roofline created by three breaks in the straight roofline along the major street façade; building shapes are minimally varied.	Consider adding elements to create a more varied roofline and building shapes		
		Use landscaping to provide amenities and screen parking and equipment	Landscaping is used to screen parking			

ROCK	KETSHIP ANTIC	OCH PUBLIC ELEMENTARY SCHO	OOL APPLICATION	
Ref.	Item	Description	Comment	Recommendation
		Provide site access, parking, and circulation that is arranged in a logical and safe manner for pedestrians and vehicles	Not clear how pedestrian and vehicular traffic cross. It appears students must cross the vehicular way to access the playground. Vehicular traffic routing will depend heavily on directional signage and perhaps personnel providing direction during peak drop-off/pick-up time, as drop off route and internal circulation is not intuitive. It appears a gate will be used to block traffic at some times, limiting through-site circulation.	
		Design spaces for outside equipment, trash, receptacles, storage, and loading areas in the least conspicuous part of the site.	Trash enclosure is located toward the rear of the parking lot.	
3.1.3	A. Site Character/ Compatibility	Preserve natural amenities unique to the site	No significant natural amenities to preserve	
		Safe vehicle and pedestrian connections shall be provided		
		Landscaping, low walls and shrubs, and berming shall be used to screen parking areas	Low walls and plantings screen parking	
		The internal site vehicular circulation system shall be designed to minimize conflicts between inbound and outbound traffic and incorporate safe pedestrian paths of travel	Traffic patterns seem potentially confusing and may require traffic directors and crossing guards during peak drop-off/pickup times. The drop-off queue pattern requires entering an adjacent parcel and driving behind it, which will not be an obvious route for first time visitors. There are benches along the queue route that are on the opposite side of the pickup drive from the school building on the rear, which suggests students will have to cross the vehicular pickup queue driveway to sit on the benches for pick up. Play yards immediately abut the drive aisle.	 Provide narrative of how queueing/drop off/pickup/vehicular and pedestrian/play areas with gates is envisioned to be managed. Consider improved route for pedestrians from north parking lot to enter the building. It appears they must walk down the driveway to the public sidewalk, and there is no internal pedestrian connection from the north parking to the front entry.
		Services areas that are too expansive, underutilized, and require heavy landscape screening shall be avoided		



ROCKETSHIP ANTIOCH PUBLIC ELEMENTARY SCHOOL APPLICATION Review date Aug. 17, 2017 Ref. Item Description Comment Recommendation Residential uses shall be buffered from the impacts of Confirm that the existing fence between adjacent commercial uses, B. Land Use the proposed project and the adjacent including noise, odor, vibration, Buffering residential properties is at least 6 ft. high dust, and glare by a minimum 72" masonry. masonry wall properly landscaped. Full height walls, greater than 6 feet in height shall be avoided. Walls shall be masonry in Some walls have no landscape construction. A minimum 24 inch buffer at the sidewalk, but it landscaping strip shall be located appears these are existing between all walls and the planter/retaining walls to remain. adjoining sidewalk or roadway of adjacent residential property. When situated adjacent to a residential area, loading areas, driveways, trash and storage Heights of rooftop equipment are Provide a cross section showing height not clearly indicated. It's not clear areas, and rooftop equipment of equipment and sightlines from shall be located as far as if equipment is adequately adjacent residential properties to the possible from adjacent screened. west and sightline from Cavallo Road. residences and properly screened from view. Building orientation and landscape buffers shall be used Show how landscape or other buffers to minimize any direct line of minimize direct line of site from the sight from commercial buildings second floor areas, including elevated into adjacent private residential outdoor patio, into adjacent residential structures and open space to structures. protect privacy. On all commercial sties, at least 15 percent of the project's total building frontage shall be situated at the front setback line. C. Building (Building frontage shall be complies Siting determined by multiplying the sum of the linear street frontage on the front lot line by 15 percent.) Commercial sites shall incorporate a Main Street with Not applicable. Sidewalks sidewalks and angled parking to conform with the neighborhood. promote pedestrian activity. Commercial sites shall recognize the importance of using spaces only one building proposed between building as outdoor rooms on the site. Service areas shall be architecturally integrated into the building, at the sides or rear, out accomplished of the circulation pattern and screened from view.



ROCKETSHIP ANTIOCH PUBLIC ELEMENTARY SCHOOL APPLICATION Review date Aug. 17, 2017 Ref. Item Description Comment Recommendation Individual site amenities within a commercial setting shall have D. Site common features, such as color, proposed site amenities are Amenities material, and design to provide a cohesive cohesive environment and a more identifiable character. Tree grates shall be used along street edges and plazas where a Not applicable continuous walking surface is needed. Removable bollards are encouraged in locations where Using rolling gates to close off Confirm acceptability to fire department. emergency access may be fire lanes. necessary. Bicycle racks shall be provided Show racks in area indicated keynote 30 and conveniently located in covered and secured bicycle parking. parking areas and throughout the Show how bicycles will be stored. site. Utility and mechanical equipment Backflow preventer for FS is Confirm and show location of FS E. Site Utilities (electric and gas meters, shown on civil drawing along backflow prevention equipment along and electrical panels, and junction Cavallo frontage, but not shown frontage on architectural site plan, Mechanical boxes) shall be screened from in rendering, architectural site renderings and landscape plan for Equipment the view of public streets and plan, or landscape plan in bio accurate representation. neighboring properties retention area. Mechanical equipment shall be Provide a cross section showing height concealed by building elements of equipment and sightlines from that were designed as an integral adjacent residential properties to the part of the building design. west and sightline from Cavallo Road. It appears that potential noise Mechanical equipment shall not generating equipment will be cause adjacent occupants and mounted on the building roof and activities to be subject to noise. will be a reasonable distance from adjacent occupants. Trash enclosure shall be F. Trash and architecturally integrated into the Provide a design for the trash Storage Areas design of the structure, at the enclosure. rear of the building. Trash enclosures shall provide Confirm/show allocation in trash adequate space for recycling enclosure for recycling. Trash enclosures shall be located accomplished away from sensitive uses, such as residences or schools. Trash enclosures shall be constructed with masonry walls, metal doors, have overhead Confirm/show overhead cover for trash coverings, and shall be enclosure in trash enclosure design architecturally compatible with the project.



ROC Revie	ROCKETSHIP ANTIOCH PUBLIC ELEMENTARY SCHOOL APPLICATION				
Ref.	Ref. Item Description (Comment	Recommendation	
		Trash enclosures and garbage bins shall be screened from public view to the greatest extent possible. Landscaping shall be used around trash enclosures to provide screening and deter graffiti	Enclosure is set back from street and has landscaping on sides.		
3.1.4	Architecture				
	A. Architectural Imagery	Choosing a quality regional architectural style, such as Craftsman, Spanish Colonial Revival, Mission Revival, and Victorian, for new developments in Antioch is encouraged and is meant to establish a sense of place.	A regional architectural style such as the examples has not been used.	Consider integrating elements that meet the City of Antioch's goals for regional architectural style.	
	B. Building Form and Mass	New structures shall be designed to avoid blank facades, and shall provide storefront windows, doors, entries, transoms, awnings, cornice treatments, and other architectural features to add visual interest.	Façade is relatively blank. Fence along street front at courtyard is long and unbroken.	Consider adding features that add visual interest to the building façade and to the courtyard fencing.	
		Buildings shall be designed to allow maximum sun and ventilation, to provide protection from prevailing winds, and to enhance public views of features such as the San Joaquin River and Mount Diablo, and to minimize obstruction of view from adjoining structures.	Access to sun and ventilation is incorporated.		
	C. Wall Articulation	Long, flat , monolithic wall facades shall be broken by vertical and horizontal articulation characterized by a. breaks (reveals, recesses) in the surface of the wall itself; b. a column or pier at least 1 foot wide and 8 inches deep, c. placement of window and door openings, and d. the placement of balconies, awnings and canopies.	Façade is relatively long and flat	Consider adding articulation to façade.	
		Commercials storefronts shall exhibit a minimum of 45% void (openings) to 55% solid (wall) ratio.			



ROCKETSHIP ANTIOCH PUBLIC ELEMENTARY SCHOOL APPLICATION

Beview date Aug. 17, 2017

neviev					
Ref.	Item	Description	Comment	Recommendation	
		Each wall surface visible from a street, parking lot, or adjacent property shall be treated as a major façade and shall be designed for public view.	North elevation has no windows nor variation in roofline.	Consider adding variation to north and south facades that are visible while approaching from north and south on Cavallo Road.	
		Landscaping shall be spaced to cover 2/3 of flat wall surfaces.		Incorporate landscaping to cover flat façade areas.	
	D. Roofs	Slopes of pitched roof shall be shallow and shall range between 3:12 and 6:12. Pitches may be steeper on architectural elements and towers.	No pitched roofs are proposed.	Consider adding variation to rooflines.	
		Full gabled, hipped, and shed roofs are encouraged.	Gabled, hipped, nor shed roofs ha	Consider adding variation to rooflines.	
		Continuous mansard roots or tacked on brow mansard roofs are prohibited.	No mansards used		
		Roof overhangs or other details that create usable shade on sidewalk areas are desirable. Clipped rooflines, which do not extend outward from the exterior walls are prohibited.	Covered balconies and walkways are provided.		
	E. Materials/ Colors	Encouraged materials include stucco; clay or concrete roof tiles; native fieldstone' sandstone and flagstone; wrought iron; brick; tile; slump stone garden walls; split face concrete block; slump block; metal accents; concrete block bulkhead of accent material. Discouraged materials are: metal or aluminum siding/roofing; wood shingle on walls; log cabin; plywood siding; plastic tile; pipe railings; metal stair treads;	Proposed materials are mostly those discouraged, including metal siding	Consider incorporating materials that are preferred by the City Design Guidelines	
		precision architectural concrete block; unlimited bare aluminum window frames.			
		Discouraged materials include metal stair treads		Confirm proposed material for exterior stair treads.	
		Building background wall colors that are loud, bright, or reflective are prohibited.	Accent wall color is bright red/orange, but is minimally used.		



ROCK	ROCKETSHIP ANTIOCH PUBLIC ELEMENTARY SCHOOL APPLICATION				
Revie	v date Aug. 17	, 2017	Comment	Decommondation	
nei.		Color enhancement considerations may include color accents and tonal variations, window trim, shutters, architectural banding, rear balconies, and/or other design details and shall be limited to no more than three accent colors.	Comment	Recommendation	
	F. Building Equipment and Utility Screening	Roof top mounted equipment shall be screened from the street and other buildings on all four sides by a structural feature that is an integral part of the building's architectural design.		Clarify height and visibility of rooftop mechanical equipment Provide a cross section showing height of equipment and sightlines from adjacent residential properties to the west and sightline from Cavallo Road.	
		Roof top equipment shall be grouped and located that it is not visible from the line of sight angle from the pedestrian right of way.		Include sightline from pedestrian in cross section showing visibility of rooftop equipment.	
		Roof top equipment shall be screened from view from adjacent residential structures.		Provide a cross section showing height of equipment and sightlines from adjacent residential properties.	
		Electronic surveillance equipment and alarm hardware shall be as invisible and unobtrusive as possible.		Indicate any surveillance equipment and alarm hardware.	
		Where utility, service, garbage and/or loading areas face adjacent public streets and/or open space, these facilities are to be thoroughly screened through the use of landscaping, low walls, or earth berming integrated with plant material.	Planting is shown in front of new street-front transformer.		
	G. Security	Posted building numbers (street addresses) shall be clearly visibly from the public right-of-way.	Address numbers are shown on the monument sign.		
		Permanent, fixed security grilles in from of windows are discouraged.	not proposed		
		Use of scissors grilles is prohibited since they communicate a message of high crime and cannot be integrated visually into the overall design of a building or storefront.	not proposed		



ROC ^k Review	w date Aug 1	IOCH PUBLIC ELEMENTARY SCHO	OOL APPLICATION	
Ref.	Item	Description	Comment	Recommendation
3.1.6	Parking & Circulation	Parking space and aisle dimensions shall conform to City development standards	Show conformance with parking space dimension requirements per 9-5.1709	Indicate size of parking spaces and aisles
		Dead end aisles are prohibited.	It appears that when gate by the play equipment yard is closed, a dead end is created for cars in the adjacent lot.	Provide explanation of how vehicles will get out of dead-end parking lot when gate is closed. May need to eliminate one or more spaces to provide adequate back up room.
		Delivery and loading operations shall be designed and located in a way that mitigates circulation impacts to internal traffic flow		
		Plant a maximum of 36 inch high solid hedge, berm or screen wall that incorporates vertical or horizontal undulation at least every 50 feet	intended for larger developments with parking parallel to street/sidewalk.	
		Provide trees to create a full shade canopy at maturity	North lot appears it will be significantly shaded by existing trees.	Demonstrate 50 percent shade coverage of parking lots. Use trees from the City approved list
		A parking area adjacent to a residential property shall have a 6 foot decorative masonry wall Landscaping shall accent the		Confirm that there is an existing 6 foot masonry wall adjacent to the residential properties, or that one is proposed.
		 Importance of driveways from the street Provide continuous landscape planting strips between every other row of parking. At least one tree shall be planted for every 35 feet. This strip shall be a minimum of 5 feet in width, not including a 6 inch wide curb and a 12 inch wide concrete strip (courtesy curb) on both sides (8 feet gross width) 	not applicable as there are not adjoining multiple rows of parking	
		Create large planting islands at the ends of parking rows that are a minimum of 300 square feet with a 5 foot wide minimum planted width. The islands shall be planted with shade trees, low shrubs, and/or groundcover and be protected by a 6 inch high curb on all sides and a 12 inch wide concrete strip (courtesy curb) on all sides (8 feet gross width),		Indicate size of planter islands

ROCKETSHIP ANTIOCH PUBLIC ELEMENTARY SCHOOL APPLICATION Review date Aug. 17, 2017 Ref. Item Description Comment Recommendation Parking lot landscaping shall provide 50 percent shade Demonstrate 50 percent shade coverage of parking lot within five years of development. Trees shall coverage of parking lots. Use trees from be selected from the approved the City approved list landscape palette in the appendix. The color of the parking lot Parking Lot lighting poles shall be black, Indicate color of parking lot lighting Lighting white, brown, bronze, hunter poles green, or midnight blue. Lighting systems shall be designed for normal levels during Stipulate that lighting intensity shall be operating hours and reduced reduced throughout late, nonintensity levels throughout late, operational hours non-operation hours. Site photometric lighting plan Prevent direct glare onto shows that lighting does not Provide cut sheets for site light fixtures. adjoining property, street, or overlap onto adjacent residential Confirm fixtures don't project skyward. skyward. parcels. Pedestrian scale parking lot lighting shall be between 18 and Proposed poles are 18 ft. 30 feet high. Decorative paving treatments Concrete pavers are proposed shall be incorporated into parking for the main entry and outdoor Consider incorporating accent paving Paving lot design, driveway entries, and patios. No accent paving is materials at the pedestrian crosswalk. pedestrian walkways. proposed in the parking areas. All landscape site design must comply with the California **Regional Water Quality Control** Compliance with these standards is not Boards for the San Francisco Bay Landscaping included in this review, but will be Region and the Central Valley required prior to permit issuance. **Region Provision C.3** requirements. Existing mature trees and other Provide documentation for tree A substantial number of existing vegetation shall be preserved tress are proposed to be preservation and removal per zoning and incorporated into landscape retained. ordinance 9-5.1205 plans. Landscaping shall be protected Raised curbs are shown on by raised planting surfaces or 6 typical civil detail inch curbs. Materials shall be drought Drought tolerant plants are proposed tolerant. Vines planted on walls are strongly encouraged to hide flat Incorporate landscaping to cover flat wall surfaces and help reduce façade areas. graffiti. Permanent irrigation systems shall be Permanent automatic irrigation Irrigation design and approved prior to permit shall be provided issuance



ROCKETSHIP ANTIOCH PUBLIC ELEMENTARY SCHOOL APPLICATION Review date Aug. 17, 2017 Ref. Item Description Comment Recommendation Photometrics illustrate that path Lighting shall be adequate to of travel to the main is delineate path of travel but not Clarify if the front courtyard is an exit illuminated. Photometrics aren't 3.1.8 Lighting overly bright. All building route for the upstairs classrooms and if shown for the front courtyard, entrances and plazas shall be lighting is proposed for it. thick appears to be an exit route well lighted. for the upstairs classrooms. Lighting sources shall be shielded, diffused or indirect to avoid glare to pedestrians and motorists. Wall mounted lights are encouraged. Plazas and Plazas and courtyards shall be Plazas and courtyards are 3.1.9 Courtyards incorporated whenever possible. incorporated. Public art shall be incorporated Public Art Public art is not incorporated. Consider incorporating public art. as an integral part of site design. Signs shall be limited to 7.1 Signs monument, wall, projection, A monument sign is included. window, and awning signs Signs shall contain only the name Complies or nature of the business and/or a highly recognizable logo. Signs shall be easily read by opposing traffic and shall be Monument sign is shown parallel Place monument sign perpendicular to placed perpendicular to the to street. street. roadway. Illumination no flashing lights Use of backlit individually cut reverse channel letter sings or It appears that lettering will be Confirm if there is lighting for the sign, stenciled panels with threepainted on a steel plate. and type of lighting. dimensional push-through graphics is strongly encourage. The use of internally illuminated cabinet-type signs with translucent panels or panels with None proposed reflective surfaces, including but not limited to acrylic fiberglass, plastic or metal are not allowed. Light shall be shielded to prevent spillover onto the right of way or into adjacent residential properties. Materials Developers are encouraged to incorporate sustainable The proposed roof plan shows 9 Sustainability strategies whenever "future photovoltaic panels" economically feasible.



ROCK	ROCKETSHIP ANTIOCH PUBLIC ELEMENTARY SCHOOL APPLICATION Review date Aug. 17, 2017					
Review						
Ref.	ltem	Description	Comment	Recommendation		
		Buildings should be low in profile and feature colors and materials that complement the land and native environment.				
		Passive solar effectiveness of building fenestration	The screening arcade provides shading of exterior walls and of second floor balcony circulation, and buffers against adverse winter wind conditions			
		Superior insulation and/or thermal fenestration	Not identified in application, but likely compliant due to Title 24 requirements			
		Promote pedestrian-friendly streets and boulevards	The building siting with close access to the street is convenient for pedestrians and cyclists to enter without having to enter a parking lot.			
		Daylighting	Numerous skylights are proposed			
		Variety of paving materials				
		Drought tolerant plants	Drought tolerant plants are			
		Bio-retention	A bio-retention area is proposed along the frontage			
		Use of materials that are manufactured locally from available resources should be considered		Identify any locally sourced materials.		
		The project description additionally describes substantial efforts towards sustainability including low flow urinals and use of recycled products.				
	CITY OF ANT	OCH ZONING ORDINANCE REFE	RENCES			
	9-5.1205	Established Tree Preservation		Provide documentation for tree preservation and removal per 9-5.1205		
	9-7.1703.1	Parking for schools		As specified by I.T.E. studies		
	9-5.1709	Parking space dimensions		Show conformance with parking space dimension requirements per 9-5.1709		
	9-5.601	Height, Area and Setback Regulations	Application to re-zone from C-3 to C-0			
	9-5.801	Projections	Stairway and second floor balcony encroach in front setback. Balconies, stairs, canopies, porches and awnings may project six feet into a front or rear year	Provide dimensions for encroachment of balconies and stairs into front setback		



ROCK	ROCKETSHIP ANTIOCH PUBLIC ELEMENTARY SCHOOL APPLICATION					
Review	Review date Aug. 17, 2017					
Ref.	Ref. Item Description Comment Recommendation					
	9-5.1602	Fences	No fence, wall, hedge or screen planting shall exceed a maximum height of 36 in the required front yard.	Proposed fence in front yard setback exceeds height limit. Reduce height or acquire administrative use permit.		

G13

ATTACHMENT H



ATTACHMENT I





www.swiftleeoffice.com

Rocketship Antioch Public School REVISED SOUTH PARKING LAYOUT

CA 94509

ATTACHMENT J



Contra Costa County Public Works Department

July 13, 2017

Harrison Tucker Director of Real Estate Rocketship Education 350 Twin Dolphin Drive Suite 109 Redwood City, CA 94065

Dear Mr. Tucker,

I am writing to confirm Contra Costa County's position in the access and afterhours parking at the Contra Costa County building located at 1650 Cavallo Road in Antioch for the proposed new Rocketship Education campus at the adjacent property at 1700 Cavallo Road.

Below are the potential conditions of such an agreement as discussed with Rocketship staff in June 2017. These conditions are subject to change as Rocketship moves through the entitlement process and / or due to further review by County and Rockeship staff:

- A. County staff will be notified in advance by the Rocketship staff of City public hearings / presentations regarding the Rocketship campus at 1700 Cavallo Road.
- B. Rocketship commits to starting school at 7:30am in an effort to mitigate traffic impacts to the County employees.
- C. The County gates will be programmed to accommodate the school schedule, including shorter operating hours on Thursdays. One option for a typical school day: gates open at 6:30am and close at 8:30am. In the afternoon gates would open for school dismissal between 3:30 4:30 pm. The exact schedule to be worked out between operations staff of the County and School closer to opening.
- D. Rocketship will provide staff to enforce the queuing procedures and to regulate parking.
- E. No Rocketship staff / parents will be allowed to park in the County spaces between Monday through Friday, 7:00am to 6 pm, and will be closely monitored by Rocketship staff.
- F. Rocketship staff will give County staff two weeks prior notice to the desired date of the use of the parking lot during afterhours or weekends.

Harrison Tucker July 13, 2017 Page 2 of 2

- G. Rocketship will assume liability for damages caused to the County and staff vehicles in the parking lot during the time of use.
- H. Rocketship agrees to host after hour events beginning at 6:00pm or later.

Under these conditions, or conditions similarly agreed upon at the end of the entitlements for the new Rocketship campus, Contra Costa County is interested in collaborating with Rocketship Education. This letter only summarizes our previous meetings on the access across County's property and in no way gives entitlement to Rocketship Education for afterhours parking at 1650 Cavallo Road, until and unless a final agreement is reached.

Sincerely,

Of file

David L. Silva Supervisory Real Property Agent Contra Costa County - Public Works

C: Jennifer Klein, EHSD Facilities Manager Renee Giometti, EHSD Division Manager

G:\realprop\2017-Files\LOT - Harrison Tucker 350 Twin Dolphin Drive Suite 109.docx

ATTACHMENT K



Mr. Harrison Tucker Director, Real Estate Development Rocketship Education 350 Twin Dolphin Drive, Suite 109 Redwood City, CA 94065

Dear Mr. Tucker:

I would like to thank you for having your team members reach out to us regarding your plans for the new Rocketship school to be located at 1700 Cavallo Rd. Based on our conversations with your associates we have learned about the opportunities that the new state-of-the-art school that Rocketship is proposing would be providing for the children and those raising families in our community and we were beyond excited. Recently we have been meeting with other churches and community leaders to work on developing outreach programs that will provide more opportunities to those raising families in the area. Based on our conversation we believe that the work you are proposing to do goes hand in hand with what our goals are for revitalizing our neighborhoods.

In that spirit, we are pleased to offer Rocketship the ability to utilize our parking facility on occasions when overflow parking might be required for events being held at the school, excluding any conflicts with events we have scheduled at the church.

We are looking forward to working with you and your team.

Sincerel

Jorge Navarrete Senior Pastor

ATTACHMENT L

June 30, 2017

Rocketship Education LLC 350 Twin Dolphins Drive, Suite 109 Redwood City, CA 94065

To Whom It May Concern,

Veterans of Foreign Wars (VFW) hereby grants Rocketship Education LLC the usage of the VFW particip lot at 915 Futton Shipyard Road, Antioch, CA 94509. Rocketship Antioch Elementary can use the VFW parking lot on an as-needed, when-available, basis when the VFW Hall is not reserved for an event.

Sincerely, Kodry

VETERANS of FOREIGN WARS of THE UNITED STATES VFW POST # 6435

ERNIE RODRIGUEZ MANAGER

815 FULTON SHIPYARD RD. ANTIOCH CA 94509-7547 PHONE OFFICE (925) 757-2010 CELL (925) 783-8752 FAX (925) 757-2650 ernirod@aol.com



STAFF REPORT TO THE PLANNING COMMISSION FOR CONSIDERATION AT THE MEETING OF NOVEMBER 1, 2017

Submitted by: Forrest Ebbs, Community Development Director

Date: October 25, 2017

Subject: Citywide General Plan Land Use Element Update

RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

- 1. Recommend that the City Council Adopt the Addendum to the 2003 General Plan EIR.
- 2. Recommend that the City Council Adopt the Citywide General Plan Land Use Element Update.

BACKGROUND

In late 2014, the City of Antioch undertook an update to the General Plan Land Use Element along with the development of a Downtown Specific Plan. The Land Use Element was initially adopted in 2003 and has since been modified in response to several actions, including the 2006 passage of Measure K (Roddy Ranch), changes responding to the 2015 Housing Element, adoption of the Hillcrest Station Area Specific Plan, the approval of the Promenade – Vineyards at Sand Creek project and other minor efforts.

In early 2016, the City engaged in a focus policy update discussion regarding the polices affecting the Sand Creek Focus Area. The intent of this effort was to refine the existing policies to provide greater transparency, to clarify existing policies, and to improve the method for allotting the 4,000 units anticipated for the area. For a variety of reasons, including the pending Habitat Conservation Plan and Natural Community Conservation Plan (HCP/NCCP) and The Ranch development project, the effort was tabled by the City Council on October 24, 2017. As a result, the update of the General Plan Land Use Element is limited to those changes initially anticipated, which are described below.

ENVIRONMENTAL

The City has prepared an Addendum to the 2003 General Plan Environmental Impact Report (EIR) to address the potential impacts of the Citywide General Plan Land Use Element Update under the California Environmental Quality Act (CEQA). The Addendum is provided as Exhibit A to the attached resolution and is available at <u>http://www.ci.antioch.ca.us/CityGov/CommDev/PlanningDivision/Environmental-docs.htm</u>.

<u>3</u> 11-01-17 As described above, most of the proposed changes are minor and generally inconsequential. However, a few significant actions, including the Tuscany Meadows annexation by Pittsburg and the sale of the Sierra Vista subdivision, greatly reduce the total build-out projections for the City of Antioch. As a result, the CEQA analysis determined that there would be no significant impacts from this update. The Tuscany Meadows project was analyzed under a separate EIR that was certified by the City of Pittsburg and the acquisition of the Sierra Vista subdivision is exempt under CEQA.

It is important to note that CEQA considers only the impacts of the project, which in this case includes just the *changes* to the General Plan Land Use Element. Many sections of the General Plan and the Land Use Element remain unchanged and do not require review under CEQA. Further, State Law requires that there be consistency between all elements of a General Plan, which limits the scope of changes that can be made when updating just one element.

ANALYSIS

The Citywide changes to the General Plan Land Use Element are intended to address and reconcile past City Council actions, to resolve minor conflicts, and create greater consistency throughout the document. The Sand Creek Focus Area policies remain unchanged in this update.

Past City Council Actions

Since adoption of the General Plan in 2003, the City Council has approved numerous amendments in response to development applications, State requirements, and new Specific Plans. However, many of these amendments were very focused and, as a result, were inadvertently incomplete. For example, the General Plan land use designation of a property would be changed by action of the City Council, but the summary tables contained elsewhere in the Land Use Element were not amended to reflect the change. The proposed tables are completely current.

Outside Actions

In addition, many of the proposed changes are in response to actions that have occurred outside of the City of Antioch, but impact the Land Use Element. The most significant of these changes is the 193-acre Tuscany Meadows project on the former Chevron property located southwest of the intersection of Buchanan Road and Somersville Road, adjacent to the City of Pittsburg. This property is currently in unincorporated Contra Costa County, but is contained within the Sphere of Influence (SOI) of the City of Antioch. The SOI is established by the City of Antioch, but approved by the Contra Costa County Local Agency Formation Commission (LAFCO). The SOI includes lands outside of a city's boundaries that are anticipated for annexation and development. Recently, the developer of this property received approval from LAFCO and the Cities of Pittsburg and Antioch to annex this property into the City of Pittsburg for its development; LAFCO is expected to approve the change to the SOI.

The current General Plan assumes annexation of this land into the City of Antioch. Since the future development of this property will no longer occur in the City of Antioch, it is necessary to amend the Land Use Element to reflect the change. Elimination of this property from the City of Antioch's Sphere of Influence greatly reduces the future buildout projections for the City.

The Sierra Vista residential project was approved in the 1993 and is a 50-unit estate residential subdivision that was never built. Earlier this year, the East Bay Regional Parks District acquired the land containing this approved project and intends to maintain it as open space. This action also reduces the future build-out potential for the City.

Downtown Specific Plan

The 2003 General Plan contained extensive discussion and policy direction for treatment of the Rivertown/Downtown area of Antioch. In 2015, the City of Antioch initiated development of a Downtown Specific Plan to serve as the lead land use policy document for this area. The Planning Commission received the Downtown Specific Plan earlier this year and recommended City Council adoption. One goal of this proposal is to avoid inconsistent and conflicting land use policies between the General Plan and the forthcoming Downtown Specific Plan. As such, the proposal omits the entire section relating to the Downtown Area and refers instead to the Downtown Specific Plan. It is important to note that much of the valuable policy content in the General Plan was restated in the Downtown Specific Plan.

The Land Use Map was updated to accommodate the Downtown Specific Plan. The proposed boundaries of the Specific Plan are to be identified as *Downtown Specific Plan Focus Area*. In addition, nearby properties that are within the current Rivertown/Urban Waterfront Focus Area but are not within the Downtown Specific Plan Focus Area boundaries will be assigned appropriate land use designations, including the Dow Wetlands, which will have a formal Open Space Land Use Designation.

Staff expects to present the Downtown Specific Plan and the Citywide General Plan Land Use Element Update to the City Council concurrently so that both projects can be approved together. This will avoid conflicts and ensure that policies remain in place for development in this area.

Other Minor Changes

In addition, the proposal includes minor changes such as:

- The proposal uses *Auto Center Drive* to describe the portion of former Somersville Road north of Highway 4. In the 2003 General Plan, the entire road was identified as Somersville Road. In addition, the current Somersville Road Corridor Focus Area has been renamed *West Antioch Commercial Focus Area*.
- In 2015, the City Council approved a General Plan Land Use Map amendment affecting properties at the southwestern corner of SR 160 and East 18th Street. These properties were formally designated for light industrial development under the Eastern Waterfront Employment Focus Area land use designation. In response to State requirements for the Housing Element, three parcels were designated High Density Residential to accommodate multifamily or affordable housing. This action left the adjacent parcel with its light industrial designation even though it is now sandwiched between a new single-family residential neighborhood to the west and the new multi-family residential parcels to the east.

Development of this property for light industrial purposes is both unlikely and undesirable due to the potential impacts from truck traffic or industrial land uses that might occur. As such, the proposal includes designation of this property to High Density Residential to correspond to the adjacent parcels and alleviate the conflicts.

- The 2003 Land Use Map incorrectly identified the parcels containing the Antioch Dunes National Wildlife Refuge and the City of Antioch's corporation yard, identifying the yard as open space and the eastern refuge parcel as industrial. The proposed map corrects this discrepancy, calling the yard industrial and the refuge open space.
- The Land Use Map reflects the development of residential neighborhoods and the dedication of lands for parks and open space. Whereas, the 2003 General Plan would identify an entire region as Low Density Residential, the final development of the area ultimately included new parks and open space. The Map now correctly shows these new parks as Open Space.
- The Land Use Map has been updated to reflect current City Limit and SOI boundaries following recent annexations in the northeastern portion of the City.

Citywide, the number of single-family dwelling units are reduced by 3,972 (-9.9%), multifamily dwelling units are reduced by 3,035 (-20.3%), commercial/office square footage is reduced by 5,544,565 (-14.2%), and business park/industrial square footage is reduced by 19,956,460 (-37.4%). Despite these large numbers, the general distribution of land uses and their intensities remain unchanged. Much of this decrease is due to the loss of the Tuscany Meadows project site, the correction of the Antioch Dunes property designation, updating the tables to reflect the Hillcrest Station Area Specific Plan, and similar actions. These reductions are **not** due to a concerted policy shift that would intentionally reduce development.

COMPREHENSIVE GENERAL PLAN UPDATE

As mentioned previously, the Community Development Department anticipates undertaking a comprehensive update to the entire General Plan by 2023. This effort will require significant effort, public engagement, and cost. Over the coming years, staff will be working to secure the necessary funding of this project. The current General Plan, with the proposed updates, will provide adequate policy guidance for the interim years.

ATTACHMENTS

- A: 2003 (current) Land Use Element
- B: 2017 (proposed) Land Use Element
- C: 2017 (proposed) Land Use Element [redline/strikeout]

PLANNING COMMISSION RESOLUTION NO. 2017-**

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH RECOMMENDING THAT THE CITY COUNCIL ADOPT THE ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE 2003 GENERAL PLAN FOR THE CITYWIDE UPDATE TO THE LAND USE ELEMENT

WHEREAS, the City initiated an update to the 2003 General Plan Land Use Element; and,

WHEREAS, the City prepared an Addendum to the Environmental Impact Report for the 2003 General Plan to evaluate the potential environmental impacts of the Project in conformance with Section 15063 of Title 14 of the California Code of Regulations (the "CEQA Guidelines"); and,

WHEREAS, the Addendum to the Environmental Impact Report for the 2003 General Plan is appropriate because, although the proposed project could have a significant effect on the environment, all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project. Further, the proposed project does not include new information of impacts beyond what has been previously analyzed and,

WHEREAS, as demonstrated in the Addendum, all potential environmental impacts that could occur as a result of project implementation would be less than or similar to impacts previously identified in the 2003 General Plan EIR. Thus, build out of the City of Antioch with urban uses was considered in the cumulative analysis of City build out of the General Plan. When viewed in conjunction with other closely related past, present, or reasonably foreseeable future projects, the project's cumulative impact would be **less than or similar to** impacts previously identified in the 2003 General Plan EIR; and,

WHEREAS, the Addendum was made available to the public on the City of Antioch website and at the Community Development Department for a period of 10 days prior to the public hearing, from October 26, 2017 to November 1, 2017; and,

WHEREAS, the Planning Commission has reviewed the Addendum to the Environmental Impact Report for the 2003 General Plan for this Project and the comments received during the comment period; and,

WHEREAS, the Planning Commission gave notice of public hearing as required by law; and,

WHEREAS, on November 1, 2017, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and

documentary and recommended adoption to the City Council of the Addendum to the Environmental Impact Report for the 2003 General Plan; and,

WHEREAS, the custodian of the Addendum to the Environmental Impact Report is the Community Development Department and the Addendum to the Environmental Impact Report is available for public review on the second floor of City Hall in the Community Development Department, Monday - Friday 8:00 am - 11:30 am and it is attached as Exhibit A to this Resolution.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, as follows:

- 1. The foregoing recitals are true and correct.
- 2. The Planning Commission of the City of Antioch hereby FINDS, on the basis of the whole record before it (including the Initial Study and all comments received) that:
 - a. The City of Antioch exercised overall control and direction over the CEQA review for the Project, including the preparation of the Addendum to the Environmental Impact Report, and independently reviewed the Addendum to the Environmental Impact Report; and,
 - b. There is no substantial evidence that the Project will have a significant effect on the environment once mitigation measures have been followed; and,
 - c. The Addendum to the Environmental Impact Report reflects the City's independent judgment and analysis.
- 3. The Planning Commission hereby RECOMMENDS that the City Council of the City of Antioch APROVE AND ADOPT the Addendum to the Environmental Impact Report for the Project.

* * * * * *

I HEREBY CERTIFY that the foregoing resolution was adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 1st day of November, 2017, by the following vote:

AYES: NOES: ABSENT: ABSTAIN:

> FORREST EBBS Secretary to the Planning Commission
EXHIBIT A



We Make a Difference

September 21, 2017

JN: 160578

Forrest Ebbs Community Development Director City of Antioch 200 H Street Antioch, CA 94509

Subject: City of Antioch General Plan Land Use Element Update - Traffic Considerations and Environmental Impact Report (EIR) Consistency Review

Dear Mr. Ebbs:

Michael Baker International has completed the traffic considerations and EIR consistency review for the City of Antioch's General Plan Land Use Element Update.

The primary purpose of performing this traffic considerations review is to determine if the proposed 2017 General Plan Land Use Element Update traffic characteristics are consistent with the EIR documentation for the currently adopted 2003 General Plan. This evaluation compares the vehicular trips generated from the currently adopted 2003 General Plan to the proposed 2017 General Plan Land Use Element Update. The comparison shows the proposed 2017 General Plan Land Use Element Update results in an overall reduction in vehicle trips compared to the currently adopted 2003 General Plan Land Use Element Update results in an overall reduction in vehicle trips compared to the currently adopted 2003 General Plan Land Use Element Update is anticipated to generate less traffic, then the traffic-related impacts identified in the City's 2003 General Plan EIR would be either maintained or reduced.

Land Use Consistency

The City of Antioch encompasses approximately 50 square miles, including the area of its jurisdictional boundaries as well as its sphere of influence. The City is situated between the San Francisco Bay Area and Central Valley. State Highway 4, which runs east to west, bisects the City and connects it to Interstate 680 and western Contra Costa County.

The City of Antioch has experienced several decades of growth as a predominately residential community. With the exception of the northeastern and waterfront portions of the City, residential uses and, particularly, single-family detached residential uses are the most prominent land use in the City. Commercial uses are distributed throughout the City along major thoroughfares and in higher concentrations on Somersville Road near the Somersville Towne Center mall, in Downtown Antioch, and along the Lone Tree Way, 18th Street, and A Street corridors. The

northeast corner of the City is dominated by active and inactive industrial lands that reflect the City's industrial roots and the potential for a resurgence of industrial users and accompanying jobs, while balancing existing open space.

A key consideration in defining the type, intensity, location, and mix of future land uses is achieving a balance between local employment and housing. The Antioch General Plan seeks to achieve such a balance as a means of addressing issues of traffic congestion, air quality, and energy conservation. The Land Use Element Update seeks to ease congestion and improve regional air quality by providing patterns of land use that support the use of transit. Such "transitoriented" development consists of high density, mixed-use development adjacent to transit nodes. Such transit nodes are proposed within the Downtown Specific Plan Area and within the Hillcrest Station Area Specific Plan.

Seven areas within the Antioch General Plan study area have been identified for focused policy analysis and direction. The purpose of these "Focus Areas" is to provide policy direction specific to each area, including appropriate land use types and development intensity, based upon analysis of the particular opportunities and constraints affecting each area. The Land Use Element Update proposes to reduce residential and non-residential land uses within a few of the Focus Areas in an effort to reduce traffic congestion and improve air quality. Non-residential land uses include commercial, office, business park and industrial.

Table 1 provides a comparison between the 2003 General Plan Land Uses and proposed General Plan Land Use Update for the entire Planning Area (City Limits and Unincorporated Area).

Antioch General Plan Land Use Element Comparison							
	Single Family	Multi-Family	Commercial /	Business Park /			
	Residential	Residential	Office	Industrial			
	(Dwelling Units)	(Dwelling Units)	(Square Feet)	(Square Feet)			
2003 General Plan	39,834	14,947	38,961,863	53,293,588			
2017 General Plan	35,862	11,912	33,417,298	33,337,128			
Difference (+/-)	-3,972	-3,035	-5,544,565	-19,956,460			
Change (%)	-9.9%	-20.3%	-14.2%	-37.4%			

Table 1
ntioch General Plan Land Use Element Comparison

As shown in the comparison table, a reduction in both residential and non-residential land uses are proposed as part of the Land Use Element Update. Throughout the City of Antioch, a reduction of 3,972 single family and 3,035 multi-family dwelling units are proposed. Compared to

2

the 2003 General Plan, the overall 2017 General Plan shows a total reduction of 5,544,565 square feet of commercial/office and a total reduction of 19,956,460 square feet of business park/industrial. Refer to <u>Appendix A</u> for a detailed list of land uses and quantities for both the 2003 and 2017 General Plan.

Trip Generation Consistency

The documentation for the City's 2003 General Plan Update Environmental Impact Report (EIR) does not include a detailed breakdown of future land uses. The General Plan combines the commercial and office square footages and combines the business park and industrial square footages. For purposes of this analysis, Michael Baker has assigned the general office trip rate to the commercial/office portion of the General Plan (2003 & 2017) and assigned the business park trip rate to the business park/industrial portion of the General Plan which provides a conservative analysis.

Table 2 summarized the Institution of Transportation Engineers (ITE) standard trip generation rates for the land uses considered in this analysis.

	ITE		AM Peak Hour Trips			PM Peak Hour Trips		
Land Use	Code	i rip kate	Rate	In	Out	Rate	In Out	
Single Family Homes	210	9.52 / DU	0.75 / DU	25%:	75%	1.00 / DU	63% : 37%	
Apartment	220	6.65 / DU	0.51 / DU	20%:	80%	0.62 / DU	65% : 35%	
General Office	710	11.03 / KSF	1.56 / KSF	88% :	12%	1.49 / KSF	17% : 83%	
Business Park	770	12.44 / KSF	1.4 / KSF	85% :	15%	1.26 / KSF	26% : 74%	

Table 2 ITE Trip Generation Rates

Source: 2012 ITE Trip Generation Manual, 9th Edition

The trip generation for the 2003 General Plan Land Use Element is shown in **Table 3**. The 2003 General Plan land uses are estimated to generate a total of 1,571,339 daily trips with 172,891 AM peak hour trips and 174,304 PM peak hour trips.

2003 General Plan Trip Generation									
	h	ADT	AM Peak Hour Trips			Р	PM Peak Hour Trips		
Land Use	Intensity	ADI	Total	Inbound	Outbound	Total	Inbound	Outbound	
Single Family Homes	39,834 DU	379,220	29,876	7,469	22,407	39,834	25,095	14,739	
Apartment	14,947 DU	99,398	7,623	1,525	6,098	9,267	6,024	3,243	
General Office	38,961.863 KSF	429,749	60,781	53,487	7,294	58,053	9,869	48,184	
Business Park	53,293.588 KSF	662,972	74,611	63,419	11,192	67,150	17,459	49,691	
2003 General Plan Tot	tal Trip Generation	1,571,339	172,891	125,900	46,991	174,304	58,447	115,857	

Table 32003 General Plan Trip Generation

ADT = Average Daily Traffic

DU = Dwelling Unit

KSF = 1,000 Square Feet

Table 4 shows the trip generation estimated for the 2017 General Plan Land Use Element Update. As shown, the 2017 General Plan Land Use Element Update is estimated to generate 1,203,928 daily trips with 131,775 AM peak hour trips and 135,044 PM peak hour trips.

2017 General Plan Trip Generation									
Land Use	Intensity	ADT	AN	AM Peak Hour Trips			PM Peak Hour Trips		
	Intensity		Total	Inbound	Outbound	Total	Inbound	Outbound	
	···			T	r	r		T	
Single Family Homes	35,862 DU	341,406	26,897	6,724	20,172	35,862	22,593	13,269	
Apartment	11,912 DU	79,215	6,075	1,215	4,860	7,385	4,801	2,585	
General Office	33,417.298 KSF	368,593	52,131	45,875	6,256	49,792	8,465	41,327	
Business Park	33,337.128 KSF	414,714	46,672	39,671	7,001	42,005	10,921	31,084	
2017 General Plan Tot	al Trip Generation	1,203,928	131,775	93,486	38,289	135,044	46,779	88,265	

Table 4

ADT = Average Daily Traffic

DU = Dwelling Unit

KSF = 1,000 Square Feet

Table 5 provides a trip generation comparison between the 2003 and 2017 General Plan Land Use Element.

Companies -	ADT	AM Peak Hour Trips			PM Peak Hour Trips		
Companson	ADI	Total	Inbound	Outbound	Total	Inbound	Outbound
			· · · · · · · · · · · · · · · · · · ·				
2003 General Plan Total Trip Generation	1,571,339	172,891	125,900	46,991	174,304	58,447	115,857
2017 General Plan Total Trip Generation	1,203,928	131,775	93,486	38,289	135,044	46,779	88,265
							,
Trip Difference (+/-)	-367,411	-41,116	-32,414	-8,702	-39,260	-11,668	-27,592
Trip Reduction (%)	-23.4%	-23.8%	-25.7%	-18.5%	-22.5%	-20.0%	-23.8%

Table 5 **Trip Generation Comparison**

ADT = Average Daily Traffic

DU = Dwelling Unit

KSF = 1,000 Square Feet

Table 5 shows that the overall planned development for the City's 2017 General Plan is generating approximately 367,411 less daily trips, 41,116 less AM peak hour trip and 39,260 less PM peak hour trips compared to the 2003 General Plan. As such, the 2017 General Plan Land Use Element Update would be expected to maintain or reduce traffic-related impacts identified in the City's 2003 General Plan EIR.

If you have any questions pertaining to the analysis results summarized in this letter, please call me at (760) 603-6244.

5

Sincerely,

Robert a Dani

Robert Davis Senior Project Manager Transportation Planning Services

We Make a Difference

Michael Baker

INTERNATIONAL

Appendix A

City of Antioch General Plan Land Use Quantities

(2003 & 2017)

TABLE 2003.4B (2003 General Plan Land Use Within City Limits)

	Single-Family	Multi-Family	Commercial/	Business Park/
Land Uses	(Dwelling Units)	(Dwelling Units)	Office (sq.ft.)	Industrial (sq.ft.)
Residential				
Estate Residential	2,787	-	-	
Low Density Residential	5,049	-		-
Medium Low Density Residential	22,333	-	-	-
Medium Density Residential	831	1,247		-
High Density Residential	l l	6,509		-
Subtotal	31,000	7,756	•	-
Commercial				
Convenience Commercial	-	-	281,788	-
Neighborhood Community Commercial	-	· - ·	4,563,853	-
Office	-	-	2,154,679	
Subtotal	-	-	7,000,320	-
Industrial		· ·		**
Business Park	-	-		4,687,009
Special			000.007	
Mixed Use	-	279	606,885	F 000 050
Public Institutional		*		5,968,350
Open Space	-	-	-	-
Subtotal	-	279	606,885	5,968,350
Focus Areas ¹	·			
A Street Interchange Focus Area	124	-	2,121,125	-
East Lone Tree Specific Plan	1,100	250	1,135,000	2,152,300
Eastern Waterfront Employment	12	248	25,000	23,412,469
Ginochio Property	-	-	-	-
Rivertown/Urban Waterfront	1,135	1,385	1,712,175	5,688,163
Roddy Ranch	600	100	225,000	-
Hillcrest Station Area		2,500	2,500,000	
Sand Creek Focus Area	3,537	433	1,240,000	-
Somersville Road Corridor Focus Area	-	-	8,667,751	4,195,114
Western Gateway Focus Area	-	460	215,216	-
Subtotal	6,508	5,376	17,841,267	35,448,045
TOTAL	37,508	13,410	25,448,472	46,103,404
Population	128,222 1	Figures indicated represent	the maximum permitted	development intensity. The

Employed Population

Total Jobs

Retail Jobs

Non-Retail Jobs

Jobs/Population Ratio

128,222 ' Figures indicated represent the maximum permitted development Intensity. The 71,800 actual yield of future development is not guaranteed by the General Plan, but is 67,100 dependent upon appropriate responses to General Plan policies. The ultimate development yield may be less than the maximums stated in this table. 14,995

52,105

TABLE 2003.4C (2003 General Plan Land Use in Unincorporated Areas)

	Single-Family	Multi-Family	Commercial/	Business Park/		
Land Uses	(Dwelling Unit)	(Dwelling Unit)	Office (sq.ft.)	Industrial (sq.ft.)		
Residential						
Estate Residentiai		-	· -			
Low Density Residential			-	-		
Med Low Density Residential			-	-		
Medium Density Residential	······	-	-	-		
High Density Residential		-	· -	-		
Subtotal			-	•		
				•		
Commercial		1				
Convenience Commercial		-		-		
Neighborhood Commercial	-	-	-			
Commercial Office	-	-	-			
Subtotal	-	· •	-	-		
		İ.				
Industrial						
Business Park	-	-	-	-		
	······································					
Special						
Mixed Use	-	-	-	-		
Public Institutional	-		-	-		
Open Space	-	-	-	-		
Subtotal	-	-	-	-		
Focus Areas ¹				·		
"A" Street Interchange	-		-	-		
East Lone Tree Specific Plan	-			~		
Eastern Employment Areas	-		-	. 2,995,070		
Ginochio Property ¹	400	-				
Rivertown/Urban Waterfront	-	-	-	-		
Rođdy Ranch	-	-	-			
Hilicrest Station Area	-	-	-	-		
Sand Creek	-	-		-		
Somersville Road Corridor Focus Area	1,926	358	8,667,751	4,195,114		
Western Gateway	-	1,179	-	-		
Subtotal	2,326	1,537	8,667,751	7,190,183		
TOTAL	2,326	1,537	8,667,751	7,190,183		
Population	4,476 ¹ Figures indicated represent the maximum permitted development intensity. The					

Employed Population

Total Jobs

Retail Jobs

Non-Retail Jobs

Jobs/Population Ratio

4,476 ' Figures indicated represent the maximum permitted development intensity. The actual 2,506 yield of future development is not guaranteed by the General Plan, but is dependent upon 5,777 appropriate responses to General Plan policies. The ultimate development yield may be less than the maximums stated in this table.

5,557

TABLE 2003.4D
(2003 General Plan Land Use Within Planning Area-City Limits and Unincorporated Areas)

······································	Single-Family	Multi-Family	Commercial/	Business Park/
Land Uses	(Dwelling Units)	(Dwelling Units)	Office (sq.ft.)	Industrial (sq.ft.)
Residential				
Estate Residential	2,787	-	-	-
Low Density Residential	5,049	-		
Medium Low Density Residential	· 22,333	-	-	-
Medium Density Residential	831	1,247	~	
High Density Residential	-	6,509	-	-
Subtotal	31,000	7,756		•
Commercial				
Convenience Commercial	-	-	281,788	**
Neighborhood Community Commercial	-	-	4,563,853	-
Office	-	-	7,000,320	-
Subtotal	-	-	11,845,961	-
· · · · · · · · · · · · · · · · · · ·				
Industrial				
Business Park	-	-	-	4,687,009
Special				
Mixed Use		279	606,885	-
Public Institutional	-	-	-	5,968,350
Open Space	-	-	-	-
Subtotal	-	279	606,885	5,968,350
Focus Areas ¹				
*A" Street Interchange	124		2,121,125	-
East Lone Tree Specific Plan	1,100	250	1,135,000	2,152,300
Eastern Employment Areas	12	248	25,000	26,407,539
Ginochio Property ¹	400	-	-	-
Rivertown/Urban Waterfront	1,135	1,385	1,712,175	5,688,163
Roddy Ranch	600	100	225,000	· -
Hillcrest Station Area	-	2,500	2,500,000	
Sand Creek	3,537	433	1,240,000	-
Somersville Road Corridor	1,926	. 358	17,335,501	8,390,227
Western Gateway	-	1,639	215,216	
Subtotal	8,834	6,913	26,509,018	42,638,228
TOTAL	39,834	14,947	38,961,863	53,293,588
Population	intensity. The actual yield of			

Employed Population

Total Jobs

Retail Jobs

Non-Retail Jobs

Jobs/Population Ratio

132,698⁻¹ Figures indicated represent the maximum permitted development intensity. The actual yield of 74,306 future development is not guaranteed by the General Plan, but is dependent upon appropriate 72,877 responses to General Plan policies. The ultimate development yield may be less than the 15215

15215 57,662

TABLE 2017.4B					
(2017 General Plan Land Use Within City Limits)					

	Single-Family	Multi-Family	Commercial/	Business Park/
Land Uses	(Dwelling Units)	(Dwelling Units)	Office (sq.ft.)	Industrial (sq.ft.)
Residential				
Estate Residential	915	-	-	
Low Density Residential	4,944		-	· · · · · ·
Medium Low Density Residential	22,333		-	
Medium Density Residential	831	1,247	-	
High Density Residential		4,817	~	·····
Subtotal	29,023	6,064	-	_
Commercial				
Convenience Commercial	-		341,449	-
Neighborhood Community Commercial	-	-	4,563,853	
Office	-	-	2,154,679	
Subtotal	-	-	7,059,981	-
	· ·			-
Industrial				
Business Park	-	-	-	8,647,651
Special				
Mixed Use	-	279	606,885	606,885
Public Institutional	-	-		
Open Space	-	-	-	-
Subtotal	-	279	606,885	606,885
				···· ··· ···
Focus Areas ¹			1	
A Street Interchange Focus Area	124	-	2,110,165	· · · · · · · · · · · · · · · · · · ·
East Lone Tree Specific Plan	1,100	250	1,135,000	2,152,300
Eastern Waterfront Employment Focus Area	12	· 248	268,051	13,688,023
Ginochio Property Focus Area	-	-	-	-
Downlown Specific Plan Focus Area	1,065	1,221	3,927,420	82,019
Roddy Ranch	600	100	225,000	-
Hilcrest Station Area Specific Plan Focus Area		2,500	2,500,000	
Sand Creek Focus Area	3,537	433	1,240,000	-
Western Antioch Commercial Focus Area	-	358	9,224,280	-
Western Gateway Focus Area	-	460	215,216	-
Subtotal ·	6,439	5,570	20,845,130	15,922,342
TOTAL	35,462	11,912	28,511,996	25,176,877
Population	150 175 1	Minunga Badisalad sa a st	11	

Employed Population

Total Jobs

Retail Jobs

Non-Retail Jobs

Jobs/Population Ratio

150,175¹ Figures indicated represent the maximum permitted development intensity. The 84,098 actual yield of future development is not guaranteed by the General Plan, but is 107,378 dependent upon appropriate responses to General Plan policies. The ultimate 21,476

85,902

TABLE 2017.4C (2017 General Plan Land Use in Unincorporated Areas)

· ·	Single-Family	Multi-Family	Commercial/	Business Park/
Land Uses	(Dwelling Unit)	(Dwelling Unit)	Office (sq.ft.)	Industrial (sq.ft.)
Residential				
Estate Residential	-	-	-	-
Low Density Residential		-		-
Medium Low Density Residential	-	-	-	
Medium Density Residential	+		÷	-
High Density Residential	-	-		-
Subtotal		-	-	-
	0	· ·		
Commercial				
Convenience Commercial		-		-
Neighborhood Community Commercial	-		-	-
Office	~	-	4	-
Subtotal	-	-	-	
	0	(
Industrial				
Business Park	-	-	-	-
	0			
Special				
Mixed Use	-	-	-	-
Public Institutional	-	-		-
Open Space	-	1	-	
Subtotal		-	-	-
	0		······································	
Focus Areas1				
A Street Interchange Focus Area	+	-	-	-
East Lone Tree Specific Plan	-		-	-
Eastern Waterfront Employment Focus Area		-		2,798,786
Ginochio Property Focus Area	400			
Downtown Specific Plan Focus Area	-	-		-
Roddy Ranch	-	-	-	-
Hillcrest Station Area Specific Plan Focus Area	-	-	-	-
Sand Creek Focus Area	-	-	<u> </u>	+
Western Antioch Commercial Focus Area	-	358	9,224,280	-
Western Gateway Focus Area	-	1,179		-
Subtotal	400	1,537	9,224,280	2,798,786
TOTAL.	400	1,537	9,224,280	2,798,786
Population	6,141	¹ Figures indicated represe	nt the maximum nemitted	development intensity. The

Employed Population

Total Jobs

Retall Jobs

Non-Retail Jobs Jobs/Population Ratio

Jobst obdiation Man

6,141¹ Figures indicated represent the maximum permitted development intensity. The 3,439 actual yield of future development is not guaranteed by the General Plan, but is 24,046 dependent upon appropriate responses to General Plan policies. The ultimate 4,809 development yield may be less than the maximums stated in this table.

19,237

TABLE 2017.4D

- izutz general Pian Land use within Pianning Area-Uty Limits and Unincorporated Area	eneral Plan Land Use Within Planning Area-City Limits and Unin	corporated Areas
---	--	------------------

	Single-Family	Multi-Family	Commercial/	Business Park/
Land Uses	(Dwelling Units)	(Dwelling Units)	Office (sq.ft.)	Industrial (sq.ft.)
Residential				,
Estate Residential	915	-		
Low Density Residential	4,944	-	-	••
Medium Low Density Residential	22,333	-	-	-
Medium Density Residential	831	1,247	-	
High Density Residential	-	4,817	-	-
Subtotal	29,023	6,064	-	-
	0		Î	
Commercial				
Convenience Commercial	-	-	341,449	-
Neighborhood Community Commercial	-	-	4,563,853	_
Office	-		7,059,981	-
Subtotal	-	-	11,965,283	
	0			
Industrial				
Business Park	-	-	-	8,647,651
(,			
Special				
Mixed Use	-	279	606,885	-
Public Institutional	-		-	5,968,350
Open Space	-	-	-	-
Subtotal	-	279	606,885	14,616,001
. 0)			
Focus Areas1				
A Street Interchange Focus Area	124	**	2,110,165	
East Lone Tree Specific Plan	1,100	250	1,135,000	2,152,300
Eastern Waterfront Employment Focus Area	12	248	268,051	16,486,808
Ginochio Property Focus Area	400	-	-	
Downtown Specific Plan Focus Area	1,065	1,221	3,927,420	82,019
Roddy Ranch	600	100	225,000	
Hillcrest Station Area Specific Plan Focus Area	-	2,500	2,500,000	-
Sand Creek Focus Area	3,537	433	1,240,000	-
Western Antioch Commercial Focus Area	-	358	9,224,280	**
Western Gateway Focus Area	-	460	215,216	-
Sublotal	6,839	5,570	20,845,130	18,721,128
TOTAL	35,862	11,912	33,417,298	33,337,128
Population	151,443 ¹	Figures indicated represent	the maximum permitted d	evelopment intensity. The

Employed Population

Total Jobs Retail Jobs

Non-Retail Jobs

Jobs/Population Ratio

84,808 actual yield of future development is not guaranteed by the General Plan, but is 150,804 dependent upon appropriate responses to General Plan policies. The ultimate 30,161 development yield may be less than the maximums stated in this table.

120,643

TABLE 2003 vs. 2017 - 4B (Difference between 2003 and 2017 General Plan Within City Limits)

	Single-Family	Multi-Family	Commercial/	Business Park/
Land Uses	(Dwelling Units)	(Dwelling Units)	Office (sq.ft.)	Industrial (sq.ft.)
Residential				
Estate Residential	(1,872)		-	
Low Density Residential	(105)	-	-	-
Medium Low Density Residential		-	-	-
Medium Density Residential			-	-
High Density Residential	-	(1,692)		-
Subtotal	(1,976)	(1,692)	-	-
Commercial				
Convenience Commercial	-	-	59,661	-
Neighborhood Community Commercial	-	-	0	-
Office	-		(0)	-
Subtotal	-	× .	59,661	-
				•
Industrial				
Business Park	. *	-	-	3,960,641
Special				
Mixed Use	-	-	(0)	606,885
Public Institutional	-	-	-	(5,968,350)
Open Space	-	-	-	
Subtotal	-		(0)	(5,361,465)
Foour Arage ¹				
A Street Interchance Focus Area		-	(10,961)	-
Fast Lone Tree Specific Plan		-	-	-
Eastern Waterfront Employment	-	-	243,051	(9,724,446)
Ginochio Property	-	. +	· · · · · · · · · · · · · · · · · · ·	-
Rivertown/Urban Waterfront	(69)	(164)	2,215,244	(5,606,143)
Roddy Ranch	-		-	-
Hillcrest Station Area	-		-	-
Sand Creek Focus Area	-	-	-	-
Somersville Road Corridor Focus Area	-	358	556,529	(4,195,114)
Western Gateway Focus Area	-	-	0	-
Subtotal	(69)	194	3,003,863	(19,525,703)
TOTAL	(2,046)	(1,498)	3,063,524	(20,926,527)
Population	21,953	Figures indicated represent	t the maximum permitted	development intensity. The

Employed Population Total Jobs Retail Jobs 1,999 Figures indicated represent the maximum permitted development intensity. The 12,298 actual yield of future development is not guaranteed by the General Plan, but is 40,278 dependent upon appropriate responses to General Plan policies. The ultimate development yield may be less than the maximums stated in this table.
 33,797

Non-Retail Jobs Jobs/Population Ratio

-0.21

TABLE 2003 vs. 2017 - 4C (Difference between 2003 and 2017 General Plan in Unincorporated Areas)

	Single-Family	Multi-Family	Commercial/	Business Park/
Land Uses	(Dwelling Unit)	(Dwelling Unit)	Office (sq.ft.)	Industrial (sq.ft.)
Residential			· · · · · · · · · · · · · · · · · · ·	
Estate Residential	-	-	-	-
Low Density Residential	-	**	-	-
Med Low Density Residential	-	-	-	-
Medium Density Residential	· •	-	-	_
High Density Residential	-	-	-	
Subtotal		-	-	-
Commercial				
Convenience Commercial	-	-	-	-
Neighborhood Commercial	Ű	-	-	-
Commercial Office	-		-	-
Subtotal	-	-	-	-
		-		· · · · · · · · · · · · · · · · · · ·
Industrial				
Business Park	+		-	-
-	Î .			
Special				
Mixed Use	-	-	-	-
Public institutional	-	-	-	
Open Space	-	**	-	-
Subtotal	-	-	· -	
Focus Areas ¹				
"A" Street Interchange	-	-	-	-
East Lone Tree Specific Plan	-	-	-	-
Eastern Employment Areas	-		-	(196,284)
Ginochio Property ¹	· –	-	-	-
Rivertown/Urban Waterfront	-		-	-
Roddy Ranch	-	-	-	-
Hillcrest Station Area	-	-	-	
Sand Creek	-	-	-	-
Somersville Road Corridor Focus Area	(1,926)	-	556,529	(4,195,114)
Western Gateway	-	-	-	-
Subtotal	(1,926)	-	556,529	(4,391,398)
TOTAL	(1,926)	-	556,529	(4,391,398)
Population	1,665 1	Figures indicated represent	the maximum permitted deve	lopment intensity. The actual

Employed Population Total Jobs

Retail Jobs

Non-Retall Jobs Jobs/Population Ratio ^{1,000} Figures indicated represent the maximum permitted development intensity. The actual 933 yield of future development is not guaranteed by the General Plan, but is dependent upon 18,269 appropriate responses to General Plan policies. The ultimate development yield may be less than the maximums stated in this table.

13,680

1,61

TABLE 2003 vs. 2017 - 4D

	Single-Family	Multi-Family	Commercial/	Business Park/
Land Uses	(Dwelling Units)	(Dwelling Units)	Office (sq.ft.)	Industrial (sq.ft.)
Residential				
Estate Residential	(1,872)	-	-	
Low Density Residential	(105)	•	-	
Medium Low Density Residential	-	-		
Medium Density Residential			-	
High Density Residential	-	(1,692)		·
Subtotal	(1,976)	(1,692)	-	
Commercial				
Convenience Commercial	-		59,661	
Neighborhood Community Commercial			0	
Office		-	59,661	,
Subtotal	-	-	119,322	
Industrial				
Business Park	-	-	-	3,960,641
Special	· · · · · · · · · · · · · · · · · · ·			
Mixed Use		-	(0)	-
Public Institutional	-		•	
Open Space		n	-	
Subtotal	-	-	(0)	-
Focus Areas ¹				
'A" Street Interchange	-		(10,961)	•
East Lone Tree Specific Plan	-	-	•	
Eastern Employment Areas	-		243,051	(9,920,730)
Ginochio Property ¹	-		-	•
Rivertown/Urban Waterfront	(69)	(164)	2,215,244	(5,606,143)
Roddy Ranch			-	
Hillcrest Station Area	-		-	-
Sand Creek	-		-	
Somersville Road Corridor	(1,926)		(8,111,222)	(8,390,227)
Western Gáteway		(1,179)	d	
Subtotal	(1,996)	(1,343)	(5,663,888)	(23,917,101)
TOTAL	(3,972)	(3,035)	(5,544,566)	(19,956,460)
Population	18,745 ¹ Fi	igures indicated represent the n	naximum permitted developme	nt intensity. The actual yield of
Employed Population	10,502 futi	ire development is not guarante	eed by the General Plan, but i	s dependent upon appropriate
lotal Jobs	77,927 ^{res}	ponses to General Plan polici	ies. The ultimate developmen	t yield may be less than the
Retail Jobs	14,946	ARTIGITIS STALED IN THIS LADIE.		
Non-Retail Jobs	62,981			

Difference between 2002 and 2017 General Plan Within Planning Area - City Limits and Unincornerated Areas

Jobs/Population Ratio

0.02

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1.1 INTRODUCTION AND REGULATORY GUIDANCE

This Addendum, checklist, and attached supporting documents have been prepared to determine whether and to what extent the City of Antioch General Plan Update Draft and Final Environmental Impact Report (EIR) (State Clearinghouse No. 2003072140) remain sufficient to address the potential impacts of the proposed Antioch General Plan Land Use Element Update Project (project), or whether additional documentation is required under the California Environmental Quality Act (CEQA) (Pub. Resources Code, Section 21000, et seq.).

1.2 LEAD AGENCY

The lead agency is the public agency with primary responsibility over a proposed project. CEQA Guidelines Section 15051 provides criteria for identifying the lead agency. In accordance with CEQA Guidelines Section 15051(b) (1), "the lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." Based on the criteria above, the City of Antioch (City) is the lead agency for the proposed project.

1.3 ENVIRONMENTAL ANALYSIS

CEQA Guidelines Section 15164 (a) provides that the lead agency or a responsible agency shall prepare an addendum to a previously certified Environmental Impact Report or Negative Declaration (ND) if some changes or additions are necessary but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR or ND have occurred (CEQA Guidelines, Section 15164 (a)).

An addendum need not be circulated for public review but can be included in or attached to the Final EIR or ND (CEQA Guidelines Section 15164 (c)). The decision-making body shall consider the addendum with the Final EIR and MND prior to making a decision on the project (CEQA Guidelines Section 15164 (d)). An agency must also include a brief explanation of the decision not to prepare a subsequent EIR or ND pursuant to Section 15162 (CEQA Guidelines Section 15164 (e)).

Consequently, once an EIR or ND has been certified for a project, no subsequent EIR or ND is required under CEQA unless, based on substantial evidence:

- Substantial changes are proposed in the project which will require major revisions of the previous EIR or ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the ND was adopted shows any of the following:

- a. The project will have one or more significant effects not discussed in the previous EIR or ND or negative declaration;
- b. Significant effects previously examined will be substantially more severe than shown in the previous EIR or ND;
- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or ND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative (CEQA Guidelines, Section 15162 (a); see also Pub. Resources Code, Section 21166).

This addendum, checklist, and attached documents constitute substantial evidence supporting the conclusion that preparation of a supplemental or subsequent EIR or ND is not required prior to approval of the project by the City, and provides the required documentation under CEQA.

This addendum reviews and considers the conclusions of the certified November 2003 EIR and will be used to analyze impacts to the proposed project. The 2003 EIR analyzes changes to the project site that is the baseline for this environmental analysis and incorporates all pertinent conclusions and mitigation measures from the 2003 EIR; therefore, this Addendum simply cites the EIR for ease of reference.

1.4 FINDINGS

There are no substantial changes proposed by the project or in the circumstances in which the project would be undertaken that require major revisions of the 2003 EIR, or preparation of a new subsequent or supplemental EIR, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The project is consistent with the 2003 EIR, and would involve only minor changes.

1.5 CONCLUSIONS

The Antioch Planning Commission or Antioch City Council may approve the project based on this Addendum. The impacts of the proposed project remain within the impacts previously analyzed in the EIR (CEQA Guidelines Section 15164).

The current proposed project does not require any major revisions to the 2003 EIR. Minor revisions are proposed to confirm that no new significant information or changes in circumstances surrounding the project have occurred since the certification of the 2003 EIR. Therefore, the previous CEQA analyses completed for the General Plan remain adequate. The applicable mitigation measures from the 2003 EIR will be imposed on the proposed project as described in this Addendum, unless modified, accomplished or otherwise no longer applicable or warranted, as noted above.

1.6 MITIGATION AND MONITORING PROGRAM

As required by Public Resources Code Section 21081.6 (a)(1), a mitigation monitoring and reporting program has been prepared for the project to monitor the implementation of the mitigation measures that have been adopted for the project. Any long-term monitoring of mitigation measures imposed on the overall development will be implemented through the Mitigation Monitoring and Reporting Program.

1.0 INTRODUCTION

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2.0 PROJECT INFORMATION

1.	Project lille:	Antioch General Plan Land Use Element Update
2.	Lead agency name and address:	City of Antioch Community Development Department 200 "H" Street P.O. Box 5007 Antioch, CA 94531
3.	Contact person and phone number:	Forrest Ebbs, AICP Community Development Director (925) 779-7038
4.	Project location:	City of Antioch, Contra Costa County, CA
5.	Project sponsor's name and address:	City of Antioch Community Development Department 200 "H" Street P.O. Box 5007 Antioch, CA 94531
6.	General Plan designation:	Various
7.	Zoning:	Various
8.	Project description:	The project is an update to the City of Antioch General Plan Land Use Element. The project would revise goals, policies, and objectives for the Land Use Element, update the Land Use Map to reflect these changes, and revise land use intensities and distribution.
9.	Surrounding land uses and setting:	Antioch is located in eastern Contra Costa County, approximately 40 miles northeast of Oakland. Adjacent cities include Pittsburg to the west and Oakley and Brentwood to the east and southeast, respectively. The City and the General Plan study area are bordered by the San Joaquin River to the

north and by unincorporated Contra Costa County

to the south.

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3.1 **PROJECT LOCATION**

The City of Antioch is located in eastern Contra Costa County, approximately 40 miles northeast of Oakland. Adjacent cities include Pittsburg to the west and Oakley and Brentwood to the east and southeast, respectively. The city and the General Plan study area are bordered by the San Joaquin River to the north and by unincorporated Contra Costa County to the south (Figure 3-1, Project Location Map).

3.2 PROJECT BACKGROUND

The City of Antioch (City) prepared a General Plan in 2003, adopting the General Plan on November 24, 2003. As part of the General Plan process, the City prepared a Draft Environmental Impact Report (DEIR) in July 2003 to assess the physical environmental impacts of the General Plan, including its policies and implementing programs. The Final EIR (FEIR) was certified by the City Council on November 24, 2003 (City Council Resolution No. 2003/134).

The Land Use Element of the General Plan provides a blueprint for the physical development of the community by designating lands for different types of uses and prescribing general standards for their development. Over time, changes have occurred throughout the city and in the focus areas or as the City's planning vision for these areas has evolved.

The Land Use Element describes where various land uses are best located and how much of each use should be provided. The General Plan identifies opportunities and removes barriers, but it does not actually cause development to happen. The General Plan recognizes that, ultimately, growth and development depend on the initiative of individual developers. Whether developers seize the initiative and move forward with projects depends on the economic benefit they expect to derive from such development. In deciding whether to pursue a development project on a particular site, developers evaluate a series of factors to determine whether the project will be economically feasible and should be pursued. If projects are not economically feasible, development will not happen, regardless of the directives of the General Plan and the desires of the community. Thus, the development pattern that evolves is the joint outcome of the development framework established by the General Plan and the private sector conditions that shape the developers' assessment of feasibility.

CONTRA COSTA COUNTY 65/35 LAND PRESERVATION PLAN (URBAN LIMIT LINE)

In 1990, the voters of Contra Costa County approved Measure C-1990. This measure states that urban development is to be limited to no more than 35 percent of the land in the county. At least 65 percent of all land in the county is to be preserved for agriculture, open space, wetlands, parks, and other non-urban uses. To ensure the enforcement of the "65/35" standard, the County has established an Urban Limit Line (ULL), which is incorporated into the Contra Costa County General Plan Open Space and Conservation elements. The criteria set by the County for determining lands that should be located outside the ULL includes:

- Prime agricultural lands (US Soil Conservation Service Class I and Class II)
- Open space, parks, and other recreation areas
- Lands with slopes in excess of 25 percent
- Wetland areas

Figure 3.0-1 Project Location Map

• Other areas not appropriate for urban growth because of physical unsuitability for development

Although the direct land use effects of the Urban Limit Line are limited to unincorporated areas of the county, the Contra Costa Local Agency Formation Commission (LAFCO) has consented to support the County's 65/35 preservation standard, Urban Limit Line, and growth management standards in the review of proposed city spheres of influence and annexations. Thus, LAFCO has stated that it would not approve the annexation of lands outside of the ULL to a city. Measure 1990-C states that the County is to review the location of the ULL every five years. The current voter-approved urban limit line will expire in 2020.

GENERAL PLAN STUDY AREA

The Antioch General Plan study area encompasses the entirety of the city and the City's sphere of influence, as well as additional lands to the south of Antioch that, in the City's opinion, bear a relationship to its long-term planning. State law permits the inclusion of such lands in a community's general plan. However, the Antioch General Plan asserts land use control only over lands actually within the city's corporate limits. Until such time as lands currently outside of Antioch may be incorporated into the city, the Contra Costa County General Plan will remain the lead land use planning document for existing unincorporated territory.

3.3 EXISTING LAND USES

The City of Antioch is a predominantly residential community. Throughout much of the General Plan study area, Antioch's land use pattern is well established. With the exception of the northeastern and waterfront portions of the city, residential uses, particularly single-family detached residential uses, are the most prominent land use in Antioch. Commercial uses are distributed throughout the city along major thoroughfares and in higher concentrations on Somersville Road near the Somersville Towne Center mall, in downtown Antioch, and along the Lone Tree Way, 18th Street, and A Street corridors. The northeast corner of Antioch is dominated by active and inactive industrial lands that reflect the city's industrial roots.

3.4 PROJECT COMPONENTS

The project is an update to the City of Antioch General Plan Land Use Element. Since the General Plan was adopted in 2003, many changes have occurred over time in response to development applications, planning actions by other jurisdictions and agencies, and planning actions by the City. The project would revise goals, policies, and objectives for the Land Use Element, update the Land Use Map to reflect these changes, and revise land use intensities and distribution. The proposed Land Use Element is shown in **Appendix A. Figure 3.0-2, Existing Land Use Map**, shows land uses in the city at this time. The proposed Land Use Map is shown in **Figure 3.0-3, Proposed 2017 Land Use Element Map**.

The proposed Land Use Element changes would incorporate the following changes that either were approved previously by the City, are in the process of approval, or are proposed under the Land Use Element update:

• **Resolution No. 2005/130**. This resolution was adopted by the Antioch City Council approving revisions to the General Plan Land Use Map to comply with land uses and amendments to the General Plan text on November 11, 2005.

