

**ANNOTATED
AGENDA
CITY OF ANTIOCH PLANNING COMMISSION
ANTIOCH COUNCIL CHAMBERS
200 "H" STREET**

WEDNESDAY, DECEMBER 5, 2018

6:30 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**

APPEAL

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, DECEMBER 12, 2018**.

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

6:30 P.M.

Commissioners

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

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. October 17, 2018 | APPROVED |
| | | B. November 7, 2018 | APPROVED |

* * * END OF CONSENT CALENDAR * *

STAFF REPORT

NEW PUBLIC HEARINGS

STAFF REPORT

2. **Z-18-08 – 211 & 215 West 19th Street Rezone** – Lloyd Arnold requests Planning Commission approval to rezone the properties at 211 and 215 West 19th Street (APN's 067-264-011, 067-264-002) from Single Family Residential (R-6) to Convenience Commercial (C-1) **STAFF REPORT** **RESOLUTION NO. 2018-30**
3. **PDP-18-02 – Creekside Vineyards PDP** – GBN Partners requests review of a preliminary development plan, which is not an entitlement, of a proposal to develop approximately 50 acres or a 158-acre site into a residential community of approximately 220 residential units. The units could be market rate or age-restricted for seniors. The project site is located southwest of the intersection of Heidorn Ranch Road and Old Sand Creek Road, south of the approved Vineyards at Sand Creek (a.k.a. Promenade) project within the Sand Creek Focus Area. The site is identified by the following Contra Costa County Assessor's Parcel Numbers (APN: 057-050-024). **STAFF REPORT** **DIRECTION GIVEN**
4. **General Plan Update** – The City of Antioch proposes to amend the General Plan to reflect the recent amendments to the Antioch Municipal Code to address Cannabis Businesses. Specifically, the City seeks to amend Table 4.A – Appropriate Land Use Types to include a new land use category of Cannabis Business with reference to the Antioch Municipal Code. Additional minor text amendments may also be considered. **RESOLUTION NO. 2018-31**

ORAL COMMUNICATIONS

STAFF REPORT

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT (7:57 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 5:00 p.m. Monday through Friday for inspection and copying (for a fee) or on our website at:

<https://www.antiochca.gov/fc/community-development/planning/Project-Pipeline.pdf>

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, 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.**

**October 17, 2018
City Council Chambers**

Chair Parsons called the meeting to order at 6:30 P.M. on Wednesday, October 17, 2018 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, October 24, 2018.

ROLL CALL

Present: Commissioners Motts, Martin, Schneiderman
Vice Chair Turnage and Chair Parsons
Absent: Commissioner Zacharatos
Staff: Director of Community Development, Forrest Ebbs
Interim City Attorney, Samuel Emerson
Minutes Clerk, Kitty Eiden

Chair Parsons welcomed Commissioner Soliz to the Planning Commission.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. **Approval of Minutes - None**

NEW PUBLIC HEARING

2. **UP-18-05, AR-18-07 – AT&T Telecommunications Facility – Planning and Engineering Network**, on behalf of AT&T, is requesting a Use Permit and Design Review to construct a new unmanned telecommunications facility and a fenced equipment enclosure at the base of the structure. The project site is located at 3215 Fairview Drive. This project has been found to be Categorically Exempt for the requirements of the California Environmental Quality Act (APN 074-123-009).

Staff recommends that this item be continued to November 7, 2018.

On motion by Commissioner Martin, seconded by Commissioner Turnage, the Planning Commission unanimously continued UP-18-05, AR-18-07 – AT&T Telecommunications Facility to November 7, 2018. The motion carried the following vote:

AYES: *Motts, Martin, Turnage, Schneiderman, Soliz and Parsons*
NOES: *None*
ABSTAIN: *None*
ABSENT: *Zacharatos*

- 3. Downtown Specific Plan Zoning** – The City of Antioch is proposing to rezone those parcels contained within the Downtown Specific Plan Focus Area, as identified in the General Plan, to “Downtown Specific Plan (DSP)”. The Downtown Specific Plan Focus Area encompasses the area generally bound by the San Joaquin River to the north, 10th Street to the south, A Street to the east, and Auto Center Drive to the west, as described on the following map. The Planning Commission will be asked to make a recommendation to the City Council.

Director of Community Development Ebbs presented the staff report dated October 10, 2018, recommending the Planning Commission adopt the resolution recommending approval of an ordinance to amend the Zoning Map and the Zoning Ordinance to conform to the Downtown Specific Plan.

In response to Commissioner Motts, Director of Community Development Ebbs stated that the recommended action did not introduce any new policy.

Chair Parsons opened and closed the public hearing with no members of the public requesting to speak.

RESOLUTION NO. 2018-28

On motion by Vice Chair Turnage, seconded by Commissioner Motts, the Planning Commission adopted the resolution recommending approval of an ordinance to amend the Zoning Map and the Zoning Ordinance to conform to the Downtown Specific Plan.

The motion carried the following vote:

AYES: *Motts, Martin, Turnage, Schneiderman, Soliz and Parsons*
NOES: *None*
ABSTAIN: *None*
ABSENT: *Zacharatos*

ORAL COMMUNICATIONS

4. **Measure W Informational Presentation by City Staff** – The Community Development Director will offer an information presentation on Measure W – a one cent transaction and use tax that will be on the November 4, 2018 ballot.

Director of Community Development Ebbs clarified that this item was informational only and staff was not advocating on a position. He gave a PowerPoint presentation of the Measure “W” Voter Information. He stated he welcomed any input from the Commission.

Commissioner Motts reported that the Contra Costa Times had weighed in against Measure W and suggested that someone in favor refute that in the newspaper.

In response to Commissioner Martin, Director of Community Development Ebbs explained that all of the revenue from Measure W would go into the General Fund and Council would decide through the budget process where to allocate the funds. He noted Council would be accountable to the voters.

In response to Commissioner Schneiderman, Director of Community Development Ebbs stated that the current sales tax rate in Antioch on a regional basis was low. In reference to vehicle sales tax, he noted a purchaser paid sales tax where the vehicle was registered. He noted that in the instance of a retailer, if Measure W passed, 100% of the new sales tax would remain in Antioch.

Commissioner Soliz stated that the community had expressed concern regarding accountability because it was a general tax. He questioned if there had been discussions regarding how to proceed if Measure W was not approved by the voters.

Director of Community Development Ebbs responded that if Measure W did not pass, Measure C would remain in effect until it expired and the City would have to balance the budget by likely drawing back on some of the advancements that had been made.

Vice Chair Turnage explained that the community was concerned that Measure W was introduced with no oversight and at the last minute. He stated he wished it had been presented in a more positive way because he believed it was needed in Antioch.

Commissioner Martin requested an update on the Costco Gas Station Expansion.

Director of Community Development Ebbs explained that Costco would be adding pumps to the south of their current facility.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Commissioner Motts reported on his attendance at the TRANSPLAN subcommittee meeting.

ADJOURNMENT

Chair Parsons adjourned the Planning Commission at 7:01 P.M. to the next regularly scheduled meeting to be held on November 7, 2018.

Respectfully Submitted,
Kitty Eiden

**CITY OF ANTIOCH
PLANNING COMMISSION**

**Regular Meeting
6:30 p.m.**

**November 7, 2018
City Council Chambers**

Chair Parsons called the meeting to order at 6:31 P.M. on Wednesday, November 7, 2018 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, November 15, 2018.

ROLL CALL

Present: Commissioners Schneiderman, Motts, Martin, Zacharatos and Chair Parsons
Absent: Vice Chair Turnage and Commissioner Soliz
Staff: Planning Manager, Alexis Morris
Associate Planner, Zoe Merideth
Interim City Attorney, Samuel L Emerson
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: September 19, 2018
October 3, 2018

On motion by Commissioner Zacharatos, seconded by Commissioner Martin, the Planning Commission approved the minutes of September 19, 2018 and October 3, 2018, as presented. The motion carried the following vote:

AYES: Schneiderman, Motts, Martin, Zacharatos and Parsons
NOES: None
ABSTAIN: None
ABSENT: Turnage and Soliz

CONTINUED PUBLIC HEARING

2. **UP-18-05, AR-18-07 – AT&T Telecommunications Facility** – Planning and Engineering Network, on behalf of AT&T, is requesting a Use Permit and Design Review to construct a new unmanned telecommunications facility and a fenced equipment enclosure at the base of the structure. The project site is located at 3215 Fairview Drive. This project has been found to be Categorically Exempt for the requirements of the California Environmental Quality Act (APN 074-123-009).

Associate Planner Merideth presented the staff report dated November 2, 2018 recommending the Planning Commission approve the applicant's request to install a new monopine with related equipment subject to the Conditions of Approval contained within the attached resolution.

In response to Commissioner Martin, Associate Planner Merideth stated the monopine would be similar to the sample presented this evening and the plans for the project were included in the staff report. She noted a story pole was an earlier request and due to the tolling agreement and timing it was not feasible.

In response to Commissioner Motts, Associate Planner Merideth stated the project matched the photo simulations (attachment J) in the staff report.

Tom Swarner, PEN Planning & Engineering Network contractor to AT&T Mobility, thanked the Commission for their consideration of their project and staff for their diligent review of their application. He read a brief engineering statement as to the reason the site was selected and its need as it fits into AT&T's existing network.

Chair Parsons requested Mr. Swarner provide a copy of his statement for the record.

In response to Commissioner Zacharatos, Mr. Swarner stated AT&T had many towers in Antioch and five existing sites in approximately a two-mile radius to this proposed site. He noted there was a high capacity need for data services on the network.

In response to Commissioner Martin, Mr. Swarner stated 5G would be a mandate by 2020. He noted that they could co-locate other carriers at this site. He stated they were in agreement with all conditions contained within the staff report.

Mr. Swarner introduced the engineering statement into the record.

RESOLUTION NO. 2018-29

On motion by Commissioner Motts, seconded by Commissioner Zacharatos, the Planning Commission approved the applicant's request to install a new monopine with related equipment subject to the Conditions of Approval contained within the attached resolution. The motion carried the following vote:

AYES:	Schneiderman, Motts, Martin, Zacharatos and Parsons
NOES:	None
ABSTAIN:	None
ABSENT:	Turnage and Soliz

Commissioner Motts commended staff for providing a comprehensive staff report.

ORAL COMMUNICATIONS

Planning Manager Morris announced that the November 21, 2018 Planning Commission meeting had been cancelled.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Commissioner Motts announced that the TRANSPLAN meeting scheduled for this week, had been cancelled.

ADJOURNMENT

Chair Parsons adjourned the Planning Commission at 6:53 P.M. to the next regularly scheduled meeting to be held on December 5, 2018.

Respectfully Submitted,
Kitty Eiden

**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF DECEMBER 5, 2018**

Prepared by: Kevin Scudero, Associate Planner

Reviewed by: Alexis Morris, Planning Manager

Date: November 30, 2018

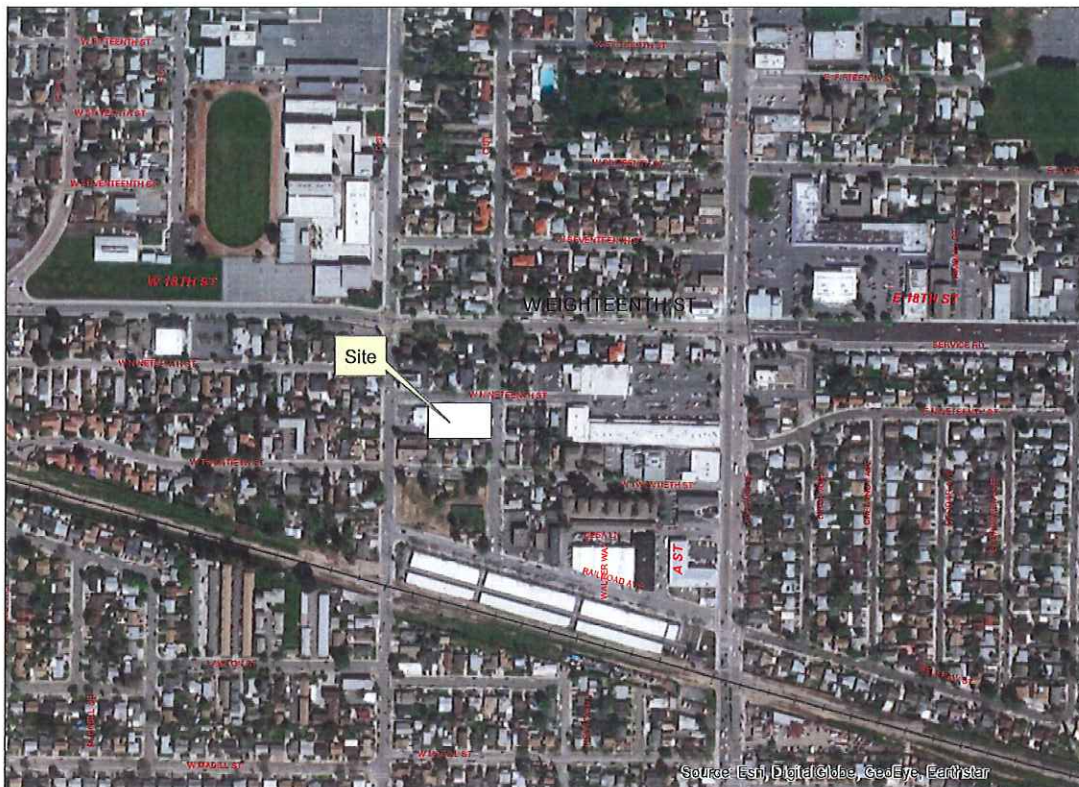
Subject: Z-18-08 – Arnold Rezone

RECOMMENDATION

It is recommended that the Planning Commission **APPROVE** the resolution recommending that the City Council approve the proposed rezone of 211 and 215 West 19th Street (APN's 067-264-011, 067-264-002) (Z-18-08).

REQUEST

The applicant, Lloyd Arnold, requests approval of a zoning change from Single Family Residential (R-6) to Convenience Commercial (C-1) for the parcels located at 211 and 215 West 19th Street (APN's 067-264-011, 067-264-002).



ENVIRONMENTAL

The proposed project is considered exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15301-Existing Facilities.

ANALYSIS

Issue #1: Project Overview

The current owner, Lloyd Arnold, has owned the properties since 1978. The building at 211 West 19th Street contained three commercial units and he operated his plumbing business, Arnold's Plumbing Supplies, in one of the units until 2012 when he retired. He also leased out the two smaller units at the site for retail operations. The property is currently zoned Single Family Residential (R-6) which does not allow commercial uses per AMC § 9-5.3803 –Table of Land Use Regulations. The site has long operated as a commercial center under a legal non-conforming status which, per Article 30 of the Antioch Municipal Code, allows the continuation of non-conforming uses provided that they have not been abandoned for a period of greater than 180 days. The last valid business license for a commercial use at the site expired in 2012; therefore, a rezone of the site to Convenience Commercial (C-1) is necessary in order for commercial uses to resume operation at the site. Had the commercial use at the site been in continuous operation, no zoning action would be required and the site would have been allowed to continue as a legal non-conforming commercial use. The rezone of the site to Convenience Commercial (C-1) would allow commercial uses to operate at the site subject to the requirements of AMC § 9-5.3803.

Issue #2: General Plan Consistency

The current General Plan designation of the site is Medium-Low Density Residential (MLDR). Section 4.4.1.2 of the General Plan describes Convenience Commercial areas as typically ranging about 10,000 to 40,000 square feet in size with uses that are generally neighborhood serving. In many older areas of Antioch, there are small freestanding commercial uses that were developed prior to the current General Plan. The General Plan acknowledges these types of sites and allows for the small freestanding commercial uses to be rezoned to Convenience Commercial (C-1) and states that "such a rezoning would be considered to be consistent with the General Plan, and not require a General Plan Amendment." Therefore, a General Plan amendment is not necessary and the rezone of the site to Convenience Commercial (C-1) would be consistent with the general plan.

