

**PROPOSED SPHERE OF INFLUENCE (SOI) EXPANSIONS FOR THE
CITY OF PITTSBURG, DELTA DIABLO SANITATION DISTRICT
(DDSD) AND CONTRA COSTA WATER DISTRICT (CCWD)**

Prepared for:

**CONTRA COSTA
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INITIAL STUDY

I. INTRODUCTION AND PROJECT DESCRIPTION

Project Title: Proposed Spheres of Influence (SOIs) Expansions for the City of Pittsburg, Delta Diablo Sanitation District (DDSD) and Contra Costa Water District (CCWD)
 City of Pittsburg, City of Antioch,
 Contra Costa County, California
 LAFCO 07-27

Lead Agency: Contra Costa Local Agency Formation Commission
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Name of Applicant: Local Area Formation Commission of Contra Costa County

Acreage of Property:	SOI Expansion Areas	City of		
		Pittsburg	DDSD	CCWD
SOI Area A	620.15	620.15	620.15	620.15
SOI Area B	41.63	41.63	41.63	41.63
SOI Area C	26.46	N/A	26.46	N/A
SOI Area D	697.47	697.47	697.47	697.47
SOI Area E	0.74	N/A	0.74	N/A
SOI Area F	870.20	N/A	870.20	N/A
SOI Area G	195.40	N/A	195.40	N/A
SOI Area H	78.29	N/A	78.29	N/A
SOI Area I	104.06	N/A	104.06	104.06
SOI Area J	209.89	N/A	209.89	209.89
SOI Area K	107.02	N/A	107.02	107.02
SOI Area L	18.61	N/A	18.61	18.61
SOI Area M	191.49	N/A	191.49	N/A
<i>Totals</i>	<u>3,161.41</u>	1,359.25	3,161.41	1,798.83

Figure 3a

Figure 3b

Figure 3c

General Plan Designation: Land Uses would remain the same as designated in the Contra Costa County, City of Pittsburg and City of Antioch General Plans (**Figures 6a, 7a and 8**)

Zoning District: Zoning would remain the same as designated in the Contra Costa County, City of Pittsburg and City of Antioch's Zoning Maps (**Figures 6b and 7b**)

INTRODUCTION

Background

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 ('CKH Act') empowers LAFCO with the responsibility for determining the sphere of influence (SOI) of each local agency within the county, and for enacting policies designed to promote the logical and orderly development of areas within the spheres. A SOI is defined as a plan for the probable physical boundaries and service area of a local agency, as determined by LAFCO. The intent of an SOI is to identify the most appropriate areas for an agency's extension of services in the foreseeable future (e.g., 10-20 year horizon). Accordingly, territory included in an agency's sphere is an indication that the probable need for service has been established, and that the subject agency has been determined by LAFCO to be the most logical service provider for the area. Pursuant to the CKH Act, LAFCO is required to review and update SOIs every five years, as necessary. In accordance with these SOI updates, LAFCO must prepare Municipal Service Reviews (MSRs).

In December 2007, Contra Costa LAFCO adopted the MSR and required determinations for the East County water and wastewater services providers, one of which is the Delta Diablo Sanitary District (DDS D). In its review of the SOI of the DDS D, the MSR identified two SOI options for consideration by LAFCO: 1) retain the existing DDS D SOI; or 2) adjust (i.e., expand) the DDS D SOI to be consistent with the voter approved Urban Limit Lines (ULL) in the vicinity of the cities of Antioch and Pittsburg.

In April 2008, Contra Costa LAFCO adopted the MSR and required determinations for the Central County water and wastewater services providers, one of which agencies is the Contra Costa Water District (CCWD). This MSR included SOI options for the CCWD which were: 1) retain the existing CCWD SOI; 2) remove the Veale Tract from the CCWD SOI; and/or 3) expand the CCWD SOI to be consistent with local agency adopted ULLs within Contra Costa County.

Although the two MSR reports have been formally adopted, LAFCO has not acted on the corresponding SOI updates for CCWD or DDS D. Deliberation among LAFCO Commissioners at their meetings in December 2007, and February, March, April, May, June and July 2008 lead to a decision to study expansion of the CCWD and DDS D SOIs to coincide with the voter approved Urban Limit Lines for the cities of Pittsburg and Antioch. Action on the CCWD and DDS D SOI updates has been deferred pending the preparation of an appropriate level of environmental review for compliance with the California Environmental Quality Act (CEQA). The purpose of the preparation of this Initial Study is to determine whether there would be potentially significant impacts that cannot be mitigated to a level of less than significant resulting from the expansion of the SOIs, a finding that would necessitate the preparation of an EIR.