- Somersville Road Corridor Focus Area. Policies for the Somersville Road Corridor Focus Area would be updated to reflect the pending annexation of the Tuscany Meadows area into the city of Pittsburg. This change would include revisions to the Land Use Map and a name change to Western Antioch Commercial Focus Area to better reflect the broader area, including Auto Center Drive to the north. Land Use Element text would also be modified to encourage redevelopment of the mall and auto corridor.
- Draft Downtown Specific Plan. The Draft Downtown Specific Plan was presented to the City Council on August 23, 2016. At that time, the City Council discussed some minor mapping changes in the draft plan. The Draft Downtown Specific Plan was revised and presented to the Planning Commission on September 21, 2016. An Addendum to the Antioch General Plan Update EIR was prepared for the Downtown Specific Plan and released to the public on February 14, 2017. The City is planning to take action on the Downtown Specific Plan in fall 2017. The project would eliminate text references to the Rivertown/Urban Waterfront Focus Area and incorporate the Downtown Specific Plan boundaries into the Land Use Map.
- Roddy Ranch. In 2014, the East Bay Regional Park District acquired 1,885 acres of Roddy Ranch, including the majority of the area identified for development through the approval of Measure K. This land is now in permanent reserve as open space. The golf course subsequently closed for operation in 2016. The future of Roddy Ranch is uncertain, as the development enabled by voter-approved Measure K is no longer likely achievable because of the area's ownership and the associated restrictions. The only remaining development potential for Roddy Ranch centers on the golf course and immediately adjacent areas that include the parking lots, clubhouse, and support services. Approximately 271 acres remain outside of the East Bay Regional Park District property. The project would update Land Use Element text to better reflect the area's status. However, the voter-approved development projections must remain as they are beyond the control of the City Council.
- Hillcrest Specific Plan. The City of Antioch adopted the Hillcrest Station Area Specific Plan in 2009. The plan is incorporated by reference in the General Plan and represents the entirety of the planning policies for this area.
- Housing Element. The project would update the Land Use Element text and map in response to the 2015–2023 Housing Element update.
- Sand Creek Focus Area. The City is currently preparing an amendment of the Antioch General Plan for the Sand Creek Focus Area Map to reflect recent development in the Sand Creek Focus Area and current expectations for future development. An Addendum to the Antioch General Plan Update EIR was prepared for the Sand Creek Focus Area and released to the public in June 2017. The City is planning to act on the Sand Creek Focus Area in fall 2017. Such an action, if taken, would be wholly apart from the project and would evaluate the potential impacts separately. As such, the project includes no changes to the 2003 text and map, as amended by prior City Council actions. The project would incorporate the Promenade-Vineyards at Sand Creek and Aviano project-specific amendments into the Land Use Element text and map.
- Open Space Areas. The project would update the Land Use Map to show new parks and open space areas (that would no longer be available for proposed development). These areas include:

- The Dow properties along the western edge of the waterfront area are currently included in the Rivertown/Urban Waterfront designation but would not be included in the proposed Downtown Specific Plan area. This designation would replace the Rivertown/Urban Waterfront designation with appropriate open space designations.
- The ball fields along 10th Street would be designated as open space.
- City-owned parcels along the waterfront in the Rogers Point Area would be designated open space, as suggested by past policies. This area is beyond the boundaries of the Downtown Specific Plan study area.
- The 2003 General Plan Land Use Map incorrectly identified the Antioch Dunes National Wildlife Refuge as part of the Eastern Waterfront Employment Area. All Refuge parcels would be correctly designated as open space.
- The former Sierra Vista subdivision would be designated as open space to reflect its acquisition by the East Bay Regional Park District.
- The Black Diamond Estates subdivision is complete. Parcels given to the City would be designated as open space.
- Miscellaneous Land Use Revisions. The project would include minor land use designation revisions, corrections, and updates including:
 - o Concurrent with the adoption of the 2015-2023 Housing Element, the City designated three parcels, totaling approximately 15 acres, at the southwest corner of the intersection of SR 160 and East 18th Avenue from Business Park to High Density Residential, leaving the adjacent 15-acre parcel (APN 051-200-025) to retain its Business Park designation. As the surrounding area is now entirely residential, development of the remaining 15-acre Business Park parcel would be constrained by potential industrial or commercial impacts on the immediately-adjacent properties. As such, the project would designate this remaining 15-acre parcel as High Density Residential to complement the adjacent designations.
 - Updates to Land Use Element text to encourage consideration of multi-family residential uses in commercial designations under very specific circumstances and when traffic impacts are avoided.
 - The Dow properties south of the railroad tracks would be designated as Business Park, as they are no longer part of the Rivertown/Urban Waterfront Focus Area.
 - o Small commercial properties at Auto Center Drive/10th Street would be designated as Community Commercial.
 - Larger commercial properties at Auto Center Drive/6th Street would be moved from the Somersville Road Corridor Focus Area to the Downtown Specific Plan Focus Area.
 - The City-owned corporation yard near the Fulton Shipyard would be designated as Eastern Waterfront Employment Area with a sub-designation of Industrial.

 The Office Transit-Oriented Development (TOD) land use category would be eliminated as it previously only existed within the current Hillcrest Station Area Specific Plan Focus Area.

The project would result in reductions in housing units in single-family residential, multi-family residential, and square footage of commercial land uses. There would also be reductions in single-family residential units in the Rivertown/Urban Waterfront, Somersville Road Corridor, and Western Gateway Focus Areas.

Under the proposed 2017 Land Use Element, there would be a 9.9 percent reduction in the projected number of single-family residential units. This reduction would occur in the Estate Residential and Low Density Residential designations and in the Rivertown/Urban Waterfront and Somersville Road Corridor Focus Areas. There would be a 20.3 percent reduction in the number of multi-family residential units in the High Density Residential designation and the Rivertown/Urban Waterfront and Western Gateway Focus Areas.

 Table 3.0-1 shows the buildout under the 2003 element and the proposed 2017 Land Use

 Element for residential (single-family and multi-family) land uses.

	Single-Family Residential (DU)			Multi-Family (DU)			
Land Uses/Focus Area	2003	2017	Change	2003	2017	Change	
Residential		-			•		
Estate Residential	2,787	915	(1,872)				
Low Density Residential	5,049	4,944	(105)				
Medium Low Density Residential	22,333	22,333	-				
Medium Density Residential	831	831	—	1,247	1,247		
High Density Residential				6,509	4,817	(1,692)	
Subtotal	31,000	29,023	(1,977)	7,756	6,064	(1,692)	
Commercial	Commercial						
Convenience Commercial			_				
Neighborhood Community Commercial		_	— —			—	
Office		—					
Subtotal			` 			[
Industrial			·		• • • • • • • • • • • • • • • • • • •	·····	
Business Park							
Special							
Mixed Use		_	_	279	279		
Public Institutional					·		
Open Space							
Subtotal		<u> </u>		279	279		
Focus Areas		•	· I				

TABLE 3.0-1 PROPOSED GENERAL PLAN RESIDENTIAL BUILDOUT CHANGE

City of Antioch October 2017 General Plan Land Use Element Update Initial Study/Addendum

· .	Single-Family Residential (DU)			Multi-Family (DU)		
Land Uses/Focus Area	2003	2017	Change	2003	2017	Change
"A" Street Interchange	124	124		—	_	
East Lone Tree Specific Plan	1,100	1,100		250	250	
Eastern Employment Areas	12	12		248	248	
Ginochio Property	400	400				—
Rivertown/Urban Waterfront	1,135	1,065	(70)	1,385	1,221	(164)
Roddy Ranch	600	600		100	100	
Hillcrest Station Area		—	_	2,500	2,500	
Sand Creek	3,537	3,537	_	433	433	_
Somersville Road Corridor	1,926		(1,926)	358	358	
Western Gateway		<u> </u>		1,639	460	(1,179)
Subtotal	8,834	6,838	(1,996)	6,913	5,570	(1,343)
TOTAL	39,834	35,862	(3,972)	14,947	11,912	(3,035)
Percentage Change			(9.9)			(20.3)

Source: Antioch 2017

Totals have been rounded.

The project would result in changes to square footages for nonresidential uses in commercial, office, mixed-use, and in all Focus Areas other than the Ginochio Property. In some cases, the project would increase square footage in a land use designation or Focus Area, and in other cases there would be a reduction. Overall, square footage of commercial and office uses would be reduced by 14.2 percent.

For business park and industrial uses, the project would result in changes to square footages for nonresidential uses in business park, public institutional, and the Eastern Employment Areas, Ginochio Property, and Somersville Road Corridor Focus Areas. In some cases, the project would increase square footage in a land use designation or Focus Area, and in other cases there would be a reduction. Overall, square footage of business park and industrial uses would be reduced by 37.4 percent. **Table 3.0-2** shows the buildout under the 2003 element and the proposed 2017 Land Use Element for commercial/office and business park/industrial uses.

TABLE 3.0-2

PROPOSED GENERAL PLAN COMMERCIAL/OFFICE AND BUSINESS PARK/INDUSTRIAL BUILDOUT CHANGE

	Commercial/Office (sq. ft.)			Business Park/Industrial (sq. ft.)		
Land Uses	2003	2017	Change	2003	2017	Change
Residential						
Estate Residential	—	_		—	<u> </u>	
Low Density Residential	<u> </u>		<u> </u>			<u> </u>
Medium Low Density Residential				<u> </u>	—	
Medium Density						

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	Commercial/Office (sq. ft.)			Business Park/Industrial (sq. ft.)				
Land Uses	2003	2017	Change	2003	2017	Change		
Residential								
High Density Residential		_			—	_		
Subtotal		-		_	_			
Commercial								
Convenience Commercial	281,788	341,449	59,661		· · ·			
Neighborhood Community Commercial	4,563,853	4,563,853	0			_		
Office	7,000,320	7,059,981	59,661					
Subtotal	11,845,961	11,965,283	119,322					
Industrial	• • • • • • • • • • • • • • • • • • • •	<u>.</u>						
Business Park				4,687,009	8,647,651	3,960,641		
Subtotal				4,687,009	8,647,651	3,960,641		
Special	·			•	-			
Mixed Use	606,885	606,885	0			_		
Public Institutional	_			5,968,350	5,968,350			
Open Space		_				—		
Subtotal	606,885	606,885	0	5,968,350	5,968,350			
Focus Areas ¹								
"A" Street Interchange	2,121,125	2,110,165	(10,960)	_				
East Lone Tree Specific Plan	1,135,000	1,135,000		2,152,300	2,152,300			
Eastern Employment Areas	25,000	268,051	243,051	26,407,539	16,486,808	(9,920,730)		
Ginochio Property ¹			·					
Rivertown/Urban Waterfront	1,712,175	3,927,420	2,215,245	5,688,163	82,019	(5,606,143)		
Roddy Ranch	225,000	225,000	<u> </u>					
Hillcrest Station Area	2,500,000	2,500,000						
Sand Creek	1,240,000	1,240,000						
Somersville Road Corridor	17,335,501	9,224,280	(8,111,221)	8,390,227	· · ·	(8,390,227)		
Western Gateway	215,216	215,216	0					
Subtotal	26,509,017	20,845,132	(5,663,885)	42,638,229	18,721,127	(23,917,101)		

	Commercial/Office (sq. ft.)			Business Park/Industrial (sq. ft.)			
Land Uses	2003	2017	Change	2003	2017	Change	
TOTAL	38,961,863	33,417,298	(5,544,565)	53,293,588	33,337,128	(19,956,460)	
Percentage Change			(14.2)			(37.4)	

Source: Antioch 2017

Totals have been rounded.

¹ Figures indicated represent the maximum permitted development intensity. The actual yield of future development is not guaranteed by the General Plan, but is dependent upon appropriate responses to General Plan policies. The ultimate development yield may be less than the maximums stated in this table.

2003 GENERAL PLAN EIR

The certified EIR (including the DEIR, the FEIR, and subsequent addendums and amendments) assesses the environmental impacts of the General Plan development projections through 2020 (cumulative). The certified EIR serves as a program-level environmental document for subsequent City actions that are consistent with the General Plan. Further, the certified EIR was prepared and determined to be legally sufficient to serve as a project-level environmental document adocument for subsequent actions such as rezonings, prezonings, annexations, and revisions to the Antioch Municipal Code and regulations, as deemed necessary or recommended to implement provisions of the General Plan.

Potential environmental impacts and policies/mitigation measures were identified in the EIR for aesthetics, air quality, biological resources, cultural resources, geologic and seismic hazards, hazardous materials, hydrology and water quality, land use, noise, population and housing, public services, utilities, and transportation and traffic. For each potential impact, policies/mitigation measures were recommended to reduce the impact's level of significance. With the exception of air quality and transportation and traffic, these policies/mitigation measures would reduce impacts to less than significant levels.

Impacts related to air quality and transportation and traffic were considered significant and unavoidable adverse impacts that would result from implementation of the 2003 General Plan update. Therefore, the City adopted a statement of overriding considerations, which balanced the merits of approving the plan with the significant and unavoidable environmental effects identified in the General Plan EIR, which are:

- The rate of increase in vehicle miles traveled (VMT) is higher than the rate of increase in population in Contra Costa County (1.5 percent per year) and in the Bay Area (1 percent per year). The rates of population increase for the county and the region are averages of the cities in each area. Cities such as Antioch would be expected to be higher in VMT than the average because of the city's proximity to employment centers and because the vacant land in the city allows for expansion.
- Generation of nitrogen oxide (NOx) emissions that would exceed the project-level operations threshold established by the Bay Area Air Quality Management District (BAAQMD).
- Stationary and mobile source air pollutant emissions associated with land uses in the city. Although some of the future pollutant emissions will occur as a result of previously approved development projects, pollutant emissions will also occur as a result of

additional development allowed by the General Plan beyond that which currently exists or is approved.

• Increases in traffic on area freeways and roadways. Certain roadways outside of Antioch will operate at unacceptable levels of service.

3.5 PROJECT APPROVALS

As the lead agency, the City of Antioch is the authority for project approval or denial. The proposed project would require that the City approve the Addendum, as supported by the Initial Study, and adopt the revised General Plan Land Use Element.

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4.1 CEQA CHECKLIST

The purpose of the checklist is to evaluate the categories in terms of any changed condition (e.g., changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result (e.g., a new significant impact or substantial increase in the severity of a previously identified significant effect) (CEQA Guidelines Section 15162).

The questions posed in the checklist come from Appendix G of the CEQA Guidelines. A "no" answer does not necessarily mean that there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed (with mitigation measures, if required) in the 2003 General Plan EIR. These environmental categories might be answered with a "no" in the checklist, since the proposed project does not introduce changes that would result in a modification to the conclusion of the previously approved CEQA document.

4.2 **EXPLANATION OF CHECKLIST EVALUATION CATEGORIES**

(1) 2003 GENERAL PLAN IMPACT COMPARISON

This column indicates whether the impacts for the proposed project remain the same as found in the 2003 EIR.

(2) DO THE PROPOSED CHANGES INVOLVE NEW OR MORE SEVERE IMPACTS?

Pursuant to CEQA Guidelines Section 15162(a)(1), this column indicates whether the changes represented by the project would result in new significant environmental impacts not previously identified or mitigated by the 2003 EIR, or whether the changes would result in a substantial increase in the severity of a previously identified significant impact.

(3) NEW CIRCUMSTANCES INVOLVING NEW OR MORE SEVERE IMPACTS?

Pursuant to CEQA Guidelines Section 15162(a)(2), this column indicates whether there have been substantial changes with respect to the circumstances under which the project is undertaken that would require major revisions to the 2003 EIR, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

(4) NEW INFORMATION REQUIRING NEW ANALYSIS OR VERIFICATION?

Pursuant to CEQA Guidelines Section 15162(a)(3)(A-D), this column indicates whether new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the 2003 EIR was certified as complete, shows any of the following:

- A) The project would have one or more significant effects not discussed in the 2003 EIR;
- B) Significant effects previously examined would be substantially more severe than shown in the 2003 EIR;
- C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- D) Mitigation measures or alternatives which are considerably different from those analyzed in the 2003 EIR would substantially reduce one or more significant effect of the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If the additional analysis completed as part of this environmental review were to find that:

- The conclusions of the 2003 EIR remain the same, and
- No new significant impacts are identified, or
- Identified impacts are not found to be substantially more severe, or
- Additional mitigation is not necessary.

Then answer in the checklist will be "no" and no additional environmental documentation would be required.

endum with General Plan ElR	Relationship of Proposed Project to General Plan EIR		No change. Future development under the General Plan Land Use Element Update would be subject to the applicable policies and measures included in the adopted General Plan, as well as existing regulations within the City's municipal code. With adherence to existing guidelines and regulations, as well as the new policies included in the proposed GPA, impacts would be less than or equal to impacts previously identified in the 2003 General Plan El.	No change. Future development under the General Plan Land Use Element Update would be subject to the applicable policies and measures included in the adopted General Plan, as well as existing regulations within the City's municipal code. With adherence to existing guidelines and regulations, as well as the proposed, impacts would be less than or equal to impacts previously identified in the 2003 General Plan EIR.		No change. Given the intensity and type of development which could occur under buildout of the General Plan Land Use Element Update, as well as required compliance with existing air quality regulations, air quality impacts of future development would be less than or equal to impacts previously identified in the 2003 General Plan ElR.
h General Plan Land Use Element Adde	General Plan EIR Policies/Mitigation Measure	Aesthetics	Policies: 5.4.2 and 5.4.14	Mittgation Measures 4.1.2A, 4.1.2B, 4.1.2C, and 4.1.2D require the City to modify the proposed General Plan to incorporate policies to limit sources of lighting to the minimum required for safety and provide screening for commercial and industrial lighting adjacent to residential land use designations.	Air Quality	Mitigation not required.
Consistency of City of Antioc	General Plan ElR Impact		ipact 4.1.1. Affected Views to Scenic Vistas and cenic Resources. The GP EIR determined that evelopment facilitated by GP would increase e development of urban uses, causing a loss of pen space and change in aesthetic character. onsidered significant before mitigation, but less an significant after mitigation.	pact 4.1.2. Light and Glare. The GP EIR stermined that development facilitated by GP build increase light and glare that could aversely affect day or nighttime views of tritoch. Considered significant before mitigation, ut less than significant after mitigation.		cal Carbon Monoxide Hot Spot. The GP EIR stermined that future ambient CO oncentrations, with implementation of the oposed General Plan, would not violate either e State or Federal CO standards. Impact onsidered less than significant.

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Consistency of City of Antioc	Table 1-1 :h General Plan Land Use Element Adde	ndum with General Plan EIR
General Plan ElR Impact	General Plan EiR Policies/Mitigation Measure	Relationship of Proposed Project to General Plan EIR
Impact 4.2.1. Construction Impacts. The GP EIR determined that development facilitated by GP would result in construction-related impacts on air quality. Considered significant before mitigation, but less than significant after mitigation.	Policy: 10.5.2.a	No change. Given the intensity and type of development which could occur under buildout of the General Plan Land Use Element Update, as well as required compliance with existing air quality regulations, air quality impacts of future development would be less than or equal to impacts previously identified in the 2003 General Plan EIR.
Impact 4.2.2. Regional Emissions Associated with Vehicular Trips. Development would result in more daily vehicular trips within the Planning Area. Emission factors for the existing (2003) and future build out year (2030) were determined. Future emissions (2030) would be lower when compared to their corresponding existing emissions (2003), except PM 10. NOx emissions would exceed the project level operations threshold established by the BAAQMD. Impacts are considered significant and unavoidable.	Policies: 10.5.2.b and 10.5.2.c.	No change. Given the intensity and type of development which could occur under buildout of the General Plan Land Use Element Update, as well as required compliance with existing air quality regulations, air quality impacts of future quality regulations, air quality impacts of future impacts previously identified in the 2003 General Plan EIR.
Impact 4.2.3. Consistency With Clean Air Plan Population and VMT Assumptions. The GP EIR determined that the rate of increase in VMT is higher than the rate of increase in population in Contra Costa County (1.5% per year) and in the Bay Area (1% per year). The rates of population increases for the County and region are averages of the cities within each area. Cities such as Antioch would be expected to be higher than the average, due to the proximity of the City to employment centers and that the vacant land within the City allows for expansion. Impacts are	Policies: 10.5.2.b and 10.5.2.c.	No change. Given the intensity and type of development which could occur under buildout of the General Plan Land Use Element Update, as well as required compliance with existing air quality regulations, air quality impacts of tuture development would be less than or equal to impacts previously identified in the 2003 General Plan EIR.

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Consistency of City of Antioc	Table 1-1 ch General Pìan Land Use Element Adde	endum with General Plan ElR
General Plan ElR Impact	General Plan ElR Policies/Mitigation Measure	Relationship of Proposed Project to General Plan EIR
considered significant and unavoidable.		
Impact 4.2.4. Stationary Source Emissions. The proposed General Plan would potentially result in increased stationary sources emissions from nonresidential development, new industries having the potential for emitting toxic air contaminants, and woodburning stoves and fire places. Considered significant before mitigation, but less than significant after mitigation.	Policies: 10.5.2.d, 10.5.2.e, and 10.5.2.f.	No change. Given the intensity and type of development which could occur under buildout of the General Plan Land Use Element Update, as well as required compliance with existing air quality regulations, air quality impacts of future development would be less than or equal to impacts previously identified in the 2003 General Plan ElR.
	Biological Resources	
Impacts 4.3.1 and 4.3.2. Sensitive Species and Sensitive Natural Communities. The GP EIR determined that implementation of the proposed GP may result in impacts to species identified as a candidate, sensitive, or special status species, as well as riparian, wetland or other sensitive natural communities. Considered significant before mitigation. but less than significant after mitigation.	Policy: 10.4.2.	No change. Future development proposed under the General Plan Land Use Element Update would be subject to the applicable policies and measures included in the adopted General Plan, as well as the City's Tree Protection Ordinance. With adherence to existing guidelines and regulations, impacts would be less than or equal to impacts previously identified in the 2003 General Plan ElR.
Impacts 4.3.3 and 4.3.4. Impacts to Migratory Wildlife Corridors. The GP EIR determined that implementation of the proposed General Plan could interfere with the movement of wildlife species or with migratory wildlife corridors. Considered significant before mitigation, but less than significant after mitigation.	Policies: 10.4.2 and 10.3.2.	No change. The General Plan Land Use Element Update would not create changes to wildlife corridors. As such, impacts would be less than or equal to impacts previously identified in the 2003 General Plan EIR.

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Composition

Consistency of City of Antioc	Table 1-1 ch General Plan Land Use Element Adde	ndum with General Plan ElR
General Plan ElR impact	General Plan ElR Policies/Mitigation Measure	Relationship of Proposed Project to General Plan EIR
	Cultural Resources	
Impact 4.4.1. Adverse Change in the Significance of an Historical Resource. The GP EIR determined that development allowed by implementation of the proposed General Plan could cause the destruction of ar loss of an historical resource. Considered significant before mitigation, but less than significant after mitigation.	Policies: 5.4.6, 5.4.11, and 10.7.2.	No change. Future development from the General Plan Land Use Element Update would be subject to the applicable policies and measures included in the adopted General Plan, as well as existing regulations within the City's municipal code and State guidelines related to protection of cultural resources. With adherence to existing guidelines and regulations, as well as the new policies included in the proposed GPA, impacts would be less than or equal to impacts previously identified in the 2003 General Plan Element
Impact 4.4.2. Destruction of a Known Archaeological Resource. The GP EIR determined that development associated with the proposed General Plan would require disturbance of vacant lands and could cause the destruction of known archaeological resources. Considered significant before mitigation, but less than significant after mitigation.	Policies: 10.7.2a and b Mittgation Measure 4.4.2A requires the City to modify the proposed General Plan to incorporate a policy with a provision in the event that avoidance and/or preservation in the location of any cultural resources is not possible.	No change. Future development from the General Plan Land Use Element Update would be subject to the applicable policies and measures included in the adopted General Plan, as well as existing regulations within the City's municipal code and State guidelines related to protection of cultural resources. With adherence to existing guidelines and regulation, impacts would be less than or equal to impacts previously identified in the 2003 General Plan ER.
Impact 4.4.3. Destruction of a Unique Paleontological Resource or Site. The GP EIR determined that development associated with the proposed General Plan would require disturbance of vacant lands and could cause the destruction of a unique paleontological resource or site. Considered significant before mitigation, but less than significant after mitigation.	Policies: 10.7.2a and b Mittgation Measure 4.4.3A requires the City to modify the proposed General Plan to incorporate a policy requiring the presence of a paleontologist during site grading if the site may contain paleontological resources.	No change. Future development from the General Plan Land Use Element Update would be subject to the applicable policies and measures included in the adopted General Plan, as well as existing regulations within the City's municipal code and State guidelines related to protection of cultural resources. With adherence to existing guidelines and regulations, impacts would be less than or equal to impacts previously identified in

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Consistency of City of Antioc Consistency of City of Antioc General Plan EIR Impact General Plan EIR Impact The GP EIR determined that new development would likely be subject to some level of seismic ground shaking. Considered significant pre mitigation, but less than after thigation. Impact 4.5.5. Unstable Geologic Conditions. The GP EIR determined that development in certain areas may become unstable and potentially result in landsides, lateral spreading, subsidence, liquefaction, or collapse. Considered significant before mitigation, but less than significant after mitigation.	Table 1-1 Table 1-1 h General Plan Land Use Element Adde General Plan ElR Policies/Miligation Measure Geology and Soils Ceology and Soils Policies: 11.3.2 and 11.8.2. Miligation Measure Measure Policies: 11.3.2 and 11.8.2. Miligation Measure Policies: 11.3.2 and 11.8.2. Miligation Measures 4.5.18 require the City to modify the proposed General Plan to incorporate a policy requiring the preparation of a site-specific ground shaking assessment for any proposed development in the city.	Indum with General Plan EIR Relationship of Proposed Project to General Plan EIR The 2003 General Plan EIR The 2003 General Plan EIR. No change. Future development from the General Plan Land Use Element Update would be subject to the applicable policies and measures included in the adopted General Plan, as well as existing regulations within the City's municipal code and the most recent version of the California Building Code (CBC). With adherence to existing guidelines and regulations, impacts would be less than or equal to impacts previously identified in the 2003 General Plan EIR.
Impact 4.5.2. Liquefaction. The GP EIR determined that future proposed General Plan development within Antioch would increase the potential for the placement of structures and facilities in or near areas susceptible to liquefaction. Considered significant before mitigation, but less than significant after mitigation.	Policies: 11.3.2-i and k. Mitigation Measure 4.5.2A requires the City to modify the proposed General Plan to incorporate a policy regarding liquefaction hazards.	No change. Future development from the General Plan Land Use Element Update would be subject to the applicable policies and measures included in the adopted General Plan, as well as existing regulations within the City's municipal code, as well as the most recent version of the CBC. With adherence to existing guidelines and regulations, impacts would be less than or equal to impacts previously identified in the 2003 General Plan El.
Impact 4.5.3. Landslides, Rockfalls, and Expansive Soils. The GP EIR found that future proposed General Plan development within the City would increase the potential for the placement of structures and facilities in areas susceptible to landslides, rockfalls, or expansive soils. Considered significant before mitigation, but less than	Policies: 5.4.14-a and b; 11.3.2-a, g, h, i, and j.	No change. Future development from the General Plan Land Use Element Update would be subject to the applicable policies and measures included in the adopted General Plan, as well as existing regulations within the City's municipal code, as well as the most recent version of the CBC. With adherence to existing guidelines and

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Consistency of City of Antioch	ı abie 1-1 1 General Plan Land Üse Element Adde	ndum with General Plan ElR
General Plan ElR Impact	General Plan EIR Policies/Mitigation Measure	Relationship of Proposed Project to General Plan EIR
significant after mitigation.		regulations, impacts would be less than or equal to impacts previously identified in the 2003. General Plan EIR.
Impact 4.5.4. Soil Erosion/Loss of Topsoil. The GP P EIR determined that areas exposed during future proposed General Plan development activities would be prone to erosion and/or the loss of topsoil. Considered significant before mitigation, but less than significant after mitigation.	Policies: 8.7.2 and 10.6.2.	No change. Future development from the General Plan Land Use Element Update would be subject to the applicable policies and measures included in the adopted General Plan, as well as existing regulations within the City's municipal code, as well as the most recent version of the CBC. With adherence to existing guidelines and regulations, impacts would be less than or equal to impacts previously identified in the 2003 General Plan ElR.
Impact 4.5.5 Unstable Geologic Conditions. F Implementation of the proposed General Plan could facilitate new development in areas that may become unstable and potentially result in landslides, lateral spreading, subsidence, liquefaction, or collapse. Impacts to this issue are potentially significant.	Policies 11.3.2-a, I, j, and k. Mitigation Measures 4.5.1A and 4.5.1B	Less than Significant.
Impact 4.5.6. Expansive Soils. The GP EIR P determined that future development would increase the potential for the placement of structures and facilities in areas susceptible to damage resulting from expansive soils. Considered significant before mitigation, but less than significant after mitigation.	Policies: 11.3.2-a and k.	No change. Future development from the General Plan Land Use Element Update would be subject to the applicable policies and measures included in the adopted General Plan, as well as existing regulations within the City's municipal code, as well as the most recent version of the CBC. With adherence to existing guidelines and regulations, impacts would be less than or equal to impact previously identified in the 2003 General Plan EIR.

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General Plan ElR Impact	General Plan ElR Policies/Mitigation Measure	Relationship of Proposed Project to General Plan EIR
	Hazardous Materials	
Impact 4.6.1. Hazardous Materials Use, Generation and Transport. The GP EIR determined that buildout of the proposed General Plan may result in increased risk of upset associated with the routine use, generation, and transportation of hazardous materials, which may potentially pose a health or safety hazard. Considered significant before mitigation, but less than significant after mitigation.	Policy: 11.7.2.	No change. Future development from the General Plan Land Use Element Update would be subject to the applicable policies and measures included in the adopted General Plan, as well as existing regulations within the City's municipal code and various other federal and State guidelines related to handling of hazardous materials. With adherence to existing guidelines and regulations, impacts would be less than or equal to impacts previously identified in the 2003 General Plan, Element
Impact 4.6.2. Impair an Emergency Response Plan. The GP EIR determined that build out of the proposed General Plan may impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Considered significant before mitigation, but less than significant after mitigation.	Policy: 11.8.2.	No change. The General Plan Land Use Element Update does not include land use or policy changes that would interfere with an adopted emergency response plan or evacuation plan. Future development from the General Plan Land Use Element Update would be subject to the applicable policies and measures included in the adopted General Plan. With adherence to existing guidelines and regulations, impacts would be less than or equal to impacts previously identified in the 2003 General Plan Ela.
Impact 4.6.3. Wildland Fire Hazards. The GP EIR determined that implementation of the proposed General Plan may expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas. Considered significant before mitigation, but less than	Policy: 8.10.2.	No change. The General Plan Land Use Element Update does not include land use or policy changes that would increase the risk of wildland fire hazards within the City. Future development from the General Plan Land Use Element Update would be subject to the applicable policies and measures included in the adopted General Plan, as well as existing regulations within the City's

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General Plan ElR Impact	General Plan ElR Policies/Mitigation Measure	Relationship of Proposed Project to General Plan EIR
significant after miligation.		municipal code. With adherence to existing guidelines and regulations, impacts would be less than or equal to impacts previously identified in the 2003 General Plan EIR.
Impact 4.6.4. Mine Hazards. The GP EIR determined that collapse of historic coal mine tunnels could result in subsidence of lands located above the mines, potentially causing damage to foundations or other improvements. Considered significant before mitigation, but less than significant after mitigation.	Policy: 11.3.2.	No change. The General Plan Land Use Element Update does not include land use or policy changes that would increase mine-related hazards within the City. Future development from the General Plan Land Use Element Update would be subject to the applicable policies and measures included in the adopted General Plan, as well as existing regulations within the City's municipal code. With adherence to existing guidelines and regulations, impacts would be less than or equal to impacts previously identified in the 2003 General Plan ER.
	Hydrology and Water Quality	
Impacts to Groundwater Supplies. The GP EIR determined that impacts to ground water supplies are less than significant as no municipal water is pumped from groundwater. Impact considered less than significant.	Policies: 3.5.9.2, 3.7.2, 8.7.2, 10.3.2, 10.6.2, and 11.8.2.	No change. The General Plan Land Use Element Update would decrease the total development of the City, and, thus, would decrease demand for ground water supplies. In addition, future development within the City would be subject to the applicable policies and measures included in the applicable policies and measures included in the adopted General Plan, as well as existing regulations within the City's municipal code. With adherence to existing guidelines and regulations, impacts would be less than or equal to impacts previously identified in the 2003 General Plan EIR.
Impacts to Water Quality. The GP EIR determined that impacts associated with new development	Policies: 3.5.9.2, 3.7.2, 8.7.2, 10.3.2, 10.6.2,	No change. Future development from the General Plan Land Use Element Update would be

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General Plan ElR Impact	General Plan ElR Policies/Mitigation Measure	Relationship of Proposed Project to General Plan EIR
can include erosion and sedimentation associated with groundbreaking and clearing activities. Additionally, stormwater runoff from urban areas contains a variety of pollutants that may reduce the quality of groundwater resources when introduced into groundwater aquiters. Impact considered less than significant.	and 11.8.2.	subject to the applicable policies and measures included in the adopted General Plan related to water quality, as well as existing regulations within the City's municipal code. Furthermore, the General Plan Land Use Element Update would decrease the intensity of construction activity that would occur under buildout of the City. With adherence to existing guidelines and regulations, impacts would be less than or equal to impacts previously identified in the 2003 General Plan EIR.
Risk of Seiche, Tsunami or Mudflows. The GP EIR determined that due to this geographic location, implementation of the proposed GP would not expose people or property to flooding associated with seiches or fsunamis. Additionally, the hillside to the south is generally stable and is not prone to mudflows. Impact considered less than significant.	Policies: 3.5.9.2, 3.7.2, 8.7.2, 10.3.2, 10.6.2, and 11.8.2.	No change. Future development from the General Plan Land Use Element Update would be subject to the applicable policies and measures included in the adopted General Plan, as well as existing regulations within the City's municipal code. With adherence to existing guidelines and regulations, impacts would be less than or equal to impacts previously identified in the 2003 General Plan EIR.
Risk of Dam Failure. Portions of the City of Antioch are located below the Contra Loma Reservoir and the overall safety classification of the dam is registered as satisfactory. Impact considered less than significant.	Policies: 3.5.9.2, 3.7.2, 8.7.2, 10.3.2, 10.6.2, and 11.8.2.	No change. Although the City is located within the dam inundation zone for the Contra Loma Reservoir, General Plan policies would reduce impacts. This impact would be less than or equal to impacts previously identified in the 2003 General Plan ElR.
Impact 4.7.1. Increased Stormwater Runoff. The GP EIR determined that future development would likely result in a net increase in impervious surfaces that would reduce the amount of rainfall that can infilitrate into the subsurface. Considered significant before mitigation, but less than	Policy: 11.4.2.	No change. The General Plan Land Use Element Update decrease future development intensity within the City, and the proposed land use and policy changes would result in an overall decrease in total impervious area from what was previously considered in the 2003 General Plan

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General Plan EIR Impact	General Plan ElR Policies/Mitigation Measure	Relationship of Proposed Project to General Plan EIR
significant after mitigation.		EIR. Future development from the General Plan Land Use Element Update would be subject to the applicable policies and measures included in the adopted General Plan related to stormwater, as well as existing regulations within the City's municipal code. With adherence to existing guidelines and regulations, impacts would be less than or equal to impacts previously identified in the 2003 General Plan EIR.
Impact 4.7.2. Flood Hazards. The GP EIR determined that an increase in development within the City has the potential to increase the risk of flooding. Considered significant before mitigation, but less than significant after mitigation.	Policy: 3.5.6.2.	No change. Future development from the General Plan Land Use Element Update would be subject to the applicable policies and measures included in the adopted General Plan, as well as existing regulations within the City's municipal code. With adherence to existing guidelines and regulations, impacts would be less than or equal to impacts previously identified in the 2003 General Plan ER.
Impact 4.7.3. Alteration of the San Joaquin River. The GP EIR determined that revitalization and development of Rodgers Point may substantially alter a portion of the San Joaquin River. Considered significant before mitigation, but less than significant after mitigation.	The City shall modify the proposed General Plan to incorporate a policy with the following provision: Prior to or concurrent with approvals of any development applications, at Rodgers Point a Master Plan for the area shall be prepared and approved by the City. The Master Plan shall provide detailed guidance for environmental review, project-related land use, provision and financing of required public services and financing of required public services and facilities, open space preservation, community design, recreational	No change. The General Plan Land Use Element Update would not result in alterations to the San Joaquin River, and impacts would be less than or equal to impacts previously identified in the 2003 General Plan ElR.

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General Plan ElR Impact	General Plan EIR Policies/Mitigation Measure	Relationship of Proposed Project to General Plan EIR
	improvements.	
	Land Use	
Physically Divide an Established Community. The GP ElR determined that development facilitated by the GP will not disrupt or divide the physical arrangement of any established neighborhood. Impact considered less than significant.	Mittgation not required.	No change. The General Plan Land Use Element Update would not substantially alter the development trends which were previously anticipated for the area in the 2003 General Plan EIR. Impacts would be less than or equal to impacts previously identified in the 2003 General Plan EIR.
Impact 4.8.1. Changes in the Pattern of Land Use. The GP EIR determined that changes in the pattern of land uses would result in the development of structures or facilities within areas that are currently undeveloped. Considered significant before mitigation, but less than significant after mitigation.	Policies: 4.3.2, 4.4.2, and 5.4.12.	No change. The General Plan Land Use Element Update would not substantially alter the development trends which were previously anticipated for the area in the 2003 General Plan EIR. Impacts would be less than or equal to impacts previously identified in the 2003 General Plan EIR.
Impact 4.8.2. Development Outside Urban Limit Line. The GP EIR determined that the proposed urban development withtin areas that are currently outside of the County's Urban Limit Line might not be consistent with the provisions of the Contra Costa County 65/35 Land Preservation Plan. Considered significant before mitigation, but less than significant after mitigation.	Policy: 4.3.2.	No change. The General Plan Land Use Element Update would enable future development to occur outside the City's established Urban Limit Line; however, development would occur only after the expansion of the Urban Limit Line. Impacts would be less than or equal to impacts previously identified in the 2003 General Plan EIR.
Impact 4.8.3. Consistency with ABAG Growth Projection. The GP EIR determined that development facilitated by the GP would	Policies: 3.8.2, 4.4.4.2, and 4.4.6.5.	No change. The General Plan Land Use Element Update would decrease total development in the City and the proposed land use and policy
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General Plan EiR Impact	General Plan ElR Policies/Mitigation Measure	Relationship of Proposed Project to General Plan EIR
generate employment in excess of that which is projected by ABAG. Considered significant before mitigation, but less than significant after mitigation.		changes would not substantially increase the intensity of development previously considered in the 2003 General Plan, and impacts would be less than or equal to impacts previously identified in the 2003 General Plan EIR.
	Noise	
Impact 4.9.1. Short-Term Construction Noise Impacts. The GP EIR determined that construction activities facilitated by the GP would result in potentially significant noise impacts. Considered significant before mitigation, but less than significant after mitigation.	Policy: 11.6.2. Mitigation Measures 4.9.1A and 4.9.1B would require compliance with the City's noise ordinance construction hours.	No change. The General Plan Land Use Element Update would decrease the intensity of construction activity which could occur under buildout of the General Plan. Future development from the General Plan Land Use Element Update would be subject to the applicable policies and measures included in the adopted General Plan, as well as existing regulations within the City's municipal code. With adherence to existing guidelines and regulations, impacts would be less than or equal to impacts previously identified in the 2003 General Plan EIR.
Impact 4.9.2. Long-Term Vehicular Noise Impacts. The GP EIR determined that long-term vehicular noise than could affect sensitive land uses along the roads, particularly residential uses along and adjacent to major transit corridors. Considered significant before mitigation, but less than significant after mitigation.	Policy: 11.6.2	No change. The General Plan Land Use Element Update would decrease volumes of traffic occurring within the City under buildout conditions. Future development from the General Plan Land Use Element Update would be subject to the applicable policies and measures included in the adopted General Plan, as well as existing regulations within the City's municipal code. With adherence to existing guidelines and regulations, impacts would be less than or equal to impacts previously identified in the 2003 General Plan ElR.
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Impact 4.9.3. Long-Term Stationary Noise Impacts. The GP EIR determined that new development associated with implementation of GP could expose existing and new uses to stationary noise sources. Considered significant before mitigation, but less than significant after mitigation.	Policy: 11.6.2	No change. Future development from the General Plan Land Use Element Update would be subject to the applicable policies and measures included in the adopted General Plan, as well as existing regulations within the City's municipal code. With adherence to existing guidelines and regulations, impacts would be less than or equal to impacts previously identified in the 2003 General Plan ElR.
Impact 4.9.4. Long-Term Railroad Noise Impacts. The GP EIR determined that new proposed sensitive land uses along and adjacent to the railroads could be affected by noise levels from railroad operations. Considered significant before mitigation, but less than significant after mitigation.	Policy: 11.6.2	No change. The General Plan Land Use Element Update would decrease development in areas that would be adjacent to railroad lines. Impacts would be less than or equal to impacts previously identified in the 2003 General Plan EIR.
	Population and Housing	
Impact 4.10.1. Population and Housing Projections are exceeded. The GP EIR determined that implementation of the proposed Housing Element will result in a substantial increase in population and residential and non-residential structures, and associated infrastructure. Considered significant before mitigation, but less than significant after mitigation.	Policy: 3.6.2.	No change. The General Plan Land Use Element Update would decrease the total development yield of the City. With adherence to existing guidelines and regulations, impacts would be less than or equal to impacts previously identified in the 2003 General Plan ElR.
	Public Services	
Impact 4.11.1. Police Protection. The GP EIR determined that increases in population and employment anticipated with the General Plan	Policies: 3.5.3, 3.5.3.1, 3.5.3.2, and 8.11.2.	No change. The General Plan Land Use Element Update would decrease the total development yield of the City. Future development within the

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lendum with General Plan ElR	Relationship of Proposed Project to General Plan EIR	City would be subject to the applicable policies and measures included in the adopted General Plan related to police protection services, as well as existing regulations within the City's municipal code. With adherence to existing guidelines and regulations, impacts would be less than or equal to impacts previously identified in the 2003 General Plan EiR.	No change. The General Plan Land Use Element Update would decrease the total development yield of the City. Future development from the General Plan Land Use Element Update would be subject to the applicable policies and measures included in the adopted General Plan related to fire protection services, as well as existing regulations within the City's municipal code. With adherence to essifting guidelines and regulations, impacts would be less than or equal to impacts previously identified in the 2003 General Plan EIR.	No change. The General Plan Land Use Element Update would decrease the total development yield of the City and would not increase future demand for schools. Impacts would be less than or equal to impacts previously identified in the 2003 General Plan EIR.	No change. The General Plan Land Use Element Update would decrease the total development yield of the City and would not increase future demand for parks. Future development within the City would be subject to the applicable policies and measures included in the adopted General
Table 1-1 h General Plan Land Use Element Add	Gèneral Plan EiR Policies/Miligation Measure		Policies: 3.5.2.1, 3.5.2.2, and 8.10.2.	Policies: 3.5.8.1, 3.5.8.2, and 8.8.2.	Policies: 8.4.2 and 10.6.2.
Consistency of City of Antioc	General Plan ElR Impact	would increase the need for police protection and police services. Considered significant before mitigation, but less than significant after mitigation.	Impact 4.11.2. Fire Protection. The GP EIR determined that development facilitated by the GP will result in a substantial increase in population and structures, and will require additional on-duty firefighters. Considered significant after mitigation, but less than significant after mitigation.	Impact 4.11.3. Schools. The CP EIR determined that development facilitated by the GP will result in an increased student population throughout the City. Considered significant before mitigation, but less than significant after mitigation.	Impact 4.11.4. Parks and Recreation. The GP EIR determined that the build out within the City of Antioch will result in a substantial increase in population, potentially increasing the use of existing parks and recreation facilities. These impacts will require the expansion of existing

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General Plan ElR Impact	General Plan EIR Policies/Mitigation Measure	Relationship of Proposed Project to General Plan EIR
lifties and recreation programs or the struction of new parks and recreational lifties. Considered significant before mitigation, less than significant after mitigation.		Plan related to the provision of parks, as well as existing regulations within the City's municipal code. With adherence to existing guidelines and regulations, impacts would be less than or equal to impacts previously identified in the 2003 General Plan EIR.
	Utilifies	
act 4.12.1. Water Supply. The GP EIR ermined that the population increases ected for the City will increase the demand water beyond that which currently exists. Isidered significant before mitigation, but less is significant after mitigation.	Policies: 8.4.2 and 10.6.2.	No change. The General Plan Land Use Element Update would decrease the total development yield of the City and would not substantially increase demand for water supplies beyond what has been previously considered for the area. In addition, future development within the City would be subject to the applicable policies and measures included in the adopted General Plan, as well as existing regulations within the City's municipal code. With adherence to existing guidelines and regulations, impacts would be less than or equal to impacts previously identified in the 2003 General Plan EIR.
act 4.12.2. Water Quality. The GP EIR emined that development facilitated by the will result in reliance on a higher percentage wer quality water from the San Joaquin River may increase the level of pollutants that ur in water reserves. Considered significant are mitigation, but less than significant after gation.	Policy: 10.6.2.	No change. The General Plan Land Use Element Update would decrease the total development yield of the City and would not substantially increase demand for ground water supplies beyond what has been previously considered for the area. In addition, future development within the City would be subject to the applicable policies and measures included in the adopted General Plan, as well as existing regulations within
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General Plan EiR Impact	General Plan ElR Policies/Mitigation Measure	Relationship of Proposed Project to General Plan EIR
		the City's municipal code. With adherence to existing guidelines and regulations, impacts would be less than or equal to impacts previously identified in the 2003 General Plan EIR.
Impact 4.12.3. Wastewater. The GP EIR determined that increases in population and housing, (in addition to increases of commercial, and industrial land uses,) would necessifiate increased wastewater treatment capacity. Considered significant before mitigation, but less than significant after mitigation.	Polices: 8.5.2, 3.5.5.1, 3.5.5.2, 3.5.9.2, and 3.6.3.	No change. The General Plan Land Use Element Update would decrease the intensity of development within the City and future development would not generate more wastewater than what was previously considered in the 2003 General Plan EIR. Future development within the City would be subject to the applicable policies and measures included in the adopted General Plan, as well as existing regulations within the City's municipal code. With adherence to existing guidelines and regulation impacts would be less than or equal to impacts previously identified in the 2003 General Plan EIR.
Impact 4.12.4. Gas Services. The GP EIR determined that build out of the City will result in a substantial increase in population and residential and non-residential structures, potentially increasing the use of and need for natural gas. Considered significant before mitigation, but less than significant after mitigation.	Policies: 3.6.2, and 9.4.1. Mitigation Measures 4.12.4A and 4.12.4B.	No change. The General Plan Land Use Element Update would decrease the intensity of development within the City and future development would not increase demand for gas services beyond levels previously considered in the 2003 General Plan EIR. Impacts would be less than or equal to impacts previously identified in the 2003 General Plan EIR.
Impact 4.12.5. Electric Services. The GP EIR determined that build out of the City will result in a substantial increase in population and residential and non-residential structures, potentially increasing the use of and need for electricity. Considered significant before	Mittgation Measures 4.12.4A and 4.12.4B.	No change. The General Plan Land Use Element Update would decrease the intensity of development within the City and future development would not increase demand for electricity beyond levels previously considered in the 2003 General Plan EIR. With adherence to

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Table 1-1 ch General Plan Land Use Element Addendum with General Plan ElR	Relationship of Proposed Project to General Plan EIR	existing guidelines and regulations related to energy conservation impacts would be less than or equal to impacts previously identified in the 2003 General Plan EIR.	No change. The General Plan Land Use Element Update would not increase the intensity of development within the City and future development would not increase generation of solid waste beyond levels previously considered in the 2003 General Plan ElR. Future development within the City would be subject to the applicable policies and measures included in the adopted General Plan related to solid waste, as well as existing regulations within the City's municipal code. With adherence to existing guidelines and regulations, impacts would be less than or equal to impacts previously identified in the 2003 General Plan ElR.		No change. The General Plan Land Use Element Update would decrease potential land use development and would decrease area-wide traffic volumes. Future development within the City would be subject to the applicable policies and measures included in the adopted General Plan related to circulation systems, as well as existing federal. State, and local guidelines related to transportation systems. With adherence to existing guidelines and regulations, impacts would be less than or equal to impacts previously
	General Plan EIR Policies/Mitigation Measure		Policy: 8.6.2. Mitigation Measures 4.12.6A, 4.12.6B, and 4.12.6C.	Transportation/Traffic	Policies: 3.4.4, 3.4.5, and 7.3.2 Mitigation Measure. There are no feasible mitigation measures that the City could adopt to reduce traffic impacts to a less than significant level.
Consistency of City of Antioc	General Plan ElR Impact	mitigation, but less than significant after mitigation.	Impact 4.12.6. Solid Waste Services. The GP EIR determined that increases in population and employment could increase the need for solid waste disposal, requiring additional landfill considered significant before mitigation, but less than significant after mitigation.		Impact 4.16.1. Potential to Degrade Roadway Levels of Service. The GP EIR determined that future growth will increase area-wide traffic volumes with the potential to degrade roadway performance below applicable performance standards. Impacts are considered significant and unavoidable.

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Table 1-1 ch General Plan Land Use Element Adde	General Plan ElR Policies/Mitigation Measure	
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Er	wironmental Issue Area	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
I.	AESTHETICS. Would the	project:			
a)	Have a substantial adverse effect on a scenic vista?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on a scenic vista.	No. There are no new circumstances that would result in new or more severe impacts on a scenic vista.	No. No new information of substantial importance indicates the need for additional analysis of scenic vistas.
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on State Scenic Highways.	No. There are no new circumstances that would result in new or more severe impacts on State Scenic Highways.	No. No new information of substantial importance indicates the need for additional analysis of State Scenic Highways.
C)	Substantially degrade the existing visual character or quality of the site and its surroundings?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on visual character.	No. There are no new circumstances that would result in new or more severe impacts on visual character.	No. No new information of substantial importance indicates the need for additional analysis of visual character.
d)	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on light and glare	No. There are no new circumstances that would result in new or more severe impacts on light and glare	No. No new information of substantial importance indicates the need for additional analysis of light and glare.

EXISTING SETTING

The City of Antioch extends in a roughly square pattern from Pittsburg on the west to the Antioch Bridge on the east, and from the foothills of Mt. Diablo on the south to the San Joaquin River on the north. The City is bisected by State Route 4 (SR 4), an east-west-oriented four-lane freeway. The Southern Pacific Railroad line runs east-west just north of SR 4; the Burlington Northern Santa Fe Railroad line runs east-west along the San Joaquin River waterfront. The Contra Costa Canal is located south of SR 4, and traverses the Planning Area in an east-west direction. The City's form and visual character has developed over a period defined by post-war expansion as well as a natural progression of economic development in the San Francisco Bay Area. Antioch's commercial and residential character is physically divided by the State highway infrastructure.

Scenic Views

Views of Mt. Diablo, the ridgelines, and the San Joaquin River are important resources for the City of Antioch. Public view along Somersville Road on the A Street Connection include either the hills or the San Joaquin River. Other major streets providing north and south views include Contra Loma Boulevard, Lone Tree Way, Hillcrest Avenue, and SR 160. Streets providing east and west views include James Donlon Boulevard, Lone Tree Way, Putnam Street, SR 4, Oakley Road, and Empire Mine Road. Major ridgelines associated with the foothills of Mt. Diablo occur along the entire southwest boundary of the Planning Area. Most of the open lands in the southwest area of the City are located within either Black Diamond Mines Regional Preserve or Contra Loma Regional Park.

The City's General Plan Community Image and Design Element aims to maintain views of the San Joaquin River and its shoreline, Mt. Diablo and its foothills, and scenic resources within the City's view shed.

DISCUSSION OF IMPACTS

- a) Scenic vistas within the City of Antioch include views of the San Joaquin River, moderate to steep hills (including Mount Diablo), broad valleys, narrow canyons, and lakes. The project would revise goals, policies, and objectives for the Land Use Element, update the Land Use Map to reflect these changes, and revise land use intensities and distribution. The project would result in reductions in housing units in single-family residential, multifamily residential, and commercial land use designations. The project does not propose any land use designations that would increase height of allowed development along a scenic vista or buildings on ridgelines in new areas. The project would update the Land Use Map to show new parks and open space areas (that would no longer be available for proposed development) and would not reduce open space areas. As such, the proposed project would not alter any conclusions set forth in the EIR and project impacts would be less than or similar to impacts previously identified in the 2003 General Plan EIR.
- b) According to the California Scenic Highway Program, SR 4 and SR 160 are not designated scenic highways within the City of Antioch, nor are they considered eligible to be officially designated. There would be no potential for the project to substantially damage scenic resources or a scenic highway and project impacts would be less than or similar to impacts previously identified in the 2003 General Plan EIR.
- C) The project would result in reductions in housing units in single-family residential, multi-family residential, and commercial land use designations. Under the proposed project, there would be a 9.9 percent reduction in the projected number of single-family residential units in the Estate Residential and Low Density Residential designations and in the Rivertown/Urban Waterfront and Somersville Road Corridor Focus Areas. There would be a 20.3 percent reduction in the number of multi-family residential units in the High Density Residential designation and the Rivertown/Urban Waterfront and Somersville Road Corridor Focus Areas.

For business park and industrial uses, the project would result in changes to square footages for nonresidential uses in business park, public institutional, and the Eastern Employment Areas, Ginochio Property, and Somersville Road Corridor Focus Areas. In some cases, the project would increase square footage in a land use designation or Focus Area, and in other cases there would be a reduction. Overall, square footage of business park and industrial uses would be reduced by 37.4 percent citywide.

These land use changes refine the 2003 Land Use Element and would not increase development intensities or change the type of development in the City. The General Plan includes general design and hillside design policies. Future development would be required to be consistent with General Plan policies (specifically Policies: 5.4.2 and 5.4.14) and zoning related to community design, density, setbacks, and bulk. Therefore, impacts would be less than or similar to impacts previously identified in the 2003 General Plan ElR.

d) The City is developed with streetlighting and land uses that generate ambient light and glare. The project would revise land use designations that would result in development with the potential to increase light and glare. However, overall, the project would result in reductions in housing units in the single-family residential and multi-family residential land designations, and a reduction of square footage in nonresidential uses in commercial, office, mixed-use designations, and in all Focus Areas other than the Ginochio Property. Overall development would be reduced in the City, which would ultimately reduce potential ambient light and glare.

Similar as analyzed in the 2003 General Plan EIR, new development created by the project would be required to be consistent with the City Municipal Code standards for lighting. Additionally, future development would be subject to existing General Plan policies regarding light and glare, including Policy 5.4.2(o), which states that lighting must not result in nuisance levels or light or glare on adjacent properties. Therefore, impacts would be less than or similar to impacts previously identified in the 2003 General Plan EIR.

CONCLUSION

The project would not result in any new or more severe aesthetic impacts than analyzed in the 2003 General Plan EIR. There would be no change in the circumstances in which the project would be undertaken that require major revisions of the EIR, or preparation of a new subsequent or supplemental EIR, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

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	Environmental Issue Area	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?		
11.	L. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:						
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on Important Farmland.	No. There are no new circumstances that would result in new or more severe impacts on Important Farmland.	No. No new information of substantial importance indicates the need for additional analysis of Important Farmland,		
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on agricultural zoning or Williamson Act contracts.	No. There are no new circumstances that would result in new or more severe impacts on agricultural zoning or Williamson Act contracts	No. No new information of substantial importance indicates the need for additional analysis of agricultural zoning or Williamson Act contracts.		
с.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on forest land or timberland.	No. There are no new circumstances that would result in new or more severe impacts on forest land or timberland.	No. No new information of substantial importance indicates the need for additional analysis of forest land or timberland.		

	Environmental Issue Area	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
d.	Result in the loss of forest land or conversion of forest land to non-forest use?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on forest land or the conversion of forest land.	No. There are no new circumstances that would result in new or more severe impacts on forest land or the conversion of forest land.	No. No new information of substantial importance indicates the need for additional analysis of forest land or the conversion of forest land.
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or conversion of forestland to non-forest use?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on surrounding agricultural uses.	No. There are no new circumstances that would result in new or more severe impacts on surrounding agricultural uses.	No. No new information of substantial importance indicates the need for additional analysis of surrounding agricultural uses.

EXISTING SETTING

Agricultural uses of land in the City of Antioch include hayfields, vineyards, almond orchards, and walnut orchards. Most of the agricultural lands are found along the eastern edge of the City¹, but they can also be found scattered among the more urban areas. As shown in the Farmland Mapping and Monitoring Program (FMMP) Map for Contra Costa County, the City is classified as Urban and Built up Land, occupied by structures with building density of at least 1 unit per 1.5 acres, or approximately 6 structures to a 10-acre parcel. There are no Prime Farmland of Local or Statewide Importance within the project area². The City is a combination of primarily commercial and light industrial purposes, is not currently used for any type of agricultural or forestry use, and is not zoned for agricultural or forestry use. The project area is not subject to a Williamson Act contract. The project area does not meet the definition of forestland provided in Public Resources Code Section 12220(g) due to its location in an intensely developed area, which would preclude the management of any forest resources.

DISCUSSION OF IMPACTS

a) The project area does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland

¹ LSA 2003. Figure 4.3.1, City of Antioch General Plan Update, Biological Resources. July 24, 2003.

² DOC 2014. Division of Land Resource Protection, Farmiand Mapping and Monitoring Program. Contra Costa County Important Farmland 2014. Updated January 2017.

Mapping Program of the California Resources Agency. As such, the project would not convert Important Farmland to non-agricultural use. Project impacts would be less than or similar to impacts previously identified in the 2003 General Plan EIR.

b) There are no Williamson Act Contracts in the project area and the City is not zoned for agricultural use, forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined by Public Resources Code section 4526), or zoned Timberland Production (as defined by Government Code section 51104[g]). As such, project impacts would be less than or similar to impacts previously identified in the 2003 General Plan EIR.

- C) The project area is not zoned as forest land or timberland and would not rezone any forest land or timberland. As such, the project would not convert forest land or timberland to non-agricultural use. Project impacts would be less than or similar to impacts previously identified in the 2003 General Plan EIR.
- d) As stated above in c), the project area is not zoned as forest land or timberland and would not rezone any forest land or timberland. There are no lands adjacent to the City that are zoned as forest land or timberland. Therefore, the project would not have any potential to convert forest land to a non-forest use or result in the loss of forest land. Project impacts would be less than or similar to impacts previously identified in the 2003 General Plan EIR.
- e) The project site does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, or land under a Williamson Act Contract. The project area is not zoned as forest land or timberland and would not rezone any forest land or timberland. The City is surrounded by the County Urban Limit Line (ULL), which is incorporated into the Contra Costa County General Plan Open Space and Conservation elements, and which limits urban development in the adjacent County areas. Therefore, the project would not involve other changes in the existing environment which, due to their location or nature, could individually or cumulatively result in loss of forest land to non-forest use. As such, the proposed project would not alter the conclusions of the EIR and impacts would be less than or similar to impacts previously identified in the 2003 General Plan EIR.

CONCLUSION

The project would not result in any new or more severe impacts than analyzed in the 2003 General Plan EIR. There would be no change in the circumstances in which the project would be undertaken that require major revisions of the EIR, or preparation of a new subsequent or supplemental EIR, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

E JIII. ma	nvironmental Issue Area AIR QUALITY. Where anagement or air pollution co	Same or Reduced Impact as the 2003 General Plan Update EIR available, the si pontrol district m	Do the Proposed Changes Involve New or More Severe Impacts? gnificance criteria establ ay be relied upon to ma	New Circumstances Involving New or More Severe Impacts? ished by the applicable ke the following determi	New Information Requiring New Analysis or Verification? air quality nations. Would the
a)	oject: Conflict with or obstruct implementation of the applicable air quality plan?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on an applicable air quality plan.	No. There are no new circumstances that would result in new or more severe impacts on an applicable air quality plan.	No. No new information of substantial importance indicates the need for additional analysis of an applicable air quality plan.
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts associated with violation of an air quality standard.	No. There are no new circumstances that would result in new or more severe impacts associated with violation of an air quality standard.	No. No new information of substantial importance indicates the need for additional analysis of violations of air quality standards.
c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts associated with any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard.	No. There are no new circumstances that would result in new or more severe impacts associated with any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard.	No. No new information of substantial importance indicates the need for additional analysis of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard.
d)	Expose sensitive receptors to substantial pollutant concentrations?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on sensitive receptors.	No. There are no new circumstances that would result in new or more severe impacts on sensitive receptors.	No. No new information of substantial importance indicates the need for additional analysis of sensitive receptors.

General Plan Land Use Element Update Initial Study/Addendum

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Environmental Issue Area	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
e) Create objectionable odors affecting a substantial number of people?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts associated with objectionable odors.	No. There are no new circumstances that would result in new or more severe impacts associated with objectionable odors.	No. No new information of substantial importance indicates the need for additional analysis of objectionable odors.

EXISTING SETTING

The City is located within the San Francisco Bay Area Air Basin (SFBAAB), which is under the jurisdiction of the Bay Area Air Quality Management District (BAAQMD). The SFBAAB area is currently designated as a nonattainment area for the State and federal ozone, State and federal fine particulate matter 2.5 microns in diameter (PM_{2.5}), and State respirable particulate matter 10 microns in diameter (PM₁₀) ambient air quality standards (AAQS). The SFBAAB is designated attainment or unclassified for all other AAQS. Although the U.S. Environmental Protection Agency (USEPA) issued a final rule determining that the Bay Area attained the 24-hour PM_{2.5} federal AAQS, the Bay Area must continue to be designated as nonattainment for the federal PM_{2.5} AAQS until the USEPA approves the redesignation. Therefore, the SFBAAB remains in nonattainment for 24-hour PM_{2.5}.

The BAAQMD is responsible for planning, implementing, and enforcing air quality standards within the Bay Area Air Basin including the City of Antioch. The BAAQMD prepares ozone attainment plans for the national ozone standard and clean air plans for the California standard, both in coordination with the Metropolitan Transportation Commission and the Association of Bay Area Governments (ABAG).

With respect to applicable air quality plans, the BAAQMD prepared the 2017 Clean Air Plan titled Spare the Air, Cool the Climate—to address nonattainment of the national 1-hour ozone standard in the air basin. The Clean Air Plan defines a control strategy that the BAAQMD and its partners will implement to (1) reduce emissions and decrease ambient concentrations of harmful pollutants; (2) safeguard public health by reducing exposure to air pollutants that pose the greatest health risk, with an emphasis on protecting the communities most heavily impacted by air pollution; and (3) reduce greenhouse gas emissions to protect the climate. It is important to note that in addition to updating the previously prepared ozone plan, the newly adopted Clean Air Plan also serves as a multipollutant plan to protect public health and the climate. In its dual role as an update to the state ozone plan and a multipollutant plan, the 2017 Clean Air Plan addresses four categories of pollutants (BAAQMD 2017)

- Ground-level ozone and its key precursors, ROG and NOx
- Particulate matter: primary PM_{2.5}, as well as precursors to secondary PM_{2.5}
- Air toxics
- Greenhouse gases

The Clean Air Plan includes local guidance for the State Implementation Plan, which establishes the framework for air quality basins to achieve attainment of the state and federal ambient air quality standards.

The 2003 General Plan EIR analyzed air quality impacts for the entirety of the City of Antioch, and determined that impacts for implementation of an air quality plan and to existing air quality violations would be significant and unavoidable, even with the implementation of mitigation.

DISCUSSION OF IMPACTS

a-c) The Bay Area 2010 CAP was based on land use and growth projections consistent with those used in the City of Antioch 2003 General Plan. Therefore, the City's General Plan is consistent with the CAP since it supports the primary goals, includes control measures, and does not conflict with or disrupt implementation of control measures. Under the proposed 2017 Land Use Element, there would be a 9.9 percent reduction in the projected number of single-family residential units and a 20.3 percent reduction in the number of multi-family residential units. Overall, square footage of commercial and office uses would be reduced by 14.2 percent and business park and industrial uses would be reduced by 37.4 percent.

Construction emissions are generated by machinery during construction of land uses. The reduction in housing units and square footage of land uses would result in reduction in construction emissions in the City. Therefore, construction emissions would be reduced from what was analyzed in the 2003 General Plan EIR. Additionally, General Plan Policy 10.5.2.a would require land use developers to implement BAAQMD dust abatement measures.

Additionally, the reduction in housing units and square footage would result in reduction in operational emissions generated by vehicle trips in the City. Operational emissions are analyzed based on the number of vehicle trips, which is calculated from the project's housing units and square footage of commercial, office, business parks, and industrial uses.

Based on trip generation rates provided by the Institute of Transportation Engineers (ITE) 2012 Trip Generation Manual, average daily trips were calculated for previously considered and proposed projects. As described in Traffic and Transportation, average daily vehicle trips would be reduced by 367,411 trips (23.4 percent). Trips during the a.m. peak hour would be reduced by 41,116 trips (23.8 percent), and vehicle trips during the p.m. peak hour would be reduced by 39,260 trips (23.8 percent).

Therefore, the proposed project would result in fewer average daily trips than under the previously considered project, and would generate fewer emissions. The proposed project would not result in an increase in vehicle miles traveled that would conflict with Bay Area Quality Management District (BAAQMD) regional air quality planning efforts. Implementation of the Air Quality Policies 10,5,2,b and 10,5,2,c and included in the Resource Management section of the proposed General Plan, would reduce emissions from vehicle travel, but are not expected to reduce them to below the population growth rate in the region. Although, this impact would be less than the impact found in the General Plan EIR, it would likely remain significant and unavoidable.

d) Sensitive receptors include children, senior citizens, acutely or chronically ill people and/or facilities where these more sensitive population groups reside or spend time (i.e., schools, retirement homes, hospitals). These types of uses are scattered throughout the City. Development under the project would be scattered throughout the City depending on specific development proposals. The amount of development, including industrial development, would be reduced under the Land Use Element Update from the 2003 General Plan. Therefore, the risk of exposing sensitive receptors would be less than found in the 2003 General Plan EIR. Development projects would be subject to General Plan Policies 10.5.2 d-f, which require review of stationary sources of air emissions. Similar to land uses developed under the 2003 General Plan, any new projects proposed would be subject to undergo site specific review, including a Health Risk Assessment (if the uses and location require it). Therefore, project impacts would be less than, or similar, as analyzed in the 2003 General Plan EIR.

e) The proposed project would develop residential, commercial, business park, and industrial uses. The project does not propose any specific development. Although commercial or industrial uses could be considered sources of objectionable odors, specific development proposals would be subject to review, including for the potential to generate objectionable odors prior to any project approval. Development projects would be subject to General Plan Policies 10.5.2 d-f, which require review of stationary sources of air emissions that could create objectionable odors. Additionally, the project would result in a reduction in land designated for housing, commercial, business park, and industrial uses. Therefore, project impacts would be less than, or similar, as analyzed in the 2003 General Plan EIR.

CONCLUSION

Although, impacts would be less than the impact found in the 2003 General Plan EIR, they would likely remain significant and unavoidable. The project would not result in any new or more severe impacts than analyzed in the EIR. There would be no change in the circumstances in which the project would be undertaken that require major revisions of the EIR, or preparation of a new subsequent or supplemental EIR, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

	Environmental Issue Area	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
IV	BIOLOGICAL RESOURCES. Wo	uld the project:	E.	T	
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on special status species.	No. There are no new circumstances that would result in new or more severe impacts on special status species.	No. No new information of substantial importance indicates the need for additional analysis of special status species.
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on riparian habitat.	No. There are no new circumstances that would result in new or more severe impacts on riparian habitat.	No. No new information of substantial importance indicates the need for additional analysis of riparian habitat.
c)	Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption, or other means?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on Section 404 wetlands.	No. There are no new circumstances that would result in new or more severe impacts on Section 404 wetlands.	No. No new information of substantial importance indicates the need for additional analysis of Section 404 wetlands.
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on fish or wildlife movement.	No. There are no new circumstances that would result in new or more severe impacts on fish or wildlife movement.	No. No new information of substantial importance indicates the need for additional analysis of fish or wildlife movement.

	Environmental Issue Area	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on local biological policies or ordinances.	No. There are no new circumstances that would result in new or more severe impacts on fish or local biological policies or ordinances.	No. No new information of substantial importance indicates the need for additional analysis of local biological policies or ordinances.
f)	Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on an adopted Habitat Conservation Plan or Natural Community Conservation Plan.	No. There are no new circumstances that would result in new or more severe impacts on an adopted Habitat Conservation Plan or Natural Community Conservation Plan.	No. No new information of substantial importance indicates the need for additional analysis of an adopted Habitat Conservation Plan or Natural Community Conservation Plan.

EXISTING SETTING

Although the City is largely urbanized, portions of remaining undeveloped lands contain vegetation and habitat types that the California Department of Fish and Wildlife (CDFW) considers rare and therefore candidates for consideration in the California Natural Diversity Database, including native grasslands, vernal pools, seasonal wetlands, and riparian woodlands. Antioch's General Plan Open Space policies are designed to maintain, preserve, and acquire open space and associated resources by providing recreational parks, trails, and the preservation of natural, scenic and other open space resources. Further, the City is adopting the Sand Creek Resource Management Plan, which addresses the relationship between existing preserved lands in regional proximity to natural resources and habitats. The plan is designed to work in concert with the General Plan that will be used to consider and approve development proposals to ensure maximum benefit to comprehensive multi-parcel planning.³

³ Sand Creek Resource Management Plan: Framework for Resource Management Plan for Sand Creek Focus Area. Prepared by Live Oak Associates, Inc. Prepared for Morrison and Foerster, July 11, 2003.

DISCUSSION OF IMPACTS

a-c) The project would result in reductions in housing units in single-family residential, multifamily residential, and square footage of commercial land uses. Under the proposed 2017 Land Use Element, there would be a 9.9 percent reduction in the projected number of single-family residential units. There would be a 20.3 percent reduction in the number of multi-family residential units in the High Density Residential designation and the Rivertown/Urban Waterfront and Western Gateway Focus Areas.

The project would result in changes to square footages for nonresidential uses in commercial, office, mixed-use, and in all Focus Areas other than the Ginochio Property. Overall, square footage of commercial and office uses would be reduced by 14.2 percent and square footage of business park and industrial uses would be reduced by 37.4 percent.

The project would update the Land Use Map to show new parks and open space areas (that would no longer be available for proposed development) and would not reduce open space areas. Future development would be required to adhere to all applicable General Plan policies and programs related to the protection of wildlife movement corridors. For example, General Plan Policy 10.4.2 calls for the preservation of existing wetlands and riparian resources along the San Joaquin River and other natural streams within the City of Antioch. General Plan policy 10.3.2 requires that proposed development projects containing significant natural resources (e.g. sensitive habitats, habitat linkages, steep slopes, cultural resources, wildland fire hazards, etc.) prepare Resource Management Plans to provide a long-term plan for conservation and management of natural communities. Therefore, development in the City would be reduced and the potential for impacts to sensitive species, habitats, riparian habitat, or wetlands would be reduced. As such, the proposed project would not alter any conclusions set forth in the EIR and project impacts would be less than or similar to impacts previously identified in the 2003 General Plan EIR.

d) The project would result in a reduction in proposed development. Future development would be required to adhere to all applicable General Plan policies and programs related to the protection of wildlife movement corridors. For example, General Plan Policy 10.4.2 calls for the preservation of existing wetlands and riparian resources along the San Joaquin River and other natural streams within the City of Antioch that could serve as migration corridors. General Plan policy 10.3.2 requires that proposed development projects containing significant natural resources (e.g. sensitive habitats, habitat linkages, steep slopes, cultural resources, wildland fire hazards, etc.) prepare Resource Management Plans to provide a long-term plan for conservation and management of natural communities.

Therefore, development in the City would be reduced and the potential for impacts to wildlife corridors would be reduced. As such, the proposed project would not alter any conclusions set forth in the EIR and project impacts would be less than or similar to impacts previously identified in the 2003 General Plan EIR.

e) The project does not include any specific proposal for developments at this time, and, as such, would not directly conflict with the City's Tree Protection Ordinance (Title 9, Chapter 5, Article 12 of the Antioch Municipal Code). Any future development project would be required to demonstrate consistency with the City's Tree Protection Ordinance. Therefore, impacts related to conflicts with the City's Tree Protection Ordinance would be less than or similar to impacts previously analyzed in the 2003 General Plan EIR.

f) The City of Antioch is not within the boundaries of the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP). Therefore, impacts to conflict with a HCP/NCCP would be similar to as found in the 2003 General Plan EIR and no impacts would occur.

CONCLUSION

The project would not result in any new or more severe impacts than analyzed in the 2003 General Plan EIR. There would be no change in the circumstances in which the project would be undertaken that require major revisions of the EIR, or preparation of a new subsequent or supplemental EIR, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Environmental Issue Area		Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?			
v .	V. CULTURAL RESOURCES. Would the project:							
a)	Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on historic resources.	No. There are no new circumstances that would result in new or more severe impacts on historic resources.	No. No new information of substantial importance indicates the need for additional analysis of historic resources.			
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on archaeological resources.	No. There are no new circumstances that would result in new or more severe impacts on archaeological resources.	No. No new information of substantial importance indicates the need for additional analysis of archaeological resources.			
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on paleontological resources.	No. There are no new circumstances that would result in new or more severe impacts on paleontological resources.	No. No new information of substantial importance indicates the need for additional analysis of paleontological resources.			

Environmental Issue Area	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
 d) Disturb any human remains, including those interred outside of formal cemeteries? 	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on burial sites.	No. There are no new circumstances that would result in new or more severe impacts on burial sites.	No. No new information of substantial importance indicates the need for additional analysis of burial sites.

EXISTING SETTING

Antioch is home to a variety of historical resources, ranging from landmark commercial buildings, to Victorian, Craftsman, and Modern-style homes, to churches, schools, and civic buildings. The City and environs also contain historical archaeological deposits associated with homes, farms, ranch sites, and industrial activities. Twenty historical archaeological sites are recorded within the study area. The Antioch waterfront is a distinctive resource both on- and offshore.

Fifty-six of Antioch's historical buildings and four monuments and vanished sites are listed on national, state, and local registers of historic properties and landmarks. The Directory of Properties in the Historic Property Data File (HPD), maintained by the state Office of Historic Preservation, is a master list of all resources that have been evaluated for potential eligibility for State and national registers of historic places.

The City of Antioch Community Development Department maintains a map of known cultural resources sites within the City (City of Antioch 1992); however, to deter vandalism, artifact hunting, and other activities with the potential to damage such resources, the locations of known cultural resources are kept confidential. The legal authority to restrict cultural resource location information is in the National Historic Preservation Act of 1966, as amended Section 304, and California Government Code 6254.1.

DISCUSSION OF IMPACTS

a) The project would result in reductions in housing units in single-family residential, multifamily residential, and commercial land use designations. Furthermore, while the proposed project would allow for future development to occur, the project does not include a specific proposal for development at this time. In addition, future development would be subject to existing General Plan policies and programs that protect historical resources, including Policies 5.4.6, 5.4.11, and 10.7.2 a and b, which requires surveys for projects with the potential to impact historical resources. If historical resources found to be present, mitigation would be required prior to initiation of construction activities in accordance with applicable CEQA guidelines and provisions of the California Public Resources Code. Therefore, impacts related to historical resources would be less than or similar to impacts previously identified in the 2003 General Plan EIR. b-d) The project would result in reductions in housing units in single-family residential, multifamily residential, and square footage of commercial land uses. Additionally, the project would update the Land Use Map to show new parks and open space areas that would no longer be available for proposed development. Future projects in the City would be subject to General Plan Policies 5.4.6, 5.4.11, and 10.7.2 a and b and environmental review under CEQA, which would provide for analysis of impacts related to archaeological and paleontological resources, as well as human remains.

In accordance with AB 52 (PRC Section 21084.2) lead agencies are required to consult with Native American tribes that have requested notification of projects that could have an impact to a Tribal Cultural Resources (TCR) including a site feature, place, cultural landscape, sacred place or object, of cultural value to the tribe and is listed on the California Register of Historic Resources (CRHR) or a local register.

