

**APPENDIX C: CITY OF ANTIOCH HOUSING SITE INVENTORY**

Site Number	Assessor Parcel Number	APN No Dashes	Site Address/Intersection	5 Digit ZIP Code	Current General Plan Designation	Proposed General Plan Amendment	Existing Zoning Designation	Proposed Rezoning	Proposed Minimum Density Allowed (units/acre)	Proposed Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Vacancy	Rounded VLI	Rounded LI	Rounded Mod	Rounded Above Mod	Rounded Total
1	051-061-001	051061001	1650 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.42	Nonvacant	0	0	1	1	2
2	051-061-002	051061002	1700 VIERA AVE Antioch CA	94509	Medium Density Residential	Amend to HDR	S	R-20	0	20	0.92	Nonvacant	0	0	2	2	4
3	051-061-003	051061003	1730 VIERA AVE Antioch CA	94509	Medium Density Residential	Amend to HDR	S	R-20	0	20	0.92	Nonvacant	0	0	2	2	4
4	051-062-004	051062004	1839 STEWART LN	94509	Medium Density Residential	Amend to HDR	S	R-20	0	20	0.26	Nonvacant	0	0	0	0	0
5	051-062-005	051062005	1829 STEWART LN Antioch CA	94509	Medium Density Residential	Amend to HDR	S	R-20	0	20	0.29	Nonvacant	0	0	0	0	0
6	051-062-006	051062006	1705 VIERA AVE Antioch CA	94509	Medium Density Residential	Amend to HDR	S	R-20	0	20	0.42	Nonvacant	0	0	1	1	2
7	051-062-010	051062010	1853 STEWART LN Antioch CA	94509	Medium Density Residential	Amend to HDR	S	R-20	0	20	1.65	Nonvacant	0	0	4	4	8
8	051-071-001	051071001	1524 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.93	Nonvacant	0	0	2	2	4
9	051-071-002	051071002	1550 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.51	Nonvacant	0	0	1	1	2
10	051-071-003	051071003	1560 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.41	Nonvacant	0	0	1	1	2
11	051-071-004	051071004	1574 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.47	Nonvacant	0	0	1	1	2
12	051-071-005	051071005	1600 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.12	Nonvacant	0	0	0	0	0
13	051-071-006	051071006	1606 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.82	Nonvacant	0	0	2	2	4
14	051-071-008	051071008	1588 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.46	Nonvacant	0	0	1	1	2
15	051-071-011	051071011	1636 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.46	Nonvacant	0	0	1	1	2
16	051-071-012	051071012	1628 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.44	Nonvacant	0	0	1	1	2
17	051-072-005	051072005	1537 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.46	Nonvacant	0	0	1	1	2

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Site Number	Assessor Parcel Number	APN No Dashes	Site Address/Intersection	5 Digit ZIP Code	Current General Plan Designation	Proposed General Plan Amendment	Existing Zoning Designation	Proposed Rezoning	Proposed Minimum Density Allowed (units/acre)	Proposed Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Vacancy	Rounded VLI	Rounded LI	Rounded Mod	Rounded Above Mod	Rounded Total
18	051-072-006	051072006	1540 WALNUT AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.4	Nonvacant	0	0	1	1	2
19	051-072-007	051072007	1554 WALNUT AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.51	Nonvacant	0	0	1	1	2
20	051-072-013	051072013	1549 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.49	Nonvacant	0	0	1	1	2
21	051-072-014	051072014	1565 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.87	Nonvacant	0	0	2	2	4
22	051-072-015	051072015	1863 BOWN LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.23	Nonvacant	0	0	0	0	0
23	051-072-016	051072016	1877 BOWN LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.23	Nonvacant	0	0	0	0	0
24	051-072-017	051072017	1568 WALNUT AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.23	Nonvacant	0	0	0	0	0
25	051-072-018	051072018	1580 WALNUT AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.22	Nonvacant	0	0	0	0	0
26	051-073-001	051073001	1605 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.3	Nonvacant	0	0	0	0	0
27	051-073-002	051073002	1601 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.22	Nonvacant	0	0	0	0	0
28	051-073-003	051073003	1837 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.205	Nonvacant	0	0	0	0	0
29	051-073-004	051073004	1845 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.205	Nonvacant	0	0	0	0	0
30	051-073-005	051073005	1859 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.21	Nonvacant	0	0	0	0	0
31	051-073-006	051073006	1867 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.21	Nonvacant	0	0	0	0	0
32	051-073-007	051073007	1881 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.21	Nonvacant	0	0	0	0	0
33	051-073-008	051073008	1897 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.85	Nonvacant	0	0	0	0	0
34	051-073-009	051073009	1905 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.3	Nonvacant	0	0	0	0	0
35	051-073-011	051073011	1965 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.46	Nonvacant	0	0	0	0	0

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Site Number	Assessor Parcel Number	APN No Dashes	Site Address/Intersection	5 Digit ZIP Code	Current General Plan Designation	Proposed General Plan Amendment	Existing Zoning Designation	Proposed Rezoning	Proposed Minimum Density Allowed (units/acre)	Proposed Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Vacancy	Rounded VLI	Rounded LI	Rounded Mod	Rounded Above Mod	Rounded Total
36	051-073-012	051073012	1585 WALNUT AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.86	Nonvacant	0	0	2	2	4
37	051-073-014	051073014	1537 WALNUT AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.51	Nonvacant	0	0	1	1	2
38	051-073-015	051073015	1523 WALNUT AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.34	Nonvacant	0	0	1	1	2
39	051-073-016	051073016	1551 WALNUT AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.39	Nonvacant	0	0	1	1	2
40	051-073-017	051073017	1927 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.24	Nonvacant	0	0	0	0	0
41	051-073-018	051073018	1945 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.26	Nonvacant	0	0	0	0	0
42	051-073-019	051073019	1567 WALNUT AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.23	Nonvacant	0	0	0	0	0
43	051-073-020	051073020	1559 WALNUT AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.23	Nonvacant	0	0	0	0	0
44	051-074-001	051074001	1966 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.2	Nonvacant	0	0	0	0	0
45	051-074-002	051074002	1954 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.23	Nonvacant	0	0	0	0	0
46	051-074-003	051074003	1936 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.22	Nonvacant	0	0	0	0	0
47	051-074-005	051074005	1898 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.22	Nonvacant	0	0	0	0	0
48	051-074-006	051074006	VINE LN & VIERA AVE, Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.22	Nonvacant	0	0	0	0	0
49	051-074-007	051074007	1870 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.22	Nonvacant	0	0	0	0	0
50	051-074-008	051074008	1854 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.36	Nonvacant	0	0	0	0	0
51	051-074-009	051074009	1836 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.29	Nonvacant	0	0	0	0	0
52	051-074-010	051074010	1633 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.528	Nonvacant	0	0	0	0	0
53	051-074-011	051074011	1908 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.22	Nonvacant	0	0	0	0	0

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Site Number	Assessor Parcel Number	APN No Dashes	Site Address/Intersection	5 Digit ZIP Code	Current General Plan Designation	Proposed General Plan Amendment	Existing Zoning Designation	Proposed Rezoning	Proposed Minimum Density Allowed (units/acre)	Proposed Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Vacancy	Rounded VLI	Rounded LI	Rounded Mod	Rounded Above Mod	Rounded Total
54	051-074-012	051074012	1920 VINE LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.22	Nonvacant	0	0	0	0	0
55	051-081-001	051081001	1400 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.17	Nonvacant	0	0	0	0	0
56	051-081-002	051081002	1410 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.78	Nonvacant	0	0	2	2	4
57	051-081-003	051081003	1428 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.9	Nonvacant	0	0	2	2	4
58	051-081-004	051081004	1452 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.45	Nonvacant	0	0	1	1	2
59	051-081-006	051081006	1470 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.95	Nonvacant	0	0	2	2	4
60	051-081-007	051081007	1490 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.46	Nonvacant	0	0	1	1	2
61	051-081-008	051081008	1500 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.91	Nonvacant	0	0	2	2	4
62	051-082-002	051082002	1497 WALNUT AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.85	Nonvacant	0	0	2	2	4
63	051-082-003	051082003	1473 WALNUT AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.43	Nonvacant	0	0	1	1	2
64	051-082-004	051082004	1957 SANTA FE AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.64	Nonvacant	0	0	1	1	2
65	051-082-005	051082005	1915 SANTA FE AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.75	Nonvacant	0	0	2	2	4
66	051-082-006	051082006	1887 SANTA FE AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.81	Nonvacant	0	0	2	2	4
67	051-082-007	051082007	1859 SANTA FE AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.45	Nonvacant	0	0	1	1	2
68	051-082-008	051082008	1831 SANTA FE AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.74	Nonvacant	0	0	2	2	4
69	051-082-009	051082009	1429 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.77	Nonvacant	0	0	2	2	4
70	051-082-010	051082010	WALNUT AV & SANTA FE AV, Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.43	Vacant	0	0	1	1	2
71	051-082-011	051082011	1939 SANTA FE AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.39	Nonvacant	0	0	1	1	2

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Site Number	Assessor Parcel Number	APN No Dashes	Site Address/Intersection	5 Digit ZIP Code	Current General Plan Designation	Proposed General Plan Amendment	Existing Zoning Designation	Proposed Rezoning	Proposed Minimum Density Allowed (units/acre)	Proposed Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Vacancy	Rounded VLI	Rounded LI	Rounded Mod	Rounded Above Mod	Rounded Total
72	051-082-012	051082012	SANTA FE AV & VIERA AVE, Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.38	Nonvacant	0	0	1	1	2
73	051-082-013	051082013	1503 WALNUT AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.42	Nonvacant	0	0	1	1	2
74	051-082-014	051082014	1515 WALNUT AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.43	Nonvacant	0	0	1	1	2
75	051-083-001	051083001	1528 WALNUT AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.91	Nonvacant	0	0	2	2	4
76	051-083-002	051083002	1506 WALNUT AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.45	Nonvacant	0	0	1	1	2
77	051-083-004	051083004	1866 SANTA FE AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	1.38	Nonvacant	0	0	4	4	8
78	051-083-005	051083005	1834 SANTA FE AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.46	Nonvacant	0	0	1	1	2
79	051-083-006	051083006	1471 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.46	Nonvacant	0	0	1	1	2
80	051-083-009	051083009	1509 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.91	Nonvacant	0	0	2	2	4
81	051-083-010	051083010	1487 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.16	Nonvacant	0	0	0	0	0
82	051-083-012	051083012	1495 VIERA AVE Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.75	Nonvacant	0	0	2	2	4
83	051-100-022	051100022	2101 E 18TH ST Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	8	Nonvacant	0	0	24	24	48
84	051-120-020	051120020	1650 TREMBATH LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	1.48	Nonvacant	0	0	0	8	8
85	051-120-021	051120021	1710 TREMBATH LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	1.25	Nonvacant	0	0	0	7	7
86	051-120-024	051120024	1450 TREMBATH LN Antioch, CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	1.01	Nonvacant	0	0	0	6	6
87	051-120-025	051120025	1550 TREMBATH LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	1.02	Nonvacant	0	0	0	6	6
88	051-130-001	051130001	1305 ST CLAIRE DR Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	1.01	Nonvacant	0	0	0	6	6
89	051-130-002	051130002	1277 SAINT CLAIRE DR Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	1.01	Nonvacant	0	0	0	6	6

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Site Number	Assessor Parcel Number	APN No Dashes	Site Address/Intersection	5 Digit ZIP Code	Current General Plan Designation	Proposed General Plan Amendment	Existing Zoning Designation	Proposed Rezoning	Proposed Minimum Density Allowed (units/acre)	Proposed Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Vacancy	Rounded VLI	Rounded LI	Rounded Mod	Rounded Above Mod	Rounded Total
90	051-140-001	051140001	1705 TREMBATH LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	1.69	Nonvacant	0	0	0	10	10
91	051-140-003	051140003	1625 TREMBATH LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	1.23	Nonvacant	0	0	0	7	7
92	051-140-006	051140006	1501 TREMBATH LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.98	Nonvacant	0	0	0	5	5
93	051-140-007	051140007	1425 TREMBATH LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.98	Nonvacant	0	0	0	5	5
94	051-140-012	051140012	1613 ST CLAIRE DR Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	1	Nonvacant	0	0	0	6	6
95	051-140-013	051140013	1525 ST CLAIRE DR Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	1	Nonvacant	0	0	0	6	6
96	051-140-014	051140014	1423 ST CLAIRE DR Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.65	Nonvacant	0	0	0	3	3
97	051-140-015	051140015	1420 ST CLAIRE DR Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.98	Nonvacant	0	0	0	5	5
98	051-140-019	051140019	88 MIKE YORBA WAY Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.36	Nonvacant	0	0	0	2	2
99	051-140-020	051140020	1675 TREMBATH LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.39	Nonvacant	0	0	0	2	2
100	051-140-025	051140025	1620 ST CLAIRE DR Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	1.11	Nonvacant	0	0	0	6	6
101	051-140-026	051140026	1520 ST CLAIRE DR Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	1.87	Nonvacant	0	0	0	11	11
102	051-140-027	051140027	1651 ST CLAIRE DR Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.48	Nonvacant	0	0	0	2	2
103	051-140-028	051140028	1715 ST CLAIRE DR Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.49	Nonvacant	0	0	0	2	2
104	051-140-035	051140035	1575 TREMBATH LN Antioch CA	94509	Medium Low Density Residential	Amend to HDR	S	R-20	0	20	0.98	Nonvacant	0	0	0	5	5
105	051-200-076	051200076	HOLUB LN & E 18TH ST, Antioch CA	94509	Convenience Commercial	Amend to HDR	P-D	R-35	25	35	1.08	Vacant	7	4	4	11	26
106	051-200-037	051200037	1841 HOLUB LN, Antioch CA	94509	Convenience Commercial	Amend to HDR	R-35	--	25	35	4.4	Nonvacant	28	16	17	46	107
107	051-200-038	051200038	HOLUB LN, Antioch CA	94509	High Density Residential	None	R-35	--	25	35	4.99	Vacant	32	18	20	52	122

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Site Number	Assessor Parcel Number	APN No Dashes	Site Address/Intersection	5 Digit ZIP Code	Current General Plan Designation	Proposed General Plan Amendment	Existing Zoning Designation	Proposed Rezoning	Proposed Minimum Density Allowed (units/acre)	Proposed Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Vacancy	Rounded VLI	Rounded LI	Rounded Mod	Rounded Above Mod	Rounded Total
108	051-200-039	051200039	HOLUB LN, Antioch CA	94509	High Density Residential	None	R-35	--	25	35	5.71	Vacant	37	21	23	60	141
109	051-230-028	051230028	3200 E 18TH ST, Antioch CA	94509	Eastern Waterfront Employment Focus Area - Business Park	General Plan Text Amendment	P-D	R-35	25	35	1.286	Vacant	8	4	5	13	30
110	051-400-027	051400027	WILSON ST AND E 18TH ST	94509	Eastern Waterfront Employment Focus Area - Business Park	General Plan Text Amendment	P-D	R-20	0	20	1.204	Vacant	0	0	9	9	18
111	052-042-044	052042044	3901 HILLCREST AVE Antioch CA	94509	Open Space	Amend to HDR	P-D	R-35	25	35	1.62	Nonvacant	10	6	6	17	39
112	052-342-010	052342010	WILDFLOWER DR & HILLCREST AV, Antioch CA	94531	Low Density Residential	Amend to HDR	R-6	R-35	25	35	3.77	Vacant	24	14	15	39	92
113	053-060-055	053060055	NEROLY RD & COUNTRY HILLS DR, Antioch CA	94509	East Lone Tree Specific Plan Focus Area - Res. Open Space	None	S-P	-	0	20	0.525	Vacant					0
114	053-060-056	053060056	NEROLY RD & COUNTRY HILLS DR, Antioch CA	94509	East Lone Tree Specific Plan Focus Area - Res. Open Space	None	S-P	-	0	20	0.606	Vacant					0
115	053-060-057	053060057	NEROLY RD & COUNTRY HILLS DR, Antioch CA	94509	East Lone Tree Specific Plan Focus Area - Res. Open Space	None	S-P	-	0	20	7.219	Vacant					0
116	055-071-106	055071106	LONE TREE WAY & COUNTRY HILLS DR, Antioch CA	94509	Business Park	Amend to HDR	P-D	R-35	25	35	3.628	Vacant	23	13	14	38	88
117	055-071-107	055071107	LONE TREE WAY & COUNTRY HILLS DR, Antioch CA	94509	Business Park	Amend to HDR	P-D	R-35	25	35	2.322	Vacant	15	8	9	24	56
118	055-071-108	055071108	LONE TREE WAY & DEER VALLEY RD, Antioch CA	94509	Business Park	Amend to HDR	P-D	R-35	25	35	9.54	Vacant	62	36	38	100	236
119	055-071-113	055071113	LONE TREE WAY & COUNTRY HILLS DR, Antioch CA	94509	Business Park	Amend to HDR	P-D	R-20	12	20	0.96	Vacant	0	0	5	5	10
120	056-130-014	056130014	5200 HEIDORN RANCH RD Antioch CA	94509	Medium Low Density Residential	Amend to HDR	P-D	R-35	25	35	1.95	Nonvacant	12	7	7	20	46
121	056-130-011	056130011	5320 HEIDORN RANCH RD Antioch CA	94509	Medium Low Density Residential	Amend to HDR	P-D	R-35	25	35	5.04	Nonvacant	33	19	20	53	125

**B427**

Site Number	Assessor Parcel Number	APN No Dashes	Site Address/Intersection	5 Digit ZIP Code	Current General Plan Designation	Proposed General Plan Amendment	Existing Zoning Designation	Proposed Rezoning	Proposed Minimum Density Allowed (units/acre)	Proposed Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Vacancy	Rounded VLI	Rounded LI	Rounded Mod	Rounded Above Mod	Rounded Total
122	065-071-020	065071020	1205 A St Antioch CA	94509	A Street Interchange Focus Area - Residential	General Plan Text Amendment	C-O	R-20	12	20	0.31	Nonvacant	0	0	1	1	2
123	065-110-006	065110006	810 WILBUR AVE, Antioch CA	94509	High Density Residential	None	R-25	-	20	25	2.86	Vacant	4	0	0	70	74
124	065-110-007	065110007	701 WILBUR AVE, Antioch CA	94509	High Density Residential	None	R-25	R-35	25	35	2.5	Nonvacant	16	9	10	26	61
125	065-161-025	065161025	301 E 18TH ST Antioch CA	94509	Medium Low Density Residential	Amend to HDR	C-2	R-20	12	20	0.31	Nonvacant	0	0	1	1	2
126	065-262-026	065262026	E 18TH ST & BLOSSOM DR, Antioch, CA	94509	Neighborhood Community Commercial	Amend to HDR	R-20	--	0	20	1.3	Vacant	0	0	10	10	20
127	065-262-035	065262035	1015 E 18TH ST Antioch CA	94509	Medium Low Density Residential	Amend to HDR	R-20	--	0	20	0.675	Vacant	0	0	5	5	10
128	067-093-022	067093022	A ST & PARK LN, Antioch CA	94509	A Street Interchange Focus Area - Commercial	General Plan Text Amendment	C-O	R-20	0	20	0.32	Vacant	0	0	2	2	4
129	067-103-017	067103017	A ST Antioch CA	94509	A Street Interchange Focus Area - Commercial	General Plan Text Amendment	C-O	R-20	12	20	1.774	Vacant	0	0	10	10	20
130	068-051-015	068051015	1805 CAVALLO RD, Antioch CA	94509	Medium Low Density Residential	Amend to HDR	R-20	--	0	20	0.47	Vacant	0	0	3	3	6
131	068-051-049	068051049	1801 CAVALLO RD Antioch CA	94509	Neighborhood Community Commercial	Amend to HDR	R-20	--	0	20	0.47	Vacant	0	0	3	3	6
132	068-051-050	068051050	504 E 18TH ST, Antioch CA	94509	Neighborhood Community Commercial	Amend to HDR	R-20	--	0	20	0.087827	Vacant	0	0	0	0	0
133	068-082-057	068082057	TERRACE DR & E 18TH ST, Antioch CA	94509	Neighborhood Community Commercial	Amend to HDR	C-2	R-20	12	20	0.659	Vacant	0	0	3	3	6
134	068-252-041	068252041	2721 WINDSOR DR, Antioch CA	94509	Medium Low Density Residential	Amend to HDR	R-6	R-35	25	35	1.57	Vacant	10	5	6	16	37
135	068-252-042	068252042	WINDSOR DR & IGLESIA CT, Antioch CA	94509	Medium Low Density Residential	Amend to HDR	R-6	R-35	25	35	0	Vacant	0	0	0	0	0
136	068-252-043	068252043	WINDSOR DR & IGLESIA CT, Antioch CA	94509	Medium Low Density Residential	Amend to HDR	R-6	R-35	25	35	0	Vacant	0	0	0	0	0

Site Number	Assessor Parcel Number	APN No Dashes	Site Address/Intersection	5 Digit ZIP Code	Current General Plan Designation	Proposed General Plan Amendment	Existing Zoning Designation	Proposed Rezoning	Proposed Minimum Density Allowed (units/acre)	Proposed Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Vacancy	Rounded VLI	Rounded LI	Rounded Mod	Rounded Above Mod	Rounded Total
137	068-252-045	068252045	2709 WINDSOR DR, Antioch CA	94509	Medium Low Density Residential	Amend to HDR	R-6	R-35	25	35	0	Vacant	0	0	0	0	0
138	071-370-026	071370026	3351 CONTRA LOMA BLVD, Antioch CA	94509	Public/Institutional	Amend to HDR	R-6	R-20	0	20	1	Nonvacant	0	0	8	8	16
139	072-400-036	072400036	CACHE PEAK DR & GOLF COURSE RD, Antioch CA	94531	Convenience Commercial	Amend to HDR	P-D	R-35	25	35	2.01	Vacant	13	7	8	21	49
140	072-400-039	072400039	4655 GOLF COURSE RD, Antioch CA	94531	Convenience Commercial	Amend to HDR	P-D	R-35	25	35	2	Nonvacant	13	7	8	21	49
141	072-400-040	072400040	CACHE PEAK DR & GOLF COURSE RD, Antioch CA	94531	Convenience Commercial	Amend to HDR	P-D	R-35	25	35	0.212	Vacant	0	0	2	2	4
142	072-450-013	072450013	DALLAS RANCH RD, Antioch CA	94509	Office	Amend to HDR	P-D	R-35	25	35	1.5	Vacant	9	5	6	15	35
143	074-080-026	074080026	DELTA FAIR BLVD & BELLE DR, Antioch CA	94509	High Density Residential	None	R-35	--	25	35	12.262	Nonvacant	80	46	50	129	305
144	074-080-028	074080028	DELTA FAIR BLVD & E LELAND RD, Antioch CA	94565	High Density Residential	None	R-35	--	25	35	0.494	Vacant	0	0	6	6	12
145	074-080-029	074080029	DELTA FAIR BLVD, Antioch CA	94509	High Density Residential	None	R-35	--	25	35	1.117	Nonvacant	7	4	4	11	26
146	074-080-030	074080030	DELTA FAIR BLVD, Antioch CA	94565	High Density Residential	None	R-35	--	25	35	5.5	Vacant	36	20	22	58	136
147	074-122-016	074122016	DELTA FAIR BLVD, Antioch CA	94509	Western Antioch Commerical Focus Area Regional Commercial	General Plan Text Amendment	C-3	R-20	0	20	0.6	Vacant	0	0	4	4	8
148	074-123-004	074123004	DELTA FAIR BLVD & FAIRVIEW DR, Antioch CA	94509	Western Antioch Commerical Focus Area Regional Commercial	General Plan Text Amendment	C-3	R-35	25	35	1.75	Vacant	11	6	7	18	42
149	074-123-005	074123005	FAIRVIEW DR, Antioch CA	94509	Western Antioch Commerical Focus Area Regional Commercial	General Plan Text Amendment	C-3	R-35	25	35	1.45	Vacant	9	5	5	15	34
150	074-343-034	074343034	2100 L ST, Antioch CA	94509	Convenience Commercial	Amend to HDR	C-1	R-20	12	20	1.5	Vacant	0	0	9	9	18
151	075-460-001	075460001	JAMES DONLON BLVD & CONTRA LOMA BLVD, Antioch CA	94509	Office	Amend to HDR	C-1	R-25	20	25	3.13	Vacant	0	0	31	31	62
152	076-010-039	076010039	SOMERSVILLE RD & BUCHANAN RD, Antioch CA	94509	Western Antioch Commerical Focus Area Regional Commercial	General Plan Text Amendment	R-20	--	0	20	4.77	Vacant	0	0	38	38	76

Site Number	Assessor Parcel Number	APN No Dashes	Site Address/Intersection	5 Digit ZIP Code	Current General Plan Designation	Proposed General Plan Amendment	Existing Zoning Designation	Proposed Rezoning	Proposed Minimum Density Allowed (units/acre)	Proposed Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Vacancy	Rounded VLI	Rounded LI	Rounded Mod	Rounded Above Mod	Rounded Total
153	052-061-053	052061053	4325 BERRYESSA CT Antioch CA	94509	Low Density Residential	Amend to HDR	P-D	R-35	25	35	5	Nonvacant	32	18	20	52	122
154	071-130-026	071130026	3195 CONTRA LOMA BLVD Antioch CA	94509	High Density Residential	None	R-20	R-35	25	35	2.9	Nonvacant	19	10	11	30	70
155	068-251-012	068251012	620 E TREGALLAS RD Antioch, CA	94509	High Density Residential	None	R-25	R-35	25	35	0.86	Nonvacant	5	3	3	9	20
156	052-061-014	052061014	4215 HILLCREST AVE Antioch CA	94509	Open Space	Amend to HDR	S	R-35	25	35	0.998	Nonvacant	6	3	4	10	23
157	052-042-037	052042037	4201 HILLCREST AVE Antioch CA	94509	Open Space	Amend to HDR	R-6	R-35	25	35	4.39	Nonvacant	28	16	17	46	107
158	052-140-013	052140013	WILDFLOWER DRIVE	94531	Mixed Use	Amend to HDR	P-D	R-25	20	25	4.18	Vacant	0	0	41	41	82
159	052-140-014	052140014	WILDFLOWER DRIVE	94531	Mixed Use	Amend to HDR	P-D	R-25	20	25	3.95	Vacant	0	0	39	39	78
160	052-140-015	052140015	WILDFLOWER DRIVE	94531	Mixed Use	Amend to HDR	P-D	R-25	20	25	0.91	Vacant	0	0	9	9	18
161	052-140-016	052140016	WILDFLOWER DRIVE	94531	Mixed Use	Amend to HDR	P-D	R-25	20	25	1.31	Vacant	0	0	13	13	26
162	056-120-096	056120096	2721 EMPIRE AVE	94513	East Lone Tree Focus Area - Regional Retail	General Plan Text Amendment	P-D	R-35	25	35	3.3	Nonvacant	21.00	12.00	13.00	34.00	80
163	072-011-052	072011052	3950 LONE TREE WAY	94509	Medium Density Residential	Amend to HDR	P-D/S-H	R-35	25	35	4.2	Nonvacant	27.00	15.00	17.00	44.00	103
164	051-200-065	051200065	3415 OAKLEY RD	94509	Public/Institutional	Amend to HDR	P-D	R-35	25	35	4	Nonvacant	26.00	15.00	16.00	42.00	99
165	068-091-043	068091043	1018 E 18TH ST	94509	Neighborhood Community Commercial	Amend to HDR	R-6	R-35	25	35	0.84	Nonvacant	5.00	3.00	3.00	8.00	19
166	076-231-007	076231007	1919 BUCHANAN RD	94509	Public/Institutional	Amend to HDR	P-D	R-35	25	35	1.5	Nonvacant	9.00	5.00	6.00	15.00	35
167	065-122-023	065122023	APOLLO CT	94509	East Lone Tree Focus Area - Regional Retail / Employment Gen. Uses	General Plan Text Amendment	PBC/Cannabis Overlay	R-35	25	35	1.6	Vacant	10	6	6	16	38
168	061-122-029	065122029	APOLLO CT	94509	Eastern Waterfront Employment Focus Area - Business Park	General Plan Text Amendment	PBC/Cannabis Overlay	R-35	25	35	1.7	Vacant	11	6	6	17	40
169	061-122-030	065122030	APOLLO CT	94509	Eastern Waterfront Employment Focus Area - Business Park	General Plan Text Amendment	PBC/Cannabis Overlay	R-35	25	35	2.1	Vacant	13	7	8	22	50
170	061-122-028	065122028	APOLLO CT	94509	Eastern Waterfront Employment Focus Area - Business Park	General Plan Text Amendment	PBC/Cannabis Overlay	R-35	25	35	0.6	Vacant	3	2	2	6	13

**B430**

Site Number	Assessor Parcel Number	APN No Dashes	Site Address/Intersection	5 Digit ZIP Code	Current General Plan Designation	Proposed General Plan Amendment	Existing Zoning Designation	Proposed Rezoning	Proposed Minimum Density Allowed (units/acre)	Proposed Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Vacancy	Rounded VLI	Rounded LI	Rounded Mod	Rounded Above Mod	Rounded Total
171	052-370-009	052370009	HILLCREST AVE	94531	Office	Amend to HDR	P-D	R-35	25	35	2.13	Vacant	13	8	8	22	51
172	051-390-006	051390006	3301 JESSICA CT	94509	Medium Density Residential	Amend to HDR	P-D	R-35	25	35	2.98	Vacant	19	11	12	31	73
173	051-390-005	051390005	3305 JESSICA CT	94509	Medium Density Residential	Amend to HDR	P-D	R-35	25	35	0.2	Vacant	0.00	0.00	0.00	0.00	0
174	051-390-004	051390004	3309 JESSICA CT	94509	Medium Density Residential	Amend to HDR	P-D	R-35	25	35	0.22	Vacant	0.00	0.00	0.00	0.00	0
175	051-390-003	051390003	3313 JESSICA CT	94509	Medium Density Residential	Amend to HDR	P-D	R-35	25	35	0.13	Vacant	0.00	0.00	0.00	0.00	0
176	051-390-002	051390002	3317 JESSICA CT	94509	Medium Density Residential	Amend to HDR	P-D	R-35	25	35	0.14	Vacant	0.00	0.00	0.00	0.00	0
177	051-390-001	051390001	3321 JESSICA CT	94509	Medium Density Residential	Amend to HDR	P-D	R-35	25	35	0.76	Nonvacant	0.00	0.00	0.00	0.00	0
178	051-390-016	051390016	3325 JESSICA CT	94509	Medium Density Residential	Amend to HDR	P-D	R-35	25	35	0.17	Vacant	0.00	0.00	0.00	0.00	0
179	051-390-011	051390011	3329 JESSICA CT	94509	Medium Density Residential	Amend to HDR	P-D	R-35	25	35	0.17	Vacant	0.00	0.00	0.00	0.00	0
180	051-390-010	051390010	3333 JESSICA CT	94509	Medium Density Residential	Amend to HDR	P-D	R-35	25	35	0.16	Vacant	0.00	0.00	0.00	0.00	0
181	051-390-009	051390009	3345 OAKLEY RD	94509	Medium Density Residential	Amend to HDR	P-D	R-35	25	35	0.2	Vacant	0.00	0.00	0.00	0.00	0
182	--	--	Jessica Court Roundabout	94509	--	None	P-D	R-35	25	35	0.63	Vacant	0.00	0.00	0.00	0.00	0
183	056-120-098		Empire Ave	94509	East Lone Tree Focus Area - Regional Retail	General Plan Text Amendment	P-D	R-25	20	25	6.4	Vacant	0.00	0.00	0.00	134.00	134
184	053-060-063	053060063	LAUREL RD	94509	East Lone Tree Specific Plan Focus Area - Res. Open Space	None	S-P	None	0	20	10.2	Vacant	0.00	0	0	216	216
<b>Total</b>											<b>246</b>		<b>746</b>	<b>420</b>	<b>804</b>	<b>2,091</b>	<b>4,061</b>

**B431**

## APPENDIX D: REVIEW OF HOUSING ELEMENT PAST PERFORMANCE PROGRAM ACCOMPLISHMENTS

### ACHIEVEMENTS FOR SPECIAL NEEDS POPULATIONS

As part of analyzing prior programs, the Housing Element must evaluate the effectiveness of goals, policies, and programs to meet the housing needs of special needs populations. The City has accomplished the following actions:

- **Seniors.** The City saw the construction of 85 units of affordable senior housing completed in April 2018 with full lease up in June 2018. The project, developed by Satellite Affordable Housing Associates, utilized City funding from the former Redevelopment Agency, NSP-1, CDBG, HOME, Housing Successor Agency, and other funding sources including State Veterans funding, MHP, and 4 percent tax credits. The City also approved 117 units of age-restricted, affordable apartments for seniors in 2019 as part of the AMCAL project. The affordable units are restricted at 30 to 60 percent of AMI and are currently under construction. The AMCAL project utilized the City's senior housing density bonus to build 6 percent more units than allowed by the underlying zoning. In addition to the senior density bonus, the City has established reduced parking standards and reduced impact fees for senior housing to further incentivize housing development for seniors.
- **Persons with disabilities.** The AMCAL project mentioned above totals 394 affordable units for seniors and families and the project meets the standards for accessibility and accommodation for hearing impaired individuals. The senior housing buildings include elevators. In addition to these forthcoming units, the City sold a 5-acre property to the County for use as a potential CARE Center/Homeless Housing project. The City been working with the County Health, Housing and Homeless Services division on adding 50 units of extremely low- and very low-income housing as part of the Homeless CARE Center development, and these units would be affordable rental housing units for persons with incomes at 30 percent or less of AMI who are experiencing homelessness, including persons with disabilities and persons with mental illness. The project went stagnant during 2021 due to the pandemic but continues to be developed. In addition, the City hosts the County's only homeless shelter for disabled homeless persons. A reasonable accommodation request was approved for this shelter, the Don Brown Homeless Shelter, to reduce the number of required parking stalls to accommodate a handicap van parking stall. The City also approved a reasonable accommodation request to approve the conversion of a bedroom into a semi-independent living space for a person with a disability. The Housing Element builds on the success of the City's existing programs and policies to further remove constraints to housing for persons with disabilities, including by-right supportive housing in certain zones pursuant to AB 2162 (*Program 3.1.5, Emergency Shelters and Transitional Housing*).
- **Large households.** Homes consisting of five or more members residing together typically lack adequately sized and affordable housing options. As discussed in *Appendix A, Housing Needs Data Report: Antioch*, overcrowding disproportionately impacts renters. Construction of new affordable rental housing and rehabilitation of existing homes can ensure that large households continue to have adequate housing options. As mentioned above, 394 affordable rental units are currently under construction, and they include units for families. The City will continue facilitate housing



production, including the production of Accessory Dwelling Units (ADUs) to accommodate large households.

- **Farmworkers.** As discussed in *Appendix A, Housing Needs Data Report: Antioch*, farmworkers are not a significant portion of the Antioch community. Farmworker housing needs are accommodated through housing programs and policies that assist lower-income households in general rather than a specialized program. The City will implement *Program 3.1.71, Housing Opportunities for Special Needs Groups* of the Housing Element to bring the Zoning Ordinance into compliance with the Employee Housing Act and to ensure affordable units are available to farmworkers, including seasonal and monolingual workers and their families.
- **Female-headed single-parent households.** Female-headed households make up 20 percent of households in Antioch and they are largely concentrated in lower-income areas. Approximately one third of Antioch's female-headed households with children fall below the Federal Poverty Line. Affordable housing and housing rehabilitation programs can serve low-income families, including female-headed households. As mentioned above, the City approved 394 affordable housing units that are currently under construction, and family units are included in the project. The City has partnered with Habitat for Humanity East Bay/Silicon Valley to provide housing rehabilitation services and is actively seeking another partnership with them to administer a program to facilitate ADU construction (*Program 2.1.8.b*). The City has made some progress addressing special housing needs for female-headed households and will continue to address housing constraints for this group in the 2023-2031 cycle.
- **Unhoused.** Antioch is the only jurisdiction in Contra Costa County with a homeless shelter for disabled homeless persons, and there continues to be a need for additional housing and services for the city's unhoused population. Antioch and Richmond have the highest percentages of the County's unsheltered population. As mentioned above, the City sold a 5-acre property to the County with an Emergency Shelter Overlay and continues to work with the County to develop this site as a potential CARE Center/Homeless Housing project housing for extremely low- and very low-income individuals. The site could accommodate up to 50 small studio apartments to provide permanent supportive housing for unhoused persons. This 2023-2031 Housing Element continues programs to provide housing for unhoused populations.

The programs described above illustrate that, cumulatively, the City has made progress in permitting affordable housing for seniors, persons with disabilities, and those with very low- and low-incomes. However, many of the housing needs that the 2015 Housing Element's programs address remain needs, As such, many of the programs included in the 5th Cycle Housing Element that address special housing needs are continued and refined in this 2023-2031 Housing Element.

## APPROPRIATENESS OF THE PREVIOUS ELEMENT

The 2015-2023 Housing Element includes policies and programs that have been implemented, as well as several outdated measures that do not reflect current housing needs. As shown in the table below, the majority of policies and programs continue to be appropriate and will either be kept in the Housing Element and revised to address identified housing needs, constraints, or other concerns or maintained without significant revision. Some policies and programs are redundant and will be revised to be more concise. The Housing Plan will also be revised to provide clearly stated goals and to associate policies

and programs with the most relevant goals. Quantified objectives will be provided for each program. See *Chapter 7, Housing Goals, Policies, and Programs* for the goals, policies, and programs of this Housing Element.

**REVIEW OF HOUSING ELEMENT PAST PERFORMANCE PROGRAM ACCOMPLISHMENTS**

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
<b>Goal 1: Conserve and improve the existing housing supply to provide adequate, safe and decent housing for existing Antioch residents.</b>		
<b>Policy 1.1: Ensure the supply of safe, decent, and sound housing for all residents</b>		
<p><b>1.1.1 Monitor and Preserve At-Risk Projects:</b> The City has identified 82 multi-family rental units at-risk of converting from income-restricted to market-rate within the next 10 years. To preserve affordability of these units, the City shall proactively meet with the property owners and identify funding sources and other incentives to continue income restrictions. The City shall develop strategies to act quickly should the property owners decide not to continue income restrictions. The strategy program may include, but is not limited to, identifying potential funding sources and organizations and agencies to purchase the property. The City will also ensure that proper noticing requirements are followed and tenant education is conducted.</p>	<p>The only At-Risk project is Casa del Rio, senior housing. Staff (TH) contacted owner to discuss and is confident they will be retained. Staff will monitor annually to ensure.</p>	Continue
<p><b>1.1.2 Neighborhood Preservation Program:</b> Continue to contribute funds for and promote the Neighborhood Preservation Program (NPP) administered by Contra Costa County. The NPP provides zero and low-interest loans to low- and moderate-income households for housing rehabilitation. The City will continue to provide information about the program on the City website and at City Hall and refer homeowners to the County.</p>	<p>The City contracted with Contra Costa County for over 20 years to administer the Neighborhood Preservation Program, which provides housing rehabilitation loans to low- and moderate-income homeowners to bring their homes up to code, to ensure health and safety code standards are met, and provide handicap access. Sadly, the County decided to no longer provide this service for local jurisdictions.</p> <p>Habitat for Humanity East Bay/Silicon Valley is the new provider for the program, which began to rehabilitate homes in FY 2021. They were approved for funding and entered into contract in FY 18-19.</p>	Modify
<p><b>1.1.3 Community Education Regarding the Availability of Rehabilitation Programs:</b> Continue to provide information to extremely low-, very low-, low-, and moderate-income homeowners, other homeowners with special needs, and owners of rental units occupied by lower-income and special needs households regarding the availability of rehabilitation programs through neighborhood and community organizations, and through the media. Disseminate information developed and provided by the Housing Authority of Contra Costa County and Contra Costa County’s Department of Conservation and Development to Antioch residents.</p>	<p>Outreach has not begun but will commence once the program catches up on the backlog of existing applicants.</p>	Keep

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
<p><b>1.1.4 Rental Rehabilitation Program:</b> Continue to provide financial assistance to owners of rental property to rehabilitate substandard units to enable such units to remain affordable following rehabilitation. The City will continue to promote and provide funds for the Rental Rehabilitation Program administered by the Housing Authority of Contra Costa County. The program provides low-interest loans to property owners for rehabilitation of rental units occupied by lower-income tenants. The use of these funds will ensure that rental properties will not deteriorate and still remain affordable. The City shall continue to provide information about the program on the City’s website and at City Hall and will refer property owners to the Housing Authority.</p>	<p>The Rental Rehab program was cancelled, as it has not been successful in attracting participants in the past decade. The demand for housing in Contra Costa County (and all of California) far exceeds the supply, and owners are increasingly unwilling to enter into an obligation to rent at a lower price to LMI renters, even in exchange for very favorable rehab loans. The program also suffered because the upfront costs (credit report, title report, appraisal, and lead paint inspection and report) total \$800+ (depending on the # of units.) The funding source for this program was CDBG, which does not allow expenditures that do not result in accomplishments. Therefore, we must charge the owner for these items if they choose not to go forward with a loan.</p>	<p>Delete This program did not have enough interest, but the Housing Authority continues to work with landlords on renting to voucher holders</p>
<p><b>1.1.5 Code Enforcement:</b> Provide ongoing inspection services to review code violations on a survey and complaint basis. Examples of code violations include families living in illegal units, such as garages and recreational vehicles, construction of illegal buildings, and households living in unsafe buildings.</p>	<p>A 1/2 cent sales tax was passed by City voters two years ago, and the City now has sufficient operating revenues to fund Code Enforcement without CDBG funds. For Calendar year 2020, Code Enforcement officers received 10,858 calls for service. Of these, 2,991 new cases were opened, and 2,781 total cases were closed. In calendar 2020, the Abatement Team:</p> <ul style="list-style-type: none"> <li>▪ Removed 5,853 yards of illegally dumped waste from city right-of-ways and property.</li> <li>▪ Removed 1,546 locations of graffiti.</li> <li>▪ Removed 1,411 abandoned shopping carts from city property.</li> </ul> <p>In 2020, the Code Enforcement Division continued participating in the Mattress Recycling Council (MRC) program operated by the State of California’s Department of Resources Recycling and Recovery (Cal Recycle). In 2020, nearly 1,200 mattresses were reported to MRC/CalRecycle resulting in nearly \$18,000 back to the city in reimbursements.</p> <p>During 2020, the Code Enforcement Division continued the neighborhood cleanup events to assist residents with debris removal. The City of Antioch and Republic Services partnered together to host cleanup events so that residents have a no-cost way to legally dispose of unwanted items. During 2020, eleven cleanup events were held in various neighborhoods resulting in over 152 tons of debris removed from private properties and disposed of in a lawful manner!!</p>	<p>Modify This program will be reframed to more clearly address code enforcement as a means of improving quality of life and safety</p>

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
	<p>In 2019, Code Enforcement officers received 10,348 calls for service. Of these, 3,568 new cases were opened, and 3,175 total cases were closed.</p> <p>In FY 2017-18, the Team:</p> <ul style="list-style-type: none"> <li>▪ Removed 6,142 yards of illegally dumped waste from city right-of-ways and property.</li> <li>▪ Removed 779 locations of graffiti.</li> <li>▪ Removed 1,533 abandoned shopping carts from city property.</li> </ul> <p>In 2017, Antioch utilized \$140,000 in CDBG funding to provide code enforcement in lower-income areas in Antioch. Enforcement officers received 2,370 calls for service and 1,622 web reports of violations within the entire city. Within the lower-income CDBG eligible areas of the city, officers opened cases on 1,341 unduplicated households (up from 835 the prior year) and closed 1,322 cases (up from 829 the prior year). Out of the 1,341 cases, the officer and consultant assigned to Building and Housing cases opened 156 cases that were Housing and Building code related. Of this 156, 108 were housing related which encompasses mold, lack of heat, lack of water and electricity, and weather protection. 50 of them were building code related which encompasses unpermitted additions or structure improvements and, residents living in garages and sheds.</p> <p>Out of the 1,322 cases that were closed (up from 829 the prior year), 138 (up from 40) of them were housing related and 50 (up from 27) of them were building code related.</p> <p>In FY 2016-17, the Team:</p> <ul style="list-style-type: none"> <li>▪ * Removed 4,577 yards of illegally dumped waste from city right-of-ways and property.</li> <li>▪ * Removed 1,877 shopping carts from city right-of-ways and property.</li> <li>▪ * Removed 206 locations of graffiti.</li> </ul>	
<p><b>1.1.6 Infrastructure to Support Housing for Extremely Low-, Very Low-, Low-Income, Large Households, and Farm Workers:</b> Continue to utilize available Federal, State, and local housing funds for infrastructure improvements that support housing for Antioch’s extremely low-, very low-, low-income, and large households. The City uses CDBG funds for street improvements and handicapped barrier removal within low-income census tracts. The City will ensure that the Capital Improvement Program includes projects needed</p>	<p>In 2020, the City invested \$1mil in CDBG funding to improve the roadway, drainage, and handicap access in low-income census tract 3050, which includes the new AMCAL project of over 300 affordable units.</p> <p>No projects requiring supporting infrastructure were proposed by builders in 2019. The City Roadway project was dormant to gather additional funding. The only project was work on the Brackish Water Desalination Plan, which totaled about \$20,000.</p> <p>No projects requiring supporting infrastructure were proposed by builders in 2018 or</p>	<p>Keep</p>

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
<p>to correct existing infrastructure deficiencies to help finance and facilitate the development of housing for special needs groups. This will ensure that the condition of infrastructure does not preclude lower-income housing development. The City will coordinate and promote these improvements with non-profit housing development programs. In addition, improvements and resources are promoted on the City’s website, local newspapers, at the senior center, and through televised public City meeting and hearings. Furthermore, as a result of amendments to the General Plan and Zoning Ordinance in 2014, the City has increased opportunities for developing housing for lower-income households and persons with special needs in areas that are already adequately served by infrastructure.</p>	2017.	
<p><b>1.1.7 Condominium Conversion:</b> Continue to implement the condominium conversion ordinance, which establishes regulations for the conversion of rental units to owner-occupied units. The ordinance requires that any displaced tenants who are handicapped, have minor children in school, or are age 60 or older be given an additional six months in which to find suitable replacement housing according to the timetable or schedule for relocation approved in the conversion application.</p>	No conversion took place between 2015-2018.	Keep
<p><b>1.1.8 Rental Inspection Program:</b> Ensure that the residents of rental units are afforded safe and sanitary housing through continued implementation of the Residential Rental Inspection Program. The program proactively identifies blighted, deteriorated and substandard rental housing stock through periodic mandatory inspections. Property owners are required to address any code violations and have the property re-inspected by the City. While the ordinance that establishes the program is still in effect, the program is currently suspended due to staff reductions.</p>	<p>The Residential Rental Inspection Program was suspended during the planning period. The City has added more code enforcement officers and all six Code Enforcement Officers have received training and have experience in investigating building and housing issues and are responsible for addressing those violation types within their beat. The City provides code enforcement on a complaint-basis.</p>	Remove
<p><b>1.1.9 Neighborhood Stabilization Program:</b> Implement programs and activities in accordance with the City’s adopted Neighborhood Stabilization Plan (NSP). The City was awarded over \$4 million in NSP monies. Funds have</p>	<p>The City began working with Satellite Affordable Housing Associates in 2009 to develop 85 units of affordable senior housing, utilizing City funding from the former Redevelopment Agency, NSP-1, CDBG, HOME, Housing Successor Agency, and other funding sources including State Veterans funding, MHP and 4 percent tax</p>	<p>Remove Funding has been all used for this one-time program</p>

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
<p>been allocated to Satellite Housing, but they have been unsuccessful in leveraging other funding. If Satellite Housing is unable to secure additional funding, the funds will likely be used for the purchase and rehabilitation of abandoned and foreclosed homes.</p> <p>The programs and activities provided for in the NSP include:</p> <ul style="list-style-type: none"> <li>▪ Purchase and rehabilitation of abandoned and foreclosed homes (initially ten homes, additional homes if revenue from initial sales is available quickly).</li> <li>▪ Self-help rehabilitation of previously abandoned and foreclosed homes (initially four homes, additional homes if revenue from initial sales is available quickly).</li> <li>▪ NSP program planning and administration.</li> <li>▪ Construction of multi-family housing for seniors.</li> </ul>	<p>credits.</p> <p>Satellite broke ground in September 2016 and completed the project with April 2018, with full lease up in June. All remaining NSP program income was invested in this project, so no further acquisition/rehab projects with Habitat or Heart &amp; Hands will occur.</p>	
<p>The foreclosure and self-help rehabilitation programs are currently suspended but would be reinstated if the funds allocated for Satellite Housing become available.</p>	<p>The City continues to post information on foreclosure prevention on its website, and to direct callers to Bay Legal and Echo Housing, as well as 211, for further assistance.</p> <p>Because of the COVID-19 pandemic, the City used CDBG-CV funding to provide both Eviction Prevention and Foreclosure Prevention services for the first time since the Recession of 2008, with services beginning in January 2021.</p>	<p>Keep</p>
<p><b>Goal 2: Facilitate the development of a broad array of housing types to accommodate new and current Antioch residents of diverse ages and socioeconomic backgrounds.</b></p>		
<p><b>Policy 2.1: Provide adequate residential sites for the production of new for-sale and rental residential units for existing and future residents</b></p>		
<p><b>2.2.1 Inventories:</b> Using the City’s GIS database, create and maintain an inventory that identifies sites planned and zoned for residential development for which development projects have yet to be approved. This database shall also have the ability to identify sites that</p>	<p>A spreadsheet and GIS maps of available sites was developed, and it is updated as projects are applied for or approved.</p>	<p>Keep</p>

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
<p>have the potential for development into emergency shelters, or mixed-use areas.</p>	<p>No sites were downzoned in 2015-2020.</p>	<p>Keep</p>
<p><b>2.1.2 Adequate Sites for Housing:</b> The City has identified adequate sites to accommodate its fair share of extremely low-, very low-, and low-income housing for this Housing Element planning period. As a result of recent amendments to the Zoning Ordinance, the inventory now includes sites where single- and multi-family, rental and ownership residential development at a minimum net density of 30 du/ac is permitted by right. Higher densities of up to 35 du/ac are permitted, subject to discretionary review. The rezoned land ensures that the majority of the City’s lower-income need is accommodated on sites designated for exclusive residential use. The remaining lower-income housing need is accommodated on sites with densities and development standards that permit at a minimum 16 units per site. Per Government Code Section 65863, which limits the downzoning of sites identified in the Housing Element unless there is no net loss in capacity and the community can still identify “adequate sites” to address the regional housing need, the City shall ensure that any future rezoning actions do not result in a net loss in housing sites and/or capacity to meet its RHNA.</p>	<p>The City Community Development Director and City Planners continue to meet with prospective developers, both for-profit and non-profit, market rate and affordable, as requested and at no cost to the developer. Meetings help educate developers on the City’s development review and design review processes, City requirements and expectations, and help to save time and money for both the City and developers. Meetings with nonprofit developers also include strategizing about the availability of funding assistance.</p>	<p>Keep</p>
<p><b>2.1.3 Meet with Potential Developers:</b> Meet with prospective developers as requested, both for profit and non-profit, on the City of Antioch’s development review and design review processes, focusing on City requirements and expectations. Discussion will provide ways in which the City’s review processes could be streamlined without compromising protection of the public health and welfare, and funding assistance available in the event the project will meet affordable housing goals.</p>	<p>Market rate units – During the planning period, staff met with potential developers including Concentric Development Group, GBN Partners, and Blue Mountain Communities. Their applications totaled 434 units and was under review in 2019.</p>	<p>Modify Combine with the program above</p>
<p><b>2.1.4 Above Moderate-Income Housing:</b> Facilitate the development of a range of housing types and opportunities to meet the need for providing above moderate-income housing. Where appropriate, provide requirements in outlying focus areas for the development</p>	<p>The City Community Development Director and City Planners continue to meet with prospective developers, both for-profit and non-profit, market rate and affordable, as requested and at no cost to the developer. Meetings help educate developers on the City’s development review and design review processes, City requirements and expectations, and help to save time and money for both the City and developers.</p>	<p>Modify Combine with the program above</p>



Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
of such housing with appropriate amenities.	Meetings with nonprofit developers also include strategizing about the availability of funding assistance. In the planning period, staff met with potential developers including Live LMC, and Grupe Co. regarding potential multi-family developments and Lennar Group, Richmond American Homes, Yellow Roof Foundation and Su Property Group about single-family and duplex developments.	
<b>Policy 2.2: Facilitate the development of new housing for all economic segments of the community, including lower-income, moderate-, and above moderate-income households.</b>		
<b>2.2.1 Promote Loan Programs:</b> Although the City no longer funds its own first-time homebuyers loan program, it will provide information to eligible buyers about loan programs offered by the California Housing Finance Agency and any other similar programs that may become available.	<p>In 2017, a nonprofit was funded to develop a homebuyer assistance program for the City of Antioch and the program launched March 2018 with \$45,000 in forgivable subsidy for lower-income households, while funding lasts. Four homebuyers purchased homes through this program. After the Wells Fargo subsidy ran out, Council then authorized RDA Housing Successor funding to conduct a modest program to assist lower-income homebuyers. This program was launched in 2020.</p> <p>Because of the COVID-19 pandemic, the City's First Time Homeowner program was suspended from March through the end of the year, due to fears of the housing market losing value and fears of another foreclosure crisis. No loans were issued in 2020.</p>	Keep
<b>Policy 2.3: Actively pursue and support the use of available County, State, and Federal housing assistance programs.</b>		
<p><b>2.3.1 Affordable Housing Program Inventory; Pursue Available Projects.</b> Explore and inventory the variety of potential financial assistance programs from both the public and private sectors to provide more affordable housing units. The Housing Coordinator will provide assistance to the City in preparation of applications for potential financial assistance programs. Additionally, the Housing Coordinator, on an annual basis, will specify which programs the City should apply for. All available local, State, Federal, and private affordable housing programs for new housing and for the conservation and/or rehabilitation of existing housing will be pursued, including, but not limited to the following:</p> <ul style="list-style-type: none"> <li>✓ County Mortgage Revenue Bond program (proceeds from the sale of bonds finances the development of affordable housing)</li> <li>✓ County Mortgage Credit Certificate Program (buy down of interest rates for lower-income households)</li> <li>✓ Calhome Program (to assist in the development of</li> </ul>	<p>The City has worked with the County Health, Housing and Homeless Services division on adding 50 units of extremely low- and very low-income housing as part of the Homeless CARE Center development. City and County staff has been working to find potential sources of funding, including City Housing Successor and CDBG funds, County CDBG, HOME, ESG, and HOPWA funds, State HEAP, VHHP, MHP, Whole Person Care, Mental Health, Re-entry and other potential sources of funding for the entire project (see detail in 2.3.2 below).</p> <p>In 2020, the general shutdown of most businesses due to COVID-19 precluded further development efforts for nonprofit housing.</p> <p>In 2018, the City worked with the Reliant Group, Inc. which proposed to acquire and rehabilitate a then-existing 112-unit multifamily rental housing project located at 2811 Cadiz Lane in Antioch, known as Villa Medanos Apartments. The City conducted a TEFRA hearing in January 2019 and approved adding these units to the City's affordable housing stock. The development consisted of ten two-story buildings and one leasing office, providing 112 units of affordable family housing. Of these, 40 are one-bedroom, 32 are two-bedroom, with one bathroom, 40 are two-bedroom, with two bathrooms. The ten two-story buildings have no elevators and there are currently no handicap units on site. The Borrower intends to convert 10 percent of the units to be accessible per TCAC Code. These apartments are now</p>	Keep

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
for-sale housing for lower-income households)	restricted to residents earning 60 percent or less of the area median income, with 10 percent to be affordable for those earning 50 percent or less of the area median income. Villa Medanos is an important addition to the City's affordable housing stock for lower-income families in 2019 and beyond.	
✓ FDIC Affordable Housing Program (assistance for rehabilitation costs and closing costs for lower-income households)		
✓ HELP Program (for preservation of affordable housing and rehabilitation of housing)		
✓ Home Investment Partnerships Program (HOME) (for rehabilitation of lower-income and senior housing)		
✓ HUD Single-Family Property Disposition Program (for rehabilitation of owner-occupied housing)		
✓ Loan Packaging Program (for development and rehabilitation of affordable housing for lower-income households and seniors)		
✓ Low-Income Housing Tax Credit Programs (for development of rental housing and preservation of existing affordable housing for large family units)		
✓ McAuley Institute (for new housing or rehabilitation of housing for lower-income households)		
✓ Mercy Loan Fund (for new housing or for rehabilitation of housing for the disabled and lower-income households)		
✓ Neighborhood Housing Services (for rehabilitation of housing for lower-income households)		
✓ Section 8 Housing Assistance (rent subsidies for very low-income households)		
✓ Section 223(f) Mortgage Insurance for Purchase/Refinance (for acquisition and development of new rental housing)		
✓ Section 241(a) Rehabilitation Loans for Multi-family Projects (for energy conservation and rehabilitation of apartments)		
✓ Neighborhood Stabilization Program (acquire and redevelop foreclosed properties)		

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
<p><b>2.3.2 Housing for Extremely Low-Income Households:</b> Encourage the development of housing units for households earning less than 30 percent of the Median Family Income (MFI) for Contra Costa County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-room occupancy units and transitional housing. The City will encourage development of housing for extremely low-income households through a variety of activities such as targeted outreach to for-profit and non-profit housing developers, providing financial or in-kind technical assistance, fee waivers/deferrals, land-write downs, expedited/priority processing, identifying grant and funding opportunities and/or offering additional incentives to supplement density bonus provisions in state law. Densities up to 35 units per acre are now permitted in high density residential districts. This will offer additional opportunities to provide housing for extremely low-income households.</p>	<p>The Satellite "Tabora Gardens" project, finished in 2018, completes 84 (+1 manager unit) units affordable to households from 0-50 percent AMI.</p> <p>In 2020 the City sold a city-owned approximately 5-acre parcel with an Emergency Shelter overlay as a potential CARE Center/Homeless Housing project. The City has been working with the County Continuum of Care staff and nonprofit affordable housing agencies to envision the campus. The site may be able to accommodate up to 50 small studio apartments to help homeless persons find housing in this extremely restricted housing environment. These units are envisioned as permanent supportive housing. A survey by the CoC has found that Contra Costa County lacks inventory of SRO and studio apartments for this population. The addition of a possible 50 units extremely and very low-income RHNA units would meet 135 of the 175-unit goal in the 5<sup>th</sup> Cycle.</p> <p>This project continues to be developed but was stagnant during 2021 due to the pandemic.</p>	Keep
<p><b>Policy 2.4: Proactively assist and cooperate with non-profit, private, and public entities to maximize opportunities to develop affordable housing. One of the objectives of the General Plan Land Use Element is to distribute low- and moderate-income housing throughout the city, rather than concentrate it in one portion of the community. For example, the element allows for higher density housing within designated Focus Areas to facilitate affordable housing development. Additionally, the recent amendments to the Zoning Ordinance rezoned seven sites for higher density development. These sites are now more geographically dispersed around the city.</b></p>		
<p><b>2.4.1 Support Non-Profit Housing Sponsors:</b> Support qualified non-profit corporations with proven track records in their efforts to make housing more affordable to lower and moderate-income households and for large families. This effort will include providing funding, supporting grant applications, identifying available sites for housing development, and City involvement in the development of such sites.</p> <p>In addition, the City will promote affordable development by encouraging developers to use the State and City density bonus program. Recent amendments to the Zoning Ordinance modified development standards and other regulations to make it easier to develop on infill parcels. The City will continue focused outreach efforts to non-profit organizations on an ongoing basis to develop</p>	<p>As mentioned previously, the City worked with Satellite Affordable Housing Associates on the Tabora Gardens project, which completed construction on 85 units (84 + 1 manager unit) of affordable housing for extremely low- and low-income seniors, including homeless persons, homeless Veterans and Veterans. The City provided significant funding from multiple funding sources totaling \$3,283,755, supported their TCAC application, conducted their TEFRA hearing, and worked closely with the County and their funding sources.</p> <p>Also see 2.3.1. narrative which details City efforts in developing the CARE Center site on City-owned property, including funding sources.</p> <p>In 2020, the City Housing Consultant continued discussions with Resources for Community Development (RCD), Mercy Housing, Satellite Affordable Housing Associates (SAHA), and Contra Costa Interfaith Housing to discuss and encourage further affordable housing development in the City of Antioch. The City and County are working to secure an affordable housing provider to construct micro units behind</p>	Keep