Delta Diablo Sanitation District (DDS D)

DDS D provides wastewater collection services for the unincorporated community of Bay Point; and conveyance, treatment, and disposal services for certain unincorporated areas of eastern Contra Costa County, including the community of Bay Point and the cities of Antioch and Pittsburg. DDS D also provides street sweeping within its boundaries, operates the Delta Household Hazardous Waste Collection Facility for residents in eastern Contra Costa County, and provides recycled water to a number of facilities. DDS D currently serves a population of over 181,565 residents in a service area of approximately 52 square miles. DDS D's SOI is coterminous with its current service boundary except for the southern portion of Roddy Ranch in southern Antioch.

Contra Costa Water District (CCWD)

CCWD provides water service within central and northeastern Contra Costa County. The CCWD's untreated water service area includes the following: cities of Antioch, Oakley, and Pittsburg, community of Bay Point, and portions of the cities of Brentwood and Martinez. CCWD's treated water service area includes the following: cities of Clayton and Concord, communities of Clyde, Pacheco, and Port Costa; and portions of the cities of Martinez, Pleasant Hill, and Walnut Creek. CCWD also treats and delivers water to the cities of Brentwood and Antioch, Golden State Water Company (Bay Point), and Diablo Water District (Oakley). CCWD serves approximately 510,000 people and its service area boundary encompasses an area of approximately 214 square miles.

PROJECT LOCATION

The proposed project area is located near the Sacramento River in eastern Contra Costa County as shown in **Figure 1**. The proposed SOI expansion areas encompass 13 separate areas located within unincorporated Contra Costa County but some are also within the planning areas and/or corporate boundaries of the cities of Pittsburg or Antioch, as shown on **Figure 2**. Major transportation corridors include State Route 4, the Burlington Northern & Santa Fe (BNSF) railroad, and the Bay Area Rapid Transit (BART) rail line.

PROJECT DESCRIPTION

The project proposes the expansion of the existing SOIs for the City of Pittsburg, DDSD and CCWD to coincide with the voter approved ULLs for the cities of Pittsburg and Antioch. The proposed SOI boundaries ('project area') of the proposed SOI expansion areas are shown on **Figures 3a, 3b, and 3c**.

In November 2005, the City of Pittsburg voters approved Measure P (Appendix A), establishing an ULL for the City of Pittsburg (**Figure 4a**). Similarly, the City of Antioch voters approved Measure K (Appendix B), which established an ULL for the City of Antioch (**Figure 4b**). In November 2006, the voters of Contra Costa County passed Measure L (Appendix C), which updated the County's ULL to, among other things, make it generally consistent with the voter approved ULL for the cities of Pittsburg and Antioch (**Figures 4c**).

Inclusion of an area within an agency's SOI implies the probable need for municipal service and corresponding development in the area within a specified period of time. In accordance with Contra Costa LAFCO policies, this timeframe is 5 to 10 years. In accordance with CEQA Guidelines Section 15126.2, this Initial Study must address direct and indirect effects of adjusting the SOIs taking into consideration the present and future land uses, the need for municipal services, including water and wastewater, and the environmental consequences.

PROJECT AREA/BOUNDARIES

The 13 proposed SOI expansion areas (**Figures 3a, 3b and 3c**) are described briefly below:

SOI Area A– SOI Area A is located within unincorporated land in the East County Subarea of Contra Costa County. According to the City of Pittsburg General Plan, SOI Area A is located within the City of Pittsburg's planning area, and more specifically within the Southwest Hills Subarea. A portion (2,235 acres) of the Southwest Hills Subarea was annexed by the City of Pittsburg in 1990, and presently consists of undeveloped rolling hills, and the San Marco, Oak Hills and Alves Ranch residential developments. These existing residential developments are in various phases of build-out with low and

high-density residential units. SOI Area A consists of undeveloped rolling hills to the south of and at higher elevations than the approved development projects. Adjusting the SOI boundaries to include SOI Area A would add 620.15 acres to each of the SOIs of the City of Pittsburg, CCWD and DDS.

SOI Area B – SOI Area B is also unincorporated land located within the City of Pittsburg’s Southwest Hills Subarea, east of the existing Oak Hills residential development. SOI Area B consists of undeveloped rolling hills. Adjusting the SOI boundaries to include SOI Area B would expand the SOIs for the City of Pittsburg, CCWD and DDS by 41.63 acres, each.

SOI Area C – SOI C is unincorporated land located north of the railroad tracks and Pullman Avenue. SOI Area C consists of unimproved grassland. SOI C is located within the City of Pittsburg’s and CCWD’s existing SOI. Adjusting the SOI boundaries to include SOI Area C would expand the SOI for the DDS by 46.26 acres.

SOI Area D - SOI Area D is unincorporated land partially located within the City of Pittsburg’s Woodlands, Buchanan and Black Diamond Subareas. SOI Area D is currently undeveloped rolling hills. Adjusting the SOI boundaries to include SOI Area D would expand the SOIs for the City of Pittsburg, CCWD and DDS by 697.47 acres.