Issue #3: Analysis

The site at 211 West 19th Street was developed as a commercial center and it would be very difficult and unlikely for the site to be redeveloped with single family homes to conform to the current zoning. Rezoning the site to convenience commercial would allow commercial activities to be resumed at the site with commercial tenants who have a vested interest in the upkeep and maintenance of the site. Without a rezone the site

would likely remain vacant and the potential for blight and other issues associated with vacant commercial properties would greatly increase.

The site at 215 West 19th Street is a vacant 5,000 square foot parcel that is bounded on the eastern and western sides by commercial uses. The proximity to the commercial uses on both sides make the development of this site with a single family home unlikely. Given that this parcel is adjacent to 211 West 19th Street, and under the same ownership, the most likely future use of this property would be as ancillary space for a future commercial tenant at 211 West 19th Street.

ATTACHMENT

A: Resolution

ATTACHMENT “A”

**CITY OF ANTIOCH PLANNING COMMISSION
RESOLUTION NO. 2018-****

WHEREAS, the City of Antioch received a request from **Lloyd Arnold**, for a rezone to change the zoning designation of APN's 067-264-011, 067-264-002 from Single Family Residential (R-6) to Convenience Commercial (C-1). The subject properties are located at 211 and 215 West 19th Street (Z-18-08); and,

WHEREAS the project is categorically exempt under CEQA Guideline 15301-Existing Facilities; and,

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

WHEREAS, the Planning Commission on December 5, 2018, duly held a public hearing, received and considered evidence, both oral and documentary;

WHEREAS, in consideration of the rezone, 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 proposed zone reclassification will allow uses more suitable for the site than the present classification.

The subject property is currently zoned Single-Family Low Density Residential District (R-6) which would only allow the use of the property as a single family home. The site was not developed for a single family residential use and would not be suitable for a single family residential use as it is currently constructed. The site has historically operated as a commercial site and currently features buildings and site improvements for that purpose. The proposed zone change to Convenience Commercial (C-1) would allow commercial uses on the site to be resumed in conformance with the zoning code.

2. That uses permitted by the proposed zoning will not be detrimental to adjacent or surrounding properties.

The uses permitted by the proposed zone change will not be detrimental to adjacent or surrounding properties. The site has historically operated as a commercial site and is adjacent to other commercial properties in the area. The proposed zone change would allow the commercial use to be resumed.

3. That evidence has been presented documenting land use changes in the area to warrant a change in zoning.

The site has, for at least the past forty years, operated as a commercial site, which is allowed in the Convenience Commercial (C-1) zoning district, and it would be very difficult to redevelop with residential uses. The City of Antioch General Plan allows for small freestanding commercial uses in the older portions of Antioch to be zoned Convenience Commercial (C-1) without a Convenience Commercial General Plan Designation. The change in zoning would allow the historic land use at the site to be resumed.

4. That the requested zoning change is in conformance with the General Plan

The proposed zoning change to Convenience Commercial (C-1) would be consistent with the General Plan Section 4.4.1.2, which allows for small freestanding commercial uses in the older portions of Antioch to be zoned Convenience Commercial (C-1) without a Convenience Commercial General Plan land use designation.

NOW THEREFORE BE IT RESOLVED that the Planning Commission does hereby recommend to the City Council **APPROVAL** of the draft Ordinance (Exhibit A) to rezone the properties at 211 and 215 West 19th Street (APN's 067-264-011, 067-264-002) from Single Family Residential (R-6) to Convenience Commercial (C-1).

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Planning Commission of the City of Antioch at a regular meeting thereof, held on the 5th day of December, 2018.

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
THE PROPERTIES AT 211 WEST 19TH STREET (APN 067-264-011) AND 215 WEST
19TH STREET (APN 067-264-002) TO CONVENIENCE COMMERCIAL (C-1)
DISTRICT**

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

SECTION 1:

The City Council determined on _____ that, pursuant to Section 15301 of the Guidelines of the California Environmental Quality Act, that the project is exempt from environmental review.

SECTION 2:

At its regular meeting of December 5, 2018, the Planning Commission recommended that the City Council adopt the Ordinance to rezone the subject property to Convenience Commercial (C-1).

SECTION 3:

The real properties described in Exhibit A, attached hereto, are hereby rezoned to Convenience Commercial (C-1), and the zoning map is hereby amended accordingly.

SECTION 4:

The City Council finds that the that the proposed zone reclassification will allow uses more suitable for the site than the present classification; that the subject property is suitable to the use permitted in the proposed zone change; that said permitted uses are not detrimental to the public or surrounding properties; and that the proposed zone change is in conformance with Antioch General Plan Section 4.4.1.2.

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:

AYES:

NOES:

ABSENT:

Mayor of the City of Antioch

ATTEST:

City Clerk of the City of Antioch

EXHIBIT A
LEGAL DESCRIPTION

**STAFF REPORT TO THE CITY OF ANTIOCH PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF DECEMBER 5, 2018**

Prepared by: Cindy Gnos, Contract Planner 
Approved by: Alexis Morris, Planning Manager 
Date: November 30, 2018
Subject: **Preliminary Development Plan for the Creekside Vineyards Project**

RECOMMENDATION

It is recommended that the Planning Commission provide feedback to staff regarding the proposal and to provide direction to the applicant for the Final Development Plan submittal.

REQUEST

The applicant is requesting a preliminary development plan review of a proposal to develop approximately 220 single-family units on approximately 50 acres of a 158-acre site. The project site is located in southeast Antioch in the Sand Creek Focus Area of the Antioch General Plan. The site is currently zoned Study District (S) and identified by the following Contra Costa County Assessor's Parcel Number (APN): 057-050-024.

The purpose of a preliminary plan is to gather feedback from the Planning Commission and others in order for the applicant to become aware of concerns and/or issues prior to final development plan and tentative map submittal. As a standard practice, preliminary plans are not conditioned; rather a list of needed items, information, and issues to be addressed is compiled for the applicant to address prior to a final development plan hearing.

ENVIRONMENTAL

Preliminary plan review is a non-entitlement action and does not require environmental review. The final development plan and other entitlements associated with the application would require compliance with the California Environmental Quality Act (CEQA). The appropriate CEQA document will be determined at the time of application submittal and preparation of an Initial Study checklist.

BACKGROUND

The subject site is within the 2,700-acre Sand Creek Focus Area located in the southern portion of the City of Antioch, and as shown on the City's General Plan Land Use Map.

The General Plan anticipates this Focus Area to evolve into a large-scale planned community that provides a mix of housing and commercial opportunities. In 2016, the Vineyards at Sand Creek project was approved to the north, including development of up to 650 single-family residential units on 141.6 acres. The Vineyards at Sand Creek project included an amendment to the General Plan text and land use designations, among other entitlements. To the northwest of the project site, the Aviano project was approved in 2015 to allow a conversion from senior to standard single-family residential uses to allow 533 units on 184 acres. Further west, The Ranch project adopted by initiative in 2018, amended the General Plan and zoning to allow approximately 1,177 new single-family units, a retail village, fire station, and parks/open space/trails on approximately 1,852 acres.

ANALYSIS

Issue #1: Project Overview

The preliminary plan for the proposed project consists of 220 single family homes in a gated community on approximately 50 acres of a 158-acre site south of the future Sand Creek Road. The average density of the residential development would be approximately 4.6 units per net acre (1.4 units per gross acre). The development could either accommodate market rate or age-restricted units.

The proposed project includes an extension of Hillcrest Avenue from the future Sand Creek Road through the project site at the base of the western hill to the southern property boundary adjacent to the Ginocchio Focus Area of the General Plan. A bridge over Sand Creek would accommodate the Hillcrest Avenue extension. Two gated entrances are proposed accessing the western portion of the site, with one being just south of Sand Creek and the other approximately mid-point of the development. An additional gated access is proposed to access the 21 homes proposed east of Hillcrest Avenue.

The preliminary plans show the project site arranged into three main phases. Phase one includes the lots east of Hillcrest Avenue and north of the main entry, including the community use site. The second phase would include the residential lots east of Hillcrest Avenue and south of the Main Entry. The third phase includes the residential lots east of Hillcrest along the site's southern boundary, and a small park beneath the PG&E tower easement.

The proposed project includes lot sizes and development standards consistent with the approved Vineyards at Sand Creek project to the north. Two lots sizes are provided, including 50 x 90 foot lots in the northern portion and 55 x 90 foot lots in the southern portion. The proposed project also includes a community use site that is sized to accommodate a small multi-purpose building and pool area. In addition, a small park area is proposed at the southern end of the site. A pedestrian connection to the Sand Creek Trail on the north side of Sand Creek is proposed to be provided by using the existing PG&E bridge crossing Sand Creek near the terminus of Heidorn Ranch Road.

A water quality/detention basin would be provided on the eastern portion of the site with an enhanced drainage area along the eastern portion of the single-family homes at the base of the hill.

The project site has significant constraints. Sand Creek is the site's northerly boundary and significant hills exist on the east and west sides of the site. A natural drainage area exists at the base of the eastern hill that collects and conveys rainfall to Sand Creek. In addition, a PG&E tower easement is located across the hill on the west, as well as additional energy and communication easements. Previous and existing pipelines run below ground and cross Sand Creek and the natural drainage area in a number of locations. A PG&E facility is located west of the proposed Hillcrest Avenue extension. An 8-acre open space easement is also located on the western hill.

The future project entitlements would include a CEQA document, a General Plan Amendment, a Master Development Plan, Final Development Plan and Planned Development Rezone, a Resource Management Plan, a Tentative Map, a Use Permit, Design Review, and a Development Agreement.

Issue #2: Consistency with the General Plan

The General Plan currently designates the project site as Open Space/Senior Housing. The Sand Creek Focus Area notes that senior housing may consist of Single Family Detached, Small Lot Single Family Detached, or Multi-Family Attached Housing. The applicant is requesting the Senior Housing designation be replaced with a Medium Low Density Residential (MLDR) designation in order to allow either senior housing or market rate.

The Sand Creek Focus Area Policy 4.4.6.7(b)(n) states that Single-Family Detached housing within suburban-style subdivisions with lot sizes ranging from 7,000 square feet to 10,000 square feet may be developed within the Sand Creek Focus Area within areas shown as Residential and Low Density Residential. Policy 4.4.6.7(b)(p) encourages the development of age-restricted senior housing which may be developed in any of the residential areas of the Sand Creek Focus Area. The proposed project includes lots ranging from 4,500 to 5,160 square feet and is not restricting the development to senior housing. Therefore, the proposed project would require a General Plan Amendment to change the land use designations of the site from Open Space/Senior Housing to MLDR. The Sand Creek Focus Area did not include a MLDR designation as a single-family detached residential designation; however, one was created for the Vineyards at Sand Creek project to the north.

MLDR is characterized in the General Plan as a typical subdivision, as well as other detached housing such as zero lot line units and patio homes. Areas designated as MLDR are typically located on level terrain with relatively few geological or environmental constraints. The maximum allowable density is six dwelling units per acre. According to the preliminary plan for the proposed project, the density is 4.6

dwelling units per acre, which is under the maximum density allowed under the MLDR General Plan designation.

According to the General Plan, achievement of maximum densities within the Sand Creek Focus Area is not guaranteed nor implied. The final density is determined by development design, any onsite constraints such as physical or environmental, available infrastructure, and other factors.

The Vineyards at Sand Creek project to the north contains similar lot sizes and density to the proposed project and is being built out with a combination of age-restricted and market rate single family homes. The small lot sizes and density was accomplished through a General Plan Amendment applying the MLDR designation to the project site. The Aviano project to the northwest, similarly has small lot single family with lots a minimum of 5,000 square feet. The Aviano project was consistent with the General Plan when the development was proposed for senior housing; however, when the applicant requested removal of the senior housing for the project, a General Plan Amendment was required to allow the small lots for market rate single family housing in the Low Density Residential land use designation.

The two approved projects in the Sand Creek Focus Area were not consistent with the land use and intent of the General Plan and development was facilitated with General Plan Amendments. The proposed project is consistent in density and lot size with the other two projects. The Planning Commission should consider whether the continuation of the small lot market rate single family units is appropriate for this site.

It should also be noted that the General Plan includes standards for police staffing in the City, which are currently not met. Adding residents to the City creates a new demand for Police services, which will need to be addressed in the project's submittal. Currently, residential projects have been conditioned to participate in a funding mechanism to address this deficiency based upon the project's impact. In addition, the future application submittal will need to conduct a fiscal impact analysis due to the required General Plan Amendment.

Other General Plan policy consistency issues are discussed within each of the topic areas below.

Issue #3: Site Plan

The preliminary proposal consists of a 220 small lot single-family unit subdivision on approximately 58 acres of a 158-acre site. The residential development would be located south of the future alignment of Sand Creek Road and mostly east of an extension of Hillcrest Avenue.

The project would require the approval of a Final Development Plan and Planned Development (PD) Rezone. The Final Development Plan and PD District would list the development standards applicable to the project site, including setbacks, lot sizes, and

building heights. The applicant has indicated that the development standards and design guidelines would be similar to the Vineyards at Sand Creek project to the north.

Sand Creek

The proposed project includes the required setback from Sand Creek. The lots, however, back on to the creek area and other than a pedestrian crossing at Heidorn Ranch Road, the creek amenity is ignored. Staff recommends that the subdivision be reoriented to take advantage of the amenity. This could be accomplished with a street fronting the creek allowing a view from the subdivision to the creek. At a minimum, a portion of the streets should be adjacent to the creek to allow view corridors to the amenity. Another option is to move the community use site or park to a location adjacent to the creek, possibly at the trail connection to allow maximum enjoyment of the creek and increased use of the trail.

Block length

According to the City of Antioch's Residential Design Guidelines for single-family residential, the length of blocks within single-family subdivisions should be between 300 and 400 feet. According to the Zoning Ordinance (9-4.204) the length should not exceed 1,000 feet. The two areas along Hillcrest Avenue exceed 1,000 feet in length. Staff recommends relocating the A Street entrance to mid-block, breaking up the 1,200-foot block length. This is especially needed on small lots because the ability to stagger setbacks of the homes is reduced on 90-foot-deep lots. The current design would result in a long row of homes backing onto Hillcrest Avenue with little variation, which is not consistent with the Design Guidelines. The extended block south of the main entrance has a slight curve to the street which may serve to help break up the long block; however, staff recommends alternative design solutions be explored.

Hillcrest Landscape Setback

Typically, a 30-foot landscape setback is provided along arterials between the right-of-way and the subdivision wall. The applicant is proposing 20 feet along Hillcrest Avenue. The Vineyards at Sand Creek project to the north included a 20-foot setback along Hillcrest Avenue and Sand Creek Road, and a 37-foot setback along Heidorn Ranch Road.

The grading plan indicates a 4-foot retaining wall at the back of the lots on Hillcrest Avenue. Cross-sections should be provided to show how the masonry wall, landscaping, street, and proposed residential unit interface.

I Street

The proposed project includes 21 lots west of Hillcrest Avenue at the southern portion of the site. These lots appear to require significant grading. If these lots continue to remain part of the project, staff recommends that they be created as view lots to take advantage of the topography and view to the south. The submitted plans also show a narrow strip of undeveloped land immediately south of the proposed lots. Staff would recommend removal of this strip or the application shall describe the intended use and maintenance of the difficult to access area.

Issue #4: Grading

The submitted preliminary grading plan appears to include significant grading on the western hill to accommodate Hilcrest Avenue and the homes along I Street. Based on the preliminary plans submitted, staff cannot determine compliance with the Hillside Development Policies of the General Plan. Section 5.4.14 of the General Plan outline the different types of grading allowed on slopes less than 25 percent, between 25 and 35 percent, between 35 and 50 percent, and greater than 50 percent. The future application submittal should include a colored slope map which indicates which portions of the site are within the ranges of slopes described above. In addition, the application shall include a written description of the project's compliance with the Hillside Development Policies. All retaining walls shall be shown on the plans.