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
partnerships for housing development.	the new homeless shelter/CARE Center in Antioch as part of the development, which will be affordable at 0-30 percent AMI.	
<b>Policy 2.5: Proactively encourage the development of affordable housing within the Rivertown area.</b>		
<p><b>2.5.1 Additional Development Incentives for the Rivertown Focus Area:</b> Use voluntary incentives to encourage the production of affordable housing, including housing as part of mixed-use projects. Within the Rivertown Focus Area, provide incentives for the production of affordable housing in addition to City density bonus incentives. The City shall promote this Program by creating informational brochures for distribution to developers and by discussing these benefits with both potential developers and past developers within the city. Examples of such additional incentives include, but are not limited to the following</p> <ul style="list-style-type: none"> <li>✓ Leverage City-owned properties. Pursue development of City-owned properties in the Rivertown Focus Area as catalyst projects to spur additional investment.</li> <li>✓ Higher than minimum required density bonuses. Provide the density bonuses available through the City's Senior Housing Overlay District throughout the Rivertown Focus Area.</li> <li>✓ Fast track processing. By expediting the development review process, carrying costs for lands being developed with affordable housing can be minimized.</li> </ul> <p>Additionally, the City of Antioch has received a grant from the Strategic Growth Council for the development of a Specific Plan in the downtown area. The Specific Plan has an objective of increasing infill and compact development. By investing in one of the City's lowest income areas, the Specific Plan will bring new stores, amenities and services. Through the redevelopment of the downtown, the additional high-density housing could also provide a variety of housing types including affordable housing.</p>	<p>The City put out an RFP for city-owned former RDA properties in 2014 and entered into negotiations with one developer in 2015. <u>These negotiations did not move forward.</u> The Specific plan was finalized for adoption in 2017. These continued during 2020 with little forward motion due to the pandemic.</p>	<p>Modify  <u>In 2018 the Rivertown Focus Area was replaced and superseded by the Downtown Specific Plan Area via Ordinance 2135-C-Specific Plan has been completed and adopted</u></p>
<b>Goal 3: Facilitate the development of special purpose housing to meet the needs of the elderly, persons with disabilities, large families, and</b>		

Goal/Policy/Action the homeless.	Progress in Implementation	Continue/Delete/Modify
<b>Policy 3.1: Assure the provision of housing opportunities for those residents of the city who have special housing needs, including farm workers, the elderly, disabled, large families, and the homeless.</b>		
<p><b>3.1.1 Housing Opportunities for Special Needs Groups:</b> Expand housing opportunities to meet the special housing needs of the elderly; persons with disabilities, including those who have developmental disabilities; large families; and the homeless. Recent amendments to the Zoning Ordinance will help increase housing opportunities for special needs groups. A new emergency shelter overlay district has been created to provide adequate sites for emergency shelters as required by State law. Transitional housing is now explicitly defined and listed as a residential use. Single Room Occupancy (SRO) units are defined as a form of multi-family housing subject to the standards and requirements applicable to comparable multi-unit residential facilities. Residential care facilities serving six or fewer people are permitted as a residential use. Facilities serving seven or more residents may be subject to a use permit, but any standard requirements or conditions imposed on such facilities must be comparable to those imposed on other group residential facilities. Additionally, densities up to 35 units per acre are now permitted in high density residential districts. This will offer additional opportunities to provide housing for special needs groups.</p>	<p>AMCAL received entitlement in 2019 and in 2020 began construction of 394 affordable apartments for seniors and families. Age-restricted units will comprise 177 units, including 38 units at 30 percent, 28 units at 40 percent, 14 units at 50 percent, and 19 at 60 percent AMI level (proposed in application). Project will meet standards for accessibility and accommodation for hearing impaired individuals, and the senior buildings will have elevators.</p> <p>CARE Center – The Homeless Care Center site, discussed in detail in 2.3.1. would potentially add between 30-50 units of affordable rental housing for persons with incomes 0-30 percent who are experiencing homelessness, including veterans, persons with HIV/AIDS, persons with mental illness, and persons with disabilities.</p>	Keep
<p><b>3.1.2 Senior Housing:</b> Continue to implement the Senior Housing Overlay District (SH). Through density bonus options and other incentives, this district allows higher densities and more flexible design standards, reflecting the unique needs of an elderly population and providing more affordable units to the growing number of senior citizens that live on a small fixed-income. A developer is granted an increase of 20 percent over the otherwise maximum allowable residential density and an additional incentive or financially equivalent incentive. Additional bonuses will be granted for projects including very low- and low-income seniors. These overlay district areas are located close to services specific to senior citizen needs.</p>	<p>See above description of AMCAL senior housing. The Antioch Homeless CARE Center site housing would also be available to homeless senior individuals.</p>	Modify

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
<p>The parking requirement for these projects is 0.75 parking spaces per dwelling unit.</p>		
<p><b>3.1.3 Incentives for Special Needs Housing:</b> Enable special needs groups to access appropriate housing through the reasonable accommodation ordinance. This ordinance gives persons with disabilities the opportunity to request reasonable accommodation from zoning laws when they are a barrier to equal housing access pursuant to State and federal law. The City has approved such requests such as reducing the number of required parking stalls in order to accommodate a handicap van parking stall at the Don Brown Homeless Center, which provides services to the homeless and disabled populations. The City has also approved the conversion of a bedroom into a semi-independent living space for a person with a disability without requiring the provisions of Section 9-5.3904 as it pertains to second units.</p>	<p>Between 2017-2020, One developer, AMCAL, requested a senior housing overlay district to achieve a higher density, and none requested reasonable accommodations during the planning period.</p> <p>In 2015 and 2016, density bonus and other incentives, including financial, were provided to Satellite to develop housing for older adults, veterans, unhoused veterans, and people with disabilities.</p>	Keep
<p><b>3.1.4 Coordination with Agencies Serving the Homeless:</b> Continue to cooperate with public and private agencies, such as the Contra Costa Continuum of Care, to develop housing (including transitional housing), family counseling, and employment programs for the homeless. The City will continue to fund homeless services through CDBG. The City shall monitor statistics from police, County agencies, and private organizations regarding homeless shelter needs to determine if Antioch is meeting the needs of its homeless population.</p>	<p>The City works very closely with the Contra Costa Homeless Continuum of Care body, called the Council on Homelessness. In 2020, the City's Housing consultant served on the Board of the Council on Homelessness, Healthcare for the Homeless, and the FEMA/United Way EFSP local board, sat on the Review and Ranking Committee for the CoC funding as well as for ESG and Emergency Food and Shelter (EFSP) Grants Committee, and participated in the Equity taskforce.</p> <p>The City actively participates in all efforts to develop housing and services for persons who are homeless, is an active participant in the County's Zero: 2016 campaign strategy to end Veteran and Chronic Homelessness and works closely with the Housing Authority of Contra Costa and Veteran Administration in Martinez. The City hosts the County's only homeless shelter for disabled homeless persons, continues to work with the County to place a CARE Center in Antioch, and is working to develop the five-acre land the City sold to the County to build homeless housing with services.</p>	Keep
<p><b>3.1.5 Emergency Shelters and Supportive and Transitional Housing:</b> Implement recent amendments to Zoning Code that brought the City into compliance with State requirements (SB 2) for accommodating emergency shelters, and transitional and supportive housing for homeless individuals and families and persons with disabilities. In June 2014, the City established a new Emergency Shelter Overlay District that complies with</p>	<p>The City is in compliance with SB 2, having designated sites for homeless emergency shelters. In 2017, discussions continued with a nonprofit interested in establishing a 50-bed homeless shelter for women and children. In 2016, at City expense, the emergency shelter overlay was changed to include an additional parcel, owned by the City, to possibly become the site of the shelter.</p> <p>In 2020, the City transferred the parcel to the County for development of the homeless shelter and studio apartments/micro units for homeless individuals.</p>	Keep

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
<p>the requirements of State law by providing for establishment of emergency shelters without discretionary zoning approval. With this amendment, the City has sites with sufficient capacity to meet the local need for emergency shelters. The City will monitor implementation of the Zoning Code to determine if further changes are needed to meet applicable requirements of State and federal law.</p>		
<p><b>3.1.6 Zoning for Employee and Farmworker Housing:</b> Amend the Zoning Ordinance to explicitly define and provide zoning provisions for employee housing in accordance with California Health and Safety Code Sections 17021.5 and 17021.6. Specifically, the Ordinance shall be amended to do the following:</p> <ul style="list-style-type: none"> <li>▪ Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure. Employee housing shall not be included within the definition the definition of a boarding house, rooming house, hotel, dormitory, or other similar term.</li> <li>▪ No conditional use permit, zoning variance or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.</li> </ul>	<p>This action will occur in 2021 in tandem with zoning ordinance updates to comply with SB 330 and SB 2 grant.</p>	<p>Modify Expand to include additional State law and other considerations</p>
<p><b>Goal 4: Reduce residential energy and water use to conserve energy/water and reduce the cost of housing.</b></p>		
<p><b>Policy 4.1: Provide incentives for energy conservation measures in new housing by providing information on programs available through PG&amp;E.</b></p>		
<p><b>4.1.1 Encourage Energy Conservation:</b> Continue to pursue funding sources and program partnerships for energy saving and conservation. Encourage developers to utilize energy-saving designs and building materials.</p>	<p>Energy conservation for existing housing and neighborhoods is encouraged and supported in a variety of ways:</p> <ul style="list-style-type: none"> <li>▪ Condition of Approval – Energy conservation is incorporated into the standard condition of approval for new developments.</li> <li>▪ In 2020 the city continued to partner with the County and the cities of San Pablo and Walnut Creek to launch <a href="http://www.cleanercontracosta.org">www.cleanercontracosta.org</a>. This web-platform provides resources to residents that are offered for their address. It allows for residents to easily find energy efficiency tools and rebates for their homes.</li> <li>▪ The city continues to promote the programs available through BayREN and EnergyUpgrade California, including a Nextdoor post on the Energy Efficient Toolkit available for check out through the County Library System.</li> <li>▪ Property Assessed Clean Energy (PACE) – Financing Legislation passed by the</li> </ul>	<p>Keep</p>

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
	<p>State of California and approved by the City in 2015 now enables Antioch property owners to finance a wide range of energy and water efficiency upgrades by attaching PACE financing to their property tax bill. Upgrades such as solar installations, attic insulation, energy efficient windows, water-on-demand water heaters, grey water systems, and more are covered. Financing defers upfront costs, lowers energy bills, and allows homeowners easy financing with their property tax bill.</p> <p>We promote all our PACE programs and all other energy efficiency and solar programs on our website, through social media and on our local access channel. Nextdoor and Facebook posts in 2020 included holiday energy saving tips as well as easy things to do year-round.</p>	
<p><b>4.1.2 Water Conservation Program:</b> As part of the development review process, ensure that new residential development meets City standards and guidelines for conserving water through provision of drought-tolerant landscaping, and the utilization of reclaimed wastewater when feasible. Continue to encourage water conservation through City's Water Efficient Landscape Ordinance that conforms to the State's model ordinance.</p>	<p>Antioch is operating under the State of CA Water Efficient Landscape Ordinance (WELO) and has tiered water rates for residential water. The City water department complied with the States drought regulations. Staff promotes a variety of workshops on water conservation, such as "Lose a Lawn, Gain a Garden" and all residents are eligible for Contra Costa Water District water conservation programs and rebates. Water customers receive information online, through our Recreation Guide and on their water bills. All new development projects are required to comply with WELO requirements.</p>	Keep
<p><b>4.1.3 Green Building Encouragement:</b> Continue to encourage "green building" practices in new and existing housing development and neighborhoods. The City will continue to provide information on green building programs and resources on the City website and at City Hall. The City shall continually analyze current technologies and best practices and update the informational material as necessary. The City will continue to promote the Energy Upgrade California program, which provides incentives for energy-saving upgrades to existing homes</p>	<p>In addition to the efforts in 4.1.1, the City partnered with California Youth Energy Services to conduct 121 Green Home Site Visits at homes and apartments in Antioch over the summer of 2019, did outreach blitzes with PG&amp;E to Antioch businesses on the East Bay Energy Watch program and participated as an outreach partner in the Sunshares program for discounted photovoltaic systems and electric vehicles. However, these efforts, although funded, were suspended in 2020 due to the restrictions imposed by the pandemic.</p>	Keep
<p><b>Goal 5: Remove governmental constraints inhibiting the development of housing required to meet identified needs in Antioch.</b></p>		
<p><b>Policy 5.1: Review and modify standards and application processes to ensure that City standards do not act to constrain the production of affordable housing units.</b></p>		
<p><b>5.1.1 Maintain a Streamlined, Affordable Application Process:</b> Continue efforts to identify ways to streamline and improve the development review process, as well as eliminate any unnecessary delays and restrictions in the</p>	<p>The Master Fee Schedule was reviewed in 2020 to ensure that it only recovers actual costs of providing services. The Schedule is reviewed on an annual basis and is adopted by Council annually. The City augments its small planning and engineering staff with consultants to enable projects to move through the entitlement process</p>	<p>Modify Add information about SB 35, SB 330 and other relevant by-right</p>



Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
<p>processing of development applications, consistent with maintaining the ability to adequately review proposed projects. Utilize input received from developers to assist in identifying means to implement this program.</p> <p>Undertake a regular review to ensure that development review fees are the minimum necessary to recover costs. The City will review development review procedures and fee requirements on an annual basis. If, based on its review, the City finds development review procedures or fees unduly impact the cost or supply of housing, the City will make appropriate revisions to ensure the mitigation of these identified impacts. The recent amendments to the Zoning Ordinance will make it possible to further streamline and improve the process by permitting certain developments by right.</p>	<p>quicker. CEQA is consistently the aspect of the entitlement process that increases the time it takes to review development applications.</p>	<p>requirements</p>
<p><b>5.1.2 Residential Development Impact Fee Ordinances:</b> Ensure that new residential development is adequately served by public facilities and services by continuing to implement the Development Impact Fee Program. Based on the findings of an impact fee study completed in February 2014, the fee schedule includes a maximum of \$7,198 per single-family unit and \$4,692 per multifamily unit, which is similar to comparable jurisdictions. The Development Impact Fee Ordinance provides certainty of fees for developers. The fee was based on the projected costs of capital facility, equipment and infrastructure improvements necessary to serve the new development within the city.</p>	<p>The City Council adopted new development impact fees at a lower rate for qualified Senior Housing.</p>	<p>Keep</p>
<p><b>5.1.3 Density Bonus Ordinance:</b> Zoning Ordinance was amended to bring City's requirements into compliance with State law. Continue to monitor implementation to identify further changes that may be required.</p>	<p>The Zoning Ordinance was amended in 2014 to bring the City into compliance with State law. Further modifications were made in 2020 to update the ordinance to mirror the State ordinance.</p>	<p>Keep</p>
<p><b>5.1.4 Pre-Application Conferences:</b> Continue pre-application conferences for applicants to assist developers in meeting City requirements and development expectations.</p>	<p>Preapplication conferences at no cost to the applicant continue to occur for all affordable and market rate housing projects.</p>	<p>Keep</p>
<p><b>5.1.5 Development Standards Handouts:</b> Regularly update handouts on development standards.</p>	<p>Handouts on development standards were updated in 2019. Handouts are available online and at City offices.</p>	<p>Keep</p>
<p><b>5.1.6 Review and Revise Residential Parking Requirements:</b> Continue to monitor the effects of the</p>	<p>The City has monitored the changes to the residential parking requirements and found that generally developers continue to meet the parking requirements without</p>	<p>Modify</p>

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
<p>recent amendments to the City’s Zoning Ordinance that allow reduction of parking requirements that may constrain residential development. The amendments established procedures broadening the authority of the Zoning Administrator and the Planning Commission to allow reductions to a project’s normally required number of parking spaces and modifications to development standards for parking areas. The amended provisions allow modification to parking requirements without requiring approval of a variance.</p>	<p>using the parking reduction code amendments. The City continues to monitor this item.</p>	<p>Have heard mixed things about parking in Antioch and will reframe this program to by about collection information on best practices</p>
<p><b>5.1.7 Review and Revise Use Permit Approval Processes and Criteria:</b> Continue to monitor the effects of the recent amendments to the Zoning Ordinance on the use permit approval process. The Zoning Ordinance now allows up to 20 units/acre to be permitted by right in the new R-25 and R-35 districts, subject to compliance with all other applicable standards. Allowing multi-family uses to be permitted by right and introducing new development standards minimizes the subjective approval criteria as well as removing a layer of discretionary review, which may be viewed as constraints.</p>	<p>As part of the SB 2 grant for the City’s Strategic Infill Housing Study in early 2021, the City and the City’s consultants met with developers, property owners, and stakeholders to discuss residential development in the city. Use Permits were not listed as being a specific deterrent to building multifamily housing. The code amendments to be adopted as part of the project would allow certain commercial sites to develop residential uses through a streamlined, non-discretionary process.</p>	<p>Modify</p>
<p><b>5.1.8 Amend Residential Growth Management Program Ordinance:</b> Municipal growth initiatives that limit the number of new units that may be constructed each year have been found in conflict with State law if they affect the jurisdiction’s ability to meet its Regional Housing Needs Allocation (RHNA). If the City experiences a significant increase in its rate of development, and it appears that the trigger will be met, it will amend the Residential Growth Management Program Ordinance to exempt income-restricted housing needed to meet RHNA. If the Ordinance is amended, the City will consider and address any undue constraints on housing cost and supply and approval certainty and timing. However, at the current rate of development, the need for this revision appears unlikely.</p>	<p>On October 9, 2019, the City amended the Residential Growth Management program to exempt 100 percent low, very low, or senior designated affordable housing units are exempt from the unit count in order to accommodate new housing development while meeting the requirements of Measure U, which was adopted by the voters in 1998. Based on the current rate of development, further amendments in the near future appear unlikely.</p>	<p>Keep The City does not enforce growth management allocations, as discussed in the Governmental Constraints section. However, this policy implements a voter-approved measure that requires a vote to change and therefore remains in the General Plan.</p>
<p><b>5.1.9 Monitor Effects of Regional Fees:</b> Like other jurisdictions in the county, Antioch is subject to regional transportation impact fees levied by Contra Costa County. The City shall monitor the effects of these fees</p>	<p>Participate in regional discussions and participate in Regional Transportation meetings and committees through CCTA.</p>	<p>Modify</p>

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
<p>on housing costs and production and continue to work with the County to ensure that the fees are equitable and appropriately applied and adjusted. The City shall also work with the County to pursue a fee reduction or exemption for high density housing near transit.</p>		
<p><b>5.1.10 Use Permit Process Monitoring:</b> The City will evaluate the impacts and potential constraints to multi-family development in the R-25 and R-35 zones. The report will be referenced in the progress report required pursuant to Government Code Section 65400. The evaluation will consider approvals and denials, number of applications, length of approval process, types of conditions imposed including cost and any reductions in the initially proposed number of units. The City will solicit and consider input from developers including non-profit organizations as part of the evaluation process. If the City determines that the process does pose a constraint to the development of housing including housing affordable to lower-income households, the City will evaluate the necessary steps to remove or mitigate the constraint such as replacing the use permit process or other similar action.</p>	<p>As part of the SB 2 grant for the City’s Strategic Infill Housing Study in early 2021, the City and the City’s consultants met with developers, property owners, and stakeholders to discuss residential development in the city. Use Permits were not listed as being a specific deterrent to building multifamily housing. The code amendments to be adopted as part of the project would allow certain commercial sites to develop residential uses through a streamlined, non-discretionary process.</p>	<p>Modify</p>
<p><b>Goal 6: Provide equal housing opportunities for all existing and future Antioch residents.</b></p>		
<p><b>Policy 6.1: Encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale or rental of housing.</b></p>		
<p><b>6.1.1 Cooperative Association:</b> Continue to contract with Bay Area Legal Aid or other similar organizations to provide fair housing counseling and tenant/landlord counseling. Continue to refer cases and questions to the appropriate fair housing service provider for enforcement of prohibitions on discrimination in lending practices and in the sale or rental of housing. Additionally, the City will create written materials in English and Spanish, explaining how complaints can be filed. The materials will be available at City Hall in the Community Development Department, City Manager’s office, the City’s website and throughout the community in places such as bus stops, public libraries, community centers, local social centers, and other public locations.</p>	<p>The City coordinates with all CDBG jurisdictions to jointly offer Fair Housing and Tenant/Landlord Counseling program services, provided by Bay Area Legal Aid and Echo Housing, throughout Contra Costa. These contracts are funded by CDBG and operate on a fiscal year basis.</p> <p>For Fiscal years 2019-20 and 2020-21, Antioch funded Fair Housing at \$25k and Tenant/ Landlord services at \$15k for FY 2019-20 and \$30,000 for FY 20-21. Antioch funded Fair Housing at \$25k and Tenant/ Landlord services at \$15k for FY 2017-18, and similar levels for 2016-17. Because of the COVID-19 pandemic, the City received additional CDBG-CV funding. The City allocated \$205,000 to ECHO Housing for Eviction Prevention services, legal services, Foreclosure Prevention services, and doubled the Tenant/Landlord Counseling budget. which it used to provide legal services to help prevent evictions. It also allocated almost \$1mi for tenant rental assistance. Most services have been delivered by telephone or Zoom meetings with clients.</p>	<p>Keep</p>

Goal/Policy/Action	Progress in Implementation	Continue/Delete/Modify
	<p>Fair Housing – The purpose of Fair Housing services is to end housing discrimination by providing discrimination investigations, counseling, mediation and advocacy, education and legal referrals, legal representation, and housing testing. Services included counseling on such issues as evictions, lockouts, mortgage foreclosure, repairs and habitability, security deposits, understanding lease terms, negotiating debt payment plans between landlords and tenants, and assisted tenants in public housing and those with Section 8 vouchers. In calendar year 2020, 72 Antioch residents were given Fair Housing services. In calendar year 2019, 23 Antioch residents were given Fair Housing services and testing of 15 rental apartments was undertaken by ECHO. We are happy to report that testing revealed no instances of discrimination. In calendar year 2017, 26 Antioch residents were given Fair Housing services.</p> <p>Tenant/Landlord – The purpose of Tenant/Landlord housing service is to provide housing counseling and legal services to Antioch tenants and/or landlords to preserve their rights and responsibilities under federal, state, and local housing laws. In 2020, 120 Antioch residents received such services. In 2019, 189 Antioch residents received such services. In 2016, 168 Antioch residents received such services.</p>	
<p>1 [SJS1]</p>	<p>The Rivertown/Urban Waterfront Focus Area has been repealed and replaced with the Downtown Specific Plan.</p>	

# APPENDIX E: PUBLIC ENGAGEMENT INPUT

## INTRODUCTION

With the passage of Assembly Bill (AB) 686 in 2018, infusing racial and social equity into community engagement is now a legally mandated requirement for public agencies in California. Housing Element law requires “meaningful, frequent, and ongoing community participation, consultation, and coordination” during preparation and adoption of the Housing Element and a diligent effort to include all economic segments of the community. According to the California Department of Housing and Community Development (HCD)’s guidance on Affirmatively Furthering Fair Housing (AFFH)<sup>1</sup>, jurisdictions should consider the following best practices, which the City followed:

- Consider geographic barriers to participation and include a **variety of meeting types and locations**, including transit-accessible locations, remote meeting options, and meetings outside of work hours
- Include ample time for the public to review the Draft Housing Element online and in person before submission to HCD
- Offer translation and interpretation services and ensure accessibility for persons with Limited English Proficiency (LEP)
- Avoid overly technical language to make information more accessible
- Identify and consult the following types of key **stakeholders who can assist** with engaging low-income households and protected classes:
  - Community-based organizations (CBOs) that represent historically marginalized, underserved, and underfunded communities
  - Public housing authorities
  - Housing and community development providers
  - Lower income community members and households that include persons in protected classes
  - Fair Housing agencies
  - Independent living centers
  - Regional centers
  - Homeless service agencies
  - Churches and community service organizations that serve marginalized communities, especially those with limited English proficiency
- Integrate and align engagement for the **Housing and EJ Elements**

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<sup>1</sup> California Department of Housing and Community Development, 2021. Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements, April.

A dedicated website hosted by the City was used throughout the project's entirety, which was updated with summaries of outreach activity results on a rolling basis. The updates included information on the project schedule, upcoming outreach opportunities, and drafts of deliverables available for public review and comment. The website utilized the City's built-in translation tool to translate all web content, except the Housing Element guide, which was translated in Spanish.

The following goals and metrics were used throughout the community outreach process for the Housing Element update.

1. Community engagement activities reached and included the voices of those in protected classes and those who have been historically excluded, including:
  - People who have not previously participated in planning processes.
  - Low-income households and the unhoused.
  - Latino community.
  - Residents in low-income neighborhoods disproportionately impacted by environmental hazards.

*How to measure success: demographic tracking to see who is participating compared to the population as a whole.*

2. The City sees a greater level of engagement from the community that goes beyond the usual suspects and development/real estate professionals to include those who may not feel as connected to Antioch.

*How to measure success: the number of participants we get at meetings and other events/activities compared to historic levels of participation.*

3. The community sees their input in the final Housing, Safety, and EJ Elements.

*How to measure success: a summary of comments can identify that all comments were considered and the majority incorporated into deliverables.*

The Housing Element and the update process was successful in meeting these goals, as evident in the following:

- City staff reported higher attendance at Housing Element meetings than previously reached in other planning efforts
- Spanish-language focus groups and a bilingual community meeting were successful in reaching over 29 residents, many of whom lived in neighborhoods with disproportionate impacts and earned below the median income
- Stories shared during community meetings and focus groups included a rich diversity of experiences, including homeowners who had lost their homes in the foreclosure crisis, renters who experienced threats from landlords, and residents at risk of displacement
- Tables throughout this appendix detail how feedback was incorporated for each engagement activity conducted.

## STAKEHOLDER INTERVIEWS AND FOCUS GROUPS

Interviews or focus groups were conducted with 14 stakeholders, including Spanish-speaking residents from the environmental justice neighborhoods, to better understand constraints, housing needs, and fair housing opportunities.

The main constraints and opportunities identified during these interviews are listed below.

### CONSTRAINTS

1. **Site availability.**
  - Affordable housing opportunities should be distributed throughout the community, not segregated to particular neighborhoods or sections of the City.
  - Contra Costa County does not have an adequate vehicle for a local match (affordable housing bond or other local resources that can provide a local match), leading affordable projects in the County less competitive for federal tax credits.
  - Existing environmental constraints on a site may make it more difficult and costly to develop.
2. **Barriers to rehabilitation funding.**
  - Homeowners that live in a flood zone are required to have flood insurance to access federal funding for repairs, which is cost prohibitive for many low-income homeowners.
  - Owners of mobile homes cannot secure loans because they are not considered real property.
  - Antioch's grant and loan program requires that a lien be placed on a home for two years for grants of \$15,000 or more, which turns homeowners off from the program due to fear of a lien, and the amount of time it takes to administer.
3. Market-related barriers, including **high construction costs** for both single-family and multi-family development.
  - Primarily due to shortage of labor and materials.
  - Lengthy approval process adds to the cost of development.
4. Local **resistance to higher multi-family densities**. The community have historically preferred low-density housing.

### SPECIAL HOUSING NEEDS

Regional groups in East Contra Costa County identified Antioch as one of the highest need areas in terms of housing disparities. Affordability and habitability/safety are consistently cited as the top concerns related to housing in Antioch, especially related to people with disabilities, low-income families with children, and Antioch's unhoused population. Widespread displacement from other Bay Area communities have led to rapid low-income population growth in Antioch, stretching the resources and supply of affordable units. Antioch residents with disabilities and seniors living on social security are on a fixed income and can't afford rent. Additionally, unhoused Antioch residents are in need of a living facility with wraparound services.

Specific to affordable housing and fair housing, the following barriers were cited.

- A lack of affordable housing with adequate amenities, including access to transit, safety features, case management for fair housing on-site, and childcare.
- A lack of housing that is affordable enough to avoid rent burden (households paying over 30 percent of their income on housing).
- A lack of landlord/tenant counseling, and discrimination and harassment protection (or lack of widespread awareness of these services). Also, a lack of rent control leading to households being priced out and lack of just cause eviction policies.
- A lack of effective outreach campaigns, especially for non-English speaking households and seniors.
- A lack of quality parks around

### OPPORTUNITIES

- Collaboration efforts among community-based organizations (CBOs) and public resources to more effectively reach Antioch residents and ensure people know to call 211 or where to find resources online.
- The City of Antioch can lead the region to get more federal funds to help with homeownership.
- Public health programs run by the County, including interventions related to lead paint exposure and asthma, can be amplified by the City to better serve low-income households and households in areas with disproportionate environmental impacts.

### INCORPORATION INTO HOUSING ELEMENT

Feedback from stakeholder interviews was used to inform the Constraints section of the Housing Element, and policies and programs are proposed to directly address the barriers that were identified, as summarized below.

What We Heard	Policy or Program
There is a lack of affordable housing with adequate amenities, including access to transit, safety features, on-site case management, and childcare.	Program 2.1.5 commits the City to track and pursue funding for affordable housing and Program 5.1.14 seeks to ensure affordable housing sites are located in areas with relatively higher access to opportunity.
There is a need for more tenant protections, including discrimination and harassment protection, just cause policies, and rent control.	Program 5.1.9 establishes tenant protections consistent with Assembly Bill 1482, including measures related to relocation, documentation, rent control, and just cause eviction.
There are barriers for low-income homeowners to access rehabilitation funding.	Program 4.1.12 removes the two-year lien requirement that was cited as a governmental constraint to accessing rehabilitation funding. Program 5.1.6 prioritizes home repair grants in the neighborhoods with the most need.
Contra Costa County does not have an adequate vehicle for a local match (affordable housing bond or other local resources that can provide a local match), leading affordable projects in the County less competitive for federal tax credits.	Through Program 5.1.13, the City would support County efforts to obtain an affordable housing bond issuance to finance affordable housing production and preservation activities.
Affordable housing opportunities should be distributed throughout the community, not segregated to particular neighborhoods or sections of the City.	The sites inventory and related programs (Programs 4.1.14 and 5.1.14) disperse affordable housing sites throughout the city and avoid concentrating units in northwestern Antioch where there are higher concentrations of poverty.
Persons with disabilities face disproportionate housing impacts	Programs 5.1.3 and 5.1.12 seek to incentivize greater numbers of



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and there is not adequate housing stock that is accessible and affordable.

accessible units in affordable housing projects and to increase awareness around reasonable accommodation.

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## COMMUNITY MEETINGS

### COMMUNITY MEETING #1

The first community meeting on February 17, 2022, utilized breakout rooms and a live poll to gather community feedback. To publicize the meeting, the following organizations and agencies were asked to send or pass out the flyer shown below: Antioch Unified School District, Opportunity Junction, BAART Programs, Brighter Beginnings, Antioch Rotary Club, East Bay Goodwill, AspiraNet, and CIWP. Physical flyers were also put up in several neighborhoods throughout the City. Physical flyers were also posted in the following locations throughout the City: City of Antioch City Hall on H Street, Antioch Food Center on E 18<sup>th</sup> Street, Rite Aid on E 18th Street, Cielo Supermarket on A Street, United States Postal Service on 4th Street, United States Postal Service on W Tregallas Road, Nu Delhi Bazaar on Lone Tree Way, Starbucks on Lone Tree Way, Starbucks on Somersville Road, Kaiser Permanente Delta Fair on Delta Fair Blvd, Antioch BART station, and Safeway on Deer Valley Road. The City also publicized the meeting on Next Door, the City's website, and via social media.



## HELP SHAPE THE CITY'S HOUSING FUTURE!

The City of Antioch is updating its Housing Element for the years 2023 to 2031. This Housing Element update will create a plan for all the policies and programs related to housing.

### Your input matters!

Join us remotely to learn about the update process and share your ideas on how the City's future housing opportunities can reflect the community's needs and values.

**Thursday, February 17, 2022**

**7:00 TO 8:00 PM**

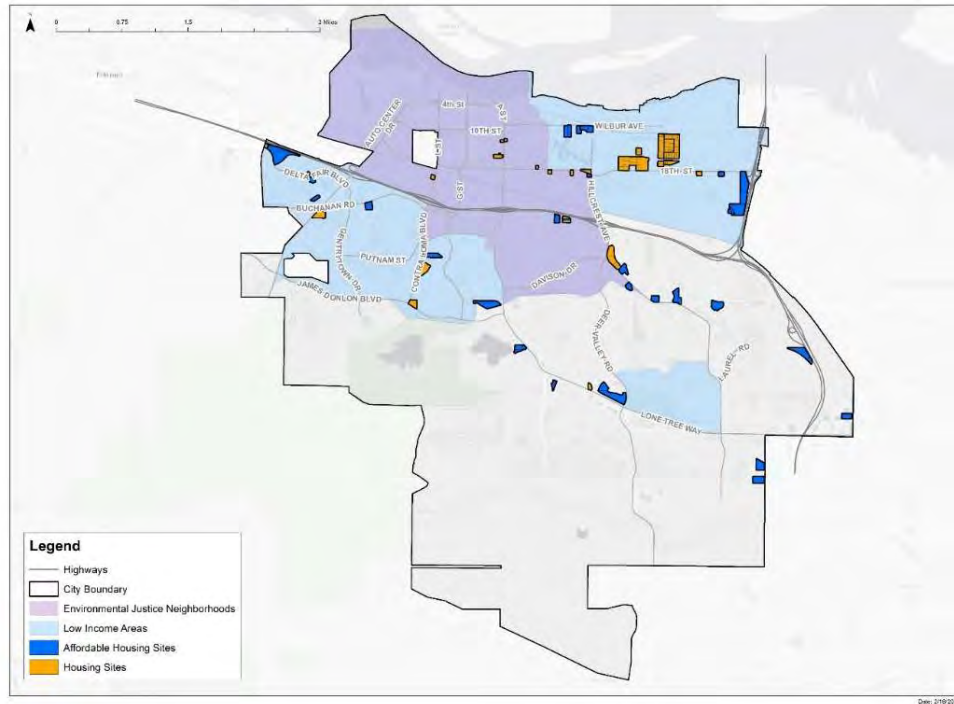
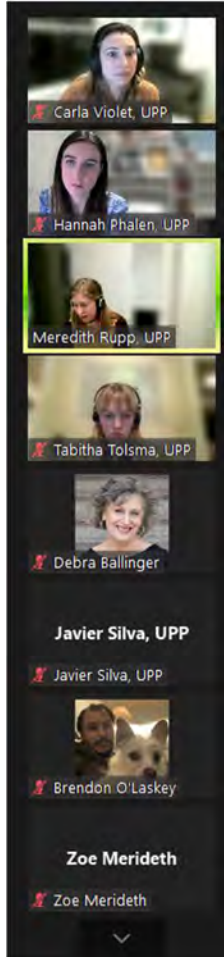
Join online: Pre-register at [bit.ly/AntiochHE](https://bit.ly/AntiochHE)\*

Join by phone: +1 (669) 900-6833  
Meeting ID 858-1851-0143



\*After registering, you will receive an email with your meeting link. Attendees will still be able to register and join the meeting after 7:00 pm on 2/17.

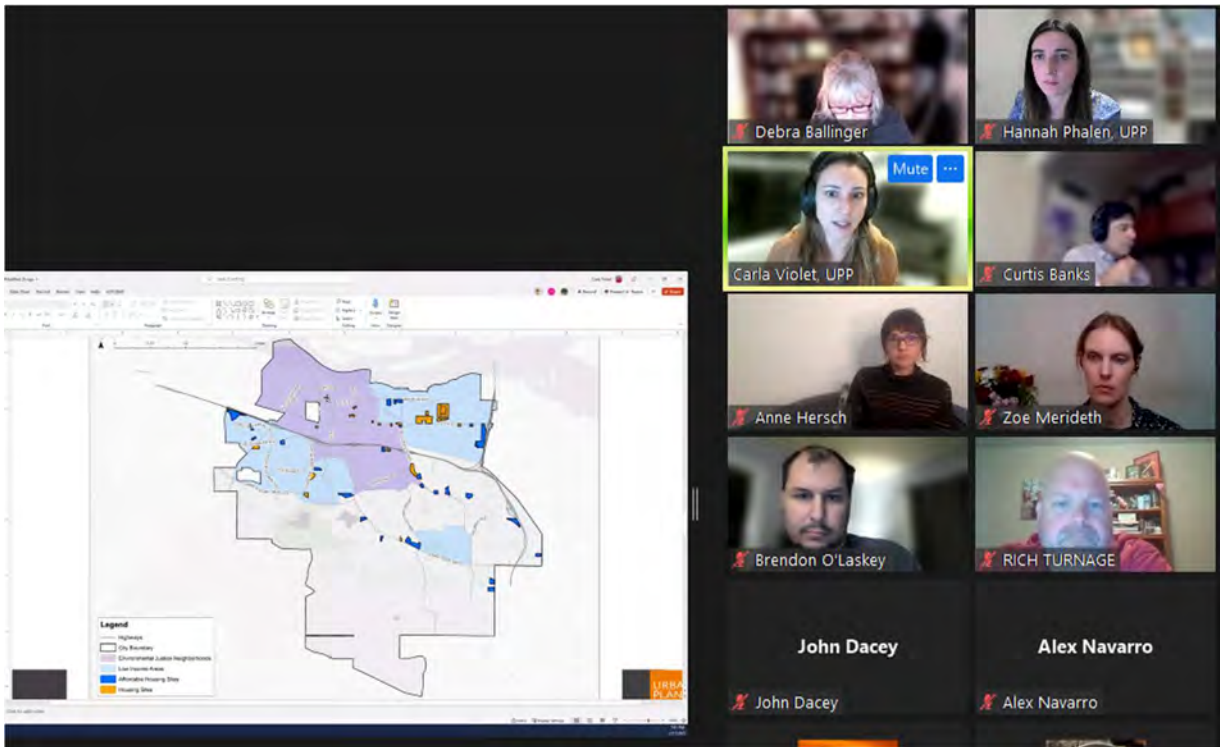
## Breakout Out Rooms



During breakout rooms discussions, participants were encouraged to give feedback on Antioch’s key housing needs and challenges, potential housing sites, and the location of Environmental Justice (EJ) neighborhoods. Participants answered five questions after receiving a presentation about housing needs and EJ concerns in Antioch and seeing a draft of the housing sites inventory. The feedback received during these discussion groups is listed below.

1. What, if anything, stood out from what you just heard? Does it seem correct? Are we leaving any key issues out from our talk on housing?
  - It is important to look at the Affirmatively Furthering Fair Housing analysis during the site selection process. Community engagement there is very important as well.
  - Community members want to see how much of past RHNA goals Antioch has met.
  - Some attendees wondered whether the map is sufficient to provide up to 3,000 homes but thinks it looks good overall.
  - Antioch is very car dependent, and for low-income areas it can be very isolating regarding services. They hope the City will think about this for future planning.

- Resident appreciates maps and opportunity areas, seeking an overlay of affordable housing with respect to opportunity zones and EJ areas—expressed concerns for seeing successful assessment of fair housing and affordable programs.
- Community members curious about what dictates “affordable housing.”



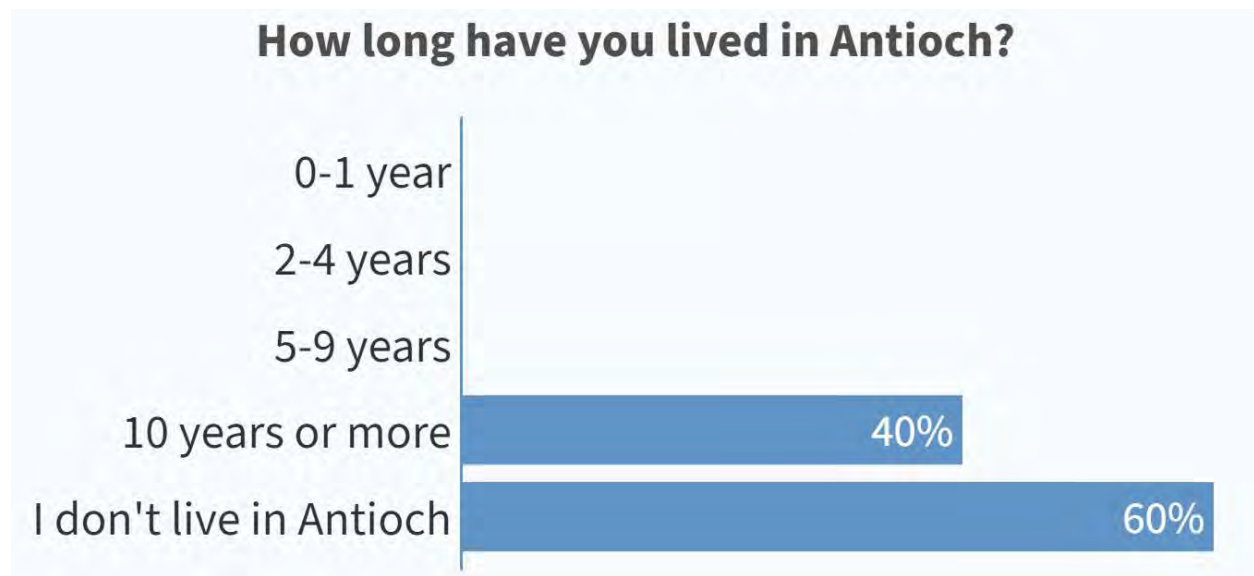
2. What are some of Antioch’s key housing needs and challenges? What did you think about the neighborhoods identified as Environmental Justice neighborhoods? Did we miss any?
  - The car dependency.
  - Provide housing where it should go, but also discourage housing where it shouldn’t go. Placing it next to transit reduces car dependency, and bike paths. There may be an opportunity through something like density transfer to shift units zoned for housing into infill sites closer to needed services so the City can 1) protect open space and green belt, 2) reduce GHG from cars, 3) amp up housing where it’s needed and can be more affordable and be less damaging to the environment.
  - The amount of infrastructure needed to support more housing needs consideration. In particular, near 18th street there is a back access to BART, which could easily bring a 4-mile trip to a 1-mile trip.
  - Surprised the area near Buchanan Road isn’t included as an EJ neighborhood due to environmental issues they’ve noticed there.
  - Anywhere near the freeway, there are a lot of trucks especially with the new Amazon facility in Oakley increasing truck emissions and frequency. Keeping housing away from freeway would be best.

- Someone wished there was more flexibility in identifying which neighborhoods are considered EJ neighborhoods beyond the quantitative metrics.
3. How do you feel about the identified housing sites? Do you think the sites have been spread throughout the city well?
- There was agreement that keeping new housing away from the freeway is best.
  - There was concern about a lack of a feeling of community when all the affordable housing is spread throughout the city and scattered.
  - Community members noticed a generally lack of new development capacity in the southern part of the City.
  - More concern for proximity to transit than actual location of sites.
  - One member says the sites look spread out, surprised that the sites visible meets the standards.
  - One member wanted to know if EJ properties near the harbor are included in updates for sea level rise.
  - One member of the public supported more multifamily and affordable housing opportunities in the southern boundary area market-rate housing community to better integrate and provide more business opportunities.
4. What words describe housing in your community ideally in the future?
- Affordable
  - All-electric
  - Safe
  - Walkable
  - Recycled materials
  - Duplexes, townhomes, not just big McMansions. Different types
  - Infill, keep open areas open and fill in where it's already developed
  - Equity and Opportunity
  - Healthy
  - Equitable
  - Affordable
  - Accessible
  - Sustainable
  - Opportunity for work and careers
5. Are there any other topics we didn't address that you'd like to discuss right now?
- Many renters are extremely housing burdened, we should make sure the affordable housing that is built is actually affordable enough for the people who live here.
  - There seems to be a lack of tenant protections in Antioch.

- Hopes the City will encourage alternative energy sources – not just solar but single house windmills and using smaller local grids.
- There are cost barriers that are difficult to build affordable housing and do the right thing for people with property they want to build affordable homes on. Connectivity fees, such as to Contra Costa Water, are too high just for the right to do business with them. The City needs more flexibility and some way to work through this would go a long way to ensure we can provide these price points that we all want.

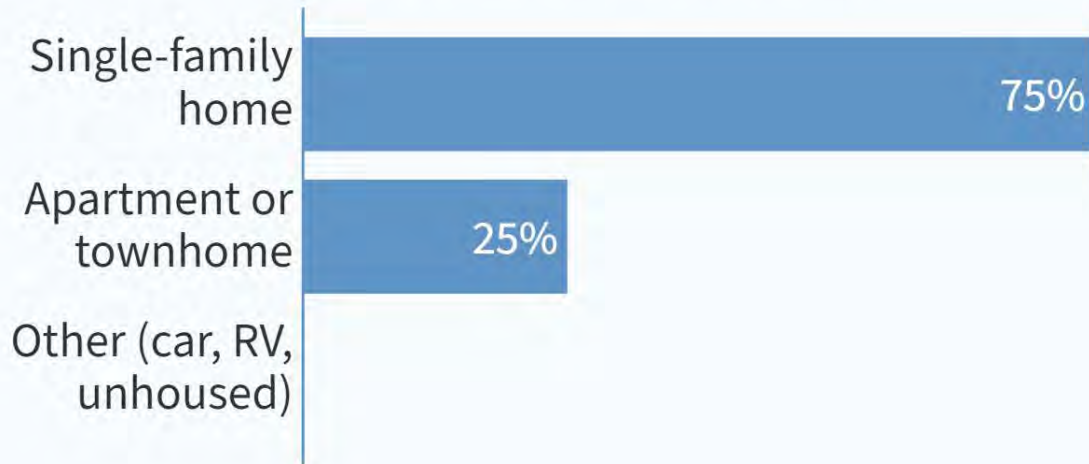
### Live Poll

In addition to the breakout rooms, a live poll was used to collect data. The results are shown below.

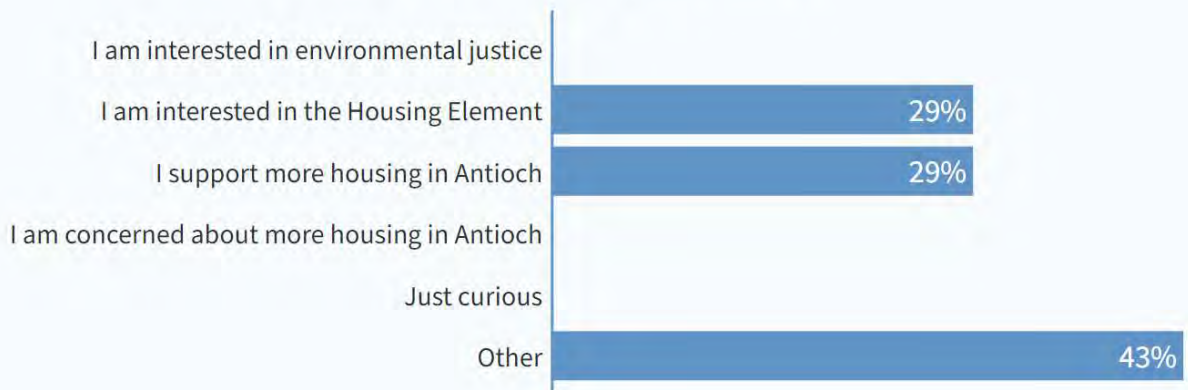




## What type of home do you live in?



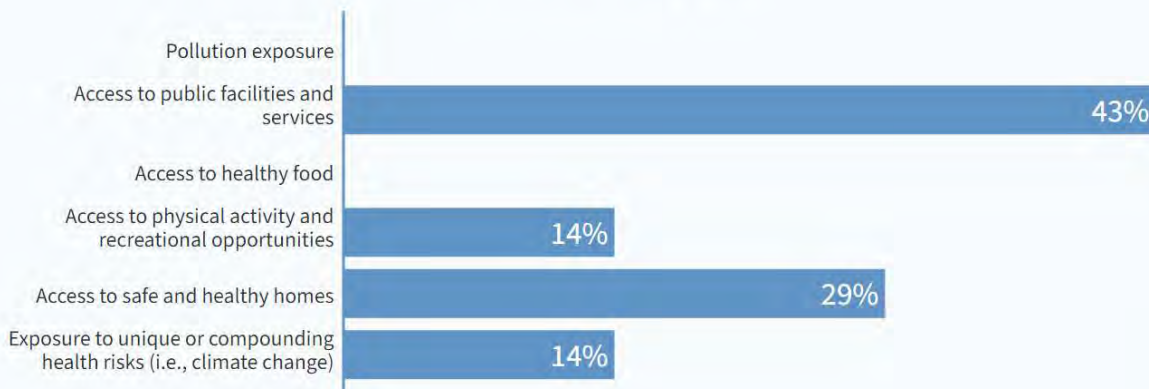
## Why are you attending tonight? Please select the option you most agree with.



## In one word, describe housing in Antioch

inequitable  
unaffordable  
cheaper  
so-called-affordable  
sprawl  
overpriced

## Based on the EJ topics presented, what is the most critical issue in Antioch?



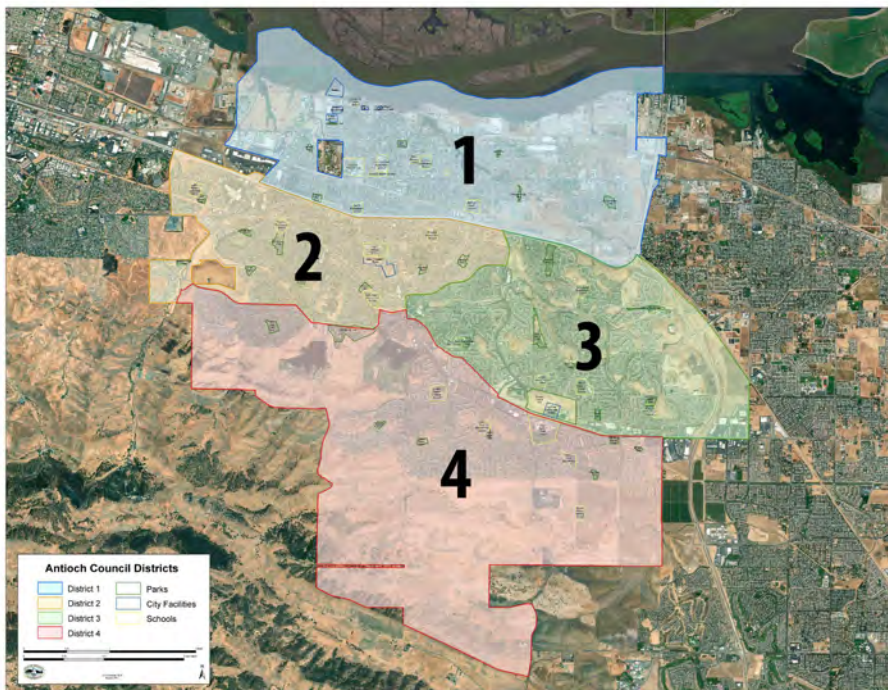
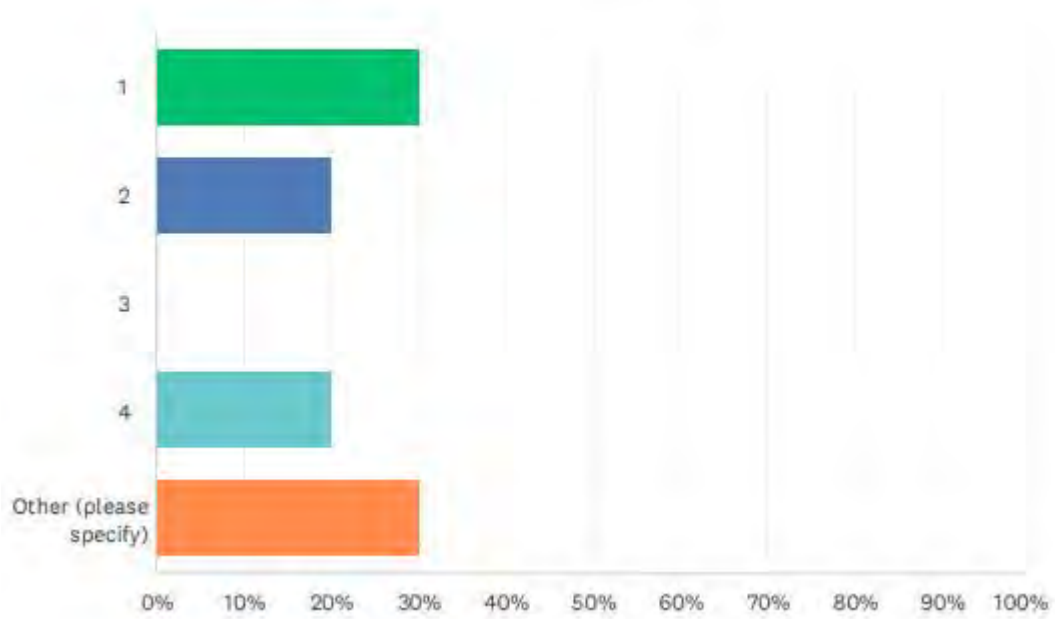
### Exit Poll Surveys

Online exit poll surveys were open following the first community meeting to assess the demographics of those who attended and compare to city demographics. The results and comparisons are described below.



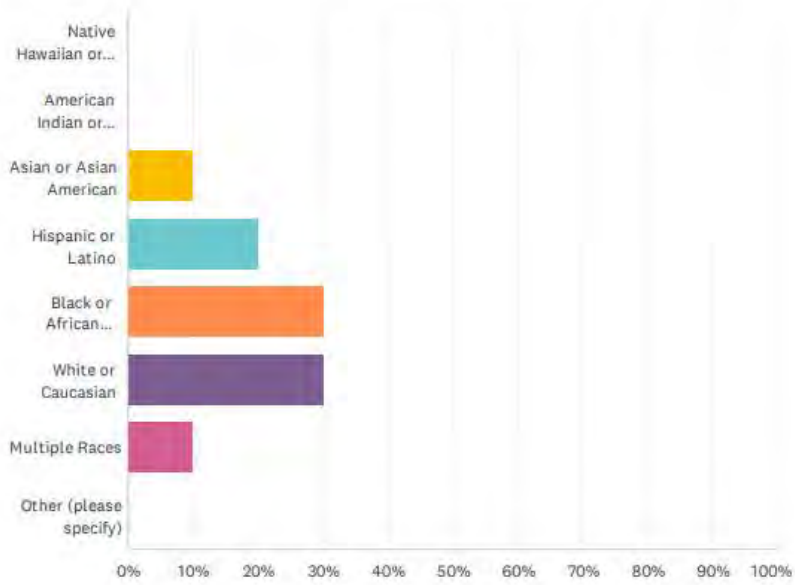
# Q5 What area do you live in?

Answered: 10 Skipped: 0



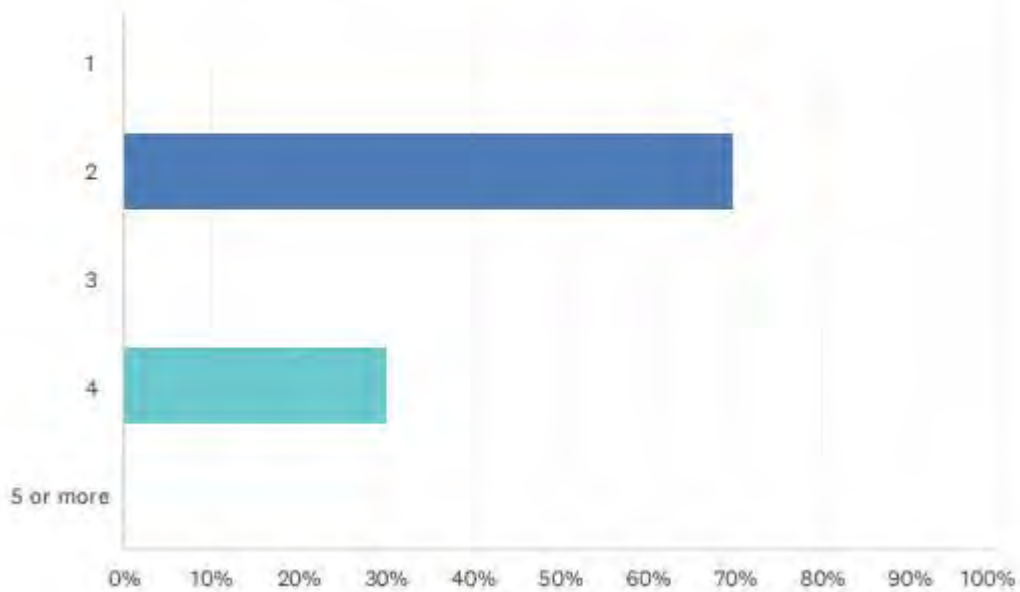
### Q6 What race/ethnicity do you most identify?

Answered: 10 Skipped: 0



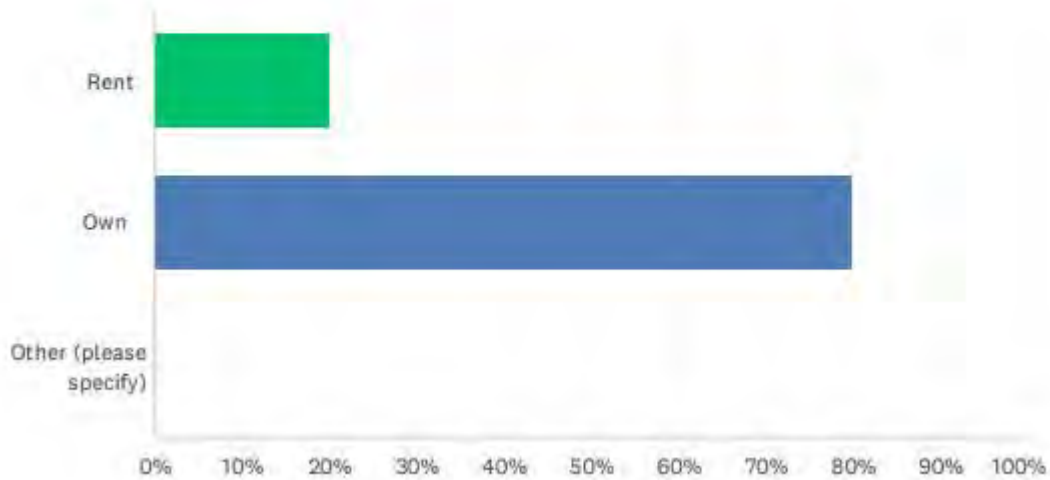
### Q7 How many people are in your household?

Answered: 10 Skipped: 0



## Q8 Do you rent or own your residence?

Answered: 10 Skipped: 0



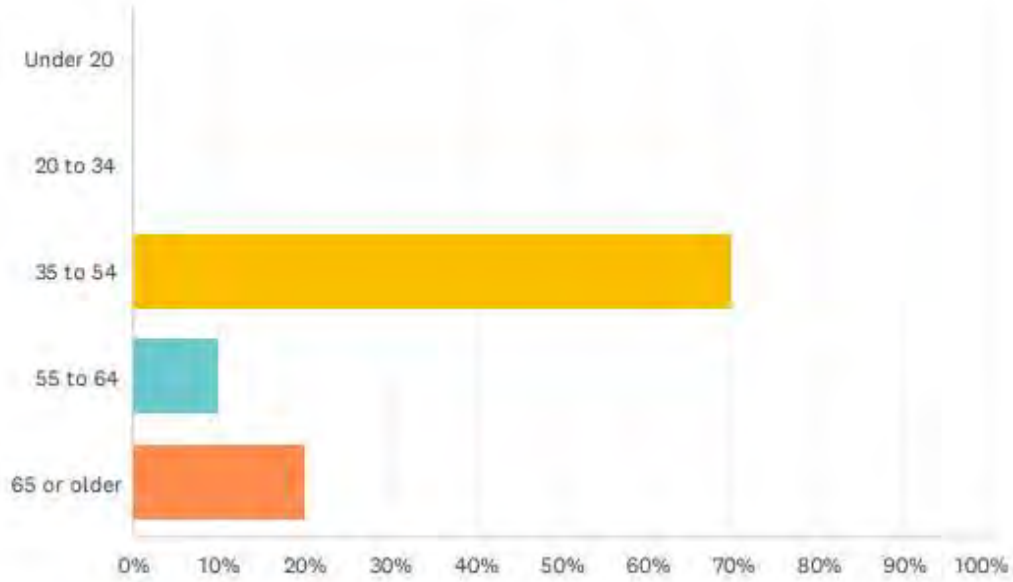
## Q9 Primary Language spoken at home

Answered: 10 Skipped: 0

#	RESPONSES	DATE
1	English	3/2/2022 5:34 PM
2	English	2/22/2022 2:08 PM
3	English	2/17/2022 8:11 PM
4	English	2/17/2022 8:09 PM
5	English	2/17/2022 8:09 PM
6	English	2/17/2022 8:07 PM
7	English	2/17/2022 8:07 PM
8	English	2/17/2022 8:07 PM
9	English	2/17/2022 8:06 PM
10	English	2/17/2022 8:05 PM

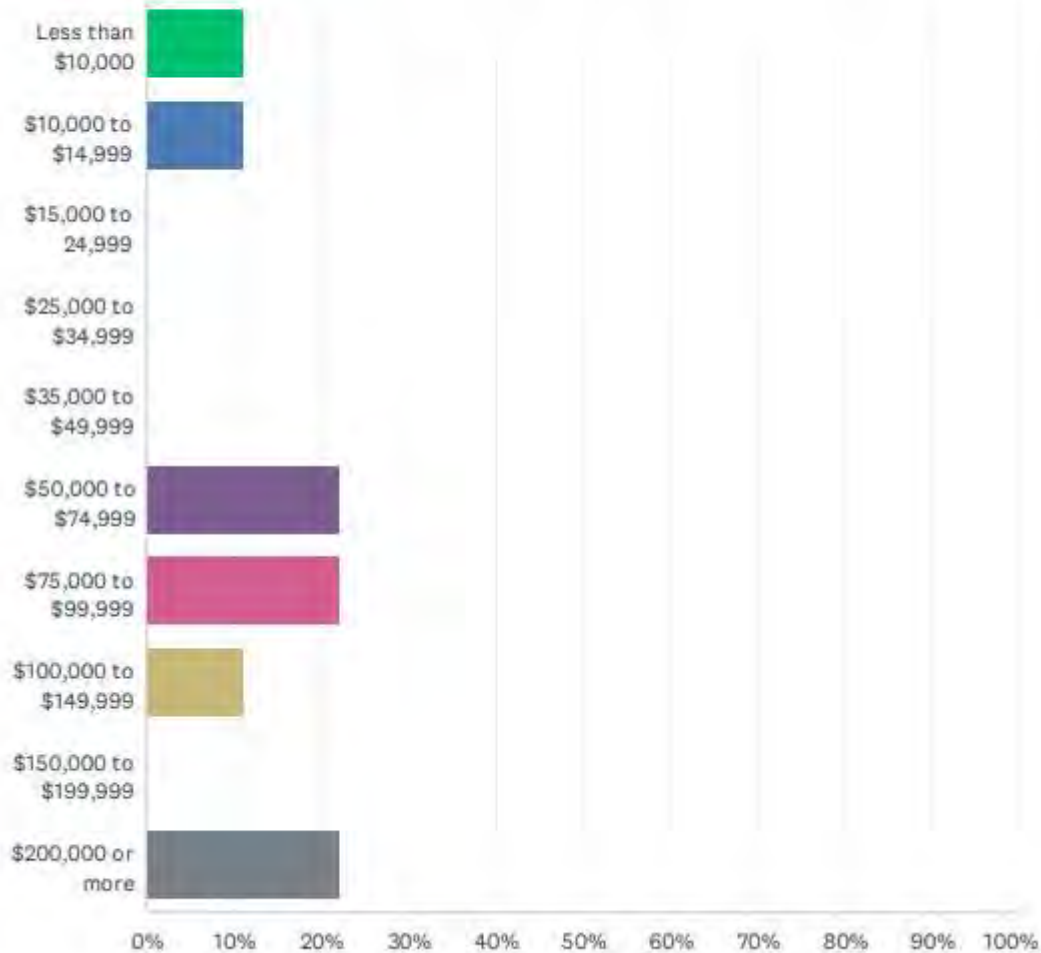
# Q10 What is your age?