SOI Area E – According to the City of Pittsburg General Plan, SOI Area E is located within the City of Pittsburg’s Loveridge Subarea and the City’s SOI and corporate limits. SOI Area E consists of large industrial uses and vacant sites and contains the Loveridge Road/State Route 4 interchange. A variety of land uses lie adjacent to East Leland Road, including a community commercial center, business commercial complex, service commercial node, and several multi-family housing developments. SOI Area E is located within CCWD’s existing SOI, but is not within DDS’s existing SOI. Adjusting the SOI boundaries to include SOI Area E would expand the SOI for DDS by 0.74 acres.

SOI Area F – According to the City of Pittsburg General Plan, SOI Area F is located within the City of Pittsburg’s Loveridge and Northeast River Subareas and the City’s SOI and corporate limits. SOI Area F consists of large-scale heavy industrial and large industrial land uses and vacant land. Some of the land uses include: USS-Posco, Dow Chemical, and the DDS Wastewater Treatment Plant. Wetlands comprise a small portion of the northeastern corner at the confluence of Kirker Creek and the Sacramento River. SOI Area F is located within CCWD’s existing SOI, but is not within DDS’s existing SOI. Adjusting the SOI boundaries to include SOI Area F would expand the SOI for DDS by 870.20 acres.

SOI Area G – According to the City of Antioch General Plan, SOI Area G is located within the City of Antioch’s Somersville Road Corridor Focus Area and the City’s SOI. SOI Area G is unincorporated and consists primarily of undeveloped land with some existing industrial use along Buchanan Road. SOI Area G is located within CCWD’s existing SOI, but is not within DDS’s existing SOI. Adjusting the SOI boundaries to include SOI Area G would expand SOI for DDS by 195.40 acres.

SOI Area H – According to the City of Antioch General Plan, SOI Area H is located within the City of Antioch’s SOI. SOI Area H is unincorporated and consists primarily of undeveloped land although some roadway improvements have been made in support of a partially developed residential subdivision. SOI Area H is located within CCWD’s existing SOI, but is not within DDS’s existing SOI. Adjusting the SOI boundaries to include SOI Area H would expand the SOI for DDS by 78.29 acres.

SOI Area I – According to the City of Antioch General Plan, SOI Area I is located within the City of Antioch’s SOI and City limits. SOI Area I consists of undeveloped rolling hills. SOI Area I is located within the City of Antioch’s voter approved ULL but is not included within CCWD’s or DDSD’s existing SOI. Adjusting the SOI boundaries to include SOI Area I would expand the SOI for both CCWD and DDSD by 104.06 acres.

SOI Area J – According to the City of Antioch General Plan, SOI Area J is located within the City of Antioch’s SOI and City limits. SOI Area J consists of undeveloped rolling hills. SOI Area J is located within the City of Antioch’s voter approved ULL but is not included within CCWD’s or DDSD’s existing SOI. Adjusting the SOI boundaries to include SOI Area J would expand the SOIs for CCWD and DDSD by 209.89 acres.

SOI Area K – According to the City of Antioch General Plan, SOI Area K is located within the City of Antioch’s Sand Creek Specific Plan Focus Area, the City’s SOI and City limits. SOI Area K consists of undeveloped rolling hills. SOI Area K is located within the City of Antioch’s voter approved ULL but is not included within CCWD’s or DDSD’s existing SOI. Adjusting the SOI boundaries to include SOI Area K would expand the SOIs for CCWD and DDSD by 107.02 acres.

SOI Area L – SOI Area L is unincorporated territory within the City of Antioch’s planning area. SOI Area L is within the boundary of the Roddy Ranch Focus Area. SOI Area L is located within the City of Antioch’s voter approved ULL but is not located within CCWD’s or DDSD’s existing SOI. Adjusting the SOI boundaries to include SOI Area L would expand the SOIs for CCWD and DDSD by 18.61 acres.

SOI Area M – SOI Area M is part of the Ginocchio Property Focus Area totaling approximately 1,070 acres, as described in the City of Antioch General Plan. SOI Area M consists of undeveloped rolling hills and canyon lands, with remnants of an old ranch existing on site. SOI Area M is unincorporated territory, is located within the City of Antioch’s voter approved ULL and within the CCWD’s existing SOI but not within DDSD’s existing SOI. Adjusting the SOI boundaries to include SOI Area M would expand the SOI for DDSD by 191.49 acres.

PREVIOUS ENVIRONMENTAL REVIEW/TIERING

The environmental discussion for the proposed SOI expansions tiers off from these environmental review documents in order to evaluate impacts associated with potential future development and to eliminate repetitive discussions of the same issues. Mitigation measures required in these environmental review documents would be applicable future development proposed within the project area.