Issue #5: Open Space and Parks

The preliminary site plan includes two useable open space areas. One is a community use site which is intended to accommodate a small multi-purpose building and pool area. The second is along I Street at the southern end of the property which is intended to accommodate a dog park and/or bocce courts. The submitted plans do not give the sizes of these two useable open space areas, but it appears to total less than one acre. According to Section § 9-4.1004 of the Antioch Municipal Code, the amount of land to be dedicated for parks is based on the average number of persons per dwelling unit multiplied by the standard of 5.0 acres per 1,000 persons. At 220 single-family dwelling units, a minimum of 3.3 acres of parkland must be included in the proposed project (0.015 average requirement per dwelling unit x 220 dwelling units = 3.3 acres). The proposed project includes a significant amount of open space; however, the amount of useable open space appears to be less than an acre. The future application submittal should detail the acreage for useable open space.

It should also be noted that the proposed useable open space is within a gated community and would be private open space. Antioch Municipal Code Section § 9-4.1010(A) outlines how private open space can offset the parkland dedication requirements. Therefore, in addition to the private parkland included in the proposed project, the payment of parkland dedication in-lieu fees will be required consistent with Code.

As noted above, staff recommends the community use site and/or park be located adjacent to the creek near the trail connection to allow maximum enjoyment of the creek amenity and increased use of the trail. Consideration should also be given to increasing the size of usable open space for the subdivision.

The project also includes a drainage area at the base of the eastern hill. Portions of the drainage area are visible from B Street and D Street. The remainder of the drainage

area has lots backing on to it which will contain view fences. The applicant has indicated the drainage area would include shade trees and benches along the neighborhood sidewalks. A detailed plan will need to be submitted with the application in order to understand where the trails and benches are located to ensure maximum use and visibility.

PG&E currently has a creek crossing and an access road starting at Heidorn Ranch Road for access to their site located to the west near Hillcrest Avenue. The applicant is proposing to use this creek crossing and access road as a trail connection for the subdivision's access to the public trail on the north side of Sand Creek. As part of the application submittal, PG&E will need to sign off on the applicant's proposed use of the PG&E facilities.

The hillside areas to the east and west of the project site would remain undeveloped. The applicant has indicated that the areas will continue to remain in dry-farmed agricultural production. Upon submittal of the future development application, staff requests the applicant provide additional detail for the use and on-going maintenance of the undeveloped areas. If it continues to be dry-farmed, access should be described as well as the interface with the proposed residential units. The discussion should also detail fire prevention measures proposed. In addition, the submitted application should include a description of the purpose of the deed restriction for the 8-acre parcel on the western hill.

Issue #6: Circulation

As described above, the preliminary site plan shows two gated entrances into the eastern portion of the project and one gated entry to the western portion of the site. These entrances from Hillcrest Avenue to the eastern portion of the site would require a right-turn lane to prevent queuing onto Hillcrest Avenue. The entrances need to be redesigned to allow a six to eight vehicle cue for the gate. In addition, the entrance needs to be double wide to allow a vehicle to pass at the control panel. The proposed application shall include the gate swings on the plans to allow staff review for adequacy. In addition, as noted above, the entrances should be relocated to break up the long blocks along Hillcrest Avenue. In addition, as noted below, staff recommends the gated entrance to the western portion of the site be removed and a public street constructed.

The applicant has located the Hillcrest Avenue extension at the base of the western hill. Hillcrest Avenue right-of-way is shown to cross the property owned by PG&E. PG&E will need to be a signatory on the development application in order to ensure that they are in agreement with the location of the proposed roadway right-of-way on their property.

Hillcrest Avenue is proposed to connect to the Ginocchio Focus Area to the south. The Ginocchio Focus Area is located south of the Sand Creek Focus Area and is currently unincorporated in Contra Costa County. Based upon the location of the Ginocchio Focus Area, should the area be annexed, it could be located in either Brentwood or Antioch.

Hillcrest Avenue could extend further south to Balfour Road in Brentwood if the Ginochio Focus Area is ever developed. Staff recommends the applicant coordinate with Brentwood to confirm the plan for the connection to the south. In the interim, because the connection to the south could be a long time in the future, staff recommends that the terminus of Hillcrest Avenue be designed with an adequate turnaround until such time that the roadway extends south.

Staff also recommends that the proposed I Street extend to the Albers property to the west in order to maximize circulation in the area. I Street would need to be widened to a minor collector (40 feet) and be a public street; therefore, the residences could not be gated. I Street should also be located along the south property line to create the view lots and remove the narrow undeveloped strip as discussed above.

The end of G Street at the landscape area of Hillcrest Avenue should be redesigned to include a hammerhead/elbow or right-out exit only onto Hillcrest Avenue. In addition, it should be located along the south property line to create view lots and remove the narrow undeveloped strip of land, similar to I Street.

The applicant has noted that the internal streets would have parking on both sides, but sidewalks on only one side of the street. This could be considered for a gated community, and is what was approved for the Vineyards at Sand Creek development to the north. Planning Commission should give consideration whether sidewalks should be provided on both sides of the street to meet City standards.

The Zoning Ordinance requires unrestricted access to the rear yard for recreational vehicles (RV) for 25 percent of single-family lots. The proposed preliminary site plan makes it difficult to provide the required number of RV parking spaces. Requiring RV parking may not be practical for this type of development and could be appropriately excluded by prohibiting RV parking in the development's Covenants, Codes and Restrictions (CC&Rs). Prohibiting RV parking is consistent with other approved subdivisions with similar constraints, including Vineyards at Sand Creek to the north. The ultimate PD zoning would include any variation from these development standards; therefore, the Commission would have the ability to allow flexibility with RV parking for this project.

Issue #7: Infrastructure

The developer is required to provide all infrastructure necessary to serve the site, including utility tie-ins such as water, streets, sanitary sewer, and storm drainage systems. The proposed project includes extending water to the project site by an extension of the 16-inch trunk line in Hillcrest Avenue. The waterline would potentially be looped back to a Heidorn Ranch Road line via a connection over Sand Creek adjacent to the PG&E bridge.

Sewer service would be provided by an extension of the 24-inch line from the Vineyards at Sand Creek project to the north over Sand Creek at the PG&E bridge.

Storm drainage from the developed portions of the project site will be directed to a proposed detention/water quality basin on the eastern slope and flow into San Creek via an outfall structure constructed within the south side of the outfall facility constructed by the Vineyards at Sand Creek project. The basin would provide mitigation for detention, water quality, and hydromodification. The drainage from the western hill will be caught prior to it reaching Hillcrest Avenue and be directed to a new outfall next to the Hillcrest Avenue bridge. Drainage from the eastern hill would remain undisturbed and be allowed to continue draining naturally into the enhanced drainage area at the base of the slope. Staff is concerned about the feasibility of an upslope drainage basin and would need more details to confirm that it will meet stormwater requirements. A detailed drainage report and stormwater control plan should be submitted with the future development application. In addition, details regarding access to the basin for maintenance should be provided.

The maintenance of the utilities within the internal private streets will be addressed in the tentative map conditions of approval and the development agreement.

Issue #8: Architecture, Landscaping and Walls

The applicant has not included any architecture, detailed landscaping, or wall designs with this preliminary plan application. The City's Design Guidelines for single-family residential discusses having entries that incorporate special paving, architectural elements, and landscaping to set the overall tone for the community's character. In addition, the City's Design Guidelines promote high quality architectural design for single-family residential units including: windows, doors, entries with front porches; roof and upper story details; garages; and building materials and finishes. Staff recommends that the future application submittal comply with the Design Guidelines to ensure high quality design.

Issue #9: Other Issues

Outside Agency Comments

To date, staff has received no comments from outside agencies.

Issued #10: Conclusion

The purpose of a preliminary plan is to gather feedback from the Planning Commission and others in order for the applicant to become aware of concerns and/or issues prior to Final Development Plan submittal. As standard practice, preliminary plans are not conditioned; rather a list of needed items, information, and issues to be addressed is compiled for the applicant to address prior to a final plan hearing. Staff suggests the following, along with any issues brought up by the Planning Commission, be considered by the applicant.

Policy Discussion by the Planning Commission

- Consideration of the General Plan Amendment to change from senior housing to allow small-lot market rate housing.

Modifications to the Project Design

- Take maximum advantage of the Sand Creek amenity.
- Relocate useable open space to adjacent to Sand Creek and the proposed trail connection.
- Break up the long block lengths.
- Increased landscaping along Hillcrest Avenue.
- Incorporate I and G Street view lots.
- Redesigned entrances on Hillcrest Avenue.
- Interim turnaround area at terminus of Hillcrest Avenue.
- I Street as a public minor collector and extended to Albers property to the west.
- Redesigned terminus of G Street.
- Consideration of sidewalks on both sides of internal streets.

Items to be Submitted with the Future Development Application

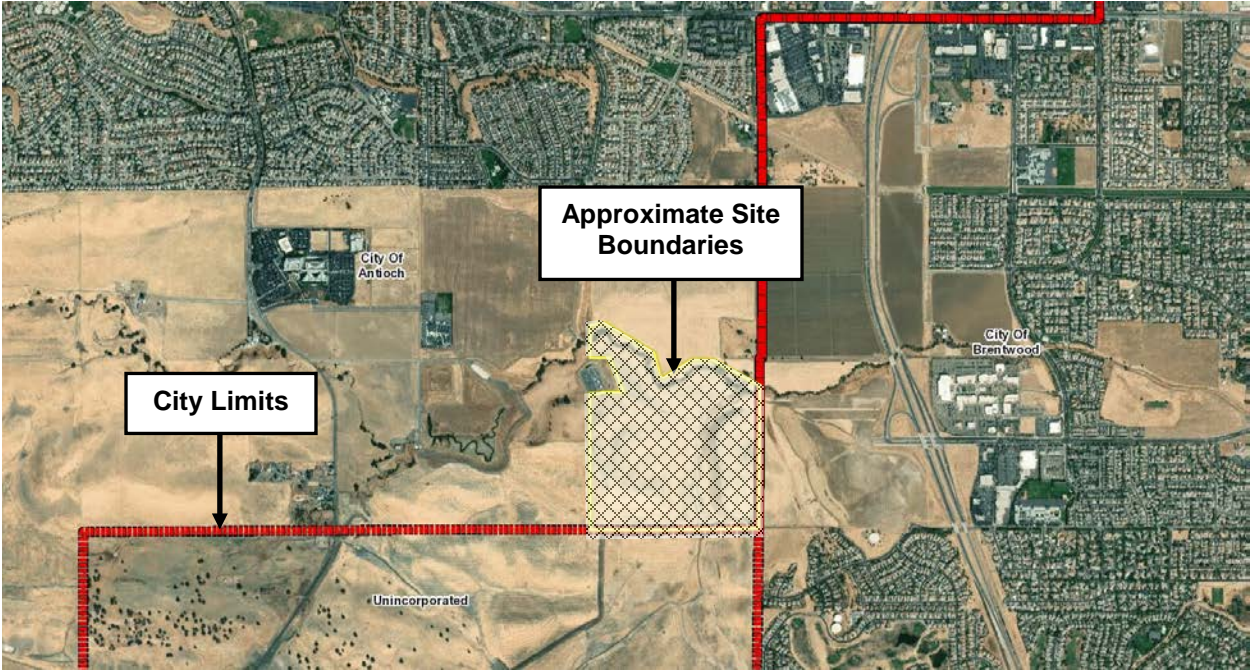
- Fiscal impact analysis.
- Visual and written compliance with Hillside Development Policies.
- Detailed description of parks and trails, including as they relate to enhanced drainage area.
- Description of open space areas, access, maintenance, and fire prevention.
- Coordination with PG&E.
- Coordination with City of Brentwood on future Hillcrest Avenue and Balfour Road connection.
- Detailed drainage report and stormwater control plan.

ATTACHMENTS

- A. Project Vicinity Map
- B. Sand Creek Focus Area General Plan Map
- C. Applicant's Creekside – Vineyards at Sand Creek Project Description
- D. Creekside Conceptual Site Plan
- E. Creekside Preliminary Grading Plan
- F. Creekside Landscape Concept

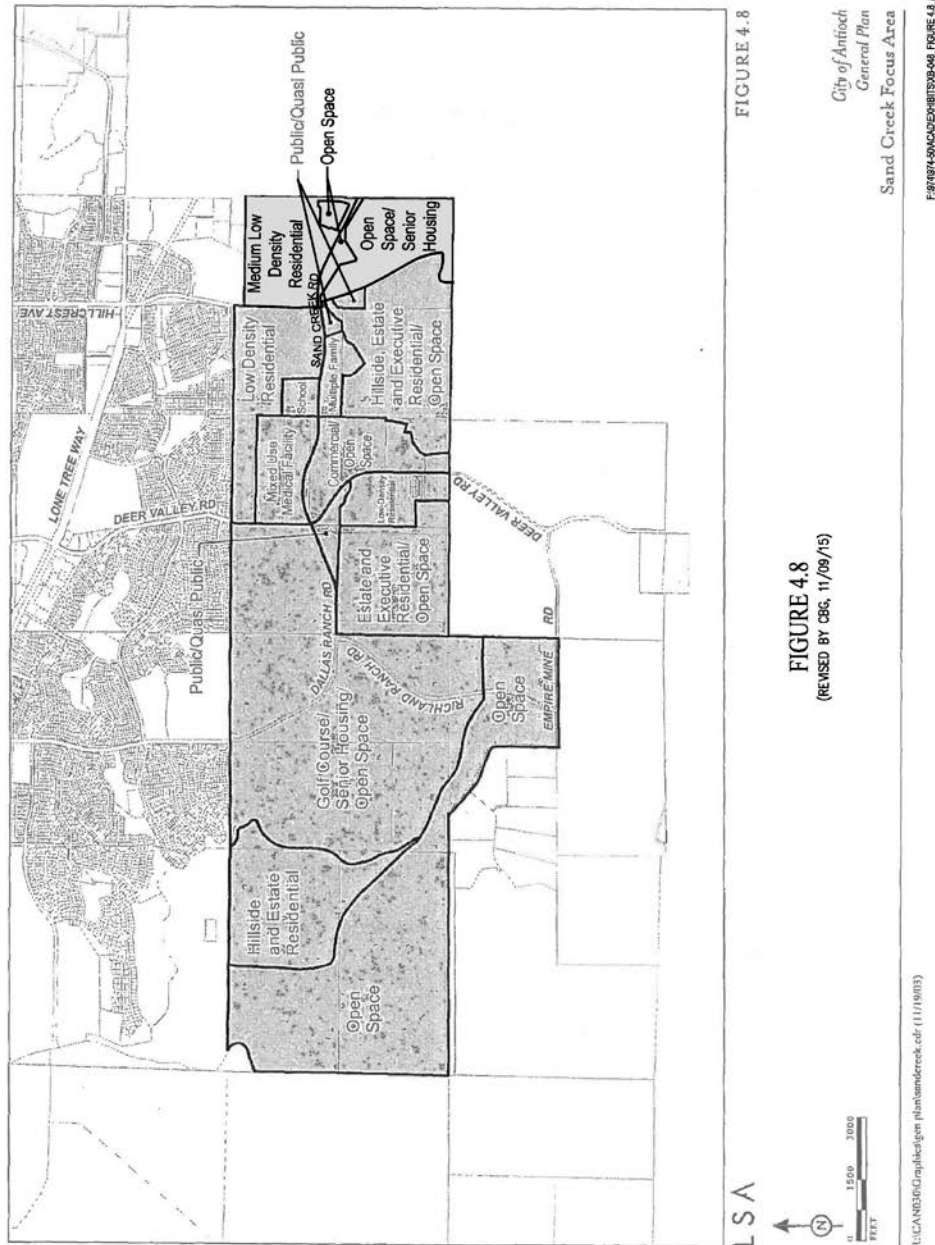
ATTACHMENT “A”

PROJECT VICINITY MAP



ATTACHMENT “B”

Figure 4.8: Sand Creek



ATTACHMENT “C”

“Creekside – Vineyards at Sand Creek” Project Description

A. PROJECT SITE

1. Location

The approximately 158-acre **Creekside/The Vineyards at Sand Creek Project** is a continuation of the Promenade/Vineyards at Sand Creek Project approved by the City of Antioch in 2016, and is located in southeast Antioch in the Sand Creek Focus Area of the Antioch General Plan. The City of Antioch is located in eastern Contra Costa County and is bordered to the north by the San Joaquin River Delta; to the east by the City of Brentwood and the City of Oakley; to the west by the City of Pittsburg and unincorporated portions of the County; and to the south by unincorporated portions of the County.