Therefore, the City would be required to initiate consultation with a tribe with traditional and/or cultural affiliations within the City. Should the tribe respond requesting formal consultation, the City would work with the tribe or representative thereof to determine the level of environmental review warranted, identify impacts, and recommend avoidance or mitigation measures to reduce any potential impacts. Future projects would adhere to all applicable General Plan policies and programs related to the protection of archaeological and paleontological resources, including General Plan Policy 10.7.2 a and b, which requires surveys for projects having the potential to impact archaeological or paleontological resources.

If human remains were discovered in the course of any earthmoving activities resulting from a project, project activities would be subject to State law regarding the discovery and disturbance of human remains including Health and Safety Code Section (b) and Public Resources Code Section 5097.98.

CONCLUSION

The project would not result in any new or more severe impacts than analyzed in the 2003 General Plan EIR. There would be no change in the circumstances in which the project would be undertaken that require major revisions of the EIR, or preparation of a new subsequent or supplemental EIR, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
Environmental Issue Area	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
VI. GEOLOGY AND SOILS.	Nould the project	:t:	1	T
 a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, involving: 		-		
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on an earthquake fault.	No. There are no new circumstances that would result in new or more severe impacts on an earthquake fault.	No. No new information of substantial importance indicates the need for additional analysis of an earthquake fault.
ii) Strong seismic ground shaking?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on strong seismic ground shaking.	No. There are no new circumstances that would result in new or more severe impacts on strong seismic ground shaking.	No. No new information of substantial importance indicates the need for additional analysis of strong seismic ground shaking.
iii) Seismic-related ground failure, including liquefaction?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on seismic- related ground failure, including liquefaction.	No. There are no new circumstances that would result in new or more severe impacts on seismic-related ground failure, including liquefaction.	No. No new information of substantial importance indicates the need for additional analysis of seismic-related ground failure, including liquefaction.

General Plan Land Use Element Update Initial Study/Addendum

E	nvironmental Issue Area	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
	iv) Landslides?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on landslides.	No. There are no new circumstances that would result in new or more severe impacts on landslides.	No. No new information of substantial importance indicates the need for additional analysis of landslides.
b)	Result in substantial soil erosion or the loss of topsoil?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on soil erosion.	No. There are no new circumstances that would result in new or more severe impacts on soil erosion.	No. No new information of substantial importance indicates the need for additional analysis of soil erosion.
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on unstable geologic units or soils.	No. There are no new circumstances that would result in new or more severe impacts on unstable geologic units or soils.	No. No new information of substantial importance indicates the need for additional analysis of unstable geologic units or soils.
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on expansive soils.	No. There are no new circumstances that would result in new or more severe impacts on expansive soils.	No. No new information of substantial importance indicates the need for additional analysis of expansive soils.
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on septic systems.	No. There are no new circumstances that would result in new or more severe impacts on septic systems.	No. No new information of substantial importance indicates the need for additional analysis of septic systems.

EXISTING SETTING

The City of Antioch geology is defined by Lowland and Upland areas. The Lowland Area of Antioch is underlain by alluvium that is younger than 2 million years old, and consists mainly of unconsolidated floodplain deposits with sand, silt, gravel, and clay irregularly interstratified. The Upland Area of the City consists primarily of tilted sedimentary rocks that range in age from Upper Cretaceous (65 million years old) to Holocene (11,000 years old)⁴. Antioch is an historic coal mining town. The Black Diamond Mines Regional Park is located in the southwestern portion of the City. By 1890, more than 80 percent of the total reserves for this region had been depleted⁵.

Historically active faults in Contra Costa County include the Concord-Green Valley, Hayward, Calaveras, and Marsh Creek-Greenville faults. The largest regional fault, the San Andreas Fault, is located approximately 45 miles west of the City of Antioch. The nearest active faults are the Concord-Green Valley and Marsh Creek-Greenville-Clayton faults, located approximately 10 miles and 4 miles, respectively, from the City.

In 1996 the City of Antioch approved an Emergency Response Plan that addresses response to disasters, including, but not limited to, earthquakes, floods, and fires. Additional policies and regulations are discussed below in Discussion of Impacts.

DISCUSSION OF IMPACTS

- a i-iv) As stated above, the nearest active faults are the Concord-Green Valley and Marsh Creek-Greenville faults, located approximately 10 miles and 4 miles, respectively, from the City. Although no active or potentially active faults lie under the City, the proximity to active faults may lead to strong ground-shaking experienced in the City in a seismic event. Development would be reduced as compared to the 2003 General Plan, which would reduce the potential number of structures and people that would be exposed to seismic hazards. Additionally, any new development would be subject to compliance with applicable California Building Standards Code (CBC), including CBC Title 21 and 24 (adopted 2017), which provides parameters for the design and construction of buildings in California. Additionally, General Plan Policy 11.3.2 requires preparation of geologic and soils reports for proposed development sites, evaluations of potential slope stability for development proposed within hillside areas, and requires specialized soils reports in areas with potential soil stability issues (including expansion, settlement, or subsidence). which requires compliance with the most recent CBC, would reduce the potential for exposure of persons and property to harm from ground shaking. The City's Emergency Response Plan was updated to comply with General Plan Policy 11.8.2. Therefore, impacts related to the exposure of people or structures to potential adverse impacts involving rupture of a known earthquake fault, strong seismic ground shaking, seismicrelated ground failure, or landslides, as would be would be less than or similar to impacts previously identified in the 2003 General Plan EIR.
- b) The project would reduce overall development in the City and these land use changes would reduce the potential for soil erosion or loss of topsoil associated with future

⁴ U.S. Geologic Survey, 1994. Preliminary Geologic Map Emphasizing Formations in Contra Costa County, California.

⁵ Wagstaff & Associates, 1997, Final Environmental Impact Report for the Proposed Southeast Area Sphere of Influence Amendment and Annexation.

development in the City. All future development would be subject to existing federal, State, and local regulations related to erosion, including Policy 10.3.2 i-k, in the City's General Plan, which requires implementation of Best Management Practices (BMPs) to reduce erosion and sedimentation associated with construction activities. As such, impacts related to substantial erosion and loss of topsoil would be less than or similar to impacts previously identified in the 2003 General Plan EIR.

- c-d) Future development within the City would be subject to existing policies in the City's General Plan related to geologic and seismic hazards. Specifically, Policy 11.3.2 requires preparation of geologic and soils reports for proposed development sites. In addition, Policy 11.3.2 i-k requires evaluations of potential slope stability for development proposed within hillside areas, and requires specialized soils reports in areas with potential soil stability issues (including expansion, settlement, or subsidence). The project would reduce overall development in the City, which would reduce the potential for development on an unstable geologic unit or expansive soils associated with future development in the City. General Plan Policies 5.4.14 a and b specify hillside development policies. Therefore, future development would be subject to the same or reduced risk of exposure as previously analyzed in the 2003 General Plan EIR. Therefore, impacts related to unstable geologic units and expansive soils, would be would be less than or similar to impacts previously identified in the 2003 General Plan EIR.
- e) Development in the City is served by sewers and wastewater is treated by Delta Diablo Sanitation District, which provides wastewater/sewer service to the City. Any new development as a result of the proposed project would be served with sanitary sewer service provided by the City. The project would not use a septic or alternative wastewater disposal system. As such, the proposed project would not alter any conclusions set forth in the EIR as they pertain to septic or alternative wastewater disposal systems and impacts would be less than or similar to impacts previously identified in the 2003 General Plan EIR.

CONCLUSIONS

The project would not result in any new or more severe impacts than analyzed in the 2003 General Plan EIR. There would be no change in the circumstances in which the project would be undertaken that require major revisions of the EIR, or preparation of a new subsequent or supplemental EIR, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Ē	nvironmental Issue Area	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
VII.	GREENHOUSE G	AS EMISSIONS	. Would the project:		
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Not previously analyzed	No. The proposed project does not involve changes that would result in new or more severe impacts on the generation of greenhouse gas emissions.	No. There are no new circumstances that would result in new or more severe impacts on the generation of greenhouse gas emissions.	No. No new information of substantial importance indicates the need for additional analysis of the generation of greenhouse gas emissions.
b)	Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Not previously analyzed	No. The proposed project does not involve changes that would result in new or more severe impacts associated with the confliction of an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	No. There are no new circumstances that would result in new or more severe impacts associated with the confliction of an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	No. No new information of substantial importance indicates the need for additional analysis of the confliction of an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

EXISTING SETTING

GHG emissions contribute, on a cumulative basis, to significant adverse environmental impacts. While no single project could generate enough GHG emissions to noticeably change the global average temperature, the combination of GHG emissions from past, present, and future projects contributes substantially to the phenomenon of global climate change and its associated environmental impacts, and, as such are addressed only as a cumulative impact. In developing thresholds of significance for GHG emissions, the BAAQMD considers the emission levels for which a project's individual emissions would be cumulatively considerable. If a project exceeds the identified significance thresholds, its emissions would be cumulatively considerable, resulting in significant adverse GHG emissions impacts.

The General Plan EIR was certified in 2003 and does not evaluate the effects of greenhouse gas (GHG) emission generation. At the time of approval of the EIR, the issue of contribution of GHG emissions to climate change was a prominent issue of concern. On March 18, 2010, amendments to the CEQA Guidelines took effect which set forth requirements for the analysis of GHG emissions under CEQA. Since the General Plan EIR was approved at that time, the determination of whether GHG emissions and climate change needs to be analyzed for the

General Plan Land Use Element Update is governed by the law on supplemental or subsequent EIRs (Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15163). GHG emissions and climate change are not required to be analyzed under those standards unless it constitutes "new information of substantial importance, which was not known and could not have been known at the time" the General Plan EIR was approved (CEQA Guidelines Section 15162(a)(3)).

The issue of GHG emissions and climate change impacts is not new information that was not known or could not have been known at the time of the approval of the EIR. The issue of climate change and GHG emissions was widely known prior to the EIR approval. The United Nations Framework Convention on Climate Change was established in 1992. The regulation of GHG emissions to reduce climate change impacts was extensively debated and analyzed throughout the early 1990s. The studies and analyses of this issue resulted in the adoption of the Kyoto Protocol in 1997.

Consistent with the statutory language, the courts have repeatedly held that new information that "was known" or "could have been known with the exercise of reasonable diligence" at the time of the EIR certification does not trigger the supplemental EIR standard (*Citizens for Responsible Equitable Environmental Development v. City of San Diego* (2011) 196 Cal.App.4th 515, 532 ("CREED II"); ALARM, supra, 12 Cal.App.4th at 1800–1803.) In particular, the courts have held that information on GHG emissions could have been known as early as 1994 and therefore do not trigger the new information standard under Section 21166 for EIRs certified after that date (CREED II, supra, 196 Cal.App.4th at 530–532 [Impact from GHGs not new information for EIR certified in 1994.]). Since the EIR was approved in 2003, CREED II is dispositive and establishes that no review of this environmental issue is required for this project (see also Concerned Dublin *Citizens v. City of Dublin* (2013) 214 Cal. App. 4th 1301—the potential effects of GHG emissions were known and could have been addressed in conjunction with the approval of the EIR in 2003.)

Therefore, per the CREED II court decision, although this previous environmental document did not include a GHG analysis, a supplemental environmental analysis of GHG impacts cannot be required absent new information on that front. Information on the effect of GHG emissions on climate was known long before the City approved the EIR. Thus, the effect of GHG emissions on climate could have been raised in 2003 when the City considered the EIR. A challenge to an EIR must be brought within 30 days of the lead agency's notice of approval (Pub. Resources Code, Section 21167(b)). Under Public Resources Code section 21166(c), an agency may not require a supplemental environmental review unless new information, which was not known and could not have been known at the time the EIR was approved, becomes available. After a project has been subjected to environmental review, the statutory presumption flips in favor of the project proponent and against further review (Moss v. County of Humboldt (2008) 162 Cal.App.4th 1041, 1049-1050). "(S)ection 21166 comes into play precisely because in-depth review has already occurred [and] the time for challenging the sufficiency of the original EIR has long since expired....'" (Id., 1050). There is no competent evidence of new information of severe impact, and thus the City may rely on an addendum. Accordingly, the City finds that GHG impacts and climate change are not "new information" under Public Resources Code Section 21166.

Therefore, the impact of GHG emissions on climate change was known at the time of adoption of the EIR in 2003 and therefore, under CEQA standards, it is not new information that requires analysis in an addendum. No supplemental environmental analysis of the project's impacts on this issue is required under CEQA. Nonetheless, for purposes of full disclosure, a qualitative discussion of GHG for the proposed project has been provided.

DISCUSSION OF IMPACTS

a-b) Future development under the General Plan would generate GHG emissions over the short term from construction activities, consisting primarily of emissions from equipment exhaust. There would also be long-term regional emissions associated with new vehicular trips and indirect source emissions, such as electricity usage for lighting.

The City of Antioch's baseline GHG emissions inventory was completed for the year 2005. On June 23, 2009, City Council unanimously approved Resolution 2009/57 adopting GHG reduction targets to reduce overall carbon emissions by 25 percent by 2020 and 80 percent by 2050. The City adopted a Community Climate Action Plan (CCAP) on May 24, 2011. The CCAP organizes GHG emissions reductions strategies under three broad areas: Land Use and Transportation; Green Building and Energy; and Education and Behavior Change. The CCAP includes strategies focused on green building, renewable energy, transportation and land use, education, and waste management. The City recently completed its first re-inventory of GHG emissions for 2010 and 2015 (approved by the City Council in September 2016).

Under the proposed 2017 Land Use Element, there would be a 9.9 percent reduction in the projected number of single-family residential units and a 20.3 percent reduction in the number of multi-family residential units. Overall, square footage of commercial and office uses would be reduced by 14.2 percent and business park and industrial uses would be reduced by 37.4 percent. This reduction in housing units and square footage would result in a corresponding reduction in GHG emissions generated by vehicles and land uses in the City.

Operational GHG emissions are analyzed based on the number of vehicle trips generated by land uses in the City; i.e., the number of residential units; and square footage of commercial, office, business parks, and industrial uses. As described in Traffic and Transportation, average daily vehicle trips would be reduced by 367,411 trips (23.4 percent). Trips during the a.m. peak hour would be reduced by 41,116 trips (23.8 percent), and vehicle trips during the p.m. peak hour would be reduced by 39,260 trips (23.8 percent). Therefore, GHG emissions generated by vehicular trips would likewise be reduced. Additionally, the reduction in housing units and square footage would result in reduction in GHG emissions in the City.

Therefore, the project's impacts related to generation of GHG emissions, either directly or indirectly, that may have a significant impact on the environment, and/or conflicting with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs, would be less than or similar to impacts that would be anticipated to occur under buildout of the existing General Plan.

CONCLUSION

The impact of GHG emissions was not analyzed in the EIR. Based on the analysis above, implementation of the proposed project would not result in GHG-related impacts.

Er	wironmental Issue Area	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
	II. HAZARDS AND HA	AZARDOUS MA	TERIALS. Would the p	roject:	· · · · · · · · · · · · · · · · · · ·
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts through the transport, use or disposal of hazardous materials.	No. There are no new circumstances that would result in new or more severe impacts through the transport, use or disposal of hazardous materials.	No. No new information of substantial importance indicates the need for additional analysis of transport, use or disposal of hazardous materials.
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on reasonably foreseeable upset and accident conditions.	No. There are no new circumstances that would result in new or more severe impacts on reasonably foreseeable upset and accident conditions.	No. No new information of substantial importance indicates the need for additional analysis of reasonably foreseeable upset and accident conditions.
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one- quarter mile of an existing or proposed school,	No. There are no new circumstances that would result in new or more severe impacts on hazardous or acutely hazardous materials, substances, or waste within one- quarter mile of an existing or proposed school.	No. No new information of substantial importance indicates the need for additional analysis of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Eı	nvironmental Issue Area	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on hazardous materials sites compiled pursuant to Government Code Section 65962.5.	No. There are no new circumstances that would result in new or more severe impacts on hazardous materials sites compiled pursuant to Government Code Section 65962.5.	No. No new information of substantial importance indicates the need for additional analysis of hazardous materials sites compiled pursuant to Government Code Section 65962.5.
e)	Be located within two miles of a public airport or private use airport and result in a safety hazard for people residing or working in the project area?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on airports.	No. There are no new circumstances that would result in new or more severe impacts on airports.	No. No new information of substantial importance indicates the need for additional analysis of airports.
f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on private airstrips.	No. There are no new circumstances that would result in new or more severe impacts on private airstrips.	No. No new information of substantial importance indicates the need for additional analysis of private airstrips.
g)	Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on emergency evacuation or response.	No. There are no new circumstances that would result in new or more severe impacts on emergency evacuation or response.	No. No new information of substantial importance indicates the need for additional analysis of emergency evacuation or response.

Environmental Issue Area	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
 b) Be located in an area designated as having a high, extreme, or severe fire hazard, or otherwise expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? 	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on wildland fires.	No. There are no new circumstances that would result in new or more severe impacts on wildland fires.	No. No new information of substantial importance indicates the need for additional analysis of wildland fires.

EXISTING SETTING

Like most urban areas, the City of Antioch and its residents are potentially exposed to a number of hazardous materials risks from businesses, industrial facilities and private residences.

Although incidents can happen almost anywhere, certain areas of Antioch are at higher risk for inadvertent release of hazardous materials. Locations near roadways that are frequently used for transporting hazardous materials (e.g., SR-4) and locations near industrial facilities that use, store, or dispose of these materials have an increased potential for a release incident, as do locations along the freight railways.

The California Department of Toxic Substances Control identifies two (2) sites within Antioch where surface and/or sub-surface contamination has occurred due to the release of hazardous materials or wastes. Those sites include the GBF/Pittsburg Dumps, located at the intersection of Somersville Road and James Donlon Boulevard, and the former Hickmott Cannery site at the intersection of 6th and "A" Streets.⁶

Antioch also has a long history of agricultural activities that produced hazardous byproducts. These activities include storage and periodic application of pesticides, herbicides, and fertilizers, as well as the storage and use of toxic fuels and solvents. The infiltration of these substances may leach into local groundwater supplies, presenting an elevated risk of groundwater contamination. In addition, nearly all Antioch residents have some type of hazardous material in their homes. Examples include motor oil, paints, cleaners, aerosols, and pesticides.

⁶ City of Antioch General Plan Draft EIR, July 2003.

The Delta Diablo Sanitation District (DDSD) disposes of hazardous materials within the City of Antioch. The DDSD operates the Delta Household Hazardous Waste Collection Facility (DHHWCF). The DHHWCF collects hazardous substances and pollutants such as used oil and filters, anti-freeze, latex and oil-based paints, household batteries, fluorescent and high intensity lamps, cosmetics, pesticides, pool chemicals, and household cleaners for safe disposal at the facility. All hazardous waste must be discharged at a Class I landfill under the Federal Resource Conservation and Recovery Act (RCRA).

The nearest airport to the project area is the Funny Farm Airport, a private airport located in Brentwood approximately 5 miles to the southeast of the City border. There are no public airports within 2 miles of the project area.

DISCUSSION OF IMPACTS

a-b) Future development within the City would potentially involve demolition, grading, construction activities, and material delivery, which could result in the temporary handling and transport of hazardous materials such as fuels, lubricants, paints, solvents, and insulation. Development would also result in excavation and grading activities that could result in the release of hazardous materials into the environment.

However, all future development would be required to comply with applicable California Health and Safety Codes and local City ordinances regulating the handling, storage, and transportation of hazardous and toxic materials, including the City's Grading and Drainage Ordinance and Storm Water Pollution Prevention Plan. Additionally, existing and new development is required to adhere to best management practices (BMPs) and comply with applicable policies in the City's General Plan. Specifically, Policy 11.7.2 requires use permits for all operations involving handling of hazardous materials. In addition, all future projects would be subject to BAAQMD regulations, including regulations related to the identification, handling, and disposal of recognized asbestoscontaining materials and existing federal, State, and local regulations governing hazardous materials. Therefore, impacts related to creation of a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment, would be less than or similar to impacts previously identified in the 2003 General Plan EIR.

- c) Schools are located throughout Antioch. Although development could be located within 0.25 miles of a school, all future development would be evaluated for the potential to emit hazardous materials that would affect a school. The project proposes land use changes that would result an overall decrease in development as allowed under the 2003 General Plan. Therefore, impacts of the proposed project related to emission of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school would be less than or similar to impacts previously identified in the 2003 General Plan EIR.
- d) The City contains some sites included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. These sites are dispersed throughout the City and development could be proposed on a site that is listed. However, General Plan Policy 11.7.2.0 requires source reduction, facilities siting and management, and clean-up of sites. Additionally, development in the City is subject to review to determine if the site is located on the list and if so, the City would be required to oversee investigation and

remediation of hazardous materials on a site. The project proposes a reduced amount of development, which would further reduce the risk of development on a listed site. Therefore, the proposed project would not create a significant hazard to the public or the environment, and impacts related to such would be less than or similar to impacts previously identified in the 2003 General Plan EIR.

e, f) The project area is approximately 5 miles from the Funny Farm Airport, a private airport. There are no public airports within 2 miles of the project area. As such, the project site not within 2 miles of a public airport or private airstrip and, therefore, would not result in a safety hazard for people residing or working in the project site. As such, similar to the EIR, no impacts would occur.

The project would not amend or change the City's Emergency Plan that addresses response to disasters, including, but not limited to, earthquakes, floods, fires, hazardous spills or leaks, major industrial accidents, major transportation accidents, major storms, airplane crashes, environmental response, civil unrest, and national security emergencies.

However, emergency response or emergency evacuation can be hindered by traffic in the City. The project proposes land use changes that would result an overall reduction in vehicular trips and congestion than under the 2003 General Plan. Additionally, General Plan Policy 11.8.2 requires that the City maintain an updated Emergency Response Plan. Therefore, the project would not increase congestion in a manner that would impact the City's Emergency Plan. Therefore, impacts related to emergency plans would be less than or similar to impacts previously analyzed in the 2003 General Plan EIR.

The City is adjacent to open space areas that could be subject to wildland fires. New development within rural and hilly terrain areas could expose persons to hazardous conditions associated with wildland fires. Additionally, there is the potential for an increase in the occurrence of fire in these areas due to increasing population and the fact that a majority of wildland fires are caused by human carelessness.

The project would result in a decrease in development citywide, including in areas adjacent to open space, such as the Roddy Ranch Focus Area or in areas that were proposed for development and have now become permanent open space. This decrease in development would reduce the risk of wildland fires. Additionally, General Plan Policy 8.10.2, Fire Protection Policies, requires the City to provide the Contra Costa County Fire Protection District (CCCFPD) with information pertaining to development proposals and projected levels of growth within the City in order to allow the CCCFPD to maintain appropriate long-term master plans and refine the delivery of service and facilities to maintain performance standards. Therefore, impacts of the proposed project related to exposure of people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands would be less than or similar to impacts previously identified in the 2003 General Plan EIR.

CONCLUSIONS

The project would not result in any new or more severe impacts than analyzed in the 2003 General Plan EIR. There would be no change in the circumstances in which the project would be undertaken that require major revisions of the EIR, or preparation of a new subsequent or

h)

g)

supplemental EIR, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

General Plan Land Use Element Update Initial Study/Addendum

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City of Antioch October 2017

	Environmental Issue Area	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
a)	7. HYDROLOGY AND WATER Violate any water quality standards or waste discharge requirements?	QUALITY. Wou Yes	d the project: No. The proposed project does not involve changes that would result in new or more severe impacts on water quality standards or	No. There are no new circumstances that would result in new or more severe impacts on water quality standards or waste discharge requirements.	No. No new information of substantial importance indicates the need for additional analysis of water quality standards
b)	Substantially deplete	Yes	waste discharge requirements. No. The	No. There are no	or waste discharge requirements. No. No new
	groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?		proposed project does not involve changes that would result in new or more severe impacts on groundwater.	new circumstances that would result in new or more severe impacts on groundwater.	information of substantial importance indicates the need for additional analysis of groundwater.
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on erosion.	No. There are no new circumstances that would result in new or more severe impacts on erosion.	No. No new information of substantial importance indicates the need for additional analysis of erosion.

	Environmental Issue Area	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
(d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on flooding.	No. There are no new circumstances that would result in new or more severe impacts on flooding.	No. No new information of substantial importance indicates the need for additional analysis of flooding.
e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on runoff.	No. There are no new circumstances that would result in new or more severe impacts on runoff.	No. No new information of substantial importance indicates the need for additional analysis of runoff.
f)	Otherwise substantially degrade water quality?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on water quality.	No. There are no new circumstances that would result in new or more severe impacts on water quality.	No. No new information of substantial importance indicates the need for additional analysis of water quality.
g)	Place housing within a 100- year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on 100-year flood hazard areas.	No. There are no new circumstances that would result in new or more severe impacts on 100-year flood hazard areas.	No. No new information of substantial importance indicates the need for additional analysis of 100- year flood hazard areas.

	Environmental Issue Area	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
h)	Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on 100-year flood hazard areas.	No. There are no new circumstances that would result in new or more severe impacts on 100-year flood hazard areas.	No. No new information of substantial importance indicates the need for additional analysis of 100- year flood hazard areas.
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a failure of a levee or dam?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on dam or levee failure.	No. There are no new circumstances that would result in new or more severe impacts on dam or levee failure.	No. No new information of substantial importance indicates the need for additional analysis of dam or levee failure inundation zone.
j)	Inundation by seiche, tsunami, or mudflow?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on seiches, tsunamis, or mudflows.	No. There are no new circumstances that would result in new or more severe impacts on seiches, tsunamis, or mudflows.	No. No new information of substantial importance indicates the need for additional analysis of seiches, tsunamis, or mudflows.

EXISTING SETTING

The principal waterways within the City of Antioch include the San Joaquin River, East Antioch Creek, West Antioch Creek, Markley Creek, Sand Creek, Marsh Creek, and Deer Creek. Parts of the City's naturally occurring floodplains are paved, and stretches of creek channels have been covered by culverts. Most flooding within the City of Antioch is caused by heavy rainfall, high tides from the San Joaquin River, and subsequent runoff volumes that cannot be adequately conveyed by the existing storm drainage system and surface water.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, panel numbers 06013C0335F and 06013C0330F, the City is primarily located within Zone X. Parts of the City are located within a 100-year flood zone. These areas include the City's waterfront bordering the San Joaquin River, western area of the City encompassing Somersville Road,

Buchanan Road, and Putnam Street, the areas bounded by 2nd Street to the north, near SR 4 to the South, A Street to the east, and L Street to the West.

In addition to naturally occurring creeks, other waterways also occur within the City. The Contra Costa Canal, owned by the Bureau of Reclamation, is a channelized potable water conveyance canal. A spillway, the Los Medanos Wasteway, leads from the Contra Costa Canal near the western edge of the Planning Area and flows north to the San Joaquin River. The East Bay Municipal Utility District Aqueduct is a water transmission facility that runs from the Central Valley to the East Bay region. The lines are located south of SR 4 and are aboveground for roughly 350 feet north of Buchanan Road and west of Somersville Road.

The Antioch Municipal Reservoir is also a key component of the City's water system. The Reservoir provides a means of equalizing demand and ensuring the reliability of the supply from the Contra Costa Canal. It also provides some flood protection in the West Antioch Creek watershed, although it is not situated on the main stem of the Creek.

DISCUSSION OF IMPACTS

- a) Water quality can be affected by both the quality and quantity of stormwater runoff containing urban pollutants generated by residential, commercial, and industrial land use. These pollutants typically include sediment, oil and grease, heavy metals, pesticides, treatment plant discharges, and debris. Additionally, development may involve ground disturbing activities that have the potential to impact water quality if not properly controlled. However, the project would be subject to General Plan Policy 10.6.2, which protects water resources. Additionally, the project proposes a reduction in development, which would reduce the potential for polluted runoff, which could impact water quality standards. Therefore, impacts related to violation of water quality standards or waste discharge requirements, and/or degradation of water quality, would be less than or similar to impacts previously identified in the 2003 General Plan EIR.
- b) Although the City of Antioch currently does not rely on groundwater for water supplies, development under the project would create impervious surfaces that would reduce the potential for ground water recharge. Policy 10.6.2(c) in the City's General Plan, calls for protection to groundwater recharge areas. Additionally, the project would reduce the amount of development as compared to the 2003 General Plan. Therefore, the proposed project's impacts associated with substantial depletion of groundwater supplies, or substantial interference with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, would be less than or similar to impacts previously identified in the 2003 General Plan EIR.
- c-d) Development under the project has the potential to alter the existing development pattern and create flooding or erosion. The State Water Resources Control Board (SWRCB) regulates stormwater discharges associated with construction activities where clearing, grading, or excavation results in a land disturbance of one or more acres. The City's National Pollutant Discharge Elimination System (NPDES) permit requires applicants to show proof of coverage under the State's General Construction Permit prior to receipt of any construction permits. Therefore, all future projects disturbing one or more acres of land within the City would be subject to the requirements of the State's General Construction Permit. Furthermore, future development and/or redevelopment projects that create or alter 10,000 or more square feet of impervious area would be required to contain and treat all stormwater runoff per the County C.3 Stormwater Standards, which

have been adopted by the City of Antioch. Future projects would also be subject to applicable General Plan policies and programs related to water quality and waste discharge standards including Policy 8.7.2, which requires drainage within urban areas to be designed to prevent runoff from landscaped areas and impervious surfaces from carrying pesticides, fertilizers, and urban and other contaminants into natural streams and General Plan Policy 10.6.2, which protects water resources.

Overall, the project would result in reductions in housing units in single-family residential, multi-family residential, and the square footage of commercial, business park, and industrial land uses. This would result in a reduction in development with the potential to alter the existing development pattern and create flooding or erosion. Therefore, the project would not substantially alter the existing drainage patter in a manner which would result in erosion, siltation, or flooding on- or off-site, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or provide substantial additional sources of polluted runoff beyond what has been previously been analyzed in the 2003 General Plan EIR. Impacts would be project would be less than or similar to impacts previously identified in the 2003 General Plan EIR.

e-f) The project would result in development, which would create impervious surfaces and could result in polluted runoff. However, future development would be subject to existing NPDES regulations and C.3 Standards, as well as policies and programs in the General Plan related to drainage and surface runoff. C.3 requirements include appropriate site design measures, source controls, and hydraulically-sized stormwater treatment measures to ensure that the rate or amount of runoff associated with the project site would be equal to or less than existing levels. In addition, future projects would be subject to Title 6, Chapter 9, in the City's Municipal Code, which requires projects to provide for appropriate detention and treatment of stormwater runoff. Future projects would also be subject to applicable General Plan policies and programs related to water quality and waste discharge standards including Policy 8.7.2, which requires drainage within urban areas to be designed to prevent runoff from landscaped areas and impervious surfaces from carrying pesticides, fertilizers, and urban and other contaminants into natural streams and General Plan Policy 10.6.2, which protects water resources.

The project would result in reductions in housing units in single-family residential, multifamily residential, and commercial land use designations. Therefore, the project would not substantially alter the existing drainage patter in a manner which would result in erosion, siltation, or flooding on- or off-site, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or provide substantial additional sources of polluted runoff beyond what has been previously been analyzed in the 2003 General Plan EIR. Impacts would be project would be less than or similar to impacts previously identified in the 2003 General Plan EIR.

g-h) According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, panel numbers 06013C0335F and 06013C0330F, the City is primarily located within Zone X. Parts of the City are located within a 100-year flood zone. These areas include the City's waterfront bordering the San Joaquin River, western area of the City encompassing Somersville Road, Buchanan Road, and Putnam Street, the areas bounded by 2nd Street to the north, near SR 4 to the South, A Street to the east, and L Street to the West. Development, including residential development, could occur in areas of 100-year flood zones. However, the project would be subject to General Plan Policy 11.4.2 which specifies where and how development can occur relative to flood

areas. Additionally, the project would result in reductions in housing units in single-family residential, multi-family residential, and commercial, business park, and industrial land use designations. Therefore, the project's impacts associated with placing housing in a 100year flood zone or development in areas where flood flows would be redirected, would be less than or similar to impacts previously identified in the 2003 General Plan EIR.

- I) The City of Antioch is located below the Contra Loma Reservoir. The Bureau of Reclamation Division of Dam Safety conducted a safety analysis of the Contra Loma Reservoir in 1983 and determined that "safe performance of the dam can be expected under all anticipated loading conditions, including the MCE (maximum credible earthquake) and PMF (probable maximum flood) events." Therefore, the overall safety classification of the dam is registered as satisfactory. The General Plan EIR found that General Plan Policy 11.8.2-f would require regular review and clarification of emergency evacuation plans in the event of dam failure, which would reduce this risk to less than significant. Based on the above, the project's impacts associated with inundation from dam failure, would be less than or similar to impacts previously identified in the 2003 General Plan EIR.
- j) Tsunamis are defined as sea waves created by undersea fault movement. A seiche is a long-wavelength, large-scale wave action set up in a closed body of water such as a lake or reservoir. The City is located over 50 miles from the Pacific Ocean and d future projects within the City would not be exposed to flooding risks associated with tsunamis. The City is located adjacent to the San Joaquin River; however, the River is not a closed body of water and risk from seiche would be low.

Mudflows typically occur on steep, unstable slopes. According to the General Plan EIR, the hillside topography surrounding the City to the south is generally stable and is not prone to mudflows. General Plan Policy 3.5.9.2-a, requires that all future development would be subject to project specific environmental review in accordance with the local, State and Federal environmental analysis requirements; therefore, environmental review required for new development would address the potential impacts that could result from mudflow hazards within the City of Antioch. Based on the above, the proposed project's impacts associated with inundation by seiche, tsunami, or mudflow, would be less than or similar to impacts previously identified in the 2003 General Plan EIR.

CONCLUSION

The project would not result in any new or more severe impacts than analyzed in the 2003 General Plan EIR. There would be no change in the circumstances in which the project would be undertaken that require major revisions of the EIR, or preparation of a new subsequent or supplemental EIR, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

x	Environmental Issue Area	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
a)	Physically divide an established community?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on division of an established community.	No. There are no new circumstances that would result in new or more severe impacts on division of an established community.	No. No new information of substantial importance indicates the need for additional analysis of division of an established community.
b)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on conflicts with any applicable land use plan, policy, or regulation.	No. There are no new circumstances that would result in new or more severe impacts on conflicts with any applicable land use plan, policy, or regulation.	No. No new information of substantial importance indicates the need for additional analysis of conflicts with any applicable land use plan, policy, or regulation.
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on habitat conservation plans or natural community conservation plans.	No. There are no new circumstances that would result in new or more severe impacts on habitat conservation plans or natural community conservation plans.	No. No new information of substantial importance indicates the need for additional analysis of habitat conservation plans or natural community conservation plans.

EXISTING SETTING

The City of Antioch has experienced several decades of growth as a predominantly residential community. With the exception of the northeastern and waterfront portions of the City, residential uses and, particularly, single-family detached residential uses are the most prominent land use in the City. Commercial uses are distributed throughout the City along major thoroughfares and in higher concentrations on Somersville Road near the Somersville Towne

Center mall, in Downtown Antioch, and along the Lone Tree Way, 18th Street, and A Street corridors. The northeast corner of the City is dominated by active and inactive industrial lands that reflect the City's industrial roots and the potential for a resurgence of industrial users and accompanying jobs, while balancing existing open space.

RESIDENTIAL LAND USE DESIGNATIONS

The General Plan includes six residential land use designations to provide a full ranging of housing types in conjunction with residential development within the City's General Plan Focus Areas. These categories include the following:

Estate Residential. These land uses are planned as transitions between urban and rural areas characterized by single-family homes with lots 1 acre in size.

Low Density Residential. These areas are generally characterized by single-family homes in traditional subdivisions. Density for this category is 4 units per acre.

Medium-Low Density Residential. These areas generally include single-family homes in typical subdivision development, as well as other detached housing such as patio homes and duplexes. Six dwelling units per acre are allowed on these sites. Up to 10 Dwelling units per acre are allowed in this category.

Medium Density Residential. This designation allows for a wide range of living accommodations, including traditional and small-lot detached single-family homes, mobile homes, townhouses, and garden apartments.

High Density Residential. Two-story apartments and condominiums with surface parking typify this density, though structures of greater height with compensating amounts of open space would be possible. Residential development may range up to 20 units of gross acreage.

Residential Transit Oriented Development (TOD). This mixed-use classification is intended to create primarily residential neighborhoods within walking distance to retail, offices, local services, and mass transit. Residential densities range from 20 to 40 units per acres, with up to 100 square-feet of commercial spaces per residential until built.

COMMERCIAL LAND USE DESIGNATIONS

The General Plan land use element includes to commercial land use designations which provides a broad range of retail and commercial services for existing and future residences and businesses.

Convenience Commercial. This designation is used to include small-scale retail and service uses on small commercial lots, generally ranging from 1 to 4 acres in size.

Neighborhood/Community Commercial. These areas are major commercial nodes of activity designed to serve defined neighborhoods and community areas and include anchor businesses such as supermarkets and drug stores. A neighborhood center would range from about 3 to 12 acres (30,000 to 100,000 square-feet); a community center would range from 10 to 20 acres or more (100,000 to 250,000 square feet).

Regional Commercial. These designations are characterized by large-scale retail commercial development and supporting services (such as a mall or integrated shopping center) designed to serve large populations within a 20-mile area. Regional Commercial centers are 30 to 50 acres or more.

Focused Commercial Centers

Antioch includes a wide range of retail, office, and community areas, including Sommersville Road Commercial, Community Retail District, Town Center Mixed Use, Marina/Support Services, Mixed Use, Mixed Medical Use Facilities, Office Facilitates and Business Parks. Detailed descriptions of these are found in the 2003 Adopted General Plan.

Office

The General Plan land use map and Focus Area policies identify six employment-generating land use designations, which provide a broad range of employment opportunities for existing and future residents. The Office designation is intended to encourage the concentration of office uses near centers of commercial activity within the City, and to discourage isolated office buildings.

Business Park

The primary purpose of lands designated Business Park on the General Plan land use map is to provide for light industrial, research and development, and office-based firms seeking an attractive and pleasant working environment and a prestigious location.

INDUSTRIAL

Areas designated for industrial uses include General Industrial (large scale manufacturing and storage or raw materials), Light Industrial (auto parts and auto servicing), and Rail-Served Industrial.

COMMUNITY AND PUBLIC LAND USE DESIGNATION

The General Plan identifies two designations intended to provide for public and institutional activities, as well as to preserve open space. The Public/Institutional Category is used to designate public land and uses such as police stations, public schools, and libraries. The Open Space Land Use designation includes parks and other open space areas designed to protect natural resources.

FOCUS AREAS

Ten areas within the Antioch General Plan study area have been identified for focused policy analysis and direction. The purpose of these "Focus Areas" is to provide policy direction specific to each area, including appropriate land use types and development intensity, based upon analysis of the particular opportunities and constraints affecting each area. These Focus Areas include "A" Street Interchange, East Lone Tree Specific Plan, Eastern Employment Areas, Ginochio Property, Rivertown/Urban Waterfront, Roddy Ranch, Hillcrest Station Area, Sand Creek, Somersville Road Corridor, and the Western Gateway.

DISCUSSION OF IMPACTS

- a) The City is developed with existing urban development, including residential, commercial, and industrial development, open space areas, and roadways. The project does not propose any roadways or infrastructure with the potential to divide the City and would therefore not physically divide an established community. Therefore, impacts associated with physically dividing an established community would be less than or similar to impacts previously identified in the 2003 General Plan EIR.
- b) The project is an update to the City of Antioch General Plan Land Use Element. Since the General Plan was adopted in 2003, many changes have occurred over time in response to development applications, planning actions by other jurisdictions and agencies, and planning actions by the City. The project would revise goals, policies, and objectives for the Land Use Element, update the Land Use Map to reflect these changes, and revise land use intensities and distribution.

The project would result in reductions in housing units in single-family residential, multifamily residential, and square footage of commercial land uses. There would also be reductions in single-family residential units in the Rivertown/Urban Waterfront, Somersville Road Corridor, and Western Gateway Focus Areas.

Under the proposed 2017 Land Use Element, there would be a 9.9 percent reduction in the projected number of single-family residential units. This reduction would occur in the Estate Residential and Low Density Residential designations and in the Rivertown/Urban Waterfront and Somersville Road Corridor Focus Areas. There would be a 20.3 percent reduction in the number of multi-family residential units in the High Density Residential designation and the Rivertown/Urban Waterfront and Western Gateway Focus Areas.

The project would result in changes to square footages for nonresidential uses in commercial, office, mixed-use, and in all Focus Areas other than the Ginochio Property. In some cases, the project would increase square footage in a land use designation or Focus Area, and in other cases there would be a reduction. Overall, square footage of commercial and office uses would be reduced by 14.2 percent.

For business park and industrial uses, the project would result in changes to square footages for nonresidential uses in business park, public institutional, and the Eastern Employment Areas, Ginochio Property, and Somersville Road Corridor Focus Areas. In some cases, the project would increase square footage in a land use designation or Focus Area, and in other cases there would be a reduction. Overall, square footage of business park and industrial uses would be reduced by 37.4 percent.

Additionally, the project would include land use designation revisions, corrections, and updates that would bring the General Plan Land Use Element and map up to date with changes related to City resolutions; the 2015-2023 Housing Element; various Specific Plans; and changes to open space areas, commercial areas, and City-owned properties that have occurred since the 2003 General Plan Update.

Potential environmental impacts and policies/mitigation measures were identified in the General Plan EIR for aesthetics, air quality, biological resources, cultural resources, geologic and seismic hazards, hazardous materials, hydrology and water quality, land use, noise, population and housing, public services, utilities, and transportation and traffic. Impacts to land use were less than significant.

The project's reductions in housing units in single-family residential, multi-family residential, and in square footage of commercial land use designations would further reduce any impacts resulting from the 2003 General Plan. As a result, impacts would be less than or similar to impacts previously identified in the 2003 General Plan EIR.

c) The East Contra Costa County (ECCC) Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) was adopted by Contra Costa County, other member cities, the USFWS, and the CDFW in July 2007. The City of Antioch, however, declined to participate in the HCP/NCCP. Currently, the City is working with ECCC HCP/NCCP staff to assess the feasibility of joining; however, an agreement has not yet been reached. Therefore, the City is not located in an area with an approved HCP/NCCP, or local, regional, or State habitat conservation plan, and was not covered by such a plan at the time the 2003 General Plan EIR was certified. As a result, impacts would be less than or similar to impacts previously identified in the 2003 General Plan EIR.

CONCLUSION

The project would not result in any new or more severe impacts than analyzed in the 2003 General Plan EIR. There would be no change in the circumstances in which the project would be undertaken that require major revisions of the EIR, or preparation of a new subsequent or supplemental EIR, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

4.0 Environmental Checklist

En	vironmental Issue Area MINERAL RESOUR	Same or Reduced Impact as the 2003 General Plan Update EIR CES. Would the	Do the Proposed Changes Involve New or More Severe Impacts? project:	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on loss of known mineral resources of statewide importance.	No. There are no new circumstances that would result in new or more severe impacts on loss of known mineral resources of statewide importance.	No. No new information of substantial importance indicates the need for additional analysis of known mineral resources of statewide importance.
b)	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on loss of known mineral resources of local importance.	No. There are no new circumstances that would result in new or more severe impacts on loss of known mineral resources of local importance.	No. No new information of substantial importance indicates the need for additional analysis of known mineral resources of local importance.

EXISTING SETTING

The California State Department of Conservation, Division of Mines and Geology identifies sites with mineral resource potential. The City of Antioch was not identified as having significant mineral resource deposits. There are no mines included on the Office of Mine Reclamation AB 3098 list operating within the City of Antioch. The nearest mine is Black Diamond Mine, which is now a regional park and is outside the City limits.

DISCUSSION OF IMPACTS

a-b) The EIR concluded that the project area is not designated as a mineral resource by the state, is not used for mineral extraction, and does not contain any known mineral resources that are listed in the City's General Plan. This condition precludes related impacts. Similar to the analysis in the EIR, no impacts would occur.

CONCLUSION

The project would not result in any new or more severe impacts than analyzed in the 2003 General Plan EIR. There would be no change in the circumstances in which the project would be undertaken that require major revisions of the EIR, or preparation of a new subsequent or supplemental EIR, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Eı	wironmental Issue Area	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
X	I. NOISE. Would the p	project result in	: 		
a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts associated with noise levels in excess of standards established by applicable local, regional, or national regulations.	No. There are no new circumstances that would result in new or more severe impacts associated with noise levels in excess of standards established by applicable local, regional, or national regulations.	No. No new information of substantial importance indicates the need for additional analysis of noise levels in excess of standards established by applicable local, regional, or national regulations.
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts associated with groundborne vibration.	No. There are no new circumstances that would result in new or more severe impacts associated with groundborne vibration.	No. No new information of substantial importance indicates the need for additional analysis of groundborne vibration.
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on associated with a substantial permanent increase in ambient noise levels.	No. There are no new circumstances that would result in new or more severe impacts associated with a substantial permanent increase in ambient noise levels.	No. No new information of substantial importance indicates the need for additional analysis of a substantial permanent increase in ambient noise levels.

Er	wironmental Issue Area	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
(d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts associated with a substantial temporary increase in ambient noise levels.	No. There are no new circumstances that would result in new or more severe impacts associated with a substantial temporary increase in ambient noise levels.	No. No new information of substantial importance indicates the need for additional analysis of a substantial temporary increase in ambient noise levels.
e)	For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts associated with aviation noise.	No. There are no new circumstances that would result in new or more severe impacts associated with aviation noise.	No. No new information of substantial importance indicates the need for additional analysis of aviation noise.
f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts associated with aviation noise.	No. There are no new circumstances that would result in new or more severe impacts associated with aviation noise.	No. No new information of substantial importance indicates the need for additional analysis of aviation noise.

EXISTING SETTING

Land uses in the City include noise generated by traffic from residential, commercial, and industrial uses. Other noise sources include routine activities of daily life and equipment noise that are part of the non-transportation noise sources.

The Noise Element of the City's General Plan establishes guidelines regarding noise compatibility issues for a variety of land uses, and describes a range of allowable noise levels. Title 5, Chapter 17, of the City's Municipal Code contains the City's Noise Ordinance, which regulates noise

levels within the city limits. The General Plan Noise Element establishes guidelines regarding noise compatibility of various land uses with a range of environmental noise levels in terms of dBA Community Noise Equivalent Level (CNEL). Title 5, Chapter 17 of the City's Municipal Code contains the Noise Ordinance, which regulates noise levels within City limits.

DISCUSSION OF IMPACTS

a-d) The 2003 General Plan EIR provided an assessment of existing and long-term noise impacts associated with traffic/transportation, commercial, light industrial, and other noise generating sources. Noise in the City is generated by traffic from residential, commercial, and industrial uses and routine activities of daily life and equipment noise that are part of the non-transportation noise sources.

Under the proposed 2017 Land Use Element, there would be a 9.9 percent reduction in the projected number of single-family residential units and a 20.3 percent reduction in the number of multi-family residential units. Overall, square footage of commercial and office uses would be reduced by 14.2 percent and business park and industrial uses would be reduced by 37.4 percent.

As described in Traffic and Transportation, average daily vehicle trips would be reduced by 367,411 trips (23.4 percent). Trips during the a.m. peak hour would be reduced by 41,116 trips (23.8 percent), and vehicle trips during the p.m. peak hour would be reduced by 39,260 trips (23.8 percent). Therefore, the project would result in fewer average daily trips than under the 2003 General Plan buildout, and would generate less noise from transportation uses. Additionally, the reduction in housing units and square footage of commercial, office, business parks, and industrial uses would reduce noise emanating from those land uses.

In accordance with General Plan Policy 11.6.2, any new development proposed under the project would require a noise analysis to assess construction noise exposure and recommend mitigation measures for noise reduction. New development would also comply with General Plan Policy 11.6.2, which requires proposed development adjacent to occupied noise sensitive land uses to implement a construction-related noise mitigation plan. Additionally, new development Policies 11.6.2 d-h, would also mitigate future stationary noise impacts. Therefore, impacts related to exposure of persons to or generation of excessive noise in excess of the City's Noise Ordinance, groundborne vibration or groundborne noise levels, or a substantial permanent or temporary increases in ambient noise levels, would be likely be less than impacts previously identified in the 2003 General Plan EIR.

e-f) As noted previously, the City is not located within the vicinity of a public or private airport and is not covered by an adopted airport land use plan. Therefore, the project's impacts related to such would be less than or similar to impacts previously identified in the 2003 General Plan EIR.

CONCLUSION

The project would not result in any new or more severe impacts than analyzed in the 2003 General Plan EIR. There would be no change in the circumstances in which the project would be undertaken that require major revisions of the EIR, or preparation of a new subsequent or

supplemental EIR, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

General Plan Land Use Element Update Initial Study/Addendum

E	nvironmental Issue Area	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?		
X	XIII. POPULATION AND HOUSING. Would the project:						
a)	Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts associated with growth inducement.	No. There are no new circumstances that would result in new or more severe impacts associated with growth inducement.	No. No new information of substantial importance indicates the need for additional analysis of growth inducement.		
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts associated with displacement of housing.	No. There are no new circumstances that would result in new or more severe impacts associated with displacement of housing.	No. No new information of substantial importance indicates the need for additional analysis of displacement of housing.		
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts associated with displacement of persons.	No. There are no new circumstances that would result in new or more severe impacts associated with displacement of persons.	No. No new information of substantial importance indicates the need for additional analysis of displacement of persons.		

EXISTING SETTING

The City of Antioch is one of 19 cities in Contra Costa County. The Department of Finance (DOF) estimated that Contra Costa County's population in 2014 was 1,087,008. As of January 1, 2016 the City of Antioch had an estimated population of 112,968 and a total of 35,822 households (CA Department of Finance, E-5 Tables). Antioch experienced a significant 45.6 percent population increase between 1990 and 2000, which was more than double the overall growth rate of the County (18.1 percent). Since 2000, the growth rate has slowed substantially to 13.1 percent between 2000 and 2010 and 4 percent between 2010 and 2014.⁷

⁷ Sources: American Community Survey, U.S. Census Bureau, 2015, <u>www.census.gov/programs-surveys/acs/</u>; U.S. Census Bureau, 1990 STF 1, 2000 SF 1 and 2010 SF 1; Department of Finance, Report E-5, 2014.

In 2010, the U.S. Census Bureau reported 32,252 households in Antioch, which marked a 9.9 percent increase from 2000. In Contra Costa County, the total number of households increased 9.1 percent during this time, while the total households in California increased 9.3 percent. The DOF provides data on occupied housing units, which corresponds to total households reported in the U.S. Census. The DOF reported 32,838 housing units in Antioch in 2014, a 1.8 percent increase from 2010. This represents a more rapid pace of increase than the County and the State experienced during this time, which are reported at 1.4 percent and 1.2 percent respectively.

DISCUSSION OF IMPACTS

a) The project would result in reductions in housing units in single-family residential, multifamily residential, and commercial land use designations. Under the proposed project, there would be a 9.9 percent reduction in the projected number of single-family residential units in the Estate Residential and Low Density Residential designations and in the Rivertown/Urban Waterfront and Somersville Road Corridor Focus Areas. There would be a 20.3 percent reduction in the number of multi-family residential units in the High Density Residential designation and the Rivertown/Urban Waterfront and Western Gateway Focus Areas.

For business park and industrial uses, the project would result in changes to square footages for nonresidential uses in business park, public institutional, and the Eastern Employment Areas, Ginochio Property, and Somersville Road Corridor Focus Areas. In some cases, the project would increase square footage in a land use designation or Focus Area, and in other cases there would be a reduction. Overall, square footage of business park and industrial uses would be reduced by 37.4 percent citywide.

The EIR found that under the 2003 General Plan, population increase would exceed ABAG projections with or without the General Plan. The project's land use changes refine the 2003 Land Use Element and would decrease development intensities in the City. As a result, the reduction in housing units would decrease the projected population under the 2003 General Plan. Therefore, impacts to growth from the project would be less than found in the 2003 General Plan EIR, but would still exceed ABAG projections.

b-c) The project does not propose the demolition or displacement of housing units and would therefore not displace people. Similar to the analysis in the EIR, impacts would be less than significant.

CONCLUSION

The project would not result in any new or more severe impacts than analyzed in the 2003 General Plan EIR. There would be no change in the circumstances in which the project would be undertaken that require major revisions of the EIR, or preparation of a new subsequent or supplemental EIR, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

	Environmental Issue Area	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?				
Х p fa ac se	XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:								
a)	Fire protection?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on fire protection.	No. There are no new circumstances that would result in new or more severe impacts on fire protection.	No. No new information of substantial importance indicates the need for additional analysis of fire protection.				
b)	Police protection?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on police protection.	No. There are no new circumstances that would result in new or more severe impacts on police protection.	No. No new information of substantial importance indicates the need for additional analysis of police protection.				
c)	Schools?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on schools.	No. There are no new circumstances that would result in new or more severe impacts on schools.	No. No new information of substantial importance indicates the need for additional analysis of schools.				
d)	Parks?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on parks.	No. There are no new circumstances that would result in new or more severe impacts on parks.	No. No new information of substantial importance indicates the need for additional analysis of parks.				
e)	Other public facilities?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on other public facilities.	No. There are no new circumstances that would result in new or more severe impacts on other public facilities.	No. No new information of substantial importance indicates the need for additional analysis of other public facilities.				

EXISTING SETTING

The Contra Costa County Fire Protection District (CCCFPD) provides fire and emergency services to the City of Antioch. The CCCFPD is an "all-hazards" organization providing fire suppression, paramedic emergency medical services (EMS), technical rescue, water rescue, and fire prevention/investigation services to more than 600,000 residents across a 304-square-mile coverage area. The CCCFPD operates 25 fire stations and responds to approximately 45,000 incidents annually. Four of the fire stations are located within the City of Antioch. Police protection services for the City are provided by the Antioch Police Department (APD). The Antioch Police Station is located at 300 L Street.

The Antioch Unified School District serves approximately 19,000 students in the city of Antioch, California and part of the city of Oakley. The District serves 6 high schools, 4 middle schools, and 14 elementary schools.⁸.

DISCUSSION OF IMPACTS

a-e) The EIR found that the increase in population, commercial, and industrial land uses would increase the demand for fire and police protection, schools, and parks. However, future development within the City would be required to comply with applicable General Plan policies and programs related to public services and facilities, including Policies: 3.5.2.1, 3.5.2.2, 3.5.3.1, 3.5.3.2, 3.5.8.1, 3.5.8.2, 8.8.2, 8.9.2, 8.10.2, 8.11.2, and 10.6.2. These policies would require new development to fund public services proportionate to the increase in population, and therefore, demand created.

The project would result in reductions in housing units in single-family residential, multifamily residential, and commercial land use designations. The land use changes refine the 2003 Land Use Element and would decrease development intensities in the City. Therefore, population projections under the 2003 General Plan would be reduced and the project would generate less demand for police and fire protection, schools, and parks than under the General Plan and this impact would be less than under the General Plan.

CONCLUSION

The project would not result in any new or more severe impacts than analyzed in the 2003 General Plan EIR. There would be no change in the circumstances in which the project would be undertaken that require major revisions of the EIR, or preparation of a new subsequent or supplemental EIR, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

⁸ Source: Antioch Unified School District website. Accessed July 12, 2017 https://www.antiochschools.net/

Environmental Issue Area		Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
x٧	. RECREATION.				
a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on deterioration of existing park lands.	No. There are no new circumstances that would result in new or more severe impacts on deterioration of existing park lands.	No. No new information of substantial importance indicates the need for additional analysis of deterioration of existing park lands.
b)	Does the project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on new or expanded park facilities.	No. There are no new circumstances that would result in new or more severe impacts on new or expanded park facilities.	No. No new information of substantial importance indicates the need for additional analysis of new or expanded park facilities.

EXISTING SETTING

The City maintains 34 parks, recreation centers, and open space areas including Diablo West Park, Chaparral Park, Dallas Ranch Park, Heidorn Park, and Williamson Ranch Park. These facilities are operated by Antioch Recreation Department and the Parks & Recreation Commission.⁹ Over 400 acres of parks and open space areas are located within the City, 200 acres of which are developed. The remaining 200 acres consist of acreage awaiting parkland development or are areas managed exclusively as open space.

DISCUSSION OF IMPACTS

a, b) The project would result in reductions in housing units in single-family residential, multifamily residential, and commercial land use designations. Under the proposed project, there would be a 9.9 percent reduction in the projected number of single-family residential units in the Estate Residential and Low Density Residential designations and in the Rivertown/Urban Waterfront and Somersville Road Corridor Focus Areas. There would be a 20.3 percent reduction in the number of multi-family residential units in the High Density Residential designation and the Rivertown/Urban Waterfront and Western

⁹ Source: Antioch Recreation Department website. Accessed July 12, 2017. http://www.ci.antioch.ca.us/Recreation/recguide.asp

Gateway Focus Areas. Overall, square footage of business park and industrial uses would be reduced by 37.4 percent citywide.

These land use changes refine the 2003 Land Use Element and would not increase development intensities. Therefore, population projections under the 2003 General Plan would be reduced and the project would generate fewer park users than under the General Plan and this impact would be less than under the General Plan.

The project would update the Land Use Map to show new parks and open space areas (that would no longer be available for proposed development). These changes include designating the Dow properties along the western edge of the waterfront area with appropriate open space designations; designating the existing ball fields along 10th Street as open space; designating City-owned parcels along the waterfront in the Rogers Point Area as open space; correctly designating the Antioch Dunes National Wildlife Refuge as open space; designating he former Sierra Vista subdivision would be designated as open space to reflect its acquisition by the East Bay Regional Park District; and designating parcels given to the City from the Black Diamond Estates subdivision as open space. However, the project does not propose construction of any park facilities, only the designation of land as open space. Therefore, impacts related to parks and recreation facilities would be less than or similar to impacts previously identified in the 2003 General Plan EIR.

CONCLUSION

The project would not result in any new or more severe impacts than analyzed in the 2003 General Plan EIR. There would be no change in the circumstances in which the project would be undertaken that require major revisions of the EIR, or preparation of a new subsequent or supplemental EIR, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

x	Environmental Issue Area /I. TRANSPORTATION/TRAFFIC	Same or Reduced Impact as the 2003 General Plan Update EIR C. Would the pr	Do the Proposed Changes Involve New or More Severe Impacts? oject:	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
a)	Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non- motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on measures of effectiveness of transportation.	No. There are no new circumstances that would result in new or more severe impacts on measures of effectiveness of transportation.	No. No new information of substantial importance indicates the need for additional analysis of measures of effectiveness of transportation.
b)	Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on congestion management program roadways.	No. There are no new circumstances that would result in new or more severe impacts on congestion management program roadways.	No. No new information of substantial importance indicates the need for additional analysis of congestion management program roadways.
c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on air traffic patterns.	No. There are no new circumstances that would result in new or more severe impacts on air traffic patterns.	No. No new information of substantial importance indicates the need for additional analysis of air traffic patterns.
	Environmental Issue Area	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
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d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on hazards due to a design feature.	No. There are no new circumstances that would result in new or more severe impacts on hazards due to a design feature.	No. No new information of substantial importance indicates the need for additional analysis of hazards due to a design feature.
e)	Result in inadequate emergency access?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on emergency access.	No. There are no new circumstances that would result in new or more severe impacts on emergency access.	No. No new information of substantial importance indicates the need for additional analysis of emergency access.
f)	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on public transit, bicycle, or pedestrian facilities,	No. The are no new circumstances that would result in new or more severe impacts on public transit, bicycle, or pedestrian facilities.	No. No new information of substantial importance indicates the need for additional analysis of public transit, bicycle, or pedestrian facilities.

EXISTING SETTING

The City of Antioch encompasses approximately 50 square miles, including the area of its jurisdictional boundaries as well as its sphere of influence. The City is situated between the San Francisco Bay Area and Central Valley. State Highway 4, which runs east to west, bisects the City and connects it to Interstate 680 and western Contra Costa County.

The City of Antioch has experienced several decades of growth as a predominately residential community. With the exception of the northeastern and waterfront portions of the City, residential uses and, particularly, single-family detached residential uses are the most prominent

land use in the City. Commercial uses are distributed throughout the City along major thoroughfares and in higher concentrations on Somersville Road near the Somersville Towne Center mall, in Downtown Antioch, and along the Lone Tree Way, 18th Street, and A Street corridors. The northeast corner of the City is dominated by active and inactive industrial lands that reflect the City's industrial roots and the potential for a resurgence of industrial users and accompanying jobs, while balancing existing open space.

A key consideration in defining the type, intensity, location, and mix of future land uses is achieving a balance between local employment and housing. The Antioch General Plan seeks to achieve such a balance as a means of addressing issues of traffic congestion, air quality, and energy conservation. The Land Use Element Update seeks to ease congestion and improve regional air quality by providing patterns of land use that support the use of transit. Such "transit oriented" development consists of high density, mixed-use development adjacent to transit nodes. Such transit nodes are proposed within the Downtown Specific Plan Area and within the Hillcrest Station Area Specific Plan.

Seven areas within the Antioch General Plan study area have been identified for focused policy analysis and direction. The purpose of these "Focus Areas" is to provide policy direction specific to each area, including appropriate land use types and development intensity, based upon analysis of the particular opportunities and constraints affecting each area. The Land Use Element Update proposes to reduce residential and non-residential land uses within a few of the Focus Areas in an effort to reduce traffic congestion and improve air quality. Non-residential land uses include commercial, office, business park and industrial.

DISCUSSION OF IMPACTS

a, b) Traffic generated by the project was reviewed to determine if the proposed 2017 General Plan Land Use Element Update traffic characteristics would be consistent with the EIR documentation for the currently adopted 2003 General Plan. This evaluation compares the vehicular trips generated from the currently adopted 2003 General Plan to the proposed 2017 General Plan Land Use Element Update.

Table 4-2 provides a comparison between the 2003 General Plan Land Uses and proposed General Plan Land Use Update for the entire Planning Area (City Limits and Unincorporated Area).

	Single Family Residential (Dwelling Units)	Multi-Family Residential (Dwelling Units)	Commercial / Office (Square Feet)	Business Park / Industrial (Square Feet)
2003 General Plan	39,834	14,947	38,961,863	53,293,588
2017 General Plan	35,862	11,912	33,417,298	33,337,128
Difference (+/-)	-3,972	-3,035	-5,544,565	-19,956,460
Change (%)	-9.9%	-20.3%	-14.2%	-37.4%

	Table	4-2		
Antioch General Plan	Land	Use	Element	Comparisor

As shown in the comparison table, a reduction in both residential and non-residential land uses are proposed as part of the Land Use Element Update. Throughout the City of Antioch, a reduction of 3,972 single family and 3,035 multi-family dwelling units are proposed. Compared to the 2003 General Plan, the overall 2017 General Plan shows a total reduction of 5,544,565 square feet of commercial/office and a total reduction of 19,956,460 square feet of business park/industrial. Refer to Appendix A for a detailed list of land uses and quantities for both the 2003 and 2017 General Plan.

Trip Generation Consistency

The documentation for the City's 2003 General Plan EIR does not include a detailed breakdown of future land uses. The General Plan combines the commercial and office square footages and combines the business park and industrial square footages. For purposes of this analysis, Michael Baker International has assigned the general office trip rate to the commercial/office portion of the General Plan (2003 & 2017) and assigned the business park trip rate to the business park/industrial portion of the General Plan which provides a conservative analysis.

 Table 4-3 summarized the Institution of Transportation Engineers (ITE) standard trip

 generation rates for the land uses considered in this analysis.

	ITE		AM Peak	Hour Trips	PM Peak	PM Peak Hour Trips		
Land Use	Code	Trip Rate	Rate	In Out	Rate	In Out		
Single Family Homes	210	9.52 / DU	0.75 / DU	25% : 75%	1.00 / DU	63% : 37%		
Apartment	220	6.65 / DU	0.51 / DU	20% : 80%	0.62 / DU	65% : 35%		
General Office	710	11.03 / KSF	1.56 / KSF	88% : 12%	1.49 / KSF	17% : 83%		
Business Park	770	12.44 / KSF	1.4 / KSF	85% : 15%	1.26 / KSF	26% : 74%		

Table 4-3 ITE Trip Generation Rates

Source: 2012 ITE Trip Generation Manual, 9 Edition

The trip generation for the 2003 General Plan Land Use Element is shown in **Table 4-4**. The 2003 General Plan land uses are estimated to generate a total of 1,571,339 daily trips with 172,891 AM peak hour trips and 174,304 PM peak hour trips.

Table 4-4 2003 General Plan Trip Generation

	_			AM Peak Hour Trips			PM Peak Hour Trips		
Land Use	Intensi	ity	ADT	Total	Inbound	Outbound	Total	Inbound	Outbound
Single Family Homes	39,834	DU	379,220	29,876	7,469	22,407	39,834	25,095	14,739
Apartment	14,947	DU	99,398	7,623	1,525	6,098	9,267	6,024	3,243
General Office	38,961.863	KSF	429,749	60,781	53,487	7,294	58,053	9,869	48,184
Business Park	53,293.588	KSF	662,972	74,611	63,419	11,192	67,150	17,459	49,691
2003 General Plan Tot	al Trip Gene	ration	1,571,339	172,891	125,900	46,991	174,304	58,447	115,857

ADT = Average Daily Traffic

DU = Dwelling Unit

KSF = 1,000 Square Feet

Table 4-5 shows the trip generation estimated for the 2017 General Plan Land Use Element Update. As shown, the 2017 General Plan Land Use Element Update is estimated to generate 1,203,928 daily trips with 131,775 AM peak hour trips and 135,044 PM peak hour trips.

				AM	Peak Ho	Peak Hou	Peak Hour Trips		
Land Use	Intensi	ty	ADT	Total	Inbound	Outbound	Total	Inbound	Outbound
Single Family Homes	35,862	Dυ	341,406	26,897	6,724	20,172	35,862	22,593	13,269
Apartment	11,912	DU	79,215	6,075	1,215	4,860	7,385	4,801	2,585
General Office	33,417.298	KSF	368,593	52,131	45,875	6,256	49,792	8,465	41,327
Business Park	33,337.128	KSF	414,714	46,672	39,671	7,001	42,005	10,921	31,084
2017 General Plan To	tal Trip Genera	tion	1,203,928	131,775	93,486	38,289	135,044	46,779	88,265

Table 4-5 2017 General Plan Trip Generation

ADT = Average Daily Traffic

DU = Dwelling Unit KSF 1,000 Square Feet

Table 4-6 provides a trip generation comparison between the 2003 and 2017 GeneralPlan Land Use Element.

6	4.07		I Peak Hou	r Trips	PN	ır Trips	
Comparison	ADI	Total	Inbound	Outbound	Total	Inbound	Outbound
2003 General Plan Total Trip Generation	1,571,339	172,891	125,900	46,991	174,304	58,447	115,857
2017 General Plan Total Trip Generation	1,203,928	131,775	93,486	38,289	135,044	46,779	88,265
Trip Difference (+/-)	-367,411	-41,116	-32,414	-8,702	-39,260	-11,668	-27,592
Trip Reduction (%)	-23.4%	-23.8%	-25.7%	-18.5%	-22.5%	-20.0%	-23.8%

Table 4-6 Trip Generation Comparison

Table 4-6 shows that the overall planned development for the City's 2017 General Plan is generating approximately 367,411 less daily trips, 41,116 less AM peak hour trip and 39,260 less PM peak hour trips compared to the 2003 General Plan. As such, the 2017 General Plan Land Use Element Update would be expected to maintain or reduce traffic-related impacts identified in the City's 2003 General Plan ElR.

c) The project does not propose any specific building development. The nearest airport to the project area is the Funny Farm Airport, a private airport located in Brentwood approximately 5 miles to the southeast of the City border. There are no public airports within 2 miles of the project area. Additionally, the project would not increase the demand for air travel as it proposes an overall reduction in housing units in single-family residential, multi-family residential, and square footage of nonresidential uses in the commercial, office, and mixed-use land uses. Therefore, impacts related to increases in air traffic levels or air traffic patterns from implementation of the project would not be any more severe than those identified in the 2003 General Plan EIR.

- d) The project does not propose any specific development, including roadway design and development. Therefore, the project does not include any physical changes to existing roadways or the introduction of any design features that would be considered hazardous. Any future roadway improvements would be subject to review and approval by the appropriate federal, State, and local agencies. Therefore, impacts related to increases in hazards due to design features and/or incompatible uses would be less than or similar to impacts previously analyzed in the 2003 General Plan EIR.
- e) The project does not propose any specific development, including roadway design and development. Therefore, the project would not would not obstruct or inhibit emergency access due to a project design feature. The project proposes land use changes that would result an overall reduction in housing units in single-family residential, multi-family residential, and square footage of nonresidential uses in the commercial, office, and mixed-use land uses. This reduction would result in a fewer vehicular trips and congestion than under the 2003 General Plan. Therefore, the project would not increase congestion in a manner that would impact the ability for emergency vehicles to respond in the City. Therefore, impacts related to inadequate emergency access would be less than or similar to impacts previously analyzed in the 2003 General Plan EIR.
- f) The project does not propose any specific development. The proposed policy and land use changes would not conflict adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. Impacts related to increases in hazards due to design features and/or incompatible uses would be less than or similar to impacts previously analyzed in the 2003 General Plan EIR.

CONCLUSION

The project would not result in any new or more severe impacts than analyzed in the 2003 General Plan EIR. There would be no change in the circumstances in which the project would be undertaken that require major revisions of the EIR, or preparation of a new subsequent or supplemental EIR, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

	Environmental Issue Area	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
xv	II. Tribal Cultural Resources: Would	the project:			
a)	Cause a substantial adverse change in the Resources Code Section 21074 as either defined in terms of the size and scope of California Native American tribe, and the	ne significance a site, features of the landscape at is:	of a tribal cultural ı , place, cultural lan e, sacred place, or c	esource, defined i dscape that is geo bject with cultural	n Public graphically value to a
	 A listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or cause a substantial adverse change in the significance of an archaeological resource as defined in CEQA Guidelines Section 15064.5(k). 	Not previously analyzed	No. The proposed project does not involve changes that would result in new or more severe impacts on historical resources.	No. There are no new circumstances that would result in new or more severe impacts on historical resources.	No. No new information of substantial importance indicates the need for additional analysis of historical resources.
	 A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. 	Not previously analyzed	No. The proposed project does not involve changes that would result in new or more severe impacts on tribal resources.	No. There are no new circumstances that would result in new or more severe impacts on tribal resources.	No. No new information of substantial importance indicates the need for additional analysis of tribal resources.

EXISTING SETTING

At the time the 2003 General Plan EIR was written, Assembly Bill 52 had not been enacted. AB52 was enacted on July 1, 2015 and requires agencies to consult with Native American tribes for projects (as defined by CEQA) that submit a Notice of Preparation or Intent to Adopt a Negative or Mitigated Negative Declaration on or after July 1, 2015.

DISCUSSION OF IMPACTS

AB52 consultation was not required at the time of the EIR, therefore, tribal cultural resource identification efforts are not required for this project. As described in V. Cultural Resources b), future projects in the City would be subject to environmental review under CEQA, which would provide for analysis of impacts related to archaeological, as well as human remains.

In accordance with AB 52 (PRC Section 21084.2) lead agencies are required to consult with Native American tribes that have requested notification of projects that could have an impact to a Tribal Cultural Resources (TCR) including a site feature, place, cultural landscape, sacred place or object, of cultural value to the tribe and is listed on the California Register of Historic Resources (CRHR) or a local register.

Therefore, the City would be required to initiate consultation with a tribe with traditional and/or cultural affiliations within the City. Should the tribe respond requesting formal consultation, the City would work with the tribe or representative thereof to determine the level of environmental review warranted, identify impacts, and recommend avoidance or mitigation measures to reduce any potential impacts. Future projects would adhere to all applicable General Plan policies and programs related to the protection of archaeological resources that could be considered as TCRs, including General Plan Policy 10.7.2, which requires surveys for projects having the potential to impact archaeological resources.

If human remains were discovered in the course of any earthmoving activities resulting from a project, project activities would be subject to State law regarding the discovery and disturbance of human remains including Health and Safety Code Section (b) and Public Resources Code Section 5097.98.

CONCLUSION

The impact on Tribal Cultural Resources was not analyzed in the 2003 General Plan EIR and are not required for this project.

	Environmental Issue Area	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?				
x,	XVIII. UTILITIES AND SERVICE SYSTEMS. Would the project:								
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on wastewater treatment requirements.	No. There are no new circumstances that would result in new or more severe impacts on wastewater treatment requirements.	No. No new information of substantial importance indicates the need for additional analysis of wastewater treatment requirements.				
b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts associated with new water or wastewater treatment facilities.	No. There are no new circumstances that would result in new or more severe impacts associated with new water or wastewater treatment facilities.	No. No new information of substantial importance indicates the need for additional analysis of new water or wastewater treatment facilities.				
c)	Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on stormwater drainage facilities.	No. There are no new circumstances that would result in new or more severe impacts on stormwater drainage facilities.	No. No new information of substantial importance indicates the need for additional analysis of stormwater drainage facilities.				
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on water supply.	No. There are no new circumstances that would result in new or more severe impacts on water supply.	No. No new information of substantial importance indicates the need for additional analysis of water supply.				

Environmental Issue Area	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
 e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments? 	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on wastewater treatment capacity.	No. There are no new circumstances that would result in new or more severe impacts on wastewater treatment capacity.	No. No new information of substantial importance indicates the need for additional analysis of wastewater treatment capacity.
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on landfill capacity.	No. There are no new circumstances that would result in new or more severe impacts on landfill capacity.	No. No new information of substantial importance indicates the need for additional analysis of landfill capacity.
g) Comply with federal, state, and local statutes and regulations related to solid waste?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts on statutes and regulations related to solid waste.	No. There are no new circumstances that would result in new or more severe impacts on statutes and regulations related to solid waste.	No. No new information of substantial importance indicates the need for additional analysis of statutes and regulations related to solid waste.

EXISTING SETTING

The City of Antioch water service area extends from steep hilly terrain in the south and west portions of the service area to flat with a gentle slope in the northeast portion of the service area. Elevations in the service area range from sea level to over 700 feet. Generally, the service area is limited to elevations less than 560 feet. Four pressure zones are currently required to distribute water, and eventually six to seven pressure zones may be necessary depending on future land development. The principal sources of raw water supply are the Sacramento/San Joaquin Rivers Delta and the Contra Costa Canal. Raw water from the Contra Costa Canal can also be stored in the Antioch Municipal Reservoir. Contra Costa Canal water, purchased from the Contra Costa Water District (CCWD), is pumped from Victoria Canal, Rock Slough, and Old River in the western delta.

Republic Services provides solid waste collection, disposal, recycling, and yard waste services to the City. Solid waste and recyclables are taken to the Contra Costa Transfer and Recovery Station in Martinez prior to transfer to the Keller Canyon Landfill in Pittsburg. The Keller Canyon Landfill site is 1,399 acres, 244 of which comprise the actual current disposal acreage. The landfill is permitted to accept 3,500 tons of waste per day and has a total estimated permitted capacity of approximately 75 million cubic yards, with only approximately 12 million cubic yards (16 percent of total capacity) used to date.¹⁰

Stormwater collection in the City is overseen by the Contra Costa County Flood Control and Water Conservation District (Flood Control District). The City has over 110 miles of trunk lines to collect stormwater. These trunk lines are independent from the wastewater collection system and discharge to channels owned and maintained by both the City of Antioch and the Flood Control District.¹¹

DISCUSSION OF IMPACTS

a, b, d, e) The project would result in reductions in housing units in single-family residential, multifamily residential, and square footage of commercial land uses. Under the proposed 2017 Land Use Element, there would be a 9.9 percent reduction in the projected number of single-family residential units and a 20.3 percent reduction in the number of multifamily residential units. The project would result in changes to square footages for nonresidential uses in commercial, office, mixed-use, resulting in an overall reduction in square footage of commercial and office uses by 14.2 percent and business park and industrial uses by 37.4 percent.