An EIR for the *City of Pittsburg General Plan* was prepared by the City of Pittsburg in January 2001. This document is for review upon request at the City of Pittsburg, City Hall, 65 Civic Avenue, Pittsburg, California. Potentially significant impacts were identified for Land Use; Community Character; Transportation; Air Quality; Parks, Open Space and Recreation; Public Schools; Fire Safety and Emergency; Water, Wastewater and Solid Waste; Biological Resources; Historical and Cultural Resources; Hazardous Materials; Geology and Seismicity; Drainage, Flooding, and Water Quality; Noise; and Telephone, Cable and Energy. Policies provided in the General Plan reduce most impacts to a less than significant level. However, the EIR identified significant and unavoidable impacts to Transportation and Air Quality; significant and irreversible changes to Open Space, Air Quality, Energy Sources and Construction-related impacts; growth inducing impacts associated with increase in regional housing demand and jobs/housing balance; cumulative impacts to Transportation, and Air Quality.

As part of the process for the Voter Approved ULL for the City of Pittsburg (Measure P), the City of Pittsburg prepared an Initial Study and Negative Declaration and filed a Notice of Determination in January 2007, for the *General Plan Amendments Related Primarily to Measure P and MOUs*. These documents are available for review at the City of Pittsburg (address noted above). The Initial Study determined that there were no potentially significant impacts and no mitigation measures required for Measure P.

An EIR for the *City of Antioch General Plan* was prepared by LSA Associates, Inc. in October 2003 (Draft EIR dated July 2003) for the City of Antioch, Community Development Department. This document is available for review upon request at the City of Antioch, City Hall, Department of Community Development, Third and "H" Streets, Post Office Box 5007, Antioch, California. Potentially significant impacts were identified for Aesthetics and Visual Resources; Air Quality; Biology; Cultural Resources; Geology, Soils and Seismicity; Hazards; Hydrology and Water Quality; Land Use; Noise; Population and Housing; Public Services; Utilities; and Transportation and Circulation. Policies provided in the General Plan and nine mitigation measures reduced most impacts to a less than significant level. However, the EIR identified significant and unavoidable impacts to Air Quality and Transportation/Traffic. The Antioch General Plan would have a significant growth inducing impact in that its projected build out would result in significantly more employment than is accounted for in ABAG projections. Irreversible environmental changes that would result from such development would include potential degradation of existing biological and cultural resources, loss of aesthetic resources, and the installation of utility and roadway infrastructure.

As part of the process for the Voter Approved ULL for Contra Costa County (Measure L), Contra Costa County Community Development Department prepared an Initial Study and Negative Declaration and filed a Notice of Determination in January 2006. These documents are available for review at the Contra Costa County, County Administration Building, Community Development Department, 651 Pine Street, 4th Floor, North Wing, Martinez, California. The Initial Study determined that there were no potentially significant impacts and no mitigation measure required for Measure L.

PURPOSE OF INITIAL STUDY

The purpose of this Initial Study is to assess the potential environmental impacts resulting from the inclusion of Areas A through M within the SOIs of the City of Pittsburg, DDS and CCWD so that the SOI boundaries of these three entities would coincide with the voter approved ULLs for the cities of Antioch and Pittsburg. These SOI expansion areas are not currently serviced or located within the SOI for any other water or wastewater service districts.

This analysis will estimate the maximum development potential that could occur in the expansion areas, assess the probable need for and availability of public services from the City of Pittsburg, DDS and CCWD, and will analyze the nature and significance of environmental impacts that could result from potential future development of these areas. The land use assumptions used in the Initial Study to determine potential future development are based on the applicable provisions of general plans and zoning controls of that agency which currently has land use jurisdiction in each of the SOI expansion areas, unless otherwise noted (see **Exhibit 1**).¹ The information, analysis, and conclusions contained in this

(1) SOI Areas-A, B, C, D, E and F will be based on the City of Pittsburg General Plan (City of Pittsburg 2004) land use designations and pre-zoning identified in Measure P, which are identified on the City of Pittsburg's zoning map. Pre-zoning in Measure P was used to estimate future development, but not all areas within the SOI expansion areas were pre-zoned. Therefore, those areas were based on the Pittsburg General Plan land use designation. SOI Areas G, *Contra Costa LAFCO*

Initial Study are used as the basis for determining whether a Negative Declaration (ND) or Mitigated Negative Declaration (MND) is to be prepared, or if preparation of an Environmental Impact Report (EIR) is required. If preparation of an EIR is required, the Initial Study will be used to focus the scope of the EIR analysis on only those effects determined in this Initial Study to result in potentially significant impacts.