2. Surrounding Land Use

The project site is currently undeveloped and adjacent to entitled yet undeveloped residential land uses including Promenade/Vineyards at Sand Creek residential project to the north, and the Aviano residential project to the northwest. Additionally, Sand Creek and a deed-restricted buffer from Sand Creek borders the northern boundary of the project site. Sand Creek is a deeply incised channel, with its top of bank defined by a change in elevation of 14-feet – from the 150 contour to the flowline at the 136 contour. To the east are undeveloped parcels in the City of Brentwood, planned for future residential development, to the south is undeveloped dry-farmed land outside Antioch’s Sphere of Influence and Planning Area, and to the west is a PG&E facility and privately owned land planned for future residential development in the City of Antioch’s General Plan.

3. Site Characteristics

The project site consists of both on-site (referred to as the “Project Site”) and off-site impact areas. These areas are described in detail below.

- a. **Project Site.** The 158-acre proposed Creekside/VSC project site is comprised of one undeveloped parcel (APN 057-050-024). The site is generally rectangular, however the northern boundary shifts north and south in an irregular shape, following the alignment of Sand Creek. The site’s terrain is characterized by a flat valley bordered by hill forms on the west and east side. Elevations onsite range from 150 to 325 feet above mean sea level. The central flat area topography falls from southwest to northeast at approximately 1 to 2 percent slope. A shallow area exists at the base of the eastern hillslope and appears to collect local natural drainage during rainfall events, draining into Sand Creek. Sand Creek, a tributary of Marsh Creek, flows in a northeasterly direction and is on the Project Site, but north of the proposed Project Site improvements. The Project Site has been dry-land farmed since the 1930s and consists primarily of non-native vegetation. At least nine energy and communication easements exist on the Project Site, affecting the western and eastern portions of the Project Site, and the southern boundary. Previous and existing, pipelines run below ground and cross Sand Creek and the natural drainage area in a number of locations.
- b. **Off-Site Impact Areas.** The proposed project includes two off-site impact areas. Both affect the Promenade/VSC Project site to the north, and were anticipated with that previous approval.

The first off-site impact area facilitates the construction of an extension of Hillcrest Avenue (112-foot right of way) to create a new intersection with the planned Sand Creek Road. Improvements would include roadway and utility connections for approximately 100 feet. These improvements (i.e. Hillcrest Avenue roadway, utilities) would affect approximately 0.25 acres off-site. This off-site area is primarily flat and located north of the Creekside/VSC Project, on the Promenade/VSC Project site. Hillcrest Avenue in this location is identified in the City General Plan, and its alignment has been very carefully planned to span Sand Creek at the least impactful location, and provide permanent access to the existing PG&E facility and beyond.

The second off-site impact area facilitates the construction of sewer and water connections across Sand Creek near Heidorn Ranch Road. The Promenade/VSC Project proposes to extend these utilities and their easements (located west of Parcel E, Subdivision 9360) to the south of the ultimate Sand Creek Road right of way. The Creekside/VSC Project will extend these utilities further south to the Project Site, crossing Sand Creek adjacent to the existing PG&E bridge.

4. Land Use Designations

The Project Site is within the 2,700-acre Sand Creek Focus Area located in the southern portion of the City of Antioch, and as shown on the City's General Plan Land Use Map. The General Plan anticipates this Focus Area developed into a large-scale planned community that provides a mix of housing, commercial and open space opportunities.

The General Plan designates the majority of the Project Site as "Open Space/Senior Housing" The Senior Housing residential Policy "q" states that "senior housing may consist of Single Family Detached, Small Lot Single Family Detached or Multi-Family Attached Housing...". These housing types describe a range of lot sizes permitted including a maximum density of 20 du/acre (MFAH 40 persons per acre), to lots smaller than 7,000 SF (SLSFD 14-18 persons per acre), to lots ranging between 7,000 to 10,000 SF (SFD 8-12 persons per acre).

The Project Site is zoned (S) Study District and the adjacent off-site areas are zoned PD on the Antioch Zoning Map. The Study District zoning is intended as an interim designation, until all land use studies are completed for a development project.

B. PROJECT RESIDENTIAL OBJECTIVE

Similar to the Promenade/VSC Project, the proposed Creekside/VSC project would develop a private gated residential community that includes the flexibility to be developed as market rate or senior single family, consisting of approximately 220 detached residential units.

C. PROPOSED PROJECT

The proposed Creekside/VSC project includes the development of approximately 220 single-family units on approximately 50-acres of the 158-acre site. Approximately two-thirds of the site will remain open space, with much of that remaining in agricultural production. The developed area will include housing, landscaped areas, roadway and utility improvements. A 100-foot extension of Hillcrest Avenue (roadway and utilities), and trunk sewer and water-looping connections, would occur off-site. The following provides a summary of the project's primary components.

1. Residential Concept

The proposed Creekside/VSC project includes approximately 220 single-family residential units on approximately 50 acres south of the future alignment of Sand Creek Road. The Creekside/VSC Project is a continuation of the Promenade/VSC Project to the north, so neighborhood design, restricted or non-restricted housing types, lot size, density and house design will be similar. The average density of the residential development would be approximately 4.6 units per gross acres. Similar to the Promenade/VSC project, at least six (6) different models each with three different elevations would be constructed, on lots ranging from approximately 4,500 to 5,160 square feet. The site could be developed in three phases. The proposed First Phase includes the residential lots east of Hillcrest Avenue and north of the Main Entry. This would also include the community use site. The proposed Second Phase includes the residential lots east of Hillcrest Avenue and south of the Main Entry. The proposed Third Phase includes the residential lots west of Hillcrest Avenue and a park area within the PG&E tower easement along the roadway. If developed as Market Rate, the majority of the homes would be two-story, with two car garages. An Active Adult neighborhood could have a mix of two-story and single-story homes, but this mix will be dictated by future buyer preferences. A 6-foot tall sound wall is proposed behind the home lots backing up to the major thoroughfare (Hillcrest Avenue). View fencing is proposed for lots backing up to the enhanced drainage area.

2. Recreation, Landscaping and Open Space

Based upon comments received from staff at our Pre-Application Conference held June 20, 2018, the proposed project includes a community use site and landscape areas within the residential area. The community use site is sized to accommodate a small multi-purpose building and pool area, but it's ultimate programming will be dictated by future buyer preference. A park area that could accommodate a nice-sized dog park and perhaps bocce courts is proposed within the PG&E easement area in Phase 3 adjacent to the roadway. While an amount of grass area in parks is typically desired for family neighborhoods, outside of field areas, the project will include a notable focus on drought-tolerant and adaptive plant species. The drainage area would be enhanced, and additional shade trees and benches along the neighborhood sidewalks would connect views of this new amenity with a Project trail connection over Sand Creek (utilizing the PG&E bridge) for a pedestrian connection to the Sand Creek Trail to the north. These types of facilities would most likely be private, and available to residents and their guests. A detention/water quality basin to handle the development flows is proposed east of the residential area. No development is proposed atop the western and eastern hill forms, with these areas remaining in agricultural production. Additionally, the Creekside/VSC Project will stay outside of the 400-ft wide (23.7-Acre) Sand Creek Buffer Easement along Sand Creek and the 8-Acre Open Space Easement on top the western hill form. Open space, buffer areas, park areas and landscape areas are depicted on the attached Conceptual Site Plan and Preliminary Grading Plan.

Landscaping would be provided throughout the project site, and would conform to the requirements and provisions of Article 10, Section 9-5.1001 of the Antioch Zoning Code. Project landscaping would consist of street trees, shrubs, groundcover, agricultural plantings and open lawn areas. Both the Main Entry and the Secondary Entrances to the project site would be landscaped, as would the project side (east side) of Hillcrest Avenue including roadway medians. Private landscaping and parks throughout the Project site would be maintained by the HOA or a Landscape and Lighting District (LLD). Individual residences would also be landscaped with trees, shrubs, groundcover and some lawns, and would be

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maintained by the individual owners. Public spaces, common spaces and private landscaping areas will have an emphasis on drought-tolerant and adaptive plant species.

The proposed project may also include the on-site preservation and/or purchase (in fee or through conservation easements) of off-site habitat to mitigate for the potential loss of special-status habitat on the project site, if necessary.

3. Circulation, Parking and Streetscape

Vehicular ingress and egress to the Creekside/VSC Project Site would be provided from Hillcrest Avenue via a centrally located Main Entry, a Secondary Entry to the north of the Main Entry, and an EVA/Secondary Entry intersection to the south. The construction of Hillcrest Avenue would span Sand Creek and include sidewalk and landscaping on the east side of the roadway. Right-of-way improvements would be narrowed down to necessary roadway, utilities and pedestrian facilities within the area of the Sand Creek crossing, to be least impactful to this environment. The First Phase neighborhood would include construction of approximately 1,500 lineal feet of Hillcrest Avenue in a 4-lane divided roadway configuration from south of the future Sand Creek Road right-of-way to the Main Entry. The First Phase would also include construction of the northerly Secondary Entry and the Main Entry. Potentially, the project would request initial use of this Secondary Entry for construction and a limited amount of home sales.

Vehicular ingress and egress to the Second Phase of the Creekside/VSC Project would include construction of approximately 1,000 additional lineal feet of Hillcrest Avenue in a 4-lane divided roadway configuration from south of the Main Entry to the southerly EVA/Secondary Entry intersection. The Second Phase would also include construction of the EVA. Potentially, the Project could request phasing in full improvement of the Hillcrest Avenue roadway.

Vehicular ingress and egress to the Third Phase of the Antioch South Project would include construction of the southern Secondary Entry on the west side of Hillcrest Avenue, across from the Phase 2 EVA.

A Traffic signal would be installed at the Main Entry, and pedestrian access to the site would be provided by a sidewalk located on Hillcrest Avenue adjacent to the project site. Pedestrian facilities are not proposed on the west side of Hillcrest Avenue. Upon PG&E quitclaim of its existing bridge when direct access via Hillcrest Avenue is provided, an additional pedestrian connection to and from the Creekside/VSC Project could be facilitated over Sand Creek towards the Sand Creek Trail and Heidorn Ranch Road, on this bridge.

Interior vehicular circulation would be provided by a traditional grid pattern of private two-way streets that connect back to the entrances. The private streets are proposed with a 41-ft right of way (36-ft curb to curb with a 5-foot attached monolithic sidewalk on one side of the street). The street section will allow two-way traffic and parking both sides. Each residential unit would have a two-car garage and driveway with additional street parking.

4. Utilities and Infrastructure

As the project site is currently undeveloped, public utilities including potable water, sanitary sewer, improved stormwater drainage, improved power, and telecommunication services are not currently provided on the site. The following describes how the project proposes to improve the site to provide these standard services.

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- a. **Water Service.** Potable water would be distributed to the Creekside/VSC project site by an extension of the 16-inch Zone III trunk line in Hillcrest Avenue. The waterline would potentially be looped back to a Heidorn Ranch Road line via a connection over Sand Creek adjacent to the PG&E bridge. The City has also indicated an interest in reserving space in Phase 3 to facilitate looping of the waterline within this roadway for the neighboring project to the west.
- b. **Sanitary Sewer.** Sanitary Sewer service would be provided to the Creekside/VSC project site by an extension of the 24-inch sanitary sewer pipe from the Promenade/VSC Project extended over Sand Creek adjacent to the PG&E bridge.
- c. **Storm Water.** The project site has historically been cultivated with dry-land farming crops and naturally drains to the east and northeast. The site is within the Sand Creek Drainage Area, and is located just downstream of the regional detention facility that the Contra Costa County Flood Control District recently built. Storm drainage from the *developed portions of the Project site* (Hillcrest Avenue and the neighborhoods) will be directed to the detention/water quality basin, and flow into Sand Creek via an outfall structure constructed within the south side of the outfall facility constructed by the Promenade/VSC Project. The basin would provide mitigation for detention, water quality and hydromodification. The *western hillslope drainage* will be caught prior to it reaching Hillcrest Avenue, and directed north to a new outfall next to the Hillcrest Avenue Bridge. The *eastern hillslope* will remain undisturbed, and allowed to continue draining naturally into the drainage area, as it does today.
- d. **Power and Communications.** Electricity to the Creekside/VSC project site would be provided by PG&E. AT&T provides telephone and DSL service and Comcast and Astound provide cable television and internet services citiwide. Dry utilities, electrical, gas, and technology lines would be extended from those existing beneath Hillcrest Avenue.

5. Project Construction

Project grading would be balanced onsite. As explained above, the proposed Creekside/VSC project would be built in three main phases. The First phase of the project would commence in 2021 and the final phase of construction is expected to be completed in 2025, barring a repeat of the most recent housing meltdown.

D. DISCRETIONARY ACTIONS

The proposed project would require a series of discretionary actions as described below.

1. General Plan Amendment.

The project would require the approval of a General Plan Amendment to add the option of market rate or senior residential by replacing it with a Medium Low Density Residential designation.

2. Master Development Plan/Planned Development Rezone.

The project would require the approval of a Master Development Plan and Planned Development Rezone. The Master Development Plan and PD District would list the development standards applicable to the project site, including setbacks, lot sizes and building heights.

3. Vesting Tentative Map.

Vesting Tentative Map approval is required to authorize subdivision of the project site into multiple parcels to accommodate approximately 220 single family residential units as well as public roadway, parks and open space parcels.

4. Use Permit.

A Use Permit is required to further clarify the details of each phase of the proposed project and to ensure that each component complies with established provisions of the proposed PD District.