Answered: 10 Skipped: 0



## Q11 What is your household income?

Answered: 9 Skipped: 1



Hispanic or Latinx residents make up 33% of Antioch's population, but only 20% of the community meeting participants. White or Caucasian residents (28% of Antioch's population) and Black or African American were slightly over-represented at 30% of participants, while Black or African American residents (21% of Antioch's population) also represented 30% of the community meeting participants. Asian or Asian Americans make up 12% of Antioch's population and 10% of the community meeting participants.

No one under 35 years old completed the first exit survey, nor anyone who did not speak English as a first language. Homeowners in Antioch make up 60% of the population, but were over-represented in the community meeting which was 80% homeowners.

To address the need for greater participation from renters, young adults, households with larger families, and Spanish speakers, the following practices were implemented for future outreach:

- A Spanish-language focus group and bilingual community meeting were implemented to better reach the Latinx community
- Publicity for the second community meeting was targeted at apartments, including Casa Blanca Apartments, Cypress Meadows Apartments, Delta Pines Apartments, and Delta View Apartments
- A partnership with First Five was established to reach their members who are primarily Spanish speakers and advocates for families

## COMMUNITY MEETING #2

The second community meeting on April 13, 2022, utilized group discussion and live polls to gather community feedback. To publicize the meeting, the following organizations and agencies were asked to share the flyer shown below: Antioch Unified School District, Opportunity Junction, BAART Programs, Brighter Beginnings, Antioch Rotary Club, East Bay Goodwill, AspiraNet, CIWP, Contra Costa Health Services, Independent Living Resources, Alpha Home Care for Seniors, First 5, ECHO, Shelter Inc, CC Senior Legal Services, Bay Area Legal Aid, Habitat for Humanity, San Vincent de Paul, and Cypress Meadows Apartment.

Physical flyers were also put up in several neighborhoods throughout the City. Physical flyers were also posted in the following locations throughout the City: Antioch Food Center on E 18<sup>th</sup> Street, Rite Aid on E 18<sup>th</sup> Street, Cielo Supermarket on A Street, United States Postal Service on 4<sup>th</sup> Street, United States Postal Service on W Tregallas Road, Nu Delhi Bazaar on Lone Tree Way, Starbucks on Lone Tree Way, Starbucks on Somersville Road, Antioch BART station, Safeway on Deer Valley Road, Antioch Contra Costa Library on 18<sup>th</sup> Street, Bridgemont on J Street, Casa Blanca Apartments on Claudia Court, Tom's Wash and Fold on Delta Fair Blvd, Laundry Room on Delta Fair Blvd, Launderland on A Street, and Antioch Senior Center on 2<sup>nd</sup> Street. The City also publicized the meeting on Next Door, the City's website, and via social media.

The first part of the meeting was a 25min-30min presentation about the housing element, goals and policies of the housing element, and environmental justice. During the presentation, live polls were used to gather participant feedback. The results are described below.

When poll is active, respond at [pollev.com/uppartners](https://pollev.com/uppartners)

Text **UPPARTNERS** to **22333** once to join

## Did you attend our last community meeting on Feb 17, 2022?



Powered by  Poll Everywhere

When poll is active, respond at [pollev.com/uppartners](https://pollev.com/uppartners)

Text **UPPARTNERS** to **22333** once to join

## In one word, describe housing in Antioch

expensive  
scarce getting

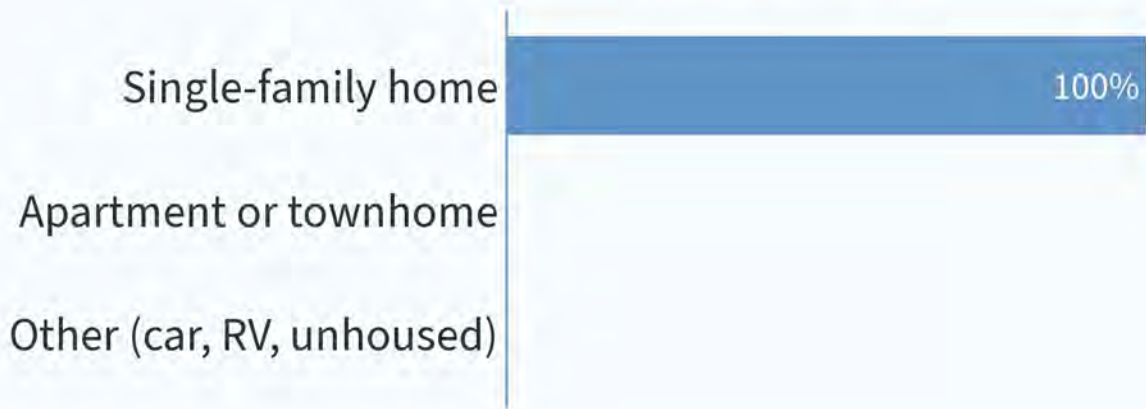
Powered by  Poll Everywhere



When poll is active, respond at [pollev.com/uppartners](https://pollev.com/uppartners)

Text **UPPARTNERS** to **22333** once to join

## What type of home do you live in?

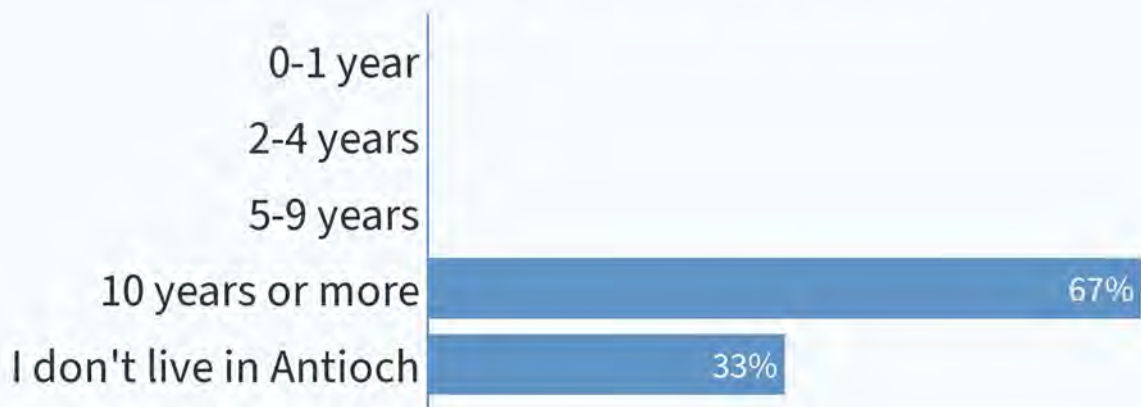


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When poll is active, respond at [pollev.com/uppartners](https://pollev.com/uppartners)

Text **UPPARTNERS** to **22333** once to join

## How long have you lived in Antioch?



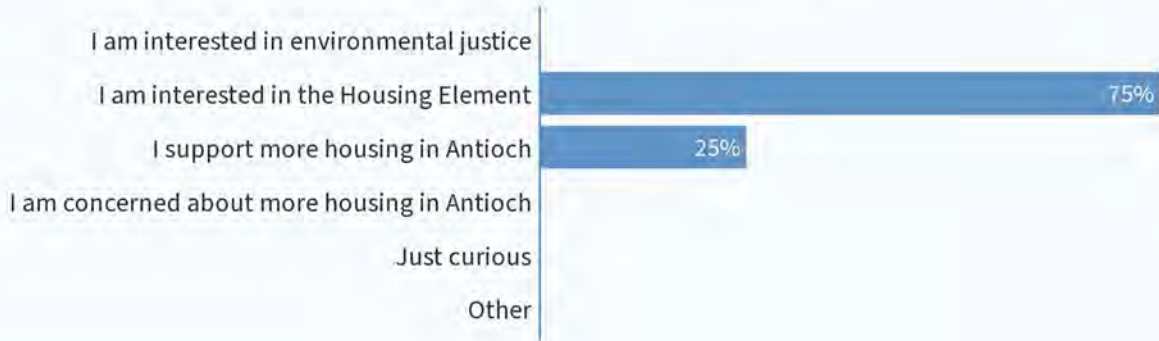
Powered by  Poll Everywhere



When poll is active, respond at [pollev.com/uppartners](https://pollev.com/uppartners)

Text **UPPARTNERS** to **22333** once to join

## Why are you attending tonight? Please select the option you most agree with.



Powered by  Poll Everywhere

This was followed by a 40-45min discussion with the participants. The discussion about was about the housing element goals and their relationship to housing needs in Antioch.

Key points from the discussion, organized according to each housing element goal, are listed below.

### Goal 1: Housing Conservation and Improvement

- Community land trusts as an option to preserve housing

### Goal 2: Housing Production

- Ensuring there are various types of housing available in the city, such as townhomes, single family, apartments, etc.
- Locating apartments near services is important.
- Programs to assist residents with down payments would be helpful.

### Goal 3: Special Needs Housing

- The conditional use permit currently required to build in the transitional housing overlay may serve as a hinderance to getting housing built.

### Goal 4: Elimination of Government Constraints

- Most people in the east bay require a car to get to their job. It is important to consider parking when considering housing.

### Goal 5: Fair Housing

- It is important to have tenant protections as rents continue to rise.

- Education for tenants and landlords about their rights would be useful.

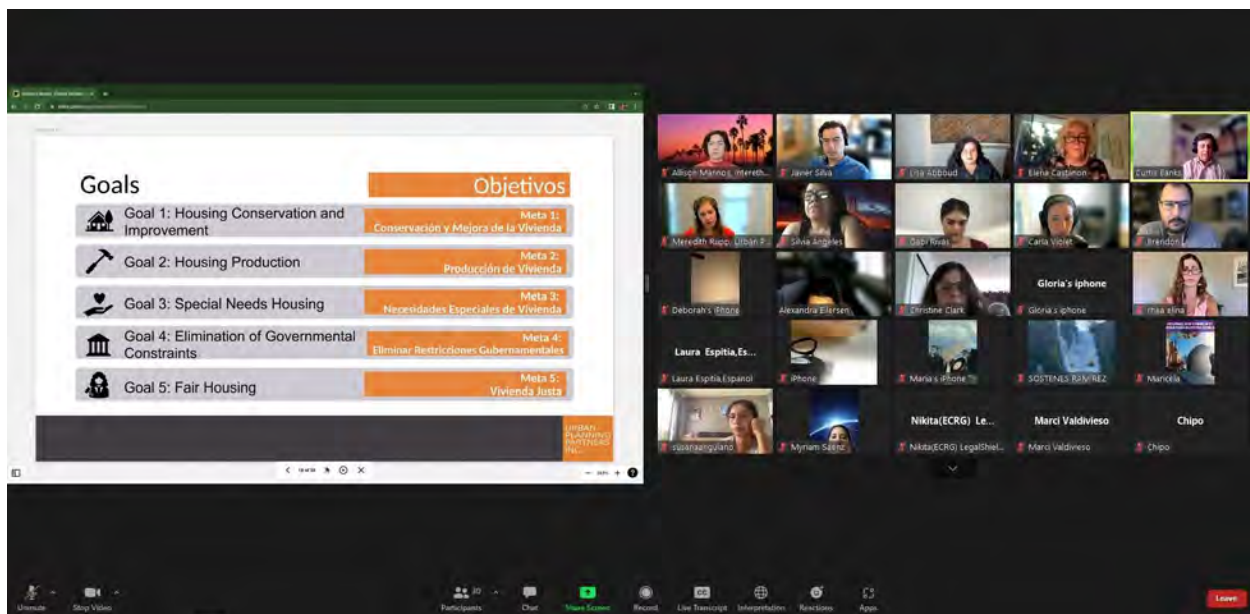
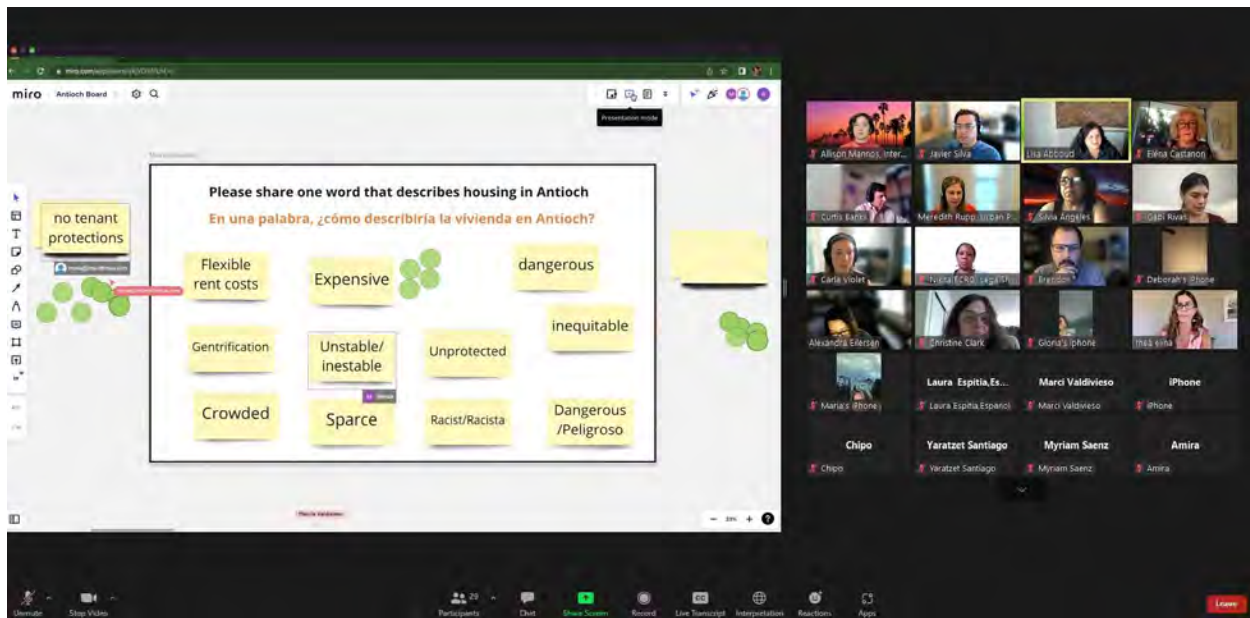
After the discussion, participants were informed about next steps for the housing element and provided relevant contact information if they had any comments or concerns.

### **BILINGUAL COMMUNITY MEETING #3**

The third community meeting on May 4 was co-hosted by First Five, an organization dedicated to ensuring children grow up healthy, ready for school, and supported in safe and nurturing families and communities. First Five is active in housing issues in Antioch and is currently completing a housing needs assessment. They are also a trusted organization among Antioch's Latinx community. The meeting content and format was formed in partnership with First Five to ensure ample time for community discussion. The meeting was conducted in English and Spanish on Zoom, with a Spanish-language interpretation channel available during the presentation and discussion naturally flowing between Spanish and English with back interpretation as needed. The meeting was attended by 21 community members.

Participants were asked to describe housing in Antioch and common themes included inadequate housing conditions, fair housing concerns, and housing cost. The words or phrases participants gave included:

- Inseguro/unsafe
- Lack of flexible rent cost
- Gentrification
- Crowded
- Sparse
- Racist/Racista
- Unprotected
- Unstable/inestable
- Expensive/costoso
- No tenant protections
- inequitable
- Dangerous/Peligroso



After a brief presentation on the Housing Element goals and EJ analysis, discussion was opened to discuss the housing element goals and their relationship to housing needs in Antioch.

Key points from the discussion, organized as constraints and opportunities, are listed below.

### Housing Needs and Constraints

- Tenants have felt intimidated or threatened by landlords to request repairs needed for their homes to be safe and healthy. Some residents reported experiencing potentially retaliatory behavior for actions they have taken (e.g., rent increases after participating in protests).

- The housing stock is unsafe for kids with houses in the The rent increases allowed even with State tenant protections provided by AB 1482 are too high (10% increase over one year) for many Antioch families.
- The units and circumstances protected from just cause eviction under State law exempt many units in Antioch, including units constructed in the last 15 years and tenants that have not been living in the same place for one year.
- Sycamore neighborhood strewn with garbage, abandoned vehicles, and other hazards.
- Rental housing is important for some segments of the community but the current regulations mean it is unstable. Homeownership opportunities would allow people to feel safe in their homes and is important for creating generational wealth, especially for groups that have historically been blocked from homeownership opportunities.
- There is a need for more legal services and to remove the paperwork and requirements needed to access these services. Residents reported that they end up abandoning efforts to obtain legal services given the time it takes to navigate systems.
- Homelessness is prevalent in Antioch and rents are too high.
- Antioch residents are unable to compete for homes with investors who offer cash and use houses just to make money.
- Black and Latinx residents are experiencing housing discrimination.
- Parks need improvements, including lighting and accessibility improvements and restrooms and/or water fountains. Parks are not walking distance from residents in northern Antioch.
- Clean air and improved schools are other priorities that affect residents' access to opportunities. There is concern about placing housing near Highway 4 due to air quality concerns from vehicle emissions.

### Potential Solutions and Opportunities

- Community land trusts, community benefits districts, and tenant opportunity to purchase and/or community opportunity to purchase acts can be established to prevent displacement and protect tenants.
- Tenant protections such as an anti-harassment ordinance, just cause eviction protections, and/or rent control can correct perceived power imbalances between tenants and landlords and empower tenants to take action against unsafe or inadequate housing conditions without fear of retaliation.
- A local just cause ordinance could remove loopholes in State law and decrease the causes considered permissible for eviction.
- Public, City-owned land could be used for affordable housing.
- Owner-occupancy requirements for certain housing typologies could create more stable neighborhoods and ensure residents are part of the Antioch community and not extracting investments out of housing.
- Models where landlords and property owners pay extra taxes or fees could create financial resources to fund a rent board. The City of Richmond was cited as a model where landlords pay for the costs to administer a rent control program.

- Homelessness interventions should address the root causes of homelessness.
- Educate renters on what their rights are as renters in Antioch.
- Education around homeownership and giving youth a roadmap to achieve homeownership can help build generational wealth and create more stable neighborhoods.
- A needs assessment on parks provides information on the quality of each of Antioch’s parks and can be used to inform EJ policies.
- Inclusionary zoning could increase the stock of affordable housing in Antioch.

## INCORPORATION INTO HOUSING ELEMENT

Feedback from the community meetings was used to inform the Constraints, Housing Needs, and AFFH sections of the Housing Element, and policies and programs are proposed to directly address the barriers that were identified, as summarized below.

What We Heard	Policy or Program
There is a need for more affordable housing near transit and jobs and better infrastructure in underserved neighborhoods. Place housing near transit and bike paths.	In accordance with Program 3.1.2, the City will seek opportunities to develop affordable senior housing when collaborating with affordable housing developers in proximity to, and accessible to, commercial and civic services and public transit. The City will also work with the County to pursue a fee reduction or exemption for high-density housing near transit through Program 4.1.8.
It is important to look at the Affirmatively Furthering Fair Housing analysis during the site selection process. Community engagement there is very important as well.	The sites inventory and related programs (Programs 4.1.14 and 5.1.14) disperse affordable housing sites throughout the city and avoid concentrating units in northwestern Antioch where there are higher concentrations of poverty.
Sites for affordable housing should be selected based on proximity to services and transit. Housing should not be placed directly adjacent to highways given concerns for air quality and other environmental justice issues.	The sites inventory and related programs (Programs 4.1.14 and 5.1.14) disperse affordable housing sites throughout the city and proximity to services and transit were considering during the site selection process. The EJ neighborhoods with the greatest environmental hazards were avoided when considering the placement of affordable housing sites.
There is a need for more tenant protections, including discrimination and harassment protection, just cause policies, and rent control.	Program 5.1.9 establishes tenant protections consistent with Assembly Bill 1482, including measures related to relocation, documentation, rent control, and just cause eviction.
Tenants are not aware of their rights and landlords are not kept accountable for provided safe and healthy housing. Many housing situations are currently unsafe and inadequate.	Program 5.1.10 requires landlords to participate in fair housing training as a condition of their business license approval and Program 5.1.11 would ensure continued publication of resources and services available to tenants. Program 5.1.1 calls for continued collaboration with legal providers and fair housing services to provide educational services, including know your rights trainings.
Utilize regulatory and financial tools like by-right, and COPA/TOPA, community land trusts, and inclusionary.	Through Program 5.1.13, the City will support Contra Costa County’s exploration of a countywide affordable housing bond issuance that would support efforts to develop permanent supportive housing, to build affordable housing for families, and to preserve affordable housing in areas undergoing gentrification and displacement.
Residents have a desire for more homeownership opportunities.	Program 2.1.2 the City will support construction of new housing for homeownership and rental units on vacant and non-vacant sites identified in the sites inventory.
People are concerned with homelessness and housing for persons with disabilities.	Programs 5.1.3 and 5.1.12 seek to incentivize greater numbers of accessible units in affordable housing projects and to increase awareness around reasonable accommodation.

<p>The City should partner with fair housing organizations and other community based organizations to reach more residents.</p>	<p>Program 1.1.7 expands partnerships between various governmental, public service, and private agencies and advocacy organizations to provide ongoing workshops and written materials to aid in the prevention of foreclosures. Program 5.1.10 continues partnerships ECHO Housing and/or Bay Area Legal Aid to perform fair housing training for landlords and tenants. Program 5.1.11 continue maintenance of a webpage specific to fair housing including resources for residents who feel they have experienced discrimination, information about filing fair housing complaints with HCD or HUD, and information about protected classes under the Fair Housing Act. 5.1.16 complements implementation Program 2.1.8, in which the City partners with Habitat for Humanity to create an ADU/JADU loan product and requires loan recipients to affirmatively market their ADU to populations with disproportionate housing needs.</p>
<p>Connectivity fees, such as to Contra Costa Water, are too high just for the right to do business with them. The City needs more flexibility and some way to work through this would go a long way to ensure we can provide these price points that we all want.</p>	<p>The City is working to reduce fees generally. Program 4.1.2 ensures that new residential development is adequately served by public facilities and services by continuing to implement the Development Impact Fee Program. Program 4.1.8 monitors the effects of regional fees levied by the County.</p>
<p>The City should encourage alternative energy sources – not just solar but single house windmills and using smaller local grids.</p>	<p>Program 1.3.2 encourages energy conservation through pursuing funding sources and program partnerships for energy saving and conservation. Program 1.1.10 encourages “green building” practices in new and existing housing development and neighborhoods.</p>
<p>There is a need for more tenant protections, including discrimination and harassment protection.</p>	<p>Program 5.1.9 establishes tenant protections consistent with Assembly Bill 1482, including measures related to relocation, documentation, rent control, and just cause eviction.</p>
<p>Community members noticed a generally lack of new development capacity in the southern part of the City.</p>	<p>The sites inventory and related programs (Programs 4.1.14 and 5.1.14) disperse affordable housing sites throughout the city and avoid concentrating units in northwestern Antioch where there are higher concentrations of poverty.</p>

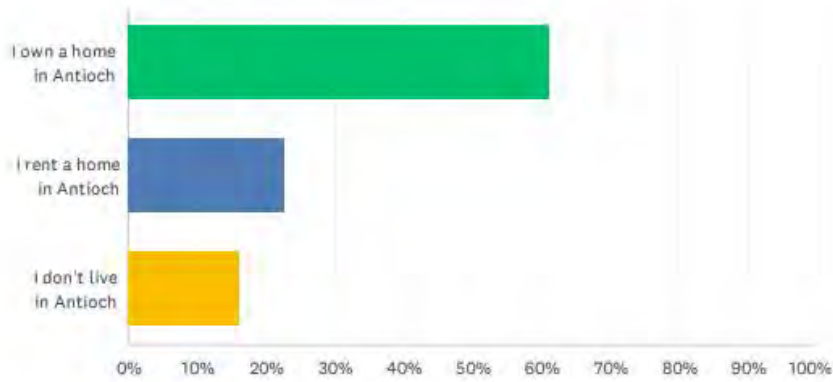
## COMMUNITY-WIDE SURVEY

The City also prepared an online survey to help design housing strategies that reflect local priorities, while still meeting State requirements. Two versions of the survey, one in English and one in Spanish, were posted online from April 1, 2022, to April 15, 2022, then again between April 20 and April 22. The survey was shared with participants signed up for housing element updates via the city website. Additionally, the survey was shared with Antioch CIWP, Aspiranet, East Bay Goodwill, Antioch Rotary Club, Brighter Beginnings, BAART Programs, Opportunity Junction, Antioch Unified School District, Contra Costa Health Services, Independent Living Resources, Alpha Home Care for Seniors, First 5, ECHO, Shelter Inc, CC Senior Legal Services, Bay Area Legal Aid, Habitat for Humanity, San Vincent de Paul, and Cypress Meadows Apartments. A total of 31 people, 26 of which live in the City of Antioch, completed the survey in English. A total of 4 people completed the survey in Spanish. The results of the survey are shown below.



### Q1 What is your current housing situation?

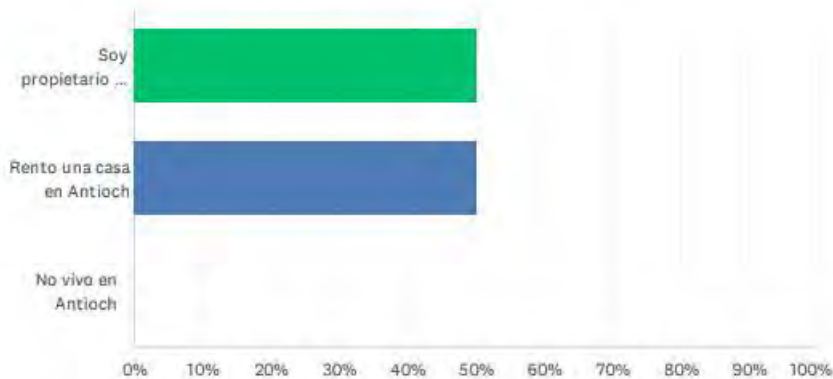
Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
I own a home in Antioch	61.29%	19
I rent a home in Antioch	22.58%	7
I don't live in Antioch	16.13%	5
<b>TOTAL</b>		<b>31</b>

### Q1 ¿Cuál es su situación de vivienda actual?

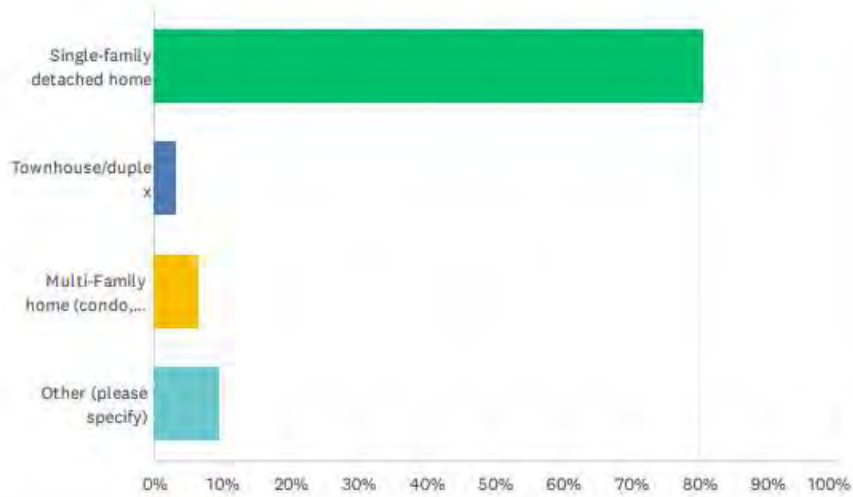
Answered: 4 Skipped: 0



ANSWER CHOICES	RESPONSES	
Soy propietario de una casa en Antioch	50.00%	2
Rento una casa en Antioch	50.00%	2
No vivo en Antioch	0.00%	0
<b>TOTAL</b>		<b>4</b>

## Q2 Which of the following best describes your residence?

Answered: 31 Skipped: 0

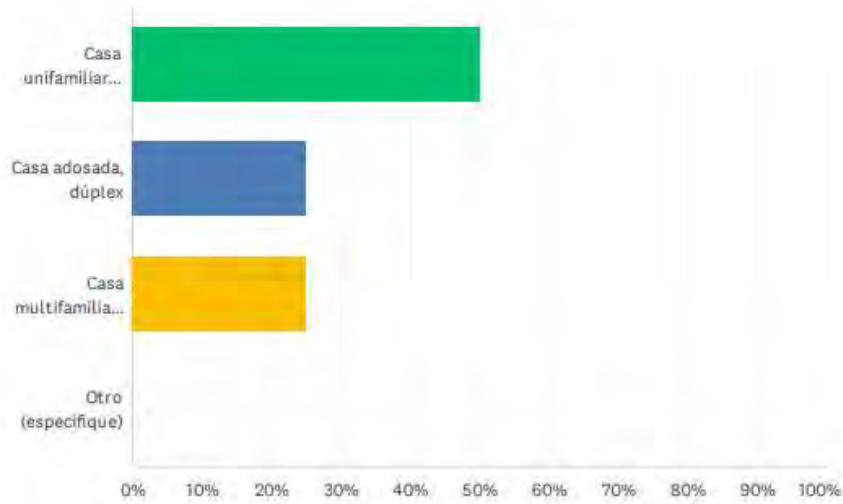


ANSWER CHOICES	RESPONSES	
Single-family detached home	80.65%	25
Townhouse/duplex	3.23%	1
Multi-Family home (condo, apartment, accessory dwelling unit)	6.45%	2
Other (please specify)	9.68%	3
<b>TOTAL</b>		<b>31</b>



## Q2 ¿Cuál de las siguientes opciones describe mejor su residencia?

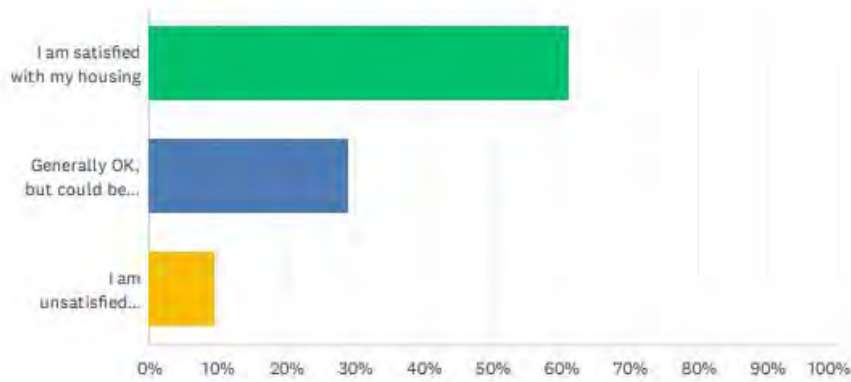
Answered: 4 Skipped: 0



ANSWER CHOICES	RESPONSES
Casa unifamiliar independiente	50.00% 2
Casa adosada, dúplex	25.00% 1
Casa multifamiliar (condominio, apartamento, unidad de vivienda anexa)	25.00% 1
Otro (especifique)	0.00% 0
<b>TOTAL</b>	<b>4</b>

### Q3 How well does your current housing meet your needs?

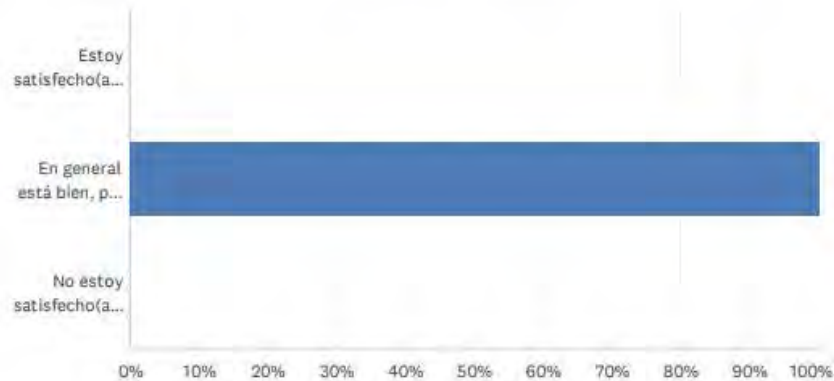
Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
I am satisfied with my housing	61.29%	19
Generally OK, but could be better	29.03%	9
I am unsatisfied with my housing (please explain)	9.68%	3
<b>TOTAL</b>		<b>31</b>

### Q3 Evalúe la forma en que su vivienda actual satisface sus necesidades

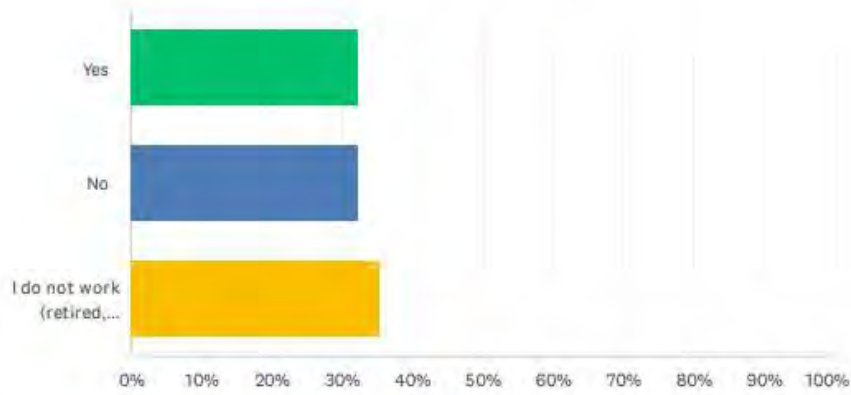
Answered: 4 Skipped: 0



ANSWER CHOICES	RESPONSES	
Estoy satisfecho(a) con mi vivienda	0.00%	0
En general está bien, pero podría ser mejor	100.00%	4
No estoy satisfecho(a) con mi vivienda (explique)	0.00%	0
<b>TOTAL</b>		<b>4</b>

### Q4 Do you work in Antioch?

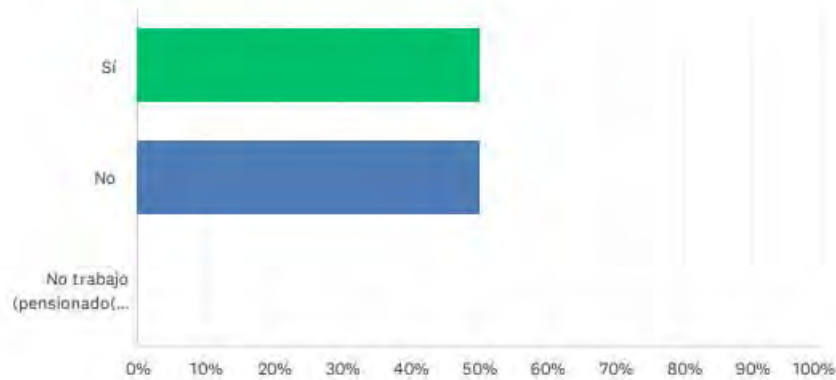
Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	32.26%	10
No	32.26%	10
I do not work (retired, student, unable to work)	35.48%	11
<b>TOTAL</b>		<b>31</b>

### Q4 ¿Trabaja usted en Antioch?

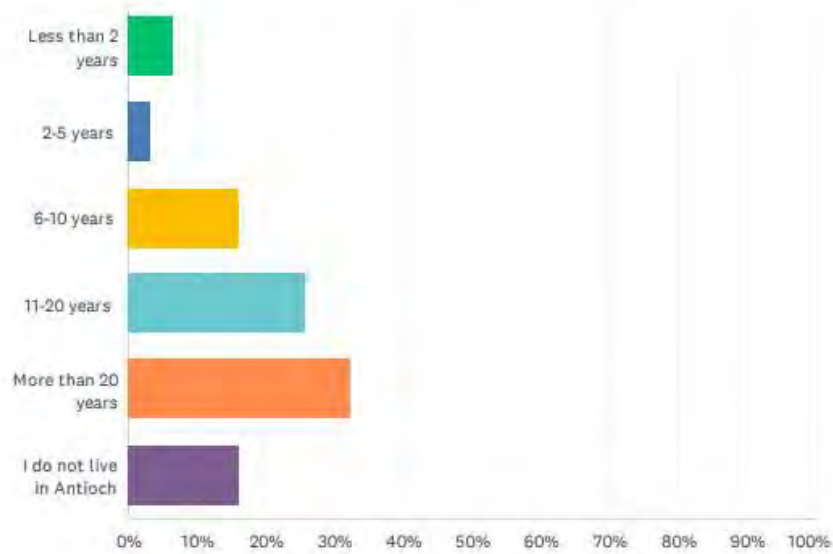
Answered: 4 Skipped: 0



ANSWER CHOICES	RESPONSES	
Sí	50.00%	2
No	50.00%	2
No trabajo (pensionado(a), estudiante, no puedo trabajar)	0.00%	0
<b>TOTAL</b>		<b>4</b>

## Q5 How long have you lived in Antioch?

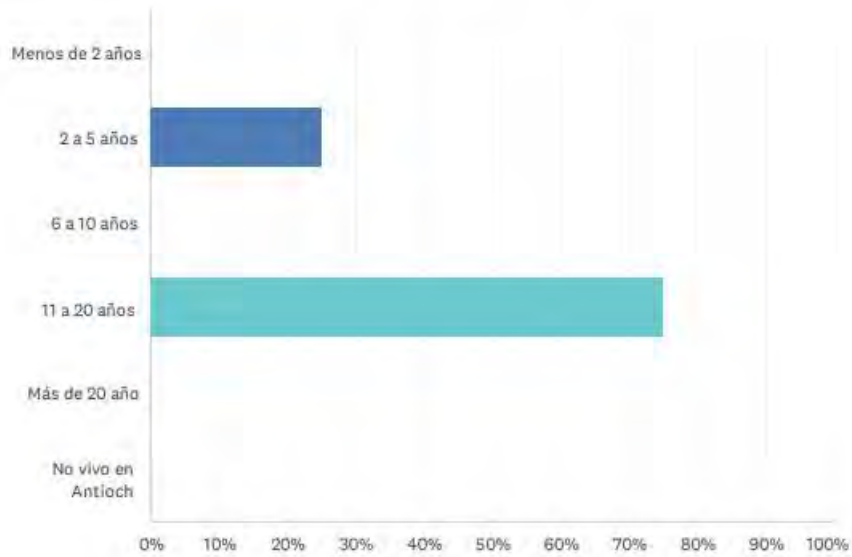
Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
Less than 2 years	6.45%	2
2-5 years	3.23%	1
6-10 years	16.13%	5
11-20 years	25.81%	8
More than 20 years	32.26%	10
I do not live in Antioch	16.13%	5
<b>TOTAL</b>		<b>31</b>

## Q5 ¿Cuánto tiempo lleva viviendo en Antioch?

Answered: 4 Skipped: 0



ANSWER CHOICES	RESPONSES	
Menos de 2 años	0.00%	0
2 a 5 años	25.00%	1
6 a 10 años	0.00%	0
11 a 20 años	75.00%	3
Más de 20 año	0.00%	0
No vivo en Antioch	0.00%	0
<b>TOTAL</b>		<b>4</b>

**Q6 The City must plan for 3,016 new housing units in the next eight years to meet its housing goals and comply with State law. What housing types do you think the City should support to meet its housing needs? Select all that apply.**

Answered: 31 Skipped: 0

ANSWER CHOICES	RESPONSES	
Accessory Dwelling Units on single-family lots	51.61%	16
Townhomes	48.39%	15
Duplexes, triplexes, and fourplexes	45.16%	14
Larger units for families with children and/or multiple generations	58.06%	18
Housing for seniors	74.19%	23
Housing for farmworkers	25.81%	8
Housing for people with disabilities	61.29%	19
Interim/transitional housing for people looking to transition from homelessness	74.19%	23
Other (please specify)	19.35%	6
Total Respondents: 31		

**Q6 La Ciudad debe planificar 3,016 nuevas unidades de vivienda en los próximos ocho años para cumplir con sus metas de vivienda y cumplir con la ley del Estado. ¿Qué tipos de vivienda cree usted que la Ciudad debe apoyar para satisfacer las necesidades de vivienda? Seleccione todos los que apliquen.**

Answered: 4 Skipped: 0

ANSWER CHOICES	RESPONSES	
Unidades de vivienda anexas en lotes unifamiliares	50.00%	2
Casas adosadas	50.00%	2
Complejos de 2, 3 o 4 unidades	25.00%	1
Unidades más grandes para familias con niños y/o varias generaciones	100.00%	4
Viviendas para personas mayores	50.00%	2
Viviendas para trabajadores agrícolas	0.00%	0
Viviendas para personas con incapacidades	25.00%	1
Viviendas provisionales/de transición para personas que sin hogar	25.00%	1
Otro (especifique)	0.00%	0
Total Respondents: 4		



## Q7 How do you feel about the following strategies to promote new housing development?

Answered: 31 Skipped: 0

	STRONGLY OPPOSE	MODERATELY OPPOSE	NEUTRAL / NO OPINION	MODERATELY SUPPORT	STRONGLY SUPPORT	TOTAL
Redevelop lots with existing buildings that have the potential for more housing units	9.68% 3	3.23% 1	6.45% 2	29.03% 9	51.61% 16	31
Incentivize accessory dwelling units (ADUs, also known as second units or granny flats) on existing single-family properties	3.23% 1	6.45% 2	22.58% 7	22.58% 7	45.16% 14	31
Modify zoning to allow residential development on vacant lots intended for commercial uses (e.g., offices)	3.23% 1	0.00% 0	12.90% 4	22.58% 7	61.29% 19	31
Increase residential densities to allow more housing units in areas near transit and services	6.45% 2	12.90% 4	6.45% 2	19.35% 6	54.84% 17	31
Streamline the housing approval process, reducing the time required for project approval	0.00% 0	9.68% 3	16.13% 5	19.35% 6	54.84% 17	31
Make it easy for religious institutions to add housing to their properties if they choose to	3.23% 1	9.68% 3	22.58% 7	19.35% 6	45.16% 14	31
Require new multi-family housing projects (e.g., apartments) to reserve a portion of their units as affordable housing for low-income residents	0.00% 0	0.00% 0	6.45% 2	29.03% 9	64.52% 20	31
Incentivize the development of small-scale multi-family buildings like duplexes and small apartment buildings, sometimes referred to as missing middle housing	3.23% 1	3.23% 1	12.90% 4	25.81% 8	54.84% 17	31

## Q7 ¿Qué opina de las siguientes estrategias para promover el desarrollo de nuevas viviendas?

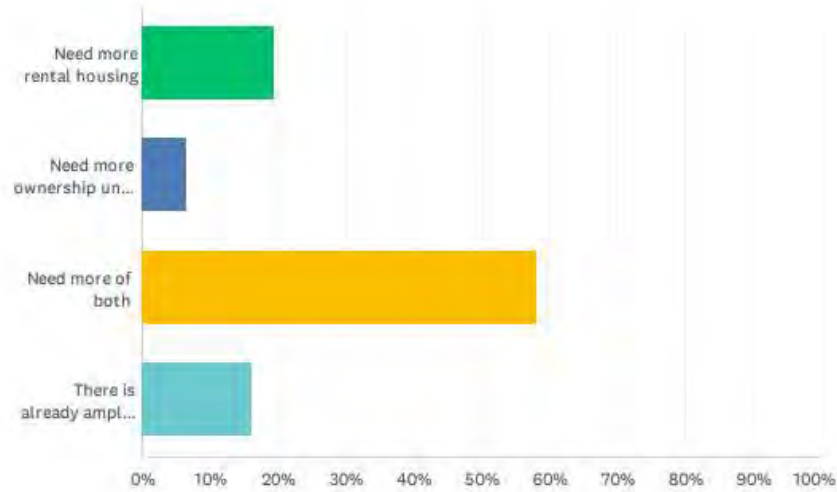
Answered: 4 Skipped: 0

	ME OPONGO TOTALMENTE	ME OPONGO MODERADAMENTE	NEUTRO / SIN OPINIÓN	APOYO MODERADAMENTE	APOYO TOTALMENTE	TOTAL
Reurbanizar lotes con edificios existentes que tienen la posibilidad de contener más unidades de vivienda	25.00% 1	0.00% 0	0.00% 0	0.00% 0	75.00% 3	4
Incentivar las unidades de vivienda anexas (ADUs, también conocidas como segundas unidades o mini apartamentos) en propiedades unifamiliares existentes	25.00% 1	0.00% 0	0.00% 0	50.00% 2	25.00% 1	4
Modificar la zonificación para permitir el desarrollo residencial en lotes vacíos destinados a usos comerciales (por ejemplo, oficinas)	0.00% 0	0.00% 0	25.00% 1	25.00% 1	50.00% 2	4
Aumentar la densidad residencial para permitir un mayor número de viviendas en zonas cercanas a servicios y al transporte público	0.00% 0	0.00% 0	0.00% 0	25.00% 1	75.00% 3	4
Agilizar el proceso de aprobación de la vivienda, reduciendo el tiempo necesario para la autorización de proyectos	0.00% 0	0.00% 0	25.00% 1	25.00% 1	50.00% 2	4
Facilitar que las instituciones religiosas añadan viviendas a sus propiedades si así lo deciden.	0.00% 0	0.00% 0	0.00% 0	50.00% 2	50.00% 2	4
Exigir que los nuevos proyectos de viviendas multifamiliares (por ejemplo, apartamentos) reserven una parte de sus unidades como viviendas de precio accesible para residentes con bajos ingresos	0.00% 0	0.00% 0	0.00% 0	25.00% 1	75.00% 3	4
Incentivar el desarrollo de edificios multifamiliares a pequeña escala, como dúplex y pequeños edificios de apartamentos, a veces denominados vivienda tipo media "Missing Middle"	0.00% 0	0.00% 0	0.00% 0	50.00% 2	50.00% 2	4



## Q8 Do you think there are adequate housing options for rental and ownership in Antioch?

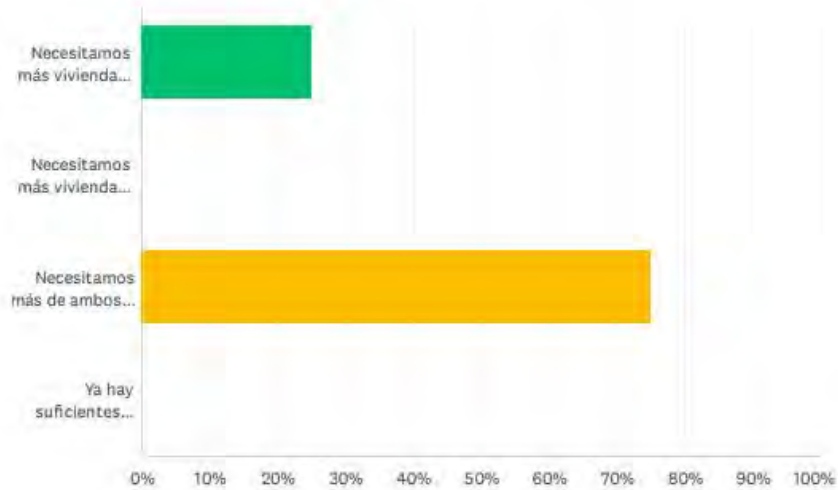
Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
Need more rental housing	19.35%	6
Need more ownership units (i.e., single-family homes, condos)	6.45%	2
Need more of both	58.06%	18
There is already ample housing	16.13%	5
<b>TOTAL</b>		<b>31</b>

### Q8 ¿Cree usted que hay suficientes opciones de vivienda para rentar y adquirir en Antioch?

Answered: 4 Skipped: 0



ANSWER CHOICES	RESPONSES	
Necesitamos más viviendas de renta	25.00%	1
Necesitamos más viviendas para adquirir (es decir, casas unifamiliares, condominios)	0.00%	0
Necesitamos más de ambos tipos	75.00%	3
Ya hay suficientes viviendas	0.00%	0
<b>TOTAL</b>		<b>4</b>

## Q9 How do you feel about the following strategies to address housing affordability?

Answered: 31 Skipped: 0

	STRONGLY OPPOSE	MODERATELY OPPOSE	NEUTRAL / NO OPINION	MODERATELY SUPPORT	STRONGLY SUPPORT	TOTAL
Financial assistance programs for people who cannot afford housing, such as subsidized rent and down payment loans	6.45% 2	3.23% 1	3.23% 1	25.81% 8	61.29% 19	31
Public funding for to construct new affordable housing	10.00% 3	6.67% 2	13.33% 4	13.33% 4	56.67% 17	30
Incentives for private developers to build more affordable housing in mixed-income projects	9.68% 3	3.23% 1	3.23% 1	25.81% 8	58.06% 18	31
Conversion of single-family units to duplexes in single-family neighborhoods	12.90% 4	9.68% 3	22.58% 7	29.03% 9	25.81% 8	31
Financial assistance to homeowners to add accessory dwelling units (ADUs)	6.45% 2	0.00% 0	16.13% 5	38.71% 12	38.71% 12	31
Streamlined housing approval process that can make it less expensive to build residential buildings by reducing the time required for project approval	3.23% 1	12.90% 4	12.90% 4	19.35% 6	51.61% 16	31
Affordable housing near transit and jobs	3.23% 1	3.23% 1	6.45% 2	19.35% 6	67.74% 21	31
Programs that help people experiencing homelessness find permanent housing	3.23% 1	3.23% 1	3.23% 1	16.13% 5	74.19% 23	31
Fees for new residential developments that would be used to fund the development of affordable housing	12.90% 4	6.45% 2	19.35% 6	19.35% 6	41.94% 13	31

## Q9 ¿Qué opina de las siguientes estrategias para crear más viviendas de precio accesible?

Answered: 4 Skipped: 0

	ME OPONGO TOTALMENTE	ME OPONGO MODERADAMENTE	NEUTRO / SIN OPINIÓN	APOYO MODERADAMENTE	APOYO TOTALMENTE	TOTAL
Programas de ayuda financiera para personas que no pueden pagar una vivienda, como rentas subvencionadas y préstamos para el pago inicial	0.00% 0	0.00% 0	0.00% 0	50.00% 2	50.00% 2	4
Financiación pública para construir nuevas viviendas de precio accesible	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 4	4
Incentivos para que los promotores privados construyan más viviendas de precio accesible en proyectos de ingresos mixtos	0.00% 0	0.00% 0	0.00% 0	25.00% 1	75.00% 3	4
Conversión de unidades unifamiliares en dúplex en vecindarios unifamiliares	0.00% 0	0.00% 0	25.00% 1	0.00% 0	75.00% 3	4
Ayuda financiera a los propietarios de viviendas para agregar unidades de vivienda anexas (ADUs)	0.00% 0	0.00% 0	0.00% 0	25.00% 1	75.00% 3	4
Agilización del proceso de aprobación de la vivienda para hacer menos costosa la construcción de edificios residenciales al reducir el tiempo necesario para la autorización de proyectos	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 4	4
Viviendas de precio accesible cerca del transporte público y de los puestos de trabajo	0.00% 0	0.00% 0	0.00% 0	25.00% 1	75.00% 3	4
Programas que ayuden a las personas sin hogar a encontrar una vivienda permanente	0.00% 0	0.00% 0	25.00% 1	0.00% 0	75.00% 3	4
Cuotas para nuevos desarrollos residenciales que se utilizarían para financiar el desarrollo de viviendas de precio accesible	0.00% 0	0.00% 0	25.00% 1	25.00% 1	50.00% 2	4

**Q10 What do you think are the best ways to ensure housing opportunities are available to all members of Antioch, especially those who have not had fair access to housing in the past? Please indicate your position for each option.**

Answered: 30 Skipped: 1

	STRONGLY OPPOSE	MODERATELY OPPOSE	NEUTRAL / NO OPINION	MODERATELY SUPPORT	STRONGLY SUPPORT	TOTAL
Landlord and tenant counseling services	3.33% 1	0.00% 0	16.67% 5	23.33% 7	56.67% 17	30
Foreclosure prevention services	3.33% 1	6.67% 2	16.67% 5	16.67% 5	56.67% 17	30
Emergency rental assistance programs	3.33% 1	3.33% 1	6.67% 2	20.00% 6	66.67% 20	30
Education and counseling on fair housing laws	3.33% 1	0.00% 0	6.67% 2	16.67% 5	73.33% 22	30
Relocation assistance for displaced tenants	6.67% 2	3.33% 1	6.67% 2	16.67% 5	66.67% 20	30
Ensure affordable housing opportunities are created throughout the entire city	6.67% 2	3.33% 1	6.67% 2	23.33% 7	60.00% 18	30
Improve infrastructure, transit, and services in underserved neighborhoods	3.33% 1	3.33% 1	3.33% 1	13.33% 4	76.67% 23	30
Provide financial incentives to landlords who participate in housing voucher programs	13.33% 4	10.00% 3	6.67% 2	16.67% 5	53.33% 16	30
Passage of an anti-harassment ordinance to prohibit intimidation or fraud to force tenants to move out	13.33% 4	0.00% 0	6.67% 2	10.00% 3	70.00% 21	30
Fair housing testing services to identify unlawful housing discrimination	3.33% 1	0.00% 0	6.67% 2	16.67% 5	73.33% 22	30



**Q10 ¿Cuáles cree usted que son las mejores maneras de garantizar que haya oportunidades de vivienda disponibles para todos las personas en Antioch, especialmente para aquellas que no hayan tenido un acceso justo a la vivienda en el pasado? Indique su posición para cada opción.**

Answered: 4 Skipped: 0

	ME OPONGO TOTALMENTE	ME OPONGO MODERADAMENTE	NEUTRO /SIN OPINIÓN	APOYO MODERADAMENTE	APOYO TOTALMENTE	TOTAL
Servicios de asesoría a inquilinos y propietarios	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 4	4
Servicios de prevención de ejecuciones hipotecarias	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 4	4
Programas de ayuda de emergencia para la renta	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 4	4
Educación y asesoría sobre las leyes de vivienda justa	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 4	4
Asistencia para la reubicación de inquilinos desplazados	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 4	4
Garantizar la creación de oportunidades de vivienda de precio accesible en toda la ciudad	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 4	4
Mejorar la infraestructura, el transporte público y los servicios en los vecindarios desatendidos	0.00% 0	0.00% 0	0.00% 0	25.00% 1	75.00% 3	4
Ofrecer incentivos financieros a los propietarios que participen en programas de vales de vivienda	0.00% 0	0.00% 0	25.00% 1	25.00% 1	50.00% 2	4
Aprobación de una ordenanza contra el acoso que prohíba la intimidación o el fraude para obligar a los inquilinos a desocupar su vivienda	0.00% 0	0.00% 0	0.00% 0	25.00% 1	75.00% 3	4
Servicios de pruebas de vivienda justa para identificar la discriminación ilegal en la vivienda	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 4	4

## Q11 Is there anything else you'd like to tell us about housing needs in Antioch?

Answered: 21 Skipped: 10

Open-Ended Response
No
Nope
Yes. There should have been more time given to the community of Antioch to complete this survey. The more time the more participation. And I do have a few comments to add: On question #7 We should also add modifying zoning in single family neighborhoods to allow more residential density. On question # 8 We should add also incentivizing funding for Tenant Owned Property Acquisition (TOPA= Tenant Opportunity to Purchase Act). On question #9 Yes. Subsidized rent is great, and public funding for Social Housing is great (especially if each tenant given a voucher is streamlined into the Home Choice Voucher (HCV) Program for homeownership. Also, we should increase Density Bonuses to 10% Very-low Income, and an additional 5% for Low-Income residents. I do not trust impact/service fees in lieu of affordable housing, because the fees plie up while all the available land for affordable housing is developed (the value is in the land). Also, the city of Oakland experienced a lack of Fiduciary Accounting of fees by the City. Lastly, on question #10 Yes. Incentivize Housing Voucher Program (see comments on question #9), but also more funding for Rapid Rehousing/Rapid Exiting Program
No
Engage with residents in the recently annexed northeast Antioch neighborhood
No
Pass All needed Housing Policies niow
We need more affordable housing and stop the gentrification of our community. We need to keep our diverse community and help those who are in need, especially families and children!
Everyone Deserves A Home.
rent is getting out of control!!!!
Live/work spaces
We need middle income homeownership opportunities
Increasing housing must also have increased emergency, Postal Service and businesses at the same time.
Perhaps provide opportunities for citizens to partner with the city to build affordable housing. Like a co-op program where residents get tax incentives to participate. Or co ownership opportunities to buy housing.
Landlord responsibility for homes they rent to keep their property clean. Require them to maintain yards & upkeep of their property. Provide service to landlords on how to choose renters who won't trash their rental home. Neighborhoods in Antioch have severe blight issues with irresponsible landlords
No
Tenants should have a right to legal representation in tenant-landlord legal issues.
The problem is that jobs are created in other areas, which do not have enough housing and thus the workers can only afford Antioch. Need businesses to set up in East County. There is plenty of land east of Antioch to build homes and businesses. Why make the population denser in Antioch so that people If you build it people will come! If the city of Antioch wants to stay forward thinking and relevant it must meet the demands of the people first, lose the old good old boys attitude and thinking. like Pittsburg did and compete with it's surrounding cities for housing market.
we also need more jobs, stores and infrastructure to accommodate the increase in housing
na

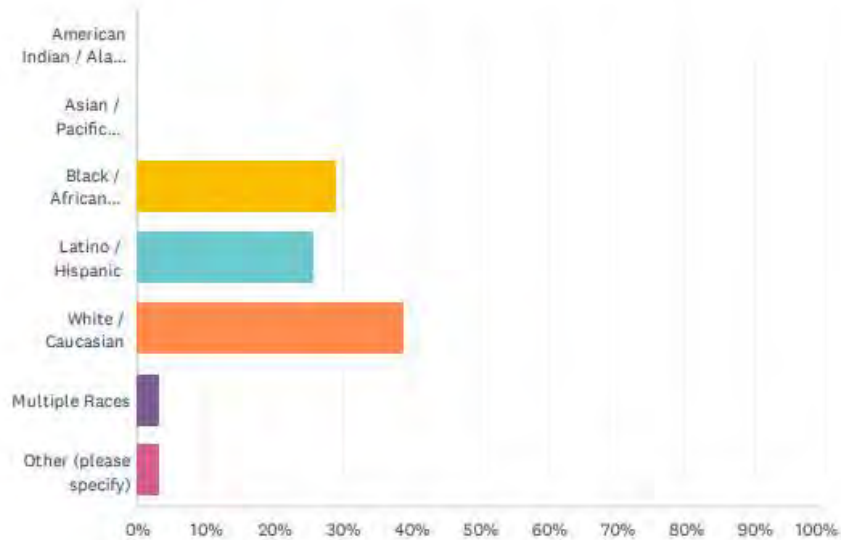
## Q11 ¿Hay algo más que le gustaría decirnos sobre las necesidades de vivienda en Antioch?