This Initial Study has been completed for the project described below because the project is subject to review under the California Environmental Quality Act (CEQA). Pursuant to §15367 of the State CEQA Guidelines, the Contra Costa Local Agency Formation Commission (LAFCO) is the Lead Agency for this project. The Lead Agency is the public agency that has the principal responsibility for carrying out or approving the project. LAFCO, as the Lead Agency, has authority for project approval and certification of the accompanying environmental documentation.

EXISTING LAND USE DESIGNATIONS, ZONING DISTRICTS AND PROBABLE FUTURE DEVELOPMENT

Most of the project area is currently located within the jurisdiction of Contra Costa County; however, some of the SOI expansion areas are already within a city municipal boundary, or a city’s planning area, or a city or special district’s SOI. All of the SOI expansion areas are within either the ULL of the City of Pittsburg, or the City of Antioch as shown in **Table 1**. Although SOI Areas A, B, C, D, G, H, L and M lie within unincorporated Contra Costa County, SOI Areas A, B, and D also lie within the City of Pittsburg’s planning area and are proposed to be added to the City of Pittsburg’s SOI. SOI Areas E and F lie within the City of Pittsburg’s SOI and City limits. SOI Areas G through M lie within the City of Antioch’s planning area. SOI Areas I through K lie within the City of Antioch’s SOI and City limits.

Table 1
SOI Areas Existing Jurisdictions

SOI Area	Jurisdiction	City		
		Planning Area	SOI	ULL
A	Unincorporated Contra Costa County	Pittsburg	None (Proposed)	Pittsburg
B	Unincorporated Contra Costa County	Pittsburg	None (Proposed)	Pittsburg
C	Unincorporated Contra Costa County	Pittsburg	Pittsburg	Pittsburg
D	Unincorporated Contra Costa County	Pittsburg	None (Proposed)	Pittsburg
E	City of Pittsburg	Pittsburg	Pittsburg	Pittsburg
F	City of Pittsburg	Pittsburg	Pittsburg	Pittsburg
G	Unincorporated Contra Costa County	Antioch	Antioch	Antioch
H	Unincorporated Contra Costa County	Antioch	Antioch	Antioch
I	City of Antioch	Antioch	Antioch	Antioch
J	City of Antioch	Antioch	Antioch	Antioch
K	City of Antioch	Antioch	Antioch	Antioch
L	Unincorporated Contra Costa County	Antioch	None	Antioch
M	Unincorporated Contra Costa County	Antioch	None	Antioch

Source: Exhibit 1.

H, I, J, K, L and M were based on the City of Antioch General Plan (City of Antioch 2003) land use designations, and City of Antioch Zoning Map and Measure K. Measure K specifically limits development in SOI Area M to 400 single family residences and eliminates commercial and multi-family development.

Any development proposal not currently allowed under the Contra Costa County land use designation would require amending the Contra Costa County General Plan or would require annexation to the adjacent city. The existing land use designations and zoning districts for the proposed SOI expansion areas within each applicable jurisdiction are summarized in **Exhibit 1** and described in further detail below.

Since the underlying assumption of this Initial Study is that future development will someday follow from LAFCO's expansion of the SOI areas, then for the purposes of the environmental analysis, the potential future land use and density of development has been estimated and is shown in **Tables 2, 3 and 4**; and the environmental analysis in the IS will consider the effects that such development would have, whether taken area by area, or in logical groupings of areas, or taken as a whole.