5. Design Review.

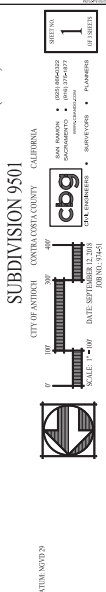
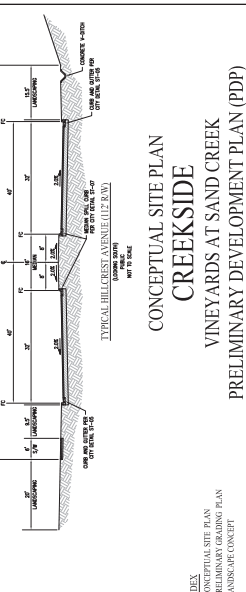
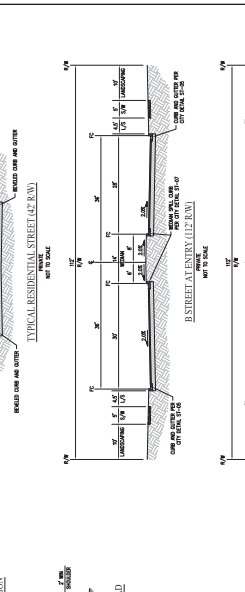
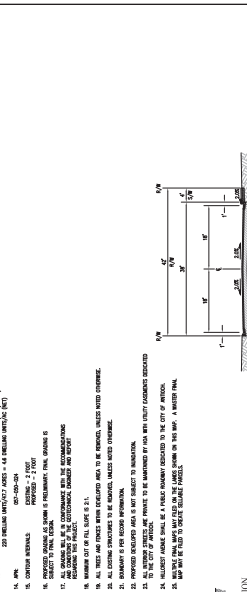
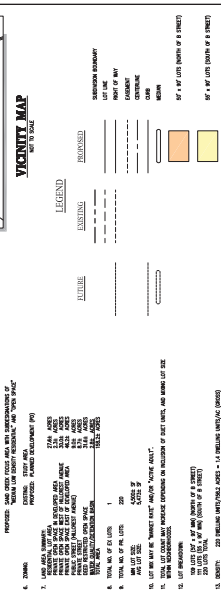
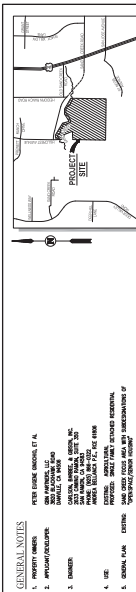
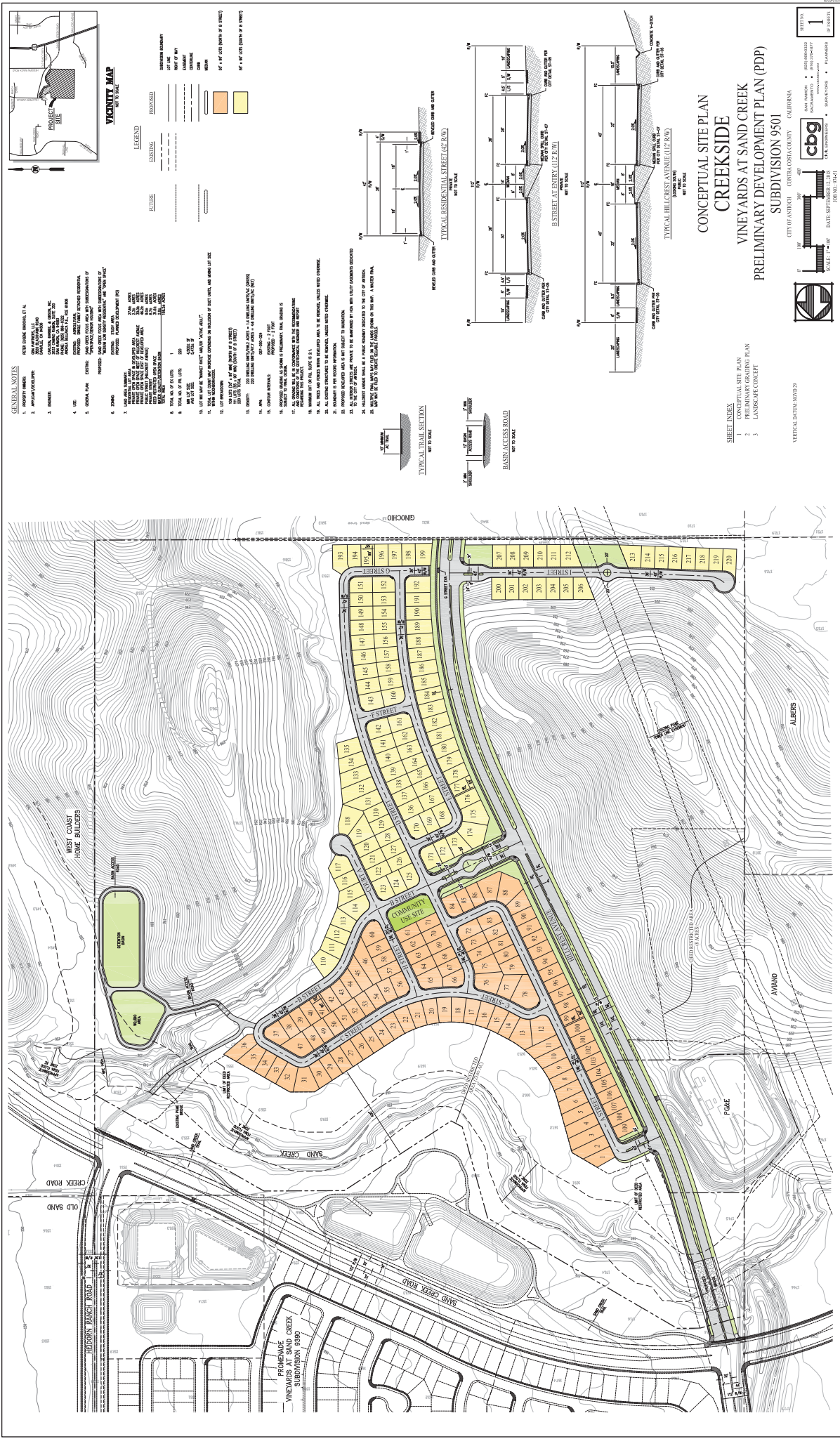
Design Review is required to authorize the proposed building conceptual architecture, landscaping, and site design of the residential community and to ensure consistency with the City of Antioch's General Plan and Zoning Ordinance design policies and criteria, except where specifically amended by the approvals.

6. Development Agreement.

It is anticipated that a Development Agreement approval will be requested.

END

ATTACHMENT “D”



GENERAL NOTES

1. PROPERTY OWNERS: PETER E. HARRIS, ET AL.
2. PROJECT/CLIENT: SAND CREEK VINEYARDS, LLC
3. DESIGNER: C.B.G. CONSULTANTS, INC.
4. DATE: 01/15/2014
5. SHEET NO.: 1 OF 1
6. SHEET TITLE: CONCEPTUAL SITE PLAN
7. PROJECT LOCATION: SAND CREEK VINEYARDS, LLC, 10000 SAND CREEK ROAD, AVADO, CALIFORNIA 94001
8. SCALE: 1" = 40'
9. DRAWN BY: J. HARRIS
10. CHECKED BY: J. HARRIS
11. APPROVED BY: J. HARRIS
12. DATE: 01/15/2014
13. SHEET NO.: 1 OF 1
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19. APPROVED BY: J. HARRIS
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91. APPROVED BY: J. HARRIS
92. DATE: 01/15/2014
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97. DRAWN BY: J. HARRIS
98. CHECKED BY: J. HARRIS
99. APPROVED BY: J. HARRIS
100. DATE: 01/15/2014

SHEET INDEX

1. CONCEPTUAL SITE PLAN
2. CONCEPTUAL SITE PLAN
3. LANDSCAPE CONCEPT

VERTICAL DATUM: MGS 83

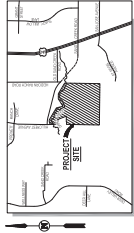
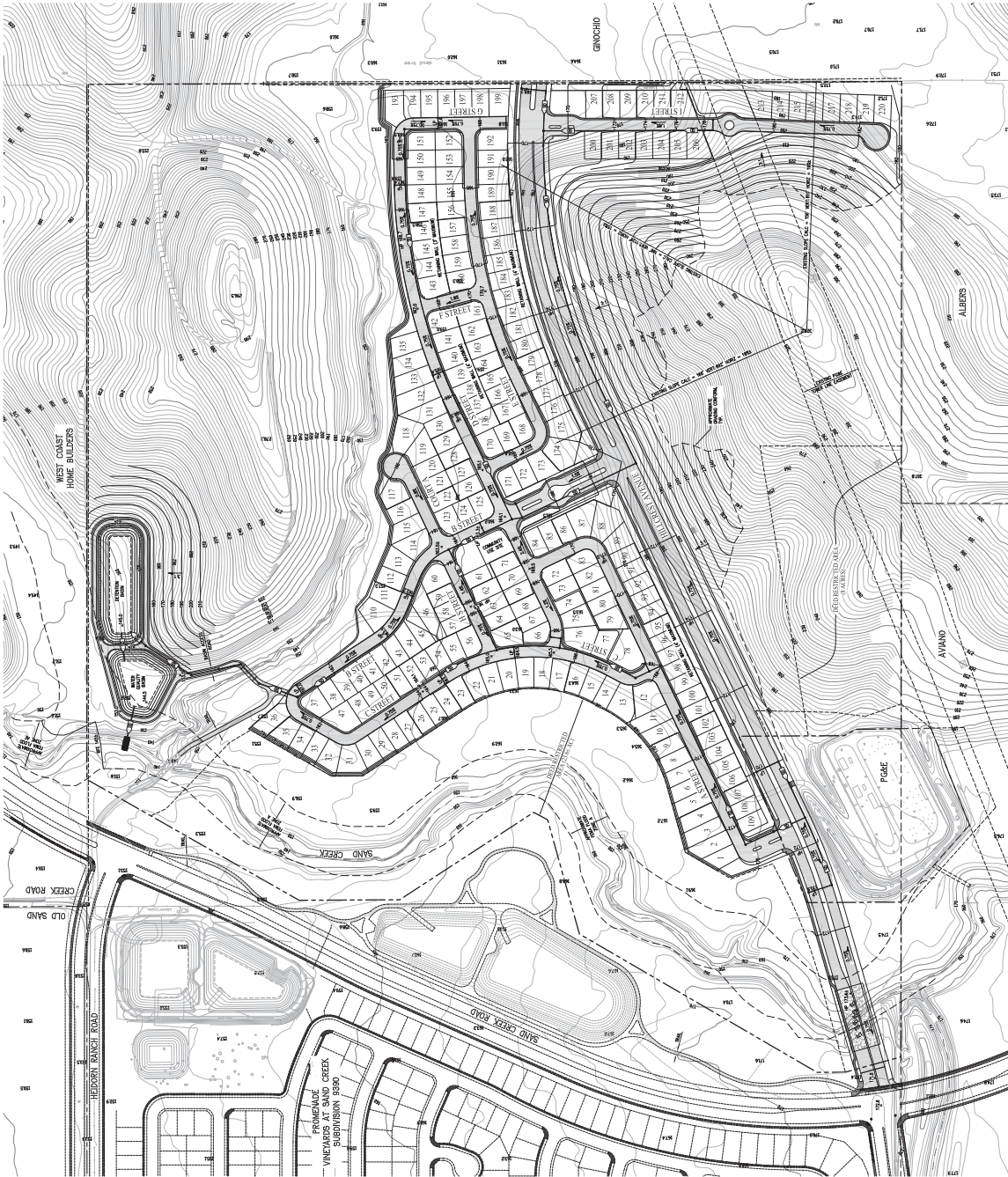


C.B.G. CONSULTANTS, INC.
10000 SAND CREEK ROAD
AVADO, CALIFORNIA 94001
TEL: (415) 555-1234
FAX: (415) 555-1235
WWW.CBGCONSULTANTS.COM



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TEL: (415) 555-1234
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ATTACHMENT “E”



VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING	PROPOSED
—	—
—	—
—	—
—	—


VERTICAL DATUM: NVD 29

**PRELIMINARY GRADING PLAN
CREEKSIDE
VINEYARDS AT SAND CREEK
PRELIMINARY DEVELOPMENT PLAN (PDP)
SUBDIVISION 9501**

cbg
CITY OF ANIMAS CONTRA COSTA COUNTY CALIFORNIA
DATE: 04/15/2014
SCALE: 1" = 40'
DATE: 04/15/2014
SCALE: 1" = 40'

ATTACHMENT “F”

**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF DECEMBER 5, 2018**

Submitted by: Forrest Ebbs, Community Development Director 
Date: November 30, 2018
Subject: **General Plan Amendment – Cannabis Ordinance and
Miscellaneous**

RECOMMENDATION

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

1. Adopt the resolution recommending approval of an amendment to the General Plan to reflect the recent amendments to the Antioch Municipal Code to address Cannabis Businesses.

REQUEST

Staff requests amendments to the General Plan to reflect the recently-adopted amendments to the Zoning Ordinance as they relate to Cannabis Businesses in the City of Antioch.

CEQA

On May 22, 2018, the City Council found that the initial code amendments for Cannabis Businesses were exempt from the California Environmental Quality Act (CEQA), per Section 15061(b)(3) as they were covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the initial project, like these minor implementing amendments, may have a significant effect on the environment.

BACKGROUND

On May 22, 2018, the City Council introduced an ordinance that amended the Zoning Ordinance of the Antioch Municipal Code to accommodate and regulate cannabis businesses in the City of Antioch. This ordinance was approved on June 26, 2018. This amendment created a Cannabis Business Zoning Overlay District and a process to consider and approve cannabis businesses within this district with the issuance of a Use Permit by the City Council.

The Antioch General Plan contains a land use table (Table 4.A) that is very similar to the form and content of the land use table contained in the Zoning Ordinance.

Typically, a General Plan does not contain the level of details conveyed in the land use table. This land use table identifies a unique series of land uses and suggests which land use districts in which they should be permitted. The land use table does not identify cannabis businesses.

PROPOSAL

The Cannabis Business Zoning Overlay District covers multiple General Plan land use designations, including the Eastern Waterfront Employment Focus Area and Business Park. Within the Eastern Waterfront Employment Focus Area, there are sub-designations of General Industrial, Light Industrial, and Regional Commercial. The proposed General Plan amendment would create a new row for Cannabis Business, would refer all regulations to the Antioch Municipal Code, and would insert a check mark under each of the applicable land use designations. In addition, a new footnote is added (8.) that states that Cannabis Businesses are allowed in the above land use designations only within the Cannabis Business Zoning Overlay District.

In addition to the basic changes to accommodate the Cannabis Ordinance, staff is recommending a series of minor clean-up amendments, which are described as follows:

1. **Eliminate the Residential TOD, Office TOD, and Town Center Mixed Use land use designations.** These designations only refer to lands within the Hillcrest Station Area Specific Plan Focus Area and are either redundant with the policies contained within the actual Hillcrest Station Area Specific Plan or conflict with these policies. As the Specific Plan is the more developed and intentional document, staff recommends eliminating these land use designations from the General Plan to avoid any confusion. All land use policies related to the Hillcrest Station Area Specific Plan Focus Area would be contained within the actual Specific Plan. In addition, staff recommends eliminating the text describing the Residential TOD designation because it no longer applies.
2. **Correct Table 4.1 title for Western Antioch Commercial Focus Area.** The area along the commercial corridor of Somersville Road/Auto Center Drive was previously titled “Somersville Road Focus Area”. This name was given prior to changing the name of the northern portion of the road to Auto Center Drive. To avoid confusion, the 2018 Land Use Element Update changed the name to Western Antioch Commercial Focus Area, but failed to change the name in Table 4.A. This correction would avoid confusion.
3. **Correct Eastern Waterfront Business Park Title.** The 2018 Land Use Element Update simplified the Eastern Waterfront Employment Focus Area by eliminating multiple highly-specific industrial land use designations, such as “rail-served industrial” and “Eastern Waterfront Business Park”, with the intent of expanding opportunities for reinvestment in this industrial area. However, multiple references to the former land use designation “Eastern Waterfront Business Park” remained. This action would eliminate the column from Table 4.A and various text references to the Eastern Waterfront Business Park designation.

4. **Insert New Maps.** Several of the original maps have been reproduced and replaced by new, clearer maps that align with the City's GIS mapping system. The contents are the same, but the appearance and format are different.

Under State law, a General Plan may only be amended four (4) times each calendar year. This recommendation will be presented to the City Council in 2019 and may be bundled with other amendments, if necessary, to conserve the four allowed amendments.

ATTACHMENT

- A. Resolution with Exhibits

ATTACHMENT “A”

**PLANNING COMMISSION
RESOLUTION NO. 2018-****

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
RECOMMENDING THAT THE CITY COUNCIL APPROVE AN AMENDMENT TO THE
LAND USE ELEMENT OF THE GENERAL PLAN TO ADDRESS CANNABIS
BUSINESSES AND OTHER MINOR CHANGES**

WHEREAS, the City Council approved amendments to the Antioch Municipal Code on June 26, 2018 to define, accommodate, and regulate Cannabis Businesses in the City of Antioch; and,

WHEREAS, the Land Use Element of the General Plan contains Table 4.A, which is a land use table, that prescribes general land uses throughout the multiple land use designations and does not contain a land use reflective of cannabis businesses; and,

WHEREAS, other minor changes are proposed to improve internal consistency within the Land Use Element of the General Plan; and,

WHEREAS, this action is exempt under CEQA Section 15061(b)(3) as the project does not have the potential for causing a significant effect on the environment because it is directly implementing land use changes and programs already considered and adopted in the 2018 Land Use Element Update and the adoption of the amendments to the Antioch Municipal Code for cannabis businesses; and,

WHEREAS, on December 5, 2018, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and written.