These reductions in land use development would result in reductions in the demand for wastewater treatment, the need for construction of new water or wastewater treatment facilities or expansion of existing facilities, demand for water supplies from existing entitlements and resources, and/or determination by the DDSD that it would not have adequate capacity to serve the City's projected demand. Therefore, impacts related to wastewater treatment and water supply would be less than or similar to impacts previously identified in the 2003 General Plan EIR.

c) The project would result in development, which would create impervious surfaces and runoff that would need to be conveyed by stormwater infrastructure. However, future development would be subject to existing C.3 Standards, as well as policies and programs in the General Plan related to drainage and surface runoff. C.3 requirements include appropriate site design measures, source controls, and hydraulically-sized stormwater treatment measures to ensure that the rate or amount of runoff associated with the project site would be equal to or less than existing levels. In addition, future projects would be subject to Title 6, Chapter 9, in the City's Municipal Code, which requires projects to provide for appropriate detention and treatment of stormwater runoff. General Plan policies and programs related to water quality and waste discharge standards including Policy 8.7.2, which requires drainage within urban areas to be designed to prevent runoff from landscaped areas and impervious surfaces from carrying pesticides, fertilizers, and urban and other contaminants into natural streams and General Plan Policy 10.6.2, which protects water resources.

¹⁰ Source: California Department of Resources Recycling and Recovery {CalRecycle}. Solid Waste Information System. Available at: www.calrecycle.ca.gov/SWFacilities/. Accessed July12, 2017

¹¹ Source: Addendum to the Antioch General Plan Update Environmental Impact Report for the City of Antioch Downtown Specific Plan. February 14, 2017

The project would result in reductions in housing units in single-family residential, multifamily residential, and commercial land use designations. Therefore, the project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or require the construction of new stormwater drainage facilities beyond what was analyzed in the 2003 General Plan EIR. Impacts would be project would be less than or similar to impacts previously identified in the 2003 General Plan EIR.

f-g) The project would result in reductions in housing units in single-family residential, multifamily residential, and square footage of commercial land uses. Therefore, solid waste demand would be less than or similar to demand previously considered in the 2003 General Plan EIR. Future development within the City would be subject to all applicable federal, State, and local regulations related to solid waste. Therefore, impacts related to the landfill capacity and compliance with federal, State, and local statutes and regulations related to solid waste would be less than or similar to impacts previously identified in the 2003 General Plan EIR.

CONCLUSION

The project would not result in any new or more severe impacts than analyzed in the 2003 General Plan EIR. There would be no change in the circumstances in which the project would be undertaken that require major revisions of the EIR, or preparation of a new subsequent or supplemental EIR, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Environmental Issue Area	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts associated with degrading the quality of the environment, substantially reducing the habitat of a fish or wildlife species, causing a fish or wildlife population to drop below self-sustaining levels, threatening to eliminate a plant or animal community, reducing the number or restrict the range of a rare or endangered plant or animal, or eliminating important examples of the major periods of California history or prehistory.	No. There are no new circumstances that would result in new or more severe impacts associated degrading the quality of the environment, substantially reducing the habitat of a fish or wildlife species, causing a fish or wildlife population to drop below self-sustaining levels, threatening to eliminate a plant or animal community, reducing the number or restrict the range of a rare or endangered plant or animal, or eliminating important examples of the major periods of California history or prehistory.	No. No new information of substantial importance indicates the need for additional analysis of degrading the quality of the environment, substantially reducing the habitat of a fish or wildlife species, causing a fish or wildlife population to drop below self- sustaining levels, threatening to eliminate a plant or animal community, reducing the number or restrict the range of a rare or endangered plant or animal, or eliminating important examples of the major periods of California history or prehistory.

Env	vironmental Issue Area	Same or Reduced Impact as the 2003 General Plan Update EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
b) D ha ar lir cu ccc "C ccc th ef ar wi ccc ef pr of pr of fu	tooes the project ave impacts that re individually mited, but umulatively considerable? Cumulatively considerable? Means the incremental ffects of a project re considerable hen viewed in connection with the ffects of past rojects, the effects of other current rojects, and the fects of probable ture projects.	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts associated with cumulatively considerable impacts.	No. There are no new circumstances that would result in new or more severe impacts associated with cumulatively considerable impacts	No. No new information of substantial importance indicates the need for additional analysis of cumulatively considerable impacts
c) Do ha efi ca ad hu dii	oes the project ave environmental fects that will nuse substantial dverse effects on uman beings, either rectly or indirectly?	Yes	No. The proposed project does not involve changes that would result in new or more severe impacts associated with environmental effects that will cause substantial adverse effects on human beings.	No. There are no new circumstances that would result in new or more severe impacts associated with environmental effects that will cause substantial adverse effects on human beings.	No. No new information of substantial importance indicates the need for additional analysis of environmental effects that will cause substantial adverse effects on human beings.

DISCUSSION OF IMPACTS

a) As discussed in Section IV, Biological Resources section, the proposed project would have a less than significant impact on listed species, migratory species, or riparian habitat. The General Plan Land Use Element project would be required to implement the same General Plan policies and mitigation measures as required in the 2003 General Plan EIR. As discussed in Section V, Cultural Resources, construction activities as a result of development under the General Plan Land Use Element Update may encounter undiscovered cultural resources. However, General Plan policies and mitigation measures as required in the 2003 General Plan EIR would be implemented to reduce impacts to a level of less than significant. Overall, the project's reductions in housing units in single-family residential, multi-family residential, and in square footage of commercial land use designations would further reduce any impacts resulting from the 2003 General Plan. As a result, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory would be less than or similar to impacts previously identified in the 2003 General Plan EIR.

- b) Potential environmental impacts and policies/mitigation measures were identified in the General Plan EIR for aesthetics, air quality, biological resources, cultural resources, geologic and seismic hazards, hazardous materials, hydrology and water quality, land use, noise, population and housing, public services, utilities, and transportation and traffic. Overall, the project's reductions in housing units in single-family residential, multi-family residential, and in square footage of commercial land use designations would further reduce any impacts resulting from the 2003 General Plan. Cumulatively, the proposed project would not result in significant long-term impacts that would substantially combine with impacts of other current or probable future impacts. The proposed project would not create impacts that are cumulatively considerable.
- c) The preceding sections of this addendum discuss various types of impacts that could have adverse effects on human beings, including aesthetics, air quality, biological resources, cultural resources, geologic and seismic hazards, hazardous materials, hydrology and water quality, land use, noise, population and housing, public services, utilities, and transportation and traffic.

Each type of impact with the potential to cause substantial adverse effects on human beings has been evaluated, and this addendum concludes that these potential impacts would not substantially increase with development of the proposed project, and would be consistent with the results concluded in the 2003 General Plan EIR. Therefore, the proposed project would have a less than significant impact on environmental effects.

CONCLUSION

The project would not result in any new or more severe impacts than analyzed in the 2003 General Plan EIR. There would be no change in the circumstances in which the project would be undertaken that require major revisions of the EIR, or preparation of a new subsequent or supplemental EIR, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Antioch, City of. 2017a. Addendum to the Antioch General Plan Update Environmental Impact Report for the City of Antioch Downtown Specific Plan. February 14, 2017

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_____ 2003a. General Plan Update. LSA Associates, Inc. Adopted November 23, 2003.

_____ 2003b. General Plan Update—Environmental Impact Report Response to Comments. LSA Associates, Inc. October.

______ 2003c. Draft General Plan Update—Environmental Impact Report. LSA Associates, Inc. July.

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- Wagstaff and Associates, 1997. Final Environmental Impact Report for the Proposed Southeast Area Sphere of Influence Amendment and Annexation.

5.0 REFERENCES

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CITY OF ANTIOCH PLANNING COMMISSION RESOLUTION NO. 2017-**

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH RECOMMENDING APPROVAL OF A CITYWIDE AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN

WHEREAS, the City initiated an update to the Land Use Element of the General Plan; and,

WHEREAS, an Addendum to the 2003 General Plan Environmental Impact Report was prepared and found that the proposed amendments would have impacts that are similar to or less than the current Land Use Element; and,

WHEREAS, the Planning Commission recommended adoption of the Addendum to the 2003 General Plan Environmental Impact Report; and,

WHEREAS, the Planning Commission duly gave notice of public hearing as required by law; and,

WHEREAS, on November 1, 2017, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission makes the following findings required for approval of the proposed General Plan Amendment:

- 1. The proposed project conforms to the provisions and standards of the General Plan in that the proposed amendment is internally consistent with all other provisions of the General Plan and does not conflict with any of the previously adopted Goals, Policies and Programs of the General Plan; and,
- 2. The proposed Amendment is necessary to implement the goals and objectives of the General Plan in that it will provide a clear and accurate depiction of current conditions and is inclusive of past actions of the City and other agencies; and,
- 3. The proposed Amendment will not be detrimental to the public interest, convenience, and general welfare of the City in that the Amendment will result in continued orderly development and arrangement of land uses consistent with the overall intent of the General Plan; and,
- 4. The proposed project will not cause environmental damage as described in the Addendum to the 2003 General Plan Environmental Impact Report; and,
- 5. The Proposed General Plan Amendment will not require changes to or modifications of any other plans that the City Council adopted before the date of this resolution.

BE IT FURTHER RESOLVED that the Planning Commission does hereby recommend to the City Council APPROVAL of the Citywide Amendment to the Land Use Element of the General Plan.

* * * * * * * *

I HEREBY CERTIFY that the foregoing recommendation was passed and adopted by the Planning Commission of the City of Antioch, at a regular meeting thereof, held on the 1st day of November, 2017 by following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

FORREST EBBS Secretary to the Planning Commission

4.0 Land Use

4.1 INTRODUCTION AND PURPOSE

The Land Use Element is the cornerstone of the General Plan, setting forth Antioch's fundamental land use philosophy and directing development to the most suitable locations, while maintaining the economic, social, physical, environmental health and vitality of the community. The Land Use Element, required by law since 1955, has the broadest scope of the seven mandatory General Plan elements, synthesizing all General Plan land use issues.

This Element focuses on the organization of the community's physical environment into logical, functional, and visually pleasing patterns, consistent with local values, to achieve Antioch's vision for its future. Of primary concern are the type, intensity, location, and character of land uses that will be permitted in the future. It is the purpose of this General Plan Element to provide appropriate land for each of the variety of activities associated with successful urban areas, and to guide the manner in which this land is developed and used. In so doing, the Land Use Element intends to create and regulate compatible and functional interrelationships between the various land uses in the City. Thus, the Land Use Element establishes City policy as to the appropriate use and development intensity for each parcel of land within the City, including the City's view of appropriate land uses and development intensity for lands outside of the City, but within the General Plan study area.

A key consideration in defining the type, intensity, location, and mix of future land uses is achieving a balance between local employment and housing. The Antioch General Plan seeks to achieve such a balance as a means of addressing issues of traffic congestion, air quality, and energy conservation. This balance, along with providing adequate land area for the commercial uses needed by local residents and businesses, will help achieve sufficient municipal income to pay for the

services and facilities discussed in the Growth Management and Public Services and Facilities elements. The ability to commute only a few short miles to and from work on roadways that resemble the open road more than they do parking lots is an important component of the quality of life Antioch seeks for its residents. As more residents throughout the Bay Area are able to live and work in the same or nearby communities, congestion can be eased, travel speeds increased, substantial amounts of fuel conserved, regional air quality improved. The Land Use Element also seeks to ease congestion and improve regional air quality by providing patterns of land use that support the use of transit. Such "transit-oriented" development consists of high density, mixed use development adjacent to transit nodes. Such transit nodes are proposed within Rivertown (adjacent to the Amtrak platform), at Hillcrest Avenue (surrounding the eBART station), and east of the SR-4 Bypass, south of the Laurel Avenue interchange (surrounding the eBART station)¹.

4.1.1 Existing Land Use

Despite substantial development in the past, Antioch has a great deal of land available for future development. Approximately 38 percent of the land within the City (6,383 acres) and nearly 46 percent of the land within the unincorporated portion of the General Plan study area (2,240 acres) are vacant. Additional land (928 acres in the City and 381 acres in unincorporated areas) is in agricultural use, and, may be available for future development, depending upon its land use designation. Overall, open space uses, including agriculture, open water, recreational lands, and vacant lands account for approximately half of the land within the City, and over 60 percent of the unincorporated land within the General Plan Study Area. Major open space areas include Black Diamond

¹ This transit-oriented development node is one of three "test sites" for smart growth sponsored by ABAG. It is part of the countywide "Shaping our Future" program.

Mines and Contra Loma regional parks, Antioch Dunes National Wildlife Refuge, and municipal parklands.

Within the developed portion of the City, single-family residential uses cover the largest area (3,871 acres, 23%). Industrial uses account for 831 acres (3.8% of the land within the study area), the majority of which (431 acres) is located within the unincorporated northeastern portion of the Study Area. Currently, industrial uses are concentrated in the northern portion of the Study Area to the west and east of Rivertown. Existing commercial uses are limited in extent, encompassing 456 acres (2.7% of the land within the City); only 3.8 acres of commercial use are located within unincorporated portions of the Study Area. Commercial use is concentrated within Rivertown, and along major roadway corridors, such as Somersville Road, Hillcrest Avenue, and "A" Street/Lone Tree Avenue,

4.1.2 Contra Costa County 65/35 Land Preservation Plan (Urban Limit Line)

In 1990, the voters of Contra Costa County approved Measure C-1990. This Measure states that urban development within the County is to be limited to no more than 35 percent of the land within Contra Costa County. At least 65 percent of all land in the County is to be preserved for agriculture, open space, wetlands, parks and other non-urban uses. To ensure the enforcement of the "65/35" standard, the County has established an Urban Limit Line (ULL), which is incorporated into the County's General Plan Open Space and Conservation Element. Hence, there shall be a clear distinction between nonurban and urban use areas. The criteria set by the County for determining lands that should be located outside the ULL includes:

- Prime agricultural lands (U.S. Soil Conservation Service Class I and Class II)
- Open space, parks and other recreation areas
- Lands with slopes in excess of 25 percent
- Wetland areas

 Other areas not appropriate for urban growth because of physical unsuitability for development

Measure C-1990 requires that there be no changes made to the ULL that would violate the 65/35 standard. The ULL can be changed by a 4/5 vote of the Board of Supervisors after holding a public hearing and making one or more of the following findings based on substantial evidence in the record:

- A natural or man-made disaster or public emergency has occurred that warrants the provision of housing and/or other community needs within land located outside the ULL.
- An objective study has determined that the ULL is preventing the County from providing its fair share of affordable or regional housing, as required by state law. The Board of Supervisors must find that a change to the ULL is necessary and the only feasible means to enable the County to meet these requirements.
- A majority of the cities are party to a preservation agreement, and the County have approved a change to the ULL affecting all or any portion of the land covered by the preservation agreement.
- A minor change to the ULL will more accurately reflect topographical characteristics or legal boundaries.
- A five-year periodic review of the ULL has determined that, based on the criteria for establishing the ULL, new information is available or circumstances have occurred, warranting a change to the ULL.
- An objective study has determined that a change to the ULL is necessary or desirable to further the economic viability of the East Contra Costa County Airport, and either (i) mitigate adverse aviation related environmental or community impacts, or (ii) further the County's aviation related needs.
- A change is required to conform to applicable to California or Federal law.

A7.

Although the direct land use effects of the Urban Limit Line are limited to unincorporated areas of the County, the Contra Costa Local Agency Formation Commission (LAFCO) has consented to support the County's 65/35 Preservation Standard, Urban Limit Line, and Growth Management Standards in the review of proposed city spheres of influence and annexations. Thus, LAFCO has stated that it would not approve annexation of lands outside of the ULL to a city. Measure 1990-C states that the County is to review the location of the ULL every five years. The provisions of Measure C- 1990 will remain in effect until December 31, 2010.

In 2000, the County moved its Urban Limit Line in the East County area. Within the Antioch area, the Urban Limit Line was moved to coincide with the southern boundary of the City, placing lands in the unincorporated area outside the ULL. This move shifted approximately 1,922 acres out of the ULL within the Antioch area.

4.1.3 General Plan Land Use Designations and Development Feasibility

The General Plan provides a blueprint for community development by designating lands for different types of uses. In designating land uses, the General Plan takes into account:

- Existing Land Use: What is the current pattern of developed land by type of land use – residential, commercial, service, manufacturing, and others?
- Demand: How much demand exists for existing and new land uses of various types (housing, retail, industry, etc.)?
- Desired Future Land Use: Of lands
 available for development or redevelop ment, which locations are best for different
 uses? Is there sufficient undeveloped
 land that is designated for various uses to
 meet community objectives, or do existing
 General Plan land use designations need
 to be adjusted to satisfy future needs?
- Infrastructure Availability: Are urban services water supply, wastewater collec-

tion and treatment, transportation facilities, and others – adequate to serve existing *and* future development? How will existing infrastructure inadequacies be corrected?

Taking these considerations into account, the General Plan indicates where various kinds of land uses are best located, and how much of each use should be provided. The General Plan provides opportunities, but does not cause development to happen. The General Plan recognizes that, ultimately, growth and development depend on the initiative of individual developers, for whom the provisions of the General Plan establish the context for evaluating the economic feasibility of their specific projects. Whether developers seize the initiative, and move forward with projects depends on the economic benefit they expect to derive from such development. In deciding whether to pursue a development project on a particular site, potential developers evaluate a series of factors that collectively determine whether the project will be economically feasible (whether it will "pencil out"). These factors include:

- General Plan Designation and Zoning: Is the site designated for uses that are marketable at its location? (If development has not occurred in certain locations as anticipated by the General Plan, why not?)
- Competition: Does a particular site have the location and physical, infrastructure, and environmental characteristics necessary to compete successfully in the marketplace? Has the community been successful in attracting the type of use being contemplated? Will the specific development at this specific site be appropriately timed and positioned within the market for that use?
- Cost of Land and Construction: Is the site available at costs the value of a completed development can support? Are needed construction materials and labor available at acceptable cost levels? Is development financing (short-term construction loans and long term financing) available at acceptable interest rates?

 Local Agency Costs: What types of development standards do the city and other local agencies impose? What are the costs associated with development review fees, impact mitigation and other exactions by the city, and the interest carry over the time it takes to bring a project to market? How do these requirements affect the economic feasibility of different types of uses?

Developers consider the feasibility of each project - whether its costs and its revenuegenerating potential will "pencil out" in the expected market - in the overall regulatory context established by the City's General Plan and its development regulations. The General Plan sets the stage, but private-sector development decisions depend on a large number of other factors that contribute to feasibility. If projects are not economically feasible, development will not happen, regardless of the directives of the General Plan and the desires of the community. Thus, the development pattern that evolves is the ioint outcome of the development framework established by the General Plan and the private sector conditions that shape the developer's assessment of feasibility.

4.2 GOALS OF THE LAND USE ELEMENT

To provide for a sustained high quality of life and ensure that new development occurs in a logical, orderly, and efficient manner, it is the goal of the Land Use Element to accomplish the following:

 Maintain a pattern of land uses that minimizes conflicts between various land uses, and promotes rational utilization of presently undeveloped and underdeveloped land, and supports the achievement of Antioch's vision for its future.

Defining the appropriate uses of land within the General Plan study area in a manner supportive of achieving the vision Antioch has established for its future is at the crux of the Land Use Element. The Land Use Element is responsive to the City's vision because it:

- Promotes expansion of the local employment base and achievement of a balance between local employment and housing. The Land Use Element provides for a wide variety of office-based and industrial employment, including heavier industrial uses along the San Joaquin River, rail-served industries, light industrial uses, commercial services, and retail businesses, and mixed use business and office parks.
- Opens up additional choices of living environment for families. The Land Use Element provides for executive housing in planned community settings, traditional single-family subdivisions, amenity-rich middle to upper end attached housing, highdensity housing in transit-oriented, downtown, and mixed-use settings.
- Provides for the revitalization of the Rivertown area and waterfront, integrating General Plan policies with revitalization planning efforts undertaken by the City.
- Provides opportunities for achieving quality design and avoiding the relentless sameness present in many suburban communities.
- Aids in stimulating economic revitalization in areas that are having difficulty competing with larger and more diversified development sites in Antioch and other communities.
- Stimulates new options for development at key entry points into the community.

In defining appropriate uses, the Land Use Element addresses the future uses of lands that are currently undeveloped, and also sets forth desired changes in existing land uses and development intensities. In most cases, the Land Use Element recognizes existing land uses and development densities, and may

4.0 Land Use

recommend urban design improvements. In some cases, such as along the "A" Street corridor north of the SR4 freeway, the Land Use Element proposes changes in basic land use types. In other cases, such as existing residential areas within Rivertown, the Land Use Element recommends increases in the overall development intensity of existing land uses. Each of the recommendations contained in the Land Use Element are intended to result in a harmonious pattern of land uses directed toward meeting community objectives and needs.

Establish a land use mix which serves to develop Antioch into a balance community in which people can live, work, shop, and have recreation without needing to leave the City.

The Land Use Element designates lands for a broad range of residential, commercial, employment-generating, public/institutional, and open space and recreational lands. Residential and employment-generating land use designations are intended to include lands providing housing and employment opportunities for executives, managers, and professionals; highly skilled, semiskilled, and unskilled workers; and retail and service workers. Residential land use designations are intended to provide housing opportunities for all economic segments of the community, as well as for the special needs groups identified in the Housing Element. The Land Use Element seeks an array of shopping and commercial service opportunities to meet the needs of Antioch residents and businesses, including daily convenience shopping along with large-scale commercial centers for community and regional markets. The Land Use Element aims to provide a sufficient inventory of lands for public, institutional, and recreation uses, and seeks to preserve needed open space areas.

 Establish an overall design statement for the City of Antioch. As important as is defining the pattern of future land uses is maintaining and enhancing Antioch's character and providing a pleasing visual experience to residents and visitors. Thus, Antioch's Land Use Element incorporates "urban design" concepts aimed an ensuring that the built environment is a physical expression of desired community character.

4.3 COMMUNITY STRUCTURE

Throughout much of the General Plan study area, Antioch's land use pattern is well established, and is not intended to change over time. Future growth in the central and northern portions of the City will primarily consist of infill development, existing approved but undeveloped projects, and the expansion of existing uses. Along the riverfront, much of the existing heavy industrial development is planned to transition to lighter industrial and business park uses. Higher density housing will be introduced into the Rivertown area in the form of mixed-use buildings within the predominantly commercial northern portion of the area, while larger vacant parcels within the central and southerly portions of Rivertown will be encouraged to develop at medium and higher densities. As development expands into the southern portion of the City and its General Plan study area, Antioch will face significant challenges.

4.3.1 Community Structure Objective

Provide adequate land for present and future urban and economic development needs, while retaining a compact, rather than a scattered, development pattern.

4.3.2 Community Structure Policies

 As part of General Plan implementation – including development review, capital improvement planning, and preparation of Specific Plans – foster close land use/transportation relationships to promote use of alternative transportation system modes and minimize travel by single occupant automobiles.

- b. Give priority to new development utilizing existing and financially committed infrastructure systems over development needing financing and construction of new infrastructure systems.
- c. Encourage high-density residential development (both freestanding and in mixed use projects) within one-quarter mile of existing and planned heavy and/or light rail transit stops as illustrated in the Circulation Element.
- d. Concentrate large-scale industrial uses along the waterfront east of Rodgers Point and within areas designated for industrial use along existing rail lines. Limit employment-generating uses adjacent to residential areas and within mixed-use planned communities to business parks and office uses.
- e. Concentrate future regional commercial uses along Lone Tree Way, SR4 and SR160 and along the SR-4 bypass.
- f. Recognize the Voter-Approved Urban Limit Line (Figure 4.12) that encompasses up to 1,050 acres of land within the Roddy Ranch and Ginochio Property Focus Areas that were included in the Urban Limit Line as it was adopted by the voters in 1990 and in the Voter-Approved Urban Limit Line as a means of phasing urban and suburban development, preserving open space and maintaining a compact urban form.
 - Maintain rural land uses (residential densities less than one dwelling unit per five acres (0.2 du/ac) and compatible open space/recreational uses which do not require urban levels of public services and facilities through 2020 in areas outside of the Voter-Approved Urban Limit Line.
 - Limit future urban development within Roddy Ranch and the Ginochio Property through 2020 to a total of approximately 1,050 acres (approximately 850 acres within Roddy Ranch and 200

acres within the Ginochio Property) that were within the urban limit line as it was adopted by the voters in 1990 and that are also within in the Voter-Approved Urban Limit Line.

4.4 INTENSITY AND DISTRIBU-TION OF LAND USE

Antioch's General Plan land use classifications are intended to define the City's land use intent in designating lands throughout the General Plan study area, and thereby carry out the provisions of the General Plan. General Plan land use classifications are also intended to provide the City with sufficient flexibility in implementation to address unique and unforeseen situations. The designations established by the General Plan land use map include Residential, Commercial, Employment-Generating, and Community and Public land use designations. In addition, the General Plan includes ten "Focus Areas." Specific policy direction is provided for each Focus Area. These designations are set forth in Section 4.4.1. Within this section, appropriate land use types are defined for each designation. These land use types are defined in Table 4.A, which also identifies which land use types are appropriate within which land use designations. Sections 4.4.2 through 4.4.5 provide policies for residential, commercial, employment-generating, and community and public land uses. Figure 4.1 presents the General Plan land use map. Tables 4.A through 4.D provide a quantified description of anticipated General Plan build out.

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Figure 4.1 - General Plan Land Use Map

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4.0 Land Use

Table 4.A – Appropriate Land Use Types

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	ge Lot Residential. This residential type typically sists of single-family detached units on tots of 0.5 e or more. Residential developments of this type il be designed as large suburban parcels within divisions within the Urban Limit Line and as rural defitial uses outside of the Urban Limit Line.	gle-Family Detached. These areas typically static d'suburnesidential subdivisions of single illy, detached dwellings on lots ranging from 7,000 20,000 square feet.	all Lot Single Family Detabled. These dwelling types are typically located within a specific plan or the type of "planned development," and consist of gle family detached overlippment," and consist of organar feet. In exchange for development on all residential lots, amenities such as permanent uried to be provided specifically for the use of didents of the development.	If the Family Attrached, Attrached for-sale or rentral elling units, designed eiltre as townhouse units or stacked fitats, characterize these arreas. Amentities and accommon open space and recreation facilities for the use of residents of the development required.	Dile Homes, Areas of mobile home development programment of subdivisions wherein individual bile homeowners also own their own lots in fee and bile home parks wherein mobile homeowners rent lease the space upon which their mobile home is tease the space upon which their mobile home is vide open space and/or recreational amenities for a use of their residents.	Any Residential. Activities typically include the use a dwelling unit as a residence by a group or groups persons without the provision of medical care, pervision, or medical assistance. Typical uses lude boarding houses, convents, and religious reads.	sidential Care Facilities. While largely residential paracter, residential care actilities are distinguished m other residential use types in that care facilities mbline a variety of medical care, supervision, or

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	al assistance services with housing. State law bis certain small residential care facilities from egulation, and can locate anywhere permitted by	alstrative and Professional Offices. Activities include, but are not limited to, ascurive ement, administrative, or clerical uses of private ind public utilities. Additional activities include the	or advice, design, information, or consultation ofessional nature. Uses typically include, but are lited to, corporate headquarters, branch offices; lited to, corporate headquarters, branch offices; lited set inverses and audifing centers; cdf; lawyer's, insurance sales and claims . Interpiad planters, and accountant's offices.	ement Centers/Arcades. Any structure (or	t thereot) in which four or more amusement s (either coin- or card-operated) are installed,	is photography machines, video games, muscle	y fair's tyle games, rides or similar uses, and more of officiants of the source of th	serves or swirt or submission, but not included is	ace open to the public, whether or not the v use of the premises is devoted to operation of	evices. Sales of prepared foods and beverages included as an ancillary use of the site.	notive Uses. Activities typically include, but are	lited to the, sales and servicing of motor vehicles, tional vehicles, boats, and trailers.	 and Financial Services. Activities typically but are not limited to banks and credit unions, 	mortgage, and other personal financial services. Sss Support Services Activities funically	s, but are not limited to, services and goods IIV provided to support other hisineses	and Drinking Establishments. Activities	ly include, but are not limited to, the retail sale e premises of food or beverages prepared for	mises or off-premises consumption.	and beverage bases. Advines typically include, intot limited to retail sale from the premises of	na peverages rur on-premises final preparation nsumption.
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	Funeral Services. Activities typically include services involving the care, preparation, or disposition of human lead.	General Merchandise. Activities typically include, but are not limited to, the retail sales from premises, notuding incidental rental and repair services.	Health Clubs and Spas. Activities typically include, but are not limited to, sport and health-related activities verformed either indoors or outdoors.	Lodging and Visitor Services. Activities typically notide, but are not limited to, providing overnight scorrmodations and related banquet and conference actities.	ndoor Recreational Facilities. Activities typically noude, but are not limited to, commercial recreation uses conducted within enclosed buildings, such as wowling alleys, skating facilities, racquet dubs, and ndoor shooting and archery ranges.	Outdoor Recreational Facilities. Activities typically nolude, but are no initined to, commercial recreation detivities conducted outside of enclosed buildings, such seminiature golf, patting cages, tennis clubs, etc.	Personal Services. Activities typically include stabilishments primarily engaged in the provision of services for the enhancement of personal appearance, theaning, attention of garments, and similar non- vusiness or non-professional services.	Personal Instruction. Activities typically include nstruction in artistic, academic, athletic or recreational rursuits within an anciosed structure.	recreational vencie Park. Activities typically include, but are not limited to, providing overnight accommodations for visitors in recreational vehicles.	Treaters. Includes structures where the primary use s the exhibition of live or performances. Sale of musical, comedic or other performances. Sale of reparted foods and beverages is permitted ancillary to he primary use.	Light Manufacturing and Assembly. Activities sypically include, but are not limited to, the mechanical or chamical transformation of raw or semi-finished raterials or substances into new products, including neurfacture of products, assembly of component parts including required packaging for retail sale), and reatment and fabrication operations. Light

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	manufacturing is conducted wholly within an enclosed building. Light manufacturing activities do not produce e dots: noise, withration, or particulates, which would adversely affect uses within the same structure or on the same site. Also included are watchman's quarters.	General Manufacturing and Assembly. Activities bylically include, but are not limited to, the mechanical or chemical transformation of raw or semi-finished materials or substances into new products, including manufacture of products; assembly of component parts (including required packaging for retail sale); biending of materials such as lubricating oils, plastics, and resins; and treatment and fabrication operations. Uses requiring massive structures outside of buildings such or more	as crates or conveyer systems, or open-air storage of large quantities of raw or semi-refined materials are also included within this land use type. Also included are watchmen's quarters. Research and Development, Activities typically	include, but are not limited to, scientific research and theorical studies and investigations in the natural, physical, or social sciences. Also included is engineering, fabrication, and testing of prototypes developed with the objective of creating marketable end products; and the performance of physical and environmental testing and related activities by or under the supervision of professional scientists and highly trained specialists. Watchman's quarters are included as an of allogal variant scientist and highly trained specialists. Watchman's quarters are included to beraha kinetical sciences.	Vervices the practical process in the course, the course, the course, the course, the course of our are not limited to the parking and/or storage of operable vehicles. Typical uses include, but are not limited to first storage of automobilies and trucks, storage lots, and recreational vehicle and boat storage. Personal Storage. Additional vehicle and boat storage.	not limited to storage services and radifies primarily for personal and business effects and household goods with enclosed storage areas having individual access. Typical uses include, but are not limited to mini- warehouses.	Storage and Distribution – Light Activities typically Include, but are not limited to, wholesaling, storage, and warehousing services conducted arturely within enclosed buildings. Also included are watchman's quantices and interface and arture articles are solved as a service and arture articles are articles and solved articles are articles and articles are are articles are articles are articles are articles are articles are are articles are articles are articles are are articles are are articles are articles are articles are are are articles are are articles are are are are are are are are are are	Storage and Distribution - General Activities

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	typically include, but are not limited to, warehousing, storage, freight handling, singhoing, rucking services; storage and wholesaling from the premises of unfinished, raw, semi-refined products requiring further processing, fabrication, or manufacturing. Outdoor storage is permitted subject to applicable screening equirements. Also included are watchman's quarters as an ancollary use.	Building Contractor's Offices and Yarks. Activities typically include, but are not necessarily limited to, offices and storage of equipment, materials, and vehices and storage of equipment, materials, and vehices for contractors in the rades: involving construction activities. Storage yard uses may include, but should not be limited to, the maintenance and outdoor storage of immert, and screened outdoor storage of building materials.	Boatting and Related Activities. Activities typically include but are not limited to, establishments and facilities engaged in the provision of sales or services directly related to the commercial or recreational use of waterways. Included in this category are construction, materian and maintenance of boats, boat sales; andorege and docking facilities, including temporary fishing, including retail fish sales, but not including fach processing; sale of marine equipment, and harbor- relateds services, such as indoor and outdoor dry boat sizorage, bait sales, but not including fach processing; sale of marine equipment, and harbor- related services, such as indoor and outdoor dry boat sizorage, bait sales, fuel docks, and yeach clubs.	Civic Administration. Activities typically include, but are not limited to, management, administration, dierical, and other services performed by public and quasi- public agencies.	Cultural Facilities. Activities typically include, but are not limited to, those performed by public and private museums and art galleries, public and private libraries and observatories.	Day Care Centrars. Day care centers consist of facilities defined in Celifornia Health and Safety Code Section 1596.76, providing day care and supervision for more than 12 children less than 18 years of age for periods of less than 24 hours per day. Also included are facilities for the care and supervision of seniors for periods of less than 24 hours per day.	Open Space. Activities typically include, but are not limited to, preservation of lands in their natural

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City of Antioch General Plan

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	ondition to protect environmental resources or the ubit health and safety, agriculture, and active or substrearceation. Recreation areas may include creational structures such as play equipment, but do <u>A generally include structures for human occupancy.</u>	eligious Assembly. Activities typically include iligious services and assembly such as customarily cours in churches, synagogues, and temples.	chools, Public and Private. Typical activities clude educational facilities for K-8 students provided / public agencies or private institutions.

Notes to Table 4.A:

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- Permitted subject to the provisions of Land Use Element policy 4.4.2.2b.
- Automotive sales are not permitted within areas designated Convenience Commercial, Regional Commercial, or Business Park, except that Automotive sales may be allowed within areas designated Business Park that also have frontage on Auto Center Drive. ભં
- Bars are not permitted within areas designated Convenience Commercial.

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- Automotive uses are limited to sites adjacent to a freeway interchange. Auto sales are not permitted within areas designated Light Industrial or Eastern Waterfront Business Park.
- Eating and drinking estabilishments, as well as Lodging and Visitor Service uses, within the Light Industrial and Eastern Waterfront Business Park designations are limited to sites adjacent to a freeway interchange.
 - 6. Multi-Farmily uses are permitted within the Rivertown Commercial designation above the ground floor only.
- Administrative and Professional Office and Personal Instruction uses are permitted within the Rivertown Commercial designation above the ground floor only, except along Fourth Street and the area between Fourth Street and Fifth Street, where they may occupy ground floor space. 2
 - Funeral Services within the Rivertown Commercial designation are limited to "J" Street, Fourth Street and the area between Fourth Street and Fifth Street. ထ်
- Auto sales within the Hillcrest Station Focus Area are limited to sites adjacent to the SR-4 and SR-160 freeways.
- Limited to locations that are compatible with resource protection needs.

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	Single-Family	Multi-Family	Commercial/	Business Park/
Land Uses	(Dwelling Units)	(Dwelling Units)	Office (sq.ft.)	(sq.ft.)
Residential	(· · ·
Estate Residential	2,787		-	-
Low Density Residential	5.049	_		
Medium Low Density Residential	22.333	_		-
Medium Density Residential	831	1.247	-	-
High Density Residential		6.509	_	_
Subtotal	31.000	7.756		-
<i>Captotal</i>				
Commercial				
Convenience Commercial	-		281,788	_
Neighborhood Community Commercial	-	I.	4,563,853	**
Office	-	-	2,154,679	
Subtotal	*	-	7,000,320	F
Industrial				
Business Park	-	-		4,687,009
Special				
Mixed Use	-	279	606,885	
Public Institutional		-	· -	5,968,350
Open Space	-	-	-	-
Subtotal	м	279	606,885	5,968,350
Focus Areas ¹				
A Street Interchange Focus Area	124	**	2,121,125	_
East Lone Tree Specific Plan	1,100	250	1,135,000	2,152,300
Eastern Waterfront Employment	12	248	25,000	23,412,469
Ginochio Property	. –	-		-
Rivertown/Urban Waterfront	1,135	1,385	1,712,175	5,688,163
Roddy Ranch	600	100	225,000	++
Hillcrest Station Area		2,500	2,500,000	
Sand Creek Focus Area	3,537	433	1,240,000	
Somersville Road Corridor Focus Area	-	-	8,667,751	4,195,114
Western Gateway Focus Area	-	460	215,216	•
Subtotal	6,508	5,376	17,841,267	35,448,045
TOTAL	37,508	13,410	25,448,472	46,103,404
Population		128,222	¹ Figures indica	ted represent the
Employed Population		71,800	maximum permi	tted development
Total Jobs		. 67,100	development is i	not guaranteed by
Retail Jobs		14,995	the General Plan	, but is dependent
Non-Retail Jobs		52,105	upon appropria	te responses to
Jobs/Population Ratio		0.93	development vie	eld may be less
			than the maximi	ims stated in this

Table 4.B – Anticipated Maximum General Plan Build Out in the City of Antioch

4-15

table.

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	Single-Family	Multi-Family	Commercial/	Business Park/ Industrial
Land Uses	(Dwelling Units)	(Dwelling Units)	Office (sq.ft.)	(sq.ft.)
Fotota Decidential				
Medium I an Density Desidential				-
Medium Low Density Residential		-	-	-
Medium Density Residential			-	-
High Density Residential				_
Subtotal			-	
Commercial		-		*
Convenience Commercial				
Neighborhood Community Commercial			F	-
Office	-		-	-
Subtotal	-	_	-	
	·	*	-	-
Industrial				
Business Park	•			
		-		
Special				
Mixed Use				
Public Institutional	••		-	-
Open Space	-	-	-	-
Subtotal	-	-	1	-
			H	=
Focus Areas'				
A Street Interchange Focus Area				
East Lone Tree Specific Plan	-	1	· · -	-
Eastern Waterfront Employment	-	-	-	-
Ginochio Property	-	-	~	2,995,070
Rivertown/Urban Waterfront	400	-	**	
Roddy Ranch	P*	-	-	-
Hillcrest Station Area	_	_	-	-
Sand Creek Focus Area	H		-	-
Somersville Road Corridor Focus Area	-	-	-	-
Western Gateway Focus Area	1,926	358	8,667,751	4,195,114
Subtotal		1,179	-	
TOTAL	2,326	1,537	8,667,751	7,190,183
Population		4,476	Figures indicat	ed represent the
Employed Population		2,506	maximum permit	ted development
Total Jobs		5,777	development is n	ual yield of future
Retail Jobs		220	the General Plan,	but is dependent
Non-Retail Jobs		5,557	upon appropriat	e responses to
Jobs/Population Ratio		2.31	General Plan poli	cies. The ultimate
			than the maximu table.	ms stated in this

Table 4.C - Anticipated Maximum General Plan Build Out in the Unincorporated Area

4-16

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	Single-Family	Multi-Family	Commercial/	Business Park/ Industrial
Land Uses	(Dwelling Units)	(Dwelling Units)	Office (sq.ft.)	(sq.ft.) 20220
Residential	0.707			
Estate Residential	2,787	-	**	
Low Density Residential	5,049		-	
Medium Low Density Residential	22,333	-	-	-
Medium Density Residential	831	1,247	~	-
High Density Residential	-	6,509	-	
Subtotal	31,000	7,756	-	
Commercial				
Convenience Commercial			281,788	-
Neighborhood Community Commercial	-	~	4,563,853	1
Office	-	H	7,000,320	
Subtotal			11,845,961	-
Industrial				
Business Park			-	4,687,009
Special				
Mixed Use	. .	279	606,885	-
Public Institutional	_	-		5,968,350
Open Space	-	**	-	b-+
Subtotal	**	279	606,885	10,655,359
Focus Areas ¹				
A Street Interchange Focus Area	124	1	2,121,125	**
East Lone Tree Specific Plan	1,100	250	1,135,000	2,152,300
Eastern Waterfront Employment	12	- 248	25,000	26,407,539
Ginochio Property	400		-	-
Rivertown/Urban Waterfront	1.135	1,385	1,712,175	5,688,163
Roddy Ranch	600	100	225.000	
Hillcrest Station Area	-	2.500	2.500.000	_
Sand Creek Focus Area	3 537	433	1,240,000	-
Somersville Road Corridor Focus Area	1,926	358	17 335 501	8.390.227
Western Gateway Focus Area		1.639	215.216	· · ·
Subtotal	8.834	6.913	26.509.018	42.638.228
τοτοι	39,834	14.947	38.961.863	57,980,597
Population		132,698	¹ Figures indicat	ted represent the
Employed Population		74,306	intensity. The ac	tual yield of future
lotal Jobs		12,817	development is r	not guaranteed by
Retail Jobs		15215	the General Plan	, but is dependent
Johs/Population Ratio		200,10 גם ח	General Plan pol	c responses to
		0.30	development yie than the maximu	ld may be less ims stated in this

Table 4.D – Anticipated Maximum General Plan Build Out in the General Plan Study Area

4-17

table.

4-18
4.4.1 Land Use Designations

4.4.1.1 Residential Land Use Designations. Six residential land use designations are set forth to provide for development of a full range of housing types, in conjunction with residential development within General Plan Focus Areas. Permitted maximum land use and anticipated population densities are described for each designation. Densities are stated as the maximum permissible number of dwelling units per net acre that exists within the project site prior to any new dedication requirements. Density is assumed to accrue only to lands that are "developable." Developable acres are those that are not encumbered by prior dedications of easements or rights-of-way, and are not so steep (generally over 25%), unstable, floodprone or subject to other hazards as to be unable to support new development. Achievement of the maximum allowable density is neither guaranteed nor implied by the General Plan. The final density of any particular residential development type is dependent upon development design; any physical, geological, or environmental constraints that might be present within the site; available infrastructure and services; and other factors. The development standards that are established in the Antioch zoning ordinance might also limit attainment of maximum allowable densities.

Second units on a residential lot and home occupations are permitted by local regulation. Provision of density bonuses as allowed by State law and City ordinance may result in development densities in excess of the nominal maximum density for any land use designation.

Estate Residential. Estate Residential land uses are planned as a transition between urban and rural areas, and for areas that are not suited for a more intensive form of development because of topography, geologic conditions, or urban service limitations. Estate Residential areas will also serve to provide "executive" housing on large lots, thereby expanding the community's range of housing types. On designated lands where topography is not limiting, the representative form of development would be single-family homes on lots that average one acre in size. For properties so designated that are situated in steeper hillside settings, clustering of units and utilization of other hillside development techniques are anticipated and encouraged. The final approved and built density on lands in the Estate Residential land use designation should reflect the location of these lands as low-density residential transition areas between the urbanized Antioch and the undeveloped Mount Diablo Range of hills.

Since this designation is planned at the urban/non-urban interface, the type and level of development may require different construction standards, such as narrower street widths with parking along only one side of the street or no on-street parking, greater setbacks, limited sidewalk areas, etc. Development may require a different level of services than that required for strictly urban land uses. Projects that minimize the demand for urban services and provide major funding for construction of needed service facilities would be appropriate.

Environmental constraints such as steep slopes, riparian habitats, unstable soil conditions, sensitive flora and fauna, and visual prominence are often found on lands with the Estate Residential designation. These constraints may make development of these areas extremely sensitive, and could require creative and imaginative site planning in all projects. The steepness of the slopes and the visual prominence of these areas make many of these resources important public amenities to be preserved for all of the citizens of Antioch. Finally, as these areas will serve as a buffer between the urbanized City of Antioch and the undeveloped open space to the southwest, development must be at a level, which serves as an appropriate transition between urban and non-urban environments.

Development in this category is generally limited to a maximum of one (1) unit per gross developable acre, unless a density of two (2) units per developable acre is specified on the General Plan land use map or in Focus Area policies. Overall, residential developments within the Estate Residential land use category should provide large lots, and project a semi-rural character.

Neighborhood entry signage is encouraged to create a sense of community, and define Estate Residential neighborhoods as special places. Within hillside areas, dwelling units should be clustered on land that is relatively flat, and no development should occur on slopes exceeding 20 percent. Due to the unique nature of these areas, a clustering of units may be needed to accommodate the unit yield and still maintain the topographic uniqueness of the area. Developments in these areas should be oriented around a. major amenity that increases public exposure to the more hilly terrain. Examples of such amenities include golf courses and equestrian centers.

- Appropriate Land Use Types: See Table 4.A
- Maximum Allowable Density: One dwelling unit per developable acre (1 du/ac) or two dwelling units per developable acre (2 du/ac)
- Anticipated Population per Acre: Four (4) to eight (8) persons per acre

Low Density Residential. These areas are generally characterized by single-family homes in traditional subdivisions. Areas designated Low Density Residential are typically located on gently rolling terrain with no or few geological or environmental constraints. The residential neighborhoods of southeast Antioch reflect this residential density.

- Appropriate Land Use Types: See Table 4.A
- Maximum Allowable Density: Four dwelling units per gross developable acre (4 du/ac)
- Anticipated Population per Acre: Twelve (12) to Fourteen (14) persons per acre

Medium Low Density. These areas are generally characterized by single-family

homes in typical subdivision development, as well as other detached housing such as zero lot line units and patio homes. Duplex development would generally fall into this development density. Areas designated Medium Low Density are typically located on level terrain with no or relatively few geological or environmental constraints. Older subdivisions within the northern portion of Antioch reflect this residential density.

- Appropriate Land Use Types: See Table
 4.A
- Maximum Allowable Density: Six dwelling units per gross developable acre (6 du/ac)
- Anticipated Population per Acre: Fourteen (14) to Eighteen (18) persons per acre

Medium Density Residential. A wide range of living accommodations, including conventional single-family dwellings, small lot single-family detached dwellings, mobile homes, townhouses, and garden apartments, characterizes the Medium Density land use designation. Development in these areas can be expected to be a maximum of two (2) stories, and include generous amounts of public or open space for active and passive recreational uses. Lands adjacent to parks, commercial uses, transit routes and rail stations, and arterial roadways would be appropriate for the upper end of the allowable development intensity for this category. Other lands would serve as a buffer or transition between lower density residential areas and higher density residential and commercial areas, as well as areas exhibiting greater traffic and noise levels.

At the higher end of the density range for this category, multi-family townhouse and apartment development is expected to be predominant. Where the Medium Density land use designation serves as a transition or buffer, lower density townhouse and small lot, single-family development would be the predominant uses.

• Appropriate Land Use Types: See Table 4.A

- Maximum Allowable Density: Ten dwelling units per gross developable acre (10 du/ac)
- Anticipated Population per Acre: Twenty (20) to Twenty-five (25) persons per acre

High Density Residential. High Density Residential densities may range up to twenty (20) dwelling units per gross developable acre, with density bonuses available for agerestricted, senior housing projects. Two-story apartments and condominiums with surface parking typify this density, although structures of greater height with compensating amounts of open space would be possible. This designation is intended primarily for multi-family dwellings. As part of mixed-use developments within the Rivertown area and designated transit nodes, residential development may occur on the upper floors of buildings whose ground floor is devoted to commercial use. Typically, residential densities will not exceed sixteen (16) to eighteen (18) dwelling units per acre for standard apartment projects, although projects with extraordinary amenities may achieve the maximum allowable density. However, permitted densities and number of housing units will vary, depending on topography, environmental aspects of the area, geologic constraints, existing or nearby land uses, proximity to major streets and public transit, and distance to shopping districts and public parks. Higher densities will be allowed where measurable community benefit is to be derived (i.e., provision of needed senior housing or low and moderate income housing units). In all cases, infrastructure, services, and facilities must be available to serve the proposed density, and the proposed project must be compatible with surrounding land uses.

- Appropriate Land Use Types: See Table 4.A
- Maximum Allowable Density: Twenty dwelling units per gross developable acre (20 du/ac) and up to a Floor Area Ratio¹ of

1.25 within areas designed for mixed use or transit-oriented development.

 Anticipated Population per Acre: Forty (40) persons per acre. Within transit-oriented development, up to forty-five to sixty (45-60) persons per acre

Residential TOD. This mixed-use classification is intended to create a primarily residential neighborhood within walking distance to the eBART station, with complementary retail, service, and office uses. Residential densities are permitted between a minimum of 20 and a maximum of 40 units per gross acre. A range of housing types may be included in a development project, some of which may be as low as 10 units per acre, provided the total project meets the minimum density standard. Up to 100 square feet of commercial space such as retail, restaurant, office, and personal services are permitted per residential unit.

Residential units should be at least 300 feet away from rail and freeway rights-of-way, or should incorporate construction measures that mitigate noise and air emission impacts. Retail, restaurants, commercial services, and offices are allowed on the ground floor and second floor, particularly on pedestrian retail streets and adjacent to Office TOD designations. Low intensity stand-alone retail or restaurant uses with surface parking are not permitted. Fee parking in surface parking lots is not permitted as a primary use.

- Minimum housing density: 20 acres per gross acre
- Maximum housing density: 40 units per gross acre

4.4.1.2 Commercial Land Use

Designations. The General Plan land use map identifies two commercial land use designations, which, along with commercial development within Focus Areas, will provide a broad range of retail and commercial services for existing and future residents and businesses. Permitted maximum land use

¹ Floor Area Ratio (FAR) represents the ratio between allowable floor area on a site and the size of the site. For example, an FAR of 1.0 permits one square foot of building floor area (excluding garages and parking) for each square foot of land within the development site, while an

FAR of 0.5 permits ½ square foot of building area for each square foot of land within the development site.

intensities are described for each designation. Maximum development intensities are stated as the maximum floor area ratio (FAR) within the project site. "Floor area ratio" is determined by dividing the total proposed building area of a development project by the square footage of the development site *prior* to any new dedication requirements.

Convenience Commercial. This designation is used to include small-scale retail and service uses on small commercial lots, generally ranging up to one to four acres in size. Total gross leasable area within Convenience Commercial areas typically ranges from about 10,000 to 40,000 square feet. Typical uses may include convenience markets, limited personal services, service stations, and commercial services. This designation is often located on arterial or collector roadway intersections in otherwise residential neighborhoods and, thus, requires that adequate surface parking be included to ensure against any potential circulation difficulties affecting adjacent residences. Design features need to be included in these centers to ensure that convenience commercial developments are visually compatible with and complementary to adjacent and nearby residential and other less intensive uses. The type and function of uses in convenience commercial areas are generally neighborhood serving, and need to be carefully examined to ensure compatibility with nearby uses. This land use designation may also be applied to small freestanding commercial uses in the older portions of Antioch.

While some areas may be designated on the Land Use Plan for Convenience Commercial use, this does not preclude small freestanding commercial uses from being zoned for such a use provided the above parameters are adhered to through adopted performance standards. Such a rezoning would be considered to be consistent with the General Plan, and not require a General Plan amendment.

• Appropriate Land Use Types: See Table 4.A

 Maximum Allowable Development Intensity: Floor Area Ratio (FAR) of 0.4 for new development within centers, and 0.6 FAR for small, freestanding uses.

Neighborhood/Community Commercial. The intent of the General Plan is to service residential areas in an efficient manner by avoiding the creation of new strip commercial areas. Toward this end, the General Plan designates major commercial nodes of activity based on the need to serve defined neighborhood and community areas. Each area designated Neighborhood/Community Commercial would typically represent an integrated shopping center or an aggregate of parcels around an intersection, which create an identifiable commercial center or area.

The common denominator within this. designation is that each neighborhood commercial node will have sufficient acreage to meet the commercial needs of one or more neighborhoods. A neighborhood center typically ranges from 30,000 - 100,000 square feet of floor area on about 3 to 12 acres, anchored by a major supermarket and/or-drug store. A community center may range from 100,000 to 250,000 square feet on 10 to 20 acres or more, and be anchored by a major retailer. Because of its size, a neighborhood center would typically locate at the intersection of a collector and an arterial. A community center is more likely to be found at major arterial intersections.

Typical spacing between community centers should be approximately 1.5 to 3.0 miles, with approximately one mile between neighborhood centers. Exact spacing depends on the nature and density of nearby development, and on the location of major roadways.

- Appropriate Land Use Types: See Table
 4.A
- Maximum allowable development intensity: FAR of 0.4.

Regional Commercial. The primary purpose of areas designated "Regional Commercial" on the General Plan land use map is to provide

4.0 Land Use

areas for large-scale retail commercial development and supporting uses. Regional commercial areas typically serve a large population base, with a market area as large as 8 to 20 miles or more. Typically, region al commercial areas have freeway visibility, or are located along major arterials, and linked directly to a freeway. Regional commercial areas typically encompass an integrated shopping center of 30 to 50 acres or more, and may also combine surrounding freestanding commercial uses and smaller neighborhood or community centers into a single large-scale shopping district.

- Appropriate Land Use Types: See Table 4.A
- Maximum allowable development intensity: FAR of 0.50 (1.0 within the existing Somersville Towne Center site)

Somersville Road Commercial. Areas designated Somersville Road Commercial represent an important gateway into the community and Rivertown area. This land use designation is limited to the Somersville Road Corridor Focus Area (see Figure 4.3). The primary purpose of Somersville Road Commercial is to provide an appropriate mix of uses for this specific corridor.

- Appropriate Land Use Types: See Table 4.A
- Maximum allowable development intensity: FAR of 0.50.

Community Retail. This classification is intended to facilitate the development of a community commercial center with highway frontage. The site shall be at least 10 acres and shall be developed with a maximum FAR of 0.30. This site may share parking with the adjacent office or Town Center Mixed Use development.

 Maximum allowable development intensity. FAR of 0.3:

Town Center Mixed Use. This classification is intended to provide for an integrated mix of high-intensity uses in the area surrounding the potential second eBART station near Phillips Lane. Residential, commercial, employment, entertainment, and hospitality uses are permitted. Both horizontal mixed-use and vertical mixed-use projects are appropriate in this area. Retail, restaurant, and services uses are to be located on the ground floor in the pedestrian Town Center. Office space or residential space may be on upper floors. Development is to be high-density to support pedestrian and bicycle use, and shall provide easy pedestrian access to the potential transit station. The maximum floor area ratio (FAR) allowed is 1.0.

Residential densities may range from a minimum of 6 to a maximum of 25 units per gross acre (calculated based on the entire Town Center Mixed Use area). A range of housing types may be included in a development project, some of which may be as high as 50 units per acre with City Council approval, provided the total project does not exceed the maximum density standard. Residential units should be at least 300 feet away from rail and freeway rights-of-way, or should incorporate construction measures that mitigate noise and air emission impacts.

- Maximum allowable development intensity: FAR of 1.0.
- Minimum housing density: 6 units per gross acre.
- Maximum housing density: 25 units per gross acre.

Marina/Support Services. Areas designated Marina/Support Services are intended to encompass existing facilities located along the San Joaquin River within Rivertown and at the foot of the Route 160 freeway.

- Appropriate Land Use Types: See Table 4.A
- Maximum allowable development intensity: FAR of 0.50.

Mixed Use. The primary purpose of areas designated Mixed Use is to provide a different style of development than traditional neighborhoods, commercial, and employment

areas that are physically separated from each other. Development within areas designated Mixed Use is to provide a variety of uses in an integrated manner within a single site. The specific mix of uses and development density are to be appropriate to the development site's particular location, access, size, and adjacent land uses. The intent is to create areas in which a mix of uses can come together to meet the community's housing, shopping, employment, and institutional needs through efficient patterns of land use. Within the Mixed Use designation, both "vertical mixed use" (various types of uses integrated within individual buildings, such as commercial on the ground floor with residential uses above) and "horizontal mixed use" (individual buildings housing different types of uses within an integrated site plan) are appropriate.

- Appropriate Land Use Types: See Table
 4.A
- Maximum allowable development intensity: FAR of 0.50

Mixed Use Medical Facility. The primary purpose of areas designated "Mixed Use Medical Facility" is to provide for development of a hospital and related facilities within the Sand Creek Focus Area. Within this designation, an integrated mix of office, residential, commercial, and employmentgenerating uses is appropriate. Both horizontal mixed use (different types of uses located in adjacent buildings) and vertical mixed use (different types of uses within the same building) are appropriate. Development is to be compatible with the primary use of this land use designation for practice of the medical arts.

- Appropriate Land Use Types: See Table 4.A.
- Maximum allowable development intensity: FAR of 1.0 (including areas devoted to residential use).
- Anticipated Population per Acre: Twenty (20) to twenty-five (25) persons per acre.

4.4.1.3 Employment-Generating Land Use Designations. The General Plan land use

map and Focus Area policies identify six employment-generating land use designations, which will provide a broad range of employment opportunities for existing and future residents. Permitted maximum land use intensities are described for each designation. Maximum development intensities are stated as the maximum floor area ratio (FAR) within the project site. "Floor area ratio" is determined by dividing the total proposed building area of a development project by the square footage of the development site prior to any new dedication requirements. Achievement of this maximum is neither guaranteed nor implied by the General Plan. The final density of any particular commercial development is dependent upon development design; any physical, geological, or environmental constraints that might be present within the site; available infrastructure and services; and other factors. The development standards that are established in the Antioch zoning ordinance might also limit attainment of maximum allowable densities.

Office. The primary purpose of areas designated Office on the General Plan land use map is to provide areas for the establishment of park-like working environments for corporate, professional, and general administrative businesses; commercial services needed to support major business development; and retail facilities supporting office-based business operations. The office designation is intended to encourage the concentration of office uses near centers of commercial activity within the City, and to discourage isolated office buildings. Office developments may include low-rise garden office arrangements, or midrise structures, as appropriate to the project's specific location.

- Appropriate Land Use Types: See Table 4.A
- Maximum Allowable Development
 Intensity: Floor Area Ratio (FAR) of 0.5.

Office TOD. This classification is intended to provide a compact office employment center close to the eBART station. The types of development envisioned in the office TOD

land use classification are shown in the photos to the left. The maximum Floor Area Ratio (FAR) allowed is 1.0. A portion of the parking should be in parking decks or structures. Retail, restaurant, and commercial service uses that serve employees are permitted and encouraged on the ground floor. Low density, single-use retail or entertainment developments with surface parking are not permitted. Commercial parking in surface lots requires a conditional use permit (where it is a primary use, not associated with a development project).

Maximum allowable development intensity: FAR of 1.0.

Business Park. The primary purpose of lands designated Business Park on the General Plan land use map is to provide for light industrial, research and development, and office-based firms seeking an attractive and pleasant working environment and a prestigious location. Business Park areas are typically labor-intensive, meaning that the density of employment is higher than areas involving mostly manufacturing or warehouse uses. Business Park development may occur as a single use, a subdivision wherein individual entities own and operate their businesses, or as multi-tenant complexes.

- Appropriate Land Use Types: See Table 4.A
- Maximum Allowable Development
 Intensity: Floor Area Ratio (FAR) of 0.5.

Light Industrial. Areas designated Light Industrial are intended for industrial uses compatible with a location in closer proximity to residential development than General or Rail-Served industrial areas.

- Appropriate Land Use Types: See Table 4.A
- Maximum allowable development intensity: FAR of 0.55.

Rail-Served Industrial. Areas designated Rail-Served Industrial are intended for industrial uses designed to take advantage of rail service. This designation is limited to the Eastern Employment Focus Area.

- Appropriate Land Use Types: See Table 4.A
- Maximum allowable development intensity: FAR of 0.55.

General Industrial. Areas designated General Industrial are intended for a range of industrial businesses, including uses, which, for reasons of potential environmental effects are best segregated from other, more sensitive, land uses, such as residential neighborhoods.

Primary processing industries involving the mechanical or chemical transformation of raw materials or the blending of materials such as lubricating oils, plastics, and resins; and treatment and fabrication operations would generally be appropriate only within this designation. Industrial uses that may require massive structures outside of buildings, such as cranes or conveyer systems, or open air storage of large quantities of raw or semirefined materials are also limited to this land use designation.

- Appropriate Land Use Types: See Table
 4.A
- Maximum allowable development intensity: FAR of 0.55.

4.4.1.4 Community and Public Land Use Designations. The General Plan land use map identifies two Community and Public land use designations, which are intended to provide for public and institutional activities, as well as for the preservation of open space. Antioch recognizes that the City might not have jurisdiction over certain public facilities, and that public entities might not be required to follow the City's development standards. In such cases, the City's land use policies, including maximum development intensity are intended as a guideline for the agency.

Public/Institutional. This category 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.

- Appropriate Land Use Types: See Table 4.A
- Maximum Allowable Development Intensity: Floor Area Ratio (FAR) of 0.50.

Open Space. These land uses are of a basically open space nature, and include parks, as well as other open space areas. Certain open space areas, such as those that exist to protect sensitive environmental resources, might not be open to public use, while other lands may be owned and managed by private entities, and therefore not open to the general public. The most prevalent public open space uses are City and regional parks, as well as private open space areas within residential developments. It is intended that this designation be applied only to lands owned by public agencies or which are already programmed for acquisition.

The locations of existing and programmed neighborhood and community parks are in most cases specifically defined on the Land Use Map. In the case of a park whose acquisition has been programmed, the ultimate configuration of the park may be different from that which is shown on the General Plan land use map. In addition to public parks and open spaces, this category designates certain privately owned lands used for recreation and low-intensity, open space activities. Appropriate private sector uses in this category include cemeteries and land that is restricted to agricultural use. This designation also includes a higher intensity of uses that are of open space character. The range of allowable uses includes, but is not limited to, country clubs (excluding golf course-oriented residential uses), golf courses, tennis clubs, driving ranges, equestrian centers, marinas, and other privately owned areas reserved for active recreational use.

- Appropriate Land Use Types: See Table 4.A
- Maximum Allowable Development Intensity: No FAR standard required.

4.4.2 Residential Land Uses

4.4.2.1 Residential Land Use Objective. Provide a wide range of residential opportunities and dwelling unit types to meet the present and future needs of all socioeconomic groups.

4.4.2.2 Residential Land Use Policies. The following policies apply to land designated for residential uses on the General Plan land use map and by Focus Area policies.

- Within lands designated for residential use, permit the following non-residential uses:
 - Public elementary schools;
 - Parks, botanical gardens, and passive open space areas; and
 - Playgrounds and playing fields and active open space areas.
- b. Along the periphery of neighborhoods where traffic through the neighborhood can be minimized and adequate buffer areas along the common boundary with residential uses is provided, subject to development permits the following additional non-residential uses would be appropriate:
 - Churches and places of religious assembly;
 - Private elementary schools;
 - Public and private middle and high schools;
 - Day care centers.

Thus, these uses would be permitted along arterial and collector streets that are not intended to have single family residences fronting on them.

c. Encourage larger neighborhood units to provide choices for residents as to the size and type of dwelling unit and lot, neighborhood design, density of

development, community amenities, and form of ownership.

- Design new residential development with identifiable neighborhood units, with neighborhood shopping facilities, parks and recreational facilities, and schools provided as an integral component of neighborhood design.
 - Streets. Street design should route through traffic around, rather than through new neighborhoods. Neighborhood streets should be quiet, safe, and amenable to bicycle and pedestrian use. Within new subdivisions, single-family residences should be fronted on short local streets, which should, in turn, feed onto local collectors, and then onto master planned roadways.
 - Schools, Parks, and Recreation Areas. Elementary schools, as well as parks and recreational areas should be contained as near the center of the neighborhood they are as is feasible.
 - Neighborhood Commercial Areas. Neighborhood commercial centers should be located at the periphery of residential neighborhoods, and be designed such that residents can gain vehicular, bicycle, and pedestrian access to the centers directly from the neighborhood.
 - *Connections.* Individual neighborhoods should be provided with pathways and open spaces connecting residences to school and recreational facilities, thereby facilitating pedestrian and bicycle access.
 - Neighborhood Character. Residential neighborhoods should be designed to maintain a distinct character through the use of neighborhood signage, streetscapes, architectural styles and variations, natural topographic variations, and landscape buffers.

- e. Provide recognizable variations in front and side yard setbacks within single-family residential neighborhoods.
- f. To reduce architectural massing, orient the shortest and lowest side of a corner residential dwelling unit toward the side street.
- g. Within multi-family and small lot singlefamily developments, cluster residential buildings around open space and/or recreational features.
- h. In higher density project with tuck-under parking and/or opposing garages, avoid the monotony of long parking corridors by turning individual units and/or staggering and landscaping parking areas.
- i. Provide each unit of a multi-family development project with some unique elements to create a sense of place and identity.
 - Individual units within a project should be distinguishable from each other, and should have separate entrances and entry paths, where feasible.
 - The common space of each cluster of dwelling units should be designed to provide differences in size, dimensions, grading, and site furniture.
 - Every dwelling unit shall be provided with a usable private garden area, yard, patio, or balcony.

4.4.3 Commercial Land Uses

4.4.3.1 Commercial Land Use Objective. Provide conveniently located, efficient, and attractive commercial areas to serve regional, community, and neighborhood functions and meet the retail and commercial needs of Antioch residents and businesses.

4.4.3.2 Commercial Land Use Policies. The following policies apply to land designated for commercial uses on the General Plan land use map and by Focus Area policies.

a. Design commercial and office developments in such a manner as to

complement and not conflict with adjacent residential uses, and provide these developments with safe and easy vehicular, pedestrian, and bicycle access.

- b. Orient commercial development toward pedestrian use.
 - Commercial buildings should provide a central place of main focus.
 - Buildings should be designed and sited so as to present a human-scale environment, including identifiable pedestrian spaces, seating areas and courtyards.
 - Uses within pedestrian spaces should contribute to a varied and lively streetscape.
 - Buildings facing pedestrian ways and plazas should incorporate design features that provide visual interest at the street level.
- c. Building setbacks along major streets should be varied to create plaza-like areas, which attract pedestrians whenever possible.
- d. Provide for reciprocal access, where feasible, between commercial and office parcels along commercial corridors to minimize the number of drive entries, reduce traffic along commercial boulevards, and provide an orderly streetscape.
- e. Design internal roadways so that direct access is available to all structures visible from a particular parking area entrance in order to eliminate unnecessary vehicle travel, and to improve emergency response.

4.4.4 Employment - Generating Land Uses

4.4.4.1 Employment-Generating Land Use Objective. Provide a mix of employmentgenerating uses supporting a sound and diversified economic base and ample employment opportunities for the citizens of Antioch through a well-defined pattern of manufacturing, warehousing and distribution, professional services, and office-based uses. **4.4.4.2 Employment-Generating Land Use Policies.** The following policies apply to land designated for commercial uses on the General Plan land use map and by Focus Area policies.

- a. Focus the use of employment-generating lands on high value and high employmentgenerating uses (e.g., office environments, manufacturing and assembly).
- b. Provide for an appropriate mix of uses within employment-generating lands, including commercial and commercial service uses.
- c. Take advantage of existing rail facilities within the community by permitting the development of rail-served industrial uses.
- d. Ensure appropriate separation and buffering of manufacturing and industrial uses from residential land uses.
- e. All manufacturing and industrial uses shall be adequately screened to reduce glare, noise, dust, and vibrations.
- f. Office uses shall comply with the design policies set forth for commercial uses landscape (see Community Image and Design Element).
- g. Business park and office environments should blend well-designed and functional buildings with landscape (see Community Design Image and Element).

4.4.5 Community and Public Land Uses

4.4.5.1 Community and Public Land Use Objective. Maintain an adequate inventory of lands for the conduct of public, quasi-public, and institutional activities, including protection of areas needed for future public, quasi-public, and institutional facilities.

4.4.5.2 Community and Public Land Use Policies. The following policies apply to land designated for commercial uses on the General Plan land use map and by Focus Area policies. The development and design of public office developments should comply with the General Plan provisions for commercial and office development.

- a. Maintain appropriate locations for the conduct of public business and the operation of institutional uses within the community (See also policies 4.4.2.2 a and b).
- b. Within areas designated Open Space, permit only such uses as are consistent with the provision of public and private recreation (active and passive), protection of public safety, managed production of resources, and preservation of significant environmental resources.
- c. Incorporate significant existing natural resources into the design of new projects, rather than removing them.
- d. When public or private natural or recreational open space is provided as part of a development project, amend the General Plan land use map to reflect the permanent provision of this open space. Alternatively, permanent open space protections in the form of easements, deed restrictions, or acquisition of development rights may be provided.

4.4.6 Focused Planning Areas

Ten areas within the Antioch General Plan study area have been identified for focused policy analysis and direction. The purpose of these "Focus Areas" is to provide policy direction specific to each area, including appropriate land use types and development intensity, based upon analysis of the particular opportunities and constraints affecting each area.

4.4.6.1 Rivertown/Urban Waterfront. The Rivertown/Urban Waterfront Focus Area is located in the northwestern portion of the General Plan study area, encompassing 963 acres. Antioch's downtown area – known as "Rivertown" – is located at the center of this Focus Area. South of Rivertown are older residential areas, with a mix of small commercial uses. These residential areas are

concentrated immediately adjacent to Rivertown and along 10th Street. A mix of attached residential dwelling units is located between Rivertown and 10th Street. To the west of Rivertown are older heavy industrial uses, a business park, and a large open land area between the San Joaquin River and the Pittsburg-Antioch Highway, encompassing the Dow Wetlands and other vacant lands. Along the eastern edge of this Focus area and to the east are heavy industrial uses along the river.

a. Purpose and Primary Issues. Rivertown and the Antioch waterfront contain a wide variety of features, conditions, and issues encompassing both new facilities, such as the City's central police facility and deteriorating sites such as the Rodgers Point boat launch; areas with an array of conflicts, problems, as well as areas with substantial potential opportunities. These conflicts, problems, and opportunities are described below.

- While Rivertown does not suffer the degree of decay found in some suburban downtown areas, neither does it enjoy the vitality its location along the river within a growing community would seem to be able to command. Antioch has made significant investments in Rivertown, including streetscape improvements, special lighting, and street sign monuments. Investments have also been made in the municipal marina and adjacent park site, river lookouts, and the extension of "A" Street into the downtown area.
- The waterfront between "I" Street and "F" Street is adjacent to the heart of historic downtown, including most of the remaining commercial buildings, which orient primarily to Second Street and G Street. A key need in this area is to recreate Rivertown's physical and economic link that once existed with the waterfront, which is still its major asset. Whereas the former heavy industrial uses along the riverfront were Antioch's major employment base, re-integrating the waterfront with Antioch's economic vitality will require a new land use focus. To accomplish this requires there be sufficient amenities on the waterfront, and enough

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"critical mass" in terms of restaurants, specialty retail, services, recreation, and other attractions to bring local resident and visitor trade to the waterfront and downtown area. The visual relationship of waterfront improvements to downtown would be improved by concentrating waterfront development and focusing on some of Rivertown's key physical features.

- To emphasize historical Rivertown, a traditional town square with a large gazebo could be developed within the area. The town square, which ideally, would be along the river or have a view of the river, could be the site for summer concerts. Development of recreational facilities, such as bocce ball or lawn bowling courts, could also assist in enhancing downtown activities.
- Past market evaluations for marina developments have concluded that Antioch has a market for waterfront amenities from local and regional residents.
- The San Joaquin River, along with views of the river and the potential for a riverfront trail, provide Antioch with its greatest opportunity for revitalizing Rivertown, and creating a citywide activity center. Antioch's downtown area sits on a bluff higher than the railroad embankment and the San Joaquin River normal high water mark. This elevation difference provides for dramatic views of the river and the opposite shore. However, there is a need to replace some buildings close to the river and refurbish the rear of others that tend to face south toward First or Second Street, turning their backs to the riverfront. In the future, it will be important to reorient buildings¹ and provide views toward the river.
- The scale of Rivertown buildings in the vicinity of the waterfront provides the opportunity for mixed-use development. Such development could take the form of

multi-story, attached housing or mixed-use buildings with commercial uses on the ground floor and residential uses on upper floors.

- Antioch's location along the San Joaquin River, along with the existing of deepwater access to the shoreline, provides an opportunity for establishing waterborne transit service.
- The General Plan objective of having continuous shoreline access is hampered in places where there is virtually no land outside the railroad right-of-way for such access. To provide a shoreline trail in these areas with appropriate resting and viewing locations and sufficient clearance for service and emergency vehicle access, it would be necessary to fill or bridge over the water. Such construction is expensive, potentially reduces wetland habitat values, and may require mitigation by restoration or wetland areas in other areas.
- The waterfront area east of "E" Street has been identified as a prime wildlife habitat. Federal law limits the development potential of such areas, and permits the loss of wetland habitat only occur if it is replaced elsewhere, often at a 2:1 or 3:1 ratio. There is, unfortunately, a limited opportunity to provide such mitigation.
- In some areas, the shoreline extends south of the railroad, requiring crossings. Currently, access from downtown to Rodgers Point is via McElheny Road, a substandard road running along the bottom of the East Antioch Creek. The development potential of areas to the east, including Rodgers Point, the Fulton Shipyard site, and the former City sewage
 - treatment plant site depend on establishing a suitable direct connection across the railroad tracks. This will require either an overcrossing or an undercrossing to replace the existing undercrossing, as new at-grade crossings are generally against the policies of the railroad and the Public Utilities Commission. It is a key General Plan objective for Rivertown to close or improve the existing McElheny Road crossing, and

¹ Where existing buildings cannot be re-oriented to provide views of the river, the riverfront side of the building should be refurbished to enhance views of the building from the riverfront, or the building should be replaced.

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create all-weather access between the downtown and Rodgers Point.

- Rodgers Point is located entirely on the river side of the railroad, and is the only significant land area adjacent to the downtown area with this advantage. It is a natural promontory of land owned by the City. It has dramatic views of the river and of downtown, and is prominent from downtown. Although quite small, Rodgers Point has the potential to be a major focal point of community recreation and special events.
- The area between the "A" Street/6th Street intersection and the Fulton Shipyard has the potential for mixed-use development, including hotel uses, as well as higher density residential uses with views of the river. The setting of this area could facilitate a market for higher end multifamily development within Antioch.
- East of Rodgers Point is the City-owned boat launch, with a single concrete launch ramp, a pier which also supports a water uptake line for the municipal water supply, some tie-up berths for day cruisers, automobile and auto/trailer parking, and a boarded-up two-story structure. The current boat launch facility has a number of deficiencies, making it difficult for both launching and landing. While a municipal boat launch facility is needed, it is not necessary that the facility be maintained at its current location. Rodgers Point and the boat launch area have the potential for development of visitor serving uses (e.g., hotel, and restaurants) and office development if improved access is provided.
- The isolated location of the boat launch area has attracted loiterers who may discourage other users. Thus, improved access and revitalization of adjacent uses is needed if the boat launch is to be improved and maintained in its present location.
- The former Fulton Shipyard, with its deepwater access, has the potential to serve as a marina or repair facility for larger recreational boats, or to provide a location

for waterborne transit. Other areas that may be appropriate for waterborne transit include the Rivertown area, and heavy industrial areas located east of the Fulton Shipyard.