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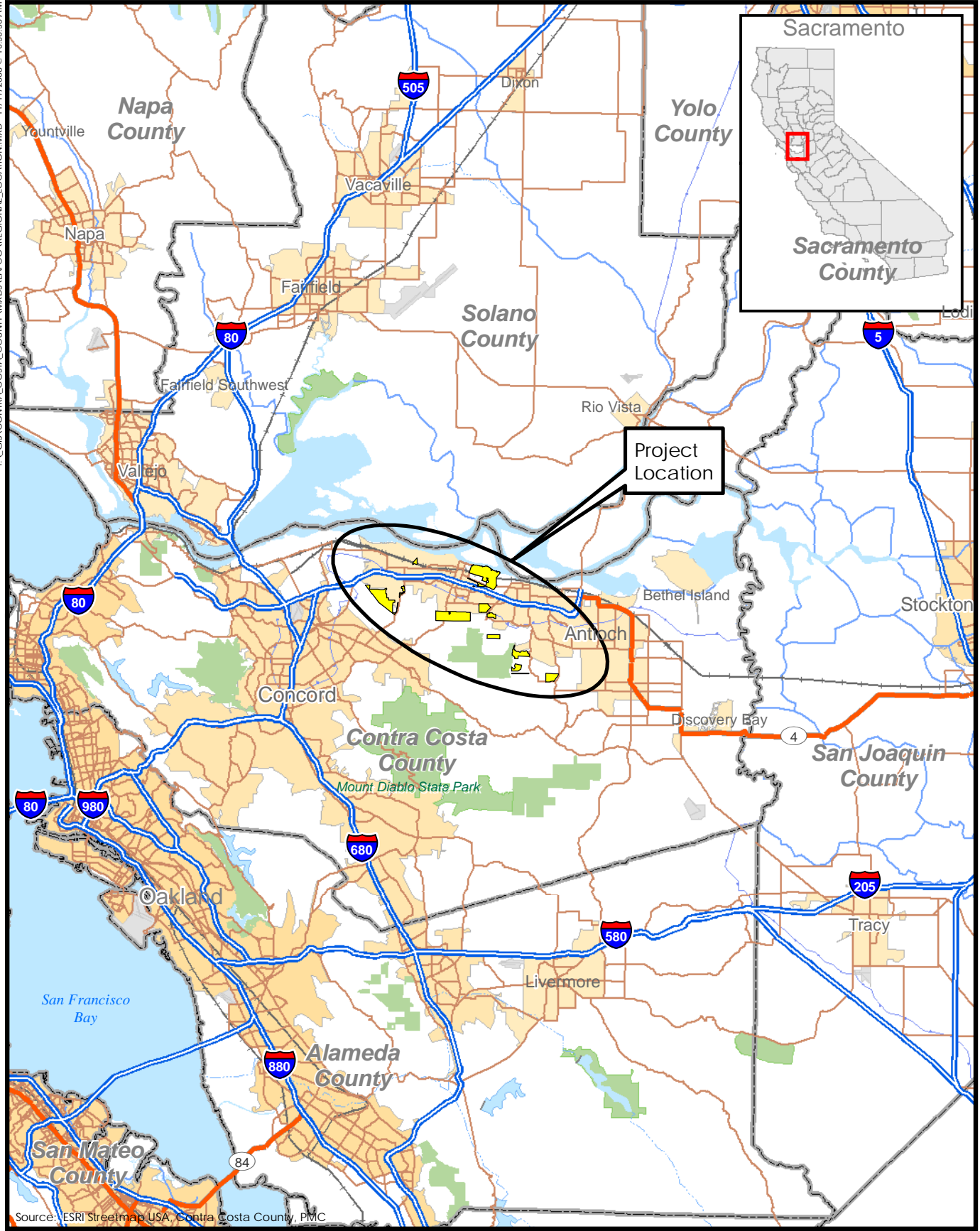
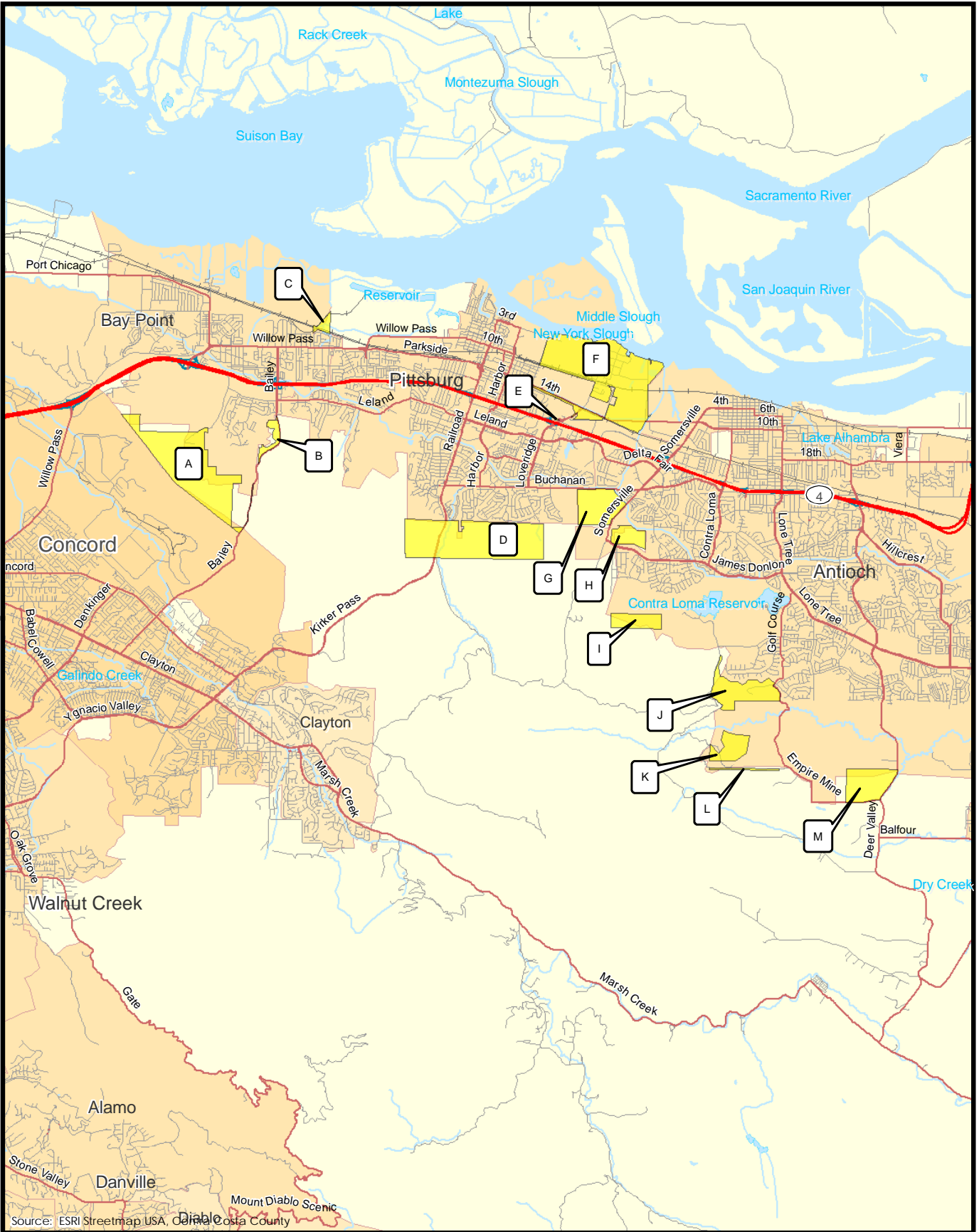