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Commission does hereby recommend to the City Council APPROVAL of an amendment to the Land Use Element of the General Plan, as described in Exhibit "A".

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 5th day of December, 2018.

AYES:

NOES:

ABSENT:

ABSTAIN:

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 BART station), and east of the SR-4 Bypass, south of the Laurel Avenue interchange (surrounding the BART 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) is 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.

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

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 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 non-urban 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 has 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 revenue-generating 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, high-density housing in transit-oriented, downtown, and mixed-use settings.

- Provides for the revitalization of the 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 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, semi-skilled, 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 at 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

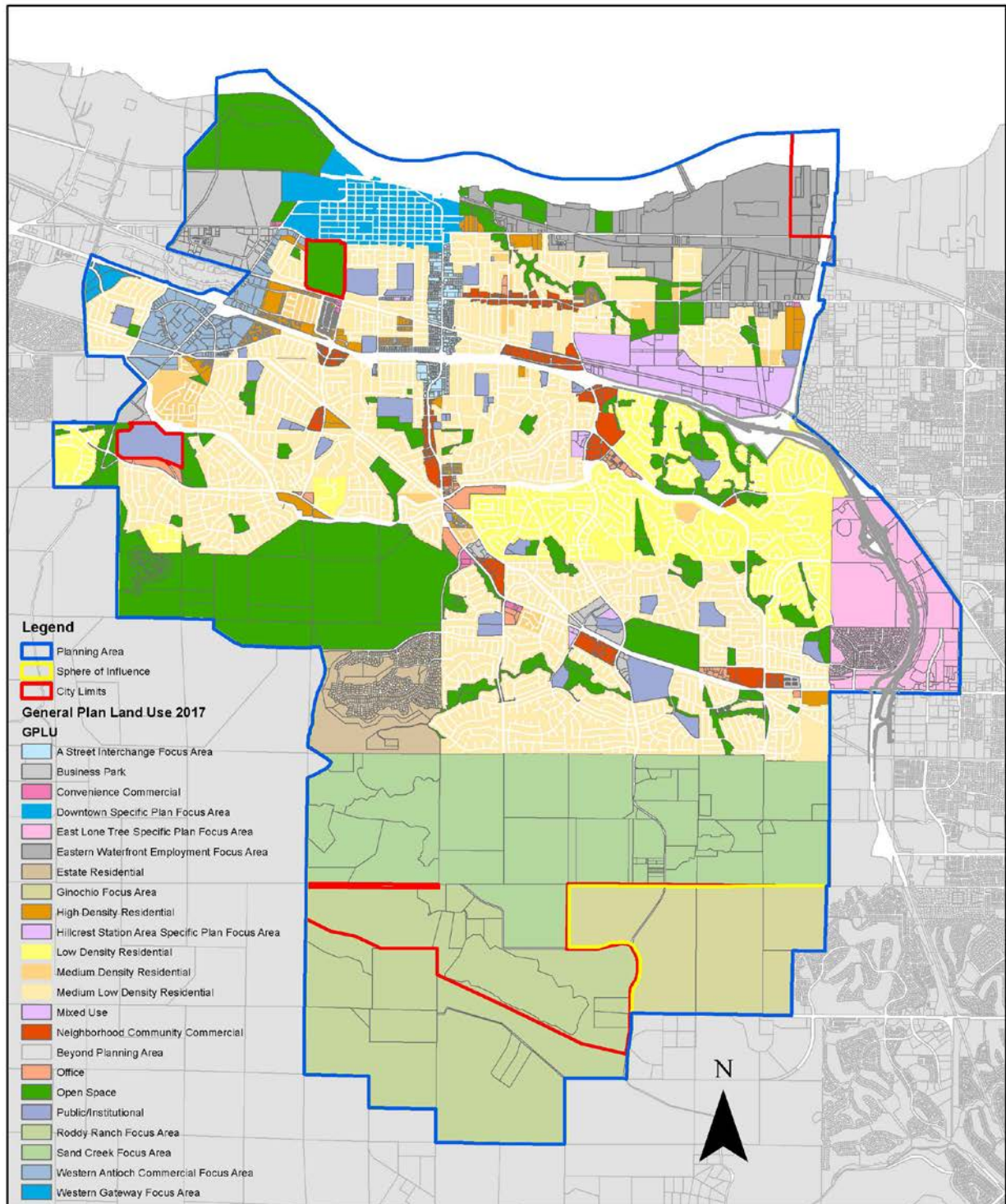
- As part of General Plan implementation – including development review, capital improvement planning, and preparation of Specific Plans – foster close land use/transportation relationships to promote use of alternative transportation system modes and minimize travel by single occupant automobiles.
- Give priority to new development utilizing existing and financially committed infrastructure systems over development needing financing and construction of new infrastructure systems.
- 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.
- 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.
- 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 DISTRIBUTION 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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Table 4.A – Appropriate Land Use Types

	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/Community Comm.	Regional Commercial	Western Antioch Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	"A" Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	Office	Business Park	Eastern Waterfront Business Park	Light Industrial	General Industrial	E. Lone Tree Employment-Generating	Residential TOD	Office-TOD	Town Center Mixed Use	Community Retail	Public/Institutional	Open Space
Large Lot Residential. This residential type typically consists of single-family detached units on lots of 0.5 acre or more. Residential developments of this type shall be designed as large suburban parcels within subdivisions within the Urban Limit Line and as rural residential uses outside of the Urban Limit Line.	✓																										
Single-Family Detached. These areas typically consist of suburban residential subdivisions of single family, detached dwellings on lots ranging from 7,000 to 20,000 square feet.		✓	✓	✓										✓													
Small Lot Single Family Detached. These dwelling unit types are typically located within a specific plan or other type of "planned development," and consist of single family, detached dwellings on lots smaller than 7,000 square feet. In exchange for development on small residential lots, amenities such as permanent open space and private recreation facilities are required to be provided specifically for the use of residents of the development.			✓	✓										✓													
Multi-Family Attached. Attached for-sale or rental dwelling units, designed either as townhouse units or as stacked flats, characterize these areas. Amenities such as common open space and recreation facilities specifically for the use of residents of the development are required.				✓	✓							✓6		✓													
Mobile Homes. Areas of mobile home development typically consist of subdivisions wherein individual mobile homeowners also own their own lots in fee and mobile home parks wherein mobile homeowners rent or lease the space upon which their mobile home is placed. Typically, mobile home subdivisions and parks provide open space and/or recreational amenities for the use of their residents.				✓	✓																						
Group Residential. Activities typically include the use of a dwelling unit as a residence by a group or groups of persons without the provision of medical care, supervision, or medical assistance. Typical uses include boarding houses, convents, and religious retreats.					✓									✓	✓												
Residential Care Facilities. While largely residential in character, residential care facilities are distinguished from other residential use types in that care facilities combine a variety of medical care, supervision, or medical assistance services with housing. State law					✓									✓	✓												

	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/Community Comm.	Regional Commercial	Western Antioch Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	"A" Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	Office	Business Park	Eastern Waterfront Business Park	Light Industrial	General Industrial	E. Lone Tree Employment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional	Open Space
exempts certain small residential care facilities from local regulation, and can locate anywhere permitted by law.																											
Administrative and Professional Offices. Activities typically include, but are not limited to, executive management, administrative, or clerical uses of private firms and public utilities. Additional activities include the provision of advice; design, information, or consultation of a professional nature. Uses typically include, but are not limited to, corporate headquarters; branch offices; data storage, financial records, and auditing centers; architect's; lawyer's; insurance sales and claims offices; financial planners; and accountant's offices.						✓7	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓						
Amusement Centers/Arcades. Any structure (or portion thereof) in which four or more amusement devices (either coin- or card-operated) are installed, such as photography machines, video games, muscle testers, fortune telling machines, laser tag, electronic or "County fair" style games, rides or similar uses, and other games of skill or science, but not including games of chance or other similar devices. Included is any place open to the public, whether or not the primary use of the premises is devoted to operation of such devices. Sales of prepared foods and beverages is also included as an ancillary use of the site.							✓	✓	✓		✓	✓	✓														
Automotive Uses. Activities typically include, but are not limited to the, sales and servicing of motor vehicles, recreational vehicles, boats, and trailers.						✓2	✓	✓2	✓	✓		✓	✓	✓			✓2	✓4	✓4	✓4		✓					
Banks and Financial Services. Activities typically include, but are not limited to banks and credit unions, home mortgage, and other personal financial services.						✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓				✓						
Business Support Services. Activities typically include, but are not limited to, services and goods generally provided to support other businesses.						✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓				✓					
Eating and Drinking Establishments. Activities typically include, but are not limited to, the retail sale from the premises of food or beverages prepared for on-premises or off-premises consumption.						✓3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓5	✓5	✓5		✓					
Food and Beverage Sales. Activities typically include, but are not limited to retail sale from the premises of food and beverages final preparation and consumption.						✓	✓	✓	✓			✓	✓	✓													
Funeral Services. Activities typically include services involving the care, preparation, or disposition of human dead.						✓	✓	✓				✓8	✓														
General Merchandise. Activities typically include, but																											

	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/Community Comm.	Regional Commercial	Western Antioch Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	"A" Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	Office	Business Park	Eastern Waterfront Business Park	Light Industrial	General Industrial	E. Lone Tree Employment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional	Open Space
	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/Community Comm.	Regional Commercial	Western Antioch Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	"A" Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	Office	Business Park	Eastern Waterfront Business Park	Light Industrial	General Industrial	E. Lone Tree Employment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional	Open Space
are not limited to, the retail sales from premises, including incidental rental and repair services.						✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓										
Health Clubs and Spas. Activities typically include, but are not limited to, sport and health-related activities performed either indoors or outdoors.						✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓										
Lodging and Visitor Services. Activities typically include, but are not limited to, providing overnight accommodations and related banquet and conference facilities.							✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	5								
Indoor Recreational Facilities. Activities typically include, but are not limited to, commercial recreation uses conducted within enclosed buildings, such as bowling alleys, skating facilities, racquet clubs, and indoor shooting and archery ranges.							✓	✓	✓				✓	✓													
Outdoor Recreational Facilities. Activities typically include, but are not limited to, commercial recreation activities conducted outside of enclosed buildings, such as miniature golf, batting cages, tennis clubs, etc.							✓	✓	✓				✓	✓													✓
Personal Services. Activities typically include establishments primarily engaged in the provision of services for the enhancement of personal appearance, cleaning, alteration of garments, and similar non-business or non-professional services.						✓	✓	✓	✓	✓		✓	✓	✓													
Personal Instruction. Activities typically include instruction in artistic, academic, athletic or recreational pursuits within an enclosed structure.						✓	✓	✓	✓	✓		✓	✓	✓	✓												
Recreational Vehicle Park. Activities typically include, but are not limited to, providing overnight accommodations for visitors in recreational vehicles.											✓	✓						✓									✓ 10
Theaters. Includes structures where the primary use is the exhibition of live or prerecorded theatrical, musical, comedic or other performances. Sale of prepared foods and beverages is permitted ancillary to the primary use.							✓	✓		✓	✓	✓	✓	✓													
Light Manufacturing and Assembly. Activities typically 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), and treatment and fabrication operations. Light manufacturing is conducted wholly within an enclosed building. Light manufacturing activities do not produce odors, noise, vibration, or particulates, which would adversely affect uses within the same structure or on the same site. Also included are watchman's quarters.							✓	✓		✓	✓	✓		✓			✓	✓	✓	✓							

	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/Community Comm.	Regional Commercial	Western Antioch Commercial	SR-4/SR-160 Frontage Comm.	Marina/Support Services	Rivertown Commercial	"A" Street Commercial/Office	Mixed Use	Mixed Use Medical Facility	Office	Business Park	Eastern Waterfront Business Park	Light Industrial	General Industrial	E. Lone Tree Employment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional	Open Space
																				✓							
General Manufacturing and Assembly. Activities typically 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); blending of materials such as lubricating oils, plastics, and resins; and treatment and fabrication operations. Uses requiring massive structures outside of buildings such as cranes or conveyor 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 watchman's quarters.															✓												
Research and Development. Activities typically include, but are not limited to, scientific research and theoretical 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 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 limited to fleet storage of automobiles and trucks, storage lots, and recreational vehicle and boat storage.											✓								✓	✓							
Personal Storage. Activities typically include, but are not limited to storage services and facilities 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 entirely within enclosed buildings. Also included are watchman's quarters.														✓			✓	↗	✓	✓	✓						
Storage and Distribution – General. Activities typically include, but are not limited to, warehousing, storage, freight handling, shipping, trucking 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																			✓	✓	✓						

Table 4.B – Anticipated Maximum General Plan Build Out in the City of Antioch

Land Uses	Single-Family (Dwelling Units)	Multi-Family (Dwelling Units)	Commercial/ Office (sq.ft.)	Business Park/ 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	-	350	637,407	
Public Institutional	-	-	-	5,968,350
Open Space	-	-	-	-
Subtotal	-	350	637,407	5,968,350
Focus Areas¹				
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	268,051	13,688,023
Ginochio Property Focus Area	-	-	-	-
Downtown Specific Plan Focus Area	1,065	1,221	3,927,420	82,019
Roddy Ranch Focus Area	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	-	-	8,667,751	4,195,114
Western Gateway Focus Area	-	460	215,216	-
Subtotal	6,439	5,570	20,845,130	15,922,342
TOTAL	35,462	11,984	33,447,820	30,538,343

Population	149,955
Employed Population	84,098
Total Jobs	107,378
Retail Jobs	21,476
Non-Retail Jobs	85,902
Jobs/Population Ratio	0.72

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.

Table 4.C – Anticipated Maximum General Plan Build Out in the Unincorporated Area

Land Uses	Single-Family (Dwelling Units)	Multi-Family (Dwelling Units)	Commercial/ Office (sq.ft.)	Business Park/ Industrial (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	-	-	-	-
Open Space	-	-	-	-
Subtotal	-	-	-	-
	-	-	-	-
Focus Areas¹				
A Street Interchange Focus Area				
East Lone Tree Specific Plan Focus Area	-	-	-	-
Eastern Waterfront Employment Focus Area	-	-	-	2,798,786
Ginochio Property Focus Area	400	-	-	-
Downtown Specific Plan Focus Area	-	-	-	-
Roddy Ranch Focus Area	-	-	-	-
Hillcrest Station Area Specific Plan Focus Area	-	-	-	-
Sand Creek Focus Area	-	-	-	-
Western Antioch Commercial Focus Area	-	-	-	-
Western Gateway Focus Area	400			
Subtotal	-			
TOTAL	400			2,798,786

Population	1,268
Employed Population	710
Total Jobs	5,598
Retail Jobs	0
Non-Retail Jobs	5,598
Jobs/Population Ratio	4.41

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.

Table 4.D – Anticipated Maximum General Plan Build Out in the General Plan Study Area

Land Uses	Single-Family (Dwelling Units)	Multi-Family (Dwelling Units)	Commercial/ Office (sq.ft.)	Business Park/ 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	-	-	7,059,981	-
Subtotal	-	-	11,965,283	-
Industrial				
Business Park	-	-	-	8,647,651
Special				
Mixed Use	-	350	637,407	-
Public Institutional	-	-	-	5,968,350
Open Space	-	-	-	-
Subtotal	-	350	637,407	10,655,359
Focus Areas¹				
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 Ranch Focus Area	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	-
Subtotal	6,839	5,570	20,845,130	41,984,779
TOTAL	35,862	11,984	33,447,820	41,984,779
Population	151,223	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.		
Employed Population	84,808			
Total Jobs	150,804			
Retail Jobs	30,161			
Non-Retail Jobs	120,643			
Jobs/Population Ratio	1.00			

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, flood-prone 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 thirty-five (35) dwelling units per gross developable acre, with density bonuses available for age-restricted, 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. 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. The Zoning Ordinance will establish specific density limits at or below 35 units per acre for zoning districts that correspond with the High Density Residential designation. 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:* Thirty-five (35) dwelling units per gross developable acre (35 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) to seventy (70) persons per acre.