- Past parking studies have concluded that more infill development, including construction of some surface parking and parking structures, is needed to enhance the downtown area as a complete and functional shopping district. Past studies also concluded the proximity of the existing parking lots and addition of future parking structures would provide the opportunity to serve a modest reconstructed commercial waterfront. Thus, the General Plan proposes to modify parking standards within the downtown area to permit the use of offsite parking facilities to meet off-street parking requirements. This will also facilitate expanding the use of downtown buildings that have near 100 percent lot coverage, and cannot provide onsite parking.
- In providing downtown parking structures, it will be important to blend the design of these structures with the design of surrounding buildings. Provision of efficient and safe pedestrian and bicycle paths from the parking structures to uses within the downtown will also be needed.
- The residential area located south of downtown generally contains older homes and many senior citizens. Residents in this area typically have a lower income than in the newer portions of Antioch, and many dwellings are in some state of disrepair. A concentrated effort is needed to improve housing in this area. North of the fairgrounds, southwest of the downtown area¹, development was planned on fill over marshlands. Soils in this area generally have a low loadbearing capacity, and development is limited to low density dwellings, which can be supported by area soils, or very high densities, where costs for constructing special foundations can be supported.

¹ This area, known as "Proserville," is bounded by 6th Street, 10th Street, "O" Street, and "L" Street.

- Currently, Rivertown is somewhat isolated from the balance of Antioch. The primary approaches to Rivertown from the SR-4 freeway consist of Somersville Road, "L" Street, "G" Street, and "A" Street. Only Somersville Road and "A" Street have full freeway interchanges. Current freeway improvement plans include closing the "G" Street interchange and providing "L" Street with a full interchange. Once a full interchange is provided, "L" Street will become a primary access route, via a four-lane roadway, improving the connection of Rivertown to the rest of Antioch.
- Access roads connecting Rivertown to the freeway run through older residential, commercial, and or industrial areas, and do not present a high quality visual entry into the downtown. Somersville Road runs through older commercial and industrial areas, some of which are in need of revitalization (see discussion of the Somersville Road Corridor Focus Area). At the Somersville Road transition to Fourth Street, older heavy industrial uses, which are also in need of revitalization, are predominant.
- The extension of "A" Street from Sixth Street into the downtown area has improved access, and will have a positive effect on Rivertown's commercial potential. However, the residential and commercial uses along "A" Street north of the freeway are in need of revitalization. Focus Area policies set forth for the "A" Street and Somersville Road corridors will assist by enhancing entries into Rivertown.
- The Antioch Rivertown Business Association has embarked upon a major effort to inject new vitality into the downtown/waterfront business district. Recognizing that Rivertown must create and provide something special for visitors to the area, the Business Association and the City have developed a plan called "Rivertown Renaissance," which includes a number of projects focusing on arts, entertainment, and specialty businesses. The Renaissance Plan provides several

initiatives to attract arts- and entertainment-related businesses, including co-op art studios, artist live-work studios, and special events, such as the annual Jamboree. Specialty businesses identified in the plan include galleries, boutiques, antique shops, crafts-related businesses, restaurants and cafés, and professional offices.

The development potential of waterfront areas is affected by the fragility of natural biological habitats (wetlands) along the river. To the west of Rivertown and the municipal marina, north of the BNSF rail line is a large area set aside to protect wetland habitat. Special care must be taken in developing projects adjacent to this area and along the waterfront to minimize or avoid impacts on wetland areas.

b. Policy Direction. The Rivertown area is intended to be a community gathering place focused on the waterfront, providing specialty retail, restaurant, and office uses, as well as recreational activities along the riverfront. Emphasis within Rivertown will be on daytime *and* nighttime activities. Thus, in addition to retail uses, the City will work to attract restaurant, entertainment, and arts-related uses to Rivertown. Other activity areas, such as bocce ball courts and other active recreational uses are also desirable as a means of generating high levels of activity.

The General Plan intends the waterfront to be re-established as a major attraction for the downtown and the entire community by providing a range of activities for families and all age groups to enjoy public access and water-oriented recreation, waterfront commercial uses, RV camping, and environmental experiences. The downtown waterfront should serve as an extension of Rivertown commercial areas, and reflect its themes. To facilitate revitalization of the waterfront, improved boat launch facilities envisioned, along with establishment of dry boat storage and one or more recreational vehicle parks. Suitable locations for recreational vehicle parks include Fulton Shipyard Road, the City's former water treatment facility, and the existing industrial

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facility site on Fourth Street adjacent to the Municipal Marina. This older industrial facility could be redeveloped into a modern business park, with provision made for recreational vehicles adjacent to the marina.

The density of new development within the developed portions of the Rivertown/ Urban Waterfront Focus Area may be increased as compared to existing development as a means of increasing use of the Rivertown area. These densities will be achieved by permitting three-story structures in limited areas, and providing public parking lots and/or structures as a means of reducing on-site parking requirements, and encouraging uses, such as residential, on the upper floor of commercial buildings.

Figure 4.2 identifies specific land use designations within the Rivertown/Urban Waterfront Focus Area. The following policies shall apply to development within this Focus Area.

- a. The area designated "Dow Wetlands Preserve" on Figure 4.2 is intended to protect existing wetland resources, and is to remain in open space use.
- Areas designated "Business Park" in Figure 4.2 shall comply with the provisions of the Business Park land use category (see Table 4.A).
- c. The area designated "*Marina*" in Figure 4.2 shall comply with the provisions of the Marina/Support Services land use designation (see Table 4.A).
- d. The area designated "Commercial" in Figure 4.2 represents the Rivertown core. Uses designated "Commercial" in Figure 4.2 shall comply with the provisions of the Neighborhood/Community Commercial land use designation (see Table 4.A).

Maximum development intensity: FAR of 1.50 for non-residential uses along the riverfront north of Second Street. Within the balance of the Focus Area, the maximum allowable FAR is 0.50 for non-residential uses and 1.0 for mixed-use buildings that provide residential use within the upper floors. Residential

development shall provide public and private amenities, such as:

- building amenities, including retail arcades, public art, sculptured rooftops, atriums, day care, water features;
- pedestrian amenities, including sidewalk canopies and other overhead weather protection devices, streetscape enhancements,

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- landscaping, multiple building entrances, public restrooms;
- pedestrian movement, such as sidewalk widening, through block connections, promenade extensions;
- housing and human services, such as employment creation, job training, income-restricted housing for very low and low income households;
- transportation improvements, such as transit station access and private transportation services;
- cultural amenities, such as performing arts facilities, art galleries, artist studios;
- preservation, such as adaptive reuse of historic buildings; and
- planning objectives, such as provision of uninterrupted retail frontage or creation of local resident population.
- e. Areas designated "Medium Density Residential" on Figure 4.2 shall comply with the provisions of the Medium Density Residential land use category (Section 4.4.1.1).
- f. Areas designated "High Density Residential" on Figure 4.2 shall comply with the provisions of the Medium Density Residential land use category (see Section 4.4.1.1).
- g. Areas designated "Mixed Use Residential/Commercial" as shown on Figure 4.2 may consist of a mix of the uses identified as appropriate for the High Density Residential designation (see Section 4.4.1.1) and the Convenience Commercial designation (see Section 4.4.1.2).
- Areas designated "Open Space" on Figure 4.2 shall comply with the provisions of the Open Space designation (see Section 4.4.1.4).
- i. The "*Industrial*" area identified in Figure 4.2 shall comply with the provisions of the General Industrial land use category described in Section 4.4.1.3 of the Land Use Element.

- j. The "Water-Oriented Mixed Use " area identified in Figure 4.2 is intended to facilitate the revitalization of Rodgers Point. Development within this land use category may comply with the provisions of the Business Park land use category described in Section 4.4.1.3 of the Land Use Element or the provisions of the Marina/Support Services or Community Commercial land use categories described in Section 4.4.1.2.
- k. The "Flood/Control/Wetlands Mitigation Area," "Park," and "Recreation" designations identified in Figure 4.2 are intended to identify existing open space uses that are not anticipated to change. Uses within these areas shall comply with the provisions of the Open Space land use category described in Section 4.4.1.4 of the Land Use Element.
- I. The central core of Rivertown is to be primarily retail in character, transitioning to office, commercial services, and neighborhood-serving retail at the periphery of Rivertown adjacent to the existing residential neighborhood. Within the core of Rivertown, buildings are to feature retail. restaurants, commercial services, and entertainment uses on the ground floor. with these uses, as well as residential and office uses permitted above the ground floor. The City will develop specific economic incentives for infill uses along First Street and at other locations close to, and visible from, the water as a means of reestablishing the downtown area's relationship to the river. In order to enhance the commercial vitality of the downtown area, municipal parking structures will be developed at key locations.
- M. Adjacent to the downtown area along the waterfront, uses should be complemented by public access boardwalks, piers or promenades with fully developed landscaping, lighting, and site furniture. Appropriate uses include:
 - a limited number of marina berths
 - public access facilities and uses such as guest slips and moorings
 - Delta cruise/waterborne transit center

- boat rentals
- fishing excursion boat charter center
- sporting goods shops specializing selling and/or renting water-oriented recreational equipment such as fishing tackle windsurfers, jet skis or kayaks
- chandlery.
- n. All improvements within this Focus Area should be oriented to and accessible from downtown as much as possible, and be designed to support the historical architectural theme of downtown.
- Land uses surrounding the existing Amtrak stop should be designed to take advantage of the rail line's transportation and visitor-serving potential. Within the area adjacent to the existing Amtrak platform, higher density, transit-oriented development, including a mix of office, commercial, and residential uses is permitted.
- p. A continuous waterfront park will be developed. This park will incorporate a continuous system of multi-use public trails along the entire waterfront from the westerly City limits to the Rodgers Point/Fulton Shipyard area, as permitted by environmental and physical constraints.
 - In order to protect existing wetland areas, including the Dow Wetlands Preserve, alignment of the public access will generally be along the south of the rail line.
 - Where compatible with environmental conditions, rest stops, a "par course" and play structures should be provided.
 - The desired minimum width of the linear park is 25 feet to accommodate an 8-foot wide path and landscape buffers. To increase the apparent width of this linear park, a boardwalk can be extended over the embankment along many stretches of the shoreline.
- q. Public access is to be provided along the entire length of the riverfront. Views of the

river are an important resource, and need to be preserved.

- r. Adequate pedestrian and vehicular access from the first public street inland of the waterfront must be provided, along with a riverfront multi-use trail. The riverfront is an active area; public access and use along the riverfront is to be provided, wherever possible.
- s. The deteriorated and blighted condition of the City's existing waterfront environment should be rehabilitated to form an amenity of regional significance. Existing wetland areas north of the railroad are to be left unaltered, except for clean up of beached debris and potential removal of invasive plant species and reintroduction of native plant species.¹
- t. The shore adjacent to the downtown area should be improved with an access road/path, bank top boardwalks, and landscaped areas (see above illustration).
- u. "Anchor" uses should be provided along the waterfront between "I" Street and "F" Street. Examples of such uses include:
 - marina berths
 - restaurants
 - specialty shops (e.g., those specializing in retail sales and/or rental of water-oriented recreational equipment, such as windsurfers, jet skis, kayaks)
 - guest berths for boats
 - sport fishing and boat charter facilities
 - cultural facilities

These uses should be clustered to provide economic "critical mass," and, along with the general ambience provided by the river and downtown, to attract visitors to the waterfront.

v. Public access boardwalks, piers or promenades, landscaping, decorative light-

¹ The restored wetland is anticipated to help provide needed wetland mitigation credit to offset the construction of other facilities along the waterfront.

ing, and site furniture should complement anchor uses. All the improvements should be oriented to and directly accessible from downtown as much as possible, and designed to support the historical architectural theme of downtown.

- w. Near the extension of "C" Street, adjacent to the railroad trestle abutment, an overlook platform should be provided. At the overlook, a gazebo, tower or other special identity structure should be provided, both to act as a symbolic milestone destination for this length of shoreline trail and also to act as a focal point from downtown. Steps and a ramp should be provided to lead down from this overlook structure to connect to a pedestrian undercrossing.
- x. To maintain the strong economic and functional connection desired for the waterfront, provide improved direct access from downtown to Rodgers Point in a manner and at a location to be determined after the completion of engineering studies.¹
- Rodgers Point and the adjacent boat launch area should be developed as a multi-functional community gathering place to anchor the eastern terminus of the continuous waterfront park system. The objective is to create a waterfront area for family-oriented use, including both private development and public open spaces.
- z. The revitalization and redevelopment of Rodgers Point should include improved boat launch facilities, unless provision is made to provide a municipal boat launch at a different location in the community. Along with improved boat launch facilities, opportunities should be provided for the establishment of privately operated stackable dry boat storage.
- aa. Prior to or concurrent with approvals of any development applications at Rodgers Point, a Master Plan for the area shall be prepared and approved by the City. The Master Plan shall provide detailed

guidance for environmental review, project-related land use, provision and financing of required public services and facilities, open space preservation, community design, recreational amenities, and community improvements.

- bb. "Anchor" commercial facilities such as restaurants or lodging/visitor services should be developed at Rodgers Point as part of the area's revitalization.
- cc. The distinctive streetscape existing within the downtown area should be expanded to encompass the all of the commercial and residential portions of the Rivertown/Urban Waterfront Focus Area. Entry monumentation, including signage, special landscaping, and, potentially, an overhead structure spanning the street, should be placed at the following locations:
 - Fourth Street at "L" Street
 - "L" Street at 10th Street
 - "A" Street at 6th Street
 - 10th Street at "L" Street.

4.4.6.2 Somersville Road Corridor. This Focus Area encompasses the commercial areas along Somersville Road from SR-4 north to Fourth Street, as well as the commercial areas south of the freeway, up to and including the Chevron property. The General Plan intends that existing auto dealerships be retained and revitalized along Somersville Road. If the existing dealers ultimately decide to relocate from Somersville Road, the City should work with the dealers to secure alternative locations within the City of Antioch. Potential alternative locations include the Regional Commercial area within the East Lone Tree Specific Plan Focus Area and between SR 4 and the railroad in the Hillcrest Station Area.

a. Purpose and Issues. The Somersville Road corridor is one of Antioch's primary sales tax generators, encompassing automobile dealerships, the Somersville Towne Center mall, and other retail businesses. Uses along this corridor are aging, and in need of improvement. In addition, the Somersville Road interchange is heavily congested.

¹ This access would, at a minimum, provide a low flow crossing. Providing an all-weather undercrossing would be an expensive project.

Interchange capacity will be increased as part of improvements for SR-4. Interchange improvements could impact adjacent existing hotel uses.

- Automobile dealerships exist along Somersville Road. The City has worked in the past to improve the design of Somersville Road, and to assist existing dealerships to modernize their facilities. Relocating the dealerships to another location within Antioch could reduce the amount of land available for industrial use, and may or may not be desirable for the dealerships. The dealerships have generated a customer base in their present location, though they do not have freeway visibility.
- South of the freeway is Somersville Towne Center, formerly known as County East Mall. The center was an open air complex, and was enclosed in the 1970s. The mall has not provided the level of retailers, mix of uses (e.g., restaurants), or design interest that could be supported by the community. In addition, vehicular access to the mall from Somersville Road is difficult due to limited parking. Pedestrian entry along the easterly side of the mall is awkward due to the presence of commercial uses with access directly from the parking lot.

There have been discussions in the past regarding adding another anchor tenant. However, the present design of the mall, with a series of tenants having their entries open to the parking lot along Somersville Road, limits simple design solutions. As a result, there have been suggestions that the mall be revitalized as a mixed-use specialty retail, entertainment, office, and residential project.

- The Focus Area's commercial uses are auto-oriented, and its general character is that of a typical older suburban community. Improvements to signage, streetscapes, and building façades are needed throughout the developed portion of this Focus Area, along with improved pedestrian linkages in the mall area.
- At the southern end of this Focus Area is the Chevron property, which is a 193-acre

relatively flat, vacant parcel south of Buchanan Road. It is an unincorporated island surrounded by the cities of Antioch and Pittsburg, and is within Antioch's sphere of influence. The site has been extensively disturbed as the result of its previous use as an oil storage facility. With the extension of James Donlon Road, the Chevron property will become and important gateway into west Antioch.

b. Policy Direction. Efforts should be continued to keep existing automobile dealerships in their present locations, and to upgrade their facilities. Somersville Towne Center should be improved and expanded into a cohesive mixed-use retail, retail, entertainment, and residential center. Pedestrian and other urban design improvements need to be provided to increase linkages between the mall and adjacent uses. Special effort should be undertaken to improve access to the mall site from Somersville Road, and to improve the distribution of parking around the mall.

The following policies apply to the Somersville Road Corridor Focus Area.

- Areas designated "Commercial" on Figure 4.3 shall comply with the provisions of the Somersville Road Commercial land use category (see Table 4.A).
- b. Areas designated "Regional Commercial" on Figure 4.3 shall comply with the provisions of the Regional Commercial land use category (see Table 4.A).
- c. Areas designated "*High Density Residential*" in Figure 4.3 shall comply with the provisions of the High Density Residential land use category (see Table 4.A).

Expansion of Somersville Towne Center is encouraged, including new and expanded retail, particularly addition of new anchor tenants (department stores), higher end specialty retail, and sit-down restaurants. As shown in Figure 4.3, the General Plan permits expansion of the mall to the west. Expansion of the mall could also occur vertically by adding a second story of



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shops. Also permitted is the conversion of the existing mall into a mixed-use commercial, office, and residential complex. Revitalization of the mall into a mixed use concept could occur alongside expansion of the existing mall itself through development of multi-story office buildings, either free-standing or attached to the mall.

- d. In cooperation with the City of Pittsburg, work to extend Century Boulevard to Buchanan Road as a two-lane arterial, with a connection to Los Medanos College.
- e. The development of the "Chevron property," located on the west side of Somersville Road, south of Buchanan Road, shall comply with the following provisions.
 - The primary land use intent for this site is a mix of low-rise business park and medium density residential housing products.

For illustrative purposes, Figure 4.3 shows the property divided into business park and residential portions. The specific development design of the site shall be determined through approval of a planned development for the site. A minimum of 40 percent of the site is to be devoted to business park and related commercial and open space uses.

- Business Park and related commercial uses shall front along the entire length of Somersville. Although it would be desirable to have business park and related commercial uses fronting along Buchanan Road at least as far west as the flood control channel, residential uses may front along Buchanan Road. The Business Park areas shall comply with the provisions of the Business Park land use category.
- Development of the site should be heavily landscaped. Business park and related commercial uses should be one or two stories, and clustered in a park-like setting.

- A common design theme for business park and residential uses within the 193-acre site is to be provided, including compatible architectural, landscaping, and signage.
- Residential uses within the Chevron site may consist of a combination of small lot single family detached and multi-family development, and shall be consistent with the provisions of the Medium Density Residential land use category.
- Adequate separation shall be maintained between new office and multifamily uses and existing residential neighborhoods. If parking areas are located along the residential edge, sufficient noise mitigation shall be provided.
- As part of site development, a community gateway monument shall be provided, including distinctive signage and landscaping at the northwest corner of the site, expressing the theme of Antioch as "Gateway to the Delta." Such signage and monumentation must portray a high quality design image for the City.
- The City should work with the owner of the Chevron property to annex it into Antioch.
- f. An urban design plan should be prepared for the entire Somersville Road Corridor. The design plan should define a design theme; set specific architectural, sign, landscape, and streetscape design standards for the corridor; and select specific designs for public improvements such as street lighting, special paving sections at intersections, and street furniture.
- g. A façade improvement program should also be undertaken for existing commercial uses within this Focus Area, with assistance from the Antioch Redevelopment Agency.

4.4.6.3 Eastern Waterfront Employment Area. This Focus Area encompasses the industrial areas in the northeastern portion of the City and its General Plan study area, south of the San Joaquin River, west of the SR-160 freeway. The Eastern Waterfront Employment Area is approximately 474 acres in size, and lies partly within the City of Antioch and partly within unincorporated territory.

a. Purpose and Primary Issues. As a result of shifts in the national and regional economy, several of the heavy industrial uses located along the San Joaquin River have closed, or have significantly scaled back their operations. Thus, it is necessary to plan for revitalization of former heavy industrial lands along the river, including transition to other uses. This may include environmental clean up of brownfields resulting from years of heavy industrial use. To the east of Fulton Shipyard and south of the Antioch Dunes National Wildlife Refuge is the abandoned City Sewage treatment plant site. The development feasibility of this site may depend in part upon the clean up and improvement of nearby areas.

A large portion of this Focus Area, primarily north of Wilbur Avenue and the BNSF rail line, is within unincorporated territory, and would need to be annexed if Antioch is to have any control over future land use. Portions of this area are rail-served, which provides opportunities for the development of new industrial uses with modern plants.

South of Wilbur Avenue, industrial areas border along existing residential neighborhoods. As a result, it will be necessary to provide appropriate transitions between existing residential neighborhoods and future industrial development.

The environmental sensitivity and fragility of the Antioch Dunes National Wildlife Refuge within the northwestern portion of this Focus area establishes the need to provide appropriate buffer areas for urban uses located adjacent to the Refuge.

The proximity of the western portion of this Focus Area to Rodgers Point provides an opportunity for development of a recreational vehicle campground. Such a use would be possible at the site of the City's former water treatment plant. This Focus Area's location along the riverfront also provides the opportunity to extend the trail proposed for the Rivertown area to the existing marina adjacent to the SR 160 freeway.

b. Policy Direction. The primary function of this Focus Area is to provide employment opportunities, and to assist Antioch in achieving its goal of a balance between local housing and employment. The majority of employment opportunities created within this area will continue to be industrial in character, will reflect lighter industrial uses than are now present. Generally, this Focus Area will feature a transition between larger industrial uses between Wilbur Avenue and the river to railserved industrial uses along the south side of Wilbur Avenue to light industrial and business park uses to the south. The area within this Focus Area between East 18th Street on the south and the BNSF rail line on the north, Viera Avenue on the west and Drive-In Avenue on the east is subject to the provisions of the East Eighteenth Street Specific Plan.

As previously noted, transit improvements are envisioned to include extension of BART to Antioch in the long-term with interim use of existing rail lines (eBART) to provide a transit connection to BART, along with commuter rail connections to the Tracy and Stockton areas. One of the primary locations being considered for establishment of a rail transit stop is along the BNSF rail line west of the Route 160 freeway. Should a rail transit stop be established at that location, there will be a significant opportunity for of a mixed-use, transit-oriented development, consisting of a high-density cluster of retail, office, and residential uses.

The following policies apply to the Eastern Waterfront Employment Focus Area.

a. Areas designated "Eastern Employment Business Park" in Figure 4.4 are intended for employment-generating uses compatible with a location adjacent to residential neighborhoods as a transition from other industrial uses. Appropriate land use types are set forth in Table 4.A.

The maximum allowable intensity shall be an FAR of 0.55.

b. The "Commercial" area identified in Figure 4.4 shall comply with the provisions of the Neighborhood Commercial Land Use designation (see Section 4.4.1.2).



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- c. Areas designated "*Multi-Family Residential*" in Figure 4.4 shall comply with the provisions of the High Density Residential land use category (see Section 4.4.2.2 of the Land Use Element).
- d. The "General Industrial" area identified in Figure 4.4 shall comply with the provisions of the General Industrial land use category described in Section 4.4.1.3 of the Land Use Element.
- e. The "*Rail-Served Industrial*" area identified in Figure 4.4 shall comply with the provisions of the Rail-Served Industrial land use category described in Section 4.4.1.3 of the Land Use Element.
- f. The "*Light Industrial*" area identified in Figure 4.4 shall comply with the provisions of the Light Industrial land use category described in Section 4.4.1.3 of the Land Use Element.
- g. The "*Regional Commercial*" area identified in Figure 4.4 shall comply with the provisions of the Regional Commercial land use category described in Section 4.4.1.2 of the Land Use Element.
- h. The "*Marina/Supporting Uses*" area identified in Figure 4.4 shall comply with the provisions of the Marina/Supporting Uses land use category described in Section 4.4.1.2 of the Land Use Element.
- i. The "Open Space" area identified in Figure 4.4 shall comply with the provisions of the Open Space land use category described in Section 4.4.1.4 of the Land Use Element.
- j. Work with property owners and the California Department of Toxic
 Substances Control to facilitate clean up of existing brownfields within the industrial properties between Wilbur Avenue and the San Joaquin River.
- k. If a rail transit stop can be established along the BNSF line west of the Route 160 freeway, development of a highdensity cluster of retail, office, and residential uses adjacent to the proposed site would be appropriate. Such development could occur as an integrated, mixed-use project at densities as high as

an FAR of 1.0 for non-residential uses and up to 35 units per acre for the residential portion of such mixed use development.

As part of the development of sites adjacent to the freeway interchanges at Wilbur Avenue and East 18th Street, establish community gateway monumentation is to be provided, including distinctive signage and landscaping, expressing the theme of Antioch as "Gateway to the Delta." Such signage and monumentation must portray a high quality design image for the City.

 As a condition of new development or redevelopment of properties along the San Joaquin River between Rodgers Point and the existing marina at the SR 160 freeway, require dedication and improvement of a riverfront trail and linear park.

4.4.6.4 Hillcrest Station Area Focus Area. The SR-4/SR-160 Industrial Frontage Focus Area has been repealed and replaced with the Hillcrest Station Area Specific Plan. Please refer to this adopted Plan for all policies related to the area shown on Figure 4.5. **4.4.6.5 "A" Street Interchange.** The "A" Street Interchange Focus Area encompasses 160.26 acres of land along "A" Street from Worrel Road on the south to 10th Street and the Rivertown/Urban Waterfront Focus Area on the north. This Focus Area includes lands actually fronting on "A" Street, as well as additional adjacent properties.

a. Purpose and Primary Issues. "A" Street is located at the center of Antioch, and is an important gateway to Rivertown. The existing interchange has the opportunity to become the primary gateway into the Rivertown area, as well as into southeastern Antioch. Thus, revitalization of uses at the interchanges, as well as uses along the route into Rivertown is needed. Currently, "A" Street is a suburban commercial strip with some single-family residential fronting on the roadway north of SR-4 freeway. Many uses along "A" Street are deteriorating or have a typical suburban commercial strip design. Most commercial parcels are too shallow to allow for modern design, and existing residential uses fronting on "A" Street are in need of upgrade. Relatively high traffic volumes make it undesirable for single family residential uses to front along and take access from "A" Street. To facilitate revitalization of this corridor, it would be desirable to consolidate commercial parcels fronting on "A" Street, and increase their depth. By accomplishing this, new commercial centers with high quality architectural and site design could be developed, accommodating many of the same uses that are now present, but is a manner more befitting of the area's central location within the City. It would also be desirable to relocate residents fronting along "A" Street to more suitable living environments.

Remaking the uses at the "A" Street Interchange will be costly, and relocation of residents can be traumatic and difficult. However, the potential benefits are substantial. At a minimum, urban design improvements, including undergrounding of utilities, building façade, and sign improvements are needed in the short-term. In the mid- to long-term (8 to 15 years), deepening of existing commercial parcels and removal of existing residences fronting on "A" Street at the interchange appear to be appropriate.

b. Policy Direction. The General Plan envisions a cluster of commercial and office uses with high design quality, transforming the "A" Street corridor from a strip commercial area into a pedestrian-oriented village with well-designed retail and office uses. The A Street interchange along the SR 4 freeway needs to feature a major community gateway statement. "Signature" buildings (those having greater height and design detail than adjacent buildings) will be encouraged at key locations, including at all four quadrants of the freeway interchange, as well as the intersections of A Street with Texas Avenue, East Eighteenth Street, Tenth Street and Wilbur Avenue.

To accomplish this requires relocation of deteriorating residential uses from the "A" Street frontage, and increasing the depth of commercial/office uses to provide a more sensible development pattern.

Transformation of the "A" Street corridor is intended to occur over a period of several years. Residents to be relocated as part of the revitalization effort will be afforded all of the protections and relocation benefits provided under State law.

The following policies apply to the "A" Street Interchange Focus Area.

- a. Areas designated "Commercial" in Figure 4.6 shall comply with the provisions of the Neighborhood Commercial Land Use designation (see Section 4.4.1.2).
- b. Areas designated "Commercial/Office" in Figure 4.6 shall comply with the provisions of the Neighborhood/Community Commercial Land Use designation (see Section 4.4.1.2). The land uses that are considered to be appropriate for areas designated "Commercial/Office" in Figure 4.6 are those identified for "A" Street Commercial/Office in Table 4.A.
- Areas designated "Office" in Figure 4.6 shall comply with the provisions of the Office Land Use designation (see Section 4.4.1.3). In addition to the uses identified

as being appropriate within the Office designation, Religious Assembly uses would also be appropriate.

 d. Areas designated "*Residential*" in Figure 4.6 shall comply with the provisions of the Low Medium Density Residential Office Land Use designation (see Section 4.4.1.1).

e. An urban design plan should be prepared for this Focus Area. The plan should define a design theme; set specific architectural, sign, landscape, and streetscape design standards for the corridor; and select specific designs for public improvements such as street lighting, special paving sections at intersections, and street furniture.

- f. A signage and façade improvement program should also be undertaken for commercial uses within this Focus Area.
- g. To provide visual emphasis to specific locations, commercial and office buildings should be limited to two stories in height, except at the intersection of 18th Street, where three story structures with distinctive architecture ("signature buildings) are encouraged.
- h. The City should, if feasible, expand Antioch Development Agency Project Area
 1 or establish a new redevelopment project area for the "A" Street Interchange Focus Area. The primary purpose of such a redevelopment project would be to:
 - assist in the conversion of existing residential dwellings to commercial and office uses:
 - assist residents with relocation costs;

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- i. assist area businesses in financing façade and sign improvements;
- j. assist in funding improvements within the public right-of-way (e.g., streetscape improvements, special paving at intersections, street furniture)
- facilitate the consolidation of parcels along "A" Street as a means of encouraging new, high quality, pedestrian-oriented commercial and office development.

4.4.6.6 Western Gateway. The Western Gateway Focus Area consists of approximately 43 acres, located at the western edge of the City, adjacent to the City of Pittsburg (Figure 4.7). The triangular Focus Area is bounded by the SR-4 freeway to the north, the Pittsburg city limits to the west, and an existing single-family residential neighborhood to the southeast. Delta Fair Boulevard runs through the center of Focus Area.

a. Purpose and Issues. The Western Gateway Focus Area is located at a key community entry. It is the first property in Antioch seen by eastbound travelers along the SR-4 freeway, and as such; will define Antioch's visual character for new visitors to the community. The Focus Area is partially developed. The County Social Services Department maintains offices along the south side of Delta Fair Boulevard. An existing transitional housing development is located adjacent to the County offices. Los Medanos College is located adjacent to the west side of the Focus Area, in Pittsburg. The Western Gateway Focus Area is connected to the Somersville Towne Center mall and regional commercial uses along Somersville Road by Delta Fair Boulevard, which traverses the residential neighborhoods between the two areas. Thus, even though there is a roadway connecting between the Western Gateway Focus Area and regional commercial uses along Somersville Road, the two areas do not have a functional linkage. Extension of Century Boulevard from the north is proposed, providing a roadway connection between this Focus Area and commercial areas to the north of the SR-4 freeway in the City of Pittsburg.

Along the southeasterly side of this Focus Area are single-family dwellings. Thus, while the location of this Focus Area at a key entry to the community calls for dramatic architecture, perhaps with mid-rise buildings, there is also a need to maintain compatibility with the adjacent residential neighborhood.

b. Policy Direction. A community gateway monument and landscaping should be developed along the west side of the intersection of Delta Fair Boulevard and Century Boulevard. This monument should include modern community signage and appropriate landscaping. Development along the north side of Delta Fair Boulevard should consist of mid-rise office uses at the intersection of Delta Fair and Century boulevards, and potentially attached residential dwelling units adjacent to the existing neighborhood. The area north of Delta Fair Boulevard may also be developed solely as an office park. The following policies shall guide development of the Western Gateway Focus Area.

- a. The Western Gateway Focus Area is intended for office uses northwest of Delta Fair Boulevard, along with existing multifamily residential and public uses on the opposite side of the roadway.
- b. Areas designated "*Mixed Use Residential/Commercial*" in Figure 4.7 may consist of a mix of the uses identified as appropriate for the High Density Residential designation (see Section 4.4.1.1 for maximum allowable development intensity and appropriate land use types) and the Convenience Commercial designation (see Section 4.4.1.2 for maximum allowable development intensity and appropriate land use types).
- c. Areas designated "Office" on Figure 4.7 shall comply with the provisions of the Office land use designation (see Section 4.4.1.3).

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Future multifamily residential, if provided, is to be developed as part of a mixed-use office/residential development.

- d. Because of the highly visible nature of the Focus Area, office development at the intersection of Delta Fair and Century boulevards should be mid-rise (three to five stories), and display high quality architecture.
- e. Adequate separation shall be maintained between new office and multi-family uses and existing residential neighborhoods. If parking areas are located along the residential edge, sufficient noise mitigation shall be provided.
- f. As part of the development of this Focus Area, community gateway monumentation is to be established at the northwest corner of Delta Fair and Century Boulevards, including distinctive signage and landscaping and expressing the theme of Antioch as "Gateway to the Delta." Such signage and monumentation must portray a high quality design image for the Citv.¹

4.4.6.7 Sand Creek. The Sand Creek Focus Area encompasses approximately 2,712 acres in the southern portion of the City of Antioch (Figure 4.8).

This Focus Area is bounded by existing residential neighborhoods to the north, Black Diamond Mines Regional Preserve to the west, the city limits to the south, and the City of Brentwood to the east. Empire Mine Road and Deer Valley Road run in a general northsouth direction through the Focus Area, dividing it roughly into thirds.

a. Purpose and Primary Issues. The Sand Creek Focus Area combines two existing policy and planning areas identified in the previous General Plan: the southern portion of "Focused Policy Area 18" and the entirety of Future Urban Area 1." Previous General Plan policy tied the timing of development within this Focus Area to progressive build out of the land immediately to the north (the area generally known as Southeast Antioch), and to agreement on an alignment for the SR-4 bypass.

Through the 1990s, build out of Southeast Antioch was largely completed, an alignment for the SR-4 bypass was selected, and financing for construction of the bypass was developed. As a result, the City stepped up its planning efforts for the Sand Creek Focus Area with area landowners. Because of the multiple ownerships within the Sand Creek Focus Area, detailed coordination of access and infrastructure, along with the establishment of workable financing mechanisms was necessary in addition to land use planning.

Sand Creek, as well as natural hillsides and canyons within the Sand Creek Focus Area. contain habitats for sensitive plant and animal species, as well as habitat linkages and movement corridors. Overall, the western portion of the Focus Area is more environmentally sensitive than the eastern portion in terms of steep topography, biological habitats and linkages. the existence of abandoned coal mines, and proximity to public open space at Black Diamond Mines Regional Preserve. The west end of the Sand Creek Focus Area serves as a linkage between two regionally significant blocks of grassland. Decades of urban and agricultural use have greatly reduced the width of this linkage, substantially increasing the ecological importance of the remaining linkage within the Sand Creek Focus Area. Land has been preserved in regional parks and permanent open space, primarily in extensive grassland to the immediate west and northwest, as well as south of the Sand Creek Focus Area. These preserves represent a significant investment of public resources, and are a valued public asset.

Stream and riparian communities occupy a small portion of the Focus Area, but are widely distributed. Because of their high biotic value, stream and riparian communities within the Focus Area are considered to be a sensitive resource. The Focus Area also includes an oak woodland and savanna community, which, because of its high wildlife value, is considered to be a sensitive resource.

^{1.} See the Community Image and Design Element.
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b. Policy Direction. The environmental sensitivity of portions of the Sand Creek Focus Area was recognized in the City's previous General Plan; however, policy direction was very general. As an example, the previous General Plan did not provide any indication of the maximum allowable development intensity for Future Urban Area 1. The previous General Plan also stated that while the area between Contra Loma Boulevard and Empire Mine Road was designated Estate Residential, "the actual density should be based on a development plan that ensures that the special characteristics of the area, including steep slopes, riparian habitat, and other environmental constraints, are accommodated.

The following policy discussion and policies for the Sand Creek Focus Area are intended to provide clear direction for the future development and environmental management of the area.

The Sand Creek Focus Area is intended to function as a large-scale planned community, providing needed housing and employment opportunities. This Focus Area is also intended to provide substantial employment opportunities. Up to approximately 280 acres are to be devoted to retail and employment-generating uses, which will result in the creation of up to 6,500 jobs at build out. Residential development within the Sand Creek Focus Area will provide for a range of housing types, including upper income estate housing, golf course-oriented age-restricted housing for seniors, suburban single-family detached housing for families or for seniors, and multifamily development.

The following policies apply to development within the Sand Creek Focus Area.

a. Prior to or concurrent with approvals of any development applications other than major employment-generating uses (including, but not limited to a medical facility on the Kaiser property), a specific plan or alternative planning process as determined by the City Council, shall be prepared and approved for the Sand Creek Focus Area. Such specific plan or alternative planning process shall identify and provide for project for project-related land uses, financing of required public services and facilities, open space preservation, community design, recreational amenities, and community improvements within the area proposed for development.

- b. Sand Creek Focus Area development shall make a substantial commitment to employment-generating uses. Up to 280 180 acres are to be devoted to employment-generating uses within the areas shown for Business Park and Commercial/Open Space, in addition to the area shown as Mixed Use Medical Facility. Appropriate primary land uses within employment-generating areas include:
 - Administrative and Professional Offices
 - Research and Development
 - Light Manufacturing and Assembly
 - Hospital and related medical uses
- Secondary, support and ancillary uses within employment-generating areas include:
 - Banks and Financial Services
 - Business Support Services
 - Eating and Drinking Establishments
 - Health Clubs and Spas
 - Lodging and Visitor Services
 - Storage and Distribution Light
 - Civic Administration
 - Cultural Facilities
 - Day Care Centers
- d. The maximum development intensity for employment-generating lands shall be an overall FAR of 0.5.
- e. A maximum of 95 acres of retail commercial uses designed to service the local community may be developed within the areas shown for Commercial/Open Space,

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with a maximum overall development intensity of a 0.3 FAR.

- f. Up to 1.24 million square feet of retail commercial uses may be constructed. Within areas designated for retail use (areas shown for Commercial/Open Space), office development may be developed at a maximum FAR of 0.5.
- g. Appropriate uses within the retail portions of this Focus Area include:
 - Administrative and Professional Offices
 - Automotive Uses
 - Banks and Financial Services
 - Business Support Services
 - Eating and Drinking Establishments
 - Food and Beverage Sales
 - General Merchandise
 - Health Clubs and Spas
 - Personal Services
 - Personal Instruction
 - Theaters
 - Civic Administration
 - Cultural Facilities
 - Day Care Centers
 - Residential development as part of a mixed-use medical facility
- h. Commercial areas shall be designed as cohesive centers, and not in narrow corridors or commercial strips.
- i. Each commercial center shall establish an identifiable architectural theme, including buildings, signage and landscaping.
- j. Commercial and employment-generating developments shall be designed to accommodate public transit and nonmotorized forms of transportation.
- 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 agerestricted housing for seniors; however, such density bonuses may not exceed the total maximum of 4,000 dwelling units for the Sand Creek Focus Area.

- I. 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 "tu," below.
- 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.

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 grad-

ing. Mass grading would not be permitted within this residential type. Rough grading would be limited to streets and building pad areas. Residential densities within Hillside Estate Areas are to be limited to one dwelling unit per gross developable acre (1 du/ac), with typical lot sizes ranging upward from 20,000 square feet. The anticipated population density for this land use type is up to four persons per developed acre. Included in this category is custom home development, wherein semiimproved lots are sold to individuals for construction of custom homes. Approximately 20 percent of Hillside Estate Housing should be devoted to custom home sites.

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

Golf Course-Oriented Housing consists of residential dwelling units fronting on a golf course to be constructed within the portion of the Focus Area identified as Golf Course/Senior Housing/Open Space in Figure 4.8. Appropriate land use types include Single Family Detached and Small Lot Single Family detached for lots fronting on the golf course. Maximum densities for golf course-oriented housing would typically be 4 du/ac, with lot sizes as small as 5,000 square feet for lots actually fronting on the golf course. Given the significant environmental topographic constraints in the portion of the focus area west of Empire Mine Road, the minimum lot size for executive estate housing within this area shall be a minimum of 10,000 square feet. This would allow additional development flexibility in situations where executive estate housing needs to be clustered in order to preserve existing natural features. In no case shall the 10,000 square foot minimum lot size constitute more than 20 percent of the

total number of executive estate housing units in the area west of Empire Mine Road. The anticipated population density for this land use type is up to eight to twelve persons per acre developed with residential uses. Should the City determine as part of the development review process that development of a golf course within the area having this designation would be infeasible, provision of an alternative open space program may be permitted, provided, however, that the overall density of lands designated Golf Course/Senior Housing/Open Space not be greater than would have occurred with development of a golf course.

- 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. The anticipated population density for this land use type is up to eight to twelve persons per acre developed with residential uses.
- o. Small Lot Single Family Detached housing at the Aviano planned development and at the Vineyards at Sand Creek planned development with lots smaller than 7,000 square feet may be developed in the Sand Creek Focus Area within areas shown as Medium Low Density Residential and Low Density Residential in Figure 4.8. The anticipated population density for this land use type is fourteen to eighteen persons per acre developed with residential uses.
- p. A total of 25 to 35 acres is to be reserved for multi-family housing to a maximum density of 20 du/ac. Areas devoted to multi-family housing should be located adjacent to the main transportation routes within the Focus Area, and in close proximity to retail commercial areas. The anticipated population density for this land use type is up to forty persons per acre developed with residential uses.

- q. Age-restricted senior housing should be developed within the Focus Area as a means of expanding the range of housing choice within Antioch, while reducing the Focus Area's overall traffic and school impacts. Such senior housing may consist of Single Family Detached, Small Lot Single Family Detached, of Multi-Family Attached Housing, and may be developed in any of the residential areas of the Sand Creek Focus Area. Within areas identified in Figure 4.8 specifically for senior housing, limited areas of non-senior housing may be permitted where environmental or topographic constraints would limit development densities to a range more compatible with estate housing than with senior housing.
- r. Areas identified as Public/Quasi Public and School in Figure 4.8 are intended to identify locations for new public and institutional uses to serve the future development of the Sand Creek Focus Area. Development within these areas is to be consistent with the provisions of the Public/Institutional land use category described in Section 4.4.1.4 of the Land Use Element.
- s. Sand Creek, ridgelines, hilltops, stands of oak trees, and significant landforms shall be preserved in their natural condition. Overall, a minimum of 25 percent of the Sand Creek Focus Area shall be preserved in open space, exclusive of lands developed for golf course use.
- t. 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.

- u. 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 project-specific 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 properties.
- v. A viable, continuous grassland corridor between Black Diamond Mines Regional Preserve and Cowell Ranch State Park shall be retained using linkages in the southwestern portion of the Lone Tree Valley (within the Sand Creek drainage area), Horse Valley, and the intervening ridge. The primary goal of preserving such a corridor is to allow for wildlife movement between Black Diamond Mines Regional Preserve and Cowell Ranch State Park. Completion of such a corridor is contingent upon the cooperation with the City of Brentwood and Contra Costa County, each of whom may have land use jurisdiction over portions of this corridor.
 - To preserve this corridor and in view of other significant development constraints, certain lands in the southwestern portion of the Focus Area shall be designated as "Open Space," as depicted in Figure 4.8.
 Limited future adjustments to the boundaries of this "Open Space" area may occur as part of the Specific Plan and/or project level environmental

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review processes, provided that such adjustments: (a) are consistent with the goals and policies outlined in the Framework for Resource Management set forth in Appendix A; (b) are based upon subsequently developed information and data relating to environmental conditions or public health and safety that is available at the Specific Plan stage, the projectlevel development plan stage, or during the permitting processes with federal, state or regional regulatory agencies; and (c) would not cause the "Open Space" area west of Empire Mine Road to be less than 65 percent of the total lands west of Empire Mine Road. Any open space and otherwise undeveloped areas west of Empire Mine Road that are within the area designated as "Hillside and Estate Residential" shall not count towards meeting this 65 percent minimum "Open Space" requirement.

- All areas designated as "Open Space" within the Focus Area may be utilized for mitigation for loss of grassland and other project-level impacts by projects within the Focus Area.
- Due to the varied and complex topography west of Empire Mine Road the exact boundary between the "Hillside Estate" residential area and "Estate" residential area shall be determined as part of the project-level entitlement process.
- It is anticipated that there will be only minor adjustments to the boundary between the open space area and the hillside and estate residential area shown in Figure 4.8. Minor adjustments may be made to this boundary provided that such adjustments shall not create islands of residential development within the area designated open space in Figure 4.8..
- In order to ensure adequate buffering of the Black Diamond Mines Regional Park from development in the Sand Creek Focus Area, no residential

development shall be allowed north of the Sand Creek channel between the area designated "Hillside and Estate Residential" in Figure 4.8 west of Empire Mine Road and the existing Black Diamond Mines Regional Park boundary.

- w. The construction of facilities necessary to ensure adequate public access across Sand Creek west of Empire Mine Road, including the bridging of Sand Creek, an appropriately sized parking lot and staging area, and any trails needed to ensure public access to Black Diamond Mines Regional Park shall be implemented as an infrastructure component of development in the Focus Area.
- x. 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).
- y. Ponds, wetlands, and alkali grassland associated with upper Horse Creek shall be retained in natural open space, along with an appropriate buffer area to protect sensitive plant and amphibian habitats and water quality. If impacts on the Horse Creek stream and riparian downstream are unavoidable to accommodate infrastructure, appropriate compensatory mitigation shall be required off-site per the provisions of the Resource Management Plan attached as Appendix A to this General Plan.
- z. Chaparral, scrub, and rock outcrop community within the western portion of the Focus Area (west of Empire Mine Road), as well as adjacent grassland community that is suitable habitat for the Alameda whipsnake (*masticophis lateralis*)

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euryxanthus) shall be retained in natural open space. Within other portions of the Focus Area, the chaparral, scrub, and rock outcrop shall be retained in natural open space contiguous to the required grassland linkage to function as a buffer and protect the grassland linkage south of the chaparral, scrub, and outcrop community.

- aa. Within the western portion of the Focus
 Area (west of Empire Mine Road), the oak
 woodland and savanna community shall
 be preserved in natural open space.
 Within other portions of the Focus Area,
 the oak woodland and savanna
 community shall be preserved in natural
 open space where it overlaps the rock
 outcrop community.
- bb. As appropriate and necessary to protect public health and safety, abandoned mines shall be included within required natural open space areas, along with appropriate buffer areas and measures to prevent unauthorized entry.
- cc. Mass grading within the steeper portions or the Focus Area (generally exceeding 25 percent slopes) is to be avoided.
- dd. Impacts of residential development on the Antioch Unified School District and Brentwood school districts will be mitigated pursuant to a developer agreement with the District.
- ee. 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.
- ff. The Sand Creek Focus Area is intended to be "transit-friendly," including appropriate provisions for public transit and nonmotorized forms of transportation.

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 and open space areas set aside to mitigate the impacts of development.

The golf course shall be designed to retain the existing trail within Sand Creek.

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.

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.

A sports complex is to be developed. The sports complex is intended to be located within the Flood Control District's detention basin.

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.

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 Horse Valley Creek shall be designed so as to avoid impacting sensitive plant and

4.4.6.8 East Lone Tree Specific Plan Area. The East Lone Tree Specific Plan Focus Area encompasses approximately 796 acres in the eastern portion of the City of Antioch. It is bounded by Lone Tree Way on the south, Empire Avenue and the Southern Pacific rail line on the east, the Contra Costa Canal on the north, and existing residential subdivisions on the west (Figure 4.9). The City's previous General Plan identified the East Lone Tree Specific Plan Area as "Future Urban Area 2." The alignment of the SR-4 bypass runs through the center of the Focus Area, with interchanges proposed at Lone Tree Way and at the extension of Laurel Road.

a. Purpose and Primary Issues. City General Plan policy has long held that the lands within the East Lone Tree Focus Area should be developed for employment-generating uses, with the majority of the area developed with suburban-type business parks, incorporating major office complexes and light industrial uses, all developed in accordance with high development standards. The SR-4 By-pass runs through the middle of the Focus area, along the base of rolling hills. The eastern portion of the area is relatively flat, while the western portion of the area consists of rolling hills.

The East Lone Tree Specific Plan was adopted by the City in May 1996. The Specific Plan supports long-standing General Plan goal of a new employment center by devoting the flat eastern portion of the Focus Area to employment-generating uses. At the heart of the employment center is a proposed retail nucleus of restaurants, shops, and service providers. The Specific Plan identifies the purpose of this retail nucleus as providing a "sense of vitality and urbanity to what is otherwise a low, spread-out campus of largely internalized workplaces." The Specific Plan also encourages a commuter rail station along the existing Southern Pacific rail line to link the proposed employment center with the proposed commuter rail system. The

amphibian habitats, as well as water quality.

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commuter rail station proposed in the Specific Plan will actually be located to the east of the Specific Plan (see Figure 7.1).

The Specific Plan identifies three sites as being appropriate for regional retail development. A 30-acre site at the Lone Tree Way interchange along the SR-4 Bypass is reserved in the Specific Plan exclusively for regional retail use, while two other sites, encompassing 48 acres are identified for regional retail use, but may be used for employment-generating uses. These two sites are located at the Laurel Road interchange along the Bypass, and at the intersection of Lone Tree Way and Empire Road. The East Lone Tree Specific Plan dedicates the western portion of the area primarily to detached single-family development at a density of 4 to 6 units per acre. A system of open space, trails, and parks is planned throughout the residential portion of the area.

The East Lone Tree Specific Plan, with its frontage along the SR-4 Bypass, provides Antioch with substantial opportunities for expansion of the employment and retail bases. The 98 acres devoted to employmentgenerating uses in the Specific Plan could provide employment for up to 2,850 workers. An additional 2,275 jobs could be created within the 78 acres reserved by the Specific Plan for "Regional Focus Area Retail/Employment" uses, if that area were to be devoted to employment-generating use. Retail and service employment could be as high as 2,025.

b. Policy Direction. The East Lone Tree Specific Plan implements General Plan policies aimed at establishing Antioch as a balanced community, providing a broad range of employment and shopping opportunities for its residents. The eastern portion of the Focus Area, east of the SR-4 Bypass, is to be devoted to employment-generating and commercial land uses, while the area west of the Bypass will be devoted to residential and open space uses, with supporting neighborhood commercial development and public uses. The eastern portion of the Focus Area was included by ABAG in its "Shaping Our Future" program¹.

Along with the provisions of the Specific Plan, the following land use policies shall apply.

- The maximum development intensity for the East Lone Tree Specific Plan area shall be as follows:
 - Single-Family Residential: 1,100 dwelling units, developed within the areas shown as "Residential/Open Space in Figure 4.9, subject to the provisions of the Low and/or Medium Low Density Residential land use category described in Section 4.4.1.1 of the Land Use Element.
 - Multi-Family Residential: 250 dwelling units, developed within the areas shown as "Residential/Open Space in Figure 4.9, subject to the provisions of the High Density Residential land use category described in Section 4.4.1.1 of the Land Use Element.
 - Commercial/Office: 1,135,000 square feet, developed within the areas shown as "Office/Retail," "Regional Retail," or "Regional Retail/ Employment Generating Lands in Figure 4.9. Such development may include a mix of uses that comply with the provisions of the Regional Retail land use category described in
 - land use category described in Section 4.4.1.2 or the Office land use category described in Section 4.4.1.3 of the Land Use Element.

[&]quot;Shaping Our Future" is sponsored by 45 organizations in the Bay Area in an attempt to achieve consensus on comprehensive approaches to growth and change in Contra Costa County. The program aims to define a "smarter way to grow," including "efficient" design of development along the edges of the metropolitan area. Planning principles being followed in Shaping Our Future include reducing single occupant vehicle trips through mixed use development at "efficient" densities, developing new transit centers and focusing new development around those centers, and preserving open space and agricultural lands.

- Business Park/Industrial: 2,152,300 square feet, developed within the areas shown as "Regional Retail/Employment Generating Lands" in Figure 4.9. Such development may include a mix of uses that comply with the provisions of the Business Park or Light Industrial land use categories described in Section 4.4.1.3 of the Land Use Element.
- b. Land uses within the area shown as Open Space/Public in Figure 4.9 may include a mix of uses that comply with the provisions of the Open Space or Public/Institutional land use category described in Section 4.4.1.4 of the Land Use Element.
- c. If a regional mall can be attracted to the East Lone Tree Specific Plan area, the land area devoted to regional retail may be expanded as necessary to accommodate this use.
- d. Should the Antioch Unified School District not purchase land within the East Lone Tree Focus Area for a new high school as provided in State law, the area may be developed consistent with the East Lone Tree Focus Area Residential/Open Space designation.
- e. The physical extent of the office/retail area along in the southwest quadrant of the Laurel Road interchange may be expanded, should the market support additional office/commercial development.
- With implementation smart growth f. principles and the introduction of a rail transit stop in the vicinity of the Focus Area, the Commercial/Employment area located adjacent to the transit stop, may be developed as a mixed-use area, incorporating high intensity, residential, commercial, and office uses. Such development could occur at densities as high as an FAR of 1.0 for non-residential uses and mixed-use buildings, up to 20 units per acre for residential areas. Residential development should incorporate residential village themes, providing identifiable neighborhood areas within the Focus Area. The identity of individual neighborhoods should be

reinforced with differing architectural styles and location within the community.

- g. Development of an appropriate level of pedestrian and bicycle circulation throughout the community is to be provided, including pathways connecting the each residential neighborhood, as well as non-residential and recreational components of the community. Development of the East Lone Tree Specific Plan area should also provide recreational trail systems for jogging and bicycling, including areas for hiking and mountain biking.
- h. Public services and facilities, including needed on-site and off-site facilities, shall be provided and financed by the project as needed to meet the public services performance standards set forth in the Growth Management Element for each increment of project development.
- Project development shall provide full mitigation of impacts on school facilities to the Antioch Unified School District, Brentwood Union School District, and Liberty Union High School District to offset demands for new school facilities created by future development within each district
- j. Project entry, streetscape, and landscape design elements are to be designed to create and maintain a strong identification of the East Lone Tree Specific Plan area as an identifiable "community."

4.4.6.9 Roddy Ranch. Roddy Ranch is located in the southerly portion of the General Plan study area, within unincorporated territory. A portion of Roddy Ranch is inside the Voter-Approved Citywide Urban Limit Line (Figure 4.12). This Focus Area encompasses over 2,100 acres of rolling land used for grazing and ranching. Other existing land uses include a golf course, clubhouse, and open space. As a condition of approval for the golf course, development rights on 875 acres of land were dedicated to the County in 1998. These lands will be retained in permanent Open Space.



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a. Purpose and Primary Issues. The striking natural beauty of the Roddy Ranch area, along with its large size and single ownership, represent both a significant opportunity and a substantial challenge. Roddy Ranch provides Antioch with the opportunity to establish a unique high-end, recreationoriented planned community. Because of the site's natural setting and relative isolation, it should be possible to create an "exclusive" community identity for Roddy Ranch, which is the intent of the General Plan. Consistent with Policy 4.3.2f, through 2020, development within Roddy Ranch that is outside of the Voter-Approved Urban Limit Line as it was approved by the voters of the City may be limited to uses consistent with the General Plan.

Key issues in the development of Roddy Ranch will be preservation of natural open space areas, financing the development of new infrastructure to serve the site, and managing project-related traffic. Roddy Ranch is currently devoid of the services needed to support urban and suburban development of the type envisioned in the long-term for this Focus Area. Water, sewer, drainage, and other utility systems will need to be developed essentially "from scratch." Roddy Ranch most likely will not generate sufficient students to support its own elementary, middle or high schools.

Currently, two- lane rural roads serve Roddy Ranch. Development of this Focus Area will require not only the development of an extensive on-site roadway system, but also widening of off-site roadways within existing developed and undeveloped areas.

b. Policy Direction. As noted in Land Use Element Policy 4.3.2, the General Plan recognizes the Voter-Approved Urban Limit Line as a means of phasing urban and suburban development preserving open space, and maintaining a compact urban form.

It is the intent of the Antioch General Plan that Roddy Ranch be developed as a master planned enclave nestled in the rolling hills south of the present City of Antioch. The visual character of Roddy Ranch should be defined principally by suburban density residential development clustered within natural and recreational open spaces, along with the preservation of the steeper natural hillsides and the canyon bottoms containing riparian resources within the site. The existing golf course, as a major recreational amenity, should be the central focus of the planned community.

The following policies shall guide development of the Roddy Ranch Focus Area, pursuant to the Voter-Approved Urban Limit Line provisions of Policy 4.3.2f.

- a. Prior to approvals of any development applications, a Final Development Plan for the Roddy Ranch Focus Area is to be prepared and approved. Such Final Development Plan shall provide detailed guidance for project-related land use, provision and financing of required public services and facilities, open space preservation, community design, recreational amenities, and community improvements. Development within the Roddy Ranch shall be predicated upon extension of infrastructure from the north through the Sand Creek Focus Area.
- b. Residential development within Roddy Ranch shall not exceed a maximum of 700 dwelling units within the portion of Roddy Ranch located generally on lands not committed to open space and having steep slopes or significant environmental constraints, which lands shall not exceed 500 acres within the Voter-Approved Urban Limit Line (6-9 persons per developable acre on average) consistent with Policy 4.3.2f. Of these 700 units, all or substantially all shall be Estate Residential and the balance shall be Multi-Family Attached residential product types (as defined in Table 4.A) in a resort-style setting.
- c. Residential neighborhoods within Roddy Ranch should be designed to provide high quality housing attractive to a broad spectrum of buyers, including upper end housing that provides "move-up" opportunities for local residents. Multifamily, for-rent housing should be

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limited to a central "town center" location within the site, adjacent to commercial uses and along the golf course.

- d. Residential development should incorporate residential village themes, providing identifiable neighborhood areas within the planned community. The identity of individual neighborhoods should be reinforced with differing architectural styles and location within the community.
- e. Commercial uses within Roddy Ranch are intended to serve local neighborhood needs (e.g., supermarket, drug store, and personal services), and are to be limited to that which can be supported by residential and recreational uses within Roddy Ranch (10 to 20 acres, approximately 100,000 to 225,000 square feet of gross leasable area.
- f. Visitor-serving commercial uses (e.g., hotel and restaurants) may also be developed within Roddy Ranch. Such visitor-serving uses would be oriented toward the golf course. The hotel may include a maximum of 250 rooms with ancillary retail, conference, restaurant, and recreational uses. Visitor-serving commercial uses may occupy a total of 20 acres at a maximum building intensity of 0.50.
- g. Primary access to Roddy Ranch is to be from both Deer Valley Road and Empire Mine Road, with secondary connections to Balfour Road and Sand Creek Road.
- h. Development of an appropriate level of pedestrian and bicycle circulation throughout the community is to be provided, including pathways connecting each residential neighborhood, as well as non-residential and recreational components of the community. Roddy Ranch development should also provide recreational trail systems for jogging and bicycling, including areas for hiking and mountain biking.
- i. Development of the Roddy Ranch shall provide such on- and off-site road improvements on City of Antioch streets as to ensure that applicable performance standards set forth in the Growth Management Element are met.

- j. Public services and facilities, including needed on site and off site facilities, shall be provided and financed by the project as needed to meet the public services performance standards set forth in the Growth Management Element for each increment of project development.
- k. Performance standards for emergency response services (police and fire) are to be met at the time the first increment of development is occupied and for each subsequent increment of development.
- Project development shall provide full mitigation of impacts on school facilities to affected school districts.
- m. The timing of new development shall be correlated with the installation of water, sewer, electrical, and natural gas utility systems, provision of municipal services (including emergency services), and project open space and amenities with land development in a manner that is economically feasible and that ensures adequate service to uses within the site starting with the time the first increment of development is occupied.
- n. Project entry, streetscape, and landscape design elements are to be designed to create and maintain a strong identification of Roddy Ranch as an identifiable "community."
- o. Development of an attractive, but naturalappearing landscape is to be provided with groves of trees, earth tone wall colors, and drifts of flowering shrub materials.
- p. A central open space area, which may include the golf course, is to be provided to serve as the dominant visual feature of the Roddy Ranch, as well as to provide recreational opportunities.
- q. Because of the sensitivity of the habitat areas within the Roddy Ranch Focus Area, preparation and approval of a Resource Management Plan to provide for mitigation of biological resources impacts, as well as for the long-term management of natural open space, shall be required prior to development of the Roddy Ranch

Focus Area. The Resource Management Plan shall provide for appropriate habitat linkages consistent with General Plan policies and Resource Management Plan provisions for the Sand Creek Focus Area.

4.4.6.10 Ginochio Property. The Ginochio Property is located in the southerly portion of the General Plan study area, within unincorporated territory (Figure 4.11). This Focus Area encompasses nearly 1,070 acres of rolling lands and canyon areas. The site is currently vacant. A portion of Ginochio Property is located within the Voter-Adopted Urban Limit Line (Figure 4.12).

a. Purpose and Primary Issues. The Ginochio Property presents Antioch with similar opportunities and challenges, as does Roddy Ranch. Within the Ginochio Property is the opportunity to establish a high-end planned community, which is the intent of the General Plan.

Key issues in the development of the Ginochio Property will be preservation of natural open space areas, financing the development of new infrastructure to serve the site, and managing project-related traffic. Water, sewer, drainage, and other utility systems will need to be developed essentially "from scratch" to support long-term suburban development of the Ginochio Property. If family-oriented housing is development, new school facilities will be needed; however, development of the Ginochio Property might not support development of its own new schools, necessitating students to travel to distant locations for school. As was the case for Roddy Ranch, the Ginochio Property is served by winding two-lane rural roads, which will require substantial widening along with development of an extensive on-site roadway system.

b. Policy Direction. Urban development within the Ginochio Property is limited to property within the Voter-Approved Urban Limit Line as a means of phasing urban and suburban development preserving open space, and maintaining a compact urban form, Thus, the policy direction that follows is predicated on compliance with the provisions of Policy 4.3.2f.

It is the intent of the Antioch General Plan that the Ginochio Property be developed as a master planned enclave nestled in the rolling hills south of the present City of Antioch. The visual character of the Ginochio Property should be defined principally by suburban density residential development within the northerly portion of the Focus Area, and preservation of large, unbroken blocks of open space in the southern portion of the site. A major recreational amenity should be developed as the central focus of the planned community.

The following policies shall guide development of the Ginochio Property, pursuant to the Urban Limit Line provisions of Policy 4.3.2.

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- a. Prior to approvals of any development applications, a Final Development Plan for the Ginochio Property Focus Area is to be prepared and approved. Such Final Development Plan shall provide detailed guidance for project-related land use, provision and financing of required public services and facilities, open space preservation, community design, recreational amenities, and community improvements.
- b. While it is in force, development shall be consistent with the City's boundary agreement with the City of Brentwood.
- C. Residential development within the Ginochio Property shall not exceed a maximum of 2.0 dwelling units per developable acre (6 persons per developable acre) with the permitted development area set forth in Policy 4.3.2f, and shall include a range of Single-Family Detached and Multi-Family Attached residential product types (as defined in Table 4.A) in a resort-style development within the northern portion of the site, Large Lot Residential development consisting of custom home sites on five and ten acre parcels is appropriate, provided that the maximum density is not exceeded. Senior, agerestricted residential development is anticipated to be an important component of the Ginochio Property's residential development. For purposes of determining density within the Ginochio Property focus area, a "developable acre" shall be defined as lands not committed to open space and having steep slopes or other significant environmental constraints. These lands will be mapped in the Final Development Plan. Development may occur on lands with steep slopes at a maximum density of one dwelling unit per 10 acres (1 du/10ac). The mapping of such lands will occur as part of the Final Development Plan.
- d. Residential neighborhoods within the Ginochio Property should be designed to provide high quality housing attractive to a broad spectrum of families and retirees, including upper end housing that provides

"move-up" opportunities for local residents. Multifamily, for-rent housing should be limited to a central "town center" location within the site, adjacent to commercial uses.

- e. Residential development should incorporate residential village themes, providing identifiable neighborhood areas within the planned community. The identity of individual neighborhoods should be reinforced with differing architectural styles and location within the community.
- f. Primary access to the Ginochio Property is to be from an extension of Hillcrest Avenue, with secondary connections to Balfour Road and Sand Creek Road.
- g. Development of an appropriate level of pedestrian and bicycle circulation throughout the community is to be provided, including pathways connecting each residential neighborhood, as well as non-residential and recreational components of the community. Development of the Ginochio Property should also provide recreational trail systems for jogging and bicycling, including areas for hiking and mountain biking.
- h. Along with the development of on-site roadways required to meet the applicable Growth management Element performance standards, new development shall provide the off-site road improvements to City Antioch needed to meet applicable performance standards for each increment of project development.
- i. Public services and facilities, including needed on site and off site facilities, shall be provided and financed by the project as needed to meet the public services performance standards set forth in the Growth Management Element for each increment of project development.
- j. Performance standards for emergency response services (police and fire) are to be met at the time the first increment of development is occupied and for each subsequent increment of development.

k. Project development shall provide full mitigation of impacts on school facilities to the Brentwood Elementary School District and the Liberty Union High School District.

- The timing of new development shall be correlated with the installation of water, sewer, electrical, and natural gas utility systems, provision of municipal services (including emergency services), and project open space and amenities with land development in a manner that is economically feasible and that ensures adequate service to uses within the site starting with the time the first increment of development is occupied.
- m. Project entry, streetscape, and landscape design elements are to be designed to create and maintain a strong identification of the Ginochio Property as an identifiable "community."
- n. Development of a natural-appearing style of landscaping is to be provided with groves of trees, earth tone wall colors, and drifts of flowering shrub materials.
- A central open space area, which may include a golf course, is to be provided to serve as the dominant visual feature of the Ginochio Property, as well as to provide active or recreational opportunities.
- p. Because of the sensitivity of the habitat areas within the Ginochio Property Focus Area, preparation and approval of a Resource Management Plan to provide for mitigation of biological resources impacts, as well as for the long-term management of natural open space, shall be required prior to development of the Ginochio Property Focus Area. The Resource Management Plan shall provide for appropriate habitat linkages consistent with General Plan policies and Resource Management Plan provisions for the Sand Creek Focus Area.

4.4.7. Voter-Approved Urban Limit Line. Pursuant to the City of Antioch Growth Control, Traffic Relief, Voter-Approved Urban Limit Line, and Roddy Ranch Development Reduction Initiative, the voters amended the General Plan to establish the urban limit line as shown on Figure 4.12. This Voter-Approved Urban Limit Line establishes a line through the Roddy Ranch and Ginochio Property Focus Areas beyond which the General Plan land use designations cannot be amended to allow uses other than open space uses. Until December 31, 2020, the location of the Voter-Approved Urban Limit Line may be amended only by the voters of the City. The City shall oppose any annexation to the City of any land outside of the Voter-Approved Urban Limit Line

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4.1 INTRODUCTION AND PURPOSE

The Land Use Element is the cornerstone of the General Plan, setting forth Antioch's fundamental land use philosophy and directing development to the most suitable locations, while maintaining the economic, social, physical, environmental health and vitality of the community. The Land Use Element, required by law since 1955, has the broadest scope of the seven mandatory General Plan elements, synthesizing all General Plan land use issues.

This Element focuses on the organization of the community's physical environment into logical, functional, and visually pleasing patterns, consistent with local values, to achieve Antioch's vision for its future. Of primary concern are the type, intensity, location, and character of land uses that will be permitted in the future. It is the purpose of this General Plan Element to provide appropriate land for each of the variety of activities associated with successful urban areas, and to guide the manner in which this land is developed and used. In so doing, the Land Use Element intends to create and regulate compatible and functional interrelationships between the various land uses in the City. Thus, the Land Use Element establishes City policy as to the appropriate use and development intensity for each parcel of land within the City, including the City's view of appropriate land uses and development intensity for lands outside of the City, but within the General Plan study area.

A key consideration in defining the type, intensity, location, and mix of future land uses is achieving a balance between local employment and housing. The Antioch General Plan seeks to achieve such a balance as a means of addressing issues of traffic congestion, air quality, and energy conservation. This balance, along with providing adequate land area for the commercial uses needed by local residents and businesses, will help achieve sufficient municipal income to pay for the

services and facilities discussed in the Growth Management and Public Services and Facilities elements. The ability to commute only a few short miles to and from work on roadways that resemble the open road more than they do parking lots is an important component of the quality of life Antioch seeks for its residents. As more residents throughout the Bay Area are able to live and work in the same or nearby communities, congestion can be eased, travel speeds increased, substantial amounts of fuel conserved, regional air quality improved. The Land Use Element also seeks to ease congestion and improve regional air quality by providing patterns of land use that support the use of transit. Such "transit-oriented" development consists of high density, mixed use development adjacent to transit nodes. Such transit nodes are proposed within Rivertown (adjacent to the Amtrak platform), at Hillcrest Avenue (surrounding the eBART station), and east of the SR-4 Bypass, south of the Laurel Avenue interchange (surrounding the eBART station)¹.

4.1.1 Existing Land Use

Despite substantial development in the past. Antioch has a great deal of land available for future development. Much of the land within the City and within the unincorporated portion of the General Plan study area (22,391 acres) are vacant. Additional land is in agricultural use, and, may be available for future development, depending upon its land use designation. Overall, open space uses, including agriculture, open water, recreational lands, and vacant lands account for approximately half of the land within the General Plan Study Area. Major open space areas include Black Diamond Mines and Contra Loma regional parks, Antioch Dunes National Wildlife Refuge, and municipal parklands.

¹ This transit-oriented development node is one of three "test sites" for smart growth sponsored by ABAG. It is part of the countywide "Shaping our Future" program.

Within the developed portion of the City, single-family residential uses cover the largest area (4,963 acres, 26.5%). Industrial uses account for 1,373 acres (7.3% of the land within the study area). Currently, industrial uses are concentrated in the northern portion of the Study Area to the west and east of Rivertown. Existing commercial uses are limited in extent, encompassing 456 acres (2.7% of the land within the Study Area. Commercial use is concentrated within Rivertown, and along major roadway corridors, such as Somersville Road/Auto Center Drive, Hillcrest Avenue, and "A" Street/Lone Tree Avenue.

4.1.2 Contra Costa County 65/35 Land Preservation Plan (Urban Limit Line)

In 1990, the voters of Contra Costa County approved Measure C-1990. This Measure states that urban development within the County is to be limited to no more than 35 percent of the land within Contra Costa County. At least 65 percent of all land in the County is to be preserved for agriculture, open space, wetlands, parks and other non-urban uses. To ensure the enforcement of the "65/35" standard, the County has established an Urban Limit Line (ULL), which is incorporated into the County's General Plan Open Space and Conservation Element. Hence, there shall be a clear distinction between nonurban and urban use areas. The criteria set by the County for determining lands that should be located outside the ULL includes:

- Prime agricultural lands (U.S. Soil Conservation Service Class I and Class II)
- Open space, parks and other recreation areas
- · Lands with slopes in excess of 25 percent
- Wetland areas
- Other areas not appropriate for urban growth because of physical unsuitability for development

Measure C-1990 requires that there be no changes made to the ULL that would violate the 65/35 standard. The ULL can be changed by a 4/5 vote of the Board of Supervisors after holding a public hearing and making one or more of the following findings based on substantial evidence in the record:

- A natural or man-made disaster or public emergency has occurred that warrants the provision of housing and/or other community needs within land located outside the ULL.
- An objective study has determined that the ULL is preventing the County from providing its fair share of affordable or regional housing, as required by state law. The Board of Supervisors must find that a change to the ULL is necessary and the only feasible means to enable the County to meet these requirements.
- A majority of the cities are party to a preservation agreement, and the County have approved a change to the ULL affecting all or any portion of the land covered by the preservation agreement.
- A minor change to the ULL will more accurately reflect topographical characteristics or legal boundaries.
- A five-year periodic review of the ULL has determined that, based on the criteria for establishing the ULL, new information is available or circumstances have occurred, warranting a change to the ULL.
- An objective study has determined that a change to the ULL is necessary or desirable to further the economic viability of the East Contra Costa County Airport, and either (i) mitigate adverse aviation related environmental or community impacts, or (ii) further the County's aviation related needs.
- A change is required to conform to applicable to California or Federal law.

Although the direct land use effects of the Urban Limit Line are limited to unincorporated areas of the County, the Contra Costa Local Agency Formation Commission (LAFCO) has consented to support the County's 65/35 Preservation Standard, Urban Limit Line, and Growth Management Standards in the review of proposed city spheres of influence and annexations. Thus, LAFCO has stated that it would not approve annexation of lands outside of the ULL to a city. Measure 1990-C states that the County is to review the location of the ULL every five years. The provisions of Measure C- 1990 will remain in effect until December 31, 2010.

In 2000, the County moved its Urban Limit Line in the East County area. Within the Antioch area, the Urban Limit Line was moved to coincide with the southern boundary of the City, placing lands in the unincorporated area outside the ULL. This move shifted approximately 1,922 acres out of the ULL within the Antioch area.

In 2005, voters approved Measure K to include Roddy Ranch and a portion of the Ginochio Property within the ULL and the city limits.

4.1.3 General Plan Land Use Designations and Development Feasibility

The General Plan provides a blueprint for community development by designating lands for different types of uses. In designating land uses, the General Plan takes into account:

- Existing Land Use: What is the current pattern of developed land by type of land use – residential, commercial, service, manufacturing, and others?
- Demand: How much demand exists for existing and new land uses of various types (housing, retail, industry, etc.)?
- Desired Future Land Use: Of lands available for development or redevelopment, which locations are best for different uses? Is there sufficient undeveloped land that is designated for various uses to meet community objectives, or do existing General Plan land use designations need to be adjusted to satisfy future needs?
- Infrastructure Availability: Are urban services water supply, wastewater collection and treatment, transportation facilities, and others adequate to serve existing and future development? How will

existing infrastructure inadequacies be corrected?

Taking these considerations into account, the General Plan indicates where various kinds of land uses are best located, and how much of each use should be provided. The General Plan provides opportunities, but does not cause development to happen. The General Plan recognizes that, ultimately, growth and development depend on the initiative of individual developers, for whom the provisions of the General Plan establish the context for evaluating the economic feasibility of their specific projects. Whether developers seize the initiative, and move forward with projects depends on the economic benefit they expect to derive from such development. In deciding whether to pursue a development project on a particular site, potential developers evaluate a series of factors that collectively determine whether the project will be economically feasible (whether it will "pencil out"). These factors include:

- General Plan Designation and Zoning: Is the site designated for uses that are marketable at its location? (If development has not occurred in certain locations as anticipated by the General Plan, why not?)
- Competition: Does a particular site have the location and physical, infrastructure, and environmental characteristics necessary to compete successfully in the marketplace? Has the community been successful in attracting the type of use being contemplated? Will the specific development at this specific site be appropriately timed and positioned within the market for that use?
- Cost of Land and Construction: Is the site available at costs the value of a completed development can support? Are needed construction materials and labor available at acceptable cost levels? Is development financing (short-term construction loans and long term financing) available at acceptable interest rates?
- Local Agency Costs: What types of development standards do the city and other local agencies impose? What are

the costs associated with development review fees, impact mitigation and other exactions by the city, and the interest carry over the time it takes to bring a project to market? How do these requirements affect the economic feasibility of different types of uses?