Figure 1
Regional Location Map



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Source: ESRI Streetmap USA, Contra Costa County



Figure 2
Project Vicinity Map



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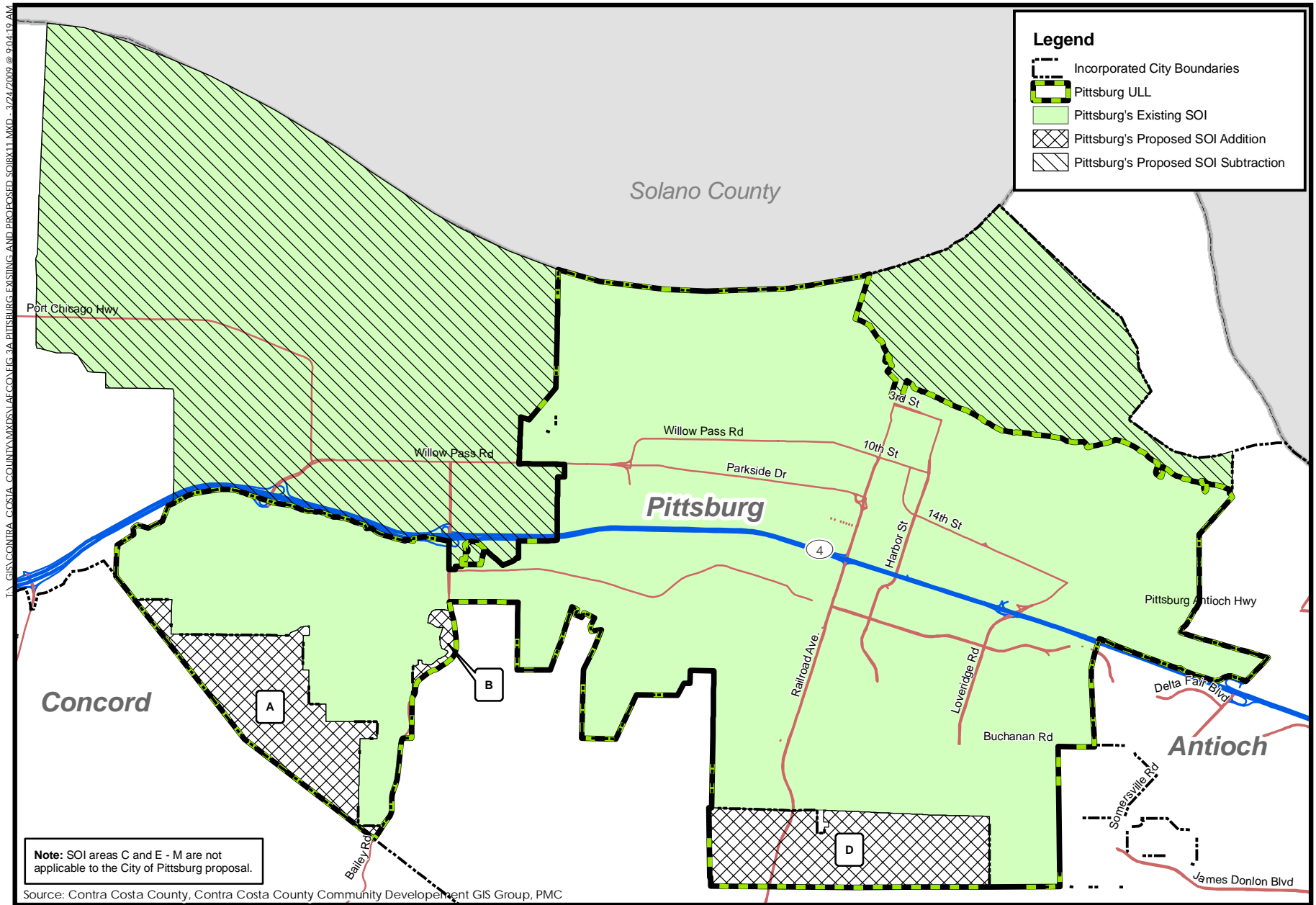