Residential TOD. This mixed-use classification is intended to create a primarily residential neighborhood within walking distance to the BART 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. Free 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 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

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.

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 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, regional 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 Antioch Commercial Focus Area.

The primary purpose of the Western Antioch Commercial Focus Area 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 employment-generating 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 mid-rise 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.

General 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 semi-refined 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.

- a. 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 single-family 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

4.4.4.1 Employment-Generating Land Use

Objective. Provide a mix of employment-generating 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 employment-generating 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 Downtown Specific Plan Focus Area.

The Rivertown/Urban Waterfront Focus Area has been repealed and replaced with the Downtown Specific Plan. Please refer to this adopted Plan for all policies related to the area.

4.4.6.2 Western Antioch Commercial Focus Area.

This Focus Area encompasses the commercial areas along Auto Center Drive from 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 from Auto 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 Auto 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, street-scapes, 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.

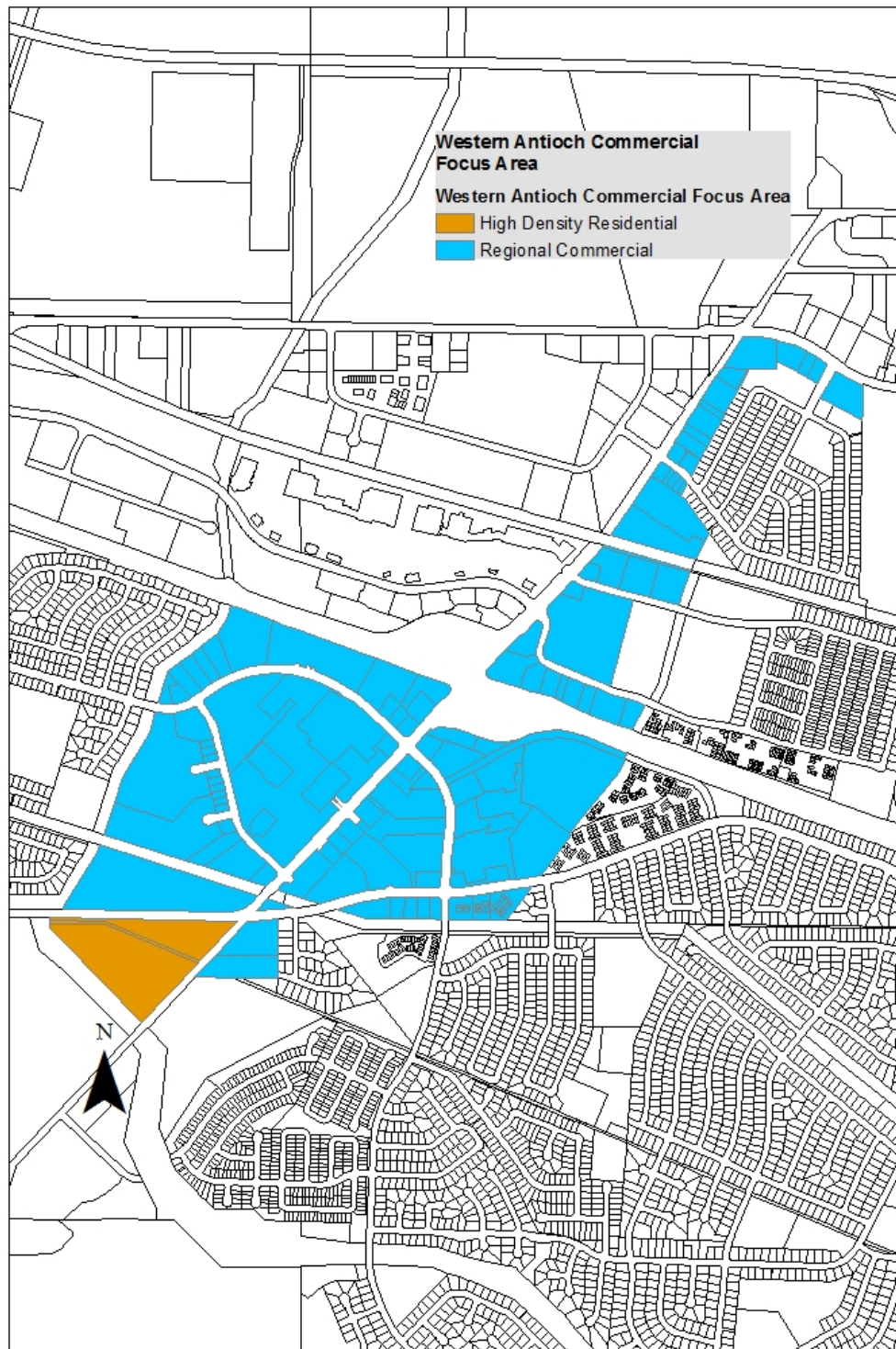
- a. Areas designated “*Commercial*” on Figure 4.3 shall comply with the provisions of the Western Antioch Commercial land use category (see Table 4.A).
- b. Areas designated “*Regional Commercial*” on Figure 4.3 shall comply with the

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 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 cleanup 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.

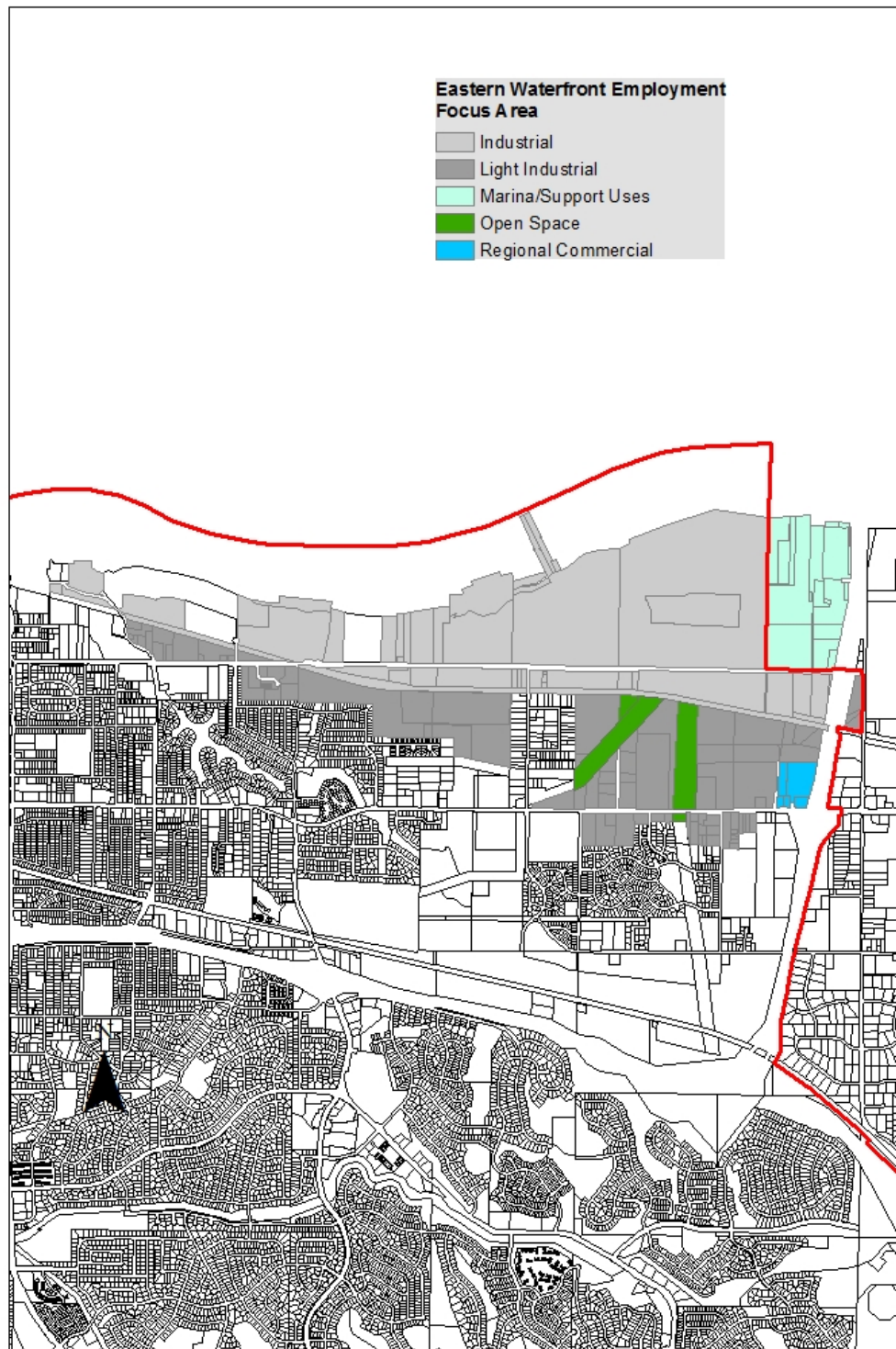
The following policies apply to the Eastern Waterfront Employment Focus Area.

- 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).
- 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.
 - 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.
 - j. If a rail transit stop can be established along the BNSF line west of the Route 160 freeway, development of a high-density 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.

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 in 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 resi-

dents 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.

-
- c. 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; assist area businesses in financing façade and sign improvements;
- i. Assist in funding improvements within the public right-of-way (e.g., streetscape improvements, special paving at intersections, street furniture)
- j. 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.

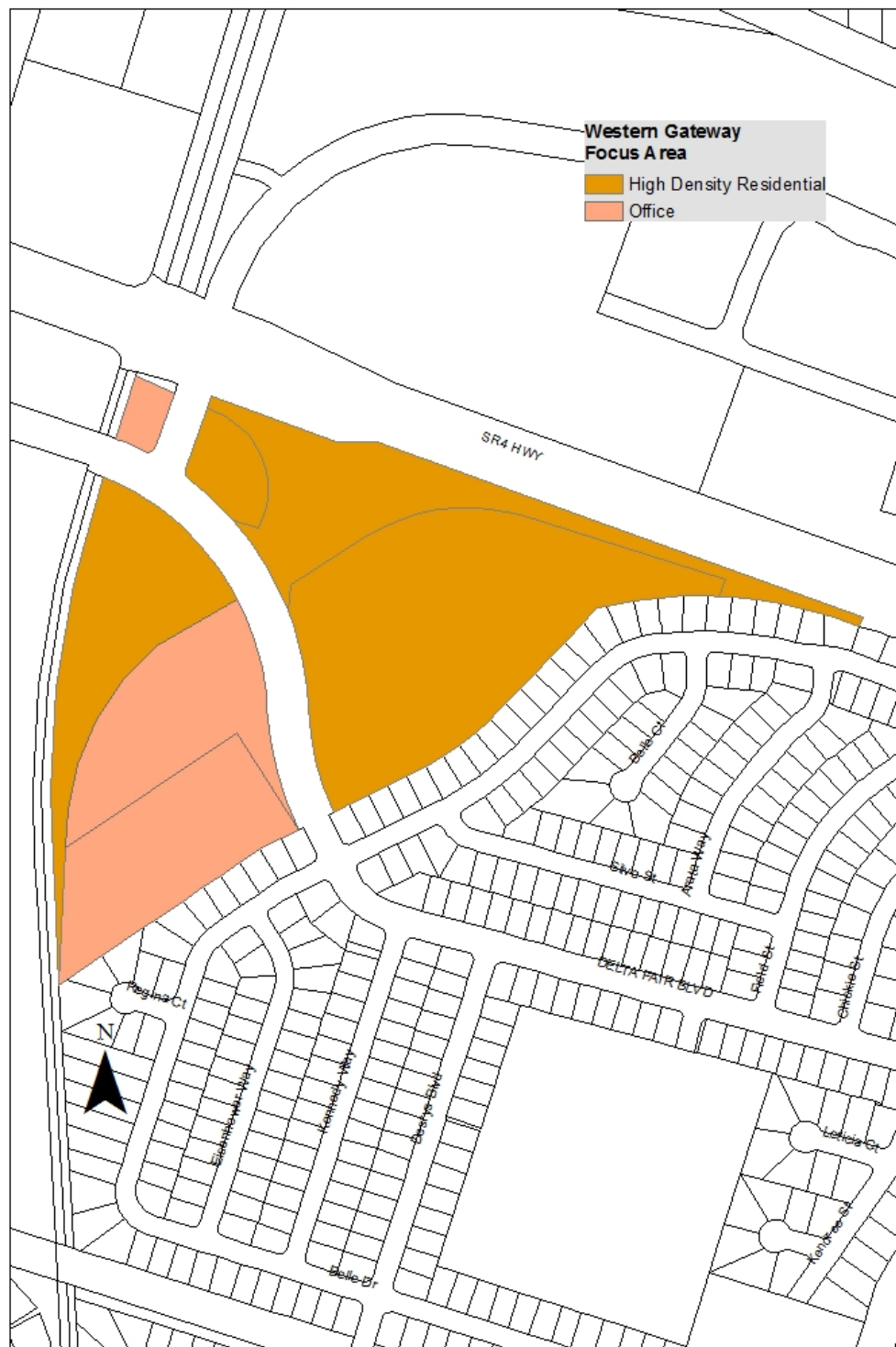
b. Policy Direction. A community gateway monument and landscaping should be developed along the west side of the intersection of Delta Fair Boulevard and

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.

- a. The Western Gateway Focus Area is intended for office uses northwest of Delta Fair Boulevard, along with existing multi-family 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).
- 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

¹ See the Community Image and Design Element.



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 north-south 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.

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 180 acres are to be devoted to employment-generating uses within the areas shown for Commercial/Open Space, in addition to the area shown as Mixed Use Medical Facility. Appropriate primary land uses within employment-generating areas include:
 - Administrative and Professional Offices
 - Research and Development
 - Light Manufacturing and Assembly
 - Hospital and related medical uses
- c. 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, 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 non-motorized 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 age-restricted housing for seniors; however, such density bonuses may not exceed the total maximum of 4,000 dwelling units for the Sand Creek Focus Area.
- l. It is recognized that although the ultimate development yield for the Focus Area may be no higher than the 4,000 dwelling unit maximum, the actual development yield is not guaranteed by the General Plan, and could be substantially lower. The actual residential development yield of the Sand Creek Focus Area will depend on the nature and severity of biological, geologic, and other environmental constraints present within the Focus Area, including, but not limited to constraints posed by slopes and abandoned mines present within portions of the Focus Area; on appropriate design responses to such constraints, and on General Plan policies. Such policies include, and but are not limited to, identification of appropriate residential development types, public services and facilities performance standards, environmental policies aimed at protection of natural topography and environmental resources, policies intended to protect public health and safety, and implementation of the Resource Management Plan called for in Policy “u,” below.
- 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 grading. Mass grading would not be permitted within this residential type. Rough grading would be limited to streets and building pad areas. Residential densities within Hillside Estate Areas are to be limited to one dwelling unit per gross developable acre (1 du/ac), with typical lot sizes ranging upward from 20,000 square feet. The anticipated population density for this land use type is up to four persons per developed acre. Included in this category is custom home development, wherein semi-improved lots are sold to individuals for construction of custom homes. Approximately 20 percent of Hillside Estate Housing 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, and public safety, habitat, and 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 project-level 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 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 non-motorized 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 amphibian habitats, as well as water quality.