Answered: 2 Skipped: 2

Open-Ended Response
Igual de apoyos para personas indocumentadas y legales
Se necesitan más programas de vivienda a bajo costo o renta basada en el ingreso. También se necesitan leyes de control de renta y causa justa. Programas que ayuden con la cuota inicial para primeros compradores de casa.

## Q13 What race/ethnicity do you most identify?

Answered: 31 Skipped: 0

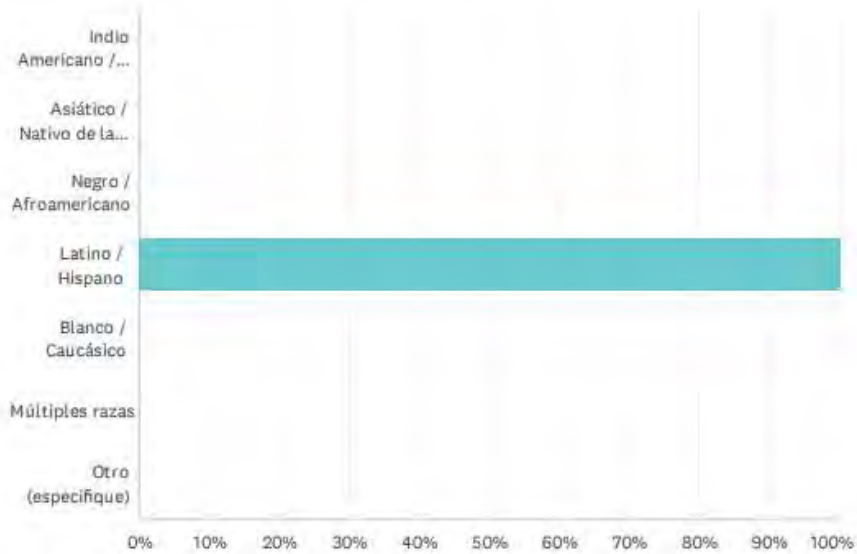


ANSWER CHOICES	RESPONSES	
American Indian / Alaska Native	0.00%	0
Asian / Pacific Islander	0.00%	0
Black / African American	29.03%	9
Latino / Hispanic	25.81%	8
White / Caucasian	38.71%	12
Multiple Races	3.23%	1
Other (please specify)	3.23%	1
<b>TOTAL</b>		<b>31</b>



### Q13 ¿Con qué raza/etnia se identifica más?

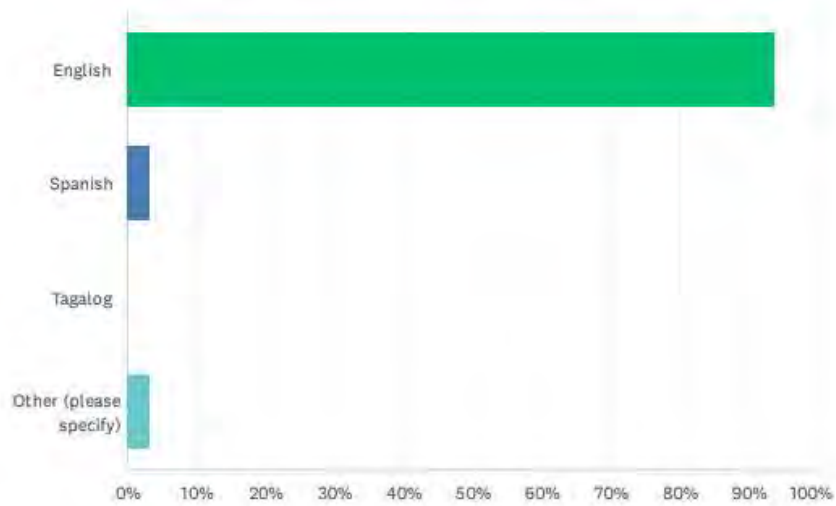
Answered: 4 Skipped: 0



ANSWER CHOICES	RESPONSES	
Indio Americano / Nativo de Alaska	0.00%	0
Asiático / Nativo de las islas del Pacífico	0.00%	0
Negro / Afroamericano	0.00%	0
Latino / Hispano	100.00%	4
Blanco / Caucásico	0.00%	0
Múltiples razas	0.00%	0
Otro (especifique)	0.00%	0
<b>TOTAL</b>		<b>4</b>

## Q14 Primary language spoken at home

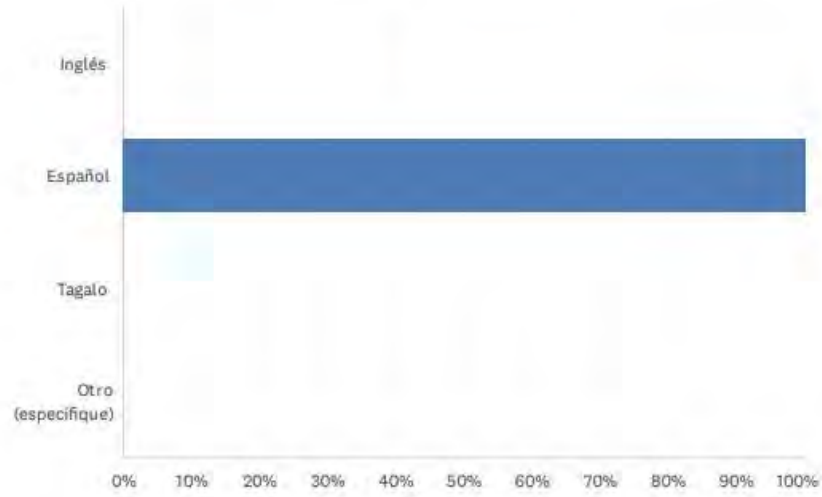
Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
English	93.55%	29
Spanish	3.23%	1
Tagalog	0.00%	0
Other (please specify)	3.23%	1
<b>TOTAL</b>		<b>31</b>

### Q14 Idioma principal que se habla en casa

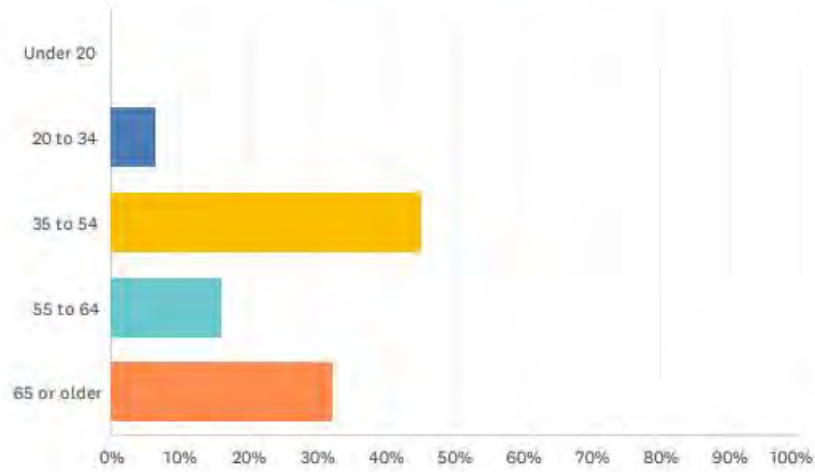
Answered: 4 Skipped: 0



ANSWER CHOICES	RESPONSES	
Inglés	0.00%	0
Español	100.00%	4
Tagalo	0.00%	0
Otro (especifique)	0.00%	0
<b>TOTAL</b>		<b>4</b>

## Q15 What is your age?

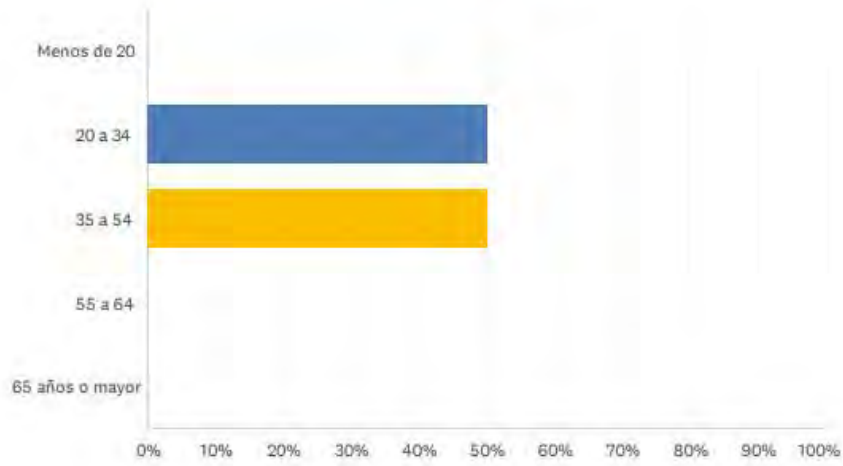
Answered: 31 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 20	0.00%	0
20 to 34	6.45%	2
35 to 54	45.16%	14
55 to 64	16.13%	5
65 or older	32.26%	10
TOTAL		31

## Q15 ¿Cuál es su edad?

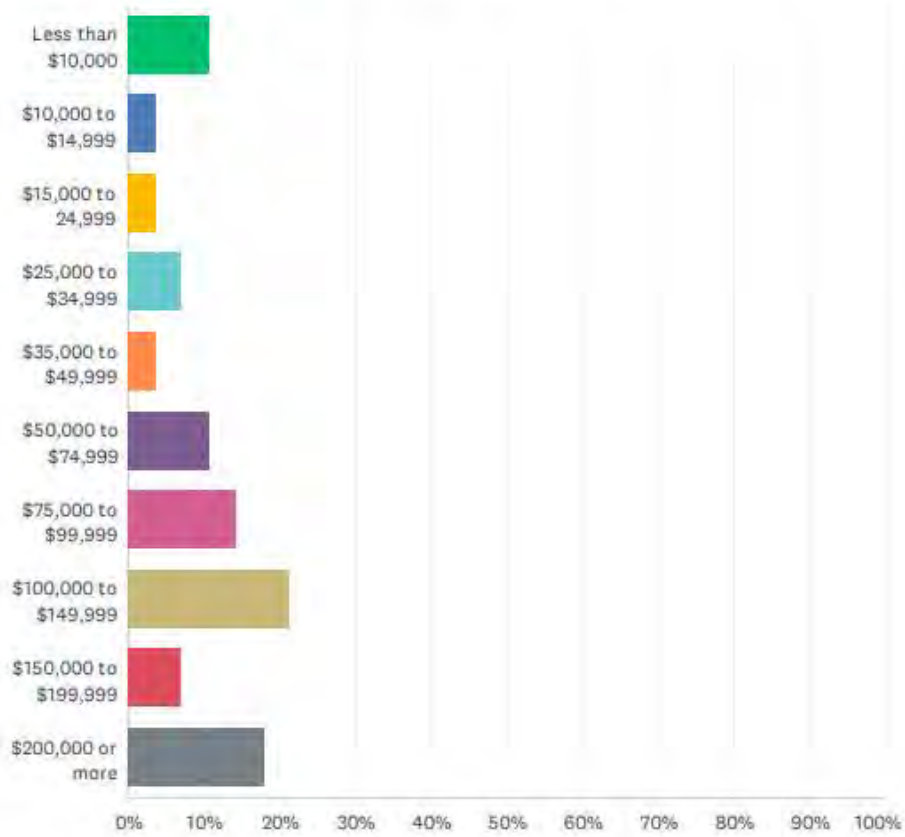
Answered: 4 Skipped: 0



ANSWER CHOICES	RESPONSES	
Menos de 20	0.00%	0
20 a 34	50.00%	2
35 a 54	50.00%	2
55 a 64	0.00%	0
65 años o mayor	0.00%	0
<b>TOTAL</b>		<b>4</b>

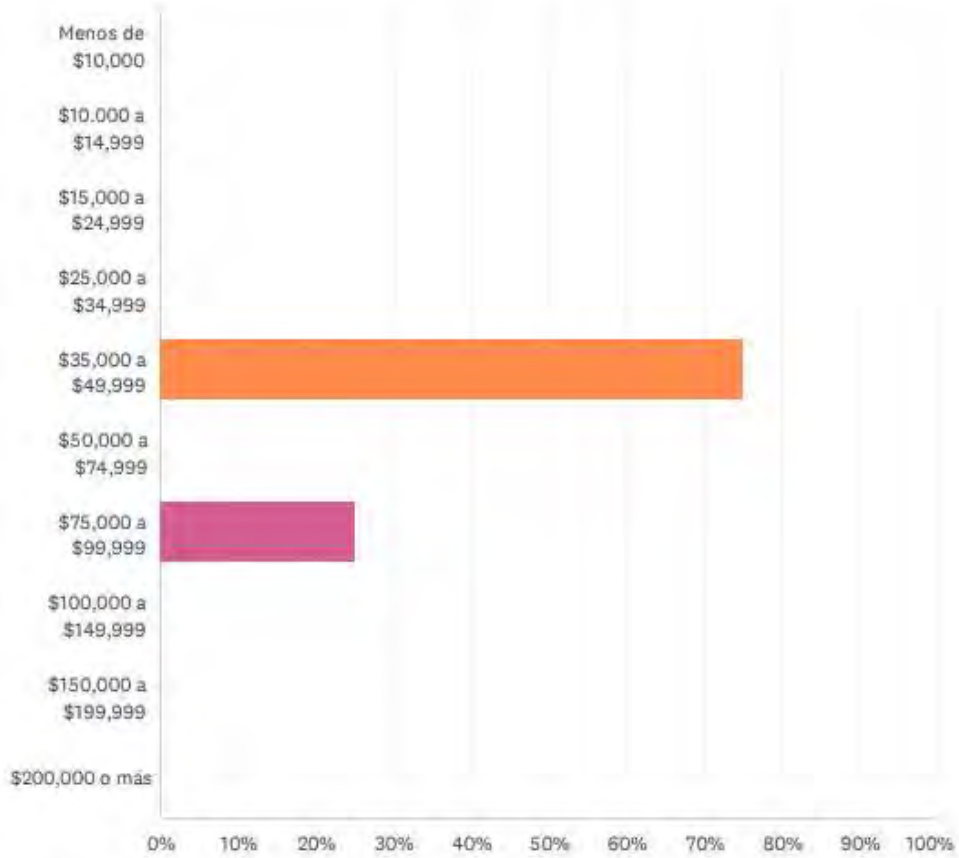
# Q16 What is your household income?

Answered: 28 Skipped: 3



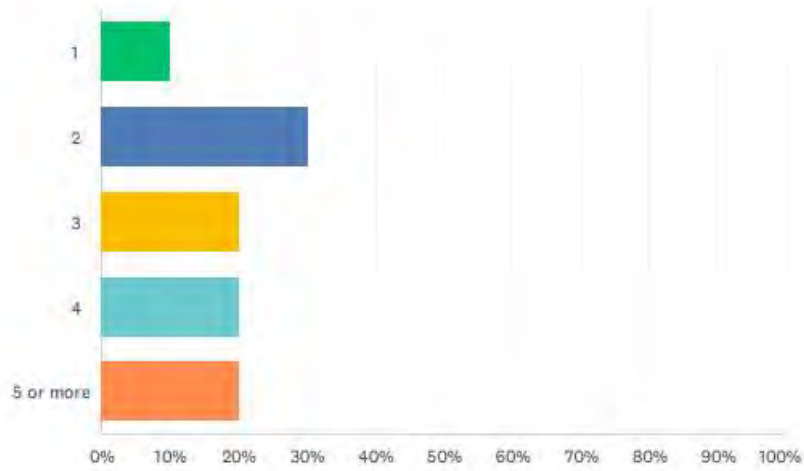
# Q16 ¿Cuáles son los ingresos de su grupo familiar?

Answered: 4 Skipped: 0



### Q17 How many people are in your household?

Answered: 30 Skipped: 1

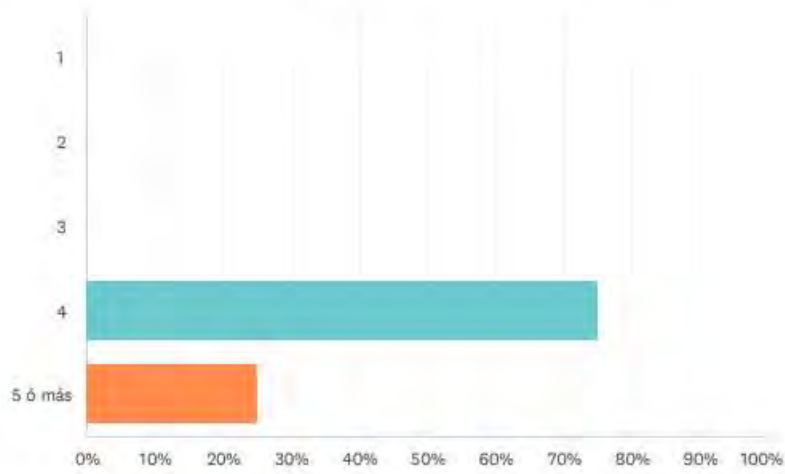


ANSWER CHOICES	RESPONSES	
1	10.00%	3
2	30.00%	9
3	20.00%	6
4	20.00%	6
5 or more	20.00%	6
TOTAL		30

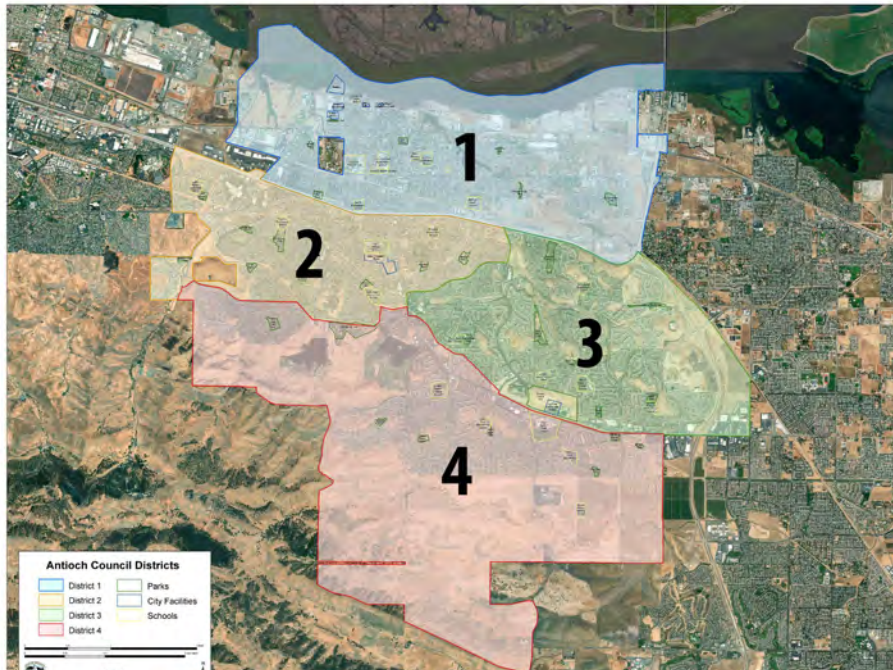


### Q17 ¿Cuántas personas hay en su grupo familiar?

Answered: 4 Skipped: 0

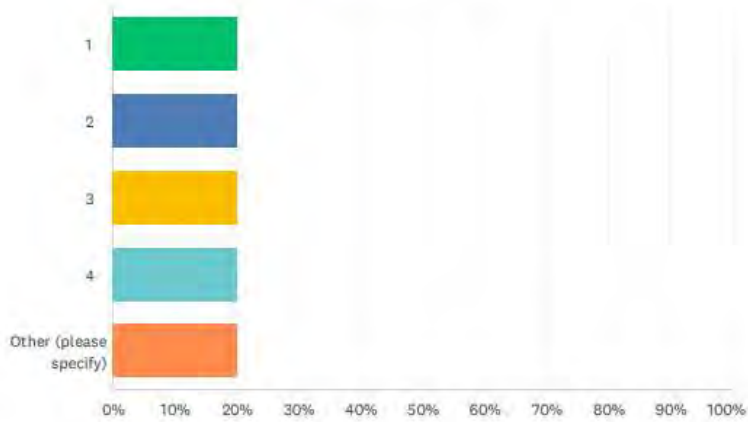


ANSWER CHOICES	RESPONSES	
1	0.00%	0
2	0.00%	0
3	0.00%	0
4	75.00%	3
5 ó más	25.00%	1
<b>TOTAL</b>		<b>4</b>



Q18 What area do you live in Antioch?

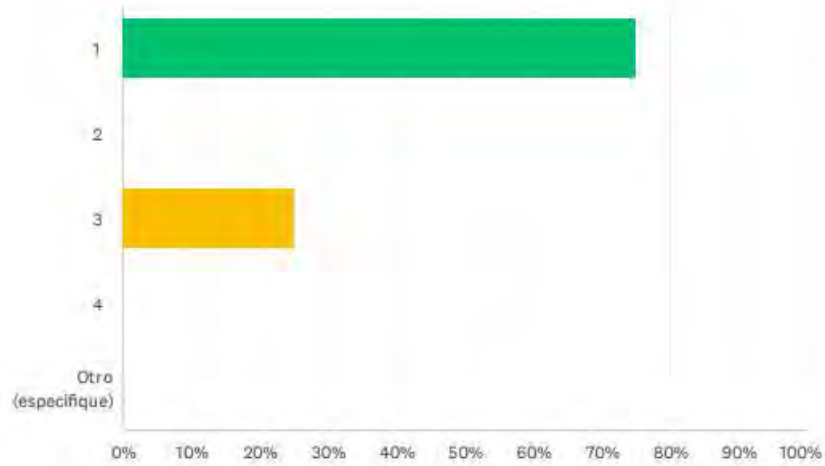
Answered: 30 Skipped: 1



ANSWER CHOICES	RESPONSES	
1	20.00%	6
2	20.00%	6
3	20.00%	6
4	20.00%	6
Other (please specify)	20.00%	6
<b>TOTAL</b>		<b>30</b>

### Q18 ¿En qué zona de Antioch vive usted?

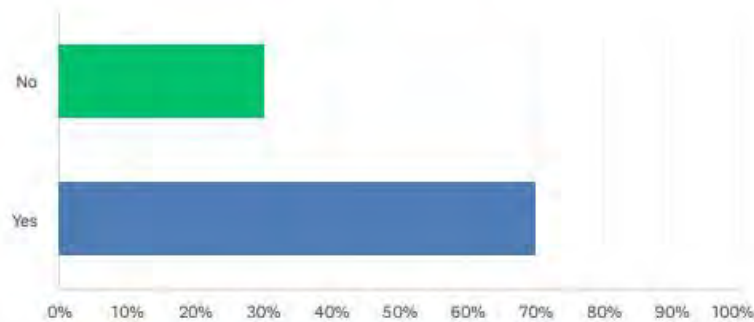
Answered: 4 Skipped: 0



ANSWER CHOICES	RESPONSES	
1	75.00%	3
2	0.00%	0
3	25.00%	1
4	0.00%	0
Otro (especific)	0.00%	0
<b>TOTAL</b>		<b>4</b>

Q19 Would you like to sign up for email updates on the project? All entries will be placed in a raffle to win a \$50 gift card!

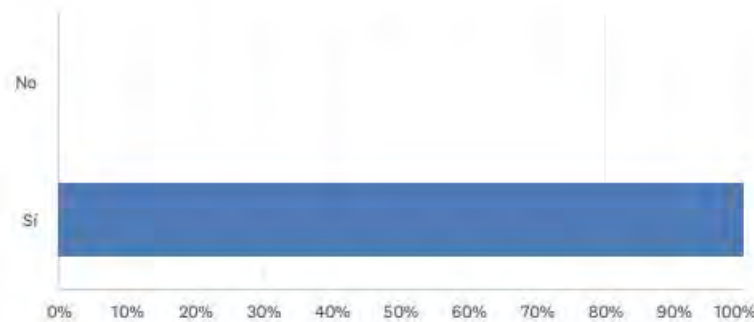
Answered: 30 Skipped: 1



ANSWER CHOICES	RESPONSES	
No	30.00%	9
Yes	70.00%	21
TOTAL		30

Q19 ¿Desea inscribirse para recibir noticias sobre el proyecto por correo electrónico? ¡Todos los inscritos participarán en un sorteo para ganar una tarjeta de regalo con valor de \$50!

Answered: 4 Skipped: 0



ANSWER CHOICES	RESPONSES	
No	0.00%	0
Sí	100.00%	4
TOTAL		4

## INCORPORATION INTO HOUSING ELEMENT

Feedback from the survey shaped the policies and programs included in the Housing Element, Safety Element, and Environmental Justice policies. Programs with the most support were included in the elements, including what is summarized below.

What We Heard	Policy or Program
<p>Residents are interested in education about their rights as tenants and are concerned about tenant harassment and unlawful housing discrimination. Spanish-speaking respondents were more supportive fair housing interventions than English speaking respondents, perhaps indicating a greater appetite for fair housing programs in the Spanish speaking community.</p>	<p>Program 5.1.10 continues partnerships ECHO Housing and/or Bay Area Legal Aid to perform fair housing training for landlords and tenants. Program 5.1.11 continue maintenance of a webpage specific to fair housing including resources for residents who feel they have experienced discrimination, information about filing fair housing complaints with HCD or HUD, and information about protected classes under the Fair Housing Act. See the Fair Housing Action Plan in Chapter 3 for more information.</p>
<p>Survey respondents were most supportive of rezoning commercial land for residential uses and establishing an inclusionary housing requirement. Solutions with less support included converting single-family units to duplexes and requiring affordable housing impact fees for new residential development.</p>	<p>The sites inventory includes approximately 20 sites currently designated for commercial uses that would be rezoned for medium- or high-density residential uses. Program 2.1.10 begins the process to potentially establish inclusionary housing in Antioch.</p>
<p>Survey respondents are interested in a variety of housing types, especially housing for seniors, interim/transitional housing for people looking to transition from homelessness, and reserving multi-family units for low-income residents. Spanish-speaking respondents were more likely to value housing for larger families and/or multiple generations than their English-speaking counterparts.</p>	<p>In accordance with Program 3.1.2, the City will seek opportunities to develop affordable senior housing when collaborating with affordable housing developers in proximity to, and accessible to, commercial and civic services and public transit. Program 3.1.5 facilitates the development of supportive and transitional housing. Programs 2.1.7 and 3.1.1 address housing needs for large families.</p>
<p>Antioch needs more of both rental and ownership units.</p>	<p>Program 2.1.2 identified adequate sites to accommodate its fair share of extremely low-, very low-, and low-income housing for this Housing Element planning period, including both ownership and rental units.</p>

# PUBLIC REVIEW DRAFT STUDY SESSIONS AND PUBLIC HEARINGS

At the Study Sessions and Public hearings held for the Public Review Draft Housing Element many members of the public, including members of community benefit organizations (CBOs) such as First 5 Contra Costa’s East County Regional Group, Monument Impact, and ACCE, offered public comment on the Public Review Housing Element Draft. Speakers from the public requested that the Public Review Draft Housing Element, specifically proposed policies regarding tenant protections and an inclusionary housing program be revised to include more robust and detailed policy language. Speakers emphasized the prevalence of steep rental increases and instances of extreme cost-burden by households throughout the city, as well as instances of landlord harassment including unjustified threats of eviction, and general neglect of maintenance requests and property upkeep. Speakers requested additional protections, beyond, and more inclusive than, those offered by the State’s AB 1482 including the exploration and adoption of rent control measures, and anti-harassment and just cause ordinances.

## INCORPORATION INTO HOUSING ELEMENT

What We Heard	Policy or Program
Public comments requested that the Public Review Draft Housing Element be revised to include more robust and proactive tenant protection measures. Speakers emphasized the prevalence of steep rental increases and instances of extreme cost-burden by households throughout the city, as well as instances of landlord harassment including unjustified threats of eviction, and general neglect of maintenance requests and property upkeep. Speakers requested additional protections, beyond, and more inclusive than, those offered by the State’s AB 1482 including the exploration and adoption of rent control measures, and anti-harassment and just cause ordinances	Policy 5.1.9 <i>Tenant Protections</i> was revised to detail tenant protections mentioned by the public as well as associated timelines related to such measures. See Chapter 7 of this Element.
Public comments requested that the Public Review Draft Housing Element be revised to include more comprehensive information regarding the City’s proposed exploration of an inclusionary housing program.	Policy 2.1.10 Inclusionary Housing was revised to further detail the City’s proposed analysis of an inclusionary housing program. See Chapter 7 of this Element.

**EXHIBIT B**

**2022 HOUSING ELEMENT STATUTORY PROVISIONS CHECKLIST**



**DISCLAIMER:** This document is to assist cities and counties that may adopt a housing element before January 31, 2023 and before receiving HCD approval of the proposed Housing Element. To be in substantial compliance with state law, a housing element must contain all of the provisions mandated by state housing element law. The table below lists the statutory requirements in the left column, and the jurisdiction can indicate in the right column where in the Housing Element the requirement is satisfied, by page number, for instance. Jurisdictions should consult with their legal counsel to determine whether the table, along with a response to each of HCD’s comments (if the jurisdiction has received comments) should be incorporated into the resolution adopting the housing element.

## 2022 Housing Element Statutory Provisions Checklist

### Section 65583

Government Code Provision	Housing Element Compliance
The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing.	Ch. 7: Goals, Policies, Programs
The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.	Ch. 6: Adequate Sites
The element shall contain all of the following:	Noted
<b>(a)</b> An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include all of the following:	Ch. 2: Housing Needs (Quantification and Analysis of Need)
<b>(a)(1)</b> An analysis of population and employment trends and documentation of projections	Ch. 2: Housing Needs (Quantification and Analysis of Need)



**(a)(1)** A quantification of the locality's existing and projected housing needs for all income levels, including extremely low income households, as defined in subdivision (b) of Section 50105 and Section 50106 of the Health and Safety Code. These existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584. Local agencies shall calculate the subset of very low income households allotted under Section 65584 that qualify as extremely low income households. The local agency may either use available census data to calculate the percentage of very low income households that qualify as extremely low income households or presume that 50 percent of the very low income households qualify as extremely low income households. The number of extremely low income households and very low income households shall equal the jurisdiction's allocation of very low income households pursuant to Section 65584.

Ch. 2: Housing Needs  
(Quantification and  
Analysis of Need)

Government Code Provision	Housing Element Compliance
<b>(a)(2)</b> An analysis and documentation of household characteristics, including level of payment compared to ability to pay,	Ch. 2: Housing Needs (Quantification and Analysis of Need)
<b>(a)(2)</b> housing characteristics, including overcrowding, and	Ch. 2: Housing Needs (Quantification and Analysis of Need)
<b>(a)(2)</b> housing stock condition.	Ch. 2: Housing Needs (Quantification and Analysis of Need)
<b>(a)(3)</b> An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality’s housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites, and an analysis of the relationship of the sites identified in the land inventory to the jurisdiction’s duty to affirmatively further fair housing. <b>Note: Please see Section 65583.2 regarding the land inventory.</b>	Ch. 6: Adequate Sites
<i>[Note that AB 2339 (Chapter 654, Statutes of 2022) amended Section 65583(a)(4). It does not apply to ABAG-area housing elements unless the first draft of the housing element is submitted to ABAG after January 31, 2023 or a draft is submitted after April 1, 2023. Therefore the sections below include the statutory provisions of Section 65583(a)(4) effective in 2022. Jurisdictions adopting their housing element after January 1, 2023 should describe why AB 2339 is not applicable to them.]</i>	
<b>(a)(4)(A)</b> The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter.	Ch. 5: Resources (Zoning for a Variety of Housing Types)
<b>(a)(4)(A)</b> If the local government cannot identify a zone or zones with sufficient capacity, the local government shall include a program to amend its zoning ordinance to meet the requirements of this paragraph within one year of the adoption of the housing element. The local government may identify additional zones where emergency shelters are permitted with a conditional use permit.	Ch. 5: Resources (Zoning for a Variety of Housing Types)
<b>(a)(4)(A)</b> The local government shall also demonstrate that existing or proposed permit processing, development, and management standards are objective and encourage and facilitate the development of, or conversion to, emergency shelters.	Ch. 5: Resources (Zoning for a Variety of Housing Types)

Government Code Provision	Housing Element Compliance
<p><b>(a)(4)(A)</b> Emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone except that a local government may apply written, objective standards that include all of the following:</p> <ul style="list-style-type: none"> <li><b>(i)</b> The maximum number of beds or persons permitted to be served nightly by the facility.</li> <li><b>(ii)</b> Sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.</li> <li><b>(iii)</b> The size and location of exterior and interior onsite waiting and client intake areas.</li> <li><b>(iv)</b> The provision of onsite management.</li> <li><b>(v)</b> The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.</li> <li><b>(vi)</b> The length of stay.</li> <li><b>(vii)</b> Lighting.</li> <li><b>(viii)</b> Security during hours that the emergency shelter is in operation.</li> </ul>	<p>Ch. 5: Resources (Zoning for a Variety of Housing Types)</p>
<p><b>(a)(4)(B)</b> The permit processing, development, and management standards applied under this paragraph shall not be deemed to be discretionary acts within the meaning of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).</p>	<p>Ch. 5: Resources (Zoning for a Variety of Housing Types)</p>
<p><b>(a)(4)(C)</b> A local government that can demonstrate to the satisfaction of the department the existence of one or more emergency shelters either within its jurisdiction or pursuant to a multijurisdictional agreement that can accommodate that jurisdiction's need for emergency shelter identified in paragraph (7) may comply with the zoning requirements of subparagraph (A) by identifying a zone or zones where new emergency shelters are allowed with a conditional use permit.</p>	<p>Ch. 5: Resources (Zoning for a Variety of Housing Types)</p>
<p><b>(a)(4)(D)</b> A local government with an existing ordinance or ordinances that comply with this paragraph shall not be required to take additional action to identify zones for emergency shelters. The housing element must only describe how existing ordinances, policies, and standards are consistent with the requirements of this paragraph.</p>	<p>Ch. 5: Resources (Zoning for a Variety of Housing Types)</p>
<p><b>(a)(5)</b> An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and [Note: The types of housing identified in Section 65583(c)(1) include multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.]</p>	<p>Ch. 4: Constraints (Actual and Potential Governmental Constraints)</p>
<p><b>(a)(5)</b> for persons with disabilities as identified in the analysis pursuant to paragraph (7),</p>	<p>Ch. 4: Constraints (Actual and Potential Governmental Constraints)</p>
<p><b>(a)(5)</b> including land use controls,</p>	<p>Ch. 4: Constraints (Actual and Potential</p>

	Governmental Constraints)
(a)(5) building codes and their enforcement,	Ch. 4: Constraints (Actual and Potential Governmental Constraints)

Government Code Provision	Housing Element Compliance
<b>(a)(5)</b> site improvements,	Ch. 4: Constraints (Actual and Potential Governmental Constraints)
<b>(a)(5)</b> fees and other exactions required of developers,	Ch. 4: Constraints (Actual and Potential Governmental Constraints)
<b>(a)(5)</b> local processing and permit procedures,	Ch. 4: Constraints (Actual and Potential Governmental Constraints)
<b>(a)(5)</b> and any locally adopted ordinances that directly impact the cost and supply of residential development.	Ch. 4: Constraints (Actual and Potential Governmental Constraints)
<b>(a)(5)</b> The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584	Ch. 4: Constraints (Actual and Potential Governmental Constraints)
<b>(a)(5)</b> and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7).	Ch. 4: Constraints (Actual and Potential Governmental Constraints)
<b>(a)(6)</b> An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing,	Ch. 4: Constraints (Actual and Potential Non-governmental Constraints)
<b>(a)(6)</b> the price of land,	Ch. 4: Constraints (Actual and Potential Non-governmental Constraints)
<b>(a)(6)</b> the cost of construction,	Ch. 4: Constraints (Actual and Potential Non-governmental Constraints)
<b>(a)(6)</b> the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Section 65583.2,	Ch. 4: Constraints (Actual and Potential Non-governmental Constraints)
<b>(a)(6)</b> and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Section 65584.	Ch. 4: Constraints (Actual and Potential Non-governmental Constraints)

<b>(a)(6)</b> The analysis shall also demonstrate local efforts to remove nongovernmental constraints that create a gap between the locality’s planning for the development of housing for all income levels and the construction of that housing.	Ch. 4: Constraints (Actual and Potential Non-governmental Constraints)
<b>(a)(7)</b> An analysis of any special housing needs, such as those of the	Ch. 2: Housing Needs (Housing Needs for Special Needs Populations)
<b>(a)(7)</b> elderly;	Ch. 2: Housing Needs (Housing Needs for Special Needs Populations)
<b>(a)(7)</b> persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code;	Ch. 2: Housing Needs (Housing Needs for Special Needs Populations)
<b>(a)(7)</b> large families;	Ch. 2: Housing Needs (Housing Needs for Special Needs Populations)
<b>(a)(7)</b> farmworkers;	Ch. 2: Housing Needs (Housing Needs for Special Needs Populations)
<b>(a)(7)</b> families with female heads of households;	Ch. 2: Housing Needs (Housing Needs for Special Needs Populations)
<b>(a)(7)</b> and families and persons in need of emergency shelter.	Ch. 2: Housing Needs (Housing Needs for Special Needs Populations)

Government Code Provision	Housing Element Compliance
<p><b>(a)(7)</b> The need for emergency shelter shall be assessed based on the capacity necessary to accommodate the most recent homeless point-in-time count conducted before the start of the planning period, the need for emergency shelter based on number of beds available on a year-round and seasonal basis, the number of shelter beds that go unused on an average monthly basis within a one-year period, and the percentage of those in emergency shelters that move to permanent housing solutions.</p>	<p>Ch. 2: Housing Needs (Housing Needs for Special Needs Populations)</p>
<p><b>(a)(7)</b> The need for emergency shelter may be reduced by the number of supportive housing units that are identified in an adopted 10-year plan to end chronic homelessness and that are either vacant or for which funding has been identified to allow construction during the planning period.</p>	<p>Ch. 2: Housing Needs (Housing Needs for Special Needs Populations)</p>
<p><b>(a)(7)</b> An analysis of special housing needs by a city or county may include an analysis of the need for frequent user coordinated care housing services.</p>	<p>Ch. 2: Housing Needs (Housing Needs for Special Needs Populations)</p>
<p><b>(a)(8)</b> An analysis of opportunities for energy conservation with respect to residential development. Cities and counties are encouraged to include weatherization and energy efficiency improvements as part of publicly subsidized housing rehabilitation projects. This may include energy efficiency measures that encompass the building envelope, its heating and cooling systems, and its electrical system.</p>	<p>Ch. 3: Resources (Energy Conservation Opportunities)</p>
<p><b>(a)(9)</b> An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. "Assisted housing developments," for the purpose of this section, shall mean multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. "Assisted housing developments" shall also include multifamily rental units that were developed pursuant to a local inclusionary housing program or used to qualify for a density bonus pursuant to Section 65915.</p>	<p>Ch. 2: Housing Needs (Analysis of At-Risk Housing)</p>
<p><b>(a)(9)(A)</b> The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from low-income use, and the total number of elderly and nonelderly units that could be lost from the locality's low-income housing stock in each year during the 10-year period. For purposes of state and federally funded projects, the analysis required by this subparagraph need only contain information available on a statewide basis.</p>	<p>Ch. 2: Housing Needs (Analysis of At-Risk Housing)</p>

**(a)(9)(B)** The analysis shall estimate the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments. This cost analysis for replacement housing may be done aggregately for each five-year period and does not have to contain a project-by-project cost estimate.

Ch. 2: Housing Needs  
(Analysis of At-Risk  
Housing)



Government Code Provision	Housing Element Compliance
<b>(a)(9)(C)</b> The analysis shall identify public and private nonprofit corporations known to the local government that have legal and managerial capacity to acquire and manage these housing developments.	Ch. 2: Housing Needs (Analysis of At-Risk Housing)
<b>(a)(9)(D)</b> The analysis shall identify and consider the use of all federal, state, and local financing and subsidy programs that can be used to preserve, for lower income households, the assisted housing developments, identified in this paragraph, including, but not limited to, federal Community Development Block Grant Program funds, tax increment funds received by a redevelopment agency of the community, and administrative fees received by a housing authority operating within the community. In considering the use of these financing and subsidy programs, the analysis shall identify the amounts of funds under each available program that have not been legally obligated for other purposes and that could be available for use in preserving assisted housing developments.	Ch. 2: Housing Needs (Analysis of At-Risk Housing)
<b>(b)(1)</b> A statement of the community’s goals, quantified objectives, and policies relative to affirmatively furthering fair housing and to the maintenance, preservation, improvement, and development of housing.	Ch. 7: Goals, Policies, Programs
<b>(b)(2)</b> It is recognized that the total housing needs identified pursuant to subdivision (a) may exceed available resources and the community’s ability to satisfy this need within the content of the general plan requirements outlined in Article 5 (commencing with Section 65300). Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low income, that can be constructed, rehabilitated, and conserved over a five-year time period.	Ch. 7: Goals, Policies, Programs
<b>(c)</b> A program that sets forth a schedule of actions during the planning period, each with a timeline for implementation, that may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element	Ch. 7: Goals, Policies, Programs
<b>(c)</b> through the administration of land use and development controls,	Ch. 7: Goals, Policies, Programs
<b>(c)</b> the provision of regulatory concessions and incentives,	Ch. 7: Goals, Policies, Programs
<b>(c)</b> the utilization of appropriate federal and state financing and subsidy programs when available,	Ch. 7: Goals, Policies, Programs
<b>(c)</b> and the utilization of moneys in a low- and moderate-income housing fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law (Division 24 (commencing with Section 33000) of the Health and Safety Code).	Ch. 7: Goals, Policies, Programs

In order to make adequate provision for the housing needs of all economic segments of the community, the program shall do all of the following:

Ch. 7: Goals,  
Policies, Programs

Government Code Provision	Housing Element Compliance
<p><b>(c)(1)</b> Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city’s or county’s share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Section 65584.09.</p>	<p>Ch. 7: Goals, Policies, Programs</p>
<p><b>(c)(1)</b> Sites shall be identified as needed to affirmatively further fair housing</p>	<p>Ch. 7: Goals, Policies, Programs</p>
<p><b>(c)(1)</b> and to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing,</p>	<p>Ch. 7: Goals, Policies, Programs</p>
<p><b>(c)(1)</b> factory-built housing,</p>	<p>Ch. 7: Goals, Policies, Programs</p>
<p><b>(c)(1)</b> mobilehomes,</p>	<p>Ch. 7: Goals, Policies, Programs</p>
<p><b>(c)(1)</b> housing for agricultural employees,</p>	<p>Ch. 7: Goals, Policies, Programs</p>
<p><b>(c)(1)</b> supportive housing,</p>	<p>Ch. 7: Goals, Policies, Programs</p>
<p><b>(c)(1)</b> single-room occupancy units,</p>	<p>Ch. 7: Goals, Policies, Programs</p>
<p><b>(c)(1)</b> emergency shelters,</p>	<p>Ch. 7: Goals, Policies, Programs</p>
<p><b>(c)(1)</b> and transitional housing.</p>	<p>Ch. 7: Goals, Policies, Programs</p>
<p><b>(c)(1)(A)</b> Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, rezoning of those sites, including adoption of minimum density and development standards, for jurisdictions with an eight-year housing element planning period pursuant to Section 65588, shall be completed no later than three years after either the date the housing element is adopted pursuant to subdivision (f) of Section 65585 or the date that is 90 days after receipt of comments from the department pursuant to subdivision (b) of Section 65585, whichever is earlier, unless the deadline is extended pursuant to subdivision (f). Notwithstanding the foregoing, for a local government that fails to adopt a housing element that the department has found to be in substantial compliance with this article within 120 days of the statutory deadline in Section 65588 for adoption of the housing element, rezoning of those sites, including adoption of minimum density and development standards, shall be completed no later than one year from the statutory deadline in Section 65588 for adoption of the housing element.</p>	<p>Ch. 6: Adequate Sites</p>

**(c)(1)(B)** Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall identify sites that can be developed for housing within the planning period pursuant to subdivision (h) of Section 65583.2. The identification of sites shall include all components specified in Section 65583.2. Note: Please see Section 65583.2 regarding the land inventory and conformance with subdivision (h).

Ch. 6: Adequate Sites

Government Code Provision	Housing Element Compliance
<b>(c)(1)(C)</b> Where the inventory of sites pursuant to paragraph (3) of subdivision (a) does not identify adequate sites to accommodate the need for farmworker housing, the program shall provide for sufficient sites to meet the need with zoning that permits farmworker housing use by right, including density and development standards that could accommodate and facilitate the feasibility of the development of farmworker housing for low- and very low income households.	Ch. 6: Adequate Sites
<b>(c)(2)</b> Assist in the development of adequate housing to meet the needs of extremely low, very low, low-, and moderate-income households.	Ch. 7: Goals, Policies, Programs
<b>(c)(3)</b> Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels	Ch. 7: Goals, Policies, Programs
<b>(c)(3)</b> and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.	Ch. 7: Goals, Policies, Programs
<b>(c)(3)</b> Transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.	Ch. 7: Goals, Policies, Programs
<b>(c)(3)</b> Supportive housing, as defined in Section 65650, shall be a use by right in all zones where multifamily and mixed uses are permitted, as provided in Article 11 (commencing with Section 65650).	Ch. 7: Goals, Policies, Programs
<b>(c)(4)</b> Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action.	Ch. 7: Goals, Policies, Programs
<b>(c)(5)</b> Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.	Ch. 7: Goals, Policies, Programs
<b>(c)(6)</b> Preserve for lower income households the assisted housing developments identified pursuant to paragraph (9) of subdivision (a).	Ch. 7: Goals, Policies, Programs
<b>(c)(6)</b> The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available.	Ch. 7: Goals, Policies, Programs
<b>(c)(6)</b> The program may include strategies that involve local regulation and technical assistance.	Ch. 7: Goals, Policies, Programs

Government Code Provision	Housing Element Compliance
<b>(c)(7)</b> Develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent, as defined in Section 50053 of the Health and Safety Code, for very low, low-, or moderate-income households. For purposes of this paragraph, “accessory dwelling units” has the same meaning as “accessory dwelling unit” as defined in paragraph (4) of subdivision (i) of Section 65852.2.\	Ch. 7: Goals, Policies, Programs
<b>(c)(8)</b> Include an identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals.	Ch. 7: Goals, Policies, Programs
<b>(c)(9)</b> Include a diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.	Ch. 8: Participation
<b>(c)(10)(A)</b> Affirmatively further fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2. The program shall include an assessment of fair housing in the jurisdiction that shall include all of the following components:	Ch. 3: Affirmatively Furthering Fair Housing
<b>(c)(10)(A)(i)</b> A summary of fair housing issues in the jurisdiction	Ch. 3: Affirmatively Furthering Fair Housing
<b>(c)(10)(A)(i)</b> and an assessment of the jurisdiction’s fair housing enforcement and fair housing outreach capacity.	Ch. 3: Affirmatively Furthering Fair Housing
<b>(c)(10)(A)(ii)</b> An analysis of available federal, state, and local data and knowledge to identify integration and segregation patterns and trends,	Ch. 3: Affirmatively Furthering Fair Housing
<b>(c)(10)(A)(ii)</b> racially or ethnically concentrated areas of poverty and affluence,	Ch. 3: Affirmatively Furthering Fair Housing
<b>(c)(10)(A)(ii)</b> disparities in access to opportunity,	Ch. 3: Affirmatively Furthering Fair Housing
<b>(c)(10)(A)(ii)</b> and disproportionate housing needs,	Ch. 3: Affirmatively Furthering Fair Housing
<b>(c)(10)(A)(ii)</b> including displacement risk.	Ch. 3: Affirmatively Furthering Fair Housing
<b>(c)(10)(A)(ii)</b> The analysis shall identify and examine such patterns, trends, areas, disparities, and needs, both within the jurisdiction.	Ch. 3: Affirmatively Furthering Fair Housing
<b>(c)(10)(A)(ii)</b> and comparing the jurisdiction to the region in which it is located, based on race and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2) and Section 65008.	Ch. 3: Affirmatively Furthering Fair Housing

<b>(c)(10)(A)(iii)</b> An assessment of the contributing factors, including the local and regional historical origins	Ch. 3: Affirmatively Furthering Fair Housing
<b>(c)(10)(A)(iii)</b> and current policies and practices, for the fair housing issues identified under clauses (i) and (ii).	Ch. 3: Affirmatively Furthering Fair Housing

Government Code Provision	Housing Element Compliance
<b>(c)(10)(A)(iv)</b> An identification of the jurisdiction’s fair housing priorities and goals, giving highest priority to those factors identified in clause (iii) that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance,	Ch. 3: Affirmatively Furthering Fair Housing
<b>(c)(10)(A)(iv)</b> and identifying the metrics and milestones for determining what fair housing results will be achieved.	Ch. 3: Affirmatively Furthering Fair Housing
<b>(c)(10)(A)(v)</b> Strategies and actions to implement those priorities and goals, which may include, but are not limited to, enhancing mobility strategies	Ch. 3: Affirmatively Furthering Fair Housing
<b>(c)(10)(A)(v)</b> and encouraging development of new affordable housing in areas of opportunity,	Ch. 3: Affirmatively Furthering Fair Housing
<b>(c)(10)(A)(v)</b> as well as place-based strategies to encourage community revitalization, including preservation of existing affordable housing,	Ch. 3: Affirmatively Furthering Fair Housing
<b>(c)(10)(A)(v)</b> and protecting existing residents from displacement.	Ch. 3: Affirmatively Furthering Fair Housing
<b>(c)(10)(B)</b> A jurisdiction that completes or revises an assessment of fair housing pursuant to Subpart A (commencing with Section 5.150) of Part 5 of Subtitle A of Title 24 of the Code of Federal Regulations, as published in Volume 80 of the Federal Register, Number 136, page 42272, dated July 16, 2015, or an analysis of impediments to fair housing choice in accordance with the requirements of Section 91.225 of Title 24 of the Code of Federal Regulations in effect before August 17, 2015, may incorporate relevant portions of that assessment or revised assessment of fair housing or analysis or revised analysis of impediments to fair housing into its housing element.	Ch. 3: Affirmatively Furthering Fair Housing
<b>(c)(10)(C)</b> The requirements of this paragraph shall apply to housing elements due to be revised pursuant to Section 65588 on or after January 1, 2021.	Ch. 3: Affirmatively Furthering Fair Housing
<b>(d)(1)</b> A local government may satisfy all or part of its requirement to identify a zone or zones suitable for the development of emergency shelters pursuant to paragraph (4) of subdivision (a) by adopting and implementing a multijurisdictional agreement, with a maximum of two other adjacent communities, that requires the participating jurisdictions to develop at least one year-round emergency shelter within two years of the beginning of the planning period.	N/A
<b>(d)(2)</b> The agreement shall allocate a portion of the new shelter capacity to each jurisdiction as credit toward its emergency shelter need, and each jurisdiction shall describe how the capacity was allocated as part of its housing element.	N/A
<b>(d)(3)</b> Each member jurisdiction of a multijurisdictional agreement shall describe in its housing element all of the following:	N/A



<p><b>(d)(3)(A)</b> How the joint facility will meet the jurisdiction's emergency shelter need.</p> <p><b>(d)(3)(B)</b> The jurisdiction's contribution to the facility for both the development and ongoing operation and management of the facility.</p> <p><b>(d)(3)(C)</b> The amount and source of the funding that the jurisdiction contributes to the facility.</p>	<p>N/A</p>
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Government Code Provision	Housing Element Compliance
<b>(d)(4)</b> The aggregate capacity claimed by the participating jurisdictions in their housing elements shall not exceed the actual capacity of the shelter.	N/A
<b>(e)</b> Except as otherwise provided in this article, amendments to this article that alter the required content of a housing element shall apply to both of the following: <b>[Note that this provision is applicable to AB 2339 (Chapter 654, Statutes of 2022), which amended Section 65583(a)(4). Jurisdictions adopting their housing element after January 1, 2023 should describe why this amendment is not applicable to them.]</b>	No applicable amendments
<b>(1)</b> A housing element or housing element amendment prepared pursuant to subdivision (e) of Section 65588 or Section 65584.02, when a city, county, or city and county submits a draft to the department for review pursuant to Section 65585 more than 90 days after the effective date of the amendment to this section.	No applicable amendments
<b>(2)</b> Any housing element or housing element amendment prepared pursuant to subdivision (e) of Section 65588 or Section 65584.02, when the city, county, or city and county fails to submit the first draft to the department before the due date specified in Section 65588 or 65584.02.	No applicable amendments
<b>(f) – (j):</b> Not applicable	N/A

## Section 65583.1(a)

Government Code Provision	Housing Element Compliance
<b>(a)</b> The Department of Housing and Community Development, in evaluating a proposed or adopted housing element for substantial compliance with this article, ... may also allow a city or county to identify sites for accessory dwelling units based on the number of accessory dwelling units developed in the prior housing element planning period whether or not the units are permitted by right, the need for these units in the community, the resources or incentives available for their development, and any other relevant factors, as determined by the department.	Ch. 6: Adequate Sites
<b>(b)</b> Sites that contain permanent housing units located on a military base undergoing closure or conversion as a result of action pursuant to the Defense Authorization Amendments and Base Closure and Realignment Act (Public Law 100-526), the Defense Base Closure and Realignment Act of 1990 (Public Law 101-510), or any subsequent act requiring the closure or conversion of a military base may be identified as an adequate site if the housing element demonstrates that the housing units will be available for occupancy by households within the planning period of the element. No sites containing housing units scheduled or planned for demolition or conversion to nonresidential uses shall qualify as an adequate site.	N/A
<b>Note: If communities are using the provisions of Section 65583.1(c), which allow RHNA credit for conversion of non-affordable to affordable housing and for preservation of existing affordable housing at risk of loss, the applicable provisions need to be added to this table.</b>	N/A

## Section 65583.2

Government Code Provision	Housing Element Compliance
<b>(a)</b> A city’s or county’s inventory of land suitable for residential development pursuant to paragraph (3) of subdivision (a) of Section 65583 shall be used to identify sites throughout the community, consistent with paragraph (10) of subdivision (c) of Section 65583,	Ch. 6: Adequate Sites
<b>(a)</b> that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction’s share of the regional housing need for all income levels pursuant to Section 65584. As used in this section, “land suitable for residential development” includes all of the following sites that meet the standards set forth in subdivisions (c) and (g):	Ch. 6: Adequate Sites
<b>(a)(1)</b> Vacant sites zoned for residential use.	Ch. 6: Adequate Sites
<b>(a)(2)</b> Vacant sites zoned for nonresidential use that allows residential development.	Ch. 6: Adequate Sites
<b>(a)(3)</b> Residentially zoned sites that are capable of being developed at a higher density, including sites owned or leased by a city, county, or city and county	Ch. 6: Adequate Sites
<b>(a)(4)</b> Sites zoned for nonresidential use that can be redeveloped for residential use, and for which the housing element includes a program to rezone the site, as necessary, rezoned for, to permit residential use, including sites owned or leased by a city, county, or city and county.	Ch. 6: Adequate Sites
<b>(b)</b> The inventory of land shall include all of the following:	Ch. 6: Adequate Sites
<b>(b)(1)</b> A listing of properties by assessor parcel number.	Ch. 6: Adequate Sites
<b>(b)(2)</b> The size of each property listed pursuant to paragraph (1), and the general plan designation and zoning of each property.	Ch. 6: Adequate Sites
<b>(b)(3)</b> For nonvacant sites, a description of the existing use of each property.	Ch. 6: Adequate Sites
<b>(b)(3)</b> If a site subject to this paragraph is owned by the city or county, the description shall also include whether there are any plans to dispose of the property during the planning period and how the city or county will comply with Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5.	Ch. 6: Adequate Sites
<b>(b)(4)</b> A general description of any environmental constraints to the development of housing within the jurisdiction, the documentation for which has been made available to the jurisdiction. This information need not be identified on a site-specific basis.	Ch. 4: Constraints (Environmental Constraints)
<b>(b)(5)(A)</b> A description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities.	Ch. 4: Constraints (Infrastructure Constraints)

Government Code Provision	Housing Element Compliance
<p><b>(b)(5)(B)</b> Parcels included in the inventory must have sufficient water, sewer, and dry utilities supply available and accessible to support housing development or be included in an existing general plan program or other mandatory program or plan, including a program or plan of a public or private entity providing water or sewer service, to secure sufficient water, sewer, and dry utilities supply to support housing development. This paragraph does not impose any additional duty on the city or county to construct, finance, or otherwise provide water, sewer, or dry utilities to parcels included in the inventory.</p>	Ch. 4: Constraints (Infrastructure Constraints)
<p><b>(b)(6)</b> Sites identified as available for housing for above moderate-income households in areas not served by public sewer systems. This information need not be identified on a site-specific basis.</p>	Ch. 4: Constraints (Infrastructure Constraints)
<p><b>(b)(7)</b> A map that shows the location of the sites included in the inventory, such as the land use map from the jurisdiction’s general plan, for reference purposes only.</p>	Ch. 6: Adequate Sites
<p><b>(c)</b> Based on the information provided in subdivision (b), a city or county shall determine whether each site in the inventory can accommodate the development of some portion of its share of the regional housing need by income level during the planning period, as determined pursuant to Section 65584. The inventory shall specify for each site the number of units that can realistically be accommodated on that site and whether the site is adequate to accommodate lower income housing, moderate-income housing, or above moderate-income housing.</p>	Ch. 6: Adequate Sites
<p><b>(c)</b> A nonvacant site identified pursuant to paragraph (3) or (4) of subdivision (a) in a prior housing element and a vacant site that has been included in two or more consecutive planning periods that was not approved to develop a portion of the locality’s housing need shall not be deemed adequate to accommodate a portion of the housing need for lower income households that must be accommodated in the current housing element planning period unless the site is zoned at residential densities consistent with paragraph (3) of this subdivision and the site is subject to a program in the housing element requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households. An unincorporated area in a nonmetropolitan county pursuant to clause (ii) of subparagraph (B) of paragraph (3) shall not be subject to the requirements of this subdivision to allow residential use by right.</p>	Ch. 6: Adequate Sites
<p><b>(c)</b> Notwithstanding the foregoing, for a local government that fails to adopt a housing element that the department has found to be in substantial compliance with state law within 120 days of the statutory deadline in Section 65588 for adoption of the housing element, rezoning pursuant to this subdivision shall be completed no later than one year from the statutory deadline in Section 65588 for adoption of the housing element.</p>	Ch. 7: Goals, Policies, Programs
<p><b>(c)</b> The analysis shall determine whether the inventory can provide for a variety of types of housing, including multifamily rental housing,</p>	Ch. 5: Resources (Zoning for a Variety of Housing Types)

Government Code Provision	Housing Element Compliance
<b>(c)</b> factory-built housing, mobilehomes,	Ch. 5: Resources (Zoning for a Variety of Housing Types)
<b>(c)</b> housing for agricultural employees, supportive housing,	Ch. 5: Resources (Zoning for a Variety of Housing Types)
<b>(c)</b> single-room occupancy units,	Ch. 5: Resources (Zoning for a Variety of Housing Types)
<b>(c)</b> emergency shelters, and	Ch. 5: Resources (Zoning for a Variety of Housing Types)
<b>(c)</b> transitional housing	Ch. 5: Resources (Zoning for a Variety of Housing Types)
<b>(c)</b> and whether the inventory affirmatively furthers fair housing .	Ch. 3 AFFH
<b>(c)</b> The city or county shall determine the number of housing units that can be accommodated on each site as follows:	Ch. 6: Adequate Sites
<b>(c)(1)</b> If local law or regulations require the development of a site at a minimum density, the department shall accept the planning agency’s calculation of the total housing unit capacity on that site based on the established minimum density. If the city or county does not adopt a law or regulation requiring the development of a site at a minimum density, then it shall demonstrate how the number of units determined for that site pursuant to this subdivision will be accommodated.	Ch. 6: Adequate Sites
<b>(c)(2)</b> The number of units calculated pursuant to paragraph (1) shall be adjusted as necessary, based on the land use controls and site improvements requirement identified in paragraph (5) of subdivision (a) of Section 65583,	Ch. 6: Adequate Sites
<b>(c)(2)</b> the realistic development capacity for the site,	Ch. 6: Adequate Sites
<b>(c)(2)</b> typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction,	Ch. 6: Adequate Sites (Sites Inventory Methodology)
<b>(c)(2)</b> and on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities.	Ch. 6: Adequate Sites (Environmental and Infrastructure Constraints)
<b>(c)(2)(A)</b> A site smaller than half an acre shall not be deemed adequate to accommodate lower income housing need unless the locality can demonstrate that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower income housing units as projected for the site or unless the locality provides other evidence to the department that the site is adequate to accommodate lower income housing.	Ch. 6: Adequate Sites

<p><b>(c)(2)(B)</b> A site larger than 10 acres shall not be deemed adequate to accommodate lower income housing need unless the locality can demonstrate that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower income housing units as projected for the site or unless the locality provides other evidence to the department that the site can be developed as lower income housing.</p>	Ch. 6: Adequate Sites
<p><b>(c)(2)(B)</b> For purposes of this subparagraph, “site” means that portion of a parcel or parcels designated to accommodate lower income housing needs pursuant to this subdivision.</p>	Ch. 6: Adequate Sites

Government Code Provision	Housing Element Compliance
<b>(c)(2)(C)</b> A site may be presumed to be realistic for development to accommodate lower income housing need if, at the time of the adoption of the housing element, a development affordable to lower income households has been proposed and approved for development on the site.	Ch. 6: Adequate Sites
<b>(c)(3)</b> For the number of units calculated to accommodate its share of the regional housing need for lower income households pursuant to paragraph (2), a city or county shall do either of the following:	Ch. 6: Adequate Sites
<b>(c)(3)(A)</b> Provide an analysis demonstrating how the adopted densities accommodate this need. The analysis shall include, but is not limited to, factors such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower income households.	Ch. 6: Adequate Sites
<b>(c)(3)(B)</b> The following densities shall be deemed appropriate to accommodate housing for lower income households: <b>(i)</b> For an incorporated city within a nonmetropolitan county and for a nonmetropolitan county that has a micropolitan area: sites allowing at least 15 units per acre. <b>(ii)</b> For an unincorporated area in a nonmetropolitan county not included in clause (i): sites allowing at least 10 units per acre. <b>(iii)</b> For a suburban jurisdiction: sites allowing at least 20 units per acre. <b>(iv)</b> For a jurisdiction in a metropolitan county: sites allowing at least 30 units per acre.	Ch. 6: Adequate Sites
<b>(4)(A)</b> For a metropolitan jurisdiction:	Ch. 6: Adequate Sites
<b>(4)(A)(i)</b> At least 25 percent of the jurisdiction’s share of the regional housing need for moderate-income housing shall be allocated to sites with zoning that allows at least 4 units of housing, but not more than 100 units per acre of housing.	Ch. 6: Adequate Sites
<b>(4)(A)(ii)</b> At least 25 percent of the jurisdiction’s share of the regional housing need for above moderate-income housing shall be allocated to sites with zoning that allows at least 4 units of housing.	Ch. 6: Adequate Sites
<b>(B)</b> The allocation of moderate-income and above moderate-income housing to sites pursuant to this paragraph shall not be a basis for the jurisdiction to do either of the following: <b>(i)</b> Deny a project that does not comply with the allocation. <b>(ii)</b> Impose a price minimum, price maximum, price control, or any other exaction or condition of approval in lieu thereof. This clause does not prohibit a jurisdiction from imposing any price minimum, price maximum, price control, exaction, or condition in lieu thereof, pursuant to any other law. <b>(iii)</b> The provisions of this subparagraph do not constitute a change in, but are declaratory of, existing law with regard to the allocation of sites pursuant to this section.	Ch. 6: Adequate Sites
<b>(C)</b> This paragraph does not apply to an unincorporated area.	Noted
<b>(D)</b> For purposes of this paragraph:	Noted

Government Code Provision	Housing Element Compliance
<b>(i)</b> “Housing development project” has the same meaning as defined in paragraph (2) of subdivision (h) of Section 65589.5.	Noted
<b>(ii)</b> “Unit of housing” does not include an accessory dwelling unit or junior accessory dwelling unit that could be approved pursuant to Section 65852.2 or Section 65852.22 or through a local ordinance or other provision implementing either of those sections. This paragraph shall not limit the ability of a local government to count the actual production of accessory dwelling units or junior accessory dwelling units in an annual progress report submitted pursuant to Section 65400 or other progress report as determined by the department.	Noted
<b>(E)</b> Nothing in this subdivision shall preclude the subdivision of a parcel, provided that the subdivision is subject to the Subdivision Map Act (Division 2 (commencing with Section 66410)) or any other applicable law authorizing the subdivision of land.	Noted
<b>(d)</b> For purposes of this section, a metropolitan county, nonmetropolitan county, and nonmetropolitan county with a micropolitan area shall be as determined by the United States Census Bureau. A nonmetropolitan county with a micropolitan area includes the following counties: Del Norte, Humboldt, Lake, Mendocino, Nevada, Tehama, and Tuolumne and other counties as may be determined by the United States Census Bureau to be nonmetropolitan counties with micropolitan areas in the future.	Noted
<b>(e)(1)</b> Except as provided in paragraph (2), a jurisdiction shall be considered suburban if the jurisdiction does not meet the requirements of clauses (i) and (ii) of subparagraph (B) of paragraph (3) of subdivision (c) and is located in a Metropolitan Statistical Area (MSA) of less than 2,000,000 in population, unless that jurisdiction’s population is greater than 100,000, in which case it shall be considered metropolitan. A county, not including the City and County of San Francisco, shall be considered suburban unless the county is in an MSA of 2,000,000 or greater in population in which case the county shall be considered metropolitan.	Noted
<b>(2)(A)(i)</b> Notwithstanding paragraph (1), if a county that is in the San Francisco-Oakland-Fremont California MSA has a population of less than 400,000, that county shall be considered suburban. If this county includes an incorporated city that has a population of less than 100,000, this city shall also be considered suburban. This paragraph shall apply to a housing element revision cycle, as described in subparagraph (A) of paragraph (3) of subdivision (e) of Section 65588, that is in effect from July 1, 2014, to December 31, 2028, inclusive.	Noted
<b>(2)(A)(ii)</b> A county subject to this subparagraph shall utilize the sum existing in the county’s housing trust fund as of June 30, 2013, for the development and preservation of housing affordable to low- and very low income households.	Noted



Government Code Provision	Housing Element Compliance
<p><b>(2)(B)</b> A jurisdiction that is classified as suburban pursuant to this paragraph shall report to the Assembly Committee on Housing and Community Development, the Senate Committee on Housing, and the Department of Housing and Community Development regarding its progress in developing low- and very low income housing consistent with the requirements of Section 65400. The report shall be provided three times: once, on or before December 31, 2019, which report shall address the initial four years of the housing element cycle, a second time, on or before December 31, 2023, which report shall address the subsequent four years of the housing element cycle, and a third time, on or before December 31, 2027, which report shall address the subsequent four years of the housing element cycle and the cycle as a whole. The reports shall be provided consistent with the requirements of Section 9795.</p>	Noted
<p><b>(f)</b> A jurisdiction shall be considered metropolitan if the jurisdiction does not meet the requirements for “suburban area” above and is located in an MSA of 2,000,000 or greater in population, unless that jurisdiction’s population is less than 25,000 in which case it shall be considered suburban.</p> <p><b>(g)(1)</b> For sites described in paragraph (3) of subdivision (b) [non-vacant sites], the city or county shall specify the additional development potential for each site within the planning period and shall provide an explanation of the methodology used to determine the development potential.</p>	Noted
<p><b>(g)(1)</b> The methodology shall consider factors including the extent to which existing uses may constitute an impediment to additional residential development,</p>	Ch. 6: Adequate Sites (Sites Inventory Methodology)
<p><b>(g)(1)</b> the city’s or county’s past experience with converting existing uses to higher density residential development,</p>	Ch. 6: Adequate Sites (Sites Inventory Methodology)
<p><b>(g)(1)</b> the current market demand for the existing use,</p>	Ch. 6: Adequate Sites (Sites Inventory Methodology)
<p><b>(g)(1)</b> an analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development,</p>	Ch. 6: Adequate Sites (Sites Inventory Methodology)
<p><b>(g)(1)</b> development trends,</p>	Ch. 6: Adequate Sites (Sites Inventory Methodology)
<p><b>(g)(1)</b> market conditions,</p>	Ch. 6: Adequate Sites (Sites Inventory Methodology)
<p><b>(g)(1)</b> and regulatory or other incentives or standards to encourage additional residential development on these sites.</p>	Ch. 6: Adequate Sites (Sites Inventory Methodology)

**(g)(2)** In addition to the analysis required in paragraph (1), when a city or county is relying on nonvacant sites described in paragraph (3) of subdivision (b) to accommodate 50 percent or more of its housing need for lower income households, the methodology used to determine additional development potential shall demonstrate that the existing use identified pursuant to paragraph (3) of subdivision (b) does not constitute an impediment to additional residential development during the period covered by the housing element. An existing use shall be presumed to impede additional residential development, absent findings based on substantial evidence that the use is likely to be discontinued during the planning period.