Developers consider the feasibility of each project - whether its costs and its revenuegenerating potential will "pencil out" in the expected market - in the overall regulatory context established by the City's General Plan and its development regulations. The General Plan sets the stage, but private-sector development decisions depend on a large number of other factors that contribute to feasibility. If projects are not economically feasible, development will not happen, regardless of the directives of the General Plan and the desires of the community. Thus, the development pattern that evolves is the joint outcome of the development framework established by the General Plan and the private sector conditions that shape the developer's assessment of feasibility.

4.2 GOALS OF THE LAND USE ELEMENT

To provide for a sustained high quality of life and ensure that new development occurs in a logical, orderly, and efficient manner, it is the goal of the Land Use Element to accomplish the following:

 Maintain a pattern of land uses that minimizes conflicts between various land uses, and promotes rational utilization of presently undeveloped and underdeveloped land, and supports the achievement of Antioch's vision for its future.

Defining the appropriate uses of land within the General Plan study area in a manner supportive of achieving the vision Antioch has established for its future is at the crux of the Land Use Element. The Land Use Element is responsive to the City's vision because it:

- Promotes expansion of the local employment base and achievement of a balance between local employment and housing. The Land Use Element provides for a wide variety of officebased and industrial employment, including heavier industrial uses along the San Joaquin River, rail-served industries, light industrial uses, commercial services, and retail businesses, and mixed use business and office parks.
- Opens up additional choices of living environment for families. The Land Use Element provides for executive housing in planned community settings, traditional single-family subdivisions, amenity-rich middle to upper end attached housing, highdensity housing in transit-oriented, downtown, and mixed-use settings.
- Provides for the revitalization of the Dowtown area and waterfront, integrating General Plan policies with revitalization planning efforts undertaken by the City.
- Provides opportunities for achieving quality design and avoiding the relentless sameness present in many suburban communities.
- Aids in stimulating economic revitalization in areas that are having difficulty competing with larger and more diversified development sites in Antioch and other communities.
- Stimulates new options for development at key entry points into the community.

In defining appropriate uses, the Land Use Element addresses the future uses of lands that are currently undeveloped, and also sets forth desired changes in existing land uses and development intensities. In most cases, the Land Use Element recognizes existing land uses and development densities, and may recommend urban design improvements. In some cases, such as along the "A" Street corridor north of the SR4 freeway, the Land Use Element proposes changes in basic land use types. In other cases, such as existing residential areas within Downtown, the Land Use Element recommends increases in the overall development intensity of existing land uses. Each of the recommendations contained in the Land Use Element are intended to result in a harmonious pattern of land uses directed toward meeting community objectives and needs.

Establish a land use mix which serves to develop Antioch into a balance community in which people can live, work, shop, and have recreation without needing to leave the City.

The Land Use Element designates lands for a broad range of residential, commercial, employment-generating, public/institutional, and open space and recreational lands. Residential and employment-generating land use designations are intended to include lands providing housing and employment opportunities for executives, managers, and professionals; highly skilled, semiskilled, and unskilled workers; and retail and service workers. Residential land use designations are intended to provide housing opportunities for all economic segments of the community, as well as for the special needs groups identified in the Housing Element. The Land Use Element seeks an array of shopping and commercial service opportunities to meet the needs of Antioch residents and businesses, including daily convenience shopping along with large-scale commercial centers for community and regional markets. The Land Use Element aims to provide a sufficient inventory of lands for public, institutional, and recreation uses, and seeks to preserve needed open space areas.

Establish an overall design statement for the City of Antioch.

As important as is defining the pattern of future land uses is maintaining and enhancing Antioch's character and providing a pleasing visual experience to residents and visitors. Thus, Antioch's Land Use Element incorporates "urban design" concepts aimed an ensuring that the built environment is a physical expression of desired community character.

4.3 COMMUNITY STRUCTURE

Throughout much of the General Plan study area, Antioch's land use pattern is well established, and is not intended to change over time. Future growth in the central and northern portions of the City will primarily consist of infill development, existing approved but undeveloped projects, and the expansion of existing uses. As development expands into the southern portion of the City and its General Plan study area, Antioch will face significant challenges.

4.3.1 Community Structure Objective

Provide adequate land for present and future urban and economic development needs, while retaining a compact, rather than a scattered, development pattern.

4.3.2 Community Structure Policies

- As part of General Plan implementation including development review, capital improvement planning, and preparation of Specific Plans – foster close land use/transportation relationships to promote use of alternative transportation system modes and minimize travel by single occupant automobiles.
- Give priority to new development utilizing existing and financially committed infrastructure systems over development needing financing and construction of new infrastructure systems.
- c. Encourage high-density residential development (both freestanding and in mixed use projects) within one-quarter mile of existing and planned heavy and/or light rail transit stops as illustrated in the Circulation Element.
- d. Concentrate large-scale industrial uses along the waterfront east of Rodgers Point

and within areas designated for industrial use along existing rail lines. Limit employment-generating uses adjacent to residential areas and within mixed-use planned communities to business parks and office uses.

- e. Concentrate future regional commercial uses along Lone Tree Way, SR4 and SR160 and along the SR-4 bypass.
- f. Recognize the Voter-Approved Urban Limit Line (Figure 4.12) that encompasses up to 1,050 acres of land within the Roddy Ranch and Ginochio Property Focus Areas that were included in the Urban Limit Line as it was adopted by the voters in 1990 and in the Voter-Approved Urban Limit Line as a means of phasing urban and suburban development, preserving open space and maintaining a compact urban form.
 - Maintain rural land uses (residential densities less than one dwelling unit per five acres (0.2 du/ac) and compatible open space/recreational uses which do not require urban levels of public services and facilities through 2020 in areas outside of the Voter-Approved Urban Limit Line.
 - Limit future urban development within Roddy Ranch and the Ginochio Property through 2020 to a total of approximately 1,050 acres (approximately 850 acres within Roddy Ranch and 200 acres within the Ginochio Property) that were within the urban limit line as it was adopted by the voters in 1990 and that are also within in the Voter-Approved Urban Limit Line.

4.4 INTENSITY AND DISTRIBU-TION OF LAND USE

Antioch's General Plan land use classifications are intended to define the City's land use intent in designating lands throughout the

General Plan study area, and thereby carry out the provisions of the General Plan. General Plan land use classifications are also intended to provide the City with sufficient flexibility in implementation to address unique and unforeseen situations. The designations established by the General Plan land use map include Residential, Commercial, Employment-Generating, and Community and Public land use designations. In addition, the General Plan includes ten "Focus Areas." Specific policy direction is provided for each Focus Area. These designations are set forth in Section 4.4.1. Within this section, appropriate land use types are defined for each designation. These land use types are defined in Table 4.A, which also identifies which land use types are appropriate within which land use designations. Sections 4.4.2 through 4.4.5 provide policies for residential, commercial, employment-generating, and community and public land uses. Figure 4.1 presents the General Plan land use map. Tables 4.A through 4.D provide a quantified description of anticipated General Plan build out.



Figure 4.1 - General Plan Land Use Map

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4.0 Land Use

Table 4.A – Appropriate Land Use Types

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arge Lot Residential. This residential type typically consists of single-tamily detached units on tols of 0.5 frare or more. Residential developments of this type hall be designed as large suburban parcels within ubdivisions within the Urban Limit Line and as rural sudential uses outside of the Urban Limit Line.	single -Family Detached. These areas typically onsist or suburban residential subdivisions of single annity, detached dwellings on lots ranging from 7,000 2 20000 square feet.	imult Lot Single Family Detached. These dwelling init types are typically located within a specific plan of their type of "planned development," and consist of ingle family, detached dwellings on lots smaller than 000 square feet. In exchange for development on mall residential lots, amenities such as permanent pen space and private recreation facilities are aquied to be provided specifically for the use of spidents of the development.	Autit-Family Attached. Attached for-sale or rential welling units, designed either as townhouse units or stacked faits, charadetize these areas. Amentities uch as common open space and recreation facilities pecifically for the use of residents of the development the required.	Abile Homes. Areas of mobile home development prically consist of studbivisions wherein individual obile homeowners also own their own lots in fee and obile home parks wherein mobile homeowners rent r lease the space upon which their mobile home is laced. Typically, mobile home subdivisions and parks roude open space and/or recreational amentities for the use of their residents.	Froum Residential. Activities typically include the use of a divelling unit as a residence by a group or groups of persons without the provision of medical care, upervision, or medical assistance. Typical uses rolude boarding houses, convents, and religious treats.	restremuta Lare Facilities. Arvine largely residential 0. character, residential care facilities are distinguished om other residential use types in that care facilities ombine a variety of medical care, supervision, or
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	manufacturing is conducted wholly within an enclosed outiding Light manufacturing activities do not produce otors, noise, which, or particulates, which would oversely affect uses within the same structure or on the same site. Also included are watchman's quarters.	Seneral Manufacturing and Assembly. Activities ypically include, but are not limited to, the mechanical re chemical transformation of raw or semi-finished materials or substances into new products, including	manufacture of products, assembly of component parts (including required packaging for retail sale), blending fmaterials such as lubricating oils, plastics, and restins, and treatment and fabrication operations. Uses	requiring massive structures outside of buildings such as cranes or conveyer systems, or open-air storage of arge quantities of raw or semi-refined materials are listo included within this land use type. Also included tre watchman's quarters.	Research and Development. Activities typically include, but are not limited to a scientific research and heroretical studies and investigations in the natural, hyrysical, or social sciences. Also included is angineering, rabriation, and resting of nototypes exectioned with the chinarive of creating or marketable	end products, and the performance of physical and environmental testing and related activities by or under the supervision of professional scientists and highly rained specialists. Watchman's quarters are included as an ancillary use.	Operable Vehicle Storage. Activities typically include, but are not limited to the parking and/or storage of operable vehicles. Typical uses include, but are not imited to fleet storage of automobiles and trucks, incide lots, and recreational vehicle and boat storage.	Personal Storage. Activities typically include, but are not limited to storage services and facilities primally for personal and business effects and household goods with enclosed storage areas having individual access. Typical uses include, but are not limited to min- greighouses.	Storage and Distribution – Light. Activities typically include, but are not limited to, wholesaling, storage, and warehousing services conducted entirely within anticised buildings. Also included are watchman's uarters.	Storage and Distribution – General. Activities

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	ypicially include, but zer not imited to, warehousing, storage freight handling, shipping, trucking services; storage and wholesaling from the premises of infinished, raw, semi-refined products requiring further processing, fabrication, or manufacturing. Outdoor storage is permitted subject to applicable screening equirements. Also included are watchman's quarters is an ancillary use.	Building Contractor's Offices and Yards. Activities opcially include, but are not necessarily limited to, prically include, but are not necessarily limited to, frifees and storage of equipment, materials, and ehicles for contractors in the trades involving centerion activities. Storage yard uses may include, ut should not be limited to, the maintenance and utdoor storage of large construction equipment such is earthmoving equipment, and screened outdoor torage of building materials.	Stating and Related Activities. Activities typically nucle but are not limited to, establishments and actilities engaged in the provision of aeles or services affrectly related to the commercial or recreational use of vateways. Included in this category are construction, pand, and mathematice of boats; boat sales; inchrorage and docking facilities, including temporary inchrorage and docking facilities, including temporary lishing, including retall filts sales, but not including fish included services such as not and harbor- iterated services, such an indoor and uutdoor dry boat lottage, bait sales, but not or but and harbor- torage, bait sales, fuel docks, and yacht clubs.	Twice Administration. Addivines typically include, but are not limited to, management, administration, clerical, not other services performed by public and quasi. ublic adencies. Arthittee truncally include the an	contract admices for Admices of Sprearly induce, ou are for the second provided by public randomices ou are fully admices and art galleries, public and private libraries ind observationes.	Any very eventuers to avoid the entities consists of consisting defined in California Health and Safety Code Section 1596.76, providing day care and supervision or more than 12, children less than 18 years of age for remote of less than 24 hours per day. Also included retods of less than 24 hours per day.	Open Space. Activities typically include, but are not mited to, preservation of lands in their natural
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ondition to protect environmental resources or the ubilic health and safety, agriculture, and active or sortser ecreation. Recreation areas may include screational structures such as play equipment, but do of generally include structures for human occupancy.	(eligious Assembly. Activities typically include eligious services and assembly such as customarily <u>cours in chur</u> ches, synagogues, and temples.	ichools, Public and Private. Typical activities notude educational facilities for K-8 students provided y public agencies or private institutions.	
	Indition to protect environmental resources or the v v v v v v v v v v v v v v v v v v v	Indition to protect environmental resources or the construction of	thick the protect environmental resources or the bind that a sources or the bind that a sources or the bind that a source source and the or a safety approximation. Safety, approximation is a source area and a source and that a safety approximation of the constant of the structures such as play equipment, but do creational structures such as play equipment, but do creational structures such as play equipment, but do creational structures such as play equipment, but do creational structures such as play equipment, but do creational structures such as play equipment, but do creational structures such as play equipment, but do creational structures such as play equipment, but do creational structures such as play equipment, but do creational structures such as a play equipment, but do creational structures such as play equipment, but do creational structures such as play equipment, but do creational structures such as play equipment, but do creational structures such as a play equipment, but do creational structures such as play equipment, but do creational structures such as a customarily with the structures and temples. The structures are considered on the structures are considered as the structures are considered on the structures are considered on the structures are considered as the structures are considered on the structures are considered on the structures are considered as the structures are considered on the structures are considered on the structures are considered as the structures are considered on the structures are considered on the structures are considered on the structures are considered on the structures are considered on the structures are considered on the structures are considered on the structures are considered on the structures are considered on the structures are considered on the structures are constructures are constructured as the structures are constructured as the structure are constructure and the structures are constructured as the structures are constructured as the structures are c

Notes to Table 4.A:

- Permitted subject to the provisions of Land Use Element policy 4.4.2.2b.
- Automotive sales are not permitted within areas designated Convenience Commercial, Regional Commercial, or Business Park, except that Automotive sales may be allowed within areas designated Business Park that also have frontage on Auto Center Drive. e,
- Bars are not permitted within areas designated Convenience Commercial.
- Automotive uses are limited to sites adjacent to a freeway interchange. Auto sales are not permitted within areas designated Light Industrial or Eastern Waterfront Business Park. 4
- Eating and drinking establishments, as well as Lodging and Visitor Service uses, within the Light Industrial and Eastern Waterfront Business Park designations are limited to sites adjacent to a freeway interchange.
- Multi-Family uses are permitted within the Rivertown Commercial designation above the ground floor only.

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- Administrative and Professional Office and Personal Instruction uses are permitted within the Rivertown Commercial designation above the ground floor only, except along Fourth Street and the area between Fourth Street and Fifth Street, where they may occupy ground floor space. 2
- Funeral Services within the Rivertown Commercial designation are limited to "J" Street, Fourth Street and the area between Fourth Street and Fifth Street. တ်
- Auto sales within the Hillcrest Station Focus Area are limited to sites adjacent to the SR-4 and SR-160 freeways.
- 10. Limited to locations that are compatible with resource protection needs.

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Land Uses	Single-Family	Multi-Family	Commercial/	Business Park/ Industrial	
Residential	(Direaning Direa)	(Direning Officia)	Once (aq.a.)	(54,16)	
Estate Residential	915				
Low Density Residential	1 944				
Medium Low Donsity Residential			-		
Medium Donaity Residential	22,000	4.047	-	-	
Neurum Density Residential	031	1,247		-	
		4,817		_	
Subtotal	29,023	6,064		-	
Commercial					
Convenience Commercial	-		341,449	-	
Neighborhood Community Commercial			4,563,853	-	
Office	-	-	2,154,679	-	
Subtotal	-	-	7.059.981		
			1,000,007		
Industrial					
Business Park	_	-		8,647,651	
Special					
Mixed Use		279	606 885		
Public Institutional			-	5,968,350	
Open Space	-		-		
Subtotal		279	606,885	5,968,350	
1					
Focus Areas					
A Street Interchange Focus Area	124	**	2,110,165	~	
East Lone Tree Specific Plan Focus	1,100	250	1,135,000	2,152,300	
			000.01/		
Area	12	248	268,051	13,688,023	
Ginochio Property Focus Area	_	**	-		
Downtown Specific Plan Focus Area	1.065	1 221	3 927 420	82 019	
Boddy Banch Focus Area	000	100	225 000		
Hillcreet Station Area Focus Plan		2 500	2 500 000		
Sand Creek Ecourt Area	3 5 3 7	Z,500	1 240 000		
Mestern Antioch Commorcial Facus	5,557	400	9,667,751	A 105 114	
Area	-	-	0,007,701	4,190,114	
Western Gateway Focus Area		460	215,216		
Subtotal	6.439	5.570	20.845.130	15,922,342	
TOTAL	35,462	11,912	28,511,966	30,538,343	
Population		150,175	¹ Figures indicat	ed represent the	
Employed Population		84,098	maximum permit	ted development	
Total Jobs		107,378	intensity. The act	ual yield of future	
Retail Jobs		21,476	the General Plan	but is dependent	
Non-Retail Jobs		85,902	upon appropriat	e responses to	
Jobs/Population Ratio		0.72	General Plan policies. The ultimate development yield may be less than the maximums stated in this table.		

Table 4.B – Anticipated Maximum General Plan Build Out in the City of Antioch

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	Single-Family	Multi-Family	Commercial/	Business Park/
Land Uses	(Dwelling Units)	(Dwelling Units)	Office (sq.ft.)	(sq.ft.)
Residential	,,,,,,	(*************************************	· · · · · · · · · · · · · · · · · · ·	··· · ···
Estate Residential				
Low Density Residential	-	++		-
Medium Low Density Residential			-	_
Medium Density Residential		-	-	
High Density Residential	· · · · · · · · · · · · · · · · · · ·		-	
Subtotal		-	••	-
		-	-	-
Commercial				
Convenience Commercial				
Neighborhood Community Commercial				
Office	-	-	-	-
Subtotal		· -		**
	-	-	=	
Industrial				
Business Park				
	_	-	- :	-
Special		•		
Mixed Use				
Public Institutional		м		-
Open Space	_	-		_
Subtotal	-	-	-	-
			-	
Focus Areas ¹				
A Street Interchange Focus Area				
East Lone Tree Specific Plan Focus		-	-	1
Area				
Eastern Waterfront Employment Focus	м		-	2,798,786
Area	100			
Ginochio Property Focus Area	400	-		-
Downtown Specific Plan Focus Area	-	-	-	
Roddy Ranch Focus Area	-			** ,
Hillcrest Station Area Specific Plan	-	-	м	-
Focus Area		_		
Sand Creek Focus Area				
	-		_	
Western Gateway Focus Area	400			
Subtotal	-			
TOTAL	400			2,798,786
Population		1,268	Figures indica	ted represent the
Employed Population		710	maximum perm	itted development
Total Jobs		5,598	development is	not guaranteed by
Retail Jobs		. 0	the General Plar	, but is dependent
Non-Retail Jobs		5,598	upon appropria	te responses to
Jobs/Population Ratio		4.41	General Plan po development yi than the maxim	eld may be less ums stated in this

Table 4.C – Anticipated Maximum General Flam bund Out in the Onnicorpolated Area	Table 4.C – Anticipated	d Maximum Gene	ral Plan Build	Out in the	Unincorporated Are	эа
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table.

	Single-Family	Multi-Family	Commercial/	Business Park/ Industrial
Land Uses	(Dwelling Units)	(Dwelling Units)	Office (sq.ft.)	(sq.ft.)
Residential				
Estate Residential	915	-	-	**
Low Density Residential	4,944			
Medium Low Density Residential	22,333	-	<u>ب</u>	-
Medium Density Residential	831	1,247	-	-
High Density Residential	·	4,817	-	-
Subtotal ·	29,023	6,064		-
Commercial				
Convenience Commercial		-	341,449	-
Neighborhood Community Commercial		-	4,563,853	-
Office			7,059,981	-
Subtotal	-	-	11,965,283	
Industrial				
Business Park	-	-		8,647,651
Special				
Mixed Use	-	279	606,885	-
Public Institutional	_	. –		5,968,350
Open Space	**	**		-
Subtotal	-	279	606,885	10,655,359
Focus Areas ¹				
A Street Interchange Focus Area	124	-	2,110,165	-
East Lone Tree Specific Plan Focus Area	1,100	250	1,135,000	2,152,300
Eastern Waterfront Employment Focus Area	12	248	25,000	16,486,808
Ginochio Property Focus Area	400	-		-
Downtown Specific Plan Focus Area	1.065	1,221	3,927,420	82,019
Roddy Banch Focus Area	600	100	225.000	
Hillcrest Station Area Specific Plan	-	2,500	2,500,000	-
Sand Creek Focus Area	3 537	433	1.240.000	
Western Antioch Commercial Focus	-	358	9,224,280	
Wastern Gateway Focus Area		460	215.216	
Subtotal	6.839	5.570	20.845.130	41,984.779
	35,862	11.912	33,417.298	41,984.779
Population		151.443	Figures indica	ted represent the
Employed Population		84.808	maximum perm	itted development
Total Jobs		150.804	intensity. The ac	tual yield of future
Retail Jobs		30,161	the General Plan	hol guaranteeu by
Non-Retail Jobs		120,643	upon appropria	te responses to
Jobs/Population Ratio		1.00	General Plan po	licies. The ultimate

Table 4.D – Anticipated Maximum General Plan Build Out in the General Plan Study Area

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development yield may be less than the maximums stated in this table.

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4.4.1 Land Use Designations

4.4.1.1 Residential Land Use Designations. Six residential land use designations are set forth to provide for development of a full range of housing types, in conjunction with residential development within General Plan Focus Areas. Permitted maximum land use and anticipated population densities are described for each designation. Densities are stated as the maximum permissible number of dwelling units per net acre that exists within the project site prior to any new dedication requirements. Density is assumed to accrue only to lands that are "developable." Developable acres are those that are not encumbered by prior dedications of easements or rights-of-way, and are not so steep (generally over 25%), unstable, floodprone or subject to other hazards as to be unable to support new development. Achievement of the maximum allowable density is neither guaranteed nor implied by the General Plan. The final density of any particular residential development type is dependent upon development design; any physical, geological, or environmental constraints that might be present within the site; available infrastructure and services; and other factors. The development standards that are established in the Antioch zoning ordinance might also limit attainment of maximum allowable densities.

Second units on a residential lot and home occupations are permitted by local regulation. Provision of density bonuses as allowed by State law and City ordinance may result in development densities in excess of the nominal maximum density for any land use designation.

Estate Residential. Estate Residential land uses are planned as a transition between urban and rural areas, and for areas that are not suited for a more intensive form of development because of topography, geologic conditions, or urban service limitations. Estate Residential areas will also serve to provide "executive" housing on large lots, thereby expanding the community's range of housing types. On designated lands where topography is not limiting, the representative form of development would be single-family homes on lots that average one acre in size. For properties so designated that are situated in steeper hillside settings, clustering of units and utilization of other hillside development techniques are anticipated and encouraged. The final approved and built density on lands in the Estate Residential land use designation should reflect the location of these lands as low-density residential transition areas between the urbanized Antioch and the undeveloped Mount Diablo Range of hills.

Since this designation is planned at the urban/non-urban interface, the type and level of development may require different construction standards, such as narrower street widths with parking along only one side of the street or no on-street parking, greater setbacks, limited sidewalk areas, etc. Development may require a different level of services than that required for strictly urban land uses. Projects that minimize the demand for urban services and provide major funding for construction of needed service facilities would be appropriate.

Environmental constraints such as steep slopes, riparian habitats, unstable soil conditions, sensitive flora and fauna, and visual prominence are often found on lands with the Estate Residential designation. These constraints may make development of these areas extremely sensitive, and could require creative and imaginative site planning in all projects. The steepness of the slopes and the visual prominence of these areas make many of these resources important public amenities to be preserved for all of the citizens of Antioch. Finally, as these areas will serve as a buffer between the urbanized City of Antioch and the undeveloped open space to the southwest, development must be at a level, which serves as an appropriate transition between urban and non-urban environments.

Development in this category is generally limited to a maximum of one (1) unit per gross developable acre, unless a density of two (2) units per developable acre is specified on the General Plan land use map or in Focus Area policies. Overall, residential developments within the Estate Residential land use category should provide large lots, and project a semi-rural character.

Neighborhood entry signage is encouraged to create a sense of community, and define Estate Residential neighborhoods as special places. Within hillside areas, dwelling units should be clustered on land that is relatively flat, and no development should occur on slopes exceeding 20 percent. Due to the unique nature of these areas, a clustering of units may be needed to accommodate the unit yield and still maintain the topographic uniqueness of the area. Developments in these areas should be oriented around a major amenity that increases public exposure to the more hilly terrain. Examples of such amenities include golf courses and equestrian centers.

- Appropriate Land Use Types: See Table 4.A
- Maximum Allowable Density: One dwelling unit per developable acre (1 du/ac) or two dwelling units per developable acre (2 du/ac)
- Anticipated Population per Acre: Four (4) to eight (8) persons per acre

Low Density Residential. These areas are generally characterized by single-family homes in traditional subdivisions. Areas designated Low Density Residential are typically located on gently rolling terrain with no or few geological or environmental constraints. The residential neighborhoods of southeast Antioch reflect this residential density.

- Appropriate Land Use Types: See Table 4.A
- Maximum Allowable Density: Four dwelling units per gross developable acre (4 du/ac)
- Anticipated Population per Acre: Twelve (12) to Fourteen (14) persons per acre

Medium Low Density. These areas are generally characterized by single-family

homes in typical subdivision development, as well as other detached housing such as zero lot line units and patio homes. Duplex development would generally fall into this development density. Areas designated Medium Low Density are typically located on level terrain with no or relatively few geological or environmental constraints. Older subdivisions within the northern portion of Antioch reflect this residential density.

- Appropriate Land Use Types: See Table 4.A
- Maximum Allowable Density: Six dwelling units per gross developable acre (6 du/ac)
- Anticipated Population per Acre: Fourteen (14) to Eighteen (18) persons per acre

Medium Density Residential. A wide range of living accommodations, including conventional single-family dwellings, small lot single-family detached dwellings, mobile homes, townhouses, and garden apartments, characterizes the Medium Density land use designation. Development in these areas can be expected to be a maximum of two (2) stories, and include generous amounts of public or open space for active and passive recreational uses. Lands adjacent to parks. commercial uses, transit routes and rail stations, and arterial roadways would be appropriate for the upper end of the allowable development intensity for this category. Other lands would serve as a buffer or transition between lower density residential areas and higher density residential and commercial areas, as well as areas exhibiting greater traffic and noise levels.

At the higher end of the density range for this category, multi-family townhouse and apartment development is expected to be predominant. Where the Medium Density land use designation serves as a transition or buffer, lower density townhouse and small lot, single-family development would be the predominant uses.

 Appropriate Land Use Types: See Table 4.A

4.0 Land Use

- Maximum Allowable Density: Ten dwelling units per gross developable acre (10 du/ac)
- Anticipated Population per Acre: Twenty (20) to Twenty-five (25) persons per acre

High Density Residential. High Density Residential densities may range up to twenty (20) dwelling units per gross developable acre, with density bonuses available for agerestricted, senior housing projects. Two-story apartments and condominiums with surface parking typify this density, although structures of greater height with compensating amounts of open space would be possible. This designation is intended primarily for multi-family dwellings. As part of mixed-use developments within the Rivertown area and designated transit nodes, residential development may occur on the upper floors of buildings whose ground floor is devoted to commercial use. Typically, residential densities will not exceed sixteen (16) to eighteen (18) dwelling units per acre for standard apartment projects, although projects with extraordinary amenities may achieve the maximum allowable density. However, permitted densities and number of housing units will vary, depending on topography, environmental aspects of the area, geologic constraints, existing or nearby land uses, proximity to major streets and public transit, and distance to shopping districts and public parks. Higher densities will be allowed where measurable community benefit is to be derived (i.e., provision of needed senior housing or low and moderate income housing units). In all cases, infrastructure, services, and facilities must be available to serve the proposed density, and the proposed project must be compatible with surrounding land uses.

- Appropriate Land Use Types: See Table
 4.A
- Maximum Allowable Density: Twenty dwelling units per gross developable acre (20 du/ac) and up to a Floor Area Ratio¹ of

1.25 within areas designed for mixed use or transit-oriented development.

 Anticipated Population per Acre: Forty (40) persons per acre. Within transit-oriented development, up to forty-five to sixty (45-60) persons per acre

Residential TOD. This mixed-use classification is intended to create a primarily residential neighborhood within walking distance to the eBART station, with complementary retail, service, and office uses. Residential densities are permitted between a minimum of 20 and a maximum of 40 units per gross acre. A range of housing types may be included in a development project, some of which may be as low as 10 units per acre, provided the total project meets the minimum density standard. Up to 100 square feet of commercial space such as retail, restaurant, office, and personal services are permitted per residential unit.

Residential units should be at least 300 feet away from rail and freeway rights-of-way, or should incorporate construction measures that mitigate noise and air emission impacts. Retail, restaurants, commercial services, and offices are allowed on the ground floor and second floor, particularly on pedestrian retail streets and adjacent to Office TOD designations. Low intensity stand-alone retail or restaurant uses with surface parking are not permitted. Fee parking in surface parking lots is not permitted as a primary use.

- Minimum housing density: 20 acres per gross acre
- Maximum housing density: 40 units per gross acre

4.4.1.2 Commercial Land Use

Designations. The General Plan land use map identifies two commercial land use designations, which, along with commercial development within Focus Areas, will provide a broad range of retail and commercial services for existing and future residents and businesses. Permitted maximum land use

¹ Floor Area Ratio (FAR) represents the ratio between allowable floor area on a site and the size of the site. For example, an FAR of 1.0 permits one square foot of building floor area (excluding garages and parking) for each square foot of land within the development site, while an

FAR of 0.5 permits ½ square foot of building area for each square foot of land within the development site.

intensities are described for each designation. Maximum development intensities are stated as the maximum floor area ratio (FAR) within the project site. "Floor area ratio" is determined by dividing the total proposed building area of a development project by the square footage of the development site *prior* to any new dedication requirements.

Convenience Commercial. This designation is used to include small-scale retail and service uses on small commercial lots, generally ranging up to one to four acres in size. Total gross leasable area within Convenience Commercial areas typically ranges from about 10,000 to 40,000 square feet. Typical uses may include convenience markets, limited personal services, service stations, and commercial services. This designation is often located on arterial or collector roadway intersections in otherwise residential neighborhoods and, thus, requires that adequate surface parking be included to ensure against any potential circulation difficulties affecting adjacent residences. Design features need to be included in these centers to ensure that convenience commercial developments are visually compatible with and complementary to adjacent and nearby residential and other less intensive uses. The type and function of uses in convenience commercial areas are generally neighborhood serving, and need to be carefully examined to ensure compatibility with nearby uses. This land use designation may also be applied to small freestanding commercial uses in the older portions of Antioch.

While some areas may be designated on the Land Use Plan for Convenience Commercial use, this does not preclude small freestanding commercial uses from being zoned for such a use provided the above parameters are adhered to through adopted performance . standards. Such a rezoning would be considered to be consistent with the General Plan, and not require a General Plan amendment.

• Appropriate Land Use Types: See Table 4.A

 Maximum Allowable Development Intensity: Floor Area Ratio (FAR) of 0.4 for new development within centers, and 0.6 FAR for small, freestanding uses.

Neighborhood/Community Commercial. The intent of the General Plan is to service residential areas in an efficient manner by avoiding the creation of new strip commercial areas. Toward this end, the General Plan designates major commercial nodes of activity based on the need to serve defined neighborhood and community areas. Each area designated Neighborhood/Community Commercial would typically represent an integrated shopping center or an aggregate of parcels around an intersection, which create an identifiable commercial center or area.

The common denominator within this designation is that each neighborhood commercial node will have sufficient acreage to meet the commercial needs of one or more neighborhoods. A neighborhood center typically ranges from 30,000 - 100,000 square feet of floor area on about 3 to 12 acres, anchored by a major supermarket and/or-drug store. A community center may range from 100,000 to 250,000 square feet on 10 to 20 acres or more, and be anchored by a major retailer. Because of its size, a neighborhood center would typically locate at the intersection of a collector and an arterial. A community center is more likely to be found at major arterial intersections.

Typical spacing between community centers should be approximately 1.5 to 3.0 miles, with approximately one mile between neighborhood centers. Exact spacing depends on the nature and density of nearby development, and on the location of major roadways.

- Appropriate Land Use Types: See Table
 4.A
- Maximum allowable development intensity: FAR of 0:4.

Regional Commercial. The primary purpose of areas designated "Regional Commercial" on the General Plan land use map is to provide

4.0 Land Use

areas for large-scale retail commercial development and supporting uses. Regional commercial areas typically serve a large population base, with a market area as large as 8 to 20 miles or more. Typically, region al commercial areas have freeway visibility, or are located along major arterials, and linked directly to a freeway. Regional commercial areas typically encompass an integrated shopping center of 30 to 50 acres or more, and may also combine surrounding freestanding commercial uses and smaller neighborhood or community centers into a single large-scale shopping district.

- Appropriate Land Use Types: See Table 4.A
- Maximum allowable development intensity: FAR of 0.50 (1.0 within the existing Somersville Towne Center site)

Western Anticoh Commercial Focus AreaCommercial. Areas designated Western Anticoh Commercial Focus AreaCommercial represent an important gateway into the community and Rivertown area. This land use designation is limited to the Western Anticoh Commercial Focus AreaCommercial (see Figure 4.3). The primary purpose of Western Anticoh Commercial Focus AreaCommercial Commercial is to provide an appropriate mix of uses for this specific corridor.

- Appropriate Land Use Types: See Table 4.A
- Maximum allowable development intensity: FAR of 0.50.

Marina/Support Services. Areas designated Marina/Support Services are intended to encompass existing facilities located along the San Joaquin River at the foot of the Route 160 freeway.

- Appropriate Land Use Types: See Table
 4.A
- Maximum allowable development intensity: FAR of 0.50.

Mixed Use. The primary purpose of areas designated Mixed Use is to provide a different style of development than traditional neighborhoods, commercial, and employment areas that are physically separated from each other. Development within areas designated Mixed Use is to provide a variety of uses in an integrated manner within a single site. The specific mix of uses and development density are to be appropriate to the development site's particular location, access, size, and adjacent land uses. The intent is to create areas in which a mix of uses can come together to meet the community's housing, shopping, employment, and institutional needs through efficient patterns of land use. Within the Mixed Use designation, both "vertical mixed use" (various types of uses integrated within individual buildings, such as commercial on the ground floor with residential uses above) and "horizontal mixed use" (individual buildings housing different types of uses within an integrated site plan) are appropriate. .

- Appropriate Land Use Types: See Table 4.A
- Maximum allowable development intensity: FAR of 0.50

Mixed Use Medical Facility. The primary purpose of areas designated "Mixed Use Medical Facility" is to provide for development of a hospital and related facilities within the Sand Creek Focus Area. Within this designation, an integrated mix of office, residential, commercial, and employmentgenerating uses is appropriate. Both horizontal mixed use (different types of uses located in adjacent buildings) and vertical mixed use (different types of uses within the same building) are appropriate. Development is to be compatible with the primary use of this land use designation for practice of the medical arts.

- Appropriate Land Use Types: See Table 4.A.
- Maximum allowable development intensity: FAR of 1.0 (including areas devoted to residential use).

4.4.1.3 Employment-Generating Land Use Designations. The General Plan land use map and Focus Area policies identify six employment-generating land use designations, which will provide a broad range of employment opportunities for existing and future residents. Permitted maximum land use intensities are described for each designation. Maximum development intensities are stated as the maximum floor area ratio (FAR) within the project site. "Floor area ratio" is determined by dividing the total proposed building area of a development project by the square footage of the development site prior to any new dedication requirements. Achievement of this maximum is neither guaranteed nor implied by the General Plan. The final density of any particular commercial development is dependent upon development design; any physical, geological, or environmental constraints that might be present within the site; available infrastructure and services; and other factors. The development standards that are established in the Antioch zoning ordinance might also limit attainment of maximum allowable densities.

(20) to twenty-five (25) persons per acre.

Office. The primary purpose of areas designated Office on the General Plan land use map is to provide areas for the establishment of park-like working environments for corporate, professional, and general administrative businesses; commercial services needed to support major business development; and retail facilities supporting office-based business operations. The office designation is intended to encourage the concentration of office uses near centers of commercial activity within the City, and to discourage isolated office buildings. Office developments may include low-rise garden office arrangements, or midrise structures, as appropriate to the project's specific location.

- Appropriate Land Use Types: See Table
 4.A
- Maximum Allowable Development
 Intensity: Floor Area Ratio (FAR) of 0.5.

Business Park. The primary purpose of lands designated Business Park on the General Plan land use map is to provide for light industrial, research and development, and office-based firms seeking an attractive and pleasant working environment and a prestigious location. Business Park areas are typically labor-intensive, meaning that the density of employment is higher than areas involving mostly manufacturing or warehouse uses. Business Park development may occur as a single use, a subdivision wherein individual entities own and operate their businesses, or as multi-tenant complexes.

- Appropriate Land Use Types: See Table
 4.A
- Maximum Allowable Development Intensity: Floor Area Ratio (FAR) of 0.5.

Light Industrial. Areas designated Light Industrial are intended for industrial uses compatible with a location in closer proximity to residential development than General or Rail-Served industrial areas.

- Appropriate Land Use Types: See Table 4.A
- Maximum allowable development intensity: FAR of 0.55.

Rail-Served Industrial. Areas designated Rail-Served Industrial are intended for industrial uses designed to take advantage of rail service. This designation is limited to the Eastern Employment Focus Area.

- Appropriate Land Use Types: See Table
 4.A
- Maximum allowable development intensity: FAR of 0.55.

Industrial. Areas designated Industrial are intended for a range of industrial businesses, including uses, which, for reasons of potential environmental effects are best segregated from other, more sensitive, land uses, such as residential neighborhoods. Primary processing industries involving the mechanical or chemical transformation of raw materials or the blending of materials such as lubricating oils, plastics, and resins; and treatment and fabrication operations would generally be appropriate only within this designation. Industrial uses that may require massive structures outside of buildings, such as cranes or conveyer systems, or open air storage of large quantities of raw or semirefined materials are also limited to this land use designation.

- Appropriate Land Use Types: See Table
 4.A
- Maximum allowable development intensity; FAR of 0.55.

4.4.1.4 Community and Public Land Use Designations. The General Plan land use map identifies two Community and Public land use designations, which are intended to provide for public and institutional activities, as well as for the preservation of open space. Antioch recognizes that the City might not have jurisdiction over certain public facilities, and that public entities might not be required to follow the City's development standards. In such cases, the City's land use policies, including maximum development intensity are intended as a guideline for the agency.

Public/Institutional. This category 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.

- Appropriate Land Use Types: See Table
 4.A
- Maximum Allowable Development Intensity: Floor Area Ratio (FAR) of 0.50.

Open Space. These land uses are of a basically open space nature, and include parks, as well as other open space areas. Certain open space areas, such as those that exist to protect sensitive environmental resources, might not be open to public use, while other lands may be owned and managed

by private entities, and therefore not open to the general public. The most prevalent public open space uses are City and regional parks, as well as private open space areas within residential developments. It is intended that this designation be applied only to lands owned by public agencies or which are already programmed for acquisition.

The locations of existing and programmed neighborhood and community parks are in most cases specifically defined on the Land Use Map. In the case of a park whose acquisition has been programmed, the ultimate configuration of the park may be different from that which is shown on the General Plan land use map. In addition to public parks and open spaces, this category designates certain privately owned lands used for recreation and low-intensity, open space activities. Appropriate private sector uses in this category include cemeteries and land that is restricted to agricultural use. This designation also includes a higher intensity of uses that are of open space character. The range of allowable uses includes, but is not limited to, country clubs (excluding golf course-oriented residential uses), golf courses, tennis clubs, driving ranges, equestrian centers, marinas, and other privately owned areas reserved for active recreational use.

- Appropriate Land Use Types: See Table
 4.A
- Maximum Allowable Development Intensity: No FAR standard required.

4.4.2 Residential Land Uses

4.4.2.1 Residential Land Use Objective. Provide a wide range of residential opportunities and dwelling unit types to meet the present and future needs of all socioeconomic groups.

4.4.2.2 Residential Land Use Policies. The following policies apply to land designated for residential uses on the General Plan land use map and by Focus Area policies.

- Within lands designated for residential use, permit the following non-residential uses:
 - Public elementary schools;
 - Parks, botanical gardens, and passive open space areas; and
 - Playgrounds and playing fields and active open space areas.
- b. Along the periphery of neighborhoods where traffic through the neighborhood can be minimized and adequate buffer areas along the common boundary with residential uses is provided, subject to development permits the following additional non-residential uses would be appropriate:
 - Churches and places of religious assembly;
 - Private elementary schools;
 - Public and private middle and high schools;
 - Day care centers.

Thus, these uses would be permitted along arterial and collector streets that are not intended to have single family residences fronting on them.

- c. Encourage larger neighborhood units to provide choices for residents as to the size and type of dwelling unit and lot, neighborhood design, density of development, community amenities, and form of ownership.
- d. Design new residential development with identifiable neighborhood units, with neighborhood shopping facilities, parks and recreational facilities, and schools provided as an integral component of neighborhood design.
 - Streets. Street design should route through traffic around, rather than through new neighborhoods. Neighborhood streets should be quiet, safe, and amenable to bicycle and pedestrian use. Within new

subdivisions, single-family residences should be fronted on short local streets, which should, in turn, feed onto local collectors, and then onto master planned roadways.

- Schools, Parks, and Recreation Areas. Elementary schools, as well as parks and recreational areas should be contained as near the center of the neighborhood they are as is feasible.
- Neighborhood Commercial Areas. Neighborhood commercial centers should be located at the periphery of residential neighborhoods, and be designed such that residents can gain vehicular, bicycle, and pedestrian access to the centers directly from the neighborhood.
- Connections. Individual neighborhoods should be provided with pathways and open spaces connecting residences to school and recreational facilities, thereby facilitating pedestrian and bicycle access.
- Neighborhood Character. Residential neighborhoods should be designed to maintain a distinct character through the use of neighborhood signage, streetscapes, architectural styles and variations, natural topographic variations, and landscape buffers.
- e. Provide recognizable variations in front and side yard setbacks within single-family residential neighborhoods.
- f. To reduce architectural massing, orient the shortest and lowest side of a corner residential dwelling unit toward the side street.
- g. Within multi-family and small lot singlefamily developments, cluster residential buildings around open space and/or recreational features.
- h. In higher density project with tuck-under parking and/or opposing garages, avoid the monotony of long parking corridors by turning individual units and/or staggering and landscaping parking areas.

- i. Provide each unit of a multi-family development project with some unique elements to create a sense of place and identity.
 - Individual units within a project should be distinguishable from each other, and should have separate entrances and entry paths, where feasible.
 - The common space of each cluster of dwelling units should be designed to provide differences in size, dimensions, grading, and site furniture.
 - Every dwelling unit shall be provided with a usable private garden area, yard, patio, or balcony.

4.4.3 Commercial Land Uses

4.4.3.1 Commercial Land Use Objective. Provide conveniently located, efficient, and attractive commercial areas to serve regional, community, and neighborhood functions and meet the retail and commercial needs of Antioch residents and businesses.

4.4.3.2 Commercial Land Use Policies. The following policies apply to land designated for commercial uses on the General Plan land use map and by Focus Area policies.

- a. Design commercial and office developments in such a manner as to complement and not conflict with adjacent residential uses, and provide these developments with safe and easy vehicular, pedestrian, and bicycle access.
- b. Orient commercial development toward pedestrian use.
 - Commercial buildings should provide a central place of main focus.
 - Buildings should be designed and sited so as to present a human-scale environment, including identifiable pedestrian spaces, seating areas and courtyards.
 - Uses within pedestrian spaces should contribute to a varied and lively streetscape.

- Buildings facing pedestrian ways and plazas should incorporate design features that provide visual interest at the street level.
- c. Building setbacks along major streets should be varied to create plaza-like areas, which attract pedestrians whenever possible.
- d. Provide for reciprocal access, where feasible, between commercial and office parcels along commercial corridors to minimize the number of drive entries, reduce traffic along commercial boulevards, and provide an orderly streetscape.
- e. Design internal roadways so that direct access is available to all structures visible from a particular parking area entrance in order to eliminate unnecessary vehicle travel, and to improve emergency response.
- f. The City should consider high density residential projects within commercial land use areas in order to address housing needs and support local businesses. Any such residential projects are subject to the standards for High Density Residential, the City's Design Guidelines, and may not generate traffic or air quality impacts that exceed a comparable commercial development on the property.

4.4.4 Employment - Generating Land Uses

4.4.1 Employment-Generating Land Use Objective. Provide a mix of employmentgenerating uses supporting a sound and diversified economic base and ample employment opportunities for the citizens of Antioch through a well-defined pattern of manufacturing, warehousing and distribution, professional services, and office-based uses.

4.4.4.2 Employment-Generating Land Use Policies. The following policies apply to land designated for commercial uses on the General Plan land use map and by Focus Area policies.

- a. Focus the use of employment-generating lands on high value and high employmentgenerating uses (e.g., office environments, manufacturing and assembly).
- b. Provide for an appropriate mix of uses within employment-generating lands, including commercial and commercial service uses.
- c. Take advantage of existing rail facilities within the community by permitting the development of rail-served industrial uses.
- Ensure appropriate separation and buffering of manufacturing and industrial uses from residential land uses.
- e. All manufacturing and industrial uses shall be adequately screened to reduce glare, noise, dust, and vibrations.
- f. Office uses shall comply with the design policies set forth for commercial uses landscape (see Community Image and Design Element).
- g. Business park and office environments should blend well-designed and functional buildings with landscape (see Community Design Image and Element).

4.4.5 Community and Public Land Uses

4.4.5.1 Community and Public Land Use Objective. Maintain an adequate inventory of lands for the conduct of public, quasi-public, and institutional activities, including protection of areas needed for future public, quasi-public, and institutional facilities.

4.4.5.2 Community and Public Land Use Policies. The following policies apply to land designated for commercial uses on the General Plan land use map and by Focus Area policies.

The development and design of public office developments should comply with the General Plan provisions for commercial and office development.

a. Maintain appropriate locations for the conduct of public business and the operation of institutional uses within the

community (See also policies 4.4.2.2 a and b).

- b. Within areas designated Open Space, permit only such uses as are consistent with the provision of public and private recreation (active and passive), protection of public safety, managed production of resources, and preservation of significant environmental resources.
- c. Incorporate significant existing natural resources into the design of new projects, rather than removing them.
- d. When public or private natural or recreational open space is provided as part of a development project, amend the General Plan land use map to reflect the permanent provision of this open space. Alternatively, permanent open space protections in the form of easements, deed restrictions, or acquisition of development rights may be provided.

4.4.6 Focused Planning Areas

Ten areas within the Antioch General Plan study area have been identified for focused policy analysis and direction. The purpose of these "Focus Areas" is to provide policy direction specific to each area, including appropriate land use types and development intensity, based upon analysis of the particular opportunities and constraints affecting each area.

4.4.6.1 Downtown Specific Plan Focus Area.

The Rivertown/Urban Waterfront Focus Area has been repealed and replced with the Downtown Specific Plan. Please refer to this adopted Plan for all policies related to the area shown on Figure 4-2.

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4.4.6.2 Western Antioch Commercial Focus Area. This Focus Area encompasses the commercial areas along Auto Center Drivefrom SR-4 north to Fourth Street, as well as the commercial areas south of the freeway along Somersville Road, up to and including the Somersville Town Center. The General Plan intends that existing auto dealerships be retained and revitalized along Auto Center Drive. If the existing dealers ultimately decide to relocate fromAuto Center Drive, the City should work with the dealers to secure alternative locations within the City of Antioch. Potential alternative locations include the Regional Commercial area within the East Lone Tree Specific Plan Focus Area..

a. Purpose and Issues. The Autor Center Drive/Somersville Road corridor is one of Antioch's primary sales tax generators, encompassing automobile dealerships, the Somersville Towne Center mall, and other retail businesses. Uses along this corridor are aging, and in need of improvement. In addition, the Somersville Road interchange is heavily congested. Interchange capacity were increased as part of improvements for SR-4.

- Automobile dealerships exist along Auto Center Drive. The City has worked in the past to improve the design of Auto Center Drive, and to assist existing dealerships to modernize their facilities. Relocating the dealerships to another location within Antioch could reduce the amount of land available for industrial use, and may or may not be desirable for the dealerships. The dealerships have generated a customer base in their present location, though they do not have freeway visibility.
- South of the freeway is Somersville Towne Center, formerly known as County East Mall. The center was an open air complex, and was enclosed in the 1970s.

There have been discussions in the past regarding adding another anchor tenant. However, the present design of the mall, with a series of tenants having their entries open to the parking lot along Somersville Road, limits simple design solutions. As a result, there have been suggestions that the mall be revitalized as a mixed-use specialty retail, entertainment, office, and residential project.

- The Focus Area's commercial uses are auto-oriented, and its general character is that of a typical older suburban community. Improvements to signage, streetscapes, and building façades are needed throughout the developed portion of this Focus Area, along with improved pedestrian linkages in the mall area.
- At the southern end of this Focus Area is the Chevron property, which is a 193-acre relatively flat, vacant parcel south of Buchanan Road. It is expected to be annexed by the City of Pittsburg and developed into a residential community. These new residents will contribute to the future financial stability of this commercial Focus Area.

b. Policy Direction. Efforts should be continued to keep existing automobile dealerships in their present locations, and to upgrade their facilities. Somersville Towne Center should be improved and expanded into a cohesive mixed-use retail, retail, entertainment, and/or residential center. Pedestrian and other urban design improvements should be provided to increase linkages between the mall and adjacent uses. Special effort should be undertaken to improve access to the mall site from Somersville Road, and to improve the distribution of parking around the mall.

The following policies apply to the Western Antioch Commercial Focus Area.

- Areas designated "Commercial" on Figure 4.3 shall comply with the provisions of the Western AntiochCommercial land use category (see Table 4.A).
- b. Areas designated "*Regional Commercial*" on Figure 4.3 shall comply with the provisions of the Regional Commercial land use category (see Table 4.A).
- c. Areas designated "*High Density Residential*" in Figure 4.3 shall comply with the provisions of the High Density Residential land use category (see Table 4.A).

Expansion of Somersville Towne Center is encouraged, including new and expanded retail, particularly addition of new anchor tenants (department stores), higher end specialty retail, and sit-down restaurants. As shown in Figure 4.3, the General Plan permits expansion of the mall to the west. Expansion of the mall could also occur vertically by adding a second story of



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shops. Also permitted is the conversion of the existing mall into a mixed-use commercial, office, and residential complex. Revitalization of the mall into a mixed use concept could occur alongside expansion of the existing mall itself through development of multi-story office buildings, either free-standing or attached to the mall.

- d. An urban design plan should be prepared for the entire Western Antioch Commercial Focus Area. The design plan should define a design theme; set specific architectural, sign, landscape, and streetscape design standards for the corridor; and select specific designs for public improvements such as street lighting, special paving sections at intersections, and street furniture.
- e. A façade improvement program should also be undertaken for existing commercial uses within this Focus Area.

4.4.6.3 Eastern Waterfront Employment Area. This Focus Area encompasses the industrial areas in the northeastern portion of the City and its General Plan study area, south of the San Joaquin River, west of the SR-160 freeway. The Eastern Waterfront Employment Area is approximately 976 acres in size, and lies primarily within the City of Antioch and partly within unincorporated territory.

a. Purpose and Primary Issues. As a result of shifts in the national and regional economy, several of the heavy industrial uses located along the San Joaquin River have closed, or have significantly scaled back their operations. Thus, it is necessary to plan for revitalization of former heavy industrial lands along the river, including transition to other uses. This may include environmental clean up of brownfields resulting from years of heavy industrial use. To the east of Fulton Shipyard and south of the Antioch Dunes National Wildlife Refuge is the abandoned City Sewage treatment plant site. The development feasibility of this site may depend in part upon the clean up and improvement of nearby areas.

A large portion of this Focus Area, primarily north of Wilbur Avenue and the BNSF rail line, was recently annexed into the City of Antioch. Portions of this area are rail-served, which provides opportunities for the development of new industrial uses with modern plants.

South of Wilbur Avenue, industrial areas border along existing residential neighborhoods. As a result, it will be necessary to provide appropriate transitions between existing residential neighborhoods and future industrial development.

The environmental sensitivity and fragility of the Antioch Dunes National Wildlife Refuge within the northwestern portion of this Focus area establishes the need to provide appropriate buffer areas for urban uses located adjacent to the Refuge.

The proximity of the western portion of this Focus Area to Rodgers Point provides an opportunity for development of a recreational vehicle campground. Such a use would be possible at the site of the City's former water treatment plant. This Focus Area's location along the riverfront also provides the opportunity to extend the trail proposed for the Downtown Specific Plan Focus Area to the existing marina adjacent to the SR 160 freeway.

The Northern Waterfront Economic Development Initiative is a multi-agency collaboration led by the County of Contra Costa to revitalize the areas adjacent to the San Joaquin River within Contra Costa County. The Initiative identifies Antioch's extensive industrial waterfront potential and provides guidance for regional efforts.

b. Policy Direction. The primary function of this Focus Area is to provide employment opportunities, and to assist Antioch in achieving its goal of a balance between local housing and employment. In addition, the Focus Area is intended to support and implement the outcomes of the Northern Waterfront Economic Development Initiative. The majority of employment opportunities created within this area will continue to be industrial in character, will reflect lighter industrial uses than are now present. Generally, this Focus Area will feature a transition between larger industrial uses between Wilbur Avenue and the river to light industrial and business park uses to the south. The area within this Focus

Area between East 18th Street on the south and the BNSF rail line on the north, Viera Avenue on the west and Drive-In Avenue on the east is also subject to the provisions of the East Eighteenth Street Specific Plan.

The following policies apply to the Eastern Waterfront Employment Focus Area.

a. Areas designated "*Eastern Employment Business Park*" in Figure 4.4 are intended for employment-generating uses compatible with a location adjacent to residential neighborhoods as a transition from other industrial uses. Appropriate land use types are set forth in Table 4.A.

The maximum allowable intensity shall be an FAR of 0.55.

b. The "*Commercial*" area identified in Figure 4.4 shall comply with the provisions of the Neighborhood Commercial Land Use designation (see Section 4.4.1.2).

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- c. Areas designated "*Multi-Family Residential*" in Figure 4.4 shall comply with the provisions of the High Density Residential land use category (see Section 4.4.2.2 of the Land Use Element).
- d. The "General Industrial" area identified in Figure 4.4 shall comply with the provisions of the General Industrial land use category described in Section 4.4.1.3 of the Land Use Element.
- e. The "*Light Industrial*" area identified in Figure 4.4 shall comply with the provisions of the Light Industrial land use category described in Section 4.4.1.3 of the Land Use Element.
- f. The "*Regional Commercial*" area identified in Figure 4.4 shall comply with the provisions of the Regional Commercial land use category described in Section 4.4.1.2 of the Land Use Element.
- g. The "Marina/Supporting Uses" area identified in Figure 4.4 shall comply with the provisions of the Marina/Supporting Uses land use category described in Section 4.4.1.2 of the Land Use Element.
- h. The "Open Space" area identified in Figure 4.4 shall comply with the provisions of the Open Space land use category described in Section 4.4.1.4 of the Land Use Element.
- Work with property owners and the California Department of Toxic Substances Control to facilitate clean up of existing brownfields within the industrial properties between Wilbur Avenue and the San Joaquin River.
- j. If a rail transit stop can be established along the BNSF line west of the Route 160 freeway, development of a highdensity cluster of retail, office, and residential uses adjacent to the proposed site would be appropriate. Such development could occur as an integrated, mixed-use project at densities as high as an FAR of 1.0 for non-residential uses and up to 35 units per acre for the residential portion of such mixed use development.

As part of the development of sites adjacent to the freeway interchanges at Wilbur Avenue and East 18th Street, establish community gateway monumentation is to be provided, including distinctive signage and landscaping, expressing the theme of Antioch as "Gateway to the Delta." Such signage and monumentation must portray a high quality design image for the City.

k. As a condition of new development or redevelopment of properties along the San Joaquin River between Rodgers Point and the existing marina at the SR 160 freeway, explore requiring dedication and improvement of a riverfront trail and linear park.

4.4.6.4 Hillcrest Station Area Focus Area. The SR-4/SR-160 Industrial Frontage Focus Area has been repealed and replaced with the Hillcrest Station Area Specific Plan. Please refer to this adopted Plan for all policies related to the area shown on Figure 4.5.

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4.4.6.5 "A" Street Interchange. The "A" Street Interchange Focus Area encompasses 119 acres of land along "A" Street from Worrel Road on the south to 10th Street and the Rivertown/Urban Waterfront Focus Area on the north. This Focus Area includes lands actually fronting on "A" Street, as well as additional adjacent properties.

a. Purpose and Primary Issues. "A" Street is located at the center of Antioch, and is an important gateway to the Rivertown Area. The existing interchange has the opportunity to become the primary gateway into the Rivertown area, as well as into southeastern Antioch. Thus, revitalization of uses at the interchanges, as well as uses along the route into Rivertown is needed. Currently, "A" Street is a suburban commercial strip with some single-family residential fronting on the roadway north of SR-4 freeway. Many uses along "A" Street are deteriorating or have a typical suburban commercial strip design. Most commercial parcels are too shallow to allow for modern design, and existing residential uses fronting on "A" Street are in need of upgrade. Relatively high traffic volumes make it undesirable for single family residential uses to front along and take access from "A" Street. To facilitate revitalization of this corridor, it would be desirable to consolidate commercial parcels fronting on "A" Street, and increase their depth. By accomplishing this, new commercial centers with high quality architectural and site design could be developed, accommodating many of the same uses that are now present, but is a manner more befitting of the area's central location within the City. It would also be desirable to relocate residents fronting along "A" Street to more suitable living environments.

Remaking the uses at the "A" Street Interchange will be costly, and relocation of residents can be traumatic and difficult. However, the potential benefits are substantial. At a minimum, urban design improvements, including undergrounding of utilities, building façade, and sign improvements are needed in the short-term. In the mid- to long-term (8 to 15 years), deepening of existing commercial parcels and removal of existing residences fronting on "A" Street at the interchange appear to be appropriate.

b. Policy Direction. The General Plan envisions a cluster of commercial and office uses with high design quality, transforming the "A" Street corridor from a strip commercial area into a pedestrian-oriented village with well-designed retail and office uses. The A Street interchange along the SR 4 freeway needs to feature a major community gateway statement. "Signature" buildings (those having greater height and design detail than adjacent buildings) will be encouraged at key locations, including at all four quadrants of the freeway interchange, as well as the intersections of A Street with Texas Avenue, East Eighteenth Street, Tenth Street and Wilbur Avenue.

To accomplish this requires relocation of deteriorating residential uses from the "A" Street frontage, and increasing the depth of commercial/office uses to provide a more sensible development pattern.

Transformation of the "A" Street corridor is intended to occur over a period of several years. Residents to be relocated as part of the revitalization effort will be afforded all of the protections and relocation benefits provided under State law.

The following policies apply to the "A" Street Interchange Focus Area.

- Areas designated "Commercial" in Figure 4.6 shall comply with the provisions of the Neighborhood Commercial Land Use designation (see Section 4.4.1.2).
- b. Areas designated "Commercial/Office" in Figure 4.6 shall comply with the provisions of the Neighborhood/Community Commercial Land Use designation (see Section 4.4.1.2). The land uses that are considered to be appropriate for areas designated "Commercial/Office" in Figure 4.6 are those identified for "A" Street Commercial/Office in Table 4.A.
- c. Areas designated "Office" in Figure 4.6 shall comply with the provisions of the Office Land Use designation (see Section

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4.4.1.3). In addition to the uses identified as being appropriate within the Office designation, Religious Assembly uses would also be appropriate.

- d. Areas designated "*Residential*" in Figure 4.6 shall comply with the provisions of the Low Medium Density Residential Office Land Use designation (see Section 4.4.1.1).
- e. An urban design plan should be prepared for this Focus Area. The plan should define a design theme; set specific architectural, sign, landscape, and streetscape design standards for the corridor; and select specific designs for public improvements such as street lighting, special paving sections at intersections, and street furniture.
- f. A signage and façade improvement program should also be undertaken for commercial uses within this Focus Area.
- g. To provide visual emphasis to specific locations, commercial and office buildings should be limited to two stories in height, except at the intersection of 18th Street, where three story structures with distinctive architecture ("signature buildings) are encouraged.
- h. The City should, if feasible, expand Antioch Development Agency Project Area 1 or establish a new redevelopment project area for the "A" Street Interchange Focus Area. The primary purpose of such a redevelopment project would be to:
 - assist in the conversion of existing residential dwellings to commercial and office uses:
 - assist residents with relocation costs;

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- assist area businesses in financing façade and sign improvements;
- j. assist in funding improvements within the public right-of-way (e.g., streetscape improvements, special paving at intersections, street furniture)
- facilitate the consolidation of parcels along "A" Street as a means of encouraging new, high quality, pedestrian-oriented commercial and office development.

4.4.6.6 Western Gateway. The Western Gateway Focus Area consists of approximately 43 acres, located at the western edge of the City, adjacent to the City of Pittsburg (Figure 4.7). The triangular Focus Area is bounded by the SR-4 freeway to the north, the Pittsburg city limits to the west, and an existing single-family residential neighborhood to the southeast. Delta Fair Boulevard runs through the center of Focus Area.

a. Purpose and Issues. The Western Gateway Focus Area is located at a key community entry. It is the first property in Antioch seen by eastbound travelers along the SR-4 freeway, and as such, will define Antioch's visual character for new visitors to the community. The Focus Area is partially developed. The County Social Services Department maintains offices along the south side of Delta Fair Boulevard. An existing transitional housing development is located adjacent to the County offices. Los Medanos College is located adjacent to the west side of the Focus Area, in Pittsburg. The Western Gateway Focus Area is connected to the Somersville Towne Center mall and regional commercial uses along Somersville Road by Delta Fair Boulevard, which traverses the residential neighborhoods between the two areas. Thus, even though there is a roadway connecting between the Western Gateway Focus Area and regional commercial uses along Somersville Road, the two areas do not have a functional linkage. The recent extension of Century Boulevard from the north provided a roadway connection between this Focus Area and commercial areas to the north of the SR-4 freeway in the City of Pittsburg.

Along the southeasterly side of this Focus Area are single-family dwellings. Thus, while the location of this Focus Area at a key entry to the community calls for dramatic architecture, perhaps with mid-rise buildings, there is also a need to maintain compatibility with the adjacent residential neighborhood.

b. Policy Direction. A community gateway monument and landscaping should be developed along the west side of the intersection of Delta Fair Boulevard and Century Boulevard. This monument should include modern community signage and appropriate landscaping. Development along the north side of Delta Fair Boulevard should consist of mid-rise office uses at the intersection of Delta Fair and Century boulevards, and potentially attached residential dwelling units adjacent to the existing neighborhood.

The following policies shall guide development of the Western Gateway Focus Area.

- The Western Gateway Focus Area is intended for office uses northwest of Delta Fair Boulevard, along with existing multifamily residential and public uses on the opposite side of the roadway.
- b. Areas designated "Office" on Figure 4.7 shall comply with the provisions of the Office land use designation (see Section 4.4.1.3).

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- c. Areas designated "High Density Residential" on Figure 4.7 shall comply with the provision of the High Density Residential land use designation (See Section 4.4.1.3)
- d. Adequate separation shall be maintained between new multi-family uses and existing residential neighborhoods. If parking areas are located along the residential edge, sufficient noise mitigation shall be provided.
- e. As part of the development of this Focus Area, community gateway monumentation is to be established at the northwest corner of Delta Fair and Century Boulevards, including distinctive signage and landscaping and expressing the theme of Antioch as "Gateway to the Delta." Such signage and monumentation must portray a high quality design image for the City.¹

4.4.6.7 Sand Creek. The Sand Creek Focus Area encompasses approximately 2,712 acres in the southern portion of the City of Antioch (Figure 4.8).

This Focus Area is bounded by existing residential neighborhoods to the north, Black Diamond Mines Regional Preserve to the west, the city limits to the south, and the City of Brentwood to the east. Empire Mine Road and Deer Valley Road run in a general northsouth direction through the Focus Area, dividing it roughly into thirds.

a. Purpose and Primary Issues. The Sand Creek Focus Area combines two existing policy and planning areas identified in the previous General Plan: the southern portion of "Focused Policy Area 18" and the entirety of Future Urban Area 1." Previous General Plan policy tied the timing of development within this Focus Area to progressive build out of the land immediately to the north (the area generally known as Southeast Antioch), and to agreement on an alignment for the SR-4 bypass. Through the 1990s, build out of Southeast Antioch was largely completed, an alignment for the SR-4 bypass was selected, and financing for construction of the bypass was developed. As a result, the City stepped up its planning efforts for the Sand Creek Focus Area with area landowners. Because of the multiple ownerships within the Sand Creek Focus Area, detailed coordination of access and infrastructure, along with the establishment of workable financing mechanisms was necessary in addition to land use planning.

Sand Creek, as well as natural hillsides and canyons within the Sand Creek Focus Area, contain habitats for sensitive plant and animal species, as well as habitat linkages and movement corridors. Overall, the western portion of the Focus Area is more environmentally sensitive than the eastern portion in terms of steep topography, biological habitats and linkages, the existence of abandoned coal mines, and proximity to public open space at Black Diamond Mines Regional Preserve. The west end of the Sand Creek Focus Area serves as a linkage between two regionally significant blocks of grassland. Decades of urban and agricultural use have greatly reduced the width of this linkage, substantially increasing the ecological importance of the remaining linkage within the Sand Creek Focus Area. Land has been preserved in regional parks and permanent open space, primarily in extensive grassland to the immediate west and northwest, as well as south of the Sand Creek Focus Area. These preserves represent a significant investment of public resources, and are a valued public asset.

Stream and riparian communities occupy a small portion of the Focus Area, but are widely distributed. Because of their high blotic value, stream and riparian communities within the Focus Area are considered to be a sensitive resource. The Focus Area also includes an oak woodland and savanna community, which, because of its high wildlife value, is considered to be a sensitive resource.

See the Community Image and Design Element.

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b. Policy Direction. The environmental sensitivity of portions of the Sand Creek Focus Area was recognized in the City's previous General Plan; however, policy direction was very general. As an example, the previous General Plan did not provide any indication of the maximum allowable development intensity for Future Urban Area 1. The previous General Plan also stated that while the area between Contra Loma Boulevard and Empire Mine Road was designated Estate Residential, "the actual density should be based on a development plan that ensures that the special characteristics of the area, including steep slopes, riparian habitat, and other environmental constraints, are accommodated.

The following policy discussion and policies for the Sand Creek Focus Area are intended to provide clear direction for the future development and environmental management of the area.

The Sand Creek Focus Area is intended to function as a large-scale planned community, providing needed housing and employment opportunities. This Focus Area is also intended to provide substantial employment opportunities. Up to approximately 280 acres are to be devoted to retail and employment-generating uses, which will result in the creation of up to 6,500 jobs at build out. Residential development within the Sand Creek Focus Area will provide for a range of housing types, including upper income estate housing, golf course-oriented age-restricted housing for seniors, suburban single-family detached housing for families or for seniors, and multifamily development.

The following policies apply to development within the Sand Creek Focus Area.

a. Prior to or concurrent with approvals of any development applications other than major employment-generating uses (including, but not limited to a medical facility on the Kaiser property), a specific plan or alternative planning process as determined by the City Council, shall be prepared and approved for the Sand Creek Focus Area. Such specific plan or alternative planning process shall identify and provide for project for project-related land uses, financing of required public services and facilities, open space preservation, community design, recreational amenities, and community improvements within the area proposed for development.

- b. Sand Creek Focus Area development shall make a substantial commitment to employment-generating uses. Up to 280 180 acres are to be devoted to employment-generating uses within the areas shown for Business Park and Commercial/Open Space, in addition to the area shown as Mixed Use Medical Facility. Appropriate primary land uses within employment-generating areas include:
 - Administrative and Professional Offices
 - Research and Development
 - Light Manufacturing and Assembly
 - Hospital and related medical uses
- Secondary, support and ancillary uses within employment-generating areas include;
 - Banks and Financial Services
 - Business Support Services
 - Eating and Drinking Establishments
 - Health Clubs and Spas
 - Lodging and Visitor Services
 - Storage and Distribution Light
 - Civic Administration
 - Cultural Facilities
 - Day Care Centers
- d. The maximum development intensity for employment-generating lands shall be an overall FAR of 0.5.
- A maximum of 95 acres of retail commercial uses designed to service the local community may be developed within the areas shown for Commercial/Open Space,

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with a maximum overall development intensity of a 0.3 FAR.

- f. Up to 1.24 million square feet of retail commercial uses may be constructed.
 Within areas designated for retail use (areas shown for Commercial/Open Space), office development may be developed at a maximum FAR of 0.5.
- g. Appropriate uses within the retail portions of this Focus Area include:
 - Administrative and Professional Offices
 - Automotive Uses
 - Banks and Financial Services
 - Business Support Services
 - Eating and Drinking Establishments
 - Food and Beverage Sales
 - General Merchandise
 - Health Clubs and Spas
 - Personal Services
 - Personal Instruction
 - Theaters
 - Civic Administration
 - Cultural Facilities
 - Day Care Centers
 - Residential development as part of a mixed-use medical facility
- h. Commercial areas shall be designed as cohesive centers, and not in narrow corridors or commercial strips.
- Each commercial center shall establish an identifiable architectural theme, including buildings, signage and landscaping.
- j. Commercial and employment-generating developments shall be designed to accommodate public transit and nonmotorized forms of transportation.
- 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 agerestricted housing for seniors; however, such density bonuses may not exceed the total maximum of 4,000 dwelling units for the Sand Creek Focus Area.

- 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 "tu," below.
- 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.

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 grad-

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ing. Mass grading would not be permitted within this residential type. Rough grading would be limited to streets and building pad areas. Residential densities within Hillside Estate Areas are to be limited to one dwelling unit per gross developable acre (1 du/ac), with typical lot sizes ranging upward from 20,000 square feet. The anticipated population density for this land use type is up to four persons per developed acre. Included in this category is custom home development, wherein semiimproved lots are sold to individuals for construction of custom homes. Approximately 20 percent of Hillside Estate Housing should be devoted to custom home sites.

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

Golf Course-Oriented Housing consists of residential dwelling units fronting on a golf course to be constructed within the portion of the Focus Area identified as Golf Course/Senior Housing/Open Space in Figure 4.8. Appropriate land use types include Single Family Detached and Small Lot Single Family detached for lots fronting on the golf course. Maximum densities for golf course-oriented housing would typically be 4 du/ac, with lot sizes as small as 5,000 square feet for lots actually fronting on the golf course. Given the significant environmental topographic constraints in the portion of the focus area west of Empire Mine Road, the minimum lot size for executive estate housing within this area shall be a minimum of 10,000 square feet. This would allow additional development flexibility in situations where executive estate housing needs to be clustered in order to preserve existing natural features. In no case shall the 10,000 square foot minimum lot size constitute more than 20 percent of the

total number of executive estate housing units in the area west of Empire Mine Road. The anticipated population density for this land use type is up to eight to twelve persons per acre developed with residential uses. Should the City determine as part of the development review process that development of a golf course within the area having this designation would be infeasible, provision of an alternative open space program may be permitted, provided, however, that the overall density of lands designated Golf Course/Senior Housing/Open Space not be greater than would have occurred with development of a golf course.

- 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. The anticipated population density for this land use type is up to eight to twelve persons per acre developed with residential uses.
- o. Small Lot Single Family Detached housing at the Aviano planned development and at the Vineyards at Sand Creek planned development with lots smaller than 7,000 square feet may be developed in the Sand Creek Focus Area within areas shown as Medium Low Density Residential and Low Density Residential in Figure 4.8. The anticipated population density for this land use type is fourteen to eighteen persons per acre developed with residential uses.
- p. A total of 25 to 35 acres is to be reserved for multi-family housing to a maximum density of 20 du/ac. Areas devoted to multi-family housing should be located adjacent to the main transportation routes within the Focus Area, and in close proximity to retail commercial areas. The anticipated population density for this land use type is up to forty persons per acre developed with residential uses.

- Age-restricted senior housing should be q. developed within the Focus Area as a means of expanding the range of housing choice within Antioch, while reducing the Focus Area's overall traffic and school impacts. Such senior housing may consist of Single Family Detached, Small Lot Single Family Detached, of Multi-Family Attached Housing, and may be developed in any of the residential areas of the Sand Creek Focus Area. Within areas identified in Figure 4.8 specifically for senior housing, limited areas of non-senior housing may be permitted where environmental or topographic constraints would limit development densities to a range more compatible with estate housing than with senior housing.
- r. Areas identified as Public/Quasi Public and School in Figure 4.8 are intended to identify locations for new public and institutional uses to serve the future development of the Sand Creek Focus Area. Development within these areas is to be consistent with the provisions of the Public/Institutional land use category described in Section 4.4.1.4 of the Land Use Element.
- s. Sand Creek, ridgelines, hilltops, stands of oak trees, and significant landforms shall be preserved in their natural condition. Overall, a minimum of 25 percent of the Sand Creek Focus Area shall be preserved in open space, exclusive of lands developed for golf course use.
- t. 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.

- u. 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 project-specific 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 properties.
- v. A viable, continuous grassland corridor between Black Diamond Mines Regional Preserve and Cowell Ranch State Park shall be retained using linkages in the southwestern portion of the Lone Tree Valley (within the Sand Creek drainage area), Horse Valley, and the intervening ridge. The primary goal of preserving such a corridor is to allow for wildlife movement between Black Diamond Mines **Regional Preserve and Cowell Ranch** State Park. Completion of such a corridor is contingent upon the cooperation with the City of Brentwood and Contra Costa County, each of whom may have land use jurisdiction over portions of this corridor.
 - To preserve this corridor and in view of other significant development constraints, certain lands in the southwestern portion of the Focus Area shall be designated as "Open Space," as depicted in Figure 4.8. Limited future adjustments to the boundaries of this "Open Space" area may occur as part of the Specific Plan and/or project level environmental

review processes, provided that such adjustments: (a) are consistent with the goals and policies outlined in the Framework for Resource Management set forth in Appendix A; (b) are based upon subsequently developed information and data relating to environmental conditions or public health and safety that is available at the Specific Plan stage, the projectlevel development plan stage, or during the permitting processes with federal, state or regional regulatory agencies; and (c) would not cause the "Open Space" area west of Empire Mine Road to be less than 65 percent of the total lands west of Empire Mine Road. Any open space and otherwise undeveloped areas west of Empire Mine Road that are within the area designated as "Hillside and Estate Residential" shall not count towards meeting this 65 percent minimum "Open Space" requirement.

- All areas designated as "Open Space" within the Focus Area may be utilized for mitigation for loss of grassland and other project-level impacts by projects within the Focus Area.
- Due to the varied and complex topography west of Empire Mine Road the exact boundary between the "Hillside Estate" residential area and "Estate" residential area shall be determined as part of the project-level entitlement process.
- It is anticipated that there will be only minor adjustments to the boundary between the open space area and the hillside and estate residential area shown in Figure 4.8. Minor adjustments may be made to this boundary provided that such adjustments shall not create islands of residential development within the area designated open space in Figure 4.8..
- In order to ensure adequate buffering of the Black Diamond Mines Regional Park from development in the Sand Creek Focus Area, no residential

development shall be allowed north of the Sand Creek channel between the area designated "Hillside and Estate Residential" in Figure 4.8 west of Empire Mine Road and the existing Black Diamond Mines Regional Park boundary.