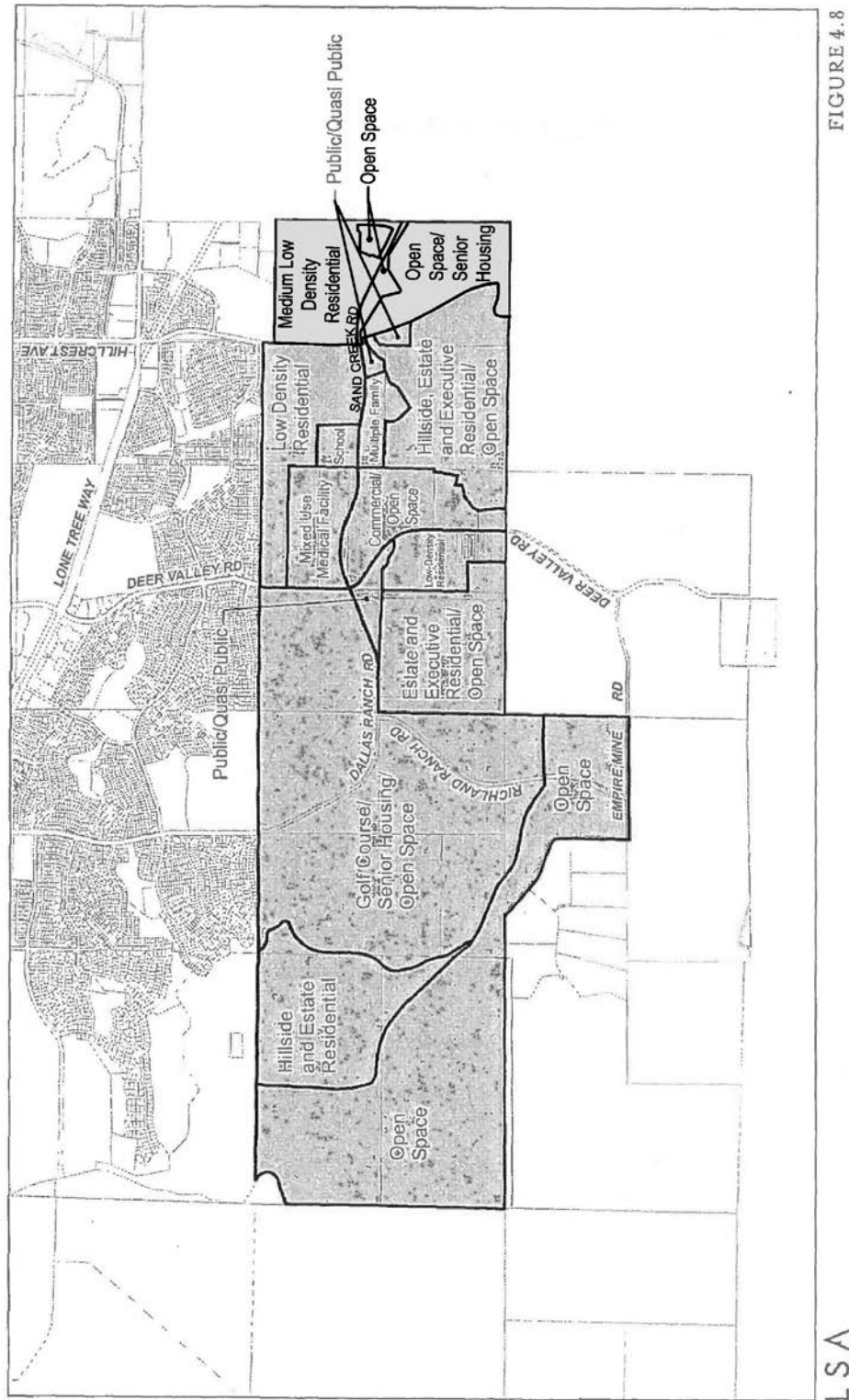


FIGURE 4.8

FIGURE 4.8
(REVISED BY CBG, 11/09/15)

City of Antioch
General Plan
Sand Creek Focus Area

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PLANNING DEPARTMENT AND PUBLIC WORKS DEPARTMENT

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 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.

- a. 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.
- 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.
- f. With implementation smart growth 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.

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.

- 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.”

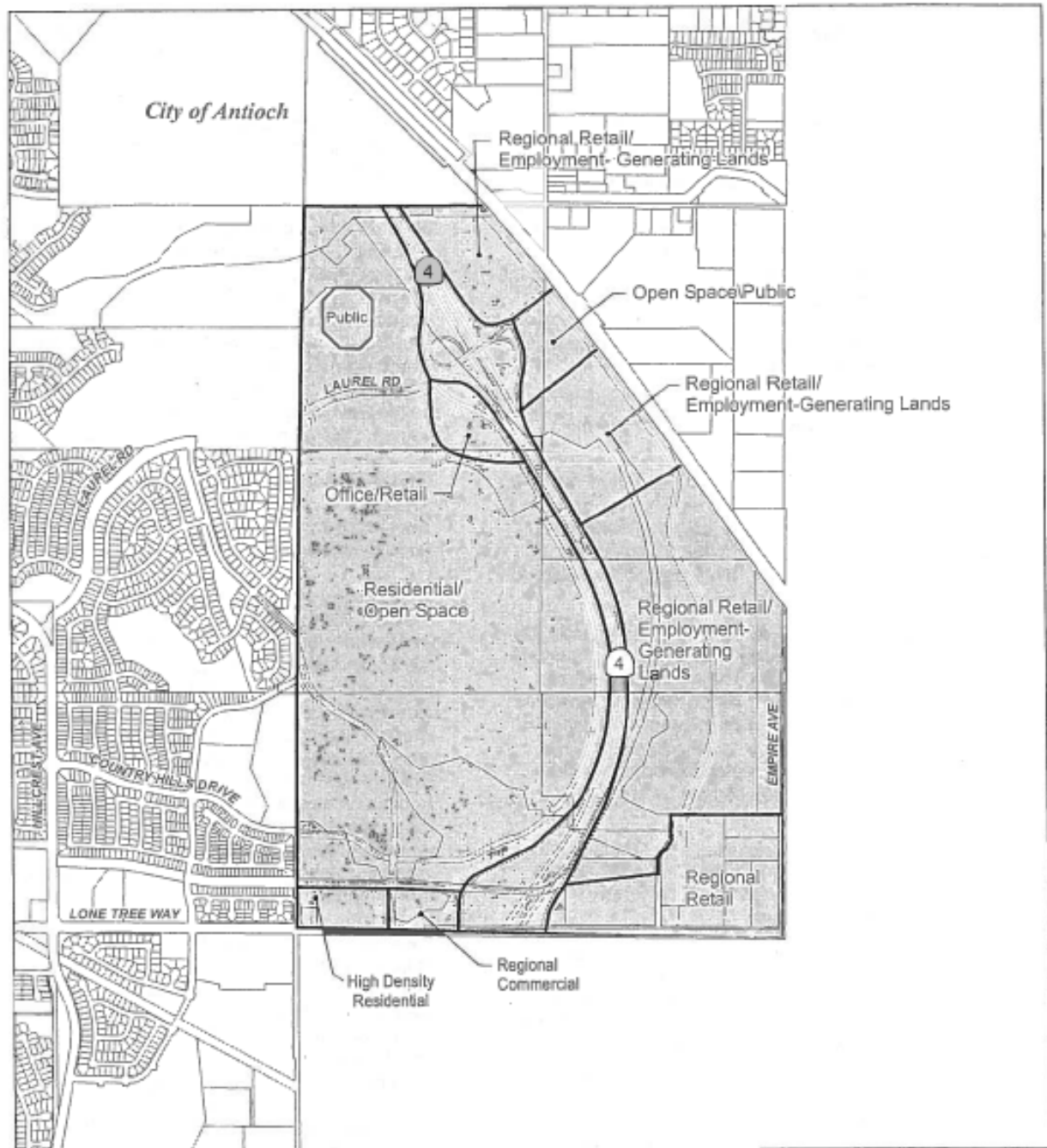


FIGURE 4.9

LSA



City of Antioch
General Plan
East Lone Tree Focus Area

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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.

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, recreation-oriented 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.

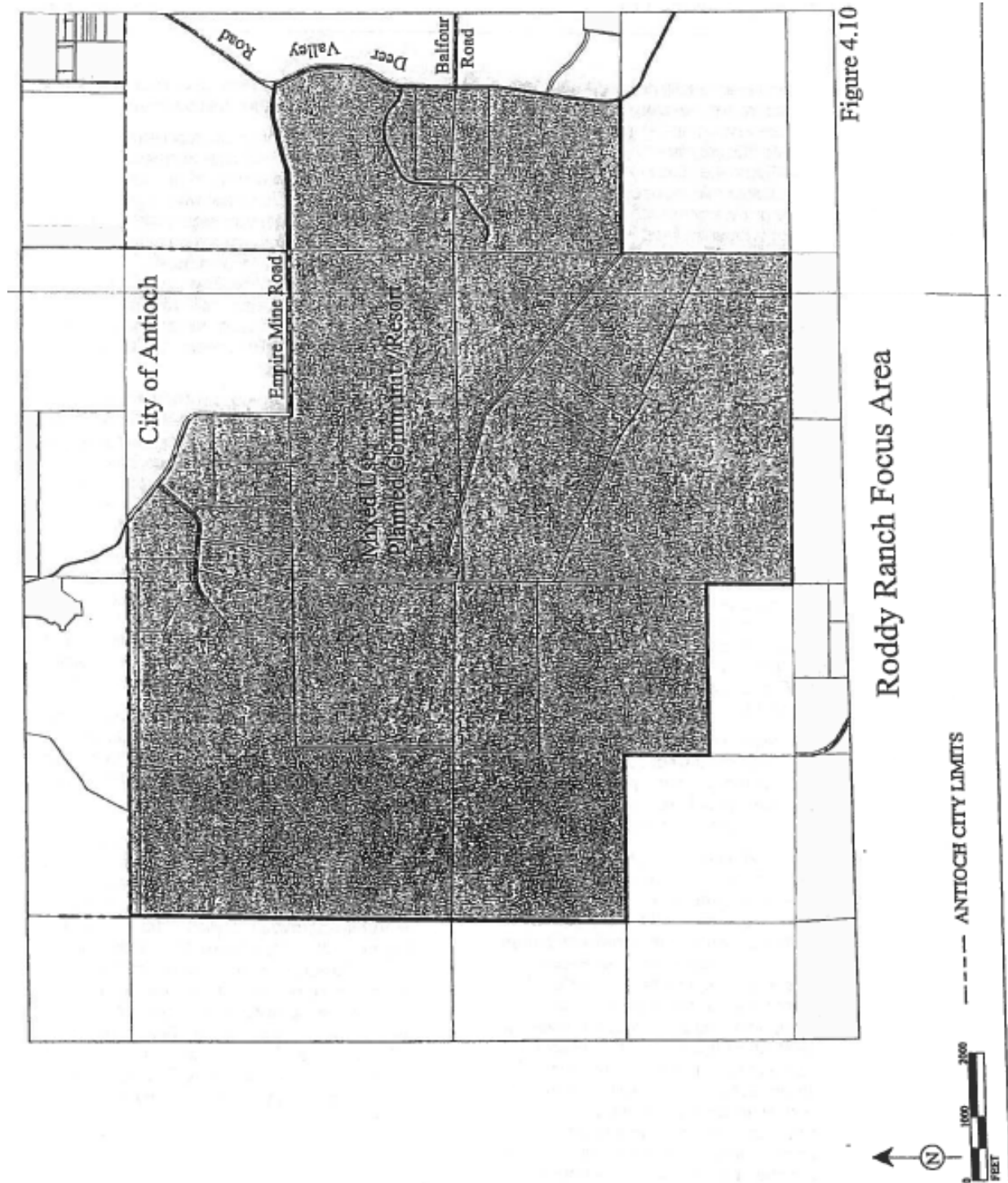
- c. Residential neighborhoods within Roddy Ranch should be designed to provide high quality housing attractive to a broad spectrum of buyers, including upper end housing that provides “move-up” opportunities for local residents. Multifamily, for-rent housing should be limited to a central “town center” 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.
- l. 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 natural-appearing 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.

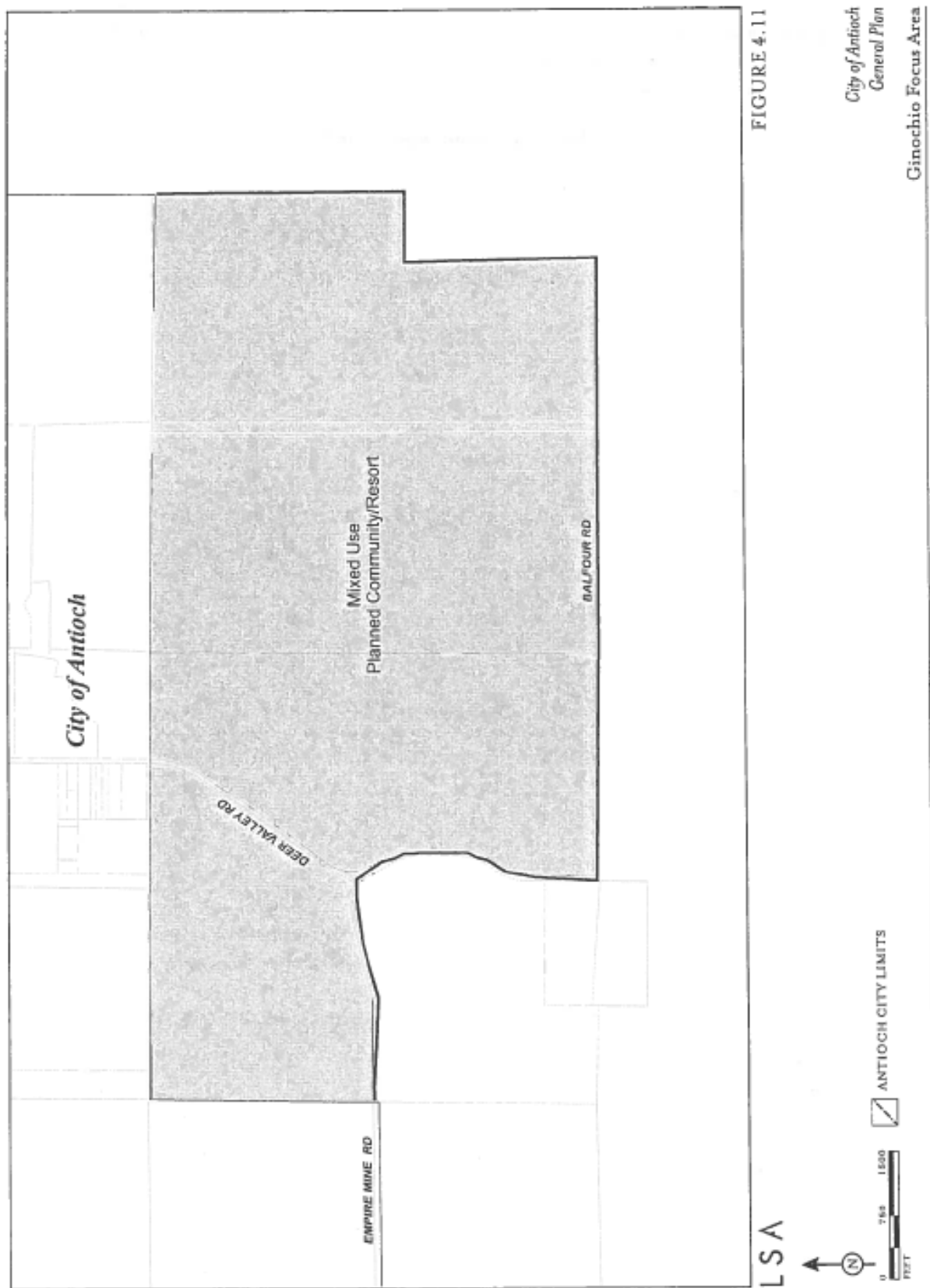
It is the intent of the Antioch General Plan that the Ginochio Property be developed as a master planned enclave nestled in the rolling hills south of the present City of Antioch. The visual character of the Ginochio Property should be defined principally by suburban density residential development within 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.

- 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, age-restricted 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.
 - l. 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.
 - o. 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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