N/A

Government Code Provision	Housing Element Compliance
<p><b>(g)(3)</b> Notwithstanding any other law, and in addition to the requirements in paragraphs (1) and (2), sites that currently have residential uses, or within the past five years have had residential uses that have been vacated or demolished, that are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low income, subject to any other form of rent or price control through a public entity’s valid exercise of its police power, or occupied by low or very low income households, shall be subject to a policy requiring the replacement of all those units affordable to the same or lower income level as a condition of any development on the site. Replacement requirements shall be consistent with those set forth in paragraph (3) of subdivision (c) of Section 65915.</p>	<p>Ch. 6: Adequate Sites (Sites Inventory Methodology)</p>
<p><b>(h)</b> The program required by subparagraph (A) of paragraph (1) of subdivision (c) of Section 65583 shall accommodate 100 percent of the need for housing for very low and low-income households allocated pursuant to Section 65584 for which site capacity has not been identified in the inventory of sites pursuant to paragraph (3) of subdivision (a) on sites that shall be zoned to permit owner-occupied and rental multifamily residential use by right for developments in which at least 20 percent of the units are affordable to lower income households during the planning period.</p>	<p>Ch. 6: Adequate Sites (Sites Inventory Methodology)</p>
<p><b>(h)</b> These sites shall be zoned with minimum density and development standards that permit at least</p>	<p>Ch. 6: Adequate Sites (Sites Inventory Methodology)</p>
<p><b>(h)</b> 16 units per site at a density of at least 16 units per acre in jurisdictions described in clause (i) of subparagraph (B) of paragraph (3) of subdivision (c),</p>	<p>Ch. 6: Adequate Sites (Sites Inventory Methodology)</p>
<p><b>(h)</b> shall be at least 20 units per acre in jurisdictions described in clauses (iii) and (iv) of subparagraph (B) of paragraph (3) of subdivision (c)</p>	<p>Ch. 6: Adequate Sites (Sites Inventory Methodology)</p>
<p><b>(h)</b> and shall meet the standards set forth in subparagraph (B) of paragraph (5) of subdivision (b).</p>	<p>Ch. 6: Adequate Sites (Sites Inventory Methodology)</p>
<p><b>(h)</b> At least 50 percent of the very low and low-income housing need shall be accommodated on sites designated for residential use and for which nonresidential uses or mixed uses are not permitted, except that a city or county may accommodate all of the very low and low-income housing need on sites designated for mixed uses if those sites allow 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project.</p>	<p>Ch. 6: Adequate Sites (Sites Inventory Methodology)</p>

**(i)** For purposes of this section and Section 65583, the phrase “use by right” shall mean that the local government’s review of the owner-occupied or multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. Any subdivision of the sites shall be subject to all laws, including, but not limited to, the local government ordinance implementing the Subdivision Map Act.

Ch. 6: Adequate Sites  
(Sites Inventory  
Methodology)

Government Code Provision	Housing Element Compliance
<p><b>(i)</b> A local ordinance may provide that “use by right” does not exempt the use from design review. However, that design review shall not constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.</p>	Noted
<p><b>(i)</b> Use by right for all rental multifamily residential housing shall be provided in accordance with subdivision (f) of Section 65589.5.</p>	Noted
<p><b>(j)</b> Notwithstanding any other provision of this section, within one-half mile of a Sonoma-Marín Area Rail Transit station, housing density requirements in place on June 30, 2014, shall apply.</p>	N/A

### Section 65583.3

Government Code Provision	Housing Element Compliance
<p><b>(a)</b> For a housing element or amendment adopted on or after January 1, 2021, the planning agency shall submit to the department an electronic copy of its inventory of land suitable for residential development developed pursuant to paragraph (3) of subdivision (a) of Section 65583 and subdivision (b) of this section with the copy of its housing element or amendment submitted pursuant to subdivision (g) of Section 65585. The local government shall ensure, to the best of its knowledge, that the inventory of land submitted to the department is true and correct.</p> <p><b>(b)</b> Notwithstanding subdivision (a) of Section 65301, each local government shall prepare the inventory required under paragraph (3) of subdivision (a) of Section 65583 using standards, forms, and definitions adopted by the department.</p>	Ch. 6: Adequate Sites

**EXHIBIT C**

**TABLE OF REVISIONS IN RESPONSE TO HCD COMMENT LETTER DATED SEPTEMBER  
29, 2022 (ATTACHED)**

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



September 29, 2022

Forrest Ebbs, Director  
Community Development Department  
City of Antioch  
200 H Street  
Antioch, CA 94531

Dear Forrest Ebbs:

**RE: City of Antioch's 6<sup>th</sup> Cycle (2023-2031) Draft Housing Element**

Thank you for submitting the City of Antioch's (City) draft housing element update received for review on July 1, 2022. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by conversations on August 15, 2022 and September 8 and 20, 2022. In addition, HCD considered comments from TransForm pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of the statutory deadline (January 31, 2023), then any rezoning to accommodate the regional housing needs allocation (RHNA), including for lower-income households, shall be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law,

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and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

We are committed to assist the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Alex Contreras, of our staff, at [Alex.Contreras@hcd.ca.gov](mailto:Alex.Contreras@hcd.ca.gov).

Sincerely,



Paul McDougall  
Senior Program Manager

Enclosure

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## APPENDIX CITY OF ANTIOCH

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <https://www.hcd.ca.gov/hcd-memos>. Among other resources, the housing element section contains HCD's latest technical assistance tool, Building Blocks for Effective Housing Elements (Building Blocks), available at <https://www.hcd.ca.gov/building-blocks> and includes the Government Code addressing State Housing Element Law and other resources.

### **A. Housing Needs Resources and Constraints**

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

Fair Housing Enforcement and Capacity: The housing element must include a summary of fair housing enforcement and outreach capacity. The analysis must address how the City complies with state and federal fair housing laws, including regulations, lawsuits, and related enforcement actions.

Disproportionate Housing Needs, Including Displacement Risk: While the element includes discussion on disproportionate housing needs, this discussion should also address the patterns within the City and evaluate any similarities with other components of the assessment of fair housing (e.g., segregation and integration, disparities in access to opportunity).

Affirmatively Furthering Fair Housing (AFFH) and Sites Inventory: While the element includes an analysis of identified sites to accommodate the regional housing need allocation (RHNA) to affirmatively furthering fair housing for the lower-income RHNA, it should also conduct this analysis with consideration for the moderate and above moderate RHNA.

Local Data and Knowledge: The element must include local data, knowledge, and other relevant factors to discuss and analyze any unique attributes about the City related to fair housing issues. The element should complement federal, state, and regional data with local data and knowledge where appropriate to capture emerging trends and issues, including utilizing knowledge from local and regional advocates and service providers, City staff and related local and county planning documents.

Other Relevant Factors: The element must include other relevant factors that contribute to fair housing issues in the City. For instance, the element can analyze historical land use, zoning and barriers to housing choices, investment practices, seeking investment or lack

of seeking investment to promote affordability and inclusion, information about redlining/greenlining, restrictive covenants and other discriminatory practices, land use related lawsuits, local initiatives, demographic trends or other information that complements the state and federal data.

Contributing Factors to Fair Housing Issues: Based on the outcomes of a complete analysis, the element should re-assess contributing factors and particularly prioritize those factors then formulate appropriate policies and programs.

Goals and Actions: The element must be revised to add or modify goals and actions based on the outcomes of analysis described above. Goals and actions must specifically respond to the analysis and identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have specific commitment, discrete timing or milestones, geographic targeting and metrics or numerical targets. As appropriate, actions must address housing mobility, new housing choices and affordability in higher resource or higher income areas, place-based strategies for community preservation and revitalization and displacement protection.

2. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)*

*Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)*

Extremely Low-Income (ELI) Households: The element does include some data on the number of existing and projected ELI households, but it must also include analysis of their housing needs. The analysis should evaluate tenure, overpayment, resources, and strategies available and the gap and magnitude of housing needs to better formulate policies and programs.

Overpayment: The element must quantify and analyze the number of lower-income households overpaying by tenure (i.e., renter and owner).

Housing Conditions: While the element estimates the number of units in need of rehabilitation, it should supplement this estimate with the number of units in need of replacement.

Housing Costs: While the element includes estimated rents for residents, it utilizes American Community Survey (ACS) data. The element should supplement census data with other sources (e.g., local knowledge).

3. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an*

*analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

Realistic Capacity: Where zoning allows 100 percent nonresidential uses, the calculation of residential capacity should account for the likelihood of 100 percent nonresidential development. For example, the element could analyze all development activity in nonresidential zones allowing 100 percent nonresidential uses, how often residential development occurs and adjust residential capacity calculations, policies, and programs accordingly. This analysis may incorporate any proposed policies such as residential performance standards, prohibition of commercial uses and should clarify that all zones allow residential uses, particularly 100 percent residential uses.

Suitability of Nonvacant Sites: The element must include an analysis demonstrating the potential for additional development on nonvacant sites. While the element maps various areas with a description, in some cases, as noted in our conversation, the element should include additional discussion regarding the extent existing uses impede additional development such as market demand for the existing use and existing leases, contracts or other conditions that would perpetuate the existing use or prevent additional residential development. For example, Sites 1-82 are currently residential lots occupied primarily by single -family residences and Sites 120, 138, 154, 155, 164 and 166 are places of worship. The element should include a discussion of why the uses will likely discontinue or be redeveloped in the planning period. The element could also consider additional indicators of the potential for redevelopment such as age and condition of the existing structure, expressed developer or property owner interest, existing versus allowable floor area, and other factors.

Finally, the element identifies sites with existing residential uses. Absent a replacement housing policy, these sites are not adequate sites to accommodate lower-income households. The replacement housing policy should have at least the same requirements as set forth in Government Code section 65915, subdivision (c), paragraph (3).

AB 725: For jurisdictions that are considered Metropolitan, the element must identify at least 25 percent of the remaining moderate and above moderate RHNA on sites that allow at least four units of housing (e.g., four plex or greater) (Gov. Code, § 65583.2, subd. (c)(4)).

Infrastructure: While the element includes a general discussion on water and sewer capacity, it must demonstrate sufficient existing or planned water and sewer capacity to accommodate the City's regional housing need for the planning period.

Environmental Constraints: While the element generally describes environmental conditions, it should also describe any other known conditions (e.g., shape, easements, contamination) that could impact housing development on identified sites in the planning period.

Electronic Sites Inventory: Pursuant to Government Code section 65583.3, subdivision (b), upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov). HCD has not received a copy of the electronic inventory. Please note, the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element> for a copy of the form and instructions. The City can reach out to HCD at [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov) for technical assistance.

Zoning for a Variety of Housing Types (Emergency Shelters): The element mentions emergency shelters are permitted in an overlay district. However, the element should also clarify shelters are permitted without discretionary action and discuss available acreage, including typical parcel sizes and the presence of reuse opportunities, proximity to transportation and services and any conditions inappropriate for human habitability. The analysis should also list and evaluate development standards. Finally, parking requirements appear inconsistent with statutory requirements that limit parking to staff and as a result, the element should add or modify programs to revise parking requirements.

4. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)*

*An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including... requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2... (Gov. Code, § 65583, subd. (a)(6).)*

Land Use Controls: The element must identify and analyze all relevant land use controls impacts as potential constraints on a variety of housing types. The analysis should analyze land use controls independently and cumulatively with other land use controls. The analysis should specifically address requirements related to parking, heights, lot coverage and allowable density ranges. The analysis should address any impacts on cost, supply, housing choice, affordability, timing, approval certainty and ability to achieve maximum densities.

Zoning Fees and Transparency: The element must clarify its compliance with new transparency requirements for posting all zoning and development standards, and inclusionary requirements for each parcel on the jurisdiction's website pursuant to Government Code section 65940.1(a)(1).

Building Codes: The element should identify and evaluate any local amendments to the building code for impacts on housing costs.

Fees and Exaction: The element provides a cumulative analysis of fees on various housing types but should also list all the various planning and impact fees, including regional transportation impact fees, to better evaluate the impacts on housing development costs.

Local Processing and Permit Procedures: While the element mentions uses are by-right, it should also describe the procedures for a typical single family and multifamily development complying with zoning. The analysis should address the approval body, the number of public hearing if any, approval findings and any other relevant information. The analysis should evaluate approval findings for impacts on approval certainty.

In addition, the element (p. 4-4) notes multifamily development are subject to a conditional use permit (CUP) in multifamily zones. Requiring a CUP or exception process for a use in its intended zone is a constraint. The element should include a program with specific commitment and discrete timing early in the planning period to remove or modify the requirement. This is particularly important since the past element had a program to address this requirement as a constraint.

Constraints on Housing for Persons with Disabilities: The element should analyze potential constraints on housing for persons with disabilities, as follows:

- *Reasonable Accommodation*: The element references the zoning code includes a reasonable accommodation procedure, it should include a description of the process and decision-making criteria such as approval findings and analysis of any potential constraints on housing for persons with disabilities and modify programs as appropriate.
- *Group Homes for Seven or More Persons*: The element indicates group homes for seven or more persons are allowed in a limited number of residential zones and subject to a CUP. The element should analyze the exclusion of these uses in all residential zones and the CUP requirement and add or modify programs to address the constraint.

Requests for Lesser Densities: The element must be revised to analyze requests to develop housing at densities below those anticipated in the sites inventory, including hinderance on the construction of a locality's share of the regional housing need.

5. *An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. (Gov. Code, § 65583, subd. (a)(9).)*

The analysis of at-risk unit must estimate the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments. This

cost analysis for replacement housing may be done aggregately and does not have to contain a project-by-project cost estimate.

## **B. Housing Programs**

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element. (Gov. Code, § 65583, subd. (c).)*

To have a beneficial impact in the planning period and address the goals of the housing element, programs must be revised with discrete timelines (e.g., at least annually or month and year) or timeframes earlier in the planning period. Examples include Programs 1.1.2 (Housing Rehabilitation), 1.1.3 (Community Education), 1.1.5 (Safe Housing Outreach), 2.1.3 (Meet with Potential Developers), 2.1.5 (Affordable Housing Program Inventory), 2.1.7 (Support Non-profit Housing), 2.1.9 (Unhoused Populations), 3.1.1 (Housing for Special Needs, 3.1.4 (Unhoused Population Coordination), 3.1.7 (Farmworker Housing), 3.1.9 (Housing and Services for those with Disabilities), 4.1.3 (Density Bonus Ordinance), 4.1.6 (Parking Requirements), 4.1.8 (Regional Fees) and 5.1.4 (Prioritize Hard to Serve Residents).

Additionally, programs should include specific commitment and actions toward beneficial impacts or housing outcomes. Program language such as “discuss”, “review”, “develop” and “explore” should be complemented or replaced with commitment such as adopt, pursue, apply or identify. Examples of programs that should be revised include Programs 2.1.9 (Unhoused Populations), 2.1.11 (Missing Middle Housing), 3.1.1 (Housing for Special Needs) and 3.1.7 (Farmworker Housing).

2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city’s or county’s share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)*

As noted in Finding B3, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

- *Concurrent Rezoning*: HCD understands the City will be completing rezoning prior to the start of the planning period (January 31, 2023) to accommodate the RHNA, including for lower-income households. Please be aware, if rezoning is not completed by January 31, 2023, the element must include a program(s) to rezone sites with appropriate zoning and development standards pursuant to Government Code sections 65583, subdivision (c)(1), and 65583.2, subdivisions (h) and (i).
  - *Program 3.1.5 (Supportive and Transitional Housing)*: The Program currently conflates general requirements related to transitional and supportive housing and by-right permanent supportive housing (AB 2162). The program should make a clear and specific commitment to comply with both requirements.
  - *Replacement Housing Requirements*: The housing element must include a program to provide replacement housing. (Gov. Code, § 65583.2, subd. (g)(3).) The replacement housing program must adhere to the same requirements as set forth in Government Code section 65915, subdivision (c), paragraph (3).
  - *Large and Small Sites*: The element should include programs to encourage and facilitate development of housing for lower-income households on large and small sites. Examples of actions include amending zoning, establishing incentives and coordinating with property owners and developers.
3. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

As noted in Finding B4, the element requires a complete analysis of potential governmental and non-governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

4. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics... (Gov. Code, § 65583, subd. (c)(5).)*

As noted in Finding B1, the element must include a complete analysis of AFFH. The element must be revised to add goals and actions based on the outcomes of a complete analysis.

5. *The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (9) of subdivision (a)... (Gov. Code, § 65583, subd. (c)(6).)*

Program 1.1.1 (Preserve At-risk Projects) should commit to comply with noticing requirements and coordinate with qualified entities.

6. *Develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent... (Gov. Code, § 65583, subd. (c)(7).)*

Program 2.1.8 (Promote Accessory Dwelling Units (ADU)) should commit to amend the ADU ordinance as necessary to comply with state law and monitor permitted ADUs and affordability every other year and take appropriate action such as adjusting assumptions or rezoning within a specified time (e.g., 6 months) if assumptions are not realized.

### **C. Quantified Objectives**

*Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame. (Gov. Code, § 65583, subd. (b)(1 & 2).)*

While the element includes quantified objectives for new construction, rehabilitation, and conservation by income group; it could consider quantified objectives for conservation (beyond at-risk preservation). For your information, the quantified objectives do not represent a ceiling, but rather set a target goal for the City to achieve, based on needs, resources, and constraints.



**EXHIBIT D**

**Table Revisions in Response to HCD Comment Letter**

**TABLE: HOUSING ELEMENT REVISIONS IN RESPONSE TO HCD COMMENT LETTER DATED 09/29/22 (ATTACHED)**

Comment Number	Comment from Letter Dated 09-29-22	Response Notes
<b>A. Housing Needs Resources and Constraints</b>		
<i>1. Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)</i>		
a	<u>Fair Housing Enforcement and Capacity</u> : The housing element must include a summary of fair housing enforcement and outreach capacity. The analysis must address how the City complies with state and federal fair housing laws, including regulations, lawsuits, and related enforcement actions.	See <i>Appendix B</i> , pages B-9, B-15: B-16 are revised to describe compliance more specifically with fair housing laws, the city's enforcement and outreach capacity, and an evaluation of fair housing complaints and cases, including a summary of findings.
b	<u>Disproportionate Housing Needs, Including Displacement Risk</u> : While the element includes discussion on disproportionate housing needs, this discussion should also address the patterns within the city and evaluate any similarities with other components of the assessment of fair housing (e.g., segregation and integration, disparities in access to opportunity).	See <i>Appendix B</i> , pages B-19, B-20, B-62, B-67, B-86, B-105 See <i>Chapter 2 Housing Needs</i> 2-8:2-10, 2-2:2-21 See <i>Chapter 3 AFFH</i> 3-3:3-4. 3-7:3-21
c	<u>Affirmatively Furthering Fair Housing (AFFH) and Sites Inventory</u> : While the element includes an analysis of identified sites to accommodate the regional housing need allocation (RHNA) to affirmatively furthering fair housing for the lower-income RHNA, it should also conduct this analysis with consideration for the moderate and above moderate RHNA.	See Chapter 3, <i>Summary of Affirmatively Furthering Fair Housing</i> , Page 3-11:3-16 and <i>Appendix B</i> , B-106 through B-111 are revised to include an evaluation of moderate and above moderate income unit distribution.
d	<u>Local Data and Knowledge</u> : The element must include local data, knowledge, and other relevant factors to discuss and analyze any unique attributes about the City related to fair housing issues. The element should complement federal, state, and regional data with local data and knowledge where appropriate to capture emerging trends and issues, including utilizing knowledge from local and regional advocates and service providers, City staff and related local and county planning documents.	Addressed in above edits.
e	Other Relevant Factors: The element must include other relevant factors that contribute to fair housing issues in the City. For instance, the element can analyze historical land use, zoning and barriers to housing choices, investment practices, seeking investment or lack of seeking investment to promote affordability and inclusion, information about redlining/greenlining, restrictive covenants and other discriminatory practices, land use related lawsuits, local initiatives, demographic trends or other information that complements the state and federal data.	To be addressed following local adoption.
f	Contributing Factors to Fair Housing Issues: Based on the outcomes of a complete analysis, the element should re-assess contributing factors and particularly prioritize those factors then formulate appropriate policies and programs.	See <i>Chapter 3 AFFH</i> 3-13:3-14, 3-22:3-28
g	<u>Goals and Actions</u> : The element must be revised to add or modify goals and actions based on the outcomes of analysis described above. Goals and actions must specifically respond to the analysis and identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have specific commitment, discrete timing or milestones, geographic targeting and metrics or numerical targets. As appropriate, actions must address housing mobility, new housing choices and affordability in higher resource or higher income areas, place-based strategies for community preservation and revitalization and displacement protection.	See <i>Chapter 2 Housing Needs</i> and <i>Chapter 3 AFFH</i> Tied together as described above. See Programs Revised in <i>Chapter 7</i> - 1.1.7. Code Enforcement (pg. 7-5) - 1.1.8. Safe Housing Outreach (pg. 7-6) - 2.1.7 Support Non-profit Housing Sponsors - 5.1.1. Fair Housing Services (pg. 7-31) - 2.1.9 Housing for Unhoused Persons - 3.1.1. Housing for Special Needs Groups - 3.1.4 Cord. W. Agencies Serving Unhoused - 3.1.8. Housing for Persons with Disabilities
<i>2. Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)</i>		
<i>Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)</i>		

**TABLE: HOUSING ELEMENT REVISIONS IN RESPONSE TO HCD COMMENT LETTER DATED 09/29/22 (ATTACHED)**

Comment Number	Comment from Letter Dated 09-29-22	Response Notes
a	<u>Extremely Low-Income (ELI) Households</u> : The element does include some data on the number of existing and projected ELI households, but it must also include analysis of their housing needs. The analysis should evaluate tenure, overpayment, resources, and strategies available and the gap and magnitude of housing needs to better formulate policies and programs.	See Chapter 2 <i>Housing Needs</i> , Revised Pages 2-9:2-12, and 2-18:2-21 which includes discussion of ELI households and renters' disproportionate experiencing of cost burden.  Revisions to Ch. 7 Programs <ul style="list-style-type: none"> <li>- 2.1.7 Support Non-profit Housing Sponsors</li> <li>- 2.1.9 Housing for Unhoused Persons</li> <li>- 3.1.1. Housing for Special Needs Groups</li> <li>- 3.1.4 Cord. W. Agencies Serving Unhoused</li> <li>- 3.1.8. Housing for Persons with Disabilities</li> </ul>
b	<u>Overpayment</u> : The element must quantify and analyze the number of lower-income households overpaying by tenure (i.e., renter and owner).	See Chapter 2 <i>Housing Needs</i> , Revised Pages 2-9:2-12, and 2-18:2-21 which
c	<u>Housing Conditions</u> : While the element estimates the number of units in need of rehabilitation, it should supplement this estimate with the number of units in need of replacement.	See Chapter 2 <i>Housing Needs</i> , Revised Pages 2-14  Programs revised in Ch. 7 1.1.7. Code Enforcement (pg. 7-5) 1.1.8. Safe Housing Outreach (pg. 7-6)
d	<u>Housing Costs</u> : While the element includes estimated rents for residents, it utilizes American Community Survey (ACS) data. The element should supplement census data with other sources (e.g., local knowledge).	See Chapter 2 <i>Housing Needs</i> , Revised page 2-9:2-10 which includes 2022 Market rents sourced from Zillow Rental Manager.
<i>3. An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)</i>		
a	<u>Realistic Capacity</u> : Where zoning allows 100 percent nonresidential uses, the calculation of residential capacity should account for the likelihood of 100 percent nonresidential development. For example, the element could analyze all development activity in nonresidential zones allowing 100 percent nonresidential uses, how often residential development occurs and adjust residential capacity calculations, policies, and programs accordingly. This analysis may incorporate any proposed policies such as residential performance standards, prohibition of commercial uses and should clarify that all zones allow residential uses, particularly 100 percent residential uses.	Chapter 6 <i>Sites</i> , revised pages 6-14:6-15 through 6-20. These pages now include discussion of the rezoning of housing sites allowing for the development of 100% residential uses and no sites being rezoned to non-res. Or MU districts.
b	<u>Suitability of Nonvacant Sites</u> : The element must include an analysis demonstrating the potential for additional development on nonvacant sites. While the element maps various areas with a description, in some cases, as noted in our conversation, the element should include additional discussion regarding the extent existing uses impede additional development such as market demand for the existing use and existing leases, contracts or other conditions that would perpetuate the existing use or prevent additional residential development. For example, Sites 1-82 are currently residential lots occupied primarily by single-family residences and Sites 120, 138, 154, 155, 164 and 166 are places of worship. The element should include a discussion of why the uses will likely discontinue or be redeveloped in the planning period. The element could also consider additional indicators of the potential for redevelopment such as age and condition of the existing structure, expressed developer or property owner interest, existing versus allowable floor area, and other factors.	See <i>Chapter 6 Sites</i> , page 6-6:6-11 which discuss methodology.  See Page 6-25 includes a discussion on non-vacant housing sites and their selection for inclusion within the site inventory which considered their improvement land value (ILV) ratio.  See Page 6-58 has been revised to include additional discussion related to non-vacant sites that are also places of worship.
c	Finally, the element identifies sites with existing residential uses. Absent a replacement housing policy, these sites are not adequate sites to accommodate lower-income households. The replacement housing policy should have at least the same requirements as set forth in Government Code section 65915, subdivision (c), paragraph (3).	See Revised Page 6-11 clarifies no sites include deed restricted units or those affordable to lower income households.
d	<u>AB 725</u> : For jurisdictions that are considered Metropolitan, the element must identify at least 25 percent of the remaining moderate and above moderate RHNA on sites that allow at least four units of housing (e.g., four plex or greater) (Gov. Code, § 65583.2, subd. (c)(4)).	See <i>Chapter 6 Sites</i> , revised page 6-14 which includes evaluation of the city's proposed accommodation of moderate and above moderate income residential units.

**TABLE: HOUSING ELEMENT REVISIONS IN RESPONSE TO HCD COMMENT LETTER DATED 09/29/22 (ATTACHED)**

Comment Number	Comment from Letter Dated 09-29-22	Response Notes
e	<u>Infrastructure</u> : While the element includes a general discussion on water and sewer capacity, it must demonstrate sufficient existing or planned water and sewer capacity to accommodate the City’s regional housing need for the planning period.	See <i>Chapter 4, Constraints</i> and <i>Chapter 6, Sites</i> revised pages 4-22:4-23 and 6-23: 6-25 for greater discussion related to infrastructure constraints to housing site development.
f	<u>Environmental Constraints</u> : While the element generally describes environmental conditions, it should also describe any other known conditions (e.g., shape, easements, contamination) that could impact housing development on identified sites in the planning period.	See <i>Chapter 4, Constraints</i> revised pages 4-28, <i>Chapter 6 Sites</i> , revised page 6-24:6-25 which further discusses environmental conditions in the city which may serve as constraints to the future development of housing sites contained within the city’s site inventory.
g	<u>Electronic Sites Inventory</u> : Pursuant to Government Code section 65583.3, subdivision (b), upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov. HCD has not received a copy of the electronic inventory. Please note, the city must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD’s housing element webpage at <a href="https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element">https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element</a> for a copy of the form and instructions. The city can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.	An updated site inventory, including an electronic copy is attached to this resubmittal. See attached.
h	<u>Zoning for a Variety of Housing Types (Emergency Shelters)</u> : The element mentions emergency shelters are permitted in an overlay district. However, the element should also clarify shelters are permitted without discretionary action and discuss available acreage, including typical parcel sizes and the presence of reuse opportunities, proximity to transportation and services and any conditions inappropriate for human habitability. The analysis should also list and evaluate development standards. Finally, parking requirements appear inconsistent with statutory requirements that limit parking to staff and as a result, the element should add or modify programs to revise parking requirements.	See <i>Chapter 5 Resources</i> revised pg. 5-13: 5-14 which discusses sites and proximity to services, and standards.  See <i>Chapter 3 Housing Needs and Program 3.1.5.</i> revised on Chapter 7, revised page 7-22 to remove per-bed parking requirements for emergency shelters.
<p><i>4. An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)</i></p> <p><i>An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including... requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2... (Gov. Code, § 65583, subd. (a)(6).)</i></p>		
a	<u>Land Use Controls</u> : The element must identify and analyze all relevant land use controls impacts as potential constraints on a variety of housing types. The analysis should analyze land use controls independently and cumulatively with other land use controls. The analysis should specifically address requirements related to parking, heights, lot coverage and allowable density ranges. The analysis should address any impacts on cost, supply, housing choice, affordability, timing, approval certainty and ability to achieve maximum densities.	<p>In response to HCD comments received on the draft Housing Element, the city’s R-35 zoning district, which as stands allows residential development between 30 and 35 du/acre is proposed to be amended to allow development between 25 and 35 du/acre. This zoning text amendment will occur alongside adoption of the housing element, along with related housing site rezonings. Accordingly, the following pages have been revised to reflect this change to the R-35 zoning district: revised pages 4-3: 4-7, 6-7 &amp; 6-14.</p> <p>See revised Page 5-9 within Chapter 5, <i>Resources</i>, which provides further clarity regarding the city’s adopted zoning ordinance which references and implements State Density Bonus Law.</p> <p>See revised Page 4-9 re: Parking Requirements and Program 4.1.6. to include future evaluation and continue compliance w/ state laws.</p> <p>See <i>Chapter 4, Constraints</i> revised pages 4-14 and 4-15 which includes additional discussion regarding the city’s regulations related to multi-family zoning districts including maximum building heights.</p> <p>Clarified in above.</p>

**TABLE: HOUSING ELEMENT REVISIONS IN RESPONSE TO HCD COMMENT LETTER DATED 09/29/22 (ATTACHED)**

Comment Number	Comment from Letter Dated 09-29-22	Response Notes
b	<u>Zoning Fees and Transparency</u> : The element must clarify its compliance with new transparency requirements for posting all zoning and development standards, and inclusionary requirements for each parcel on the jurisdiction's website pursuant to Government Code section 65940.1(a)(1).	Reference Added. See <i>Chapter 4 Constraints</i> , revised page 4-15 which revises the previously provided development fees table to include the East Contra Costa County Regional Transportation Demand Impact Mitigation (RTDIM) Fee.  See <i>Chapter 4 Constraints</i> , revised page 4-4 which clarifies that the city's zoning regulations, development standards and fees are included on the city's website.
c	<u>Building Codes</u> : The element should identify and evaluate any local amendments to the building code for impacts on housing costs.	See <i>Chapter 4 Constraints</i> revised Page 4-12 which clarifies that the city has not adopted any local amendments to the California Building Code.
d	<u>Fees and Exaction</u> : The element provides a cumulative analysis of fees on various housing types but should also list all the various planning and impact fees, including regional transportation impact fees, to better evaluate the impacts on housing development costs.	See <i>Chapter 4 Constraints</i> , revised page 4-15 which revises the previously provided development fees table to include the East Contra Costa County Regional Transportation Demand Impact Mitigation (RTDIM) Fee.
e	<u>Local Processing and Permit Procedures</u> : While the element mentions uses are by-right, it should also describe the procedures for a typical single family and multifamily development complying with zoning. The analysis should address the approval body, the number of public hearing if any, approval findings and any other relevant information. The analysis should evaluate approval findings for impacts on approval certainty.	See <i>Chapter 4 Constraints</i> , revised Page 4-20:4-21 which provides clarification related to the city's local processing and permit procedures for residential uses including design review, and new Multi-family ODS.
f	In addition, the element (p. 4-4) notes multifamily development are subject to a conditional use permit (CUP) in multifamily zones. Requiring a CUP or exception process for a use in its intended zone is a constraint. The element should include a program with specific commitment and discrete timing early in the planning period to remove or modify the requirement. This is particularly important since the past element had a program to address this requirement as a constraint.	See <i>Chapter 4 Constraints</i> , revised Pg. 4-3: 4-5 which removes the use permit requirement for multi-family residential uses in multi-family districts, including design review, and new Multi-family ODS.
g	<u>Constraints on Housing for Persons with Disabilities</u> : The element should analyze potential constraints on housing for persons with disabilities, as follows: <ul style="list-style-type: none"> <li>▪ Reasonable Accommodation: The element references the zoning code includes a reasonable accommodation procedure, it should include a description of the process and decision-making criteria such as approval findings and analysis of any potential constraints on housing for persons with disabilities and modify programs as appropriate.</li> <li>▪ Group Homes for Seven or More Persons: The element indicates group homes for seven or more persons are allowed in a limited number of residential zones and subject to a CUP. The element should analyze the exclusion of these uses in all residential zones and the CUP requirement and add or modify programs to address the constraint.</li> </ul>	See <i>Chapter 4 Constraints</i> , revised Page 4-11 & 4-12 which provides additional clarity regarding the city's reasonable accommodation procedure including application contents, process timing, decision maker, required findings and any special requirements. <ul style="list-style-type: none"> <li>- Added to Revised 3.1.1. Housing for Special Needs Groups</li> <li>- 3.1.8. Housing for Persons with Disabilities</li> </ul>
h	<u>Requests for Lesser Densities</u> : The element must be revised to analyze requests to develop housing at densities below those anticipated in the sites inventory, including hinderance on the construction of a locality's share of the regional housing need.	To be addressed following local adoption.
<i>5. An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. (Gov. Code, § 65583, subd. (a)(9).)</i>		
a	The analysis of at-risk unit must estimate the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments. This cost analysis for replacement housing may be done aggregately and does not have to contain a project-by-project cost estimate.	See <i>Chapter 2, Housing Needs</i> revised 2-17 which includes estimate using loopnet sales listings for older smaller MF buildings.
<b>B. Housing Programs</b>		
<i>1. Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element. (Gov. Code, § 65583, subd. (c).)</i>		



**TABLE: HOUSING ELEMENT REVISIONS IN RESPONSE TO HCD COMMENT LETTER DATED 09/29/22 (ATTACHED)**

Comment Number	Comment from Letter Dated 09-29-22	Response Notes
a	To have a beneficial impact in the planning period and address the goals of the housing element, programs must be revised with discrete timelines (e.g., at least annually or month and year) or timeframes earlier in the planning period. Examples include Programs 1.1.2 (Housing Rehabilitation), 1.1.3 (Community Education), 1.1.5 (Safe Housing Outreach), 2.1.3 (Meet with Potential Developers), 2.1.5 (Affordable Housing Program Inventory), 2.1.7 (Support Non-profit Housing), 2.1.9 (Unhoused Populations), 3.1.1 (Housing for Special Needs), 3.1.4 (Unhoused Population Coordination), 3.1.7 (Farmworker Housing), 3.1.9 (Housing and Services for those with Disabilities), 4.1.3 (Density Bonus Ordinance), 4.1.6 (Parking Requirements), 4.1.8 (Regional Fees) and 5.1.4 (Prioritize Hard to Serve Residents).	Various revisions to <i>Chapter 7</i> to format programs in a way that offered specifics to HCD. We followed approach of City of Alameda (as directed by HCD) and “beefed up” many special needs related programs to include reference to our zoning amendments. <ul style="list-style-type: none"> <li>- 1.1.7. Code Enforcement (pg. 7-5)</li> <li>- 1.1.8. Safe Housing Outreach (pg. 7-6)</li> <li>- 2.1.7 Support Non-profit Housing Sponsors</li> <li>- 5.1.1. Fair Housing Services (pg. 7-31)</li> <li>- 2.1.9 Housing for Unhoused Persons</li> <li>- 3.1.1. Housing for Special Needs Groups</li> <li>- 3.1.4 Cord. W. Agencies Serving Unhoused</li> <li>- 3.1.8. Housing for Persons with Disabilities</li> </ul>
b	Additionally, programs should include specific commitment and actions toward beneficial impacts or housing outcomes. Program language such as “discuss”, “review”, “develop” and “explore” should be complemented or replaced with commitment such as adopt, pursue, apply or identify. Examples of programs that should be revised include Programs 2.1.9 (Unhoused Populations), 2.1.11 (Missing Middle Housing), 3.1.1 (Housing for Special Needs) and 3.1.7 (Farmworker Housing).	Various revisions to <i>Chapter 7</i> to format programs
<p><i>2. Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city’s or county’s share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)</i></p>		
a	As noted in Finding B3, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the city may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:	See below.
b	<ul style="list-style-type: none"> <li>▪ <i>Concurrent Rezoning</i>: HCD understands the city will be completing rezoning prior to the start of the planning period (January 31, 2023) to accommodate the RHNA, including for lower-income households. Please be aware, if rezoning is not completed by January 31, 2023, the element must include a program(s) to rezone sites with appropriate zoning and development standards pursuant to Government Code sections 65583, subdivision (c)(1), and 65583.2, subdivisions (h) and (i).</li> </ul>	See <i>Chapter 6 Sites</i> , revised Page 6-14: 6-15 which clarifies that proposed housing site rezonings and associated general plan amendments will be adopted alongside the 6 <sup>th</sup> cycle housing element update prior to the beginning of the planning period.
c	<ul style="list-style-type: none"> <li>▪ <i>Program 3.1.5 (Supportive and Transitional Housing)</i>: The Program currently conflates general requirements related to transitional and supportive housing and by-right permanent supportive housing (AB 2162). The program should make a clear and specific commitment to comply with both requirements.</li> </ul>	See Revisions to <i>Chapter 7</i> .
d	<ul style="list-style-type: none"> <li>▪ <i>Program 3.1.5 (Supportive and Transitional Housing)</i>: The Program currently conflates general requirements related to transitional and supportive housing and by-right permanent supportive housing (AB 2162). The program should make a clear and specific commitment to comply with both requirements.</li> </ul>	See Revisions to <i>Chapter 7</i> .
e	<ul style="list-style-type: none"> <li>▪ <i>Large and Small Sites</i>: The element should include programs to encourage and facilitate development of housing for lower-income households on large and small sites. Examples of actions include amending zoning, establishing incentives and coordinating with property owners and developers.</li> </ul>	<p>See <i>Chapter 6, Sites</i>, revised page 6-10 includes discussion of housing site sizes.</p> <p>Additionally See Revisions to <i>Chapter 7</i> related to program commitments to increasing housing opportunities for lower incomes including:</p> <ul style="list-style-type: none"> <li>• Program 4.1.13. Objective Design Standards</li> <li>• Programs 4.1.14 Housing Site Inventory General Plan Amendments and Rezonings.</li> <li>• Program 2.1.7 Support Non-Profit Housing Sponsors</li> <li>• Program 2.1.6 Housing for ELI Households</li> <li>• Program 2.1.10 Inclusionary Housing</li> </ul>

**TABLE: HOUSING ELEMENT REVISIONS IN RESPONSE TO HCD COMMENT LETTER DATED 09/29/22 (ATTACHED)**

Comment Number	Comment from Letter Dated 09-29-22	Response Notes
	<p><i>3. Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)</i></p>	
a	<p>As noted in Finding B4, the element requires a complete analysis of potential governmental and non-governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.</p>	Resolved as described above.
	<p><i>4. Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics... (Gov. Code, § 65583, subd. (c)(5).)</i></p>	
a	<p>As noted in Finding B1, the element must include a complete analysis of AFFH. The element must be revised to add goals and actions based on the outcomes of a complete analysis.</p>	Resolved as described above.
	<p><i>5. The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (9) of subdivision (a)... (Gov. Code, § 65583, subd. (c)(6).)</i></p>	
a	<p>Program 1.1.1 (Preserve At-risk Projects) should commit to comply with noticing requirements and coordinate with qualified entities.</p>	See Revisions to <i>Chapter 7</i> .
	<p><i>6. Develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent... (Gov. Code, § 65583, subd. (c)(7).)</i></p>	
a	<p>Program 2.1.8 (Promote Accessory Dwelling Units (ADU)) should commit to amend the ADU ordinance as necessary to comply with state law and monitor permitted ADUs and affordability every other year and take appropriate action such as adjusting assumptions or rezoning within a specified time (e.g., 6 months) if assumptions are not realized.</p>	See Revisions to <i>Chapter 7</i> .
<p><b>C. Quantified Objectives</b></p>		
	<p><i>Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame. (Gov. Code, § 65583, subd. (b)(1 &amp; 2).)</i></p>	
a	<p>While the element includes quantified objectives for new construction, rehabilitation, and conservation by income group; it could consider quantified objectives for conservation (beyond at-risk preservation). For your information, the quantified objectives do not represent a ceiling, but rather set a target goal for the city to achieve, based on needs, resources, and constraints.</p>	See Revisions to <i>Chapter 7</i> .

**EXHIBIT E**  
**Response to HCD Findings**



## EXHIBIT E – RESPONSE TO HCD FINDINGS

Pursuant to Government Code section 65585, subdivision (b), HCD reviewed the draft Housing Element and reported the results of its review.

The following changes were requested by HCD.

### A. Housing Needs, Resources, and Constraints

- 1.a. HCD Finding: Fair Housing Enforcement and Capacity: The housing element must include a summary of fair housing enforcement and outreach capacity. The analysis must address how the City complies with state and federal fair housing laws, including regulations, lawsuits, and related enforcement actions.

City response: *Appendix B*, pages B-9, B-15, B-16 are revised to describe compliance more specifically with fair housing laws, the City's enforcement and outreach capacity, and an evaluation of fair housing complaints and cases, including a summary of findings.

- 1.b. HCD Finding: Disproportionate Housing Needs, Including Displacement Risk: While the element includes discussion on disproportionate housing needs, this discussion should also address the patterns within the city and evaluate any similarities with other components of the assessment of fair housing (e.g., segregation and integration, disparities in access to opportunity).

City response: See revised *Appendix B*, pages B-19, B-20, B-62, B-67, B-86, B-105; *Chapter 2, Housing Needs*, pages 2-8:2-10, 2-2:2-21; and see *Chapter 3, AFFH*, pages 3-3:3-4, 3-7:3-21 which were revised to include additional discussion regarding the disproportionate risk of displacement and cost burden experienced by renters, and patterns within the city's Environmental Justice neighborhoods.

- 1.c. HCD Finding: Affirmatively Furthering Fair Housing (AFFH) and Sites Inventory: While the element includes an analysis of identified sites to accommodate the regional housing need allocation (RHNA) to affirmatively furthering fair housing for the lower-income RHNA, it should also conduct this analysis with consideration for the moderate and above moderate RHNA.

City response: *Chapter 3, Summary of Affirmatively Furthering Fair Housing*, pages 3-11:3-16 and *Appendix B*, pages B-106:B-111 are revised to include an evaluation of moderate- and above moderate-income unit distribution.

- 1.d. HCD Finding: Local Data and Knowledge: The element must include local data, knowledge, and other relevant factors to discuss and analyze any unique attributes about the City related to fair housing issues. The element should complement federal, state, and regional data with local data and knowledge where appropriate to capture emerging trends and issues, including utilizing knowledge from local and regional advocates and service providers, City staff and related local and county planning documents.

City response: Addressed in above edits.

- 1.e. HCD Finding: Other Relevant Factors: The element must include other relevant factors that contribute to fair housing issues in the City. For instance, the element can analyze historical land use, zoning and barriers to housing choices, investment practices, seeking investment or lack of seeking investment to promote affordability and inclusion, information about redlining/greenlining, restrictive covenants and other discriminatory practices, land use related lawsuits, local initiatives, demographic trends or other information that complements the state and federal data.

City response: To be addressed following local adoption.

- 1.f. HCD Finding: Contributing Factors to Fair Housing Issues: Based on the outcomes of a complete analysis, the element should re-assess contributing factors and particularly prioritize those factors then formulate appropriate policies and programs.

City response: *Chapter 3, AFFH*, pages 3-13:3-14, 3-22:3-28 are revised to prioritize contributing factors to fair housing issues.

- 1.g. HCD Finding: Goals and Actions: The element must be revised to add or modify goals and actions based on the outcomes of analysis described above. Goals and actions must specifically respond to the analysis and identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have specific commitment, discrete timing or milestones, geographic targeting and metrics or numerical targets. As appropriate, actions must address housing mobility, new housing choices and affordability in higher resource or higher income areas, place-based strategies for community preservation and revitalization and displacement protection.

City response: See revised *Chapter 2, Housing Needs* and *Chapter 3, AFFH* which were revised to both address the disproportionate housing needs (displacement and cost burden) experienced by lower income households and renters in the city.

See also, *Chapter 7, Goals, Policies and Programs*, which was revised to include additional information regarding programs intended to address fair housing issues such as disproportionate housing needs, in the city:

- 1.1.7. Code Enforcement
- 1.1.8. Safe Housing Outreach
- 2.1.7 Support Non-profit Housing Sponsors
- 2.1.9 Housing for Unhoused Persons
- 3.1.1. Housing for Special Needs Groups
- 3.1.4 Cord. W. Agencies Serving Unhoused
- 3.1.8. Housing for Persons with Disabilities
- 5.1.1. Fair Housing Services

- 2.a. HCD Finding: Extremely Low-Income (ELI) Households: The element does include some data on the number of existing and projected ELI households, but it must also include analysis of their housing needs. The analysis should evaluate tenure,

overpayment, resources, and strategies available and the gap and magnitude of housing needs to better formulate policies and programs.

City response: See *Chapter 2, Housing Needs*, revised pages 2-9:2-12, and 2-18:2-21 which includes discussion of ELI households and renters' disproportionate experiencing of cost burden.

See revisions to *Chapter 7, Programs*:

- 2.1.7 Support Non-profit Housing Sponsors
- 2.1.9 Housing for Unhoused Persons
- 3.1.1. Housing for Special Needs Groups
- 3.1.4 Cord. W. Agencies Serving Unhoused
- 3.1.8. Housing for Persons with Disabilities

2.b. HCD Finding: Overpayment: The element must quantify and analyze the number of lower-income households overpaying by tenure (i.e., renter and owner).

City response: See *Chapter 2, Housing Needs*, revised pages 2-9:2-12, and 2-18:2-21 which includes discussion of cost burden by tenure.

2.c. HCD Finding: Housing Conditions: While the element estimates the number of units in need of rehabilitation, it should supplement this estimate with the number of units in need of replacement.

City response: *Chapter 2, Housing Needs*, revised page 2-14 discusses approximate percentage of housing units needing to be replaced in the city.

See programs revised in *Chapter 7, Programs*:

- 1.1.7. Code Enforcement (pg. 7-5)
- 1.1.8. Safe Housing Outreach (pg. 7-6)

2.d. HCD Finding: Housing Costs: While the element includes estimated rents for residents, it utilizes American Community Survey (ACS) data. The element should supplement census data with other sources (e.g., local knowledge).

City response: *Chapter 2, Housing Needs*, revised pages 2-9:2-10 include 2022 Market rents sourced from Zillow Rental Manager.

3.a. HCD Finding: Realistic Capacity: Where zoning allows 100 percent nonresidential uses, the calculation of residential capacity should account for the likelihood of 100 percent nonresidential development. For example, the element could analyze all development activity in nonresidential zones allowing 100 percent nonresidential uses, how often residential development occurs and adjust residential capacity calculations, policies, and programs accordingly. This analysis may incorporate any proposed policies such as residential performance standards, prohibition of commercial uses and should clarify that all zones allow residential uses, particularly 100 percent residential uses.

City response: *Chapter 6, Sites*, revised pages 6-14:6-20 include a discussion of the rezoning of housing sites allowing for the development of 100% residential uses and no sites being rezoned to non-res. or MU districts.

3.b. HCD Finding: Suitability of Nonvacant Sites: The element must include an analysis demonstrating the potential for additional development on nonvacant sites. While the element maps various areas with a description, in some cases, as noted in our conversation, the element should include additional discussion regarding the extent existing uses impede additional development such as market demand for the existing use and existing leases, contracts or other conditions that would perpetuate the existing use or prevent additional residential development. For example, Sites 1-82 are currently residential lots occupied primarily by single -family residences and Sites 120, 138, 154, 155, 164 and 166 are places of worship. The element should include a discussion of why the uses will likely discontinue or be redeveloped in the planning period. The element could also consider additional indicators of the potential for redevelopment such as age and condition of the existing structure, expressed developer or property owner interest, existing versus allowable floor area, and other factors.

City response: See *Chapter 6, Sites*, pages 6-6:6-11 which discuss methodology; page 6-25 which includes a discussion on non-vacant housing sites and their selection for inclusion within the site inventory which considered their improvement land value (ILV) ratio; and page 6-58 which has been revised to include additional discussion related to non-vacant sites that are also places of worship.

3.c. HCD Finding: Finally, the element identifies sites with existing residential uses. Absent a replacement housing policy, these sites are not adequate sites to accommodate lower-income households. The replacement housing policy should have at least the same requirements as set forth in Government Code section 65915, subdivision (c), paragraph (3).

City response: Revised page 6-11 clarifies no sites include deed-restricted units or those affordable to lower-income households.

3.d. HCD Finding: AB 725: For jurisdictions that are considered Metropolitan, the element must identify at least 25 percent of the remaining moderate and above moderate RHNA on sites that allow at least four units of housing (e.g., four plex or greater) (Gov. Code, § 65583.2, subd. (c)(4)).

City response: See *Chapter 6, Sites*, revised page 6-14 which includes evaluation of the City's proposed accommodation of moderate- and above moderate-income residential units. Approximately 86 percent (2,635 of the 2,895 total moderate and above moderate-income units within the inventory) are provided on sites that allow development at or above 4 dwelling units per acre but less than 100 dwelling units per acre. These include sites being rezoned to the R-25 and R-35 zoning districts and sites to remain zoned S-P for which the city has received a proposed development application.

3.e. HCD Finding: Infrastructure: While the element includes a general discussion on water and sewer capacity, it must demonstrate sufficient existing or planned water and sewer capacity to accommodate the City's regional housing need for the planning period.

City response: See *Chapter 4, Constraints* and *Chapter 6, Sites* revised pages 4-22:4-23 and 6-23:6-25 for greater discussion related to infrastructure constraints to housing site development.

- 3.f. HCD Finding: Environmental Constraints: While the element generally describes environmental conditions, it should also describe any other known conditions (e.g., shape, easements, contamination) that could impact housing development on identified sites in the planning period.

City response: See *Chapter 4, Constraints* revised pages 4-28, *Chapter 6, Sites*, revised pages 6-24:6-25 which further discusses environmental conditions in the city which may serve as constraints to the future development of housing sites contained within the City's Site Inventory. These revisions note that the realistic capacity of sites within the inventory were calculated using the minimum allowable density of their proposed zoning district. This allows future development housing sites greater flexibility in future site design and development to avoid any potential site-specific constraints which may become evident as part of future development.

- 3.g. HCD Finding: Electronic Sites Inventory: Pursuant to Government Code section 65583.3, subdivision (b), upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov). HCD has not received a copy of the electronic inventory. Please note, the city must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element> for a copy of the form and instructions. The city can reach out to HCD at [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov) for technical assistance.

City response: An updated Site Inventory, including an electronic copy is attached to the resubmittal.

- 3.h. HCD Finding: Zoning for a Variety of Housing Types (Emergency Shelters): The element mentions emergency shelters are permitted in an overlay district. However, the element should also clarify shelters are permitted without discretionary action and discuss available acreage, including typical parcel sizes and the presence of reuse opportunities, proximity to transportation and services and any conditions inappropriate for human habitability. The analysis should also list and evaluate development standards. Finally, parking requirements appear inconsistent with statutory requirements that limit parking to staff and as a result, the element should add or modify programs to revise parking requirements.

City response: See *Chapter 5, Resources* revised pg. 5-13:5-14 which discusses sites and proximity to services, and standards.

See *Chapter 3, Housing Needs* and *Chapter 7, Programs* Program 3.1.5 revised page 7-22 to remove per-bed parking requirements for emergency shelters.

- 4.a. HCD Finding: Land Use Controls: The element must identify and analyze all relevant land use controls impacts as potential constraints on a variety of housing types. The analysis should analyze land use controls independently and cumulatively with other land use controls. The analysis should specifically address requirements related to

parking, heights, lot coverage and allowable density ranges. The analysis should address any impacts on cost, supply, housing choice, affordability, timing, approval certainty and ability to achieve maximum densities.

City response: In response to HCD comments received on the draft Housing Element, the city's R-35 zoning district, which as stands allows residential development between 30 and 35 du/acre is proposed to be amended to allow development between 25 and 35 du/acre. This zoning text amendment will occur alongside adoption of the housing element, along with related housing site rezonings. Accordingly, the following pages have been revised to reflect this change to the R-35 zoning district: revised pages 4-3:4-7, 6-7, and 6-14.

See revised page 5-9 within *Chapter 5, Resources*, which provides further clarity regarding the city's adopted zoning ordinance which references and implements State Density Bonus Law.