- w. The construction of facilities necessary to ensure adequate public access across Sand Creek west of Empire Mine Road, including the bridging of Sand Creek, an appropriately sized parking lot and staging area, and any trails needed to ensure public access to Black Diamond Mines Regional Park shall be implemented as an infrastructure component of development in the Focus Area.
- x. 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).
- y. Ponds, wetlands, and alkali grassland associated with upper Horse Creek shall be retained in natural open space, along with an appropriate buffer area to protect sensitive plant and amphibian habitats and water quality. If impacts on the Horse Creek stream and riparian downstream are unavoidable to accommodate infrastructure, appropriate compensatory mitigation shall be required off-site per the provisions of the Resource Management Plan attached as Appendix A to this General Plan.
- Chaparral, scrub, and rock outcrop community within the western portion of the Focus Area (west of Empire Mine Road), as well as adjacent grassland community that is suitable habitat for the Alameda whipsnake (masticophis lateralis

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euryxanthus) shall be retained in natural open space. Within other portions of the Focus Area, the chaparral, scrub, and rock outcrop shall be retained in natural open space contiguous to the required grassland linkage to function as a buffer and protect the grassland linkage south of the chaparral, scrub, and outcrop community.

- aa. Within the western portion of the Focus Area (west of Empire Mine Road), the oak woodland and savanna community shall be preserved in natural open space.
 Within other portions of the Focus Area, the oak woodland and savanna community shall be preserved in natural open space where it overlaps the rock outcrop community.
- bb. As appropriate and necessary to protect public health and safety, abandoned mines shall be included within required natural open space areas, along with appropriate buffer areas and measures to prevent unauthorized entry.
- cc. Mass grading within the steeper portions or the Focus Area (generally exceeding 25 percent slopes) is to be avoided.
- dd. Impacts of residential development on the Antioch Unified School District and Brentwood school districts will be mitigated pursuant to a developer agreement with the District.
- ee. 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.
- ff. The Sand Creek Focus Area is intended to be "transit-friendly," including appropriate provisions for public transit and nonmotorized forms of transportation.

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 and open space areas set aside to mitigate the impacts of development.

The golf course shall be designed to retain the existing trail within Sand Creek.

The golf course and Sand Creek corridor shall function as a visual amenity from the primary access road within the Focus Area (Dailas Ranch Road/Sand Creek Road). As part of the golf course clubhouse, banquet and conference facilities shall be provided.

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.

A sports complex is to be developed. The sports complex is intended to be located within the Flood Control District's detention basin.

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.

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 Horse Valley Creek shall be designed so as to avoid impacting sensitive plant and

4.4.6.8 East Lone Tree Specific Plan Area. The East Lone Tree Specific Plan Focus Area encompasses approximately 720 acres in the eastern portion of the City of Antioch. It is bounded by Lone Tree Way on the south, Empire Avenue and the Southern Pacific rail line on the east, the Contra Costa Canal on the north, and existing residential subdivisions on the west (Figure 4.9). The City's previous General Plan identified the East Lone Tree Specific Plan Area as "Future Urban Area 2." The alignment of the SR-4 bypass runs through the center of the Focus Area, with interchanges proposed at Lone Tree Way and at the extension of Laurel Road.

a. Purpose and Primary Issues. City General Plan policy has long held that the lands within the East Lone Tree Focus Area should be developed for employment-generating uses, with the majority of the area developed with suburban-type business parks, incorporating major office complexes and light industrial uses, all developed in accordance with high development standards. The SR-4 By-pass runs through the middle of the Focus area, along the base of rolling hills. The eastern portion of the area is relatively flat, while the western portion of the area consists of rolling hills.

The East Lone Tree Specific Plan was adopted by the City in May 1996. The Specific Plan supports long-standing General Plan goal of a new employment center by devoting the flat eastern portion of the Focus Area to employment-generating uses. At the heart of the employment center is a proposed retail nucleus of restaurants, shops, and service providers. The Specific Plan identifies the purpose of this retail nucleus as providing a "sense of vitality and urbanity to what is otherwise a low, spread-out campus of largely internalized workplaces." The Specific Plan also encourages a commuter rail station along the existing Southern Pacific rail line to link the proposed employment center with the proposed commuter rail system. The

amphibian habitats, as well as water quality.

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commuter rail station proposed in the Specific Plan will actually be located to the east of the Specific Plan (see Figure 7.1).

The Specific Plan identifies three sites as being appropriate for regional retail development. A 30-acre site at the Lone Tree Way interchange along the SR-4 Bypass is reserved in the Specific Plan exclusively for regional retail use, while two other sites, encompassing 48 acres are identified for regional retail use, but may be used for employment-generating uses. These two sites are located at the Laurel Road interchange along the Bypass, and at the intersection of Lone Tree Way and Empire Road. The East Lone Tree Specific Plan dedicates the western portion of the area primarily to detached single-family development at a density of 4 to 6 units per acre. A system of open space, trails, and parks is planned throughout the residential portion of the area.

The East Lone Tree Specific Plan, with its frontage along the SR-4 Bypass, provides Antioch with substantial opportunities for expansion of the employment and retail bases. The 98 acres devoted to employmentgenerating uses in the Specific Plan could provide employment for up to 2,850 workers. An additional 2,275 jobs could be created within the 78 acres reserved by the Specific Plan for "Regional Focus Area Retail/Employment" uses, if that area were to be devoted to employment-generating use. Retail and service employment could be as high as 2,025.

b. Policy Direction. The East Lone Tree Specific Plan implements General Plan policies aimed at establishing Antioch as a balanced community, providing a broad range of employment and shopping opportunities for its residents. The eastern portion of the Focus Area, east of the SR-4 Bypass, is to be devoted to employment-generating and commercial land uses, while the area west of the Bypass will be devoted to residential and open space uses, with supporting neighborhood commercial development and public uses. The eastern portion of the Focus Area was included by ABAG in its "Shaping Our Future" program¹.

Along with the provisions of the Specific Plan, the following land use policies shall apply.

- The maximum development intensity for the East Lone Tree Specific Plan area shall be as follows:
 - Single-Family Residential: 1,100 dwelling units, developed within the areas shown as "Residential/Open Space in Figure 4.9, subject to the provisions of the Low and/or Medium Low Density Residential land use category described in Section 4.4.1.1 of the Land Use Element.
 - Multi-Family Residential: 250 dwelling units, developed within the areas shown as "Residential/Open Space in Figure 4.9, subject to the provisions of the High Density Residential land use category described in Section 4.4.1.1 of the Land Use Element.
 - Commercial/Office: 1,135,000 square feet, developed within the areas shown as "Office/Retail," "Regional Retail," or "Regional Retail/ Employment Generating Lands in Figure 4.9. Such development may include a mix of uses that comply with the provisions of the Regional Retail land use category described in Section 4.4.1.2 or the Office land use category described in Section 4.4.1.3 of the Land Use Element.

¹ "Shaping Our Future" is sponsored by 45 organizations in the Bay Area in an attempt to achieve consensus on comprehensive approaches to growth and change in Contra Costa County. The program aims to define a "smarter way to grow," including "efficient" design of development along the edges of the metropolitan area. Planning principles being followed in Shaping Our Future include reducing single occupant vehicle trips through mixed use development at "efficient" densities, developing new transit centers and focusing new development around those centers, and preserving open space and agricultural lands.

- Business Park/Industrial: 2,152,300 square feet, developed within the areas shown as "Regional Retail/Employment Generating Lands" in Figure 4.9. Such development may include a mix of uses that comply with the provisions of the Business Park or Light Industrial land use categories described in Section 4.4.1.3 of the Land Use Element.
- b. Land uses within the area shown as Open Space/Public in Figure 4.9 may include a mix of uses that comply with the provisions of the Open Space or Public/Institutional land use category described in Section 4.4.1.4 of the Land Use Element.
- c. If a regional mall can be attracted to the East Lone Tree Specific Plan area, the land area devoted to regional retail may be expanded as necessary to accommodate this use.
- d. Should the Antioch Unified School District not purchase land within the East Lone Tree Focus Area for a new high school as provided in State law, the area may be developed consistent with the East Lone Tree Focus Area Residential/Open Space designation.
- e. The physical extent of the office/retail area along in the southwest quadrant of the Laurel Road interchange may be expanded, should the market support additional office/commercial development.
- With implementation smart growth f. principles and the introduction of a rail transit stop in the vicinity of the Focus Area, the Commercial/Employment area located adjacent to the transit stop, may be developed as a mixed-use area, incorporating high intensity, residential, commercial, and office uses. Such development could occur at densities as high as an FAR of 1.0 for non-residential uses and mixed-use buildings, up to 20 units per acre for residential areas. Residential development should incorporate residential village themes, providing identifiable neighborhood areas within the Focus Area. The identity of individual neighborhoods should be

reinforced with differing architectural styles and location within the community.

- g. Development of an appropriate level of pedestrian and bicycle circulation throughout the community is to be provided, including pathways connecting the each residential neighborhood, as well as non-residential and recreational components of the community. Development of the East Lone Tree Specific Plan area should also provide recreational trail systems for jogging and bicycling, including areas for hiking and mountain biking.
- h. Public services and facilities, including needed on-site and off-site facilities, shall be provided and financed by the project as needed to meet the public services performance standards set forth in the Growth Management Element for each increment of project development.
- Project development shall provide full mitigation of impacts on school facilities to the Antioch Unified School District, Brentwood Union School District, and Liberty Union High School District to offset demands for new school facilities created by future development within each district
- j. Project entry, streetscape, and landscape design elements are to be designed to create and maintain a strong identification of the East Lone Tree Specific Plan area as an identifiable "community."

4.4.6.9 Roddy Ranch. Roddy Ranch is located in the southerly portion of the General Plan study area, within unincorporated territory. A portion of Roddy Ranch is inside the Voter-Approved Citywide Urban Limit Line (Figure 4.12). This Focus Area encompasses over 2,100 acres of rolling land used for grazing and ranching. Other existing land uses include a golf course, clubhouse, and open space. As a condition of approval for the golf course, development rights on 875 acres of land were dedicated to the County in 1998. These lands will be retained in permanent Open Space.

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a. Purpose and Primary Issues. The striking natural beauty of the Roddy Ranch area, along with its large size and single ownership, represent both a significant opportunity and a substantial challenge. Roddy Ranch provides Antioch with the opportunity to establish a unique high-end, recreationoriented planned community. Because of the site's natural setting and relative isolation, it should be possible to create an "exclusive" community identity for Roddy Ranch, which is the intent of the General Plan. Consistent with Policy 4.3.2f, through 2020, development within Roddy Ranch that is outside of the Voter-Approved Urban Limit Line as it was approved by the voters of the City may be limited to uses consistent with the General Plan.

Key issues in the development of Roddy Ranch will be preservation of natural open space areas, financing the development of new infrastructure to serve the site, and managing project-related traffic. Roddy Ranch is currently devoid of the services needed to support urban and suburban development of the type envisioned in the long-term for this Focus Area. Water, sewer, drainage, and other utility systems will need to be developed essentially "from scratch." Roddy Ranch most likely will not generate sufficient students to support its own elementary, middle or high schools.

Currently, two- lane rural roads serve Roddy Ranch. Development of this Focus Area will require not only the development of an extensive on-site roadway system, but also widening of off-site roadways within existing developed and undeveloped areas.

b. Policy Direction. As noted in Land Use Element Policy 4.3.2, the General Plan recognizes the Voter-Approved Urban Limit Line as a means of phasing urban and suburban development preserving open space, and maintaining a compact urban form.

It is the intent of the Antioch General Plan that Roddy Ranch be developed as a master planned enclave nestled in the rolling hills south of the present City of Antioch. The visual character of Roddy Ranch should be defined principally by suburban density residential development clustered within natural and recreational open spaces, along with the preservation of the steeper natural hillsides and the canyon bottoms containing riparian resources within the site. The existing golf course, as a major recreational amenity, should be the central focus of the planned community.

The following policies shall guide development of the Roddy Ranch Focus Area, pursuant to the Voter-Approved Urban Limit Line provisions of Policy 4.3.2f.

- a. Prior to approvals of any development applications, a Final Development Plan for the Roddy Ranch Focus Area is to be prepared and approved. Such Final Development Plan shall provide detailed guidance for project-related land use, provision and financing of required public services and facilities, open space preservation, community design, recreational amenities, and community improvements. Development within the Roddy Ranch shall be predicated upon extension of infrastructure from the north through the Sand Creek Focus Area.
- Residential development within Roddy b. Ranch shall not exceed a maximum of 700 dwelling units within the portion of Roddy Ranch located generally on lands not committed to open space and having steep slopes or significant environmental constraints, which lands shall not exceed 500 acres within the Voter-Approved Urban Limit Line (6-9 persons per developable acre on average) consistent with Policy 4.3.2f. Of these 700 units, all or substantially all shall be Estate Residential and the balance shall be Multi-Family Attached residential product types (as defined in Table 4.A) in a resort-style settina.
- c. Residential neighborhoods within Roddy Ranch should be designed to provide high quality housing attractive to a broad spectrum of buyers, including upper end housing that provides "move-up" opportunities for local residents. Multifamily, for-rent housing should be

limited to a central "town center" location within the site, adjacent to commercial uses and along the golf course.

- d. Residential development should incorporate residential village themes, providing identifiable neighborhood areas within the planned community. The identity of individual neighborhoods should be reinforced with differing architectural styles and location within the community.
- e. Commercial uses within Roddy Ranch are intended to serve local neighborhood needs (e.g., supermarket, drug store, and personal services), and are to be limited to that which can be supported by residential and recreational uses within Roddy Ranch (10 to 20 acres, approximately 100,000 to 225,000 square feet of gross leasable area.
- f. Visitor-serving commercial uses (e.g., hotel and restaurants) may also be developed within Roddy Ranch. Such visitor-serving uses would be oriented toward the golf course. The hotel may include a maximum of 250 rooms with ancillary retail, conference, restaurant, and recreational uses. Visitor-serving commercial uses may occupy a total of 20 acres at a maximum building intensity of 0.50.
- g. Primary access to Roddy Ranch is to be from both Deer Valley Road and Empire Mine Road, with secondary connections to Balfour Road and Sand Creek Road.
- h. Development of an appropriate level of pedestrian and bicycle circulation throughout the community is to be provided, including pathways connecting each residential neighborhood, as well as non-residential and recreational components of the community. Roddy Ranch development should also provide recreational trail systems for jogging and bicycling, including areas for hiking and mountain biking.
- i Development of the Roddy Ranch shall provide such on- and off-site road improvements on City of Antioch streets as to ensure that applicable performance standards set forth in the Growth Management Element are met.

- Public services and facilities, including needed on site and off site facilities, shall be provided and financed by the project as needed to meet the public services performance standards set forth in the Growth Management Element for each increment of project development.
- k. Performance standards for emergency response services (police and fire) are to be met at the time the first increment of development is occupied and for each subsequent increment of development.
- Project development shall provide full mitigation of impacts on school facilities to affected school districts.
- m. The timing of new development shall be correlated with the installation of water, sewer, electrical, and natural gas utility systems, provision of municipal services (including emergency services), and project open space and amenities with land development in a manner that is economically feasible and that ensures adequate service to uses within the site starting with the time the first increment of development is occupied.
- n. Project entry, streetscape, and landscape design elements are to be designed to create and maintain a strong identification of Roddy Ranch as an identifiable "community."
- Development of an attractive, but naturalappearing landscape is to be provided with groves of trees, earth tone wall colors, and drifts of flowering shrub materials.
- p. A central open space area, which may include the golf course, is to be provided to serve as the dominant visual feature of the Roddy Ranch, as well as to provide recreational opportunities.
- q. Because of the sensitivity of the habitat areas within the Roddy Ranch Focus Area, preparation and approval of a Resource Management Plan to provide for mitigation of biological resources impacts, as well as for the long-term management of natural open space, shall be required prior to development of the Roddy Ranch

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Focus Area. The Resource Management Plan shall provide for appropriate habitat linkages consistent with General Plan policies and Resource Management Plan provisions for the Sand Creek Focus Area.

4.4.6.10 Ginochio Property. The Ginochio Property is located in the southerly portion of the General Plan study area, within unincorporated territory (Figure 4.11). This Focus Area encompasses nearly 1,070 acres of rolling lands and canyon areas. The site is currently vacant. A portion of Ginochio Property is located within the Voter-Adopted Urban Limit Line (Figure 4.12).

a. Purpose and Primary Issues. The Ginochio Property presents Antioch with similar opportunities and challenges, as does Roddy Ranch. Within the Ginochio Property is the opportunity to establish a high-end planned community, which is the intent of the General Plan.

Key issues in the development of the Ginochio Property will be preservation of natural open space areas, financing the development of new infrastructure to serve the site, and managing project-related traffic. Water, sewer, drainage, and other utility systems will need to be developed essentially "from scratch" to support long-term suburban development of the Ginochio Property. If family-oriented housing is development, new school facilities will be needed; however, development of the Ginochio Property might not support development of its own new schools, necessitating students to travel to distant locations for school. As was the case for Roddy Ranch, the Ginochio Property is served by winding two-lane rural roads, which will require substantial widening along with development of an extensive on-site roadway system.

b. Policy Direction. Urban development within the Ginochio Property is limited to property within the Voter-Approved Urban Limit Line as a means of phasing urban and suburban development preserving open space, and maintaining a compact urban form, Thus, the policy direction that follows is predicated on compliance with the provisions of Policy 4.3.2f.

It is the intent of the Antioch General Plan that the Ginochio Property be developed as a master planned enclave nestled in the rolling hills south of the present City of Antioch. The visual character of the Ginochio Property should be defined principally by suburban density residential development within the northerly portion of the Focus Area, and preservation of large, unbroken blocks of open space in the southern portion of the site. A major recreational amenity should be developed as the central focus of the planned community.

The following policies shall guide development of the Ginochio Property, pursuant to the Urban Limit Line provisions of Policy 4.3.2.

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- a. Prior to approvals of any development applications, a Final Development Plan for the Ginochio Property Focus Area is to be prepared and approved. Such Final Development Plan shall provide detailed guidance for project-related land use, provision and financing of required public services and facilities, open space preservation, community design, recreational amenities, and community improvements.
- b. While it is in force, development shall be consistent with the City's boundary agreement with the City of Brentwood.
- Residential development within the C. Ginochio Property shall not exceed a maximum of 2.0 dwelling units per developable acre (6 persons per developable acre) with the permitted development area set forth in Policy 4.3.2f, and shall include a range of Single-Family Detached and Multi-Family Attached residential product types (as defined in Table 4.A) in a resort-style development within the northern portion of the site. Large Lot Residential development consisting of custom home sites on five and ten acre parcels is appropriate, provided that the maximum density is not exceeded. Senior, agerestricted residential development is anticipated to be an important component of the Ginochio Property's residential development. For purposes of determining density within the Ginochio Property focus area, a "developable acre" shall be defined as lands not committed to open space and having steep slopes or other significant environmental constraints. These lands will be mapped in the Final Development Plan. Development may occur on lands with steep slopes at a maximum density of one dwelling unit per 10 acres (1 du/10ac). The mapping of such lands will occur as part of the Final Development Plan.
- d. Residential neighborhoods within the Ginochio Property should be designed to provide high quality housing attractive to a broad spectrum of families and retirees, including upper end housing that provides

"move-up" opportunities for local residents. Multifamily, for-rent housing should be limited to a central "town center" location within the site, adjacent to commercial uses.

- e. Residential development should incorporate residential village themes, providing identifiable neighborhood areas within the planned community. The identity of individual neighborhoods should be reinforced with differing architectural styles and location within the community.
- f. Primary access to the Ginochio Property is to be from an extension of Hillcrest Avenue, with secondary connections to Balfour Road and Sand Creek Road.
- g. Development of an appropriate level of pedestrian and bicycle circulation throughout the community is to be provided, including pathways connecting each residential neighborhood, as well as non-residential and recreational components of the community. Development of the Ginochio Property should also provide recreational trail systems for jogging and bicycling, including areas for hiking and mountain biking.
- Along with the development of on-site roadways required to meet the applicable Growth management Element performance standards, new development shall provide the off-site road improvements to City Antioch needed to meet applicable performance standards for each increment of project development.
- i. Public services and facilities, including needed on site and off site facilities, shall be provided and financed by the project as needed to meet the public services performance standards set forth in the Growth Management Element for each increment of project development.
- j. Performance standards for emergency response services (police and fire) are to be met at the time the first increment of development is occupied and for each subsequent increment of development.

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- k. Project development shall provide full mitigation of impacts on school facilities to the Brentwood Elementary School District and the Liberty Union High School District.
- The timing of new development shall be correlated with the installation of water, sewer, electrical, and natural gas utility systems, provision of municipal services (including emergency services), and project open space and amenities with land development in a manner that is economically feasible and that ensures adequate service to uses within the site starting with the time the first increment of development is occupied.
- m. Project entry, streetscape, and landscape design elements are to be designed to create and maintain a strong identification of the Ginochio Property as an identifiable "community."
- n. Development of a natural-appearing style of landscaping is to be provided with groves of trees, earth tone wall colors, and drifts of flowering shrub materials.
- A central open space area, which may include a golf course, is to be provided to serve as the dominant visual feature of the Ginochio Property, as well as to provide active or recreational opportunities.
- p. Because of the sensitivity of the habitat areas within the Ginochio Property Focus Area, preparation and approval of a Resource Management Plan to provide for mitigation of biological resources impacts, as well as for the long-term management of natural open space, shall be required prior to development of the Ginochio Property Focus Area. The Resource Management Plan shall provide for appropriate habitat linkages consistent with General Plan policies and Resource Management Plan provisions for the Sand Creek Focus Area.

4.4.7. Voter-Approved Urban Limit Line. Pursuant to the City of Antioch Growth Control, Traffic Relief, Voter-Approved Urban Limit Line, and Roddy Ranch Development Reduction Initiative, the voters amended the General Plan to establish the urban limit line as shown on Figure 4.12. This Voter-Approved Urban Limit Line establishes a line through the Roddy Ranch and Ginochio Property Focus Areas beyond which the General Plan land use designations cannot be amended to allow uses other than open space uses. Until December 31, 2020, the location of the Voter-Approved Urban Limit Line may be amended only by the voters of the City. The City shall oppose any annexation to the City of any land outside of the Voter-Approved Urban Limit Line .

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City of Antioch General Plan

4.0 Land Use

4.0 Land Use

4.1 INTRODUCTION AND PURPOSE

The Land Use Element is the cornerstone of the General Plan, setting forth Antioch's fundamental land use philosophy and directing development to the most suitable locations, while maintaining the economic, social, physical, environmental health and vitality of the community. The Land Use Element, required by law since 1955, has the broadest scope of the seven mandatory General Plan elements, synthesizing all General Plan land use issues.

This Element focuses on the organization of the community's physical environment into logical, functional, and visually pleasing patterns, consistent with local values, to achieve Antioch's vision for its future. Of primary concern are the type, intensity, location, and character of land uses that will be permitted in the future. It is the purpose of this General Plan Element to provide appropriate land for each of the variety of activities associated with successful urban areas, and to guide the manner in which this land is developed and used. In so doing, the Land Use Element intends to create and regulate compatible and functional interrelationships between the various land uses in the City. Thus, the Land Use Element establishes City policy as to the appropriate use and development intensity for each parcel of land within the City, including the City's view of appropriate land uses and development intensity for lands outside of the City, but within the General Plan study area.

A key consideration in defining the type, intensity, location, and mix of future land uses is achieving a balance between local employment and housing. The Antioch General Plan seeks to achieve such a balance as a means of addressing issues of traffic congestion, air quality, and energy conservation. This balance, along with providing adequate land area for the commercial uses needed by local residents and businesses, will help achieve sufficient municipal income to pay for the

services and facilities discussed in the Growth Management and Public Services and Facilities elements. The ability to commute only a few short miles to and from work on roadways that resemble the open road more than they do parking tots is an important component of the quality of life Antioch seeks for its residents. As more residents throughout the Bay Area are able to live and work in the same or nearby communities, congestion can be eased, travel speeds increased, substantial amounts of fuel conserved, regional air quality improved. The Land Use Element also seeks to ease congestion and improve regional air quality by providing patterns of land use that support the use of transit. Such "transit-oriented" development consists of high density, mixed use development adjacent to transit nodes. Such transit nodes are proposed within Rivertown (adjacent to the Amtrak platform), at Hillcrest Avenue (surrounding the eBART station), and east of the SR-4 Bypass, south of the Laurel Avenue interchange (surrounding the eBART station)¹

4.1.1 Existing Land Use

Despite substantial development in the past, Antioch has a great deal of land available for future development. Approximately 38 percent Much of the land within the City (6,383 acres) and nearly 46 percent of the land and within the unincorporated portion of the General Plan study area (2,24022,391 acres) are vacant. Additional land (928 acres in the City and 381 acres in unincorporated areas) is in agricultural use, and, may be available for future development, depending upon its land use designation. Overall, open space uses, including agriculture, open water, recreational lands, and vacant lands account for approximately half of the land within the City, and over 60 percent of the unincorporated land within the General Plan Study Area. Major open space areas include Black Diamond

¹ This transit-oriented development node is one of three "test sites" for smart growth sponsored by ABAG. It is part of the countywide "Shaping our Future" program.

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Mines and Contra Loma regional parks, Antioch Dunes National Wildlife Refuge, and municipal parklands.

Within the developed portion of the City, single-family residential uses cover the largest area (3,8714,963 acres, 2326.5%). Industrial uses account for 831-1.373 acres (3.87.3% of the land within the study area), the majority of which (431 acres) is located within the unincorporated northeastern portion of the Study Area. Currently, industrial uses are concentrated in the northern portion of the Study Area to the west and east of Rivertown. Existing commercial uses are limited in extent, encompassing 456 acres (2.7% of the land within the City); only 3.8 acres of commercial use are located within unincorporated portions of the Study Area. Commercial use is concentrated within Rivertown, and along major roadway corridors, such as Somersville Road/Auto Center Drive, Hillcrest Avenue, and "A" Street/Lone Tree Avenue.

4.1.2 Contra Costa County 65/35 Land Preservation Plan (Urban Limit Line)

In 1990, the voters of Contra Costa County approved Measure C-1990. This Measure states that urban development within the County is to be limited to no more than 35 percent of the land within Contra Costa County. At least 65 percent of all land in the County is to be preserved for agriculture, open space, wetlands, parks and other non-urban uses. To ensure the enforcement of the "65/35" standard, the County has established an Urban Limit Line (ULL), which is incorporated into the County's General Plan Open Space and Conservation Element. Hence, there shall be a clear distinction between nonurban and urban use areas. The criteria set by the County for determining lands that should be located outside the ULL includes:

- Prime agricultural lands (U.S. Soil Conservation Service Class I and Class II)
- Open space, parks and other recreation areas
- Lands with slopes in excess of 25 percent

- Wetland areas
- Other areas not appropriate for urban growth because of physical unsuitability for development

Measure C-1990 requires that there be no changes made to the ULL that would violate the 65/35 standard. The ULL can be changed by a 4/5 vote of the Board of Supervisors after holding a public hearing and making one or more of the following findings based on substantial evidence in the record:

- A natural or man-made disaster or public emergency has occurred that warrants the provision of housing and/or other community needs within land located outside the ULL.
- An objective study has determined that the ULL is preventing the County from providing its fair share of affordable or regional housing, as required by state law. The Board of Supervisors must find that a change to the ULL is necessary and the only feasible means to enable the County to meet these requirements.
- A majority of the cities are party to a preservation agreement, and the County have approved a change to the ULL affecting all or any portion of the land covered by the preservation agreement.
- A minor change to the ULL will more accurately reflect topographical characteristics or legal boundaries.
- A five-year periodic review of the ULL has determined that, based on the criteria for establishing the ULL, new information is available or circumstances have occurred, warranting a change to the ULL.
- An objective study has determined that a change to the ULL is necessary or desirable to further the economic viability of the East Contra Costa County Airport, and either (i) mitigate adverse aviation related environmental or community impacts, or (ii) further the County's aviation related needs.
- A change is required to conform to applicable to California or Federal law.

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Although the direct land use effects of the Urban Limit Line are limited to unincorporated areas of the County, the Contra Costa Local Agency Formation Commission (LAFCO) has consented to support the County's 65/35 Preservation Standard, Urban Limit Line, and Growth Management Standards in the review of proposed city spheres of influence and annexations. Thus, LAFCO has stated that it would not approve annexation of lands outside of the ULL to a city. Measure 1990-C states that the County is to review the location of the ULL every five years. The provisions of Measure C-1990 will remain in effect until December 31, 2010.

In 2000, the County moved its Urban Limit Line in the East County area. Within the Antioch area, the Urban Limit Line was moved to coincide with the southern boundary of the City, placing lands in the unincorporated area outside the ULL. This move shifted approximately 1,922 acres out of the ULL within the Antioch area.

In 2005, voters approved Measure K to include Roddy Ranch and a portion of the Ginochio Property within the ULL and the city limits.

4.1.3 General Plan Land Use Designations and Development Feasibility

The General Plan provides a blueprint for community development by designating lands for different types of uses. In designating land uses, the General Plan takes into account:

- Existing Land Use: What is the current pattern of developed land by type of land use – residential, commercial, service, manufacturing, and others?
- Demand: How much demand exists for existing and new land uses of various types (housing, retail, industry, etc.)?
- Desired Future Land Use: Of lands available for development or redevelopment, which locations are best for different uses? Is there sufficient undeveloped land that is designated for various uses to

meet community objectives, or do existing General Plan land use designations need to be adjusted to satisfy future needs?

Infrastructure Availability: Are urban services – water supply, wastewater collection and treatment, transportation facilities, and others – adequate to serve existing and future development? How will existing infrastructure inadequacies be corrected?

Taking these considerations into account, the General Plan indicates where various kinds of land uses are best located, and how much of each use should be provided. The General Plan provides opportunities, but does not cause development to happen. The General Plan recognizes that, ultimately, growth and development depend on the initiative of individual developers, for whom the provisions of the General Plan establish the context for evaluating the economic feasibility of their specific projects. Whether developers seize the initiative, and move forward with projects depends on the economic benefit they expect to derive from such development. In deciding whether to pursue a development project on a particular site, potential developers evaluate a series of factors that collectively determine whether the project will be economically feasible (whether it will "pencil out"). These factors include:

- General Plan Designation and Zoning: Is the site designated for uses that are marketable at its location? (If development has not occurred in certain locations as anticipated by the General Plan, why not?)
- Competition: Does a particular site have the location and physical, infrastructure, and environmental characteristics necessary to compete successfully in the marketplace? Has the community been successful in attracting the type of use being contemplated? Will the specific development at this specific site be appropriately timed and positioned within the market for that use?
- Cost of Land and Construction: Is the site available at costs the value of a completed development can support? Are needed

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construction materials and labor available at acceptable cost levels? Is development financing (short-term construction loans and long term financing) available at acceptable interest rates?

 Local Agency Costs: What types of development standards do the city and other local agencies impose? What are the costs associated with development review fees, impact mitigation and other exactions by the city, and the interest carry over the time it takes to bring a project to market? How do these requirements affect the economic feasibility of different types of uses?

Developers consider the feasibility of each project - whether its costs and its revenuegenerating potential will "pencil out" in the expected market - in the overall regulatory context established by the City's General Plan and its development regulations. The General Plan sets the stage, but private-sector development decisions depend on a large number of other factors that contribute to feasibility. If projects are not economically feasible, development will not happen, regardless of the directives of the General Plan and the desires of the community. Thus, the development pattern that evolves is the joint outcome of the development framework established by the General Plan and the private sector conditions that shape the developer's assessment of feasibility.

4.2 GOALS OF THE LAND USE ELEMENT

To provide for a sustained high quality of life and ensure that new development occurs in a logical, orderly, and efficient manner, it is the goal of the Land Use Element to accomplish the following:

 Maintain a pattern of land uses that minimizes conflicts between various land uses, and promotes rational utilization of presently undeveloped and underdeveloped land, and supports the achievement of Antioch's vision for its future. Defining the appropriate uses of land within the General Plan study area in a manner supportive of achieving the vision Antioch has established for its future is at the crux of the Land Use Element. The Land Use Element is responsive to the City's vision because it:

- Promotes expansion of the local employment base and achievement of a balance between local employment and housing. The Land Use Element provides for a wide variety of office-based and industrial employment, including heavier industrial uses along the San Joaquin River, rail-served industries, light industrial uses, commercial services, and retail businesses, and mixed use business and office parks.
- Opens up additional choices of living environment for families. The Land Use Element provides for executive housing in planned community settings, traditional single-family subdivisions, amenity-rich middle to upper end attached housing, highdensity housing in transit-oriented, downtown, and mixed-use settings.
- Provides for the revitalization of the Rivertown Downtown area and waterfront, integrating General Plan policies with revitalization planning efforts undertaken by the City.
- Provides opportunities for achieving quality design and avoiding the relentless sameness present in many suburban communities.
- Aids in stimulating economic revitalization in areas that are having difficulty competing with larger and more diversified development sites in Antioch and other communities.
- Stimulates new options for development at key entry points into the community.

In defining appropriate uses, the Land Use Element addresses the future uses of lands that are currently undeveloped, and

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also sets forth desired changes in existing land uses and development intensities. In most cases, the Land Use Element recognizes existing land uses and development densities, and may recommend urban design improvements. In some cases, such as along the "A" Street corridor north of the SR4 freeway, the Land Use Element proposes changes in basic land use types. In other cases, such as existing residential areas within RivertownDowntown, the Land Use Element recommends increases in the overall development intensity of existing land uses. Each of the recommendations contained in the Land Use Element are intended to result in a harmonious pattern of land uses directed toward meeting community objectives and needs.

Establish a land use mix which serves to develop Antioch into a balance community in which people can live, work, shop, and have recreation without needing to leave the City.

The Land Use Element designates lands for a broad range of residential, commercial, employment-generating, public/institutional, and open space and recreational lands. Residential and employment-generating land use designations are intended to include lands providing housing and employment opportunities for executives, managers, and professionals; highly skilled, semiskilled, and unskilled workers; and retail and service workers. Residential land use designations are intended to provide housing opportunities for all economic segments of the community, as well as for the special needs groups identified in the Housing Element. The Land Use Element seeks an array of shopping and commercial service opportunities to meet the needs of Antioch residents and businesses, including daily convenience shopping along with large-scale commercial centers for community and regional markets. The Land Use Element aims to provide a sufficient inventory of lands for public, institutional, and

recreation uses, and seeks to preserve needed open space areas.

 Establish an overall design statement for the City of Antioch.

As important as is defining the pattern of future land uses is maintaining and enhancing Antioch's character and providing a pleasing visual experience to residents and visitors. Thus, Antioch's Land Use Element incorporates "urban design" concepts aimed an ensuring that the built environment is a physical expression of desired community character.

4.3 COMMUNITY STRUCTURE

Throughout much of the General Plan study area, Antioch's land use pattern is well established, and is not intended to change over time. Future growth in the central and northern portions of the City will primarily consist of infill development, existing approved but undeveloped projects, and the expansion of existing uses. Along the riverfront much of the existing heavy industrial development is planned to transition to lighter industrial and business park-uses. Higher density housing will be introduced into the Rivertown area in the form of mixed use buildings within the predominantly commercial northern portion of the area, while larger vacant parcels within the central and southerly portions of Rivertown will be encouraged to develop at medium and higher densities. As development expands into the southern portion of the City and its General Plan study area, Antioch will face significant challenges.

4.3.1 Community Structure Objective

Provide adequate land for present and future urban and economic development needs, while retaining a compact, rather than a scattered, development pattern.

4.3.2 Community Structure Policies

 As part of General Plan implementation – including development review, capital improvement planning, and preparation of

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Specific Plans – foster close land use/transportation relationships to promote use of alternative transportation system modes and minimize travel by single occupant automobiles.

- b. Give priority to new development utilizing existing and financially committed infrastructure systems over development needing financing and construction of new infrastructure systems.
- c. Encourage high-density residential development (both freestanding and in mixed use projects) within one-quarter mile of existing and planned heavy and/or light rail transit stops as illustrated in the Circulation Element.
- d. Concentrate large-scale industrial uses along the waterfront east of Rodgers Point and within areas designated for industrial use along existing rail lines. Limit employment-generating uses adjacent to residential areas and within mixed-use planned communities to business parks and office uses.
- Concentrate future regional commercial uses along Lone Tree Way, SR4 and SR160 and along the SR-4 bypass.
- f. Recognize the Voter-Approved Urban Limit Line (Figure 4.12) that encompasses up to 1,050 acres of land within the Roddy Ranch and Ginochio Property Focus Areas that were included in the Urban Limit Line as It was adopted by the voters in 1990 and in the Voter-Approved Urban Limit Line as a means of phasing urban and suburban development, preserving open space and maintaining a compact urban form.
 - Maintain rural land uses (residential densities less than one dwelling unit per five acres (0.2 du/ac) and compatible open space/recreational uses which do not require urban levels of public services and facilities through 2020 in areas outside of the Voter-Approved Urban Limit Line.

Limit future urban development within Roddy Ranch and the Ginochio Property through 2020 to a total of approximately 1,050 acres (approximately 850 acres within Roddy Ranch and 200 acres within the Ginochio Property) that were within the urban limit line as it was adopted by the voters in 1990 and that are also within in the Voter-Approved Urban Limit Line.

4.4 INTENSITY AND DISTRIBU-TION OF LAND USE

Antioch's General Plan land use classifications are intended to define the City's land use intent in designating lands throughout the General Plan study area, and thereby carry out the provisions of the General Plan. General Plan land use classifications are also intended to provide the City with sufficient flexibility in implementation to address unique and unforeseen situations. The designations established by the General Plan land use map include Residential, Commercial, Employment-Generating, and Community and Public land use designations. In addition, the General Plan includes ten "Focus Areas." Specific policy direction is provided for each Focus Area. These designations are set forth in Section 4.4.1. Within this section, appropriate land use types are defined for each designation. These land use types are defined in Table 4.A, which also identifies which land use types are appropriate within which land use designations. Sections 4.4.2 through 4.4.5 provide policies for residential, commercial, employment-generating, and community and public land uses. Figure 4.1 presents the General Plan land use map. Tables 4.A through 4.D provide a quantified description of anticipated General Plan build out.

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City of Antioch General Plan 4.0 Land Use

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Regional Commercial	>	71	5
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Residential High Density	>	5	5
Medium Density Residential	>	5	2
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Estate Residential	>	7	~
	dition to protect environmental resources or the Ib health and safety, agriculture, and active or sive recreation. Recreation areas may include addinal structures such as play equipment, but do generally include structures for human occupancy.	igious Assembly. Activities typically include glous services and assembly such as customarily urs in churches, synagogues, and tempies.	rools, Public and Private. Typical activities ude educational facilities for K-s students provided public agencies or private institutions.

Notes to Table 4.A:

- Permitted subject to the provisions of Land Use Element policy 4.4.2.2b. ÷.,
- Automotive sales are not permitted within areas designated Convenience Commercial, Regional Commercial, or Eusiness Park, except that Automotive sales may be allowed within areas designated Business Park that also have frontage on Auto Center Drive. N
- Bars are not permitted within areas designated Convenience Commercial. નં
- Automotive uses are limited to sites adjacent to a freeway interchange. Auto sales are not permitted within areas designated Light Industrial or Eastern Waterfront Business Park. 4
- Eating and clinking establishments, as well as Lodging and Visitor Service uses, within the Light Industrial and Eastern Waterfront Business Park designations are limited to sites adjacent to a freeway interchange.
 - Multi-Family uses are permitted within the Rivertown Commercial designation above the ground floor only. ശ്

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- Administrative and Professional Office and Personal Instruction uses are permitted within the Rivertown Commercial designation above the ground floor only, except along Fourth Street and the area between Fourth Street and Fifth Street, where they may occupy ground floor space. 2
 - Funeral Services within the Rivertown Commercial designation are limited to "J" Street, Fourth Street and the area between Fourth Street and Fifth Street, αi
- Auto sales within the Hillcrest Station Focus Area are limited to sites adjacent to the SR-4 and SR-160 freeways. ດ່
- Limited to locations that are compatible with resource protection needs. ę

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Table 4.B -- Anticipated Maximum General Plan Build Out in the City of Antioch

	Single-Family	Multi-Family	Commercial/	Business Park/
Land Uses	(Dwelling Units)	(Dwelling Units)	Office (sq.ft.)	(sq.ft.)
Residential				
Estate Residential	2,787915		-	
Low Density Residentiai	5,049 4,944	-	-	-
Medium Low Density Residential	22,333		-	-
Medium Density Residential	831	1,247	~	-
High Density Residential		6,5094,817	-	-
Subtotal	31,000 <u>29,023</u>	7,756 <u>6,064</u>		
Commercial			•	
Convenience Commercial	-	-	281,788<u>341,</u> 449	-
Neighborhood Community Commercial	-	-	4,563,853	-
Office	-	-	2,154,679	
Subtotal			7,000,320<u>7,</u> 059,981	-
Industrial				-
Business Park	-	-		4,6 87,009<u>8,64</u> 7,651
Special				
Mixed Use	-	279	606,885	
Public Institutional	-	-		5,968,350
Open Space	-	-	-	-
Subtotal	-	279	606,885	5,968,350
Focus Areas ¹				
A Street Interchange Focus Area	124	-	2,121,125<u>2,</u> 110,165	-
East Lone Tree Specific Plan Focus Area	1,100	250	1,135,000	2,152,300
Eastern Waterfront Employment Focus Area	. 12	248	25,000<u>268.0</u> 51	23,412,469 <u>13,688,023</u>
Ginochio Property Focus Area	-	-	-	-
Rivertown/Urban-WaterfrontDowntown Specific Plan Focus Area	- 1,135<u>1.065</u>	- 1,385-<u>1,221</u>	1,712,175 3,927,420	5,688,163 <u>82,019</u>
Roddy Ranch Focus Area	600	100	225,000	-
Hillcrest Station Area Focus Plan		2,500	2,500,000	
Sand Creek Focus Area	3,537	433	1,240,000	
Somersville Road-CorridorWestern	-	-	8,667,751	4,195,114
Antioch Commercial Focus Area			045.040	
Western Galeway Focus Area	- 6,508 <u>6,439</u>	460 5;376- <u>5,570</u>	215,216 -17,841,267	- -36 , 448,045
Sublotai			20,845,130	<u>15,922,342</u>
TOTAL	37,50835,462	13,410 11,912	25,448,472	46,103,404

4.0 Land Use

		28.511.966 30,538,343
Population	428,222<u>150,175</u>	Figures indicated represent the
Employed Population	74,800 <u>84,098</u>	maximum permitted development
Total Jobs	67,100107,378	intensity. The actual yield of future
Retall Jobs	44,99521,476	the General Plan, but is dependent
Non-Retail Jobs	6 2,10 5 <u>85,902</u>	upon appropriate responses to
Jobs/Population Ratio	0.930.72	General Plan policies. The ultimate
		development yield may be less
		than the maximums stated in this
		lable

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	Single-Family	Muiti-Family	Commercial/	Business Park/
Land Uses	(Dwelling Units)	(Dwelling Units)	Office (sq.ft.)	(sq.ft.)
Residential				
Estate Residential				
Low Density Residential			-	
Medium Low Density Residential		-	-	-
Medium Density Residential			-	-
High Density Residential			-	-
Subtotal		-	-	-
		-		-
Commercial				
Convenience Commercial		·····		
Neighborhood Community Commercial		-	-	-
Office	-		-	
Subtotal		· _		-
040/044	-		-	-
Industrial				
Bueinose Bark				
Dusiness Faik			_	-
Snecial				
Mixed Lise				
Public Institutional		_		-
Open Space				-
Subtotal			-	_
32010101				
Focus Areas ¹				
A Street Interchange Focus Area				
Fast Lone Tree Specific Plan Focus			-	-
Area				
Eastern Waterfront Employment Focus	-	-	-	- <u>2,798,786</u>
Area				
Ginochio Property Focus Area	- <u>400</u>	-		-
Rivertown/Urban WaterfrontDowntown	-	-	-	
Specific Plan Focus Area				
Roddy Ranch Focus Area	-	-	-	-
Hillcrest Station Area Specific Plan	-	-	-	~
Pocus Area				
Sand Greek Focus Area			-	
CommorcialSomercyille Read Corridor	-	-	-	-
Focus Area				
Western Gateway Focus Area	1,926<u>4</u>00	358	-8,667,751	-4,195,114
Subtotal	-	-1,179	-	-
TOTAL	2,326<u>400</u>	4,537	8,667,751	7,190,183
IOTAL				<u>2,798,786</u>
Population		4,476 <u>1,268</u>	Figures indica	ted represent the
Employed Population		2,506 <u>710</u>	intensity. The ac	tual vield of future
Total Jobs		6,777<u>5,598</u>	development is a	not guaranteed by
Retail Jobs		2200	•	· ·

Table 4.C - Anticipated Maximum General Plan Build Out in the Unincorporated Area

Non-Retail Jobs Jobs/Population Ratio

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5,5575,538 2,314,41 General Plan, but is dependent upon appropriate responses to General Plan policies. The utimate development yield may be less than the maximums stated in this table.

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4.0 Land Use

Table 4.D – Anticipated Maximum General Plau Build Out in the General Plan Study Area

	Single-Family	Multi-Family	Commercial/	Business Park/ Industrial
Land Uses	(Dwelling Units)	(Dwelling Units)	Office (sq.ft.)	(sq.ft.)
Residential				
Estate Residential	2,787915	-	-	-
Low Density Residentia	5.049-4.944	-	-	
Medium Low Density Residential	22.333	-	<u> </u>	-
Medium Density Residential	831	1.247	_	-
Webbill Density Residential	001	6 5004 817		_
Publicity Residential	24 00029 023	-7.7566.064		
Subiota	01,000 20,020	4,100,0,001		
Commercial				
Convenience Commercial	-	-	281,788 <u>341.</u> 449	**
Neighborhood Community Commercial	-	-	4,563,853	-
0#-+	-	-	7,000,3207,	-
Olitce			059,981	
Subtotal	-	-	11,845,9 64 <u>1</u> 1,965,283	
Industrial				4 697 000
Business Park	-			<u>4,537,005</u> <u>8,647,651</u>
Provid				
Mined iles		. 279	606 885	-
Mixed Use		210	000,000	5 069 250
Public Institutional				0,000,000
Open Space	-	-	-	-
Subtotal	-	279	606,885	10,055,359
Focus Areas ¹				
A Street Interchange Focus Area	124	-	2,121,125<u>2,</u> 110,165	-
East Lone Tree Specific Plan Focus	1,100	250	1,135,000	2,152,300
Eastern Waterfront Employment Focus	12	248	25,000	26,407,539 <u>16,</u> 486,808
Ginochio Bronarty Eccus Area	ፈሰብ			-
Divotouro/Urban MotorfrontDourstouro	1 135 1 065	1.395 1 221	1 712 175	5 688 163
Specific Plan Focus Area	1,100-1,000	12000 27221	3,927,420	82,019
Roddy Ranch Focus Area	600	100	225,000	-
Hillcrost Station Area Specific Plan		2,500	2,500,000	-
Focus Area		2,000	_,	
Sand Creek Focus Area	3,537	433	1,240,000	-
Somersville Road CorridorWestern	1.926	358	47,335,501	8,390,227
Antioch Commercial Focus Area	.,		9,224,280	
Western Gateway Focus Area	-	1,639460	215,216	-
Subtotal	-8,834-6,839	6,913 <u>5,5</u> 70	-26,509,018	42,638,228

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			<u>20,845,130</u>	<u>41,984,779</u>
τοται	39,834_<u>35,862</u>	14,947 <u>11,912</u>	38,961,8 63	57,980,59 7
TOTAL			33,417,298	<u>41,984,779</u>
Population		132,698<u>151,443</u>	¹ Figures indica	ited represent the
Employed Population		74,30684,808	maximum_perm	itted development
Total Jobs	72.877150.8	72,877150,804	intensity. The actual yield of	tual yield of future
Retail Jobs		4521530,161	the Ceneral Plan	not guaranteed by
Non-Retall Jobs		57,662120,643	upon appropriate respon	te responses to
Jobs/Population Ratio		0.981.00	General Plan po	licies. The ultimate
-			development yi	eld may be less
			than the maxim	ums stated in this
			table.	

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4.0 Land Use

4.4.1 Land Use Designations

4.4.1.1 Residential Land Use Designations. Six residential land use designations are set forth to provide for development of a full range of housing types, in conjunction with residential development within General Plan Focus Areas. Permitted maximum land use and anticipated population densities are described for each designation. Densities are stated as the maximum permissible number of dwelling units per net acre that exists within the project site prior to any new dedication requirements. Density is assumed to accrue only to lands that are "developable." Developable acres are those that are not encumbered by prior dedications of easements or rights-of-way, and are not so steep (generally over 25%), unstable, floodprone or subject to other hazards as to be unable to support new development. Achievement of the maximum allowable density is neither guaranteed nor implied by the General Plan. The final density of any particular residential development type is dependent upon development design; any physical, geological, or environmental constraints that might be present within the site; available infrastructure and services; and other factors. The development standards that are established in the Antioch zoning ordinance might also limit attainment of maximum allowable densities.

Second units on a residential lot and home occupations are permitted by local regulation. Provision of density bonuses as allowed by State law and City ordinance may result in development densities in excess of the nominal maximum density for any land use designation.

Estate Residential. Estate Residential land uses are planned as a transition between urban and rural areas, and for areas that are not suited for a more intensive form of development because of topography, geologic conditions, or urban service limitations. Estate Residential areas will also serve to provide "executive" housing on large lots, thereby expanding the community's range of housing types. On designated lands where topography is not limiting, the representative form of development would be single-family homes on lots that average one acre in size. For properties so designated that are situated in steeper hillside settings, clustering of units and utilization of other hillside development techniques are anticipated and encouraged. The final approved and built density on lands in the Estate Residential land use designation should reflect the location of these lands as low-density residential transition areas between the urbanized Antioch and the undeveloped Mount Diablo Range of hills.

Since this designation is planned at the urban/non-urban interface, the type and level of development may require different construction standards, such as narrower street widths with parking along only one side of the street or no on-street parking, greater setbacks, limited sidewalk areas, etc. Development may require a different level of services than that required for strictly urban land uses. Projects that minimize the demand for urban services and provide major funding for construction of needed service facilities would be appropriate.

Environmental constraints such as steep slopes, riparian habitats, unstable soil conditions, sensitive flora and fauna, and visual prominence are often found on lands with the Estate Residential designation. These constraints may make development of these areas extremely sensitive, and could require creative and imaginative site planning in all projects. The steepness of the slopes and the visual prominence of these areas make many of these resources important public amenities to be preserved for all of the citizens of Antioch. Finally, as these areas will serve as a buffer between the urbanized City of Antioch and the undeveloped open space to the southwest, development must be at a level, which serves as an appropriate transition between urban and non-urban environments.

Development in this category is generally limited to a maximum of one (1) unit per gross developable acre, unless a density of two (2) units per developable acre is specified on the

4.0 Land Use

General Plan land use map or in Focus Area policies. Overall, residential developments within the Estate Residential land use category should provide large lots, and project a semi-rural character.

Neighborhood entry signage is encouraged to create a sense of community, and define Estate Residential neighborhoods as special places. Within hillside areas, dwelling units should be clustered on land that is relatively flat, and no development should occur on slopes exceeding 20 percent. Due to the unique nature of these areas, a clustering of units may be needed to accommodate the unit yield and still maintain the topographic uniqueness of the area. Developments in these areas should be oriented around a major amenity that increases public exposure to the more hilly terrain. Examples of such amenities include golf courses and equestrian centers.

- Appropriate Land Use Types: See Table 4.A
- Maximum Allowable Density: One dwelling unit per developable acre (1 du/ac) or two dwelling units per developable acre (2 du/ac)
- Anticipated Population per Acre: Four (4) to eight (8) persons per acre

Low Density Residential. These areas are generally characterized by single-family homes in traditional subdivisions. Areas designated Low Density Residential are typically located on gently rolling terrain with no or few geological or environmental constraints. The residential neighborhoods of southeast Antioch reflect this residential density.

- Appropriate Land Use Types: See Table 4.A
- Maximum Allowable Density: Four dwelling units per gross developable acre (4 du/ac)
- Anticipated Population per Acre: Twelve (12) to Fourteen (14) persons per acre

Medium Low Density. These areas are generally characterized by single-family

homes in typical subdivision development, as well as other detached housing such as zero lot line units and patio homes. Duplex development would generally fall into this development density. Areas designated Medium Low Density are typically located on level terrain with no or relatively few geological or environmental constraints. Older subdivisions within the northern portion of Antioch reflect this residential density.

- Appropriate Land Use Types: See Table 4.A
- Maximum Allowable Density: Six dwelling units per gross developable acre (6 du/ac)
- Anticipated Population per Acre: Fourteen (14) to Eighteen (18) persons per acre

Medium Density Residential. A wide range of living accommodations, including conventional single-family dwellings, small lot single-family detached dwellings, mobile homes, townhouses, and garden apartments, characterizes the Medium Density land use designation. Development in these areas can . be expected to be a maximum of two (2) stories, and include generous amounts of public or open space for active and passive recreational uses. Lands adjacent to parks, commercial uses, transit routes and rail stations, and arterial roadways would be appropriate for the upper end of the allowable development intensity for this category. Other lands would serve as a buffer or transition between lower density residential areas and higher density residential and commercial areas, as well as areas exhibiting greater traffic and noise levels.

At the higher end of the density range for this category, multi-family townhouse and apartment development is expected to be predominant. Where the Medium Density land use designation serves as a transition or buffer, lower density townhouse and small lot, single-family development would be the predominant uses.

Appropriate Land Use Types: See Table
 4.A

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- Maximum Allowable Density: Ten dwelling units per gross developable acre (10 du/ac)
- Anticipated Population per Acre: Twenty (20) to Twenty-five (25) persons per acre

High Density Residential. High Density Residential densities may range up to twenty (20) dwelling units per gross developable acre, with density bonuses available for agerestricted, senior housing projects. Two-story apartments and condominiums with surface parking typify this density, although structures of greater height with compensating amounts of open space would be possible. This designation is intended primarily for multi-family dwellings. As part of mixed-use developments within the Rivertown area and designated transit nodes, residential development may occur on the upper floors of buildings whose ground floor is devoted to commercial use. Typically, residential densities will not exceed sixteen (16) to eighteen (18) dwelling units per acre for standard apartment projects, although projects with extraordinary amenities may achieve the maximum allowable density. However, permitted densities and number of housing units will vary, depending on topography, environmental aspects of the area, geologic constraints, existing or nearby land uses, proximity to major streets and public transit, and distance to shopping districts and public parks. Higher densities will be allowed where measurable community benefit is to be derived (i.e., provision of needed senior housing or low and moderate income housing units). In all cases, infrastructure, services, and facilities must be available to serve the proposed density, and the proposed project must be compatible with surrounding land uses.

- Appropriate Land Use Types: See Table 4.A
- Maximum Allowable Density: Twenty dwelling units per gross developable acre (20 du/ac) and up to a Floor Area Ratio¹ of

Floor Area Ratio (FAR) represents the ratio between allowable floor area on a site and the size of the site. For example, an FAR of 1.0 permits one square foot of building floor area (excluding garages and parking) for each square foot of land within the development site, while an 1.25 within areas designed for mixed use or transit-oriented development.

 Anticipated Population per Acre: Forty (40) persons per acre. Within transit-oriented development, up to forty-five to sixty (45-60) persons per acre

Residential TOD. This mixed-use classification is Intended to create a primarity residential neighborhood within walking distance to the eBART station, with complementary retail, service, and office uses. Residential densities are permitted between a minimum of 20 and a maximum of 40 units per gross acre. A range of housing types may be included in a development project, some of which may be as low as 10 units per acre, provided the total project meets the minimum density standard. Up to 100 square feet of commercial space such as retail, restaurant, office, and personal services are permitted per residential unit.

Residential units should be at least 300 feet away from rail and freeway rights-of-way, or should incorporate construction measures that mitigate noise and air emission impacts. Retail, restaurants, commercial services, and offices are allowed on the ground floor and second floor, particularly on pedestrian retail streets and adjacent to Office TOD designations. Low intensity stand-alone retail or restaurant uses with surface parking are not permitted. Fee parking in surface parking lots is not permitted as a primary use.

- Minimum housing density: 20 acres per gross acre
- Maximum housing density: 40 units per gross acre

4.4.1.2 Commercial Land Use Designations. The General Plan land use map identifies two commercial land use designations, which, along with commercial development within Focus Areas, will provide a broad range of retail and commercial services for existing and future residents and businesses. Permitted maximum land use

FAR of 0.5 permits 1/2 square foot of building area for each square foot of land within the development site.

intensities are described for each designation. Maximum development intensities are stated as the maximum floor area ratio (FAR) within the project site. "Floor area ratio" is determined by dividing the total proposed building area of a development project by the square footage of the development site *prior* to any new dedication requirements.

Convenience Commercial. This designation is used to include small-scale retail and service uses on small commercial lots. generally ranging up to one to four acres in size. Total gross leasable area within Convenience Commercial areas typically ranges from about 10,000 to 40,000 square feet. Typical uses may include convenience markets, limited personal services, service stations, and commercial services. This designation is often located on arterial or collector roadway intersections in otherwise residential neighborhoods and, thus, requires that adequate surface parking be included to ensure against any potential circulation difficulties affecting adjacent residences. Design features need to be included in these centers to ensure that convenience commercial developments are visually compatible with and complementary to adjacent and nearby residential and other less intensive uses. The type and function of uses in convenience commercial areas are generally neighborhood serving, and need to be carefully examined to ensure compatibility with nearby uses. This land use designation may also be applied to small freestanding commercial uses in the older portions of Antioch.

While some areas may be designated on the Land Use Plan for Convenience Commercial use, this does not preclude small freestanding commercial uses from being zoned for such a use provided the above parameters are adhered to through adopted performance standards. Such a rezoning would be considered to be consistent with the General Plan, and not require a General Plan amendment.

 Appropriate Land Use Types: See Table 4.A Maximum Allowable Development Intensity: Floor Area Ratio (FAR) of 0.4 for new development within centers, and 0.6 FAR for small, freestanding uses.

Neighborhood/Community Commercial. The intent of the General Plan is to service residential areas in an efficient manner by avoiding the creation of new strip commercial areas. Toward this end, the General Plan designates major commercial nodes of activity based on the need to serve defined neighborhood and community areas. Each area designated Neighborhood/Community Commercial would typically represent an integrated shopping center or an aggregate of parcels around an intersection, which create an identifiable commercial center or area.

The common denominator within this designation is that each neighborhood commercial node will have sufficient acreage to meet the commercial needs of one or more neighborhoods. A neighborhood center typically ranges from 30,000 - 100,000 square feet of floor area on about 3 to 12 acres, anchored by a major supermarket and/or-drug store. A community center may range from 100,000 to 250,000 square feet on 10 to 20 acres or more, and be anchored by a major retailer. Because of its size, a neighborhood center would typically locate at the intersection of a collector and an arterial. A community center is more likely to be found at major arterial intersections.

Typical spacing between community centers should be approximately 1.5 to 3.0 miles, with approximately one mile between neighborhood centers. Exact spacing depends on the nature and density of nearby development, and on the location of major roadways.

- Appropriate Land Use Types: See Table 4.A
- Maximum allowable development intensity: FAR of 0.4.

Regional Commercial. The primary purpose of areas designated "Regional Commercial" on the General Plan land use map is to provide

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areas for large-scale retail commercial development and supporting uses. Regional commercial areas typically serve a large population base, with a market area as large as 8 to 20 miles or more. Typically, region al commercial areas have freeway visibility, or are located along major arterials, and linked directly to a freeway. Regional commercial areas typically encompass an integrated shopping center of 30 to 50 acres or more, and may also combine surrounding freestanding commercial uses and smaller neighborhood or community centers into a single large-scale shopping district.

- Appropriate Land Use Types: See Table 4.A
- Maximum allowable development intensity: FAR of 0.50 (1.0 within the existing Somersville Towne Center site)

Somersville Road/Western Anticoh Commercial Focus Area Commercial. Areas designated Western Anticoh Commercial Focus AreaCommercial/Somersville-Road Commercial represent an important gateway into the community and Rivertown area. This land use designation is limited to the Western Anticoh Commercial Focus AreaCommercial/Somersville-Road Corridor Focus Area (see Figure 4.3). The primary purpose of Western Anticoh Commercial Focus AreaCommercial/Somersville-Road Commercial is to provide an appropriate mix of uses for this specific corridor.

- Appropriate Land Use Types: See Table
 4.A
- Maximum allowable development intensity: FAR of 0.50.

Community Retail. This classification is intended to facilitate the development of a community commercial center with highway frontage. The site shall be at-least 10 acres and shall be developed with a maximum FAR of 0.30. This site may share parking with the adjacent office or Town Center-Mixed Use development.

Maximum allowable-development intensity. FAR of 0.3;

Town Center Mixed Use. This classification is intended to provide for an integrated mix of high-intensity uses in the area-surrounding the potential second eBART station near Phillips Lane.-Residential, commercial, employment, entertainment; and hospitality uses are permitted. Both horizontal mixed use and vertical mixed use projects are appropriate in this area. Retail, restaurant, and services uses are to be located on the ground floor in the pedestrian-Town-Center. Office space or residential space may be on upper floors. Development is to be high density to support pedestrian and bicycle use, and shall provide easy-pedestrian access to the potential transit station: The maximum floor area ratio (FAR) allowed is-1.0.

Residential densities may range from a minimum of 6 to a maximum of 25 units per gross acre (calculated based on the entire Town Center Mixed Use area). A range of housing types may be included in a development project, some of which may be as high as 50 units per acre with City Council approval, previded the total project does not exceed the maximum density standard. Residential units should be at least 300 feet away from rail and freeway rights of way, or should incorporate construction measures that miligate noise and air emission impacts.

- Maximum allowable development intensity: FAR of 4.0.
- Minimum-housing density: 6 units per gross acre.
- Maximum-housing density: 25-units per gross-acre.

Marina/Support Services. Areas designated Marina/Support Services are intended to encompass existing facilities located along the San Joaquin River within Rivertewn and at the foot of the Route 160 freeway.

Appropriate Land Use Types: See Table
 4.A

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 Maximum allowable development intensity: FAR of 0.50.

Mixed Use. The primary purpose of areas designated Mixed Use is to provide a different style of development than traditional neighborhoods, commercial, and employment areas that are physically separated from each other. Development within areas designated Mixed Use is to provide a variety of uses in an integrated manner within a single site. The specific mix of uses and development density are to be appropriate to the development site's particular location, access, size, and adjacent land uses. The intent is to create areas in which a mix of uses can come together to meet the community's housing, shopping, employment, and institutional needs through efficient patterns of land use. Within the Mixed Use designation, both "vertical mixed use" (various types of uses integrated within individual buildings, such as commercial on the ground floor with residential uses above) and "horizontal mixed use" (individual buildings housing different types of uses within an integrated site plan) are appropriate, .

- Appropriate Land Use Types: See Table 4.A
- Maximum allowable development intensity: FAR of 0.50

Mixed Use Medical Facility. The primary purpose of areas designated "Mixed Use Medical Facility" is to provide for development of a hospital and related facilities within the Sand Creek Focus Area. Within this designation, an integrated mix of office, residential, commercial, and employmentgenerating uses is appropriate. Both horizontal mixed use (different types of uses located in adjacent buildings) and vertical mixed use (different types of uses within the same building) are appropriate. Development is to be compatible with the primary use of this land use designation for practice of the medical arts.

 Appropriate Land Use Types: See Table 4.A.

- Maximum allowable development intensity: FAR of 1.0 (including areas devoted to residential use).
- Anticipated Population per Acre: Twenty (20) to twenty-five (25) persons per acre.

4.4.1.3 Employment-Generating Land Use Designations. The General Plan land use map and Focus Area policies identify six employment-generating land use designations, which will provide a broad range of employment opportunities for existing and future residents. Permitted maximum land use intensities are described for each designation. Maximum development intensities are stated as the maximum floor area ratio (FAR) within the project site. "Floor area ratio" is determined by dividing the total proposed building area of a development project by the square footage of the development site prior to any new dedication requirements. Achievement of this maximum is neither guaranteed nor implied by the General Plan. The final density of any particular commercial development is dependent upon development design; any physical, geological, or environmental constraints that might be present within the site; available infrastructure and services; and other factors. The development standards that are established in the Antioch zoning ordinance might also limit attainment of maximum allowable densities

Office. The primary purpose of areas designated Office on the General Plan land use map is to provide areas for the establishment of park-like working environments for corporate, professional, and general administrative businesses; commercial services needed to support major business development; and retail facilities supporting office-based business operations. The office designation is intended to encourage the concentration of office uses near centers of commercial activity within the City, and to discourage isolated office buildings. Office developments may include low-rise garden office arrangements, or midrise structures, as appropriate to the project's specific location.

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- Appropriate Land Use Types: See Table 4.A
- Maximum Allowable Development Intensity: Floor Area Ratio (FAR) of 0.5.

Office TOD. This classification is intended-to provide a compact office employment center close to the eBART station. The types of development envisioned in the office TOD land use classification are shown in the photos to the left. The maximum Floor Area Ratio (FAR)-allowed is 1.0. A portion of the parking should be in parking decks or structures. Retail, restaurant, and commercial service uses that serve employees are permitted and encouraged on the ground floor. Low density, single-use retail or entertainment developments with surface parking are not permitted. Commercial parking in surface lots requires a conditional use permit (where it is a primary use, not associated with a development project)-

 Maximum-allowable development intensity: FAR of 1.0.

Business Park. The primary purpose of lands designated Business Park on the General Plan land use map is to provide for light industrial, research and development, and office-based firms seeking an attractive and pleasant working environment and a prestigious location. Business Park areas are typically labor-intensive, meaning that the density of employment is higher than areas involving mostly manufacturing or warehouse uses. Business Park development may occur as a single use, a subdivision wherein individual entities own and operate their businesses, or as multi-tenant complexes.

- Appropriate Land Use Types: See Table 4.A
- Maximum Allowable Development Intensity: Floor Area Ratio (FAR) of 0.5.

Light Industrial. Areas designated Light Industrial are intended for industrial uses compatible with a location in closer proximity to residential development than General or Rail-Served industrial areas.

- Appropriate Land Use Types: See Table 4.A
- Maximum allowable development intensity: FAR of 0.55.

Rail-Served Industrial. Areas designated Rail-Served Industrial are intended for industrial uses designed to take advantage of rail service. This designation is limited to the Eastern Employment Focus Area.

- Appropriate Land Use Types: See Table 4.A
- Maximum allowable development intensity: FAR of 0.55.

General-Industrial. Areas designated General-Industrial are intended for a range of industrial businesses, including uses, which, for reasons of potential environmental effects are best segregated from other, more sensitive, land uses, such as residential neighborhoods.

Primary processing industries involving the mechanical or chemical transformation of raw materials or the blending of materials such as lubricating oils, plastics, and resins; and treatment and fabrication operations would generally be appropriate only within this designation. Industrial uses that may require massive structures outside of buildings, such as cranes or conveyer systems, or open air storage of large quantities of raw or semirefined materials are also limited to this land use designation.

- Appropriate Land Use Types: See Table 4.A
- Maximum allowable development ~ intensity: FAR of 0.55.

4.4.1.4 Community and Public Land Use Designations. The General Plan land use map identifies two Community and Public land use designations, which are intended to provide for public and institutional activities, as well as for the preservation of open space. Anticoh recognizes that the City might not have jurisdiction over certain public facilities, and that public entities might not be required

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to follow the City's development standards. In such cases, the City's land use policies, including maximum development intensity are intended as a guideline for the agency.

Public/Institutional. This category 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.

- Appropriàte Land Use Types: See Table 4.A
- Maximum Allowable Development Intensity: Floor Area Ratio (FAR) of 0.50.

Open Space. These land uses are of a basically open space nature, and include parks, as well as other open space areas. Certain open space areas, such as those that exist to protect sensitive environmental resources, might not be open to public use, while other lands may be owned and managed by private entities, and therefore not open to the general public. The most prevatent public open space uses are City and regional parks, as well as private open space areas within residential developments. It is intended that this designation be applied only to lands owned by public agencies or which are already programmed for acquisition.

The locations of existing and programmed neighborhood and community parks are in most cases specifically defined on the Land Use Map. In the case of a park whose acquisition has been programmed, the ultimate configuration of the park may be different from that which is shown on the General Plan land use map. In addition to public parks and open spaces, this category designates certain privately owned lands used for recreation and low-intensity, open space activities. Appropriate private sector uses in this category include cemeteries and land that is restricted to agricultural use. This designation also includes a higher intensity of uses that are of open space character. The range of allowable uses includes, but is not limited to, country clubs (excluding golf

course-oriented residential uses), golf courses, tennis clubs, driving ranges, equestrian centers, marinas, and other privately owned areas reserved for active recreational use.

- Appropriate Land Use Types: See Table
 4.A
- Maximum Allowable Development Intensity: No FAR standard required.
- 4.4.2 Residential Land Uses

4.4.2.1 Residential Land Use Objective. Provide a wide range of residential opportunities and dwelling unit types to meet the present and future needs of all socioeconomic groups.

4.4.2.2 Residential Land Use Policies. The following policies apply to land designated for residential uses on the General Plan land use map and by Focus Area policies.

- Within lands designated for residential use, permit the following non-residential uses:
 - Public elementary schools;
 - Parks, botanical gardens, and passive open space areas; and
 - Playgrounds and playing fields and active open space areas.
- b. Along the periphery of neighborhoods where traffic through the neighborhood can be minimized and adequate buffer areas along the common boundary with residential uses is provided, subject to development permits the following additional non-residential uses would be appropriate:
 - Churches and places of religious assembly;
 - Private elementary schools;
 - Public and private middle and high schools;
 - Day care centers.

Thus, these uses would be permitted along arterial and collector streets that are not intended to have single family residences fronting on them.

- c. Encourage larger neighborhood units to provide choices for residents as to the size and type of dwelling unit and lot, neighborhood design, density of development, community amenities, and form of ownership.
- d. Design new residential development with identifiable neighborhood units, with neighborhood shopping facilities, parks and recreational facilities, and schools provided as an integral component of neighborhood design.
 - Streets. Street design should route through traffic around, rather than through new neighborhoods.
 Neighborhood streets should be quiet, safe, and amenable to bicycle and pedestrian use. Within new subdivisions, single-family residences should be fronted on short local streets, which should, in turn, feed onto local collectors, and then onto master planned roadways.
 - Schools, Parks, and Recreation Areas. Elementary schools, as well as parks and recreational areas should be contained as near the center of the neighborhood they are as is feasible.
 - Neighborhood Commercial Areas. Neighborhood commercial centers should be located at the periphery of residential neighborhoods, and be designed such that residents can gain vehicular, bicycle, and pedestrian access to the centers directly from the neighborhood.
 - Connections. Individual neighborhoods should be provided with pathways and open spaces connecting residences to school and recreational facilities, thereby facilitating pedestrian and bicycle access.

- Neighborhood Character. Residential neighborhoods should be designed to maintain a distinct character through the use of neighborhood signage, streetscapes, architectural styles and variations, natural topographic
- Provide recognizable variations in front and side yard setbacks within single-family residential neighborhoods.

variations, and landscape buffers.

- To reduce architectural massing, orient the shortest and lowest side of a corner residential dwelling unit toward the side street.
- g. Within multi-family and small lot singlefamily developments, cluster residential buildings around open space and/or recreational features.
- In higher density project with tuck-under parking and/or opposing garages, avoid the monotony of long parking corridors by turning individual units and/or staggering and landscaping parking areas.
- Provide each unit of a multi-family development project with some unique elements to create a sense of place and identity.
 - Individual units within a project should be distinguishable from each other, and should have separate entrances and entry paths, where feasible.
 - The common space of each cluster of dwelling units should be designed to provide differences in size, dimensions, grading, and site furniture.
 - Every dwelling unit shall be provided with a usable private garden area, yard, patio, or balcony.
- 4.4.3 Commercial Land Uses

4.4.3.1 Commercial Land Use Objective. Provide conveniently located, efficient, and attractive commercial areas to serve regional, community, and neighborhood functions and meet the retail and commercial needs of Antioch residents and businesses.

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4.4.3.2 Commercial Land Use Policies. The following policies apply to land designated for commercial uses on the General Plan land use map and by Focus Area policies.

- a. Design commercial and office developments in such a manner as to complement and not conflict with adjacent residential uses, and provide these developments with safe and easy vehicular, pedestrian, and bicycle access.
- b. Orient commercial development toward pedestrian use.
 - Commercial buildings should provide a central place of main focus.
 - Buildings should be designed and sited so as to present a human-scale environment, including identifiable pedestrian spaces, seating areas and courtyards.
 - Uses within pedestrian spaces should contribute to a varied and lively streetscape.
 - Buildings facing pedestrian ways and plazas should incorporate design features that provide visual interest at the street level.
- Building setbacks along major streets should be varied to create plaza-like areas, which attract pedestrians whenever possible.
- d. Provide for reciprocal access, where feasible, between commercial and office parcels along commercial corridors to minimize the number of drive entries, reduce traffic along commercial boulevards, and provide an orderly streetscape.
- e. Design internal roadways so that direct access is available to all structures visible from a particular parking area entrance in order to eliminate unnecessary vehicle travel, and to improve emergency response.
 - e.<u>f.</u> The City should consider high density residential projects within commercial land use areas in order to address housing needs and support local businesses. Any such residential projects are subject to the

standards for High Density Residential, the City's Design Guidefines, and may not generate traffic or air quality impacts that exceed a comparable commercial development on the property.

4.4.4 Employment - Generating Land Uses

4.4.4.1 Employment-Generating Land Use Objective. Provide a mix of employmentgenerating uses supporting a sound and diversified economic base and ample employment opportunities for the citizens of Antioch through a well-defined pattern of manufacturing, warehousing and distribution, professional services, and office-based uses.

4.4.4.2 Employment-Generating Land Use Policies. The following policies apply to land designated for commercial uses on the General Plan land use map and by Focus Area policies.

- Focus the use of employment-generating lands on high value and high employmentgenerating uses (e.g., office environments, manufacturing and assembly).
- Provide for an appropriate mix of uses within employment-generating lands, including commercial and commercial service uses.
- c. Take advantage of existing rail facilities within the community by permitting the development of rail-served industrial uses.
- Ensure appropriate separation and buffering of manufacturing and industrial uses from residential land uses.
- All manufacturing and industrial uses shall be adequately screened to reduce glare, noise, dust, and vibrations.
- f. Office uses shall comply with the design policies set forth for commercial uses landscape (see Community Image and Design Element).
- g. Business park and office environments should blend well-designed and functional buildings with landscape (see Community Design Image and Element).

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4.4.5 Community and Public Land Uses

4.4.5.1 Community and Public Land Use Objective. Maintain an adequate inventory of lands for the conduct of public, quasi-public, and institutional activities, including protection of areas needed for future public, quasi-public, and institutional facilities.

4.4.5.2 Community and Public Land Use Policies. The following policies apply to land designated for commercial uses on the General Plan land use map and by Focus Area policies.

The development and design of public office developments should comply with the General Plan provisions for commercial and office development.

- Maintain appropriate locations for the conduct of public business and the operation of institutional uses within the community (See also policies 4.4.2.2 a and b).
- b. Within areas designated Open Space, permit only such uses as are consistent with the provision of public and private recreation (active and passive), protection of public safety, managed production of resources, and preservation of significant environmental resources.
- c. Incorporate significant existing natural resources into the design of new projects, rather than removing them.
- d. When public or private natural or recreational open space is provided as part of a development project, amend the General Plan land use map to reflect the permanent provision of this open space. Alternatively, permanent open space protections in the form of easements, deed restrictions, or acquisition of development rights may be provided.

4.4.6 Focused Planning Areas

Ten areas within the Antioch General Plan study area have been identified for focused policy analysis and direction. The purpose of these "Focus Areas" is to provide policy direction specific to each area, including appropriate land use types and development intensity, based upon analysis of the particular opportunities and constraints affecting each area.

4.4.6.1 Rivertown/Urban WaterfrontDowntown Specific Plan Focus Area.

The Rivertown/Urban Waterfront Focus Area has been repealed and repiced with the Downtown Specific Plan. Please refer to this adopted Plan for all policies related to the area shown on Figure 4-2.

The Rivertown/Urban Waterfront Focus Area is located in the northwestern portion of the General Plan study area, encompassing 963 acres. Antioch's downtown area - known as "Rivertown" - is located at the center of this Focus Area. South of Rivertown are older residential areas, with a mix of small commercial uses. These residential areas are concentrated immediately adjacent to Rivertown and along 10th Street. A mix of attached residential dwelling units is located between Rivertown and 10th Street. To the west of Rivertown are older heavy industrial uses, a business park, and a large open land area between the San Joaquin River and the Pittsburg-Antioch Highway, encompassing the Dow Wetlands and other vacant lands. Along the eastern edge of this Focus area and to the east are heavy-industrial-uses along the river-

a. Purpose and Primary Issues. Rivortown and the Antioch waterfront contain a wide variety of features, conditions, and issues encompassing both new facilities, such as the City's central police facility and deterforating sites such as the Rodgers Point boat launch; areas with an array of conflicts, problems, as well as areas with substantial potential opportunities. These conflicts, problems, and opportunities are described below.

• While Rivertown does not suffer the degree of decay found in some suburban downtown areas, neither does it enjoy the vitality its location along the river within a growing community would seem to be able to command. Antioch has made significant Formatted: Normal

investments in Rivertown, including streetscape improvements, special lighting, and street sign monuments. Investments have also been made in the municipal marina and adjacent park site, river lookouts, and the extension of "A" Street into the downtown area.

The waterfront between "I" Street and "F" Street is adjacent to the heart of historic downtown, including most of the remaining commercial buildings, which orient primarily to Second Street and G Street. A key need in this area is to recreate Rivertown's physical and economic link that once existed with the waterfront, which is still its major asset. Whereas the former neavy industrial uses along the riverfront were Antioch's major employment base, re-integrating the waterfront with Antioch's economic vitality will require a new land use focus. To accomplish this requires there be sufficient amenities on the waterfront, and enough "critical-mass" in terms of restaurants, specialty retail, services, recreation, and other attractions to bring local resident and visitor trade to the waterfront and downtown area. The visual relationship of waterfront improvements to downtown would be improved by concentrating waterfront development and focusing on some of Rivertown's key physical features.

 To emphasize historical Rivertown, a traditional town square with a large gazebo could be developed within the area. The town square, which ideally, would be along the river or have a view of the river, could be the site for summer concerts. Development of recreational facilities, such as bosee ball or lawn bowling courts, could also assist in enhancing downtown activities.

 Past market evaluations for marina developments have concluded that Antioch has a market for waterfront amenities from local and regional residents.

• The San Joaquin River, along with views of the river and the potential for a riverfront trail, provide Antioch with its greatest opportunity for revitalizing Rivertown, and creating a citywide activity center. Antioch's downtown area sits on a bluff higher than the railroad embankment and the San Joaquin River normal high water mark. This elevation difference provides for dramatic views of the river and the opposite shore. However, there ie a need to replace some buildings close to the river and refurbish the rear of others that tend to face south toward First or Second Street, turning their backs to the riverfront. In the future, it will be important to reorient buildings¹ and provide views toward the riverom The scale of Rivertown buildings in

the vicinity of the waterfront provides the opportunity for mixed-use development. Such development could take the form of multistory, attached housing or mixed-use buildings with commercial uses on the ground floor and residential-uses on upper floors.

 Antioch's location along the San Joaquin River, along with the existing of deepwater access to the shoreline, provides an opportunity for establishing waterborne transit service.

 The General Plan objective of having sontinuous shoreline access is hampered in places where there is virtually no land outside the railroad right of way for such access. To provide a shoreline trail in these areas with appropriate resting and viewing locations and sufficient clearance for service and emergency vehicle-access, it-would be necessary to fill or bridge over the water. Such construction is expensive, potentially reduces wetland habitat values, and may require mitigation by restoration or welland areas in other areas.

• In some areas, the shoreline extends south of the railroad, requiring crossings. Currently, access from dewntown to Rodgers Point is via MeElheny Road, a substandard road running along the bottom of the East Antioch Creek. The development potential of areas to the east, including Rodgers Point, the Fulton Shipyard site, and the former City sewage treatment plant site depend on

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⁴ Where existing buildings cannot be re-oriented to provide views of the river, the riverfront side of the building should be refurbished to enhance views of the building from the riverfront, or the building should be replaced.

establishing a suitable direct connection across the railroad tracks. This will require either an overcrossing or an undercrossing to replace the existing undercrossing, as new atgrade crossings are generally against the policies of the railroad and the Public Utilities Commission. It is a key General Plan objective for Rivertown to close or improve the existing McEilheny Road crossing, and create allweather access between the downtown and Rodgers Point.

 Rodgers Point is located entirely on the river side of the railroad, and is the only significant land area adjacent to the downlown area with this advantage. It is a natural promontery of land owned by the City. It has dramatic views of the river and of downtown, and is prominent from downlown. Although quite small, Rodgers Peint has the potential to be a major feeal point of community recreation and special events.

• The area between the "A" Street/6th Street intersection and the Fulton Shipyard has the potential for mixed use development, including hotel uses, as well as higher density residential uses with views of the river. The setting of this area could facilitate a market for higher end multi family development within Anticeh.

-East of Rodgers Point is the Gityowned boat launch, with a single concrete launch ramp, a pier which also supports a water uptake line for the municipal water supply, some tie-up berths for day cruisers, automobile and auto/trailer-parking, and a boarded up two-story structure. The current boat-launch facility has a number-of deficiencies, making it difficult for both launching and landing. While a municipal boat launch facility is needed, it is not necessary that the facility be maintained at its current location. Rodgers Point and the boat launch area have the potential for development of visitor serving uses (e.g., hotel, and restaurants) and office development if improved access is provided.

• The isolated location of the boat launch area has attracted loiterers who may discourage other users. Thus, improved access and revitalization of adjacent uses is needed if the boat launch is to be improved and maintained in its present location. 4.0 Land Use

The former Fulton Shipyard, with its deep water access, has the potential to serve as a marina or repair facility for larger recreational boats, or to provide a location for waterborne transit. Other areas that may be appropriate for waterborne transit-include-the Rivertown area, and heavy industrial areas located east of the Fulton Shipyard. Past parking studies have concluded that more infill development, including construction of some surface parking and parking structures, is needed to enhance the downtown area as a complete and functional shopping district. Past studies also concluded the proximity of the existing-parking lots and addition-of-future parking structures-would provide the opportunity to serve a modest reconstructed commercial waterfront. Thus, the General Plan proposes to modify parking standards within-the-downtown area to permit the use of offsite parking facilities to meet offstreet parking-requirements. This will also facilitate expanding the use of downtown buildings that have near 100 percent lot coverage, and cannot provide onsite parking. In providing downlown-parking structures, it will be important to blend the design of these structures with the design of surrounding buildings. Provision of efficient and safe-pedestrian and bioycle-paths-from the parking structures to uses within the downtown will also be needed.

The residential area located south of downtown generally contains older homes and many senior citizens. Residents in this area typically have a lower income than in the newer-portions of Antioch, and many dwellings are in some-state of disrepair. A concentrated effort-is needed to improve housing in this area. North of the fairgrounds, southwest of the downtown area⁴, development was planned on fill over marshlands. Soils in this area generally have a low load bearing capacity, and development is limited to low density dwellings, which can be supported by area soils, or very high densities, where costs for constructing-special foundations can be supported.

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⁴-This-area, known as "Proserville," is bounded by 6th-Street, 10th Street, "O" Street, and "L" Street.

Currently, Rivertown is somewhat isolated from the balance of Antioch. The primary approaches to Rivertown from the SR-4-freeway-consist of Somersville Road, "L" Street, "G" Street, and "A" Street. Only Somersville Road and "A" Street have full freeway interchanges. Current freeway improvement plans include closing the "G" Street interchange and providing "L". Street with a full interchange. Once a full interchange is provided, "L" Street will become a primary access route, via a four-lane roadway, improving the connection of Rivertown to the rest of Antloch.

Access roads connecting Rivertown to the freeway run through older residential, commercial, and or industrial areas, and do not present a high quality visual entry into the downtown. Somersville Road runs through older commercial and industrial areas, some of which are in need of revitalization (see discussion of the Somersville Road Corridor Focus Area). At the Somersville Road transition to Fourth Street, older heavy industrial uses, which are also in need of revitalization, are predominant.

• The extension of "A" Street from Sixth Street into the downtown area has improved access, and will have a positive offest on Rivertown's commercial potential. However, the residential and commercial uses along "A" Street north of the freeway are in need of revitalization. Focus Area policies set forth for the "A" Street and Somersville Road corridors will assist by enhancing entries into Rivertown. • The Antioch Rivertown Business

Association has embarked upon a major effort to inject new vitality into the downtown/waterfront business district. Recognizing that Rivertown must create and provide something special for visitors to the area, the Business Association and the City have developed a plan called "Rivertown Renaissance," which includes a number of projects focusing on arts, entertainment, and

specialty businesses. The Renaissance Plan provides several initiatives to attract arts and entertainment related businesses, including co-op art studios, artist live work studios, and special events, such as the annual Jamborce. Specialty businesses identified in the plan include galleries, boutiques, antique shops, crafts related businesses, restaurants and cafés, and professional offices.

• The development potential of waterfront areas is affected by the fragility of natural biological habitats (wellands) along the river. To the west of Rivertown and the municipal marina, north of the BNSF rail line is a large area set aside to protect welland habitat.—Special care must be taken in developing projects adjacent to this area and along the waterfront to minimize or avoid

impocts on wetland areas. b. Polley Direction. The Rivertown area is intended to be a community gathering place focused on the waterfront, providing specially retail, restaurant, and office uses, as well as recreational activities along the riverfront. Emphasic within Rivertown will be on daytime and nightime activities. Thus, in addition to retail uses, the City will work to attract restaurant, entertainment, and arts related uses to Rivertown. Other activity areas, such as bocce ball courts and other active recreational uses are also desirable as a means of generating high levels of activity.

The General Plan intends the waterfront to be re established as a major attraction for the downtown and the entire community by providing a range of activities for families and all age groups to enjoy public access and water-oriented recreation, waterfront commercial uses, RV camping, and environmental experiences. The downtown waterfront should serve as an extension of Rivertown-commercial areas, and reflect its themes. To facilitate revitalization of the waterfront, improved boat launch facilities envisioned, along with establishment of dry boat storage and one or more recreational vehicle parks. Suitable locations for recreational-vehicle-parks-include-Fulton Shipyard Road, the City's former water treatment facility, and the existing industrial facility site on Fourth Street adjacent to the Municipal Marina. This older industrial facility could be redeveloped into a modern business park, with provision made for recreational vehicles adjacent to the marina.

The density of new development within the developed pertions of the Rivertown/ Urban Waterfront Focus Area may be increased as

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eempared to existing development as a means of increasing use of the Rivertown area. These densities will be achieved by permitting three story structures in limited areas, and providing public parking lets and/or structures as a means of reducing on site parking requirements, and encouraging uses, such as residential, on the upper floor of commercial buildings.

Figure 4.2 identifies specific land use designations within the Rivertown/Urban Waterfront Focus Area. The following policies shall apply to development within this Focus Area.

a. — The area designated "Dow Wetlands Preserve" on Figure 4.2 is intended to protect existing wetland resources, and is to remain in open space use.

 Areas designated "Business Park" in Figure 4.2 shall comply with the provisions of the Business Park-land-use category (see Table 4.A).

d. — The area designated "Commercial" in Figure 4.2 represents the Rivertown core. Uses designated "Commercial" in Figure 4.2 shall comply with the provisions of the Neighborhood/Community Commercial land use designation (see Table 4.A). Maximum development intensity: FAR of 1.50 for non-residential uses along the riverfront north of Second Street. Within the balance of the Focus Area, the maximum allowable FAR is 0.50 for non-residential uses and 1.0 for mixed use buildings that provide residential use within the upper floors. Residential development shall provide public and private amenities, such as:

- pedostrian amenities, including sidewalk-canopies and other overhead weather protection devices, streetscape enhancements, 4.0 Land Use

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- -----,landscaping, multiple building entrances, public restrooms;
- pedestrian movement, such as sidewalk widening, through block connections, promenade extensions;
- housing and human services, such as employment creation, job training, income restricted housing for very low and low income households;
- transportation improvements, such as transit station access and private transportation services;
- cultural-amenities, such as performing arts facilities, art galleries, artist studios;
- preservation, such as adaptive reuse of historic-buildings; and
- planning objectives, such as provision of uninterrupted retail frontage or creation of local resident population.
- e.——Areas designated "Medium Density Residential" on Figure 4-2 shall comply with the provisions of the Medium Density Residential land use category (Section 4.4.1.1).
- f. Areas designated "High Density Residential" on Figure 4.2 shall comply with the provisions of the Medium Density Residential land use category (see Section 4.4.1.1).
- g. Areas designated "Mixed Use Residential/Commercial" as shown on Figure 4.2 may consist of a mix of the uses identified as appropriate for the High Density Residential designation (see Section 4.4.1.1) and the Convenience Commercial designation (see Section 4.4.1.2).
- Areas designated "Open Space" on Figure 4.2 shall comply with the provisions of the Open Space designation (see Section-4.4.1.4).
- i. The "Industrial" area identified in Figure 4.2 shall comply with the provisions of the Ceneral Industrial land use category described in Section 4.4.1.3 of the Land Use Element.

The "Water Oriented Mixed Use " area identified in Figure 4.2 is intended to facilitate the revitalization of Rodgers Point. Development within this land use-category may comply-with the provisions of the Business Park land use category described in Section 4.4.1.3 of the Land Use Element or the provisions of the Marina/Support Services or Community Commercial land use categories described in Section 4.4.1.2.

- K. The "Fleed/Control/Wellands Mitigation Area," "Park," and "Recreation" designations identified in Figure 4.2 are intended to identify existing open space uses that are not anticipated to change. Uses within these areas shall comply with the provisions of the Open Space land use category described in Section 4.4.1.4 of the Land Use Element.
- The central core of Rivertown is to be primarily retail in character, transitioning to office, commercial services, and neighborhood serving retail at the periphery of Rivertown adjacent to the existing residential neighborhood. Within the core of Rivertown, buildings are to feature rotail, restaurants, commercial services, and entertainment uses on the ground floor, with these uses, as well as residential and office uses permitted above the ground floor. The City will develop specific economic incentives for infill uses along First Street and at other locations close to, and visible from, the water as a means of re-establishing the downtown area's relationship to the river. In order to enhance the commercial vitality of the downtown area, municipal parking structures will be developed at key locations.
- m. Adjacent to the downtown area along the waterfront, uses should be complemented by public access beardwalks, piers or promenades with fully developed landscaping, lighting, and site furniture. Appropriate uses include:

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- a limited number of marina berths
- public access facilities and uses such as guest slips and moorings
- -----Delta cruise/waterborne transit center
- boat rentals
- -----fishing excursion-boat-charter center
- —sporting goods shops specializing selling and/or renting water oriented recreational equipment such as fishing tackle windsurfers, jet skis or kayaks
- chandlery.
- n. All improvements within this Focus Area should be oriented to and accessible from downtown as much as possible, and be designed to support-the historical architectural theme of downtown.
- o. Land uses surrounding the existing Amtrak stop should be designed to take advantage of the rall-line's transportation and visitor serving potential. Within the area adjacent to the existing Amtrak-platform, higher density, transit oriented development, including a mix of office, commercial, and residential uses is permitted.
- p. A continuous waterfront park will be developed. This park will incorporate a continuous system of multi-use public-trails along the entire waterfront from the westerly City limits to the Rodgers Point/Fulton Shipyard area, as permitted by environmental and physical constraints.
- In order to protect existing wetland areas, including the Dow Wetlands Preserve, alignment of the public access will-generally be along the south of the rail line.
- Where compatible with environmental conditions, rest stops, a "par course" and play-structures should be provided.
- The desired minimum width of the linear park is 25 feet to accommodate an 8-foot wide path and landscape

buffers. To increase the apparent width of this linear park, a boardwalk can be extended over the embank-

shoreline. q. Public access is to be provided along the entire length of the riverfront. Viows of the river are an important resource, and need to be preserved.

ment along many stretches of the

- r. Adequate pedestrian and vehicular access from the first public street inland of the waterfront must be provided, along with a riverfront multiuse trail. The riverfront is an active area; public access and use along the riverfront is to be provided, wherever possible.
- c. The deteriorated and blighted condition of the City's existing waterfront environment-should be rehabilitated to form an amenity-of regional significance. Existing wetland areas north of the railread are to be left unaltered, except for clean up of beached-debris and potential removal of invasive plant species and reintroduction of native plant species.⁴
 - t. The shore adjacent to the downtown area should be improved with an access road/path, bank top boardwalks, and landscaped areas (see above-lilustration).
- u. "Anchor" uses should be provided along the waterfront between "I" Street and "E" Street. Examples of such uses include:
- -----marina berths
- ----restaurants
- specialty shops (e.g., these specializing in retail sales and/or rental of water oriented recreational equipment, such as windsurfers, jet skie, kayaks)
- ----guest berths for-boats
- *—The restored welland is anticipated to help provide needed welland mitigation credit to offset the construction of other facilities along the waterfront.

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- sport fishing and boat charter facilities
- cultural facilities
- These uses should be clustered to provide economic "critical mass," and, along with the general ambience provided by the river and downtown, to attract visitors to the waterfront.
- v. Public access boardwalks, piers or promenades, landscaping, decorative lighting, and oite furniture should complement anchor uses. All the improvements should be oriented to and directly accessible from downtown as much as possible, and designed to support the historical architectural theme of downtown.
- w. Near the extension of "C" Street, adjacent to the railroad trestle abutment, an overlook platform should be provided. At the overlook, a gazebo, tower or other special-identity structure should be provided, both to act as a symbolic milestone destination for this length of shoreline trail and also to act as a focal point from downtown. Steps and a ramp should be provided to lead down from this overlook structure to connect to a pedestrian undercrossing.
- X. To maintain the strong economic and functional connection desired for the waterfront, provide improved direct access from downtown to Rodgers Point in a manner and at a location to be determined after the completion of engineering studies.⁴
- y. Rodgers Point and the adjacent boat launch area should be developed as a multi-functional community gathering place to anchor the castern terminue of the continuous waterfront park system. The objective is to create a waterfront area for family-oriented use, including both

private development and public open spaces.

- z. The revitalization and redevelopment of Rodgers Point should include improved boat launch facilities, unless provision is made to provide a municipal boat launch at a different location in the community. Along with improved boat launch facilities, opportunities should be provided for the establishment of privately operated stackable dry boat storage.
- aa. Prior to or concurrent with approvals
- of any development applications at Rodgers Point, a Master Plan for the area shall be propared and approved by the City. The Master Plan shall provide detailed guidance for environmental review, project related land use, provision and financing of required public services and facilities, open space preservation, community design, recreational amenities, and community improvements.
- bb. "Anchor" commercial facilities such as restaurants or lodging/visitor services should be developed at Rodgers Point as part of the area's revitalization.
- cc. The distinctive streetscape existing within the downtown area should be expanded to encompass the all of the commercial and residential portions of the Rivertown/Urban Waterfront Focus Area. Entry monumentation, including signage, special landscaping, and, potentially, an overhead structure spanning the street, should be placed at the following locations:
- Fourth Street at "L" Street
- ----*L" Street at 10th Street
- ---- "A" Street at 6th Street
 - -10th Street at "L" Street.

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4.4.6.2 Somersville Road-CorridorWestern Antioch Commercial Focus Area. This Focus Area encompasses the commercial areas along Somersville RoadAuto Center Drive-from SR-4 north to Fourth Street, as well

⁺⁻This access would, at a minimum, provide a low flow crossing. Providing an all weather undercrossing would be an expensive project.

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as the commercial areas south of the freeway along Somersville Road, up to and including the Chevron propertySomersville Town Center. The General Plan intends that existing auto dealerships be retained and revitalized along Somersville Road.Auto Center Drive. If the existing dealers ultimately decide to relocate from Somersville RoadAuto Center Drive, the City should work with the dealers to secure alternative locations within the City of Antioch. Potential alternative locations include the Regional Commercial area within the East Lone Tree Specific Plan Focus Area.

a. Purpose and Issues. The <u>Autor Center</u> <u>Drive/</u>Somersville Road corridor is one of Antioch's primary sales tax generators, encompassing automobile dealerships, the Somersville Towne Center mall, and other retail businesses. Uses along this corridor are aging, and in need of improvement. In addition, the Somersville Road Interchange is heavily congested. Interchange capacity will be<u>were</u> increased as part of Improvements for SR-4. Interchange Improvements could impact adjacent existing hotel uses.

- Automobile dealerships exist along Semereville RoadAuto Center Drive. The City has worked in the past to improve the design of Somereville RoadAuto Center Drive, and to assist existing dealerships to modernize their facilities. Relocating the dealerships to another location within Antioch could reduce the amount of land available for industrial use, and may or may not be desirable for the dealerships. The dealerships have generated a customer base in their present location, though they do not have freeway visibility.
 - South of the freeway is Somersville Towne Center, formerly known as County East Mall. The center was an open air complex, and was enclosed in the 1970s. The mall has not provided the level of retailers, mix of uses (e.g., restaurants), or design interest that could be supported by the community.—In addition, vehicular-access to the mall from Somersville Road is difficult due to limited parking.—Pedestrian entry along the easterly side of the mall is awk-

ward due to the presence of commercial uses with access directly from the parking lot.

There have been discussions in the past regarding adding another anchor tenant. However, the present design of the mall, with a series of tenants having their entries open to the parking lot along Somersville Road, limits simple design solutions. As a result, there have been suggestions that the mall be revitalized as a mixed-use specialty retail, entertainment, office, and residential project.

- The Focus Area's commercial uses are auto-oriented, and its general character is that of a typical older suburban community. Improvements to signage, streetscapes, and building façades are needed throughout the developed portion of this Focus Area, along with improved pedestrian linkages in the mall area.
- At the southern end of this Focus Area is the Chevron property, which is a 193-acre relatively flat, vacant parcel south of Buchanan Road. It is expected to be annexed by the City of Pittsburg and developed into a residential community. These new residents will contribute to the future financial stability of this commercial Focus Area. It is an unincorporated island surrounded by the cities of Antioch and Pittsburg, and is within Antioch's sphere of influence. The site has been extensively disturbed-as-the result of its previous-use as an oil-storage facility. With the extension of James Donlon-Road, the Chevron property will become and important gateway into west-Antioch.

b. Policy Direction. Efforts should be continued to keep existing automobile dealerships in their present locations, and to upgrade their facilities. Somersville Towne Center should be improved and expanded into a cohesive mixed-use retail, retail, entertainment, and<u>/or</u> residential center. Pedestrian and other urban design improvements need-teshould be provided to increase linkages between the mall and adjacent uses. Special effort should be undertaken to improve access to the mall site

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from Somersville Road, and to improve the distribution of parking around the mall.

The following policies apply to the Somersville Read Corridor Western Antioch Commercial Focus Area.

- Areas designated "Commercial" on Figure 4.3 shall comply with the provisions of the Somersville-RoadWestern Antioch Commercial land use category (see Table 4.A).
- Areas designated "Regional Commercial" on Figure 4.3 shall comply with the provisions of the Regional Commercial land use category (see Table 4.A).
- c. Areas designated "High Density Residential" in Figure 4.3 shall comply with the provisions of the High Density Residential land use category (see Table 4.A).

Expansion of Somersville Towne Center is encouraged, including new and expanded retail, particularly addition of new anchor tenants (department stores), higher end specialty retail, and sit-down restaurants. As shown in Figure 4.3, the General Plan permits expansion of the mall to the west. Expansion of the mall could also occur vertically by adding a second story of

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- shops. Also permitted is the conversion of the existing mall into a mixed-use commercial, office, and residential complex. Revitalization of the mall into a mixed use concept could occur alongside expansion of the existing mall itself through development of multi-story office buildings, either free-standing or attached to the mall.
- d.—In cooperation with the City of Pittsburg, work to extend Century-Boulevard to Buchanan Road as a two lane arterial, with a connection to Los Medanos College.
- e. The development of the "Chevron property," located on the west-side of Somersville Road, south of Buchanan Road, shall comply with the following provisions.
 - The primary land use intent for this site is a mix of low-rise business park and medium density residential housing products.

For illustrative purposes, Figure 4.3 shows the property divided into business park and residential portions. The specific development design of the site shall be determined through approval of a planned development for the site. A minimum of 40 percent of the site is to be devoted to business park and related commercial and open-space-uses.

- Business Park and related commercial uses shall front along the entire length of Somersville. Although it would be desirable to have business park and related commercial uses fronting along Buchanan Road at least as far west as the flood control channel, residential uses may front along Buchanan Road. The Business Park areas shall comply with the provisions of the Business Park land use category.
- Development of the site should be heavily landscaped. Business park and related commercial uses should be one or two stories, and clustered in a park-like setting.

- A common design theme for business park and residential uses within the 193-acre-site is to be provided, including compatible architectural, landscaping, and signage.
- Residential uses within the Chevron site may consist of a combination of small lot single family detached and multi-family development, and shall be consistent with the provisions of the Medium Density Residential land use category.
- Adequate separation shall be maintained between new office and multifamily uses and existing residential neighborhoods. If parking areas are located along the residential edge, sufficient noise mitigation shall be provided.
- As part of site development, a community gateway monument shall be provided, including distinctive signage and landscaping at the northwest corner of the site, expressing the theme of Antioch as "Gateway to the Delta." Such signage and monumentation must portray a high quality design image for the City.
- The City should work with the ewner of the Chevron property to annex it into Antioch.
- f.<u>d.</u> An urban design plan should be prepared for the entire Semersville Road-Western Antioch Commercial <u>Focus Area</u>Corridor. The design plan should define a design theme; set specific architectural, sign, landscape, and streetscape design standards for the corridor; and select specific designs for public improvements such as street lighting, special paving sections at intersections, and street furniture.
- g-g. A façade improvement program should also be undertaken for existing commercial uses within this Focus Area, with assistance from the Antioch Redevelopment Agency.

4.4.6.3 Eastern Waterfront Employment Area. This Focus Area encompasses the industrial areas in the northeastern portion of the City and its General Plan study area, south

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of the San Joaquin River, west of the SR-160 freeway. The Eastern Waterfront Employment Area is approximately 474 976 acres in size, and lies partly-primarily within the City of Antioch and partly within unincorporated territorv.

a. Purpose and Primary Issues. As a result of shifts in the national and regional economy, several of the heavy industrial uses located along the San Joaquin River have closed, or have significantly scaled back their operations. Thus, it is necessary to plan for revitalization of former heavy industrial lands along the river, including transition to other uses. This may include environmental clean up of brownfields resulting from years of heavy industrial use. To the east of Fulton Shipyard and south of the Antioch Dunes National Wildlife Refuge is the abandoned City Sewage treatment plant site. The development feasibility of this site may depend in part upon the clean up and improvement of nearby areas.

A large portion of this Focus Area, primarily north of Wilbur Avenue and the BNSF rail line, is-within-was recently annexed into the City of <u>Antioch.unincerperated territory, and would</u> need to be annexed if Antioch is to have any control over-future land use. Portions of this area are rail-served, which provides opportunities for the development of new Industrial uses with modern plants.

South of Wilbur Avenue, industrial areas border along existing residential neighborhoods. As a result, it will be necessary to provide appropriate transitions between existing residential neighborhoods and future industrial development.

The environmental sensitivity and fragility of the Antioch Dunes National Wildlife Refuge within the northwestern portion of this Focus area establishes the need to provide appropriate buffer areas for urban uses located adjacent to the Refuge.

The proximity of the western portion of this Focus Area to Rodgers Point provides an opportunity for development of a recreational vehicle campground. Such a use would be possible at the site of the City's former water treatment plant. This Focus Area's location along the riverfront also provides the opportunity to extend the trail proposed for the <u>Rivertewn-Downtown Specific Plan Focus</u> <u>Area</u>area to the existing marina adjacent to the SR 160 freeway.

The Northern Waterfront Economic Development Initiative is a multi-agency collaboration led by the County of Contra Costa to revitalize the areas adjacent to the San Joaquin River within Contra Costa County. The Initiative identifies Antioch's extensive industrial waterfront potential and provides guidance for regional efforts.

b. Policy Direction. The primary function of this Focus Area is to provide employment opportunities, and to assist Antioch in achieving its goal of a balance between local housing and employment. In addition, the Focus Area is intended to support and implement the outcomes of the Northern Waterfront Economic Development Initiative. The majority of employment opportunities created within this area will continue to be industrial in character, will reflect lighter industrial uses than are now present. Generally, this Focus Area will feature a transition between larger industrial uses between Wilbur Avenue and the river to rail served industrial uses along the south-side of Wilbur Avenue to light industrial and business park uses to the south. The area within this Focus Area between East 18th Street on the south and the BNSF rail line on the north, Viera Avenue on the west and Drive-In Avenue on the east is also subject to the provisions of the East Eighteenth Street Specific Plan.

As previously noted, transit improvements are envisioned to include extension of BART to Antioch in the long term with interim use of existing rail lines (eBART) to provide a transit connection to BART, along with commuter rail connections to the Tracy and Stockton areas. One of the primary locations being considered for establishment of a rail transit stop is along the BNSF rail line west of the Route 160 freeway. Should a rail transit stop be established at that location, there will be a significant opportunity for of a mixed use, transit oriented development, consisting of a high density cluster of retail, office, and residential uses.

The following policies apply to the Eastern Waterfront Employment Focus Area.

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a. Areas designated "Eastern Employment Business Park" in Figure 4.4 are intended for employment-generating uses compatible with a location adjacent to residential neighborhoods as a transition from other industrial uses. Appropriate land use types are set forth in Table 4.A.

The maximum allowable intensity shall be an FAR of 0.55.

b. The "Commercial" area identified in Figure 4.4 shall comply with the provisions of the Neighborhood Commercial Land Use designation (see Section 4.4.1.2).



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- c. Areas designated "Multi-Family Residential" in Figure 4.4 shall comply with the provisions of the High Density Residential land use category (see Section 4.4.2.2 of the Land Use Element).
- d. The "General Industrial" area identified in Figure 4.4 shall comply with the provisions of the General Industrial land use category described in Section 4.4.1.3 of the Land Use Element.
- e. The "Rail Served Industrial" area identified in Figure 4.4 shall comply with the provisions of the Rail-Served Industrial land use category described in Section 4.4.1.3 of the Land Use Element.
- f.e. The "Light Industrial" area identified in Figure 4.4 shall comply with the provisions of the Light Industrial land use category described in Section 4.4.1.3 of the Land Use Element.
- g.f._The *Regional Commercial* area identified in Figure 4.4 shall comply with the provisions of the Regional Commercial land use category described in Section 4.4.1.2 of the Land Use Element.
- h-g_The *Marina/Supporting Uses" area identified in Figure 4.4 shall comply with the provisions of the Marina/Supporting Uses land use category described in Section 4.4.1.2 of the Land Use Element.
- H. The "Open Space" area identified in Figure 4.4 shall comply with the provisions of the Open Space land use category described in Section 4.4.1.4 of the Land Use Element.
- j.i._Work with property owners and the California Department of Toxic Substances Control to facilitate clean up of existing brownfields within the industrial properties between Wilbur Avenue and the San Joaquin River.
- k-j_ If a rail transit stop can be established along the BNSF line west of the Route 160 freeway, development of a highdensity cluster of retail, office, and residential uses adjacent to the proposed site would be appropriate. Such development could occur as an integrated, mixed-use project at densities as high as

an FAR of 1.0 for non-residential uses and up to 35 units per acre for the residential portion of such mixed use development.

As part of the development of sites adjacent to the freeway interchanges at Wilbur Avenue and East 18th Street, establish community gateway monumentation is to be provided, including distinctive signage and landscaping, expressing the theme of Antioch as "Gateway to the Delta." Such signage and monumentation must portray a high quality design image for the City.

I.K. As a condition of new development or redevelopment of properties along the San Joaquin River between Rodgers Point and the existing marina at the SR 160 freeway, <u>explore</u> requiringe dedication and improvement of a riverfront trail and linear park.

4.4.6.4 Hillcrest Station Area Focus Area. The SR-4/SR-160 Industrial Frontage Focus Area has been repealed and replaced with the Hillcrest Station Area Specific Plan. Please refer to this adopted Plan for all policies related to the area shown on Figure 4.5.

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4.4.6.5 "A" Street Interchange. The "A" Street Interchange Focus Area encompasses 460.26119 acres of land along "A" Street from Worrel Road on the south to 10th Street and the Rivertown/Urban Waterfront Focus Area on the north. This Focus Area includes lands actually fronting on "A" Street, as well as additional adjacent properties.

a. Purpose and Primary Issues. "A" Street is located at the center of Antioch, and is an important gateway to the Rivertown Area. The existing interchange has the opportunity to become the primary gateway into the Rivertown area, as well as into southeastern Antioch. Thus, revitalization of uses at the interchanges, as well as uses along the route into Rivertown is needed. Currently, "A" Street is a suburban commercial strip with some single-family residential fronting on the roadway north of SR-4 freeway. Many uses along "A" Street are deteriorating or have a typical suburban commercial strip design. Most commercial parcels are too shallow to allow for modern design, and existing residential uses fronting on "A" Street are in need of upgrade. Relatively high traffic volumes make it undesirable for single family residential uses to front along and take access from "A" Street. To facilitate revitalization of this corridor, it would be desirable to consolidate commercial parcels fronting on "A" Street, and increase their depth. By accomplishing this, new commercial centers with high quality architectural and site design could be developed, accommodating many of the same uses that are now present, but is a manner more befitting of the area's central location within the City. It would also be desirable to relocate residents fronting along "A" Street to more suitable living environments.

Remaking the uses at the "A" Street Interchange will be costly, and relocation of residents can be traumatic and difficult. However, the potential benefils are substantial. At a minimum, urban design improvements, including undergrounding of utilities, building façade, and sign improvements are needed in the short-term. In the mid- to long-term (8 to 15 years), deepening of existing commercial parcels and removal of existing residences fronting on "A" Street at the interchange appear to be appropriate.

b. Policy Direction. The General Plan envisions a cluster of commercial and office uses with high design quality, transforming the "A" Street corridor from a strip commercial area into a pedestrian-oriented village with well-designed retail and office uses. The A Street interchange along the SR 4 freeway needs to feature a major community gateway statement. "Signature" buildings (those having greater height and design detail than adjacent buildings) will be encouraged at key locations, including at all four quadrants of the freeway interchange, as well as the intersections of A Street with Texas Avenue, East Eighteenth Street, Tenth Street and Wilbur Avenue.

To accomplish this requires relocation of deteriorating residential uses from the "A" Street frontage, and increasing the depth of commercial/office uses to provide a more sensible development pattern.

Transformation of the "A" Street corridor is intended to occur over a period of several years. Residents to be relocated as part of the revitalization effort will be afforded all of the protections and relocation benefits provided under State law.

The following policies apply to the "A" Street Interchange Focus Area.

- Areas designated "Commercial" in Figure 4.6 shall comply with the provisions of the Neighborhood Commercial Land Use designation (see Section 4.4.1.2).
- b. Areas designated "Commercial/Office" in Figure 4.6 shall comply with the provisions of the Neighborhood/Community Commercial Land Use designation (see Section 4.4.1.2). The land uses that are considered to be appropriate for areas designated "Commercial/Office" in Figure 4.6 are those identified for "A" Street Commercial/Office in Table 4.A.
- c. Areas designated "Office" in Figure 4.6 shall comply with the provisions of the Office Land Use designation (see Section)

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4.4.1.3). In addition to the uses identified as being appropriate within the Office designation, Religious Assembly uses would also be appropriate.

- d. Areas designated "Residential" in Figure 4.6 shall comply with the provisions of the Low Medium Density Residential Office Land Use designation (see Section 4.4, 1.1).
- e. An urban design plan should be prepared for this Focus Area. The plan should define a design theme; set specific architectural, sign, landscape, and streetscape design standards for the corridor; and select specific designs for public improvements such as street lighting, special paving sections at intersections, and street furniture.
- f. A signage and façade improvement program should also be undertaken for commercial uses within this Focus Area.
- g. To provide visual emphasis to specific locations, commercial and office buildings should be limited to two stories in height, except at the intersection of 18th Street, where three story structures with distinctive architecture (*signature buildings) are encouraged.
- h. The City should, if feasible, expand Antioch Development Agency Project Area 1 or establish a new redevelopment project area for the "A" Street Interchange Focus Area. The primary purpose of such a redevelopment project would be to:
 - assist in the conversion of existing residential dwellings to commercial and office uses;
 - assist residents with relocation costs;

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- assist area businesses in financing façade and sign improvements;
- assist in funding improvements within the public right-of-way (e.g., streetscape improvements, special paving at intersections, street furniture)
- facilitate the consolidation of parcels along "A" Street as a means of encouraging new, high quality, pedestrian-oriented commercial and office development.

4.4.6.6 Western Gateway. The Western Gateway Focus Area consists of approximately 43 acres, located at the western edge of the City, adjacent to the City of Pittsburg (Figure 4.7). The triangular Focus Area is bounded by the SR-4 freeway to the north, the Pittsburg city limits to the west, and an existing single-family residential neighborhood to the southeast. Delta Fair Boulevard runs through the center of Focus Area.

a. Purpose and Issues. The Western Gateway Focus Area is located at a key community entry. It is the first property in Antioch seen by eastbound travelers along the SR-4 freeway, and as such, will define Antioch's visual character for new visitors to the community. The Focus Area is partially developed. The County Social Services Department maintains offices along the south side of Delta Fair Boulevard. An existing transitional housing development is located adjacent to the County offices. Los Medanos College is located adjacent to the west side of the Focus Area, in Pittsburg. The Western Gateway Focus Area is connected to the Somersville Towne Center mall and regional commercial uses along Somersville Road by Delta Fair Boulevard, which traverses the residential neighborhoods between the two areas. Thus, even though there is a roadway connecting between the Western Gateway Focus Area and regional commercial uses along Somersville Road, the two areas do not have a functional linkage. The recent Eextension of Century Boulevard from the north is proposed, providing provided a roadway connection between this Focus Area

and commercial areas to the north of the SR-4 freeway in the City of Pittsburg.

Along the southeasterly side of this Focus Area are single-family dwellings. Thus, while the location of this Focus Area at a key entry to the community calls for dramatic architecture, perhaps with mid-rise buildings, there is also a need to maintain compatibility with the adjacent residential neighborhood.

b. Policy Direction. A community gateway monument and landscaping should be developed along the west side of the intersection of Delta Fair Boulevard and Century Boulevard. This monument should include modern community signage and appropriate landscaping. Development along the north side of Delta Fair Boulevard should consist of mid-rise office uses at the intersection of Delta Fair and Century boulevards, and potentially attached residential dwelling units adjacent to the existing neighborhood. The area north of Delta Fair Boulevard may also be developed solely as an office park. The following policies shall guide development of the Western Gateway Focus Area.

- a. The Western Gateway Focus Area is intended for office uses northwest of Delta Fair Boulevard, along with existing multifamily residential and public uses on the opposite side of the roadway.
- b. Areas designated "Mixed Use Residential/Commercial" in Figure 4.7 may consist of a mix of the uses identified as appropriate for the High Density Residential designation (see Section 4.4.1.1 for maximum allowable development intensity and appropriate land use types) and the Convenience Commercial designation (see Section 4.4.1.2 for maximum allowable development intensity and appropriate land use types).
- e.<u>b.</u> Areas designated "Office" on Figure 4.7 shall comply with the provisions of the Office land use designation (see Section 4.4.1.3).

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Future multifamily residential, if provided, is to be developed as part of a mixed use office/residential development.

- c. Areas designated "High Density Residential" on Figure 4.7 shall comply with the provision of the High Density Residential land use designation (See Section 4.4.1.3)
- d. Because of the highly visible nature of the Focus Area, office development at the intersection of Delta Fair and Century boulevards should be mid-rise (three to five stories), and display-high-quality architecture.
- e.d. Adequate separation shall be maintained between new office and multi-family uses and existing residential neighborhoods. If parking areas are located along the residential edge, sufficient noise mitigation shall be provided.
- f.e. As part of the development of this Focus Area, community gateway monumentation is to be established at the northwest corner of Delta Fair and Century Boulevards, including distinctive signage and landscaping and expressing the theme of Antioch as "Gateway to the Delta." Such signage and monumentation must portray a high quality design image for the City.¹

4.4.6.7 Sand Creek. The Sand Creek Focus Area encompasses approximately 2,712 acres in the southern portion of the City of Antioch (Figure 4.8).

This Focus Area is bounded by existing residential neighborhoods to the north, Black Diamond Mines Regional Preserve to the west, the city limits to the south, and the City of Brentwood to the east. Empire Mine Road and Deer Valley Road run in a general northsouth direction through the Focus Area, dividing it roughly into thirds.

a. Purpose and Primary Issues. The Sand Creek Focus Area combines two existing policy and planning areas identified in the previous General Plan: the southern portion of "Focused Policy Area 18" and the entirety of Future Urban Area 1." Previous General Plan policy tied the timing of development within this Focus Area to progressive build out of the land immediately to the north (the area generally known as Southeast Antioch), and to agreement on an alignment for the SR-4 bypass.

Through the 1990s, build out of Southeast Antioch was largely completed, an alignment for the SR-4 bypass was selected, and financing for construction of the bypass was developed. As a result, the City stepped up its planning efforts for the Sand Creek Focus Area with area landowners. Because of the multiple ownerships within the Sand Creek Focus Area, detailed coordination of access and infrastructure, along with the establishment of workable financing mechanisms was necessary in addition to land use planning.

Sand Creek, as well as natural hillsides and canyons within the Sand Creek Focus Area, contain habitats for sensitive plant and animal species, as well as habitat linkages and movement corridors. Overall, the western portion of the Focus Area is more environmentally sensitive than the eastern portion in terms of steep topography, biological habitats and linkages, the existence of abandoned coal mines, and proximity to public open space at Black Diamond Mines Regional Preserve. The west end of the Sand Creek Focus Area serves as a linkage between two regionally significant blocks of grassland. Decades of urban and agricultural use have greatly reduced the width of this linkage, substantially increasing the ecological importance of the remaining linkage within the Sand Creek Focus Area. Land has been preserved in regional parks and permanent open space, primarily in extensive grassland to the immediate west and northwest, as well as south of the Sand Creek Focus Area. These preserves represent a significant investment of public resources, and are a valued public asset.

Stream and riparian communities occupy a small portion of the Focus Area, but are widely distributed. Because of their high biotic value, stream and riparian communities within the Focus Area are considered to be a sensitive

^{1.} See the Community Image and Design Element.

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resource. The Focus Area also includes an oak woodland and savanna community, which,

because of its high wildlife value, is considered to be a sensitive resource.



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Figure 4.8: Sand Creek



b. Policy Direction. The environmental sensitivity of portions of the Sand Creek Focus Area was recognized in the City's previous General Plan; however, policy direction was very general. As an example, the previous General Plan did not provide any indication of the maximum allowable development intensity for Future Urban Area 1. The previous General Plan also stated that while the area between Contra Loma Boulevard and Empire Mine Road was designated Estate Residential, "the actual density should be based on a development plan that ensures that the special characteristics of the area, including steep slopes, riparian habitat, and other environmental constraints, are accommodated.

The following policy discussion and policies for the Sand Creek Focus Area are intended to provide clear direction for the future development and environmental management of the area.

The Sand Creek Focus Area is intended to function as a large-scale planned community, providing needed housing and employment opportunities. This Focus Area is also intended to provide substantial employment opportunities. Up to approximately 280 acres are to be devoted to retail and employment-generating uses, which will result in the creation of up to 6,500 jobs at build out. Residential development within the Sand Creek Focus Area will provide for a range of housing types, including upper income estate housing, golf course-oriented age-restricted housing for seniors, suburban single-family detached housing for families or for seniors, and multifamily development.

The following policies apply to development within the Sand Creek Focus Area.

a. Prior to or concurrent with approvals of any development applications other than major employment-generating uses (including, but not limited to a medical facility on the Kaiser property), a specific plan or alternative planning process as determined by the City Council, shall be prepared and approved for the Sand Creek Focus Area. Such specific plan or alternative planning process shall identify and provide for project for project-related land uses, financing of required public services and facilities, open space preservation, community design, recreational amenities, and community improvements within the area proposed for development.

- b. Sand Creek Focus Area development shall make a substantial commitment to employment-generating uses. Up to 280 180 acres are to be devoted to employment-generating uses within the areas shown for Business Park and Commercial/Open Space, in addition to the area shown as Mixed Use Medical Facility. Appropriate primary land uses within employment-generating areas include:
 - Administrative and Professional Offices
 - Research and Development
 - Light Manufacturing and Assembly
 - Hospital and related medical uses
- Secondary, support and ancillary uses within employment-generating areas include:
 - Banks and Financial Services
 - Business Support Services
 - Eating and Drinking Establishments
 - Health Clubs and Spas
 - Lodging and Visitor Services
 - Storage and Distribution -- Light
 - Civic Administration
 - Cultural Facilities
 - Day Care Centers
- The maximum development intensity for employment-generating lands shall be an overall FAR of 0.5.
- A maximum of 95 acres of retail commercial uses designed to service the local community may be developed within the areas shown for Commercial/Open Space,

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with a maximum overall development intensity of a 0.3 FAR.

- f. Up to 1.24 million square feet of retail commercial uses may be constructed. Within areas designated for retail use (areas shown for Commercial/Open Space), office development may be developed at a maximum FAR of 0.5.
- g. Appropriate uses within the retail portions of this Focus Area include:
 - Administrative and Professional Offices
 - Automotive Uses
 - Banks and Financial Services
 - Business Support Services
 - Eating and Drinking Establishments
 - Food and Beverage Sales
 - General Merchandise
 - Health Clubs and Spas
 - Personal Services
 - Personal Instruction
 - Theaters
 - Civic Administration
 - Cultural Facilities
 - Day Care Centers
 - Residential development as part of a mixed-use medical facility
- h. Commercial areas shall be designed as cohesive centers, and not in narrow corridors or commercial strips.
- Each commercial center shall establish an identifiable architectural theme, including buildings, signage and landscaping.
- Commercial and employment-generating developments shall be designed to accommodate public transit and nonmotorized forms of transportation.
- 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 agerestricted housing for seniors; however, such density bonuses may not exceed the total maximum of 4,000 dwelling units for the Sand Creek Focus Area.

- It is recognized that although the ultimate I. 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 "tu," below.
- 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.

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 grad-

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ing. Mass grading would not be permitted within this residential type. Rough grading would be limited to streets and building pad areas. Residential densities within Hillside Estate Areas are to be limited to one dwelling unit per gross developable acre (1 du/ac), with typical lot sizes ranging upward from 20,000 square feet. The anticipated population density for this land use type is up to four persons per developed acre. Included in this category is custom home development, wherein semiimproved lots are sold to individuals for construction of custom homes. Approximately 20 percent of Hillside Estate Housing should be devoted to custom home sites.

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

Golf Course-Oriented Housing consists of residential dwelling units fronting on a golf course to be constructed within the portion of the Focus Area identified as Golf Course/Senior Housing/Open Space in Figure 4.8. Appropriate land use types include Single Family Detached and Small Lot Single Family detached for lots fronting on the golf course. Maximum densities for golf course-oriented housing would typically be 4 du/ac, with lot sizes as small as 5,000 square feet for lots actually fronting on the golf course. Given the significant environmental topographic constraints in the portion of the focus area west of Empire Mine Road, the minimum lot size for executive estate housing within this area shall be a minimum of 10,000 square feet. This would allow additional development flexibility in situations where executive estate housing needs to be clustered in order to preserve existing natural features. In no case shall the 10,000 square foot minimum lot size constitute more than 20 percent of the

total number of executive estate housing units in the area west of Empire Mine Road. The anticipated population density for this land use type is up to eight to twelve persons per acre developed with residential uses. Should the City determine as part of the development review process that development of a golf course within the area having this designation would be infeasible, provision of an alternative open space program may be permitted, provided, however, that the overall density of lands designated Golf Course/Senior Housing/Open Space not be greater than would have occurred with development of a golf course.

- 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. The anticipated population density for this land use type is up to eight to twelve persons per acre developed with residential uses.
- o. Small Lot Single Family Detached housing at the Aviano planned development and at the Vineyards at Sand Creek planned development with lots smaller than 7,000 square feet may be developed in the Sand Creek Focus Area within areas shown as Medium Low Density Residential and Low Density Residential in Figure 4.8. The anticipated population density for this land use type is fourteen to eighteen persons per acre developed with residential uses.
- p. A total of 25 to 35 acres is to be reserved for multi-family housing to a maximum density of 20 du/ac. Areas devoted to multi-family housing should be located adjacent to the main transportation routes within the Focus Area, and in close proximity to retail commercial areas. The anticipated population density for this land use type is up to forty persons per acre developed with residential uses.

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- Age-restricted senior housing should be q. developed within the Focus Area as a means of expanding the range of housing choice within Antioch, while reducing the Focus Area's overall traffic and school impacts. Such senior housing may consist of Single Family Detached, Small Lot Single Family Detached, of Multi-Family Attached Housing, and may be developed in any of the residential areas of the Sand Creek Focus Area. Within areas identified in Figure 4.8 specifically for senior housing, limited areas of non-senior housing may be permitted where environmental or topographic constraints would limit development densities to a range more compatible with estate housing than with senior housing.
- r. Areas identified as Public/Quasi Public and School in Figure 4.8 are intended to identify locations for new public and institutional uses to serve the future development of the Sand Creek Focus Area. Development within these areas is to be consistent with the provisions of the Public/Institutional land use category described in Section 4.4.1.4 of the Land Use Element.
- s. Sand Creek, ridgelines, hilltops, stands of oak trees, and significant landforms shall be preserved in their natural condition. Overall, a minimum of 25 percent of the Sand Creek Focus Area shall be preserved in open space, exclusive of lands developed for golf course use.
- t. 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.

- u. 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 project-specific 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 properties.
- v. A viable, continuous grassland corridor between Black Diamond Mines Regional Preserve and Cowell Ranch State Park shall be retained using linkages in the southwestern portion of the Lone Tree Valley (within the Sand Creek drainage area), Horse Valley, and the intervening ridge. The primary goal of preserving such a corridor is to allow for wildlife movement between Black Diamond Mines Regional Preserve and Cowell Ranch State Park. Completion of such a corridor is contingent upon the cooperation with the City of Brentwood and Contra Costa County, each of whom may have land use jurisdiction over portions of this corridor.
 - To preserve this corridor and in view of other significant development constraints, certain lands in the southwestern portion of the Focus Area shall be designated as "Open Space," as depicted in Figure 4.8. Limited future adjustments to the boundaries of this "Open Space" area may occur as part of the Specific Plan and/or project level environmental

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review processes, provided that such adjustments: (a) are consistent with the goals and policies outlined in the Framework for Resource Management set forth in Appendix A; (b) are based upon subsequently developed information and data relating to environmental conditions or public health and safety that is available at the Specific Plan stage, the projectlevel development plan stage, or during the permitting processes with federal, state or regional regulatory agencies; and (c) would not cause the "Open Space" area west of Empire Mine Road to be less than 65 percent of the total lands west of Empire Mine Road. Any open space and otherwise undeveloped areas west of Empire Mine Road that are within the area designated as "Hillside and Estate Residential" shall not count towards meeting this 65 percent minimum "Open Space" requirement.

- All areas designated as "Open Space" within the Focus Area may be utilized for mitigation for loss of grassland and other project-level impacts by projects within the Focus Area.
- Due to the varied and complex topography west of Empire Mine Road the exact boundary between the "Hillside Estate" residential area and "Estate" residential area shall be determined as part of the project-level entitlement process.
- It is anticipated that there will be only minor adjustments to the boundary between the open space area and the hillside and estate residential area shown in Figure 4.8. Minor adjustments may be made to this boundary provided that such adjustments shall not create islands of residential development within the area designated open space in Figure 4.8.
- In order to ensure adequate buffering of the Black Diamond Mines Regional Park from development in the Sand Creek Focus Area, no residential

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development shall be allowed north of the Sand Creek channel between the area designated "Hillside and Estate Residential" in Figure 4.8 west of Empire Mine Road and the existing Black Diamond Mines Regional Park boundary.

- w. The construction of facilities necessary to ensure adequate public access across Sand Creek west of Empire Mine Road, including the bridging of Sand Creek, an appropriately sized parking lot and staging area, and any trails needed to ensure public access to Black Diamond Mines Regional Park shall be implemented as an infrastructure component of development in the Focus Area.
- x. 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).
- y. Ponds, wetlands, and alkali grassland associated with upper Horse Creek shall be retained in natural open space, along with an appropriate buffer area to protect sensitive plant and amphibian habitats and water quality. If impacts on the Horse Creek stream and riparian downstream are unavoidable to accommodate infrastructure, appropriate compensatory mitigation shall be required off-site per the provisions of the Resource Management Plan attached as Appendix A to this General Plan.
- z. Chaparral, scrub, and rock outcrop community within the western portion of the Focus Area (west of Empire Mine Road), as well as adjacent grassland community that is suitable habitat for the Alameda whipsnake (masticophis lateralis)

euryxanthus) shall be retained in natural open space. Within other portions of the Focus Area, the chaparral, scrub, and rock outcrop shall be retained in natural open space contiguous to the required grassland linkage to function as a buffer and protect the grassland linkage south of the chaparral, scrub, and outcrop community.

- aa. Within the western portion of the Focus
 Area (west of Empire Mine Road), the oak
 woodland and savanna community shall
 be preserved in natural open space.
 Within other portions of the Focus Area,
 the oak woodland and savanna
 community shall be preserved in natural
 open space where it overlaps the rock
 outcrop community.
- bb. As appropriate and necessary to protect public health and safety, abandoned mines shall be included within required natural open space areas, along with appropriate buffer areas and measures to prevent unauthorized entry.
- cc. Mass grading within the steeper portions or the Focus Area (generally exceeding 25 percent slopes) is to be avoided.
- dd. Impacts of residential development on the Antioch Unified School District and Brentwood school districts will be mitigated pursuant to a developer agreement with the District.
- ee. 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.
- ff. The Sand Creek Focus Area is intended to be "transit-friendly," including appropriate provisions for public transit and nonmotorized forms of transportation.

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 and open space areas set aside to mitigate the impacts of development.

The golf course shall be designed to retain the existing trail within Sand Creek.

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.

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

A sports complex is to be developed. The sports complex is intended to be located within the Flood Control District's detention basin.

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.

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 moun-

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tain biking. Trails along Sand Creek and Horse Valley Creek shall be designed so

4.4.6.8 East Lone Tree Specific Plan Area. The East Lone Tree Specific Plan Focus Area encompasses approximately 796-720 acres in the eastern portion of the City of Antioch. It is bounded by Lone Tree Way on the south, Empire Avenue and the Southern Pacific rail line on the east, the Contra Costa Canal on the north, and existing residential subdivisions on the west (Figure 4.9). The City's previous General Plan identified the East Lone Tree Specific Plan Area as "Future Urban Area 2." The alignment of the SR-4 bypass runs through the center of the Focus Area, with interchanges proposed at Lone Tree Way and at the extension of Laurel Road.

as to avoid impacting sensitive plant and

a. Purpose and Primary Issues. City General Plan policy has long held that the lands within the East Lone Tree Focus Area should be developed for employment-generating uses, with the majority of the area developed with suburban-type business parks, incorporating major office complexes and light industrial uses, all developed in accordance with high development standards. The SR-4 By-pass runs through the middle of the Focus area, along the base of rolling hills. The eastern portion of the area is relatively flat, while the western portion of the area consists of rolling hills.

The East Lone Tree Specific Plan was adopted by the City in May 1996. The Specific Plan supports long-standing General Plan goal of a new employment center by devoting the flat eastern portion of the Focus Area to employment-generating uses. At the heart of the employment center is a proposed retail nucleus of restaurants, shops, and service providers. The Specific Plan identifies the purpose of this retail nucleus as providing a "sense of vitality and urbanity to what is otherwise a low, spread-out campus of largely internalized workplaces." The Specific Plan also encourages a commuter rail station along the existing Southern Pacific rail line to link the proposed employment center with the proposed commuter rail system. The

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amphibian habitats, as well as water quality.

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commuter rail station proposed in the Specific Plan will actually be located to the east of the Specific Plan (see Figure 7.1).

The Specific Plan identifies three sites as being appropriate for regional retail development. A 30-acre site at the Lone Tree Way interchange along the SR-4 Bypass is reserved in the Specific Plan exclusively for regional retail use, while two other sites, encompassing 48 acres are identified for regional retail use, but may be used for employment-generating uses. These two sites are located at the Laurel Road interchange along the Bypass, and at the intersection of Lone Tree Way and Empire Road. The East Lone Tree Specific Plan dedicates the western portion of the area primarily to detached single-family development at a density of 4 to 6 units per acre. A system of open space, trails, and parks is planned throughout the residential portion of the area.

The East Lone Tree Specific Plan, with its frontage along the SR-4 Bypass, provides Antioch with substantial opportunities for expansion of the employment and retail bases. The 98 acres devoted to employment-generating uses in the Specific Plan could provide employment for up to 2,850 workers. An additional 2,275 jobs could be created within the 78 acres reserved by the Specific Plan for "Regional Focus Area Retail/Employment" uses, if that area were to be devoted to employment-generating use. Retail and service employment could be as high as 2,025.

b. Policy Direction. The East Lone Tree Specific Plan implements General Plan policies aimed at establishing Antioch as a balanced community, providing a broad range of employment and shopping opportunities for its residents. The eastern portion of the Focus Area, east of the SR-4 Bypass, is to be devoted to employment-generating and commercial land uses, while the area west of the Bypass will be devoted to residential and open space uses, with supporting neighborhood commercial development and public uses. The eastern portion of the Focus Area was included by ABAG in its "Shaping Our Future" program¹.

Along with the provisions of the Specific Plan, the following land use policies shall apply.

- The maximum development intensity for the East Lone Tree Specific Plan area shall be as follows:
 - Single-Family Residential: 1,100 dwelling units, developed within the areas shown as "Residential/Open Space in Figure 4.9, subject to the provisions of the Low and/or Medium Low Density Residential land use category described in Section 4.4.1.1 of the Land Use Element.
 - Multi-Family Residential: 250 dwelling units, developed within the areas shown as "Residential/Open Space in Figure 4.9, subject to the provisions of the High Density Residential land use category described in Section 4.4.1.1 of the Land Use Element.
 - -. Commercial/Office: 1,135,000 square feet, developed within the areas shown as "Office/Retail," "Regional Retail," or "Regional Retail/ Employment Generating Lands in Figure 4.9. Such development may include a mix of uses that comply with the provisions of the Regional Retail land use category described in Section 4.4.1.2 or the Office land use category described in Section 4.4.1,3 of the Land Use Element.

[&]quot;Shaping Our Future" is sponsored by 45 organizations in the Bay Area in an attempt to achieve consensus on comprehensive approaches to growth and change in Contra Costa County. The program aims to define a "smarter way to grow," including "efficient" design of development along the edges of the metropolitan area. Planning principles being followed in Shaping Our Future include reducing single occupant vehicle trips through mixed use development at "efficient" densities, developing new transit centers and focusing new development around those centers, and preserving open space and agricultural lands.

- Business Park/Industrial: 2,152,300 square feet, developed within the areas shown as "Regional Retail/Employment Generating Lands" in Figure 4.9. Such development may include a mix of uses that comply with the provisions of the Business Park or Light Industrial land use categories described in Section 4.4.1.3 of the Land Use Element.
- b. Land uses within the area shown as Open Space/Public in Figure 4.9 may include a mix of uses that comply with the provisions of the Open Space or Public/Institutional land use category described in Section 4.4.1.4 of the Land Use Element.
- c. If a regional mall can be attracted to the East Lone Tree Specific Plan area, the land area devoted to regional retail may be expanded as necessary to accommodate this use.
- d. Should the Antioch Unified School District not purchase land within the East Lone Tree Focus Area for a new high school as provided in State law, the area may be developed consistent with the East Lone Tree Focus Area Residential/Open Space designation.
- e. The physical extent of the office/retail area along in the southwest quadrant of the Laurel Road interchange may be expanded, should the market support additional office/commercial development.
- With implementation smart growth f. principles and the introduction of a rail transit stop in the vicinity of the Focus Area, the Commercial/Employment area located adjacent to the transit stop, may be developed as a mixed-use area, incorporating high intensity, residential, commercial, and office uses. Such development could occur at densities as high as an FAR of 1.0 for non-residential uses and mixed-use buildings, up to 20 units per acre for residential areas. Residential development should incorporate residential village themes, providing identifiable neighborhood areas within the Focus Area. The identity of individual neighborhoods should be

reinforced with differing architectural styles and location within the community.

- g. Development of an appropriate level of pedestrian and bicycle circulation throughout the community is to be provided, including pathways connecting the each residential neighborhood, as well as non-residential and recreational components of the community. Development of the East Lone Tree Specific Plan area should also provide recreational trail systems for jogging and bicycling, including areas for hiking and mountain biking.
- h. Public services and facilities, including needed on-site and off-site facilities, shall be provided and financed by the project as needed to meet the public services performance standards set forth in the Growth Management Element for each increment of project development.
- i. Project development shall provide full mitigation of impacts on school facilities to the Antioch Unified School District, Brentwood Union School District, and Liberty Union High School District to offset demands for new school facilities created by future development within each district
- j. Project entry, streetscape, and landscape design elements are to be designed to create and maintain a strong identification of the East Lone Tree Specific Plan area as an identifiable "community."

4.4.6.9 Roddy Ranch. Roddy Ranch is located in the southerly portion of the General Plan study area, within unincorporated territory. A portion of Roddy Ranch is inside the Voter-Approved Citywide Urban Limit Line (Figure 4.12). This Focus Area encompasses over 2,100 acres of rolling land used for grazing and ranching. Other existing land uses include a golf course, clubhouse, and open space. As a condition of approval for the golf course, development rights on 875 acres of land were dedicated to the County in 1998. These lands will be retained in permanent Open Space.

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a. Purpose and Primary Issues. The striking natural beauty of the Roddy Ranch area, along with its large size and single ownership, represent both a significant opportunity and a substantial challenge. Roddy Ranch provides Antioch with the opportunity to establish a unique high-end, recreationoriented planned community. Because of the site's natural setting and relative isolation, it should be possible to create an "exclusive" community identity for Roddy Ranch, which is the intent of the General Plan. Consistent with Policy 4.3.2f, through 2020, development within Roddy Ranch that is outside of the Voter-Approved Urban Limit Line as it was approved by the voters of the City may be limited to uses consistent with the General Plan.

Key issues in the development of Roddy Ranch will be preservation of natural open space areas, financing the development of new infrastructure to serve the site, and managing project-related traffic. Roddy Ranch is currently devoid of the services needed to support urban and suburban development of the type envisioned in the long-term for this Focus Area. Water, sewer, drainage, and other utility systems will need to be developed essentially "from scratch." Roddy Ranch most likely will not generate sufficient students to support its own elementary, middle or high schools.

Currently, two- lane rural roads serve Roddy Ranch. Development of this Focus Area will require not only the development of an extensive on-site roadway system, but also widening of off-site roadways within existing developed and undeveloped areas.

b. Policy Direction. As noted in Land Use Element Policy 4.3.2, the General Plan recognizes the Voter-Approved Urban Limit Line as a means of phasing urban and suburban development preserving open space, and maintaining a compact urban form.

It is the intent of the Antioch General Plan that Roddy Ranch be developed as a master planned enclave nestled in the rolling hills south of the present City of Antioch. The visual character of Roddy Ranch should be defined principally by suburban density residential development clustered within natural and recreational open spaces, along with the preservation of the steeper natural hillsides and the canyon bottoms containing riparian resources within the site. The existing golf course, as a major recreational amenity, should be the central focus of the planned community.

The following policies shall guide development of the Roddy Ranch Focus Area, pursuant to the Voter-Approved Urban Limit Line provisions of Policy 4.3.2f.

- a. Prior to approvals of any development applications, a Final Development Plan for the Roddy Ranch Focus Area is to be prepared and approved. Such Final Development Plan shall provide detailed guidance for project-related land use, provision and financing of required public services and facilities, open space preservation, community design, recreational amenities, and community improvements. Development within the Roddy Ranch shall be predicated upon extension of infrastructure from the north through the Sand Creek Focus Area.
- Residential development within Roddy Ranch shall not exceed a maximum of 700 dwelling units within the portion of Roddy Ranch located generally on lands not committed to open space and having steep slopes or significant environmental constraints, which lands shall not exceed 500 acres within the Voter-Approved Urban Limit Line (6-9 persons per developable acre on average) consistent with Policy 4.3.2f. Of these 700 units, all or substantially all shall be Estate Residential and the balance shall be Multi-Family Attached residential product types (as defined in Table 4.A) in a resort-style settina
- c. Residential neighborhoods within Roddy Ranch should be designed to provide high quality housing attractive to a broad spectrum of buyers, including upper end housing that provides "move-up" opportunities for local residents. Multifamily, for-rent housing should be

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limited to a central "town center" location within the site, adjacent to commercial uses and along the golf course.

- d. Residential development should incorporate residential village themes, providing identifiable neighborhood areas within the planned community. The identity of individual neighborhoods should be reinforced with differing architectural styles and location within the community.
- e. Commercial uses within Roddy Ranch are intended to serve local neighborhood needs (e.g., supermarket, drug store, and personal services), and are to be limited to that which can be supported by residential and recreational uses within Roddy Ranch (10 to 20 acres, approximately 100,000 to 225,000 square feet of gross leasable area.
- f. Visitor-serving commercial uses (e.g., hotel and restaurants) may also be developed within Roddy Ranch. Such visitor-serving uses would be oriented toward the golf course. The hotel may include a maximum of 250 rooms with ancillary retail, conference, restaurant, and recreational uses. Visitor-serving commercial uses may occupy a total of 20 acres at a maximum building intensity of 0.50.
- g. Primary access to Roddy Ranch is to be from both Deer Valley Road and Empire Mine Road, with secondary connections to Balfour Road and Sand Creek Road.
- h. Development of an appropriate level of pedestrian and bicycle circulation throughout the community is to be provided, including pathways connecting each residential neighborhood, as well as non-residential and recreational components of the community. Roddy Ranch development should also provide recreational trail systems for jogging and bicycling, including areas for hiking and mountain biking.
- Development of the Roddy Ranch shall provide such on- and off-site road improvements on City of Antioch streets as to ensure that applicable performance standards set forth in the Growth Management Element are met.

- j. Public services and facilities, including needed on site and off site facilities, shall be provided and financed by the project as needed to meet the public services performance standards set forth in the Growth Management Element for each increment of project development.
- k. Performance standards for emergency response services (police and fire) are to be met at the time the first increment of development is occupied and for each subsequent increment of development.
- Project development shall provide full mitigation of impacts on school facilities to affected school districts.
- m. The timing of new development shall be correlated with the installation of water, sewer, electrical, and natural gas utility systems, provision of municipal services (including emergency services), and project open space and amenities with land development in a manner that is economically feasible and that ensures adequate service to uses within the site starting with the time the first increment of development is occupied.
- Project entry, streetscape, and landscape design elements are to be designed to create and maintain a strong identification of Roddy Ranch as an identifiable "community."
- Development of an attractive, but naturalappearing landscape is to be provided with groves of trees, earth tone wall colors, and drifts of flowering shrub materials.
- p. A central open space area, which may include the golf course, is to be provided to serve as the dominant visual feature of the Roddy Ranch, as well as to provide recreational opportunities.
- q. Because of the sensitivity of the habitat areas within the Roddy Ranch Focus Area, preparation and approval of a Resource Management Plan to provide for mitigation of biological resources impacts, as well as for the long-term management of natural open space, shall be required prior to development of the Roddy Ranch

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Focus Area. The Resource Management Plan shall provide for appropriate habitat linkages consistent with General Plan policies and Resource Management Plan provisions for the Sand Creek Focus Area.

4.4.6.10 Ginochio Property. The Ginochio Property is located in the southerly portion of the General Plan study area, within unincorporated territory (Figure 4.11). This Focus Area encompasses nearly 1,070 acres of rolling lands and canyon areas. The site is currently vacant. A portion of Ginochio Property is located within the Voter-Adopted Urban Limit Line (Figure 4.12).

a. Purpose and Primary Issues. The Ginochio Property presents Antioch with similar opportunities and challenges, as does Roddy Ranch. Within the Ginochio Property is the opportunity to establish a high-end planned community, which is the intent of the General Plan.

Key issues in the development of the Ginochio Property will be preservation of natural open space areas, financing the development of new infrastructure to serve the site, and managing project-related traffic. Water, sewer, drainage, and other utility systems will need to be developed essentially "from scratch" to support long-term suburban development of the Ginochio Property. If family-oriented housing is development, new school facilities will be needed; however, development of the Ginochio Property might not support development of its own new schools, necessitating students to travel to distant locations for school. As was the case for Roddy Ranch, the Ginochio Property is served by winding two-lane rural roads, which will require substantial widening along with development of an extensive on-site roadway system.

b. Policy Direction. Urban development within the Ginochio Property is limited to property within the Voter-Approved Urban Limit Line as a means of phasing urban and suburban development preserving open space, and maintaining a compact urban form, Thus, the policy direction that follows is predicated on compliance with the provisions of Policy 4.3.2f.

It is the intent of the Antioch General Plan that the Ginochio Property be developed as a master planned enclave nestled in the rolling hills south of the present City of Antioch. The visual character of the Ginochio Property should be defined principally by suburban density residential development within the northerly portion of the Focus Area, and preservation of large, unbroken blocks of open space in the southern portion of the site. A major recreational amenity should be developed as the central focus of the planned community.

The following policies shall guide development of the Ginochio Property, pursuant to the Urban Limit Line provisions of Policy 4,3.2.





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- a. Prior to approvals of any development applications, a Final Development Plan for the Ginochio Property Focus Area is to be prepared and approved. Such Final Development Plan shall provide detailed guidance for project-related land use, provision and financing of required public services and facilities, open space preservation, community design, recreational amenities, and community improvements.
- b. While it is in force, development shall be consistent with the City's boundary agreement with the City of Brentwood.
- Residential development within the C. Ginochio Property shall not exceed a maximum of 2.0 dwelling units per developable acre (6 persons per developable acre) with the permitted development area set forth in Policy 4.3.2f, and shall include a range of Single-Family Detached and Multi-Family Attached residential product types (as defined in Table 4.A) in a resort-style development within the northern portion of the site. Large Lot Residential development consisting of custom home sites on five and ten acre parcels is appropriate, provided that the maximum density is not exceeded. Senior, agerestricted residential development is anticipated to be an important component of the Ginochio Property's residential development. For purposes of determining density within the Ginochio Property focus area, a "developable acre" shall be defined as lands not committed to open space and having steep slopes or other significant environmental constraints. These lands will be mapped in the Final Development Plan. Development may occur on lands with steep slopes at a maximum density of one dwelling unit per 10 acres (1 du/10ac). The mapping of such lands will occur as part of the Final Development Plan.
- d. Residential neighborhoods within the Ginochio Property should be designed to provide high quality housing attractive to a broad spectrum of families and retirees, including upper end housing that provides

"move-up" opportunities for local residents. Multifamily, for-rent housing should be limited to a central "town center" location within the site, adjacent to commercial uses.

- e. Residential development should incorporate residential village themes, providing identifiable neighborhood areas within the planned community. The identity of individual neighborhoods should be reinforced with differing architectural styles and location within the community.
- f. Primary access to the Ginochio Property is to be from an extension of Hillcrest Avenue, with secondary connections to Balfour Road and Sand Creek Road.
- g. Development of an appropriate level of pedestrian and bicycle circulation throughout the community is to be provided, including pathways connecting each residential neighborhood, as well as non-residential and recreational components of the community. Development of the Ginochio Property should also provide recreational trail systems for jogging and bicycling, including areas for hiking and mountain biking.
- h. Along with the development of on-site roadways required to meet the applicable Growth management Element performance standards, new development shall provide the off-site road improvements to City Antioch needed to meet applicable performance standards for each increment of project development.
- i. Public services and facilities, including needed on site and off site facilities, shall be provided and financed by the project as needed to meet the public services performance standards set forth in the Growth Management Element for each increment of project development.
- Performance standards for emergency response services (police and fire) are to be met at the time the first increment of development is occupied and for each subsequent increment of development.

- k. Project development shall provide full miligation of impacts on school facilities to the Brentwood Elementary School District and the Liberty Union High School District.
- The timing of new development shall be correlated with the installation of water, sewer, electrical, and natural gas utility systems, provision of municipal services (including emergency services), and project open space and amenities with land development in a manner that is economically feasible and that ensures adequate service to uses within the site starting with the time the first increment of development is occupied.
- m. Project entry, streetscape, and landscape design elements are to be designed to create and maintain a strong identification of the Ginochio Property as an identifiable "community."
- Development of a natural-appearing style of landscaping is to be provided with groves of trees, earth tone wall colors, and drifts of flowering shrub materials.
- A central open space area, which may include a golf course, is to be provided to serve as the dominant visual feature of the Ginochio Property, as well as to provide active or recreational opportunities.
- p. Because of the sensitivity of the habitat areas within the Ginochio Property Focus Area, preparation and approval of a Resource Management Plan to provide for mitigation of biological resources impacts, as well as for the long-term management of natural open space, shall be required prior to development of the Ginochio Property Focus Area. The Resource Management Plan shall provide for appropriate habitat linkages consistent with General Plan provisions for the Sand Creek Focus Area.

4.4.7. Voter-Approved Urban Limit Line. Pursuant to the City of Antioch Growth Control, Traffic Relief, Voter-Approved Urban Limit Line, and Roddy Ranch Development Reduction Initiative, the voters amended the General Plan to establish the urban limit line as shown on Figure 4.12. This Voter-Approved Urban Limit Line establishes a line through the Roddy Ranch and Ginochio Property Focus Areas beyond which the General Plan land use designations cannot be amended to allow uses other than open space uses. Until December 31, 2020, the location of the Voter-Approved Urban Limit Line may be amended only by the voters of the City. The City shall oppose any annexation to the City of any land outside of the Voter-Approved Urban Limit Line

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