See *Chapter 4, Constraints* revised page 4-9 regarding Parking Requirements and Program 4.1.6. which include future evaluation and continue compliance with State laws; and revised pages 4-14 and 4-15 which include additional discussion regarding the City's regulations related to multi-family zoning districts including maximum building heights.

- 4.b. HCD Finding: Zoning Fees and Transparency: The element must clarify its compliance with new transparency requirements for posting all zoning and development standards, and inclusionary requirements for each parcel on the jurisdiction's website pursuant to Government Code section 65940.1(a)(1).

City response: Reference added. See *Chapter 4, Constraints*, revised page 4-15 which revises the previously provided development fees table to include the East Contra Costa County Regional Transportation Demand Impact Mitigation (RTDIM) Fee.

See *Chapter 4 Constraints*, revised page 4-4 clarifies that the City's zoning regulations, development standards, and fees are included on the City's website.

- 4.c. HCD Finding: Building Codes: The element should identify and evaluate any local amendments to the building code for impacts on housing costs.

City response: See *Chapter 4, Constraints* revised page 4-12 which clarifies that the City has not adopted any local amendments to the California Building Code.

- 4.d. HCD Finding: Fees and Exaction: The element provides a cumulative analysis of fees on various housing types but should also list all the various planning and impact fees, including regional transportation impact fees, to better evaluate the impacts on housing development costs.

City response: See *Chapter 4, Constraints*, revised page 4-15 which revises the previously provided development fees table to include the East Contra Costa County Regional Transportation Demand Impact Mitigation (RTDIM) Fee.

4.e. HCD Finding: Local Processing and Permit Procedures: While the element mentions uses are by-right, it should also describe the procedures for a typical single family and multifamily development complying with zoning. The analysis should address the approval body, the number of public hearing if any, approval findings and any other relevant information. The analysis should evaluate approval findings for impacts on approval certainty.

City response: See *Chapter 4, Constraints*, revised pages 4-20:4-21 which provide clarification related to the City's local processing and permit procedures for residential uses including design review, and new Multi-family ODS.

4.f. HCD Finding: In addition, the element (p. 4-4) notes multifamily development are subject to a conditional use permit (CUP) in multifamily zones. Requiring a CUP or exception process for a use in its intended zone is a constraint. The element should include a program with specific commitment and discrete timing early in the planning period to remove or modify the requirement. This is particularly important since the past element had a program to address this requirement as a constraint.

City response: See *Chapter 4, Constraints*, revised pages 4-3:4-5 which removes the use permit requirement for multi-family residential uses in multi-family districts, including design review, and new Multi-family ODS.

4.g. HCD Finding: Constraints on Housing for Persons with Disabilities: The element should analyze potential constraints on housing for persons with disabilities, as follows:

- Reasonable Accommodation: The element references the zoning code includes a reasonable accommodation procedure, it should include a description of the process and decision-making criteria such as approval findings and analysis of any potential constraints on housing for persons with disabilities and modify programs as appropriate.
- Group Homes for Seven or More Persons: The element indicates group homes for seven or more persons are allowed in a limited number of residential zones and subject to a CUP. The element should analyze the exclusion of these uses in all residential zones and the CUP requirement and add or modify programs to address the constraint.

City response: See *Chapter 4, Constraints*, revised page 4-11:4-12 which provides additional clarity regarding the City's reasonable accommodation procedure including application contents, process timing, decision maker, required findings, and any special requirements.

- Revised Program 3.1.1. Housing for Special Needs Groups
- Revised Program 3.1.8. Housing for Persons with Disabilities

4.h. HCD Finding: Requests for Lesser Densities: The element must be revised to analyze requests to develop housing at densities below those anticipated in the sites inventory, including hinderance on the construction of a locality's share of the regional housing need.

City response: To be addressed following local adoption.

- 5.a. HCD Finding: The analysis of at-risk unit must estimate the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments. This cost analysis for replacement housing may be done aggregately and does not have to contain a project-by-project cost estimate.

City response: See *Chapter 2, Housing Needs* revised page 2-17 which includes estimate using loopnet sales listings for smaller older MF buildings.

## **B. Housing Programs**

- 1.a. HCD Finding: To have a beneficial impact in the planning period and address the goals of the housing element, programs must be revised with discrete timelines (e.g., at least annually or month and year) or timeframes earlier in the planning period. Examples include Programs 1.1.2 (Housing Rehabilitation), 1.1.3 (Community Education), 1.1.5 (Safe Housing Outreach), 2.1.3 (Meet with Potential Developers), 2.1.5 (Affordable Housing Program Inventory), 2.1.7 (Support Non-profit Housing), 2.1.9 (Unhoused Populations), 3.1.1 (Housing for Special Needs), 3.1.4 (Unhoused Population Coordination), 3.1.7 (Farmworker Housing), 3.1.9 (Housing and Services for those with Disabilities), 4.1.3 (Density Bonus Ordinance), 4.1.6 (Parking Requirements), 4.1.8 (Regional Fees) and 5.1.4 (Prioritize Hard to Serve Residents).

City response: Various revisions to *Chapter 7* to format programs in a way that offered specifics to HCD. We followed approach of City of Alameda (as directed by HCD) and “beefed up” many special needs-related programs to include reference to our zoning amendments:

- 1.1.7. Code Enforcement
- 1.1.8. Safe Housing Outreach
- 2.1.7. Support Non-profit Housing Sponsors
- 2.1.9. Housing for Unhoused Persons
- 3.1.1. Housing for Special Needs Groups
- 3.1.4 Cord. W. Agencies Serving Unhoused
- 3.1.8. Housing for Persons with Disabilities
- 5.1.1. Fair Housing Services

- 1.b. HCD Finding: Additionally, programs should include specific commitment and actions toward beneficial impacts or housing outcomes. Program language such as “discuss”, “review”, “develop” and “explore” should be complemented or replaced with commitment such as adopt, pursue, apply or identify. Examples of programs that should be revised include Programs 2.1.9 (Unhoused Populations), 2.1.11 (Missing Middle Housing), 3.1.1 (Housing for Special Needs) and 3.1.7 (Farmworker Housing).

City response: Various revisions to *Chapter 7* to format programs.

- 2.a. HCD Finding: As noted in Finding B3, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the city may need to add or



revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

City response: See below.

- 2.b. HCD Finding: Concurrent Rezoning: HCD understands the city will be completing rezoning prior to the start of the planning period (January 31, 2023) to accommodate the RHNA, including for lower-income households. Please be aware, if rezoning is not completed by January 31, 2023, the element must include a program(s) to rezone sites with appropriate zoning and development standards pursuant to Government Code sections 65583, subdivision (c)(1), and 65583.2, subdivisions (h) and (i).

City response: See *Chapter 6, Sites*, revised pages 6-14:6-15 which clarify that proposed housing site rezonings and associated general plan amendments will be adopted alongside the 6<sup>th</sup> Cycle Housing Element update prior to the beginning of the planning period.

- 2.c. HCD Finding: Program 3.1.5 (Supportive and Transitional Housing): The Program currently conflates general requirements related to transitional and supportive housing and by-right permanent supportive housing (AB 2162). The program should make a clear and specific commitment to comply with both requirements.

City response: See Revisions to *Chapter 7* which revised Program 3.1.5. to distinguish between emergency, transitional and supportive housing.

- 2.d. HCD Finding: Program 3.1.5 (Supportive and Transitional Housing): The Program currently conflates general requirements related to transitional and supportive housing and by-right permanent supportive housing (AB 2162). The program should make a clear and specific commitment to comply with both requirements.

City response: Duplicate of above. See Revisions to *Chapter 7* which revised Program 3.1.5. to distinguish between emergency, transitional and supportive housing.

- 2.e. HCD Finding: Large and Small Sites: The element should include programs to encourage and facilitate development of housing for lower-income households on large and small sites. Examples of actions include amending zoning, establishing incentives and coordinating with property owners and developers.

City response: See *Chapter 6, Sites*, revised page 6-10 which includes discussion of housing site sizes.

Additionally, see revisions to *Chapter 7* related to program commitments to increasing housing opportunities for lower-income households including:

- Program 2.1.7 Support Non-Profit Housing Sponsors
- Program 2.1.6 Housing for ELI Households
- Program 2.1.10 Inclusionary Housing
- Program 4.1.13. Objective Design Standards

- Programs 4.1.14 Housing Site Inventory General Plan Amendments and Rezonings.

3.a. HCD Finding: As noted in Finding B4, the element requires a complete analysis of potential governmental and non-governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

City response: Resolved as described above.

4.a. HCD Finding: As noted in Finding B1, the element must include a complete analysis of AFFH. The element must be revised to add goals and actions based on the outcomes of a complete analysis.

City response: Resolved as described above.

5.a. HCD Finding: Program 1.1.1 (Preserve At-risk Projects) should commit to comply with noticing requirements and coordinate with qualified entities.

City response: See revisions to *Chapter 7*.

6.a. HCD Finding: Program 2.1.8 (Promote Accessory Dwelling Units (ADU)) should commit to amend the ADU ordinance as necessary to comply with state law and monitor permitted ADUs and affordability every other year and take appropriate action such as adjusting assumptions or rezoning within a specified time (e.g., 6 months) if assumptions are not realized.

City response: See revisions to *Chapter 7*.

### **C. Quantified Objectives**

1.a. HCD Finding: While the element includes quantified objectives for new construction, rehabilitation, and conservation by income group; it could consider quantified objectives for conservation (beyond at-risk preservation). For your information, the quantified objectives do not represent a ceiling, but rather set a target goal for the city to achieve, based on needs, resources, and constraints.

City response: See revisions to *Chapter 7*.

ATTACHMENT C

**CITY COUNCIL  
RESOLUTION # 2023-\*\***

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH  
TO ADOPT A GENERAL PLAN AMENDMENT TO MODIFY LAND USE DESIGNATIONS,  
REDESIGNATE LAND USE CLASSIFICATIONS, AND UPDATE THE ENVIRONMENTAL  
HAZARDS AND RESOURCE MANAGEMENT ELEMENTS**

**WHEREAS**, the California Government Code Section 65300 et. seq. requires every city and county in California to adopt a General Plan for its long-range development, and further, to periodically update that Plan to reflect current conditions and issues;

**WHEREAS**, the Land Use Element and Safety Element are two of the mandatory elements of the City of Antioch's General Plan;

**WHEREAS**, the General Plan Amendment to the Land Use Element ensures consistency between the City of Antioch General Plan and the Zoning Ordinance;

**WHEREAS**, the California Legislature has made several changes to Section 63502 of the California Government Code to require cities and counties to update the Safety Element of the General Plan to address climate change hazards and incorporate climate adaptation and resiliency strategies (Senate Bills 379 and 1035), identify and evaluate evacuation routes (Assembly Bill 747 and Senate Bill 99), and address fire risk (Senate Bill 1241);

**WHEREAS**, the Land Use Element, Resource Management Element, and Safety Element ("Environmental Hazards Element") updates, were coordinated with the Draft 6<sup>th</sup> Cycle Housing Element Update:

**WHEREAS**, Section 65358 of the California Government Code provides for the amendment of all or part of an adopted General Plan;

**WHEREAS**, the City, as lead agency under the California Environmental Quality Act ("CEQA"), has completed the Housing Element Environmental Impact Report ("EIR") for the Project, which includes the General Plan Amendments in the project description;

**WHEREAS**, the City Council conducted a public hearing to consider the Housing Element EIR on January 24, 2023;

**WHEREAS**, on January 24, 2023, the Antioch City Council adopted Resolution 2023-xx certifying the Housing Element EIR and adopting CEQA findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program;

**WHEREAS**, recitals and findings from the Antioch City Council adopted Resolution 2023-xx are incorporated by reference;

**WHEREAS**, the Planning Commission held a public hearing on January 4, 2023, considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request, and adopted Resolution 2023-03 recommending that the City Council adopt a General Plan Amendment to update the Land Use, Environmental Hazards, and Resource Management Elements;

**WHEREAS**, on January 12, 2023, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 for the City Council on January 24, 2023; and

**WHEREAS**, the City Council held a public hearing on January 24, 2023 to consider amendments to the General Plan to update the Land Use, Environmental Hazards, and Resource Management Elements, considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council hereby makes the following findings to adopt a General Plan Amendment to update the Land Use, Environmental Hazards, and Resource Management Elements:

1. The proposed project conforms to the provisions and standards of the General Plan in that the proposed amendments are internally consistent with all other provisions of the General Plan and do not conflict with any of the previously adopted goals, policies or programs of the General Plan.

2. The proposed amendments are necessary to implement the goals and objectives of the General Plan. The Land Use Element Text Amendments (Exhibit A and Exhibit B) and the Table and Diagram of General Plan Land Use Map Amendments (Exhibit C and Exhibit D) and Text Amendments to the will accommodate higher density multifamily housing to expand housing options and affordability throughout the city and ensure consistency between the General Plan and Zoning Ordinance. The Environmental Hazards Element Update (Exhibit E) will address and mitigate climate vulnerabilities, fire risk, and evacuation routes to support public safety as required by State law. The Resources Management Element Update (Exhibit F) will help protect sensitive habitat areas, including habitat for special-status animals and plants.

3. The proposed amendments will not be detrimental to the public interest, convenience, and general welfare of the city. The amendments will result in a logical placement of land uses consistent with the overall intent of the General Plan and facilitate housing development opportunities at a range of income levels and household types. The amendments will support public safety through resilience and adaptation strategies.

4. The proposed amendment will not cause environmental damage in that potential effects were analyzed in the EIR for the Housing Element, Environmental Hazards and Resource Management Elements and either found to be less than significant with mitigations or acceptable pursuant to a Statement of Overriding Conditions.

5. The proposed amendment will not require changes to or modifications of any other plans that the City Council adopted before the date of this resolution, that are not proposed for consideration by the Council.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Antioch City Council ADOPTS a General Plan Amendment to update the Land Use, Environmental Hazards, and Resource Management Elements (GPA-22-01) as attached hereto in Exhibits A through F).

**I HEREBY CERTIFY** that the foregoing resolution was adopted by the City Council of the City of Antioch at a regular meeting thereof held on the 24th day of January 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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**ELIZABETH HOUSEHOLDER,  
CITY CLERK OF THE CITY OF ANTIOCH**

**EXHIBIT A**  
**GENERAL PLAN FOCUS AREA TEXT AMENDMENTS**

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.

Residential uses are also envisioned in specific locations, as depicted in the Housing Element and Figure 4-3.

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).

and housing  
opportunity sites  
identified in the  
Housing Element

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.



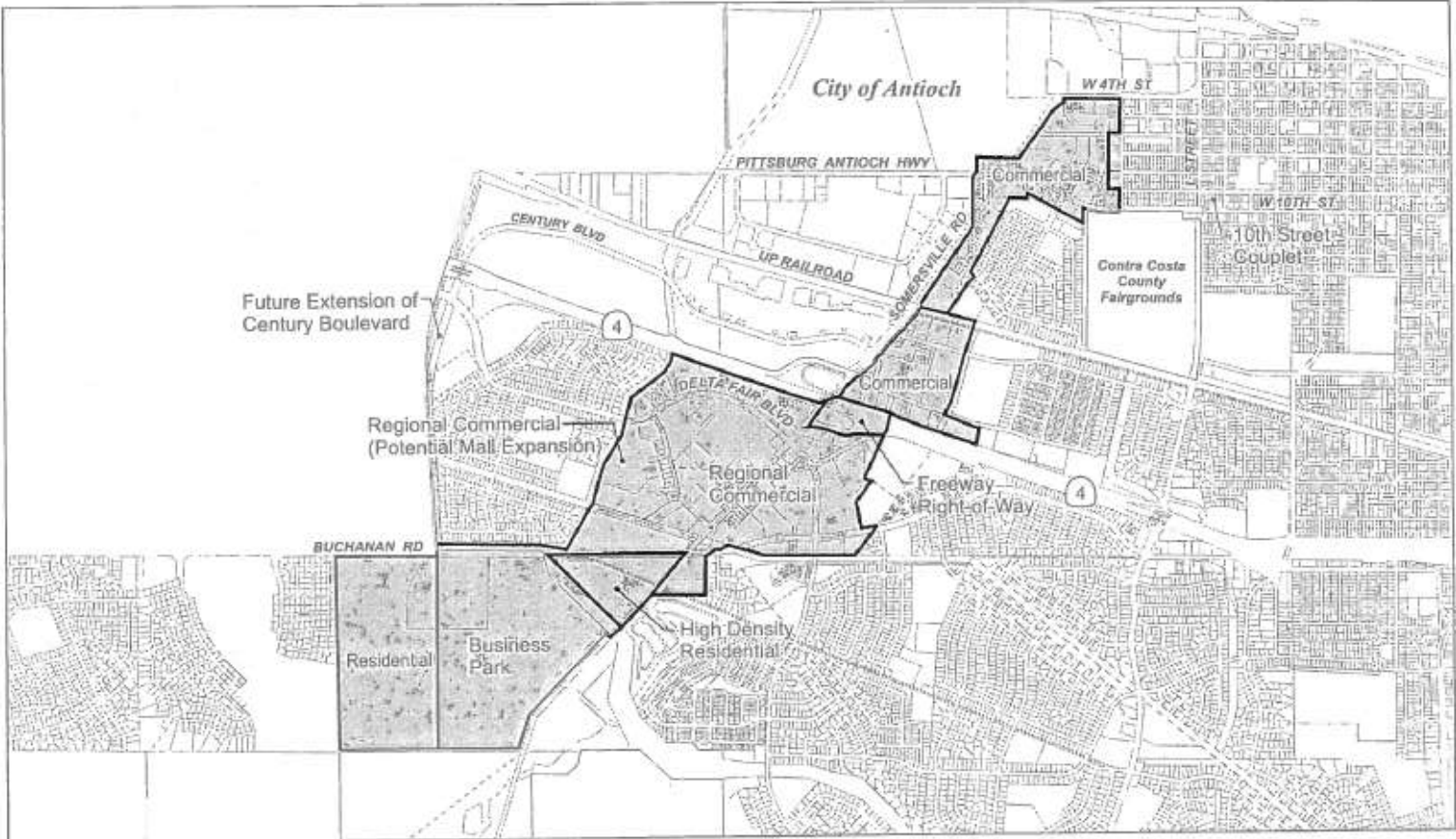


FIGURE 4.3

LSA



City of Antioch  
 General Plan  
 Western Antioch Commercial  
 Focus Area

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**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



and housing opportunity sites identified in the Housing Element

Residential uses are also envisioned in specific locations, as depicted in the Housing Element and Figure 4-4.

- 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 18<sup>th</sup> Street, establish community gateway monumentation 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 10<sup>th</sup> 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 residents can be traumatic and difficult. However, the potential benefits are substantial. At a minimum, urban design improvements, including undergrounding of utilities, building façade, and sign improvements are needed in the short-term. In the mid- to long-term (8 to 15 years), deepening of existing commercial parcels and removal of existing residences fronting on “A” Street at the interchange appear to be appropriate.

**b. Policy Direction.** The General Plan envisions a cluster of commercial and office uses with high design quality, transforming the “A” Street corridor from a strip commercial area into a pedestrian-oriented village with well-designed retail and office uses. The A Street interchange along the SR 4 freeway needs to feature a major community gateway statement. “Signature” buildings (those having greater height and design detail than adjacent buildings) will be encouraged at key locations, including at all four quadrants of the freeway interchange, as well as the intersections of A Street with Texas Avenue, East Eighteenth Street, Tenth Street and Wilbur Avenue.


To accomplish this requires relocation of deteriorating residential uses from the “A” Street frontage, and increasing the depth of commercial/office uses to provide a more sensible development pattern.

Transformation of the “A” Street corridor is intended to occur over a period of several years. Residents to be relocated as part of the revitalization effort will be afforded all of the protections and relocation benefits provided under State law.

The following policies apply to the “A” Street Interchange Focus Area.

- a. Areas designated “Commercial” in Figure 4.6 shall comply with the provisions of the Neighborhood Commercial Land Use designation (see Section 4.4.1.2).

Residential uses are also envisioned in specific locations, as depicted in the Housing Element and Figure 4-6.

- 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.
  - 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.
- 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 18<sup>th</sup> 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:

Additionally, any housing opportunity site identified in the Housing Element shall be permitted to develop in accordance with the High Density Residential Land Use Designation.





**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

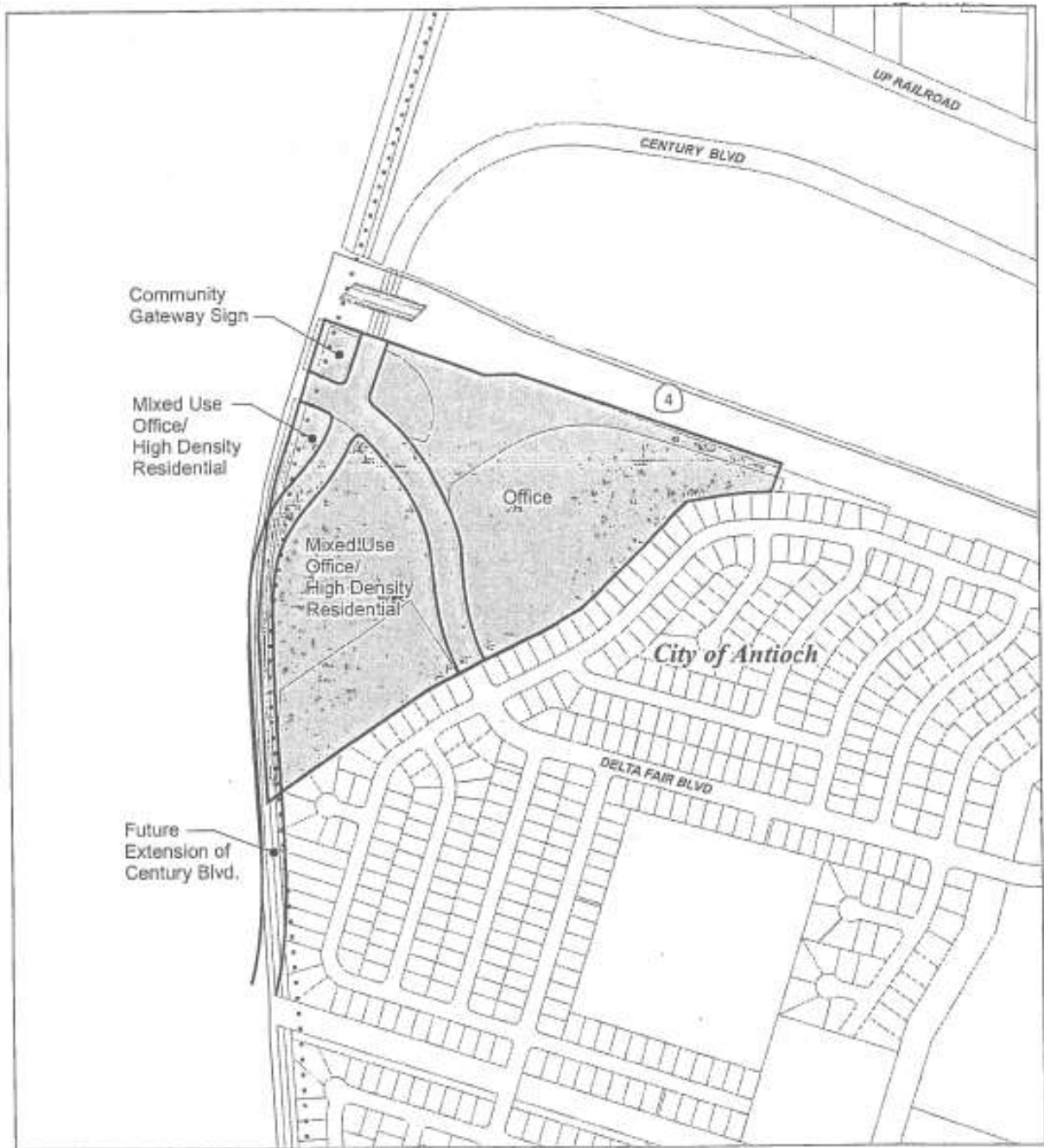
Century Boulevard. This monument should include modern community signage and appropriate landscaping. Development along the north side of Delta Fair Boulevard should consist of mid-rise office uses at the intersection of Delta Fair and Century boulevards, and potentially attached residential dwelling 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.<sup>1</sup>

<sup>1</sup> See the Community Image and Design Element.





LSA

FIGURE 4.7



City of Antioch  
General Plan  
Western Gateway Focus Area

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**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 280 180 acres are to be devoted to employment-generating uses within the areas shown for Business Park and Commercial/Open Space, in addition to the area shown as Mixed Use Medical Facility. Appropriate primary land uses within employment-generating areas include:
  - Administrative and Professional Offices
  - Research and Development
  - Light Manufacturing and Assembly
  - Hospital and related medical uses
- c. Secondary, support and ancillary uses within employment-generating areas include:
  - Banks and Financial Services
  - Business Support Services
- 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:
  - Eating and Drinking Establishments
  - Health Clubs and Spas
  - Lodging and Visitor Services
  - Storage and Distribution – Light
  - Civic Administration
  - Cultural Facilities
  - Day Care Centers
  - 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.



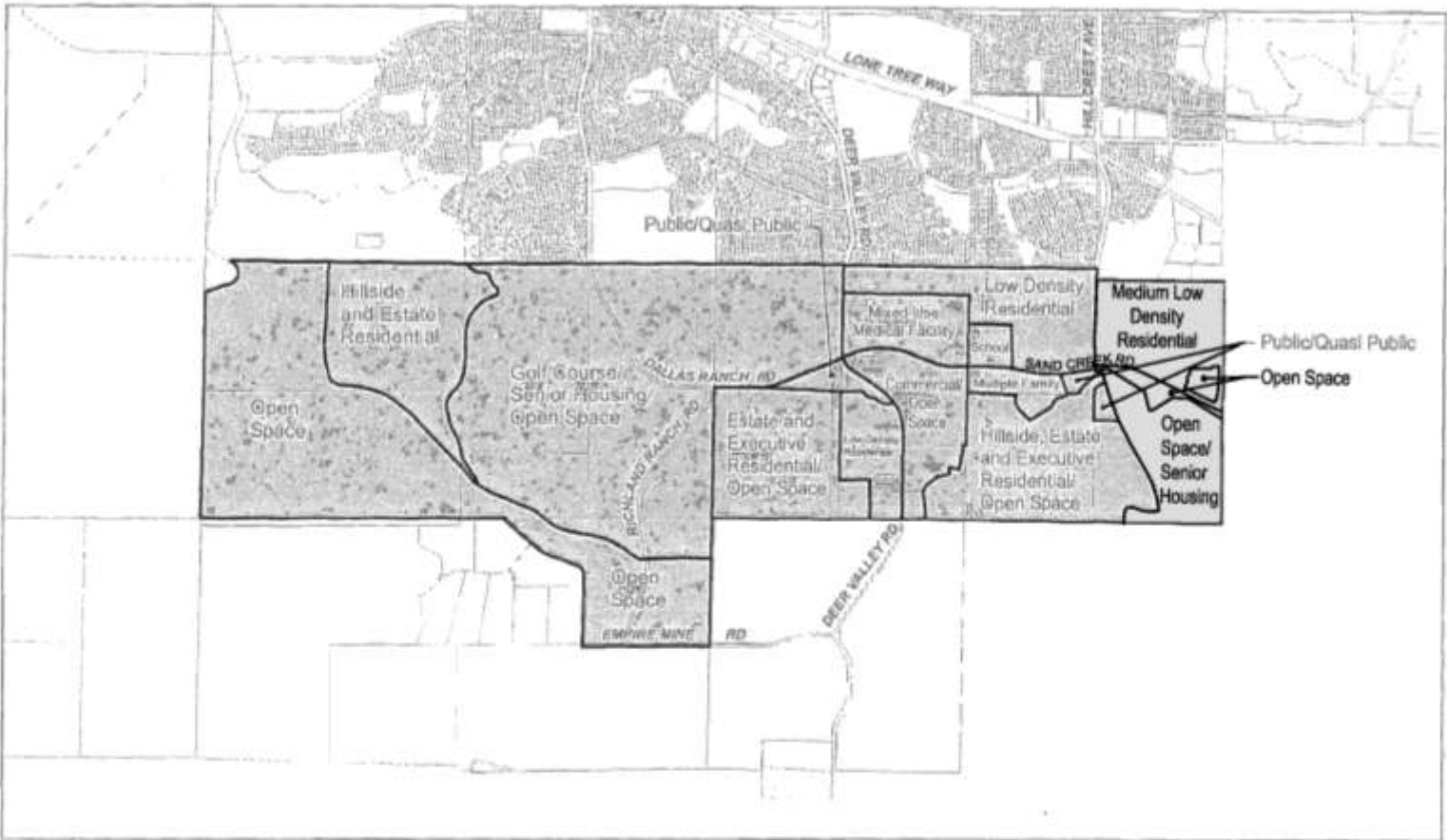


FIGURE 4.8

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

City of Antioch  
General Plan  
Sand Creek Focus Area

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DATE PLOTTED: 11/19/15 10:00 AM

#### 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



Residential uses are also envisioned in specific locations, as depicted in the Specific Plan, Housing Element and Figure 4-9.

Our Future” program<sup>1</sup>.

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.

Additional housing opportunity sites identified in the Housing Element

<sup>1</sup> “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.”

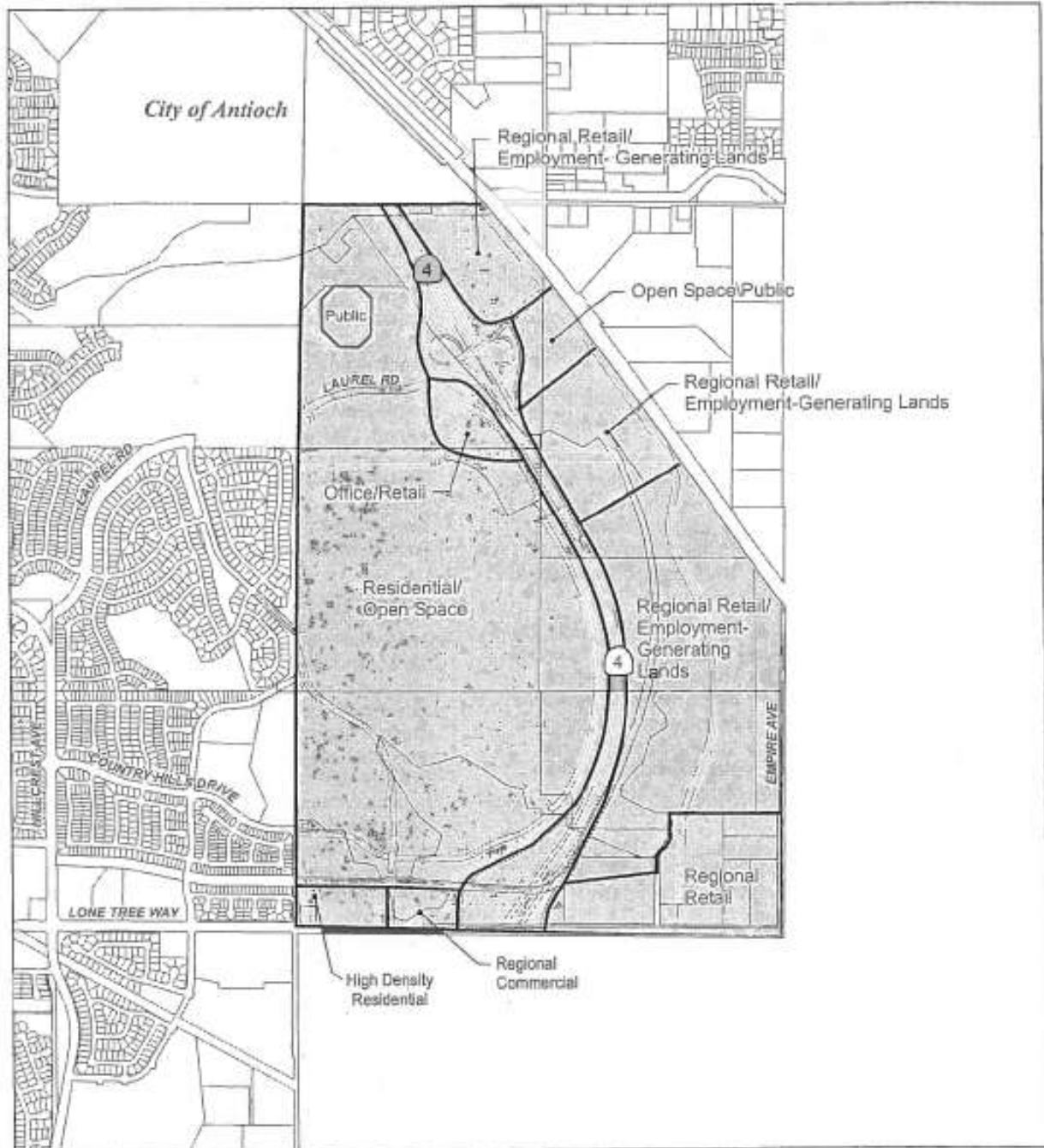


FIGURE 4.9

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.



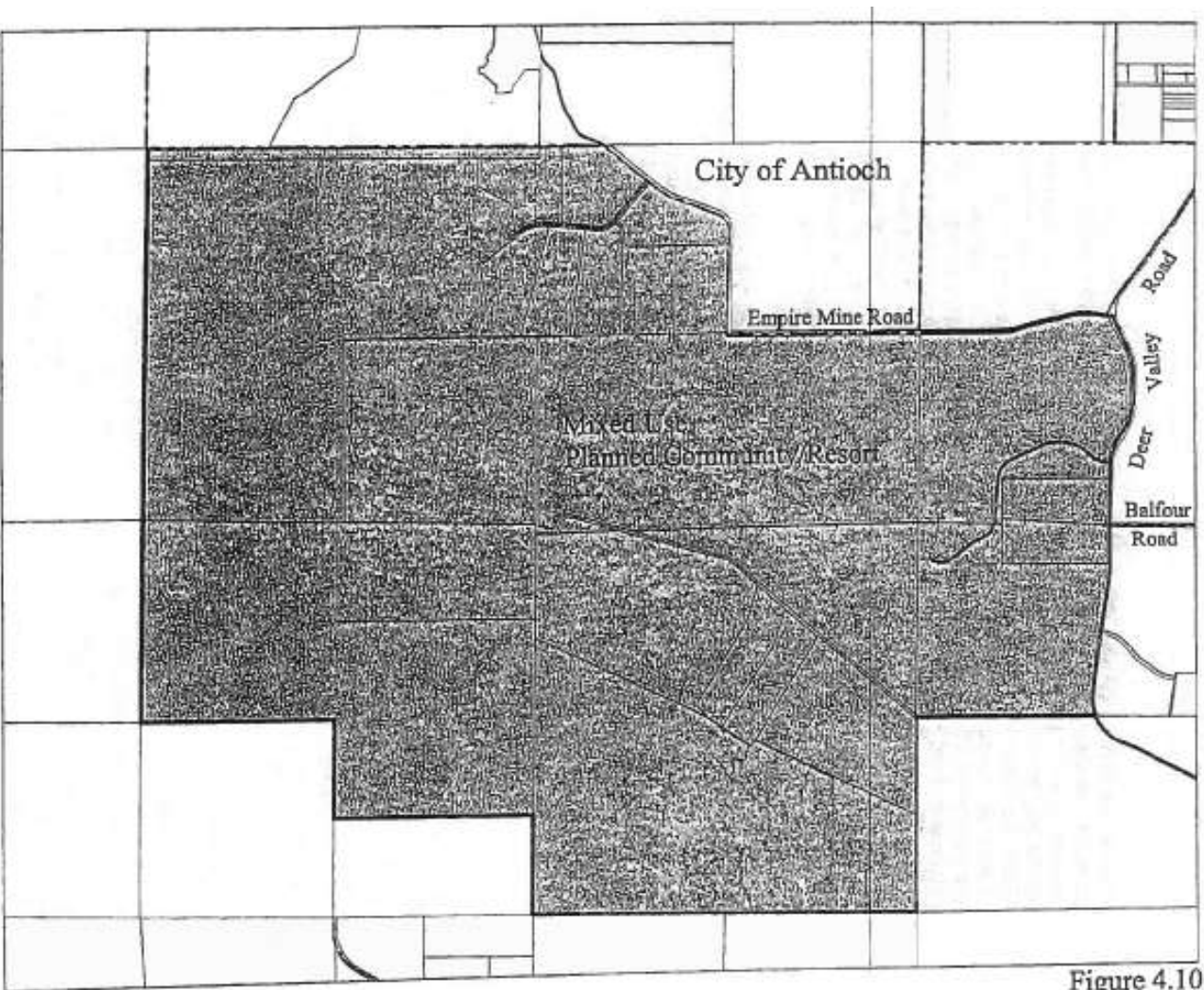
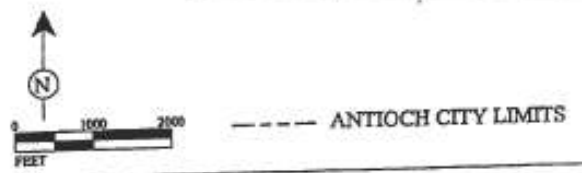


Figure 4.10

Roddy Ranch 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.

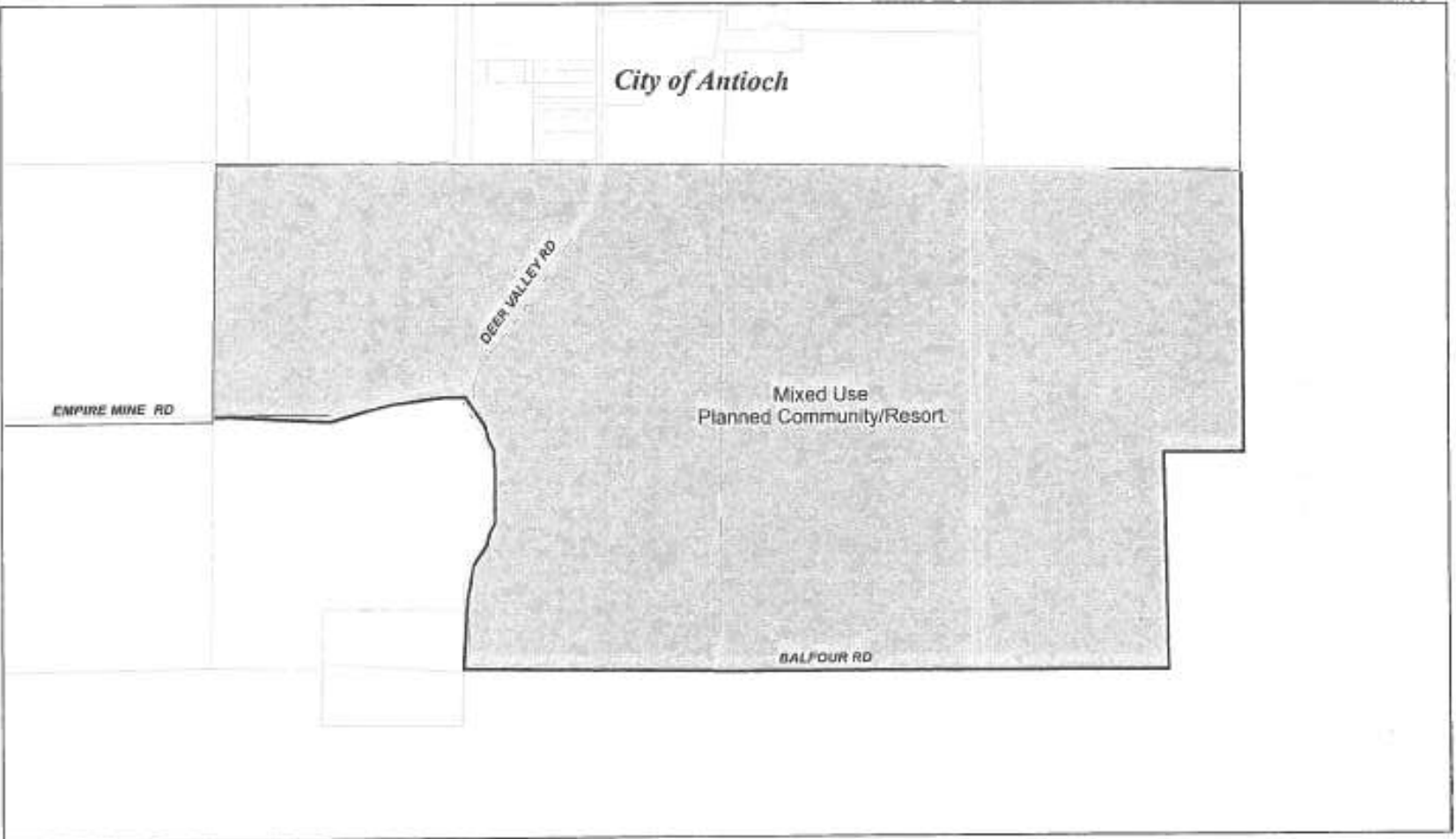


FIGURE 4.11

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ANTIOCH CITY LIMITS

City of Antioch  
General Plan  
Ginochio Focus Area

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**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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**EXHIBIT B**

**GENERAL PLAN TEXT AMENDMENTS TO TABLE 4.A APPROPRIATE LAND USES**

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	Somersville Road 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	Rail-Served Industrial	General Industrial	E. Lone Tree Employment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional	Open Space
<b>Large Lot Residential.</b> 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.	✓																											
<b>Single-Family Detached.</b> These areas typically consist of suburban residential subdivisions of single family, detached dwellings on lots ranging from 7,000 to 20,000 square feet.		✓	✓	✓										✓								✓						
<b>Small Lot Single Family Detached.</b> 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.			✓	✓										✓								✓						
<b>Multi-Family Attached.</b> 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.				✓	✓							✓ <sup>6</sup>	✓	✓				✓				✓						
<b>Mobile Homes.</b> 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.				✓	✓																							
<b>Group Residential.</b> 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.					✓									✓	✓													
<b>Residential Care Facilities.</b> 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					✓	✓								✓	✓													



	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/Community Comm.	Regional Commercial	Somersville Road 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	Rail-Served Industrial	General Industrial	E. Lone Tree Employment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional	Open Space
medical assistance services with housing. State law exempts certain small residential care facilities from local regulation, and can locate anywhere permitted by law.																												
<b>Commercial Infill Housing.</b> As defined by the Antioch Municipal Code.				✓	✓									✓	✓													
<b>Administrative and Professional Offices.</b> 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.						✓ <sup>7</sup>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓						
<b>Amusement Centers/Arcades.</b> 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.							✓	✓	✓		✓	✓	✓															
<b>Automotive Uses.</b> Activities typically include, but are not limited to the, sales and servicing of motor vehicles, recreational vehicles, boats, and trailers.						✓ <sup>2</sup>	✓	✓ <sup>2</sup>	✓	✓		✓	✓	✓			✓ <sup>2</sup>	✓ <sup>4</sup>	✓ <sup>4</sup>			✓						
<b>Banks and Financial Services.</b> Activities typically include, but are not limited to banks and credit unions, home mortgage, and other personal financial services.						✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓					✓						
<b>Business Support Services.</b> Activities typically include, but are not limited to, services and goods generally provided to support other businesses.						✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓					✓						



	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/Community Comm.	Regional Commercial	Somersville Road 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	Rail-Served Industrial	General Industrial	E. Lone Tree Employment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional	Open Space
<b>Funeral Services.</b> Activities typically include services involving the care, preparation, or disposition of human dead.						✓	✓	✓				✓ <sup>8</sup>	✓															
<b>General Merchandise.</b> Activities typically include, but are not limited to, the retail sales from premises, including incidental rental and repair services.						✓	✓	✓	✓	✓		✓	✓	✓														
<b>Health Clubs and Spas.</b> Activities typically include, but are not limited to, sport and health-related activities performed either indoors or outdoors.						✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓											
<b>Lodging and Visitor Services.</b> Activities typically include, but are not limited to, providing overnight accommodations and related banquet and conference facilities.							✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓ <sup>5</sup>	✓ <sup>5</sup>									
<b>Indoor Recreational Facilities.</b> 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.							✓	✓	✓				✓	✓														
<b>Outdoor Recreational Facilities.</b> 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.							✓	✓	✓				✓	✓														✓
<b>Personal Services.</b> 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.						✓	✓	✓	✓	✓		✓	✓	✓														
<b>Personal Instruction.</b> Activities typically include instruction in artistic, academic, athletic or recreational pursuits within an enclosed structure.						✓	✓	✓	✓	✓		✓ <sup>7</sup>	✓	✓	✓													
<b>Recreational Vehicle Park.</b> Activities typically include, but are not limited to, providing overnight accommodations for visitors in recreational vehicles.											✓	✓						✓										✓ 10
<b>Theaters.</b> 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.							✓	✓		✓	✓	✓	✓	✓														
<b>Light Manufacturing and Assembly.</b> 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													✓			✓	✓	✓	✓	✓	✓	✓						

	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/Community Comm.	Regional Commercial	Somersville Road 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	Rail-Served Industrial	General Industrial	E. Lone Tree Employment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional	Open Space
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.																												
<b>General Manufacturing and Assembly.</b> 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 conveyer systems, or open-air storage of large quantities of raw or semi-refined materials are also included within this land use type. Also included are watchman's quarters.																				✓	✓							
<b>Research and Development.</b> 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.													✓	✓		✓	✓	✓	✓	✓	✓							
<b>Operable Vehicle Storage.</b> 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.											✓								✓		✓							
<b>Personal Storage.</b> 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.																		✓	✓		✓							
<b>Storage and Distribution – Light.</b> Activities typically include, but are not limited to, wholesaling, storage, and warehousing services conducted entirely within enclosed buildings. Also included are watchman's quarters.														✓			✓	✓	✓	✓	✓	✓						
<b>Storage and Distribution – General.</b> Activities																	✓	✓	✓	✓	✓	✓						

	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/Community Comm.	Regional Commercial	Somersville Road 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	Rail-Served Industrial	General Industrial	E. Lone Tree Employment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional	Open Space
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 requirements. Also included are watchman's quarters as an ancillary use.																			✓	✓	✓	✓						
<b>Building Contractor's Offices and Yards.</b> Activities typically include, but are not necessarily limited to, offices and storage of equipment, materials, and vehicles for contractors in the trades involving construction activities. Storage yard uses may include, but should not be limited to, the maintenance and outdoor storage of large construction equipment such as earthmoving equipment, and screened outdoor storage of building materials.																			✓	✓	✓							
<b>Boating and Related Activities.</b> Activities typically include, but are not limited to, establishments and facilities engaged in the provision of sales or services directly related to the commercial or recreational use of waterways. Included in this category are construction, repair, and maintenance of boats; boat sales; anchorage and docking facilities, including temporary slip rentals; services for commercial boating and fishing, including retail fish sales, but not including fish processing; sale of marine equipment; and harbor-related services, such as indoor and outdoor dry boat storage, bait sales, fuel docks, and yacht clubs.											✓								✓		✓							
<b>Civic Administration.</b> Activities typically include, but are not limited to, management, administration, clerical, and other services performed by public and quasi-public agencies.						✓	✓	✓				✓	✓	✓	✓	✓											✓	
<b>Cultural Facilities.</b> Activities typically include, but are not limited to, those performed by public and private museums and art galleries, public and private libraries and observatories.							✓	✓	✓	✓	✓	✓	✓	✓	✓	✓											✓	
<b>Day Care Centers.</b> Day care centers consist of facilities defined in California Health and Safety Code Section 1596.76, providing day care and supervision for more than 12 children less than 18 years of age for periods of less than 24 hours per day. Also included are facilities for the care and supervision of seniors for periods of less than 24 hours per day.						✓	✓	✓	✓	✓		✓	✓	✓	✓	✓											✓	
<b>Open Space.</b> Activities typically include, but are not limited to, preservation of lands in their natural																												

	Estate Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	High Density Residential	Convenience Commercial	Neighborhood/Community Comm.	Regional Commercial	Somersville Road 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	Rail-Served Industrial	General Industrial	E. Lone Tree Employment-Generating	Residential TOD	Office TOD	Town Center Mixed Use	Community Retail	Public/Institutional	Open Space
condition to protect environmental resources or the public health and safety, agriculture, and active or passive recreation. Recreation areas may include recreational structures such as play equipment, but do not generally include structures for human occupancy.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓					✓	✓
<b>Religious Assembly.</b> Activities typically include religious services and assembly such as customarily occurs in churches, synagogues, and temples.	✓ <sub>1</sub>	✓ <sub>1</sub>	✓ <sub>1</sub>	✓ <sub>1</sub>	✓ <sub>1</sub>	✓ <sub>1</sub>	✓ <sub>1</sub>	✓ <sub>1</sub>	✓ <sub>1</sub>			✓ <sub>1</sub>	✓	✓	✓	✓ <sub>1</sub>											✓	
<b>Schools, Public and Private.</b> Typical activities include educational facilities for K-8 students provided by public agencies or private institutions.	✓ <sub>1</sub>	✓ <sub>1</sub>	✓ <sub>1</sub>	✓ <sub>1</sub>	✓ <sub>1</sub>	✓ <sub>1</sub>	✓ <sub>1</sub>	✓ <sub>1</sub>	✓ <sub>1</sub>			✓ <sub>1</sub>		✓		✓ <sub>1</sub>											✓	

**Notes to Table 4.A:**

1. Permitted subject to the provisions of Land Use Element policy 4.4.2.2b.
2. Automotive sales are not permitted within areas designated Convenience Commercial, Regional Commercial, or Business Park, except that Automotive sales may be allowed within areas designated Business Park that also have frontage on Auto Center Drive.
3. Bars are not permitted within areas designated Convenience Commercial.
4. Automotive uses are limited to sites adjacent to a freeway interchange. Auto sales are not permitted within areas designated Light Industrial or Eastern Waterfront Business Park.
5. Eating and drinking establishments, as well as Lodging and Visitor Service uses, within the Light Industrial and Eastern Waterfront Business Park designations are limited to sites adjacent to a freeway interchange.
6. Multi-Family uses are permitted within the Rivertown Commercial designation above the ground floor only.
7. Administrative and Professional Office and Personal Instruction uses are permitted within the Rivertown Commercial designation above the ground floor only, except along Fourth Street and the area between Fourth Street and Fifth Street, where they may occupy ground floor space.
8. Funeral Services within the Rivertown Commercial designation are limited to "J" Street, Fourth Street and the area between Fourth Street and Fifth Street.
9. Auto sales within the Hillcrest Station Focus Area are limited to sites adjacent to the SR-4 and SR-160 freeways.
10. Limited to locations that are compatible with resource protection needs.
11. Commercial infill housing is allowed only within the Commercial Infill Housing Overlay District.

**EXHIBIT C**

**TABLE OF GENERAL PLAN LAND USE MAP AMENDMENTS**

<b>Site No.</b>	<b>APN</b>	<b>Address</b>	<b>Existing General Plan Land Use</b>	<b>Proposed General Plan Land Use Amendment</b>
1	051-061-001	1650 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
2	051-061-002	1700 Viera Ave Antioch CA	Medium Density Residential	High Density Residential
3	051-061-003	1730 Viera Ave Antioch CA	Medium Density Residential	High Density Residential
4	051-062-004	1839 Stewart Ln	Medium Density Residential	High Density Residential
5	051-062-005	1829 Stewart Ln Antioch CA	Medium Density Residential	High Density Residential
6	051-062-006	1705 Viera Ave Antioch CA	Medium Density Residential	High Density Residential
7	051-062-010	1853 Stewart Ln Antioch CA	Medium Density Residential	High Density Residential
8	051-071-001	1524 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
9	051-071-002	1550 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
10	051-071-003	1560 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
11	051-071-004	1574 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
12	051-071-005	1600 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
13	051-071-006	1606 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
14	051-071-008	1588 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
15	051-071-011	1636 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
16	051-071-012	1628 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
17	051-072-005	1537 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
18	051-072-006	1540 Walnut Ave Antioch CA	Medium Low Density Residential	High Density Residential
19	051-072-007	1554 Walnut Ave Antioch CA	Medium Low Density Residential	High Density Residential
20	051-072-013	1549 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
21	051-072-014	1565 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
22	051-072-015	1863 Bown Ln Antioch CA	Medium Low Density Residential	High Density Residential
23	051-072-016	1877 Bown Ln Antioch CA	Medium Low Density Residential	High Density Residential
24	051-072-017	1568 Walnut Ave Antioch CA	Medium Low Density Residential	High Density Residential
25	051-072-018	1580 Walnut Ave Antioch CA	Medium Low Density Residential	High Density Residential
26	051-073-001	1605 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
27	051-073-002	1601 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
28	051-073-003	1837 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential



29	051-073-004	1845 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
30	051-073-005	1859 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
31	051-073-006	1867 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
32	051-073-007	1881 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
33	051-073-008	1897 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
34	051-073-009	1905 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
35	051-073-011	1965 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
36	051-073-012	1585 Walnut Ave Antioch CA	Medium Low Density Residential	High Density Residential
37	051-073-014	1537 Walnut Ave Antioch CA	Medium Low Density Residential	High Density Residential
38	051-073-015	1523 Walnut Ave Antioch CA	Medium Low Density Residential	High Density Residential
39	051-073-016	1551 Walnut Ave Antioch CA	Medium Low Density Residential	High Density Residential
40	051-073-017	1927 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
41	051-073-018	1945 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
42	051-073-019	1567 Walnut Ave Antioch CA	Medium Low Density Residential	High Density Residential
43	051-073-020	1559 Walnut Ave Antioch CA	Medium Low Density Residential	High Density Residential
44	051-074-001	1966 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
45	051-074-002	1954 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
46	051-074-003	1936 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
47	051-074-005	1898 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
48	051-074-006	Vine Ln & Viera Ave, Antioch CA	Medium Low Density Residential	High Density Residential
49	051-074-007	1870 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
50	051-074-008	1854 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
51	051-074-009	1836 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
52	051-074-010	1633 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
53	051-074-011	1908 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
54	051-074-012	1920 Vine Ln Antioch CA	Medium Low Density Residential	High Density Residential
55	051-081-001	1400 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
56	051-081-002	1410 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
57	051-081-003	1428 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
58	051-081-004	1452 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential

59	051-081-006	1470 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
60	051-081-007	1490 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
61	051-081-008	1500 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
62	051-082-002	1497 Walnut Ave Antioch CA	Medium Low Density Residential	High Density Residential
63	051-082-003	1473 Walnut Ave Antioch CA	Medium Low Density Residential	High Density Residential
64	051-082-004	1957 Santa Fe Ave Antioch CA	Medium Low Density Residential	High Density Residential
65	051-082-005	1915 Santa Fe Ave Antioch CA	Medium Low Density Residential	High Density Residential
66	051-082-006	1887 Santa Fe Ave Antioch CA	Medium Low Density Residential	High Density Residential
67	051-082-007	1859 Santa Fe Ave Antioch CA	Medium Low Density Residential	High Density Residential
68	051-082-008	1831 Santa Fe Ave Antioch CA	Medium Low Density Residential	High Density Residential
69	051-082-009	1429 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
70	051-082-010	Walnut Av & Santa Fe Av, Antioch CA	Medium Low Density Residential	High Density Residential
71	051-082-011	1939 Santa Fe Ave Antioch CA	Medium Low Density Residential	High Density Residential
72	051-082-012	Santa Fe Av & Viera Ave, Antioch CA	Medium Low Density Residential	High Density Residential
73	051-082-013	1503 Walnut Ave Antioch CA	Medium Low Density Residential	High Density Residential
74	051-082-014	1515 Walnut Ave Antioch CA	Medium Low Density Residential	High Density Residential
75	051-083-001	1528 Walnut Ave Antioch CA	Medium Low Density Residential	High Density Residential
76	051-083-002	1506 Walnut Ave Antioch CA	Medium Low Density Residential	High Density Residential
77	051-083-004	1866 Santa Fe Ave Antioch CA	Medium Low Density Residential	High Density Residential
78	051-083-005	1834 Santa Fe Ave Antioch CA	Medium Low Density Residential	High Density Residential
79	051-083-006	1471 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
80	051-083-009	1509 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
81	051-083-010	1487 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
82	051-083-012	1495 Viera Ave Antioch CA	Medium Low Density Residential	High Density Residential
83	051-100-022	2101 E 18th St Antioch CA	Medium Low Density Residential	High Density Residential
84	051-120-020	1650 Trembath Ln Antioch CA	Medium Low Density Residential	High Density Residential
85	051-120-021	1710 Trembath Ln Antioch CA	Medium Low Density Residential	High Density Residential
86	051-120-024	1450 Trembath Ln Antioch, CA	Medium Low Density Residential	High Density Residential
87	051-120-025	1550 Trembath Ln Antioch CA	Medium Low Density Residential	High Density Residential
88	051-130-001	1305 St Claire Dr Antioch CA	Medium Low Density Residential	High Density Residential

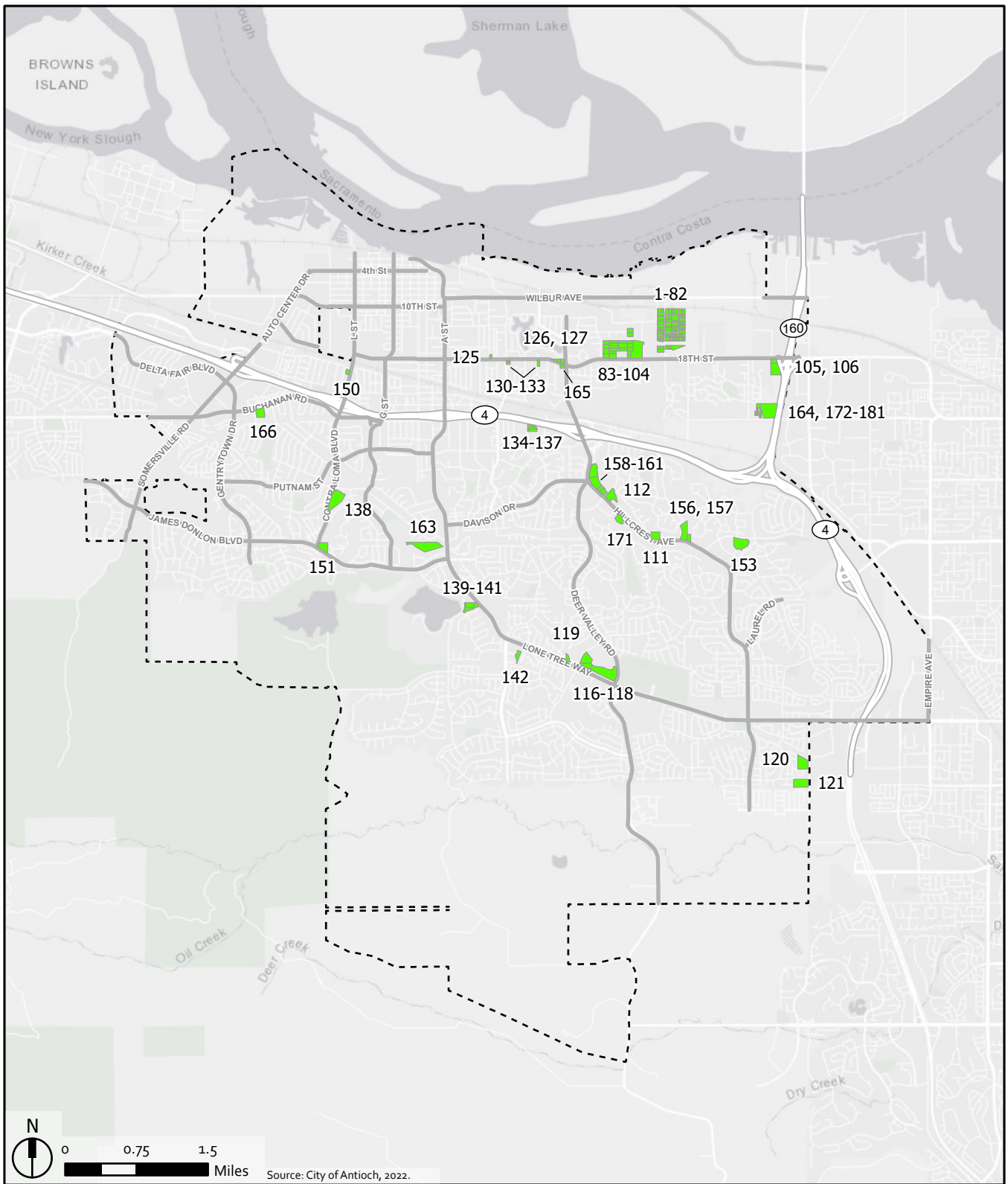
89	051-130-002	1277 Saint Claire Dr Antioch CA	Medium Low Density Residential	High Density Residential
90	051-140-001	1705 Trembath Ln Antioch CA	Medium Low Density Residential	High Density Residential
91	051-140-003	1625 Trembath Ln Antioch CA	Medium Low Density Residential	High Density Residential
92	051-140-006	1501 Trembath Ln Antioch CA	Medium Low Density Residential	High Density Residential
93	051-140-007	1425 Trembath Ln Antioch CA	Medium Low Density Residential	High Density Residential
94	051-140-012	1613 St Claire Dr Antioch CA	Medium Low Density Residential	High Density Residential
95	051-140-013	1525 St Claire Dr Antioch CA	Medium Low Density Residential	High Density Residential
96	051-140-014	1423 St Claire Dr Antioch CA	Medium Low Density Residential	High Density Residential
97	051-140-015	1420 St Claire Dr Antioch CA	Medium Low Density Residential	High Density Residential
98	051-140-019	88 Mike Yorba Way Antioch CA	Medium Low Density Residential	High Density Residential
99	051-140-020	1675 Trembath Ln Antioch CA	Medium Low Density Residential	High Density Residential
100	051-140-025	1620 St Claire Dr Antioch CA	Medium Low Density Residential	High Density Residential
101	051-140-026	1520 St Claire Dr Antioch CA	Medium Low Density Residential	High Density Residential
102	051-140-027	1651 St Claire Dr Antioch CA	Medium Low Density Residential	High Density Residential
103	051-140-028	1715 St Claire Dr Antioch CA	Medium Low Density Residential	High Density Residential
104	051-140-035	1575 Trembath Ln Antioch CA	Medium Low Density Residential	High Density Residential
105	051-200-076	Holub Ln & E 18th St, Antioch CA	Convenience Commercial	High Density Residential
106	051-200-037	1841 Holub Ln, Antioch CA	Convenience Commercial	High Density Residential
111	052-042-044	3901 Hillcrest Ave Antioch CA	Open Space	High Density Residential
112	052-342-010	Wildflower Dr & Hillcrest Av, Antioch CA	Low Density Residential	High Density Residential
116	055-071-106	Lone Tree Way & Country Hills Dr, Antioch CA	Business Park	High Density Residential
117	055-071-107	Lone Tree Way & Country Hills Dr, Antioch CA	Business Park	High Density Residential
118	055-071-108	Lone Tree Way & Deer Valley Rd, Antioch CA	Business Park	High Density Residential
119	055-071-113	Lone Tree Way & Country Hills Dr, Antioch CA	Business Park	High Density Residential
120	056-130-014	5200 Heidorn Ranch Rd Antioch CA	Medium Low Density Residential	High Density Residential
121	056-130-011	5320 Heidorn Ranch Rd Antioch CA	Medium Low Density Residential	High Density Residential





125	065-161-025	301 E 18th St Antioch CA	Medium Low Density Residential	High Density Residential
126	065-262-026	E 18th St & Blossom Dr, Antioch, CA	Neighborhood Community Commercial	High Density Residential
127	065-262-035	1015 E 18th St Antioch CA	Medium Low Density Residential	High Density Residential
130	068-051-015	1805 CAvallo Rd, Antioch CA	Medium Low Density Residential	High Density Residential
131	068-051-049	1801 CAvallo Rd Antioch CA	Neighborhood Community Commercial	High Density Residential
132	068-051-050	504 E 18th St, Antioch CA	Neighborhood Community Commercial	High Density Residential
133	068-082-057	Terrace Dr & E 18th St, Antioch CA	Neighborhood Community Commercial	High Density Residential
134	068-252-041	2721 Windsor Dr, Antioch CA	Medium Low Density Residential	High Density Residential
135	068-252-042	Windsor Dr & Iglesia Ct, Antioch CA	Medium Low Density Residential	High Density Residential
136	068-252-043	Windsor Dr & Iglesia Ct, Antioch CA	Medium Low Density Residential	High Density Residential
137	068-252-045	2709 Windsor Dr, Antioch CA	Medium Low Density Residential	High Density Residential
138	071-370-026	3351 Contra Loma Blvd, Antioch CA	Public/Institutional	High Density Residential
139	072-400-036	Cache Peak Dr & Golf Course Rd, Antioch CA	Convenience Commercial	High Density Residential
140	072-400-039	4655 Golf Course Rd, Antioch CA	Convenience Commercial	High Density Residential
141	072-400-040	Cache Peak Dr & Golf Course Rd, Antioch CA	Convenience Commercial	High Density Residential
142	072-450-013	Dallas Ranch Rd, Antioch CA	Office	High Density Residential
150	074-343-034	2100 L St, Antioch CA	Convenience Commercial	High Density Residential
151	075-460-001	James Donlon Blvd & Contra Loma Blvd, Antioch CA	Office	High Density Residential
153	052-061-053	4325 Berryessa Ct Antioch CA	Low Density Residential	High Density Residential
156	052-061-014	4215 Hillcrest Ave Antioch CA	Open Space	High Density Residential
157	052-042-037	4201 Hillcrest Ave Antioch CA	Open Space	High Density Residential
158	052-140-013	Wildflower Drive	Mixed Use	High Density Residential
159	052-140-014	Wildflower Drive	Mixed Use	High Density Residential
160	052-140-015	Wildflower Drive	Mixed Use	High Density Residential

161	052-140-016	Wildflower Drive	Mixed Use	High Density Residential
163	072-011-052	3950 Lone Tree Way	Medium Density Residential	High Density Residential
164	051-200-065	3415 Oakley Rd	Public/Institutional	High Density Residential
165	068-091-043	1018 E 18th St	Neighborhood Community Commercial	High Density Residential
166	076-231-007	1919 Buchanan Rd	Public/Institutional	High Density Residential
171	052-370-009	Hillcrest Ave	Office	High Density Residential
172	051-390-006	3301 Jessica Ct	Medium Density Residential	High Density Residential
173	051-390-005	3305 Jessica Ct	Medium Density Residential	High Density Residential
174	051-390-004	3309 Jessica Ct	Medium Density Residential	High Density Residential
175	051-390-003	3313 Jessica Ct	Medium Density Residential	High Density Residential
176	051-390-002	3317 Jessica Ct	Medium Density Residential	High Density Residential
177	051-390-001	3321 Jessica Ct	Medium Density Residential	High Density Residential
178	051-390-016	3325 Jessica Ct	Medium Density Residential	High Density Residential
179	051-390-011	3329 Jessica Ct	Medium Density Residential	High Density Residential
180	051-390-010	3333 Jessica Ct	Medium Density Residential	High Density Residential
181	051-390-009	3345 Oakley Rd	Medium Density Residential	High Density Residential

**EXHIBIT D**

**DIAGRAM OF GENERAL PLAN LAND USE MAP AMENDMENTS**



-  City Limit
-  Highways
-  Major Roads
-  Proposed Land Use Amendments

**EXHIBIT E**  
**ENVIRONEMNTAL HAZARDS ELEMENT UPDATE**



# 11.0 Environmental Hazards

## 11.1 INTRODUCTION

The Environmental Hazards Element contains an evaluation of natural and ~~manmade~~human-caused conditions which may pose certain health and safety hazards to life and property in Antioch, ~~along with and includes~~ a comprehensive program to mitigate ~~these identified~~ hazards. ~~Inherent in~~ This Element ~~is a determination of~~identifies “acceptable risk.” This determination is based on defining how “safe” is “safe enough,” i.e., balancing the severity of the hazard hazards, costs, and feasibility of hazard mitigation, and as well as expected benefits. In most cases, the level of acceptable risk is widely shared throughout the State and nation. For example, the standard for protection from flooding is a national standard. Standards for the protection of structures from earthquake damage are based on the provisions of the Uniform California Building Code. ~~The Environmental Hazards~~ This Element addresses constraints to development from environmental hazards including geologic and seismic conditions, ~~noise, wildland fire,~~ flooding, wildfire, noise, and hazardous materials. To ensure compliance with new requirements, the Element also addresses concerns associated with climate change adaptation and disaster response.

The Environmental Hazards Element includes the following sections:

- **Section 11.2 - Goals of the Environmental Hazards Element.**
- **Section 11.3 - Regulatory Framework** presents the applicable requirements relating to safety elements.
- **Section 11.4 - Geology and Seismicity Hazards** presents information on seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, slope instability leading to mudslides and landslides, subsidence liquefaction, and other seismic hazards. This section also provides goals, policies, and implementation programs to minimize property damage and personal injury posed by seismic and geologic hazards.
- **Section 11.5 - Flood Protection** includes information on flood hazards, flood hazard zones, flood insurance rate maps, levees, historical flooding, dam failure, identification of state, local and federal agencies with responsibility for flood protection, identification of goals, policies, objectives, and implementation measures for the protection of the community from the unreasonable risk of flooding.
- **Section 11.6 - Fire Hazards** provides information regarding fire hazards, including wildland fire, fire hazard severity zones, identification of local state and federal agencies with responsibility for fire protection, and identification of goals, policies, objectives, and implementation measures for the protection of the community from unreasonable risk of wildland fire and wildfire hazards.
- **Section 11.7 - Climate Change Adaptation and Resilience** describes the impacts of a warming climate on Antioch, including increased risk of extreme heat events, more frequent and intense storms, sea level rise, wildfire, and includes goals, policies, and programs to reduce and adapt to the impacts from climate change.
- **Section 11.8 - Noise** describes auditory impacts and sounds that may produce physiological or psychological damage and/or interfere with communication, work, rest, recreation, and sleep.
- **Section 11.9 - Hazardous Materials** includes information relating to risks associated with hazardous materials, transportation and storage, and goals, policies, and implementation

programs to reduce risks to life, property and the environment resulting from the use, storage, transportation, and disposal of these materials.

- Section 11.10 - Disaster Response presents information on the city's Emergency Operations Plan (EOP), including goals, policies, and implementation programs to provide effective emergency response.
- Section 11.11 - Evacuation analyzes evacuation routes throughout and around the city which are utilized in the movement of people that are at risk of being impacted by a disaster to a safer location.

## 11.2 GOALS OF THE ENVIRONMENTAL HAZARDS ELEMENT

To provide for a sustained high quality of life, it is the goal of the Environmental Hazards Element to accomplish the following:

- Minimize the potential for loss of life injury, property damage, and economic and social disruption resulting from natural and ~~manmade~~human-caused hazards in the community.

~~One of Antioch's fundamental values is that people's lives and properties will be safe from natural and manmade hazards.~~ While there is a practical limit to the level of protection that can be provided in a community, Antioch is committed to minimizing the community's vulnerability to natural and ~~manmade~~human-caused hazards. In accomplishing this goal, the city seeks to offer assurance to those who wish to invest in Antioch, whether as a resident or business owner, that their protection and that of their ~~properties has a high priority in~~property is prioritized by the city. This priority is encompassed in the Safety Element by:

- Incorporating safety considerations into the land use planning and development review process;
- Identifying and mitigating hazards faced by existing and new development;
- Facilitating the strengthening of existing codes, project review, and permitting processes; and
- Strengthening disaster planning and post-disaster response policies.

## 11.3 REGULATORY FRAMEWORK

The Environmental Hazards Element must be consistent with the relevant portions of the California Government Code. The following apply to this element:

California Government Code 65302(g)(1). California Government Code Section 65302(g)(1) establishes the legislative framework for California's safety elements. This framework consolidates the requirements from relevant federal and state agencies, ensuring that all jurisdictions are compliant with the numerous statutory mandates. These mandates include:

- Protecting against significant risks related to earthquakes, tsunamis, seiches, dam failure, landslides, subsidence, flooding, and fires as applicable.
- Including maps of known seismic and other geologic hazards.
- Addressing evacuation routes, military installations, peak-load water supply requirements, and minimum road widths and clearances around structures as related to fire and geologic hazards, where applicable.
- Identifying areas subject to flooding and wildfires.

- Avoiding locating critical facilities within areas of high risk.
- Assessing the community's vulnerability to climate change.
- Including adaptation and resilience goals, policies, objectives, and implementation measures.

California Government Code Sections 8685.9 and 65302.6. California Government Code Section 8685.9 (also known as Assembly Bill 2140 or AB 2140) limits California's share of disaster relief funds paid out to local governments to 75 percent of the funds not paid for by federal disaster relief efforts. However, if the jurisdiction has adopted a valid hazard mitigation plan consistent with Disaster Mitigation Act (2000) and has incorporated the hazard mitigation plan into the jurisdiction's General Plan, the State may cover more than 75 percent of the remaining disaster relief costs. California Government Code Section 65302.6 indicates that a community may adopt a Local Hazard Mitigation Plan (LHMP) into its safety element if the LHMP meets applicable state requirements.

Contra Costa County Hazard Mitigation Plan. The Contra Costa County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) was developed in accordance with the Disaster Mitigation Act of 2000 and followed FEMA's Local Hazard Mitigation Plan guidance. The MJHMP incorporates a process where hazards are identified and profiled, the people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short and long-term strategies, involve planning, policy changes, programs, projects, and other activities. The plan covers the unincorporated county, 25 special purpose districts, and 10 municipalities, including the city of Antioch. The City adopted Volume 1 and the Antioch portion of Volume 2 of the 2018 MJHMP on February 27, 2018, which is referenced pursuant to the requirements of Government Code 65302.6.

California Government Code 65302 (G) 3 Adopted Through SB 1241 (Effective 2014/ Adopted 2012). California Government Code Section 65302 (g) 3 requires the Safety Element to identify and update mapping, information, and goals and policies to address wildfire hazards. As part of this requirement, any jurisdiction that includes State Responsibility Areas or Very High Fire Hazard Severity Zones in the Local Responsibility Areas (LRA), as defined by the California Board of Forestry and Fire Protection (Board), is required to transmit the updated element to the Board for review and approval. The city does not have Very High Fire Hazard Severity Zones within the Local Responsibility Area, therefore compliance with 65302 (g)3 is not required

California Government Code 65302 (G) 4 Adopted Through SB 379 (Effective 2017/ Adopted 2015). California Government Code Section 65302 (g) 4 requires the Safety Element to address potential impacts of climate change and develop potential strategies to adapt/mitigate these hazards. Analysis of these potential effects should rely on a jurisdiction's LHMP or an analysis that includes data and analysis from the State of California's Cal-Adapt website. This Section, 11.0, Environmental Hazards Element of the city's General Plan provides an overview of climate change risks to Antioch and goals, policies, and programs to address these vulnerabilities. The incorporation of the city's Hazard Mitigation Plan into this element fully addresses the requirements of Government Code section 65302(g)(4).

California Government Code 65302 (G) 5 Adopted Through SB 99 (Effective 2020/ Adopted 2019). California Government Code Section 65302 (g) 5 requires the Safety Element to identify evacuation constraints associated with residential developments, specifically focused on areas served by a single roadway.

## **11.4 GEOLOGY AND SEISMICITY ~~OBJECTIVE AND POLICIES~~ HAZARDS**

*Seismicity.* Eastern Contra Costa County, as well as the San Francisco Bay Area as a whole, is ~~located~~ in one of the most seismically ~~active~~ regions in the United States. Major earthquakes have occurred in the vicinity of Antioch in the past, and can be expected to occur again in the near future. The 1999 Working Group on California Earthquake Probabilities estimated that there is a 70 percent probability of at least one magnitude 6.7 or greater earthquake to occur on one of the major faults within the San Francisco Bay region before 2030. Furthermore, they determined that there is a 30 percent chance of one or more magnitude 6.7 or greater earthquakes occurring somewhere along the Calaveras, Concord-Green Valley, Mount Diablo Thrust, and Greenville Faults before 2030.

Although no known active faults are located within the Planning Area, several major faults are located within a few miles. Historically active faults (exhibiting evidence of movement in the last 200 years) in Contra Costa County include the Hayward, Calaveras, Concord-Green Valley, and Marsh Creek-Greenville faults. The San Andreas Fault is the largest regional fault, ~~the San Andreas Fault, and~~ is located ~~approximately~~approximately 45 miles west of Antioch. Figure 11-1 shows the locations of these faults.

The intensity of ground shaking that ~~would~~could occur in Antioch as a result of an earthquake in the surrounding Bay Area is partly related to the size of the earthquake, its distance from the city, and the response of the geologic materials within the Planning Area. As a general rule, the earthquake magnitude and ~~the closer~~proximity to the fault rupture to the site, ~~the greater~~increase the intensity of ground shaking. The Association of Bay Area Governments (ABAG) has mapped the distribution of ground shaking intensity. Ground shaking intensity is described using the Modified Mercalli Intensity (MMI) Scale, which ranges from I (not felt) to XII (widespread devastation). When various earthquake scenarios are considered, ground shaking intensities will reflect both the effects of strong ground accelerations and the consequences of ground failure. ~~Possible earthquake intensities are described below. A large earthquake on the Concord-Green Valley fault is projected to produce the maximum ground shaking intensities in Antioch with Modified Mercalli intensity IX in Bay Mud deposits along the Suisun Bay, north of SR 4. Modified Mercalli intensity IX is associated with damage to buried pipelines and partial collapse of poorly built structures. Strong ground shaking of Mercalli intensity VII would occur locally along creek beds in inland portions of Antioch; however, the major portion of the Planning Area is projected to experience ground shaking of intensity VII on the Modified Mercalli scale, which is associated with non-structural damage. A large earthquake on the Hayward fault is projected to produce ground shaking intensities of Mercalli VIII along the Suisun Bay, north of SR 4, and less intense ground shaking in Upland Areas.~~

A large earthquake on the Concord-Green Valley Fault is projected to produce ground shaking intensities in Antioch of IX on the MMI Scale, which translates to damage to buried pipelines and partial collapse of poorly built structures. The most intense shaking is expected in Bay Mud deposits along the Suisun Bay, north of SR 4. Aside from some isolated areas along drainages within the city, the majority of the Planning Area is projected to experience ground shaking intensity VII on the MMI Scale. This intensity is often associated with non-structural damage. A large earthquake on the Hayward Fault is projected to produce less intense shaking, due to the distance from the fault.

Since the 1970s, the Uniform Building Code (UBC) in California has incorporated standard response spectra as a basis for structural design. The response spectra establish the minimum standards for which a building must be designed. The UBC considers primary lateral seismic forces and general soil type; incorporation of vertical forces into code design requirements is currently being considered. The objective of the UBC is to protect the life safety of building occupants and the public. For large

earthquakes, the UBC primarily ensures that the building will not collapse, but some structural and non-structural damage may be expected.

Buildings constructed prior to code revisions in the 1970s generally would not meet current design provisions for earthquake forces ~~of the UBC~~. Expected damage to different types of buildings ~~is described below~~ may include:

- **Unreinforced Masonry.** Unreinforced masonry buildings constructed of brick or concrete block present the most severe hazards. Under strong intensity ground shaking, many of these structures may be expected to collapse or require demolition. The city has developed a list of unreinforced masonry buildings.
- **Older Steel/Concrete Frame Buildings.** Other types of buildings that may also be severely damaged are older buildings of steel and concrete framing that were not designed to resist earthquake vibrations and older reinforced brick and masonry structures.
- **Light Wood-Frame/Sheet Metal.** Light wood-frame, such as most residential structures, and sheet metal buildings would be expected to have moderate damage in most conditions.
- ~~Steel frame structures designed to resist earthquake vibrations have an excellent record in earthquakes.~~

New construction in Antioch is required to meet the requirements of the California Building Code ~~(CBC), which incorporates the UBC~~. Buildings of special occupancy are required by the State to meet more stringent design requirements than the ~~UBC~~ CBC. Special occupancy buildings include hospitals, schools, and other structures that are important to protecting health and safety in the community.

*Liquefaction.* Liquefaction is the rapid transformation of saturated, loose, fine-grained sediment to a fluid-like state because of earthquake ground shaking. Liquefaction has resulted in substantial loss of life, injury, and damage to property. In addition, liquefaction increases the hazard of fires because of explosions induced ~~when due to~~ underground gas ~~lines breakline breaks~~, and ~~because the breakage off~~ water ~~mains substantially reduces~~ ~~line ruptures which can reduce~~ fire suppression ~~capability~~. ~~The area capacity.~~ Figure 11-2 illustrates the locations within Antioch that have the potential for liquefaction to occur. Lowland areas directly adjacent to the San Joaquin River ~~has and tributaries have~~ a high to very high potential for liquefaction, ~~while~~ upland areas ~~away from the river have a exhibit~~ very low to moderate ~~potential for~~ liquefaction potential.

**Landsliding-Landslides.** The strong ground motions that occur during earthquakes are capable of inducing landslides, generally where unstable slope conditions already exist. Figure 11-2 illustrates the locations within Antioch prone to earthquake induced landslides. The United States Department of the Interior Geologic Survey Regional Slope Stability Map of the Northeastern San Francisco Bay Region California indicates that landslide hazards exist primarily in the hilly portions of the southwestern part of the Planning Area. ~~Most of the southwest corner of the~~ This Planning Area is ~~susceptible~~ susceptible to landslides with the majority of slopes considered to be moderately unstable. To the east, the Lone Tree Valley has little susceptibility ~~to~~ of landslides with stable to generally stable slopes. However, the area south of Lone Tree Valley is prone to landslides with moderately unstable and unstable slopes. The area to the north of Lone Tree Valley is generally not prone to landslides with slopes that are generally stable to marginally stable. However, a few small areas have unstable slopes susceptible to landslides, including an area to the north of Contra Loma Reservoir, and an area to the west of the intersection of the Contra Costa Canal and SR 4. **Contra Loma dam went through a major maintenance program, which resulted in lowering of water levels.**



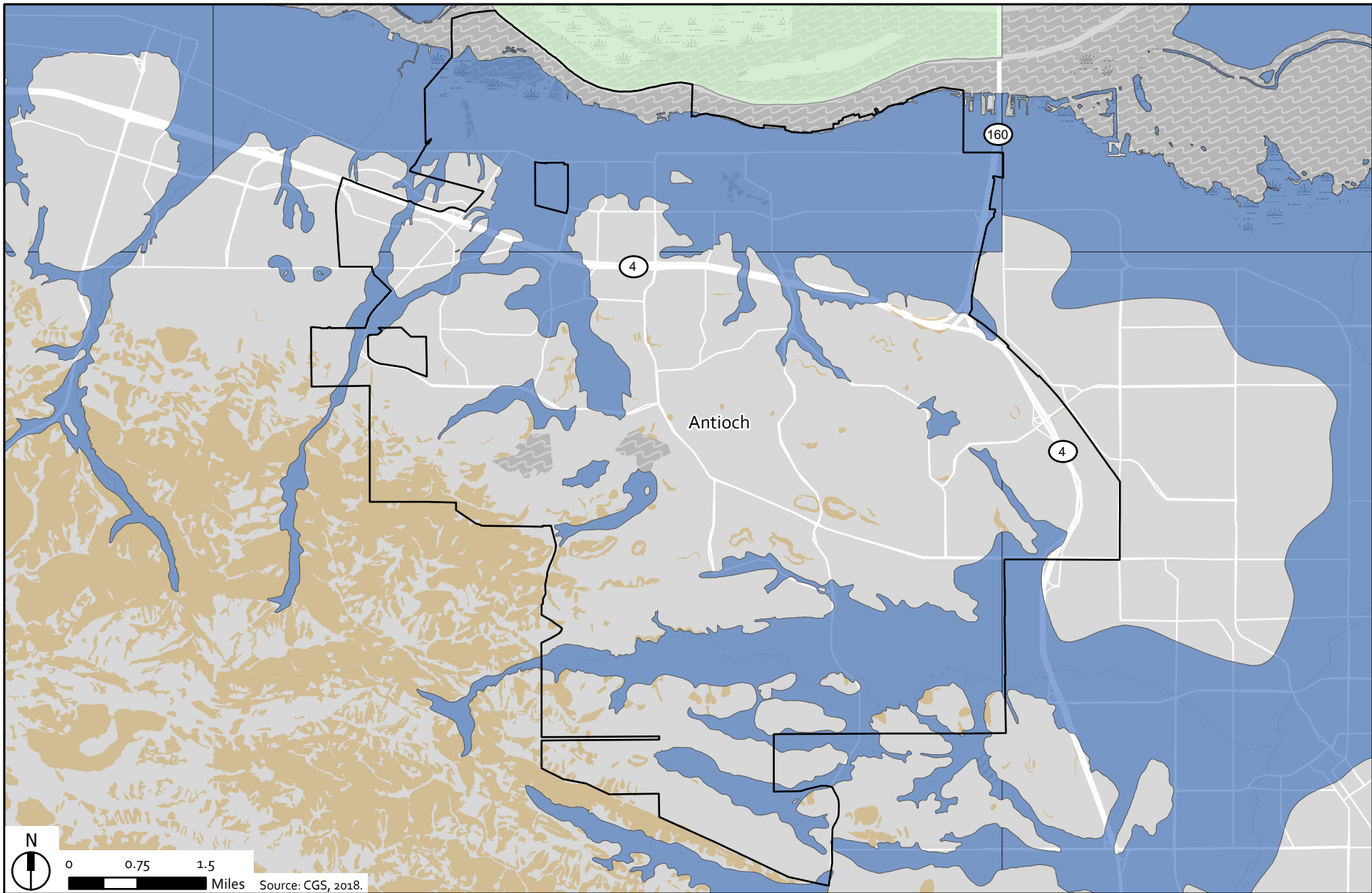


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*Inundation From Seiche and Tsunami.* Earthquakes can cause tsunamis (“tidal waves”) and seiches (oscillating waves in enclosed water bodies). There are no enclosed bodies of water in the vicinity of the Planning Area that would be affected by seiches. Low-lying portions of the city adjacent to the San Joaquin River could be affected by a tsunami. However, projected wave height and tsunami run-up is expected to be small ~~in and limited to~~ the interior portions of the San Francisco Bay and the Delta. Some coastal inundation and damage could occur in Antioch if a tsunami coincided with very high tides or an extreme storm.

*Historic Mineral Extraction.* Coal mining in the southwestern portion of the General Plan study area resulted in the excavation of mining tunnels over a relatively large area, including the Sand Creek Focus Area and the Black Diamond Mines Regional Preserve. ~~The U.S. Bureau of Mines closed six ventilation shafts in the southwestern portion of the Sand Creek Focus Area in 1981 and 1982.~~ These mines, abandoned in the late 1800s, present a possible risk of collapse and surface subsidence that could compromise the integrity of buildings developed overlying the mine tunnels. Ultimately, the potential for mine collapse is dependent upon the type of mining that was conducted, the size and dimensions of the mined area, the bearing strength of the materials bounding the mined area, depth of mining, and the length of time since the mining was discontinued. ~~The U.S. Bureau of Mines closed six ventilation shafts in the southwestern portion of the Sand Creek Focus Area in 1981 and 1982.~~

The ~~southern~~southeast portion of the General Plan study area is within the outer, western, margin of the Brentwood Oil Field. The California ~~Department of Conservation Oil, Gas, and Geothermal Resources~~ Geologic Energy Management Division (CalGEM) online database of production wells indicates that ~~52 wells have been operated within the Brentwood oil field. All but there are currently~~ three active oil/gas wells, and approximately 70 plugged wells that are considered inactive. Most of these wells ~~have been plugged and capped~~ are located outside of the city limits.







-  City Boundary
-  Liquefaction Zone
-  Landslide Zone
-  No Evaluation of Seismic Hazards

Figure 11-2  
CGS Seismic Hazard Zones



**11.34.1 Geology and Seismicity Objective**

~~Minimize the potential for loss of life, physical injury, property damage, and social disruption resulting from~~ Ensure Antioch residents and businesses are better prepared and protected from the threat of seismic ~~groundshaking~~ ground shaking and other geologic events.

**11.34.2 Geology and Seismicity Policies***Seismicity*

- a. Require geologic and soils reports to be prepared for proposed development sites, and incorporate the findings and recommendations of these studies into project development requirements. As determined by the City of Antioch Building Division, a site-specific assessment shall be prepared to ~~ascertain~~ determine potential ground shaking impacts on new development. The site-specific ground shaking assessment shall incorporate up-to-date data from government and non-government sources and may be included as part of any site-specific geotechnical investigation. The site-specific ground shaking assessment shall include specific measures to reduce the significance of potential ground shaking hazards. This site-specific ground shaking assessment shall be prepared by a licensed geologist and shall be submitted to the City of Antioch Building Division for review and approval prior to the issuance of building permits. For purposes of this policy, "development" applies to new structures and existing structures or facilities that undergo expansion, remodeling, renovation, refurbishment, or other modification. This policy does not apply to ~~second~~ accessory dwelling units or accessory buildings.
- b. Provide information and establish incentives for property owners to rehabilitate existing buildings using updated construction techniques to protect against seismic hazards.
- c. Encourage the purchase of earthquake insurance by residents and businesses.
- d. Encourage continued investigation by State agencies of geologic conditions within the Bay Area to update knowledge of seismic hazards and promote public awareness.
- e. Provide expedited review of any seismic-related revisions to the California Building Code/ Uniform Building Code proposed by the State.
- f. Work with PG&E, pipeline companies, and industrial uses to implement measures to safeguard the public from seismic hazards associated with high voltage transmission lines, caustic and toxic gas and fuel lines, and flammable storage facilities.
- g. Require that engineered slopes be designed to resist seismically ~~-~~induced failure.
- h. Require that parcels overlying both cut and fill areas within a grading operation be over-excavated to mitigate the potential for seismically ~~-~~induced differential settlement.

*Other Geologic Conditions*

- i. Limit development in those areas, which, due to adverse geological conditions, will be hazardous to the overall community and those who will inhabit the area.
- j. Require evaluations of potential slope stability for developments proposed within hillside areas, and incorporate the recommendations of these studies into project development requirements.

- 
- k. Require specialized soils reports in areas suspected of having problems with potential bearing strength, expansion, settlement, or subsidence, including implementation of the recommendations of these reports into the project development, such that structures designed for human occupancy are not in danger of collapse or significant structural damage with corresponding hazards to human occupants. Where structural damage can be mitigated through structural design, ensure that potential soils hazards do not pose risks of human injury or loss of life in outdoor areas of a development site.
  - l. Where development is proposed within an identified or potential liquefaction hazard area (as determined by the city), adequate and appropriate measures such as (but not limited to) designing foundations in a manner that limits the effects of liquefaction, the placement of an engineered fill with low liquefaction potential, and the alternative siting of structures in areas with a lower liquefaction risk, shall be implemented to reduce potential liquefaction hazards. Any such measures shall be submitted to the City of Antioch Building Division for review prior to the approval of the building permits.

#### *Historic Mineral Extraction*

- m. As appropriate and necessary to protect public health and safety, abandoned mines shall be placed in natural open space areas, with appropriate buffer areas to prevent unauthorized entry.
- n. Within areas of known historic mining activities, site-specific investigations shall be undertaken prior to approval of development to determine the location of any remaining mine openings, the potential for subsidence or collapse, and necessary measures to protect public health and safety, and prevent the collapse or structural damage to structures intended for human occupancy due to mine-related ground failure or subsidence. Such measures shall be incorporated into project approvals.
- o. All identified mine openings shall be effectively sealed.
- p. Construction of structures for human occupancy shall be prohibited within areas found to have a high probability of surface collapse or subsidence, unless foundations are designed that would not be affected by such surface collapse or subsidence, as determined by site-specific investigations, and engineered structural design.
- q. The locations of all oil or gas wells on proposed development sites shall be identified in development plans. Project sponsors of development containing existing or former oil or gas wells shall submit documentation demonstrating that all abandoned wells have been properly abandoned pursuant to the requirements of the ~~California Department of Conservation Oil, Gas, and Geothermal Resources~~ CalGEM.

## 11.45 FLOOD PROTECTION ~~OBJECTIVE AND POLICIES~~

The National Flood Insurance Act of 1968 called for the identification and mapping of flood plain hazard areas prone to flooding in major storm events. These flood hazard maps, known as Flood Insurance Maps (FIRMS), are used by the Federal Emergency Management Agency (FEMA) to determine eligibility areas for inclusion in the federal flood insurance program. Portions of the city are located within the 100-year and 500-year flood hazards zones as mapped by FEMA, and are defined by FEMA as “flood prone.” Except for small areas located within the 100- and 500-year flood hazard zones, the majority of Antioch is defined by outside of a FEMA as being flood zone and subject to minimal or no flooding. Antioch’s FEMA flood hazard areas are shown in Figure 11-3 and reflect the most recent FEMA mapping as of July 2010 Flood Insurance Rate Maps (FIRM) as of September 2015 for portions along the San Joaquin River and June 2009 for inland portions of the city.

Areas subject to flooding are mainly found adjacent to the San Joaquin River and tributary creeks. Within the City of Antioch Planning Area, a 100-year flood hazard zone runs adjacent to the San Joaquin River. In the western portion of the Planning Area, a 100-year flood hazard zone begins at the San Joaquin River and encompasses the area bounded by the Planning Area border to the west; the BNSF Railroad to the south; and the area to the east of the mouth of West Antioch Creek. A 100-year flood hazard zone also is located adjacent to West Antioch Creek, and has its widest point at the Creek’s mouth. ~~In the vicinity of~~ Near B Street, the 100-year flood hazard zone extends from the San Joaquin River south across the BNSF railroad, and then spans East Antioch Creek until the Creek reaches SR 4. This flood zone is widest, spanning a width of approximately 1,600 feet, just south of the railroad. Just north of Lake Alhambra, the flood hazard zone spans an area of similar width. In the southern portion of the Planning Area, flood hazard zones are intermittently located adjacent to East Antioch Creek on its west and main branch. A 100-year flood zone also is located adjacent to Markley Creek, Los Medanos Wasteway, and Sand Creek. Many of these drainages also include 500-year flood zone areas in low lying areas adjacent to the 100-year flood zone.

~~Dams.~~ Dams. Three dams are located within the city and surrounding areas that could impact the city, which includes:

- Contra Loma Dam – owned by the US Bureau of Reclamation, is a 2,500 AF reservoir with a safety classification of satisfactory by the US Bureau of Reclamation. The Bureau of Reclamation Division of Dam Safety conducted a safety analysis of the Contra Loma Reservoir in 1983 and determined that “safe” performance of the dam can be expected under all anticipated loading conditions, including the maximum credible earthquake and probable maximum flood events.” ~~The overall safety classification of the dam is registered as satisfactory.~~
- Sand Creek Dam – owned by the Contra Costa County Flood Control and Water Conservation District, is an 895 AF detention basin that has an extremely high downstream hazard potential and is considered to be in satisfactory condition by the California Division of Safety of Dams.
- Antioch Reservoir – owned by the City of Antioch this 722 AF reservoir has an extremely high downstream hazard potential and is considered to be in satisfactory conditions by the California Division of Safety of Dams.

Potential dam failure inundation areas for these facilities are shown in Figure 11-4.

### **11.5.1 Flood Protection Objective**

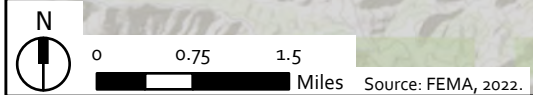
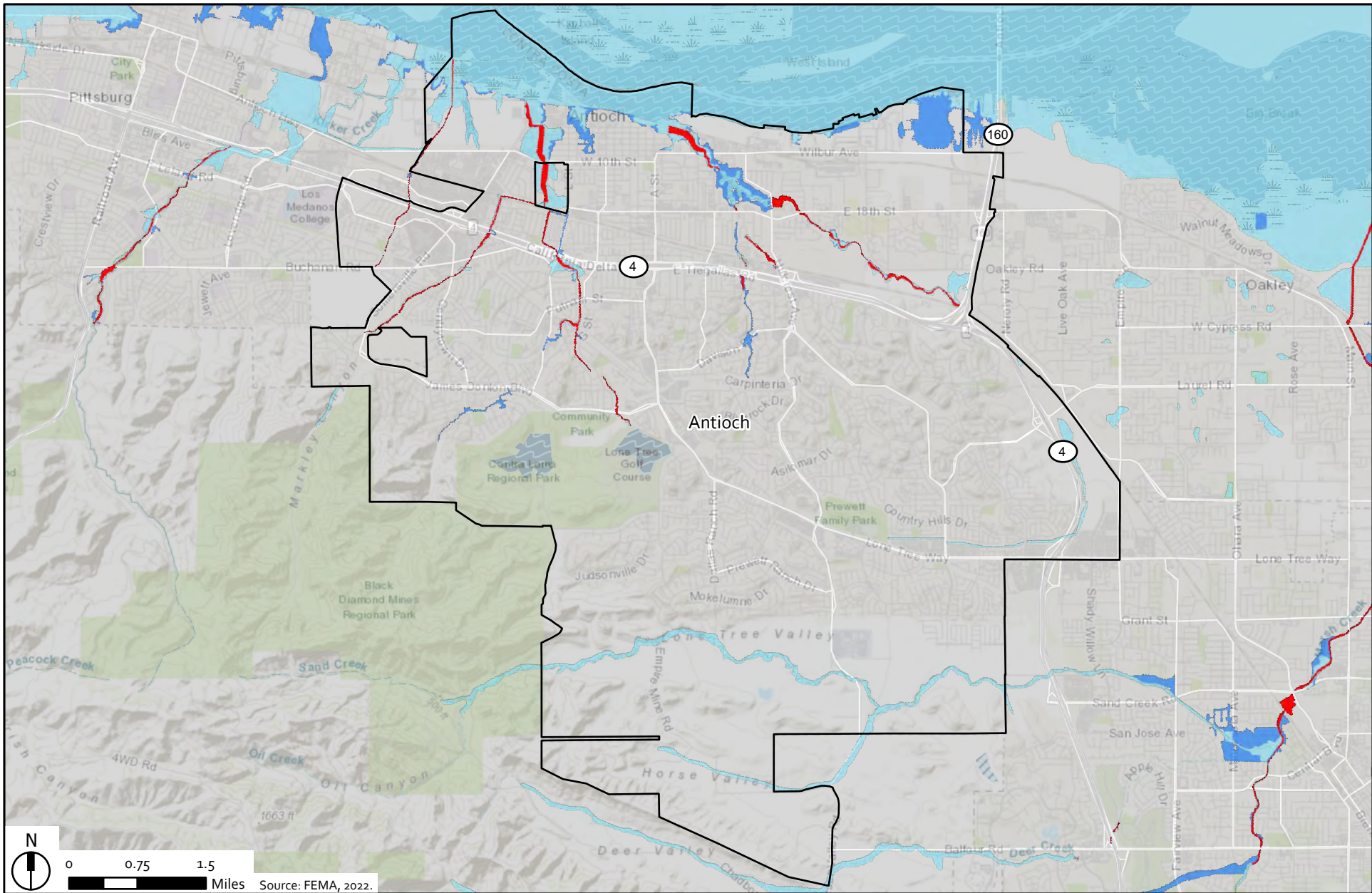
~~Minimize the potential for loss of life, physical injury, property damage, and social disruption resulting from flooding.~~

~~Ensure flooding impacts in Antioch are minimized or eliminated wherever possible.~~

### **11.45.2 Flood Protection Policies**

- a. Prohibit all development within the 100-year floodplain, unless mitigation measures consistent with the National Flood Insurance Program are provided.
- b. Minimize encroachment of development adjacent to the floodway ~~in order~~ to convey flood flows without property damage and risk to public safety. Require such development to ~~the~~be capable of withstanding flooding and ~~to~~ minimize the use of fill.
- c. Prohibit alteration of floodways and channelization of natural creeks if alternative methods of flood control are technically and financially feasible. ~~The intent of this policy is to~~
- e.d. Ensure flooding solutions balance the need for protection devices with land use solutions, recreation needs, and habitat preservation.
- d.e. Require new development to prepare drainage studies to assess storm runoff impacts on the local and regional storm drain and flood control system, along with implementation of appropriate detention and drainage facilities to ensure that the community's storm drainage system capacity will be maintained, and peak flow limitations will not be exceeded.
- e.f. Where construction of a retention basin is needed to support new development, require the development to provide for the perpetual funding and ongoing maintenance of the basin.
- f.g. Eliminate hazards caused by local flooding through improvements to the area's storm drain system or creek corridors as resources allow.









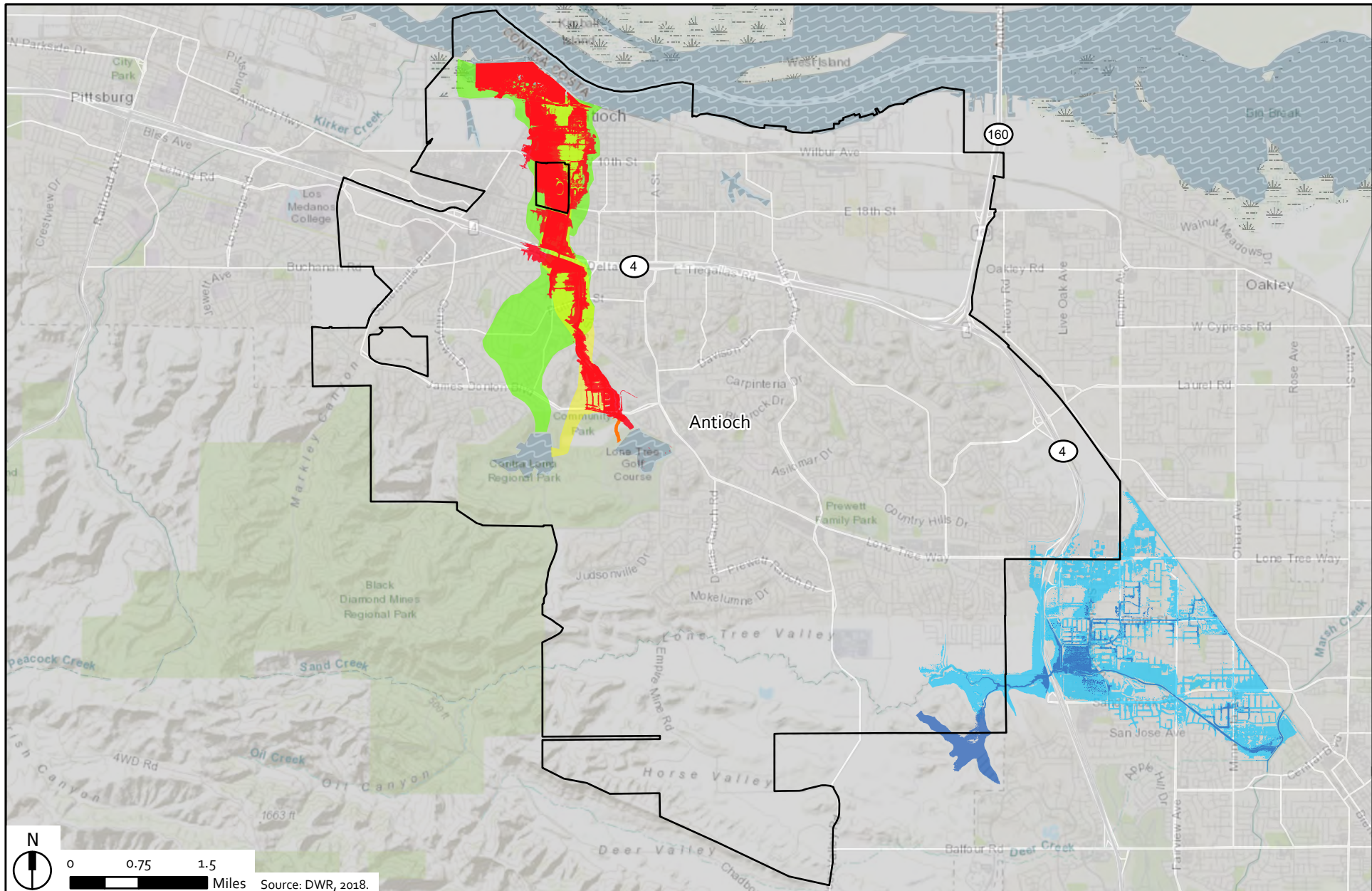
-  City Boundary
-  100-Year Flood Zone
-  500-Year Flood Zone
-  Regulatory Floodway

Figure 11-3  
FEMA Flood Hazard Zones

**City of Antioch Environmental Hazards Element**

**CG67**





**668**

- Antioch Main Dam
- Antioch Spillway
- Contra Loma Dike
- Contra Loma Dam
- Sand Creek Main Dam
- Sand Creek Saddle Dam
- City Boundary

Figure 11-4  
Dam Failure Inundation

**City of Antioch Environmental Hazards Element**

## 11.56 FIRE HAZARDS ~~OBJECTIVE AND POLICIES~~

~~Overall~~, The risk of both urban and wildland fires exists within the Antioch Planning Area. The level of fire risk ~~in a given area~~ results from a variety of factors, including type and amount of vegetation and groundcover, combustibility of building materials, adequacy of access for ~~fire fighting~~~~firefighting~~ equipment and ~~manpower~~~~staffing~~, water supply and pressure, and weather conditions. The most common source of urban fires is home heating systems and electrical appliances.

As Antioch expands into hillside areas, urban development will begin to encroach into areas of more rugged topography with flammable indigenous vegetation. Over time, all of California's wildlands will burn, as they are naturally prone to do. However, various human factors (recreation activities, encroachment, expanded use) increase risks for fire occurrence, and ~~that~~ wildland fires will be larger, more intense and damaging, cost more to fight, and will take a larger toll (in economic and non-economic terms) than would otherwise occur naturally. According to the 2018 Contra Costa County MJHMP over 51 wildfires have occurred in Contra Costa County since the 1950s resulting in loss of lives, property, and natural resources. This equates to an average of three fires every four years, with the most recent fire was the SCU Lightning Complex Fire that burned in the Diablo Range in August and September 2020. This fire impacted Contra Costa County as well as surrounding counties burning over 393,000 acres. Prior to this, the largest recent fire in Contra Costa County was the 3,111-acre Morgan Fire in Mt. Diablo State Park in 2013. The last fire that occurred close to the City of Antioch was the 2015 Loma Fire Incident which burned 533 acres of the Contra Loma Regional Park.

### ~~11.5.1 Fire Hazards Objective~~

~~Minimize the~~ In the event of a fire emergency, the Contra Costa County Fire Protection District (CCCFPD) provides fire and emergency services to the residents of the City of Antioch and the adjacent unincorporated areas. Contra Costa County fire stations 81, 82, 83, and 88 are in Antioch.

Prevention through implementation of ordinances and standards is the best way to minimize Antioch area fire hazards. CCCFPD's ordinances and standards cover topics such as location of fire hydrants, provision of sprinklers, roadway widths, and provide the basis for both the rural fire prevention capital facilities standards and response time performance standards specified in the city's Environmental Hazards Update. The city has ratified the CCCFPD Fire Code, which adopts by reference the 2019 California Fire Code (California Code of Regulations, Title 24, Part 9) as amended by the changes, additions, and deletions set forth in the ordinance adopting the CCCFPD Fire Code.

The Contra Costa Fire Protection District has entered into mutual aid agreements with other fire departments through the California State Master Mutual Aid Agreement that is administered by the State Office of Emergency Services as well as through the Contra Costa County Fire Chiefs' Mutual Aid Plan. The District is also party to multiple automatic aid agreements with fire agencies that are generally in close proximity.

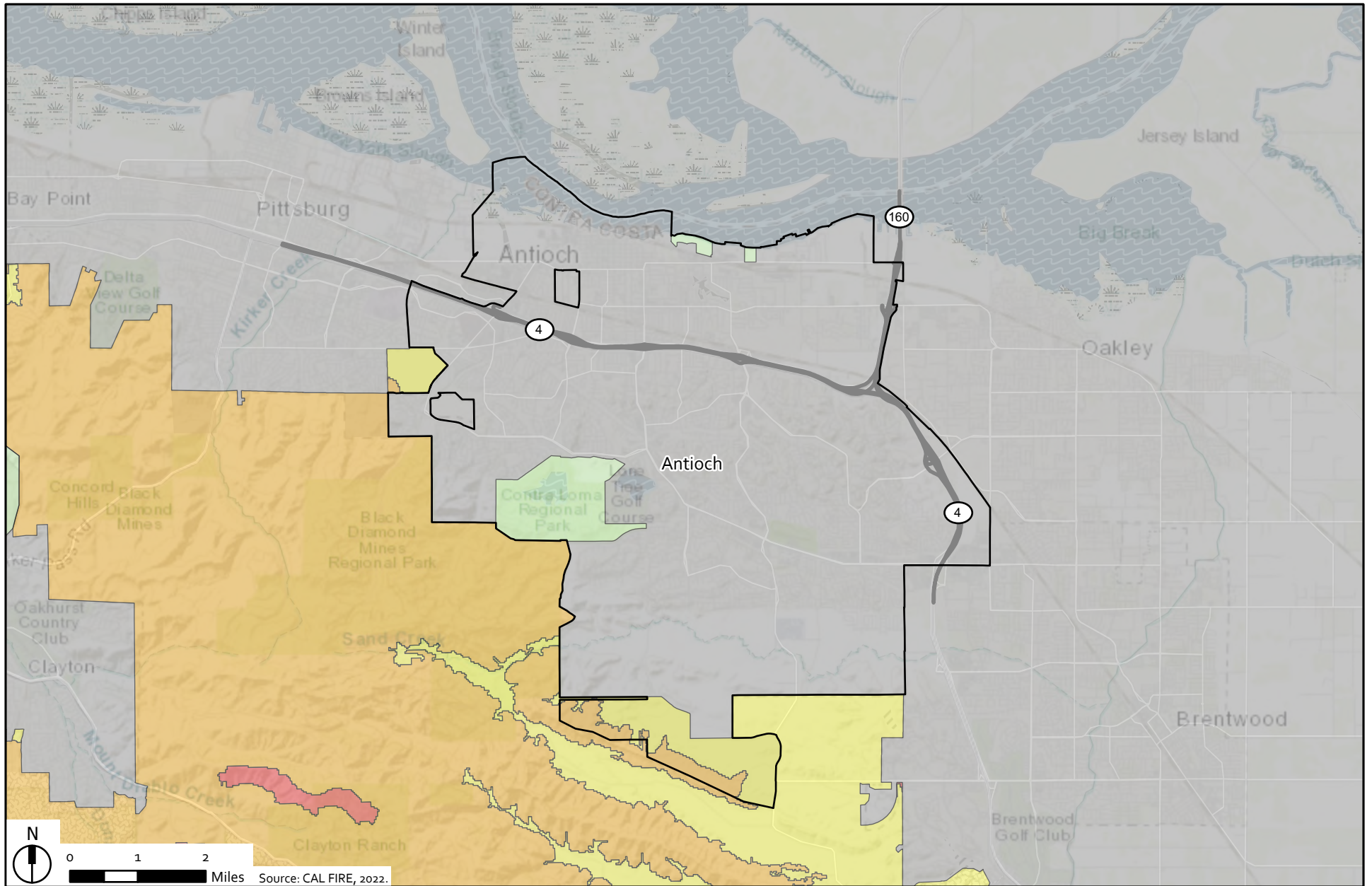
Figure 11-5 illustrates the CalFire fire hazard severity zones for Antioch. As shown in Figure 11-5 no portion of the city's Local Responsibility Area is located within the Very High Fire Hazard Severity Zone, however a small portion of the city's Planning Area (south of Empire Mine Road and Starmine Trail) is located within the Moderate and High Fire Hazard Severity Zones within the State Responsibility Area. The Contra Loma Reservoir Contra Loma regional Park in Antioch is within a Federal Responsibility Area. According to the Contra Costa County MJHMP, no buildings or people are located within a wildfire hazard zone within the city.

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The Contra Costa County Wildfire Protection Plan (WPP), first adopted by the Diablo Fire Safe Council (DFSC) in 2009, provides an analysis of wildfire hazards and risk in the wildland-urban interface (WUI) in Contra Costa County. In 2019, the DFSC and project partners worked with residents, representatives of federal, regional, state, and local agencies, and community organizations to update the Plan. Updates to the WPP were approved in May 2020. The goal of the WPP is to reduce hazard related to wildfires through increased information and education about wildfires, hazardous fuels reduction, actions to reduce structure ignitability, and other recommendations to assist emergency preparedness and fire suppression efforts. The plan also facilitates a coordinated effort between stakeholders to reduce the threats and vulnerabilities associated with wildfire hazards.

Development and growth facilitated by the General Plan will result in additional residents and businesses in the city, including new residential, commercial office, and industrial uses. This additional growth will result in increased demand for public service, including fire protection and emergency services. As demand for service increases, there will likely be a need to increase staffing and equipment to maintain acceptable service ratios, response times, and other performance standards. New or expanded structures may be required to accommodate adequate staffing, equipment, and services. The Growth Management Element includes Goal GM-6 for the compliance with applicable levels of service. Policies GM-P-6.1 and GM-P-6.2 support this goal by requiring new development to contribute to and maintain adopted performance standards for police, fire and emergency medical response and services, and by requiring new growth to pay its share of the costs associated with that growth.





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


-  City Boundary
  -  Highways
  -  LRA
  -  FRA
- Fire Hazard Severity Zones (SRA)**
-  Moderate
  -  High
  -  Very High

Figure 11-5  
Fire Hazard Severity Zones

### 11.6.1 Fire Hazards Objective

Meet anticipated needs and demands that address hazards associated with wildland and urban fire.

### 11.6.2 Fire Hazards Policies

- a. Perform necessary maintenance on open space brush areas that are susceptible to burning.
- b. Prevent the invasion of grassland by Baccharis (a genus of perennials and shrubs that are highly flammable) by retaining grazing on publicly owned rangelands and integrating grazing practices within developed areas.
- c. Coordinate with Contra Costa County Fire Protection District on projects that make Antioch more resilient to fire hazards.
- d. Work with Contra Costa County Fire Protection District to promote public awareness of fire hazards and safety measures, including outreach to at-risk populations, and identification of low-risk areas for temporary shelter and refuge during wildfire events
- e. Review, amend and update, at regular intervals, relevant city codes and ordinances to incorporate the most current knowledge and highest standards for fire safety.
- f. Encourage the use of fire-retardant vegetation for landscaping, especially in high fire hazard areas.
- g. Require fire safe construction practices, such as fire preventive site design, landscaping and building materials, and installation of sprinklers on new development and redevelopment projects.
- h. Encourage landscaping maintenance programs to reduce potential for loss of life, physical injury, fire hazards in the hills, wildland areas, and urban interface.
- a.i. Reduce fire hazard risks in existing developments by ensuring that private property damage, and social disruption resulting from wildland fires is maintained to minimize vulnerability.

### 11.5.2 Fire Hazards Policies

- j. Work with the Contra Costa Fire Protection District to ensure adequate fire suppression resources in the local responsibility areas, and coordination with CALFIRE for state responsibility areas where wildfires may affect both areas.
- k. Require new development to incorporate design measures that enhance fire protection in Fire Hazard Severity Zones as identified in Figure 11-5. This shall include but is not limited to incorporation of fire-resistant structural design, use of fire-resistant landscaping, and fuel modification around the perimeter of structures.
- l. Prioritize development in areas with sufficient water supply infrastructure and road networks that provide adequate fire equipment access and multiple evacuation routes.
- m. Maintain existing water supply infrastructure for firefighting and plan for adequate future water supplies.
- n. Establish mitigations for properties in Fire Hazard Severity Zones with restricted and single points of access including parking restrictions and investigating the feasibility of establishing special assessment districts to improve road capacity, and adequate water supply.

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~~b.o.~~ Where new development borders wildland areas, require appropriate fuel modification and use of fire-retardant building materials per the requirements of the Contra Costa County Fire Protection District. Fuel modification may be permitted to extend beyond the boundaries of the site for which wildland fire protection is being provided only if the adjacent owner provides written permission, the proposed fuel modification is consistent with the management practices of the agency controlling such land (if it is in permanent open space), and the off-site fuel modification activity will not significantly impact sensitive habitat areas.

~~e.p.~~ Require that adequate fire protection be available at initial project occupancy, whenever feasible. Thus, stations should be constructed and manned at the outset of new development. If the Contra Costa Fire Protection District finds that a lag time between initial occupancy and operation of new stations cannot be avoided, ~~the city may consider requiring sprinklers in new homes as an alternative.~~ Alternative strategies acceptable to the fire code official may be proposed.

## **11.7 CLIMATE CHANGE ADAPTATION**

The Earth's climate is warming, mostly due to human activities such as changes in land cover and emissions of certain pollutants. Greenhouse gases (GHGs) are the major human-induced drivers of climate change. These gases warm the Earth's surface by trapping heat in the atmosphere.

Global surface temperatures have increased approximately 1.6 °F relative to average temperatures from 1951-1980. In addition, 17 of the 18 warmest years in the 136-year record have occurred since 2001. Consistent with global observations, annual average air temperatures have increased by approximately 1.8 °F in California, with temperatures rising at a faster rate beginning in the 1980s.

As temperatures continue to rise, California will face serious climate impacts, including:

- More intense and frequent heat waves.
- More intense and frequent drought.
- More severe and frequent wildfires.
- More severe storms and extreme weather events.
- Greater riverine flows.
- Shrinking snowpack and less overall precipitation.
- Accelerating sea level rise.
- Ocean acidification, hypoxia, and warming.

The State of California Cal Adapt has developed modeling software that is used to make predictive projections for weather scenarios, such as extreme heat days and extreme precipitation events. These are created by using emission scenarios. An emissions scenario is a representation of future GHG emissions and resulting atmospheric concentrations through time. These emission scenarios are projected using what are called representative concentration pathways (RCPs). Each RCP represents a standardized set of assumptions about the human influenced GHG emissions and the trajectory in the coming years. Relying on the Cal Adapt tool, the following climate projections and RCPs were used:

- RCP 4.5 - GHG emissions peak around 2040 and then decline.
- RCP 8.5 GHG emissions continue to rise strongly through 2050 and plateau around 2100.

Both projections are considered possible depending on how successful the world is at reducing atmospheric carbon dioxide emissions. The following are potential effects that may impact the city.

*Average Maximum Temperatures.* Overall temperatures are projected to rise substantially throughout this century. According to the CAL-Adapt snapshot tool, the historical (1961-1990) annual maximum mean temperature for Antioch is 72.7 °F. Under the RCP 4.5 scenario, the maximum mean temperature in Antioch is expected to rise 4 °F by 2064 and 5.4 °F by 2099. Under the RCP 8.5 scenario, the maximum mean temperature is projected to rise nearly 8.3 °F to 81 °F by 2099.

Warmer temperatures will increase the demand for air conditioning and cooling systems. A common proxy used to understand the demand for energy needed to cool buildings is Cooling Degree Days (CDD). A CDD is defined as the number of degrees by which a daily average temperature exceeds a reference temperature over a given period of time. Using 65 °F over a period of 30 years, which loosely represents the average daily temperature above which space cooling is needed, the average number

of CDD, under the RCP 4.5 scenario, increases from a historical annual average of 35.1 to 58.1 between 2035-2064 and 66.5 between 2070-2099. Under the RCP 8.5 scenario this figure increases to 88.1 by the end of the century.

*Average Minimum Temperatures.* The historical annual minimum mean temperature for Antioch is 48.5°F. Under the RCP 4.5 scenario, the minimum mean temperature could increase 3.6 °F by 2064 and 4.9 °F by 2099. Under the RCP 8.5 scenario, the minimum mean temperature is projected to rise 8.1 °F by the end of the century.

Warmer temperatures should reduce the demand for energy for space heating. Using the Cal- Adapt Heating Degree Days (HDD) tool, the city is expected to see a reduction in HDD. An HDD is defined as the number of degrees by which a daily average temperature is below the reference temperature over a given period of time, the same parameters as the CDD's. The historical annual average number of HDD in Antioch is 88.3. Under the RCP 4.5 scenario, the annual average number is projected to decrease to 65 by 2064 and 57.5 by 2099. Under the RCP 8.5 scenario, the number of annual average HDD declines to 41.5 by the end of the century.

Overall, the models project an increase in the annual average by about 31.4 CDD and an annual average decrease of approximately 20 HDD by mid-century under the RCP 4.5 scenario.

*Extreme Heat Days<sup>1</sup>.* As the climate changes, some of the more serious threats to public health may stem from more frequent and intense extreme heat days and longer heat waves. Extreme heat events are likely to increase the risk of mortality and morbidity due to heat-related illness, such as heat stroke and dehydration, and exacerbation of existing chronic health conditions.

In Antioch, the extreme heat threshold is 100.8 °F. Between 1961-1990, there was an average of 4 days above 100.8 °F. By 2064 this average is projected to increase to 16 days under the RCP 4.5 scenario. By the end of the century, the average number of extreme heat days is expected to increase to 21 days under the RCP 4.5 scenario and as many as 36 days under the RCP 8.5 scenario.

Those most at risk and vulnerable to heat-related illness are the elderly, individuals with chronic conditions such as heart and lung disease, diabetes, and mental illnesses, infants, the socially or economically disadvantaged, and those who work outdoors. This increased risk and vulnerability comes from a lack of adaptive capacity by these groups to endure extreme heat conditions or the need for reliance on outside assistance (cooling centers, healthcare services, mental health services) during times of elevated stress. In Antioch, approximately 12 percent of the city's population is age 65 and older, which is expected to increase to 22 percent by 2040 (ABAG 2018 Projections). Additionally, approximately 15 percent of the city's population identifies as having a disability per U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019); and approximately 31% of households are considered "low-income" considered their household incomes are at or less than 50% of Area Median Income (AMI)<sup>2</sup>.

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<sup>1</sup> An extreme heat day is defined as a day in April through October where the maximum temperature exceeds the 98th historical percentile of maximum temperatures based on daily temperature data between 1961-1990.

<sup>2</sup> U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release



Rainfall. The historical annual mean rainfall for Antioch is 15.1 inches. Under the RCP 4.5 scenario, annual mean rainfall is expected to increase and peak at 16.4 inches by 2064 before leveling off towards the end of the century, at 16.2 inches by 2099. Under the RCP 8.5 scenario annual mean rainfall is anticipated to increase to 16.5 inches by 2064 and 18.1 inches by 2099. Based on these projections, the city anticipates an increase in the frequency and intensity of extreme storms brought on by atmospheric river storms in northern California. These storms will have the tendency to produce more frequent and severe flooding, along with prolonged periods of drought. The expected increase in rainfall and storm activity may exacerbate local flooding and could create flooding in areas where it has not previously occurred. While the projected increase in rainfall may mean that local water resources will not be negatively impacted over the long run, prolonged periods of drought may require greater short-term water-saving efforts.

Sea Level Rise. The San Francisco Bay is vulnerable to a range of natural hazards, including storms, extreme high tides, and rising sea levels resulting from global climate change. Flooding already poses a threat to communities along the Bay and there is compelling evidence that these risks will increase in the future. As temperatures rise globally, sea levels are rising mainly because ocean water expands as it warms, and water from melting of major stores of land ice and glaciers flow into the ocean. In the past century, average global sea level has increased by 7 to 8 inches. Sea level at the San Francisco tide gauge has risen by about 7 inches since 1900.

Rising seas put new areas at risk of flooding and increase the likelihood and intensity of floods in areas that are already at risk. The State's Sea Level Rise Guidance Document (2018) projects a "likely" (66 percent probability) increase in sea level at the San Francisco tide gauge of 10 inches by 2040. By the end of the century, sea levels are likely to rise by 2.4 feet under the RCP 4.5 scenario and 3.4 feet under the RCP 8.5 scenario. Flooding will be more severe when combined with storm events.

In 2014 the Adapting to Rising Tides (ART) program conducted a sea-level rise vulnerability, assessment and adaptation project along the west and central Contra Costa County shoreline extending from Richmond to Bay Point. This project analyzed and modeled a series of sea level rise scenarios in order to build a comprehensive understanding of climate vulnerability and develop effective and equitable responses. In 2017, the Delta Stewardship Council (DSC) engaged ART to complete a study extending from Pittsburg to the eastern border of Contra Costa County. This effort included preparing different flood modeling scenarios for the Delta, apart from what was modeled for the Bay. Between 2018 and 2020 the City participated in the East Contra Costa County ART Project by providing information, and assisting with the identification of relevant vulnerabilities, consequences and issues pertinent to the study area. The objectives of the program include understanding how current and future coastal and riverine flooding may impact transportation and utility networks, industrial facilities, employment sites, residential neighborhoods, community facilities, levees protecting Delta islands, and shoreline park and recreation facilities.

The final report evaluated both current and future flooding that is either temporary or permanent. Temporary flooding usually occurs when there are storms over the Pacific Ocean during the winter, when high tide coincides with strong winds, or when significant rainfall occurs over short durations causing creeks and rivers to rise over their banks. Permanent inundation occurs if an area is exposed to regular daily flooding. As sea level rises, higher water levels will become more frequent, increasing the extent, depth, and duration of temporary flooding and expanding the area that is permanently inundated. However, sea level rise affects the Delta Shoreline differently than the Bay. The Delta is influenced by both daily tides coming through the Golden Gate and freshwater flowing into the Delta from the Sacramento and San Joaquin Rivers. Modeling of sea level rise in the Delta suggests increased water heights at the Golden Gate Bridge may not translate into the same increases in water heights everywhere within the estuary (e.g., one foot of sea level rise at the Golden Gate may not mean

one foot of sea level rise in the Delta). This is especially true east of the Benicia Bridge where freshwater inflows from rivers interact with tides in complex ways. As sea levels rise, the tidal creeks and the Delta are also impacted. As the Bay rises, water levels in tidal creeks and in the Delta will also rise, pushing the extent of tidal influence further upstream, potentially making riverine flooding that already occurs worse. As a result, the report considers a range of possible futures that modeled both temporary and permanent flooding for ten climate scenarios summarized in Table 11-1.

**Table 11-1 ART East Contra Costa Ten Climate Scenarios**

<u>Permanent Flooding Scenarios</u>	<u>Permanent + Temporary Flooding Scenarios</u>
<u>MHHW*</u>	<u>MHHW* + 100-year storm**</u>
<u>12 inches</u>	<u>12 inches + 100-year storm</u>
<u>24 inches</u>	<u>24 inches + 100-year storm</u>
<u>36 inches</u>	<u>36 inches + 100-year storm</u>
<u>83 inches</u>	<u>83 inches + 100-year storm</u>

\* MHHW = Mean Higher High Water. This is the average water height of the highest tides. All other sea level rise scenarios are added to the MHHW. For example, 12inches of sea level rise is 12inches + MHHW.

\*\* Current Temporary flooding is modeled through the 100-year storm event on top of today's high tide.

For each scenario, the report included an exposure analysis for flood risks and detailed vulnerability assessment of how these flood risks will affect 34 asset categories across 11 sectors including business and industry, communities, critical facilities and services, and people. In addition to identifying areas that could flood in each scenario, the report also identifies where specific vulnerabilities in current flood protection are located.

Some key areas and assets of concern include downtown Antioch, and piers along the Antioch Bridge that are at risk at 83 inches sea level rise (SLR) or the 100-year storm event plus 12 inches of SLR. One hazardous waste facility is located within the current 100-year storm floodplain. Combined flooding from a 100-year storm event with 83 inches SLR could impact up to 10 hazardous waste facilities across the city. The Antioch Police Department and Antioch Detention Facility are exposed to flood risk at 83 inches of SLR and/or 36 inches SLR plus a 100-year storm event. Prospects High School becomes exposed to flood risk at 83 inches SLR plus a 100-year storm. The Antioch City Marina is currently located in a 100-year storm event area and is exposed to future sea level rise starting at 12 inches SLR. There are six census tracts on or near the coast, with a total population of 30,203 persons according to the 2020 census, that are exposed to flooding with a current 100-year storm event, or at 24 inches of SLR. Within these eight census blocks, there is a specifically high number (90<sup>th</sup> percentile of Bay-Delta area residents) of children under 5, very low-income households, people with disability, single-parent households, people with limited English proficiency, people without a high school degree, severely housing cost burdened households, renters, and people over 65 living alone. Overall, of the 36,149 residential units in Antioch<sup>1</sup>, a 100-year storm affects 107 households currently, 156 households at 12 inches of SLR, 499 at 24 inches of SLR, 728 at 36 inches of SLR, and 1,217 at 83 inches of SLR.

<sup>1</sup> State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2021-2022. Sacramento, California, May 2022.

Sea level rise alone impacts 96 households at 24 inches of SLR, 102 households at 36 inches of SLR, and 786 households at 83 inches of SLR.

The ART report provides extensive analyses and maps and a comprehensive set of adaptation responses that will help the city to build resilience and adapt to rising sea level. Figure 11-6 shows areas that could be impacted by a 100-year storm event currently, and at 12 inches, 24 inches, 36 inches, and 83 inches of sea level rise. Figure 11-6 shows the areas that would be impacted by sea level rise alone at 12 inches, 24 inches, 36 inches, and 83 inches of sea level rise.

The Antioch City Council adopted the Climate Action and Resilience Plan in May 2020 and began preparing the community for hazards shocks that are expected to intensify in the future and to reduce the City's reliance on carbon-based energy sources. The document provides another resource for the community to understand climate risks and explores policies and programs that can help the community prepare for more natural hazards.

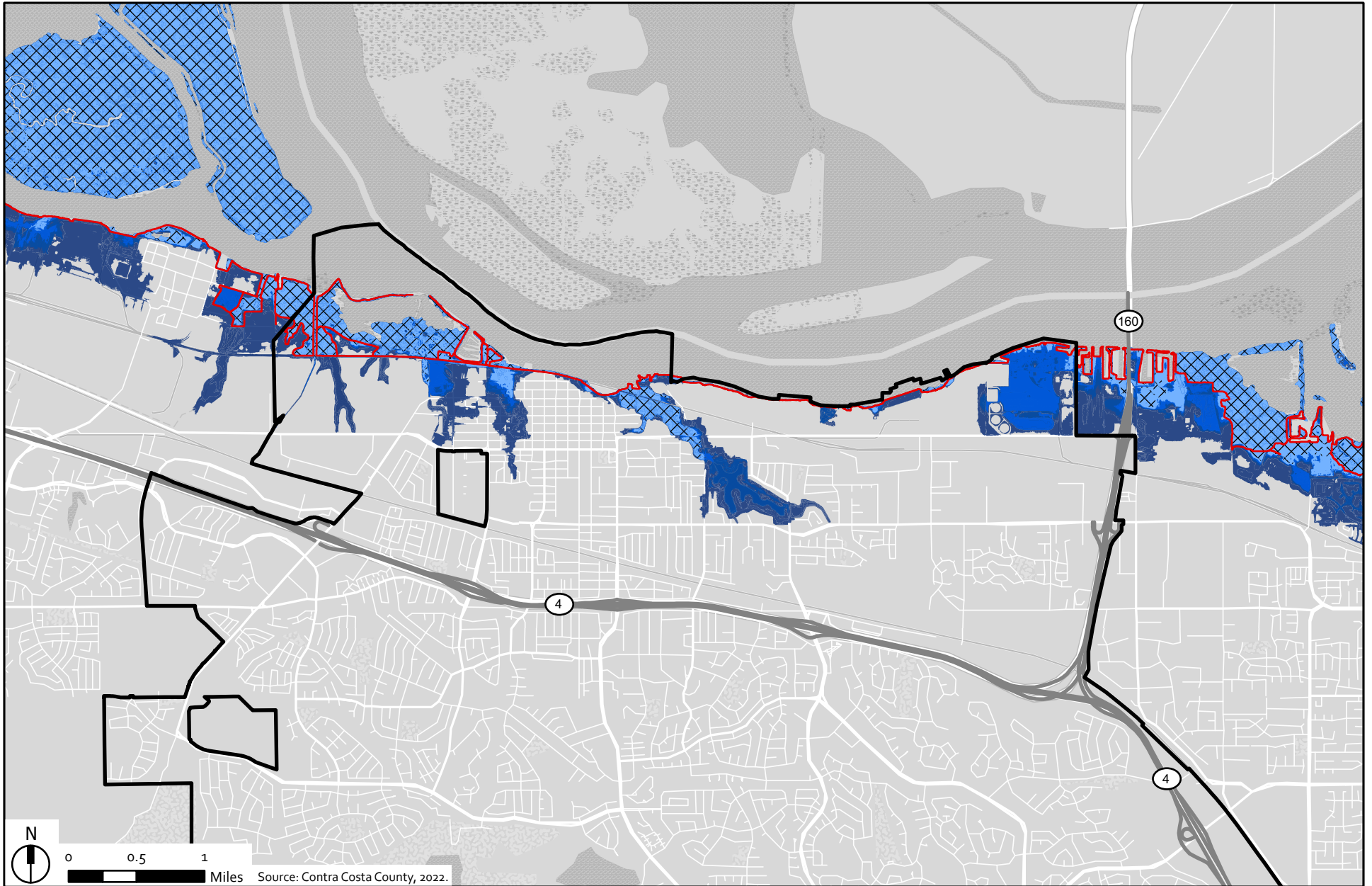
*Wildfire.* Wildfire is a serious hazard in California. Several studies have indicated that the risk of wildfire will increase with climate change. According to Cal-Adapt, the historical annual average area burned by wildfire in Antioch is over 283.7 acres. That amount is expected to increase to 297 acres by mid-century and then decrease to 273.8 acres by the end of the century. Cal-Adapt projections show the risk for wildfire in Contra Costa County increasing by approximately 10 percent under both the RCP 4.5 and RCP 8.5 scenarios. Although Contra Costa residents may not experience increased risk from wildfire directly, secondary impacts, such as poor air quality, may increase.

Prolonged and more severe drought may exacerbate wildfire conditions by increasing the potential for ignitions and spread of wildfire. An expected increase in wildfire intensity and extent will increase public safety risks, property damage, fire suppression and emergency response costs, watershed and water quality impacts, vegetation conversions, and habitat fragmentation throughout California.

*Adaptive Capacity.* Adaptive capacity is the current ability of a community to address the potential impacts of climate change. The Contra Costa County MJHMP (Volume 1) and City of Antioch Annex (Volume II) serves as the city's local hazard mitigation plan. This plan analyzes the city's adaptive capacity for climate change and contains actions for adapting to climate change, including flooding and sea level rise.

Antioch has existing policies, plans, programs, resources, and institutions already in place to adapt to climate change and reduce potential impacts. The city's Climate Action Resilience Plan (CARP), adopted in 2020, contains actions to reduce GHG emissions and mitigate the likely impacts of climate change. In addition, the 2018 ART Project provides information and strategies for adapting to sea level rise and building resiliency. Resources to address flooding and storm events are provided in Section 11.5 of this Environmental Hazards Element, and resources for fire prevention and protection are covered in Section 11.6. In addition, the City has adopted an Emergency Operations Plan, described in Section 11.10, which can be activated for a variety of emergency situations, including flooding, wildfires, and extreme weather events.





**C79**

-  City Boundary
-  Highways
-  Shoreline
-  Current 100-year flood Inundation
-  12" SLR and 100-Year Flood Inundation
-  24" SLR and 100-Year Flood Inundation
-  36" SLR and 100-Year Flood Inundation
-  83" SLR and 100-Year Flood Inundation

Figure 11-6  
Sea Level Rise

### 11.7.1 Climate Change Adaptation Objective

Incorporate the changing risks associated with climate change into the protection of life, property, the economy, and the environment.

### 11.7.2 Climate Adaptation Policies

- a. Prepare for and respond to the expected impacts of climate change.
- b. Consider climate change implications, including sea level rise, when approving new projects and planning for growth, facilities, and infrastructure improvements in areas potentially affected by climate change.
- c. Develop incentive programs to encourage property owners to retrofit their homes/businesses against climate-related hazards such as extreme weather, flooding, wildfire (New) Improve city staff understanding of how climate change may disproportionately affect vulnerable community members, including senior citizens, low-income persons, and persons with disabilities.
- d. Coordinate with regional, state, and federal agencies to monitor the indicators and impacts of climate change.
- e. Climate Action Design Elements. Require new residential, commercial, and retail land use developments to demonstrate compliance with the Bay Area Air Quality Management District's (BAAQMD) recommended design elements to support long-term climate action goals, as feasible or modify the city's climate action plans to meet the criteria under State CEQA Guidelines Section 15183.5(b) and identify community-wide measures that can be implemented to achieve the statewide GHG emissions targets of 40 percent below 1990 levels by 2030 and support the State's goal of achieving carbon neutrality by 2045. The updated climate action plans should include a checklist to help future development projects demonstrate how they will support long-term climate action goals. The GHG reduction measures identified in the updated climate action plans would supersede the Bay Area Air Management District's recommended design elements described below:
  - The project will not include natural gas appliances or natural gas plumbing (in both residential and nonresidential development).
  - The project will not result in any wasteful, inefficient, or unnecessary energy usage as determined by the analysis required under CEQA Section 21100(b)(3) and Section 15126.2(b) of the State CEQA Guidelines.
  - Achieve a reduction in project-generated vehicle miles travelled (VMT) below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted Senate Bill 743 VMT target, reflecting the recommendations provided in the Governor's Office of Planning and Research's Technical Advisory on Evaluating Transportation Impacts in CEQA:
    - Residential projects: 15 percent below the existing VMT per capita.
    - Office projects: 15 percent below the existing VMT per employee.
    - Retail projects: no net increase in existing VMT.

- 
- Achieve compliance with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.
  - f. Develop incentive programs to encourage property owners to retrofit their homes/businesses against climate-related hazards such as extreme weather, flooding, and wildfire.
  - g. Climate Action and Resilience Plan. Require new development to incorporate strategies identified in the city's current Climate Action and Resilience Plan to ensure increased community resilience from anticipated natural hazard events associated with climate change, such as flooding, drought, and extreme heat.
  - h. The city shall support solutions to ensure the sustainability of community water supplies.
    - a. Participate in the implementation and update of Groundwater Sustainability Plans to ensure the future water resources are available to support city growth and development
  - i. Encourage the development and maintenance of innovative water treatment systems to clean and disinfect water.
  - j. Continue to enhance and modify Section 6-5.10 of the City's Municipal Code, which outlines and defines waste of water and Section 6-10.05 which outlines and defines excessive use of water, and the subsequent penalties for violations.
    - a. Implement a leak detection inspection program to aid in water conservation and encourage retrofits, where feasible.
    - b. Develop incentive programs to encourage the use of water saving devices, such as high efficiency toilets, high efficiency appliances, low flow shower heads, drip irrigation systems, etc.
  - k. Water resources shall be planned and managed in a way that relies on sound science, data, and public participation.
  - l. Current climate change data shall be taken into consideration when the expansion of water infrastructure and water source location is considered for new development.
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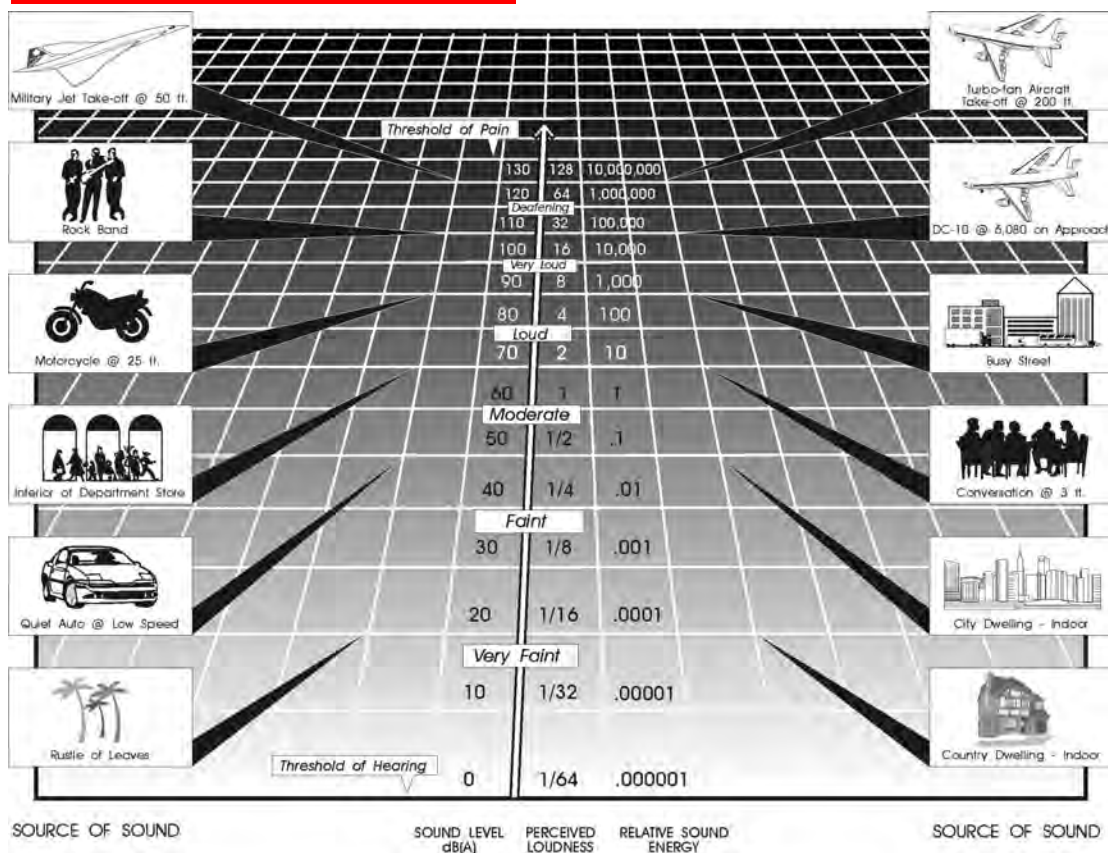
### 11.8 NOISE OBJECTIVE AND POLICIES

**Introduction to "Noise."** Noise is usually defined as "unwanted sound," and consists of any sound that may produce physiological or psychological damage and/or interfere with communication, work, rest, recreation, and sleep.

Sound levels are measured in decibels (dB), typically through an "A-weighted" scale, which emulates human hearing. Unlike linear units such as inches or pounds, decibels (dBA) are measured on a logarithmic scale, representing points on a sharply rising curve. In this scale, an increase of 10 dBA represents a ten times increase in sound energy, and is perceived by the human ear as a doubling of loudness (see Figure 11-4). Thus, a noise at 70 dBA has 10 times the sound energy as a 60 dBA noise, and will be perceived as being twice as loud.

Except under special conditions, changes in sound levels of less than 1.0 dBA cannot be perceived by the human ear. Audible increases in noise levels generally refer to a change of 3.0 dBA or more, since this level has been found to be barely perceptible in typical exterior environments. A 5.0 dBA change in noise levels is generally the threshold at which a noticeable change in community response occurs.

**Figure 11-7 Measurement of Noise**



† All sound levels in the General Plan are A-weighted, unless specified otherwise.

For environmental and land use planning purposes, several methods of expressing the average noise level over a given period of time have been developed. The predominant average noise measurement scale in California are the Equivalent-Continuous Sound Level ( $L_{eq}$ ) and the Community Noise Equivalent Level (CNEL), both of which are based on A-weighted decibels (dBA).  $L_{eq}$  is the total sound energy of time-varying noise over a given sample period. CNEL is the average sound level occurring over a 24-hour period, with a weighting factor of 5.0 dBA applied to the hourly  $L_{eq}$  for noises occurring from 7:00 p.m. to 10:00 p.m. (defined as relaxation hours), and 10 dBA adjustment for events occurring between 10:00 p.m. and 7:00 a.m. (defined as sleeping hours). The noise adjustments are added to the noise events occurring during the ~~more-quiet~~quieter evening and nighttime hours to compensate for the added intrusiveness that noise has during these hours.

Other noise rating scales of importance when assessing annoyance factor include the maximum noise level ( $L_{max}$ ), which is the highest exponential-time-averaged sound level that occurs during a stated time period, and noise standard in terms of percentile exceedance noise levels ( $L_n$ ).  $L_{max}$  reflects peak operating conditions, and addresses the annoying aspects of intermittent noise. The percentile exceedance noise levels are the levels exceeded during a stated period of time. For example, an  $L_{10}$  noise level represents the noise level exceeded 10 percent of the time during a stated period. The  $L_{50}$  noise level represents the median noise level (exceeded 50% percent of the time). The  $L_{90}$  noise level represents the noise level exceeded 90 percent of the time, and is considered the lowest noise level experienced during a monitoring period. It is normally referred to as the background or ambient noise level.

Physical damage to human hearing occurs with prolonged exposure to noise levels higher than 85 dBA. Exposure to high noise levels affects the entire human body, with prolonged noise exposure in excess of 75 dBA increasing tension, and thereby affecting blood pressure, functions of the heart, and the nervous system. In comparison, extended periods of noise exposure above 90 dBA result in permanent cell damage. When the noise level reaches 120 dBA, a tickling sensation occurs in the human ear even with short-term exposure. This level of noise is called the threshold of feeling. As the sound reaches 140 dBA, the tickling sensation is replaced by the feeling of pain in the ear. This is called the threshold of pain. A sound level of 190 dBA will rupture the eardrum and permanently damage the inner ear. ~~Table~~Figure 11-A-7 above lists acoustical term definitions, and ~~Table 11.B~~ identifies common sound levels and their sources.

~~Noise in Antioch.~~ Major noise sources within Antioch include “mobile sources” such as traffic along ~~State Route SR 4~~ and ~~State Route SR 160~~ freeways, rail lines, and major arterial roadways. Significant “stationary” sources of noise within Antioch include heavier industrial development in the northern portion of the Planning Area, commercial development, where it backs up against residential neighborhoods and construction activities.

Traffic noise depends primarily on the speed of traffic and percentage of trucks along the route. Traffic volume has a lesser influence on highway noise levels.

### 11.68.1 Noise Objective

Achieve and maintain exterior noise levels appropriate to planned land uses throughout Antioch, as described below:

- Residential
  - Single Family: 60 dBA CNEL within rear yards*
  - Multi-Family: 60 dBA CNEL within interior open space*



- Schools  
*Classrooms: 65 dBA CNEL*  
*Play and sports areas: 70 dBA CNEL*
- Hospitals, Libraries: 60 dBA CNEL
- Commercial/Industrial: 70 dBA CNEL at the front setback.

### 11.68.2 Noise Policies

#### *Noise Compatible Land Use and Circulation Patterns*

- a. Implementation of the noise objective contained in Section 11.68.1 and the policies contained in Section 11.68.2 of ~~the~~this Environmental Hazards Element shall be based on noise data contained in Section 4.9 of the General Plan EIR, unless a noise analysis conducted pursuant to the city's development and environmental review process provides more up-to-date and accurate noise projections, as determined by the city.
- b. Maintain a pattern of land uses that separates noise-sensitive land uses from major noise sources to the extent possible, and guide noise-tolerant land uses into the noisier portions of the Planning Area.
- c. Minimize motor vehicle noise in residential areas through proper route location and sensitive roadway design.
- d. Provide planned industrial areas with truck access routes separated from residential areas to the maximum feasible extent.
- e. Where needed, provide traffic calming devices to slow traffic speed within residential neighborhoods.

#### *Noise Analysis and Mitigation*

- f. Where new development (including construction and improvement of roadways) is proposed in areas exceeding the noise levels identified in the General Plan Noise Objective, or where the development of proposed uses could result in a significant increase in noise, require a detailed noise attenuation study to be prepared by a qualified acoustical engineer to determine appropriate mitigation and ways to incorporate such mitigation into project design and implementation.
- g. When new development incorporating a potentially significant noise generator is proposed, require noise analyses to be prepared by a qualified acoustical engineer. Require the implementation of appropriate noise mitigation when the proposed project will cause new ~~exceedences~~exceedances of General Plan noise objectives, or an audible (3.0 dBA) increase in noise in areas where General Plan noise objectives are already exceeded as the result of existing development.
- h. In reviewing noise impacts, utilize site design and architectural design features to the extent feasible to mitigate impacts on residential neighborhoods and other uses that are sensitive to noise. In addition to sound barriers, design techniques to mitigate noise impacts may include, but are not limited to:
  - Increased building setbacks to increase the distance between the noise source and sensitive receptor.

- Orient buildings which are compatible with higher noise levels adjacent to noise generators or in clusters to shield more noise sensitive areas and uses.
  - Orient delivery, loading docks, and outdoor work areas away from noise-sensitive uses.
  - Place noise tolerant use, such as parking areas, and noise tolerant structures, such as garages, between the noise source and sensitive receptor.
  - Cluster office, commercial, or multi-family residential structures to reduce noise levels within interior open space areas.
  - Provide double glazed and double paned windows on the side of the structure facing a major noise source, and place entries away from the noise source to the extent possible.
- i. Where feasible, require the use of noise barriers (walls, berms, or a combination thereof) to reduce significant noise impacts.
- Noise barriers must have sufficient mass to reduce noise transmission and high enough to shield the receptor from the noise source.
  - To be effective, the barrier needs to be constructed without cracks or openings.
  - The barrier must interrupt the line of sight between the noise source and noise receptor.
  - The effects of noise “flanking” the noise barrier should be minimized by bending the end of the barrier back from the noise source.
  - Require appropriate landscaping treatment to be provided in conjunction with noise barriers to mitigate their potential aesthetic impacts.
- j. Continue enforcement of California Noise Insulation Standards (Title 25, Section 1092, California Administrative Code).

#### *Temporary Construction*

- k. Damage Due to Construction Vibration. Where new development is proposed in areas adjacent to any vibration-sensitive land uses or adjacent to vibration-sensitive activities, require a screening level vibration analysis. If a screening level analysis shows that the project has the potential to result in damage to structures or where vibration could substantially interfere with normal operations, require a detailed vibration impact assessment prepared by a structural engineer or other appropriate professional to determine appropriate design means and methods of construction to avoid the potential damage, if feasible.
- k.l. Ensure that construction activities ~~are regulated as to and permitted~~ hours of operation are regulated in order to avoid or mitigate noise impacts on adjacent noise-sensitive land uses.
- l.m. Require proposed development projects adjacent to occupied noise sensitive land uses to implement a construction-related noise mitigation plan. This plan would depict the location of construction equipment storage and maintenance areas, and document methods to be employed to minimize noise impacts on adjacent noise sensitive land uses.
- m.n. Require that all construction equipment utilize noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.
- n.o. m. Prior to the issuance of any grading plans, the city shall ~~condition approval~~ include a Condition of Approval for subdivisions and non-residential development adjacent to any

developed/occupied noise-sensitive land uses **by** requiring applicants to submit a construction-related noise mitigation plan to the city for review and approval. The plan should depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of the project through the use of such methods as:

- The construction contractor shall use temporary noise-attenuation fences, where feasible, to reduce construction noise impacts on adjacent noise sensitive land uses.
- During all project site excavation and grading on-site, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
- The construction contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday. No construction shall be allowed on Sundays and public holidays.

**e.p.n.** — The construction-related noise mitigation plan required shall also specify that haul truck deliveries be subject to the same hours specified for construction equipment. Additionally, the plan shall denote any construction traffic haul routes where heavy trucks would exceed 100 daily trips (counting those both to and from the construction site). To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings. Lastly, the construction-related noise mitigation plan shall incorporate any other restrictions imposed by the city.



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## 11.79 HAZARDOUS MATERIALS ~~OBJECTIVE AND POLICIES~~

The term “hazardous materials” includes a full spectrum of substances from pre-product materials to waste. Pre-product materials are considered to have value, and are used in, or represent the purpose of the manufacturing process. These materials solvents, paints, acids, and other chemicals, which, because they have value, are subject to proper transportation, storage, and use procedures. “Hazardous waste” refers to the valueless by-products of manufacturing processes and other use of materials. Hazardous waste requires proper disposal.

The California Department of Toxic Substances Control identifies two (2) sites within Antioch where surface ~~anand~~/or sub-surface contamination has occurred due to the potential release of hazardous materials or wastes. Those sites include the GBF/Pittsburg Dumps, located at the intersection of Somersville Road and James Donlon Boulevard, and the former Hickmott Cannery site at the intersection of 6<sup>th</sup> and “A” streets.

Pursuant to State law, Antioch has adopted by reference Contra Costa County’s Hazardous Waste Management Plan. This Plan establishes a comprehensive approach to management of hazardous wastes in the County, including siting criteria for new waste management facilities, educational and enforcement efforts to minimize and control the hazardous waste stream in the County, and policies to maintain a unified data base on businesses generating hazardous wastes.

### 11.79.1 Hazardous Materials Objective

Minimize the negative impacts associated with the storage, use, generation, transport, and disposal of hazardous materials.

### 11.79.2 Hazardous Materials Policies

- a. Promote the reduction, recycling, and safe disposal of household hazardous wastes through public education and awareness.
- b. Implement the provisions of the Contra Costa County Hazardous Waste Management Plan, including, but not limited to, provisions for pretreatment and disposal, storage, handling, and emergency response.
- c. Require businesses generating hazardous wastes to pay necessary costs for local implementation of programs specified in the Contra Costa County Hazardous Waste Management Plan, as well as costs associated with emergency response services for a hazardous materials release.

#### *Source Reduction*

- d. Require new and expanding hazardous materials users to reduce the amount of hazardous waste generated.

- Require submittal of a waste minimization plan with any use permit application for a **new** large **new** facility or expansion of an existing large facility creating additional hazardous wastes.<sup>1</sup>
  - Encourage existing large facilities to prepare waste minimization plans.
  - Require new large hazardous waste-producing facilities to provide **onsiteon-site** treatment of recycling of wastes generated to the maximum extent feasible. This will minimize the amount of hazardous waste being transferred **offsiteoff-site** for treatment or disposal.
  - Require all hazardous waste generators to recycle wastes to the maximum extent feasible.
- e.** Encourage reductions in the amount of hazardous wastes being generated within Antioch through incentives and other methods.
- Provide educational and technical assistance to all hazardous materials users and waste generators to aid in their source reduction efforts (e.g., substitution of less hazardous products and modifications to operating procedures). These services will primarily be provided by through the County.
  - Provide public recognition to hazardous materials users and waste generators who meet or exceed source reduction goals.
  - Provide penalties for facilities failing to meet minimization objectives, and place funds from these penalties in a revolving account for use in educational and emergency services efforts.

#### *Facilities Siting*

- f.** Locate hazardous materials facilities in areas reserved for compatible uses.
- Permit large hazardous waste users and processors only in areas designated for “heavy industrial” use. Smaller generators and medical facilities (e.g., service stations) may be sited in other industrial and commercial areas, consistent with applicable General Plan policies and zoning regulations. The compatibility of small facilities will be determined by the types and amounts of hazardous materials involved and the nature of the surrounding area.
  - Require use permits for all operations handling hazardous materials to ensure compatibility with the surrounding area.
- g.** Maintain adequate siting criteria to determine appropriate locations for hazardous material facilities.
- Maintain a “Hazardous Materials” section in the Antioch zoning ordinance to define siting criteria to be used for various types of facilities, requirements for application submittal, and required findings for approval.
  - **The siting criteria shall prohibit locating hazardous materials facilities in 100-year Flood Hazard Zones and areas susceptible to flooding from storm surge and/or sea level rise unless the proposed design accounts for potential flooding by appropriately elevating and/or floodproofing all areas, including exterior areas, where hazardous materials would be stored and handled.**

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<sup>1</sup> Large facilities are those routinely generating more than 1,000 kilograms of solid hazardous waste month or 275 gallons of liquid hazardous waste per month.

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- h. Locate hazardous materials facilities at a sufficient distance from populated areas to reduce potential health and safety impacts.
- Require risk assessment studies to determine potential health impacts for all proposed hazardous waste processors and large generators as part of permit application submittals.
  - Require a 2,000-foot buffer zone around all new hazardous waste processors within which no residences, schools, hospitals, or other immobile populations, existing proposed, or otherwise, would be located, unless evidence is presented in the risk assessment study that a larger buffer is needed.
- i. Permit hazardous waste processors based on their relative need in conjunction with the “fair share” approach to facilities siting contained in the Contra Costa County Hazardous Waste Management Plan.
- Require a needs assessment as part of use permit applications for a waste processor, demonstrating the proposed facility will serve a need that cannot be better met in any other manner (e.g., source reduction) or at any other location.
  - Discourage proposed hazardous waste facilities processing materials similar to those treated or stored at existing facilities within the County, unless the need for the new facility can be adequately demonstrated.
- j. Carefully review and require appropriate mitigation for pipelines and other channels for hazardous materials.

#### *Facilities Management*

- k. Ensure adequate provision is made for emergency response to all crises involving hazardous materials.
- Require emergency response plans for all hazardous waste processors and large generators to be submitted as part of Use Permit applications. The emergency response plans shall include procedures for minimizing the potential release of hazardous materials due to flooding such as shutting down operations, securing hazardous materials containers and other objects to prevent them from floating, closing valves/sealing openings on containers/pipelines/tanks, and moving hazardous materials away from flood prone areas ahead of predicted flooding events.
  - As a standard condition of approval, require training of employees of all facilities in emergency procedures, and that they be acquainted with the properties and health effects of the hazardous materials involved in the facilities’ operations.
- l. Promote the safest possible transport of hazardous materials through Antioch.
- Maintain formally designated hazardous material carrier routes to direct hazardous materials away from populated and other sensitive areas.
  - Restrict all processors and new large generators to access only along established hazardous material carrier routes.
  - Locate hazardous waste processors as near to waste generators as possible, in order to minimize the need for transport.
  - Require transportation analyses for all ~~new~~ large ~~new~~ generators and processors to determine the effect of each facility on Antioch’s transportation system, and assess and provide mitigation for potential safety impacts associated with hazardous materials transported to and from the site.

- Prohibit the parking of vehicles transporting hazardous materials on city streets.
  - Require that new pipelines and other channels carrying hazardous materials avoid residential areas and other immobile populations to the greatest extent possible.
- m. Require that hazardous materials facilities within Antioch operate in a safe manner.
- As a Condition of Approval for new hazardous materials facilities, require access for vehicles carrying hazardous materials to be restricted to hazardous materials carrier routes.
  - Undertake inspections of hazardous materials facilities as needed (e.g., when an unauthorized discharge into city sewers is made) and assist Contra Costa Health Services in their inspections as requested.
  - Require that water, sewer, and emergency services be available consistent with the level of service standards set forth in the Growth Management Element. Work with LAFCO to require that sites for proposed hazardous materials facilities annex into the city before necessary municipal services are provided.
- n. Require appropriate design features be incorporated into each facility's layout to increase safety and minimize potential adverse effects on public health.
- Require the provision of spill containment facilities and monitoring devices in all facilities.
  - Ensure that pipelines and other hazardous waste channels are properly designed to minimize leakage and require above ground pipelines to be surrounded by spill containment basins.
  - Give priority to underground storage of hazardous materials, unless this method is shown to be infeasible.
  - Require hazardous materials storage areas to be located as far from existing pipelines and electrical transmission lines as possible.
- o. Maintain a high priority on clean-up of the GBF landfill, Hickmott Cannery, and other contaminated sites.
- Maintain communication with the Department of Toxic Substances Control, Contra Costa Health Services, and other responsible agencies to complete clean-up of the GBF landfill and Hickmott Cannery sites as rapidly and thoroughly as possible.
  - Participate in task forces with County and State agencies for remediation of the GBF landfill and Hickmott Cannery sites.

#### *Public Education/Outreach*

- p. Require that new large hazardous materials users and/or processors maintain communication lines within the community by establishing a Communication and Information Panel. Encourage existing large users and processors to form similar panels.
- q. Facilitate public awareness of hazardous materials by preparing and distributing in conjunction with Contra Costa Health Services public information regarding uniform symbols used to identify hazardous wastes, Antioch's household hazardous waste collection programs, and hazardous waste source reduction programs.

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*Monitoring*

- r. Monitor the progress and success of hazardous materials efforts, and modify these efforts as needed.
- s. Maintain data regarding the use and generation of hazardous materials within Antioch and its Planning Area.

*Hazardous Building Materials*

- t. Prior to the city issuing demolition permits for existing structures, a comprehensive Hazardous Building Materials Survey (HBMS) for the structure shall be prepared and signed by a qualified environmental professional, documenting the presence or lack thereof of asbestos-containing materials, lead containing paint, lead based paint, polychlorinated biphenyls (PCBs)-containing equipment and materials, and any other hazardous building materials. The HBMS shall include abatement specifications for the stabilization and/or removal of the identified hazardous building materials in accordance with all applicable laws and regulations. The demolition contractor shall implement the abatement specifications and submit to the city evidence of completion of abatement activities prior to demolition of the existing structures.

*Hazardous Materials Contamination*

- u. The following requirements related to potential hazardous materials contamination would not apply to properties where past land uses have included only residential or undeveloped open space (i.e., no previous agricultural, industrial, commercial, or transportation related use) and where placement of undocumented fill material has not occurred. Evidence of such past land use must be demonstrated to the city through historic aerial photos, maps, and/or building department records.
  - Prior to the city issuing demolition, grading, or building permits for a proposed redevelopment or development project that would disturb soil (except for residential renovations/additions), the project applicant shall prepare a Phase I Environmental Site Assessment (ESA) for the project site and shall submit the Phase I ESA it to the City for review. If any Recognized Environmental Conditions (RECs) or other environmental concerns are identified in the Phase I ESA, the project applicant shall prepare a Phase II ESA to evaluate the RECs or other environmental concerns and shall submit the Phase II ESA to the city for review and approval. Phase I and II ESA reports shall be prepared by a qualified environmental assessment professional and include recommendations for further investigation or remedial action, as appropriate, for hazardous materials contamination. Remedial actions may include but not necessarily be limited to the preparation and implementation of a Soil and Groundwater Management Plan, removal of hazardous materials containers/features (e.g., underground or aboveground storage tanks, drums, piping, sumps/vaults, hydraulic lifts, oil/water separators, or impoundments), proper destruction of water supply wells, removal and off-site disposal of contaminated soil or groundwater, in-situ treatment of contaminated soil or groundwater, or engineering/institutional controls (e.g., capping of contaminated soil, installation of vapor intrusion mitigation systems, and establishing deed restrictions). The project applicant shall implement the recommendations for additional investigation and/or remedial actions and shall submit to the city evidence of approvals from the appropriate federal, State, or regional oversight agency(ies) for any proposed remedial action prior to the city issuing demolition, grading, or building permits, and following completion of the remedial action and prior to the city issuing a certificate of occupancy.

- If the project applicant indicates that in their view regulatory agency oversight/approval is not required for the proposed project based on the findings of the Phase II ESA and/or the proposed remedial actions, then the Phase I and II ESAs and proposed remedial action plans shall be reviewed by a third party qualified environmental assessment professional selected by the city and funded by the project applicant. The third party qualified environmental assessment professional shall either approve of the proposed remedial actions or provide recommendations for further investigation, additional/alternative remediation actions, and/or regulatory agency oversight for the project site, and the recommendations of the third party qualified environmental assessment professional shall be implemented.

v. If any projects initiated under the proposed project would require the importation of soil to backfill any excavated areas, proper sampling of the soil shall be conducted to ensure that the imported soil is free of contamination according to DTSC's 2001 *Information Advisory Clean Imported Fill Material*, or more current guidance from DTSC

## **11.8—10 DISASTER RESPONSE**

Antioch maintains an Emergency Operations Plan (EOP) addressing the response to disasters, including but not limited to earthquakes, floods, fires, hazardous spills or leaks, major industrial accidents, major transportation accidents, major storms, airplane crashes, environmental response, civil unrest, and national security ~~emergencies—emergencies~~. Emergency operations centers are maintained at the city's central police facility and at the City's water treatment plant.

The ~~emergency plan~~EOP indicates that Antioch would experience casualties, significant property damage, and utility service interruptions following a major Bay Area earthquake. The potentially catastrophic effects of an earthquake on the Hayward Fault would more than likely exceed the response capabilities of both the City of Antioch and the County.

The ~~plan~~EOP primarily outlines the general authority, organization, and response actions for city staff to undertake when disasters happen. ~~The City's plan is~~Recently updated in compliance2021, the EOP meets current statutory requirements and best practices, with ~~existing law~~. ~~The~~ the main objectives of ~~the plan are to reduce~~ reducing life, injury, and property losses through effective management of emergency forces, and accomplish the following:

- Identifies who is in charge during disaster response and clarifies who does what.
- Lists the necessary jobs for disaster response and what each person is to do.
- Ensures survivability and availability of government services, or the continuity of government.
- Helps to understand the City of Antioch's emergency organization.
- Provides guidance for disaster education and training.

### **11.810.1 Disaster Response Objective**

Maintain a level of preparedness to adequately respond to emergency situations to save lives, protect property, and facilitate recovery with minimal disruption.

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**11.810.2. Disaster Response Policies**

- a. Maintain and update the City's Emergency Response Operations Plan, as required by State law.
- b. Disseminate disaster preparedness information to local residents and businesses, describing how emergency response will be coordinated, how evacuation, if needed, will proceed, and what residents and businesses can do to prepare for emergency situations. Provide information to the public about:
  - Environmental hazards existing in Antioch;
  - The costs of doing nothing to mitigate these hazards;
  - Why governmental agencies can not eliminate all hazards;
  - What the city does to assist;
  - What the city cannot do;
  - What the public can do to protect itself.
- c. Maintain an effective and properly equipped emergency operations center, along with trained personnel, for receiving emergency calls, providing initial response and key support to major incidents, meeting the demands of automatic and mutual aid programs, and maintaining emergency incident statistical data.
- d. Maintain ongoing emergency response coordination with surrounding jurisdictions.
- e. Encourage private businesses and industrial uses to be self-sufficient in an emergency by:
  - Maintaining a fire control plan, including onsite fire fighting on-site firefighting capability and volunteer response teams to respond to and extinguish small fires; and
  - Identifying personnel who are capable and certified in first aid and CPR.
- f. Regularly review and clarify emergency evacuation plans for dam failure, fire, and hazardous materials releases.

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## **11.11 EVACUATION**

Evacuation refers to the movement of people that are at risk of being impacted by a disaster to a safer location, using routes that do not pose a significant danger to the evacuees. Thus, both the destination and the route need to be scrutinized, preferably before the evacuation orders are issued. This involves deciding which of the potential temporary shelters in the city be opened, based on the shelters' locations relative to the impending disaster and their ease of accessibility from the safest identified routes. Evacuations in the city are conducted in cooperation between the Antioch Police Department and the Contra Costa County Fire Protection District (CCCFPD). Depending on the incident type, will depend on which city Department/Agency takes the lead in conducting evacuation procedures, however most incidents would default to the Antioch Police Department. To understand the areas of the city with potential evacuation constraints, the city conducted an analysis that identified the following:

- **Constrained Roadways** are segments of the roadway network that have a single point of connection with the rest of the roadway network. These could be cul-de-sacs or roadways with secondary connections that are not publicly accessible due to a gate or other constraint. Figure 11-8 identifies these roadways (in red) within the city.
- **Constrained Parcels** are areas of the city where at least 30 parcels are located along a constrained roadway. These parcel locations are accessible by one means of ingress/egress, which is consistent with Cal FIRE guidance regarding Public Resources Code Section 4290.5. Under this guidance, Cal Fire is concerned with subdivisions within the state that have 30 or more dwellings accessing a single roadway. Figure 11-8 identifies these areas (in blue and/or orange) within the city.

This analysis identified 19 locations where at least 30 parcels/dwellings meet the constrained parcel threshold. The concern regarding areas with constrained parcels is the ability to evacuate residents safely and effectively in the event of an emergency. Four (4) of these constrained parcel areas are located within or adjacent to Fire Hazard Severity Zones. Potential implementation actions should consider the possible future changes associated with fire hazard severity zone mapping, as well as identify and better understand these areas and the ramifications associated with evacuation.

The City of Antioch has identified a variety of evacuation routes to be used during a potential hazard event. The two primary routes out of the city are CA SR-4 and CA SR-160, allowing for evacuation to the east/ west and north/ south. Deer Valley Rd, Lone Tree Way, Hillcrest Ave, and Contra Loma Blvd, act as north/south collectors for these state routes. East 18<sup>th</sup> St, James Donlon Blvd, and West 10<sup>th</sup> St/Pittsburg Antioch Hwy act as east/west collectors. These routes may be changed during an evacuation, depending on the specific nature of the emergency. Figure 11-9 identifies the primary routes potentially used for evacuation purposes during a hazard event. While these are used as a general guide for future events, actual routes designated for evacuation purposes will be identified by the City based on real-world parameters and information that ensures evacuees are able to adequately travel to a safer location.

### **11.11.1 Evacuation Objective**



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Ensure that Antioch staff, residents, and businesses can effectively respond and evacuate during hazard events.

**11.11.2 Evacuation Policies**

- a. Ensure adequate evacuation capacity and infrastructure is available for existing and new development.
  - i. Develop Evacuation Master Plan that identifies routes, potential hazard incidents and criteria regarding capacity, safety, and viability.
- b. Coordinate with neighboring jurisdictions and Caltrans regarding transportation network constraints and improvements.
- c. Ensure all new development and redevelopment projects provide adequate ingress/egress for emergency access and evacuation.
- d. Identify and construct additional evacuation routes in areas of high hazard concern or limited circulation, where feasible.
- e. Ensure the city's transportation network allows for effective emergency response and evacuation activities.
- f. Develop evacuation standards and metrics for constrained neighborhoods and alternative evacuation plans, where necessary.
- g. Monitor changes to hazard conditions and vulnerabilities to ensure the accessibility or viability of evacuation routes in the future.
- h. Enhance the city's existing education and outreach program, "A Citizen Guide to Disaster Preparedness," with potential evacuation scenarios and the activities that residents and businesses can do to protect their properties and prepare for potential events.
- i. In areas with inadequate access or without at least two evacuation routes provide adequate mitigation actions to address the deficiencies required by the Fire Code and State law.

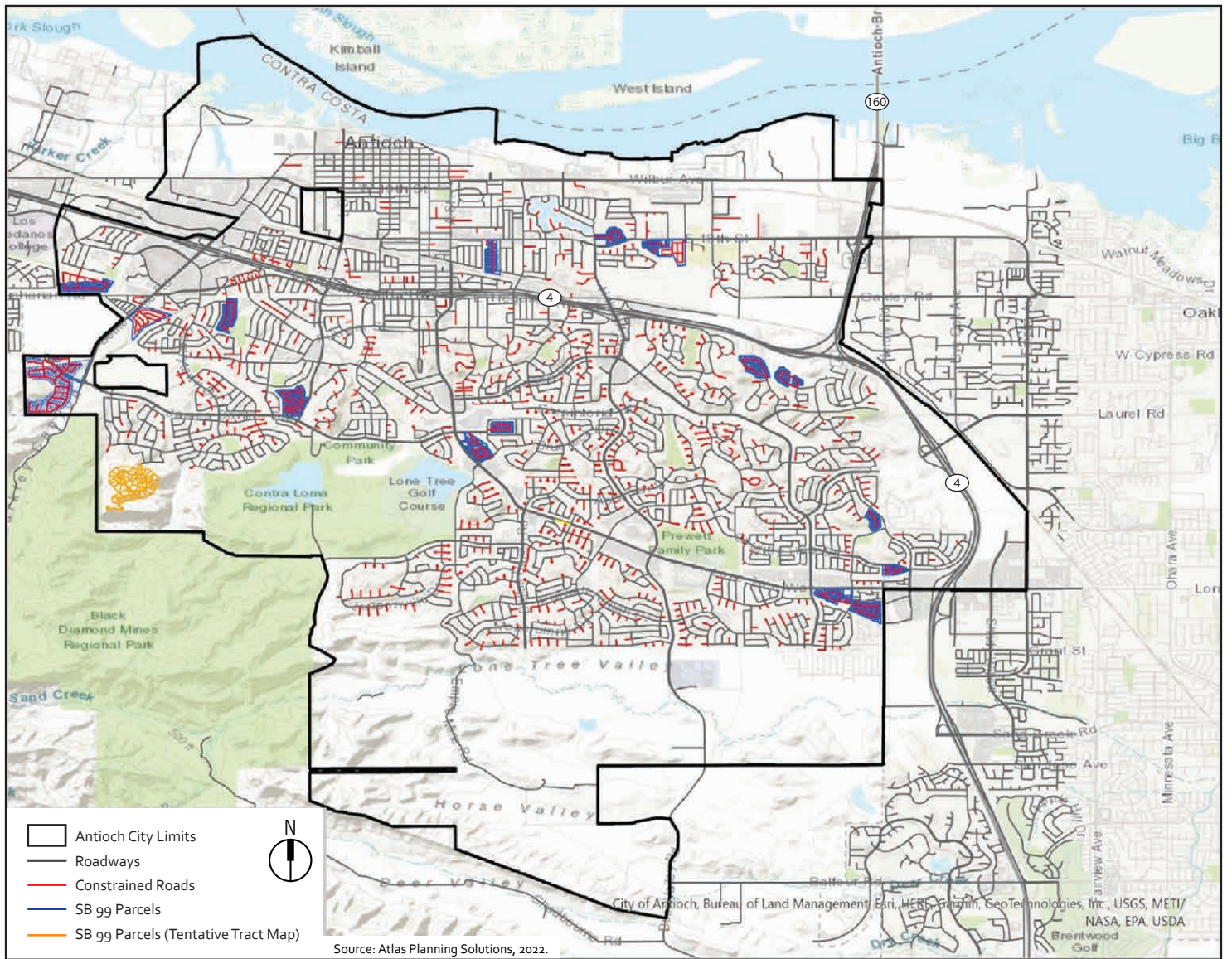


Figure 11-8  
Constrained Parcels and Roadways

City of Antioch Environmental Hazards Element



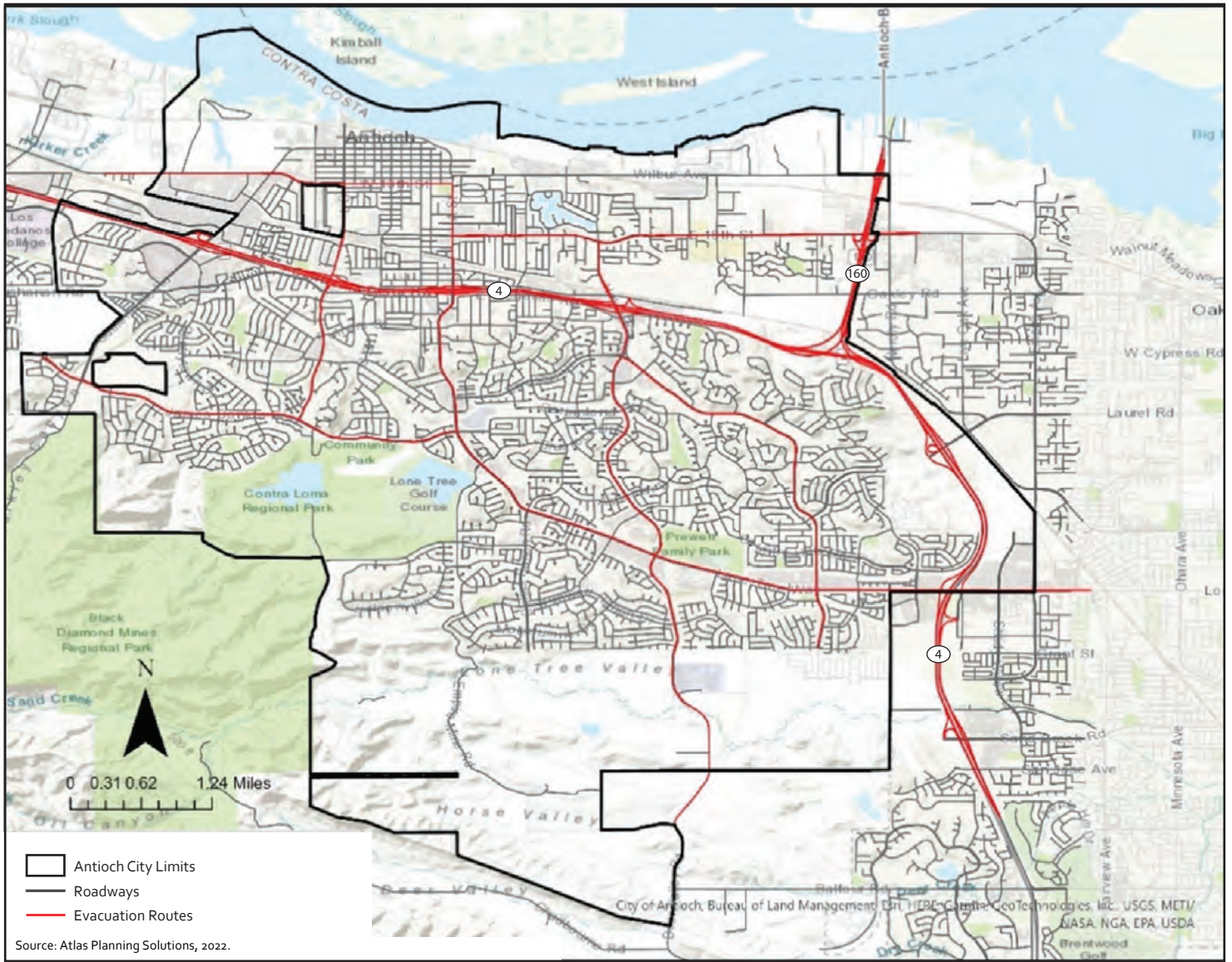


Figure 11-9  
Evacuation Routes

**EXHIBIT F**  
**RESOURCE MANGEMENT TEXT AMENDMENT**

#### 10.4.1 Biological Resources Objective

Preserve natural streams and habitats supporting rare and endangered species of plants and animals.

#### 10.4.2 Biological Resource Policies

- a. Comply with the Federal policy of no net loss of wetlands through avoidance and clustered development. Where preservation in place is found not to be feasible (such as where a road crossing cannot be avoided, or where shore stabilization or creation of shoreline trails must encroach into riparian habitats), require 1) on-site replacement of wetland areas, 2) off-site replacement, or 3) restoration of degraded wetland areas at a minimum ratio of one acre of replacement/restoration for each acre of impacted onsite habitat, such that the value of impacted habitat is replaced.
- b. Preserve in place and restore existing wetlands and riparian resources along the San Joaquin River and other natural streams in the Planning Area, except where a need for structural flood protection is unavoidable.
- c. Require appropriate setbacks adjacent to natural streams to provide adequate buffer areas ensuring the protection of biological resources, including sensitive natural habitat, special-status species habitats and water quality protection.
- d. Through the project approval and environmental review processes, require new development projects to protect sensitive habitat areas, including, but not limited to, essential habitat for special-status animals and plants, oak woodlands, riparian woodland, vernal pools, and native grasslands. Ensure the preservation in place of habitat areas found to be occupied by state and federally protected species.
  - Require a biological resource assessment for proposed development on sites with natural

habitat conditions that may support special-status species, sensitive natural communities, or regulated wetlands and waters; provided however that if a qualified biologist determines that past and/or existing development has eliminated natural habitat and the potential for presence of sensitive biological resources and regulated waters. The assessment shall be conducted by a qualified biologist to determine the presence or absence of any sensitive resources which could be affected by proposed development, shall provide an assessment of the potential impacts, and shall define measures for protecting the resource and surrounding buffer habitat, in compliance with City policy and State and federal laws.

The assessment shall include an analysis of appropriate direct and indirect impacts associated with the project and infrastructure or other development needed to support the project, such as, but not limited to:

- Inadvertent entrapment or impingement.
- Permanent and temporary habitat disturbance, fragmentation, or loss; and
- Loss or modification of breeding, nesting, dispersal and foraging habitat, including vegetation removal, alteration of soils and hydrology, and removal of habitat structural features (e.g., snags, roots, rock outcrops, overhanging banks, etc.).
- Loss of connectivity and/or obstruction of movement corridors, fish passage, or access to water sources and other core habitat features.
- Decreased ability to reproduce or reduced reproductive/breeding success (loss or reduced health or vigor of eggs or young).

- Interference with list-species recovery plan(s).
  - Permanent and temporary habitat disturbances associated with ground disturbance, noise, lighting, reflection, air pollution, traffic, or human presence resultant from the project.
  - Direct mortality (aka "take").
- If impacts to sensitive habitat areas are unavoidable, appropriate compensatory mitigation shall be required off-site within eastern Contra Costa County. Such compensatory mitigation shall be implemented through the provisions of a Resource Management Plan ("RMP") as described in Policy 1 0.3.2.e, except where, in the discretion of the Community Development Director, an RMP is not necessary or appropriate due to certain characteristics of the site and the project. Among the factors that are relevant to determining whether an RMP is necessary or appropriate for a given project are the size of the project and the project site, the location of the project (e.g., proximity to existing urban development or open space), the number and sensitivity of biological resources and habitats on the project site, and the nature of the project (e.g., density and intensity of development).
- Where preserved habitat areas occupy areas that would otherwise be graded as part of a development project, facilitate the transfer of allowable density to other, non-sensitive portions of the site.
- e. Limit uses within preserve and wilderness areas to resource-dependent activities and other uses compatible with the protection of natural habitats (e.g., passive recreation and public trails).
- f. Through the project review process, review, permit the removal of healthy, mature oak trees on a case-by-case basis only where it is necessary to do so.
- g. Preserve heritage trees throughout the Planning Area.
- h. Within areas adjacent to preserve habitats, require the incorporation of native vegetation and avoid the introduction of invasive species in the landscape plans for new development.
- i. Design drainage within urban areas so as to avoid creating perennial flows within intermittent streams to prevent fish and bullfrogs from becoming established within a currently intermittent stream.
- j. Whenever a biological resources survey is undertaken to determine the presence or absence of a threatened or endangered species, or of a species of special concern identified by the U.S. Fish and Wildlife Service or the California Department of Fish and Wildlife Game, require the survey to follow established protocols for the species in question prior to any final determination that the species is absent from the site.
- k. Avoid nests of native birds when in active use to ensure compliance with the State Fish and Game Code and the federal Migratory Bird Treaty Act when construction is initiated on development sites. If initial vegetation removal and site disturbance can't be restricted outside the nesting season (September 1 through January 31), a preconstruction survey for nesting birds shall be conducted by a qualified biologists during the bird nesting season (February 1 through August 31).
- Where an active nest is found on the site, an adequate setback shall be established around any nest of a native bird species when it is in active use until the young have fledged and are no longer dependent on the nest. The nest setback distance shall be defined by a qualified biological consultant with input from the California Department of Fish and Wildlife, with the setback zone fenced or flagged and all construction disturbance restricted from this zone until the qualified biologist has confirmed the nest is no longer in use.