Figure 3a
City of Pittsburg Existing and Proposed SOI



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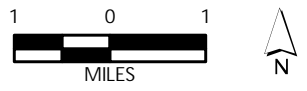
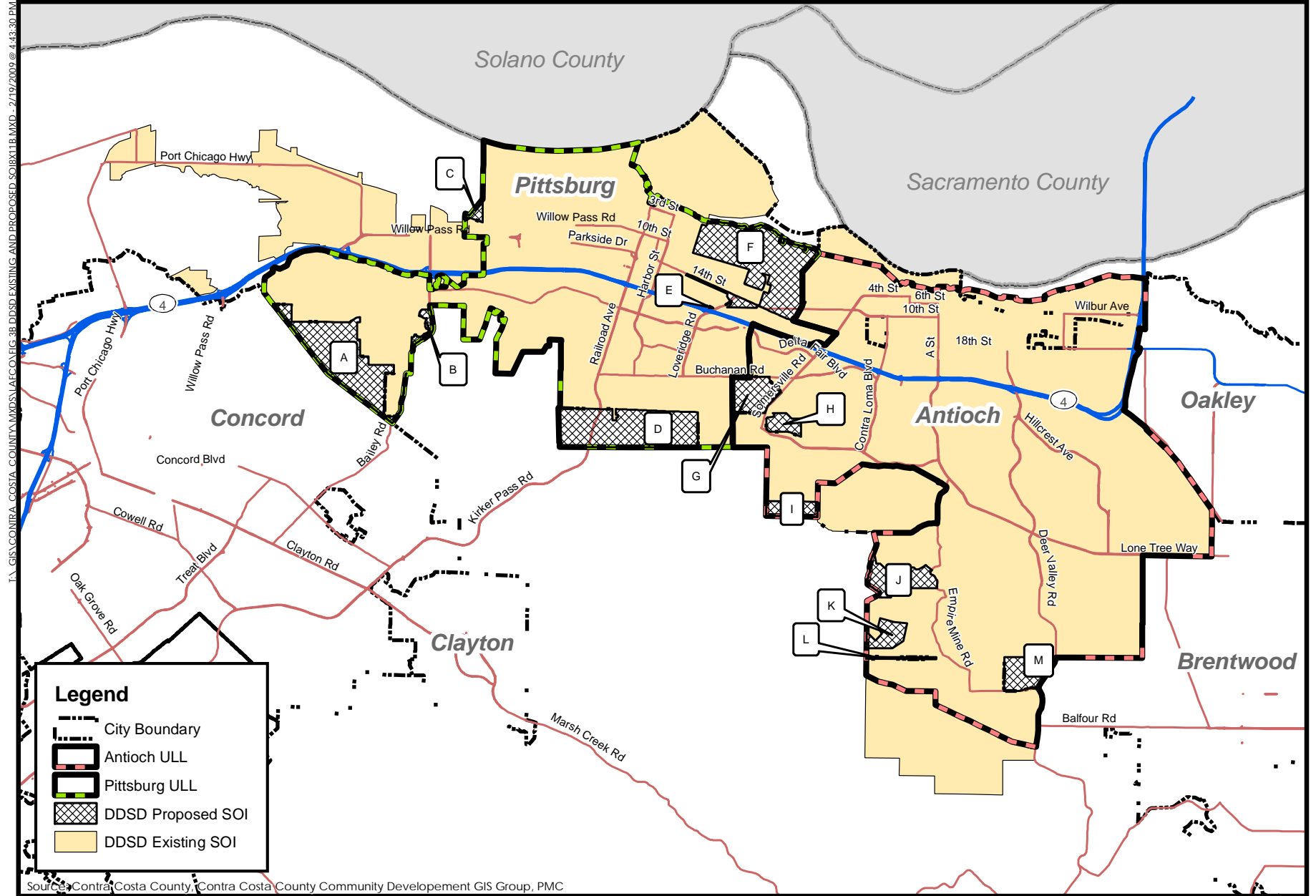


Figure 3b
DDSD Existing and Proposed SOI

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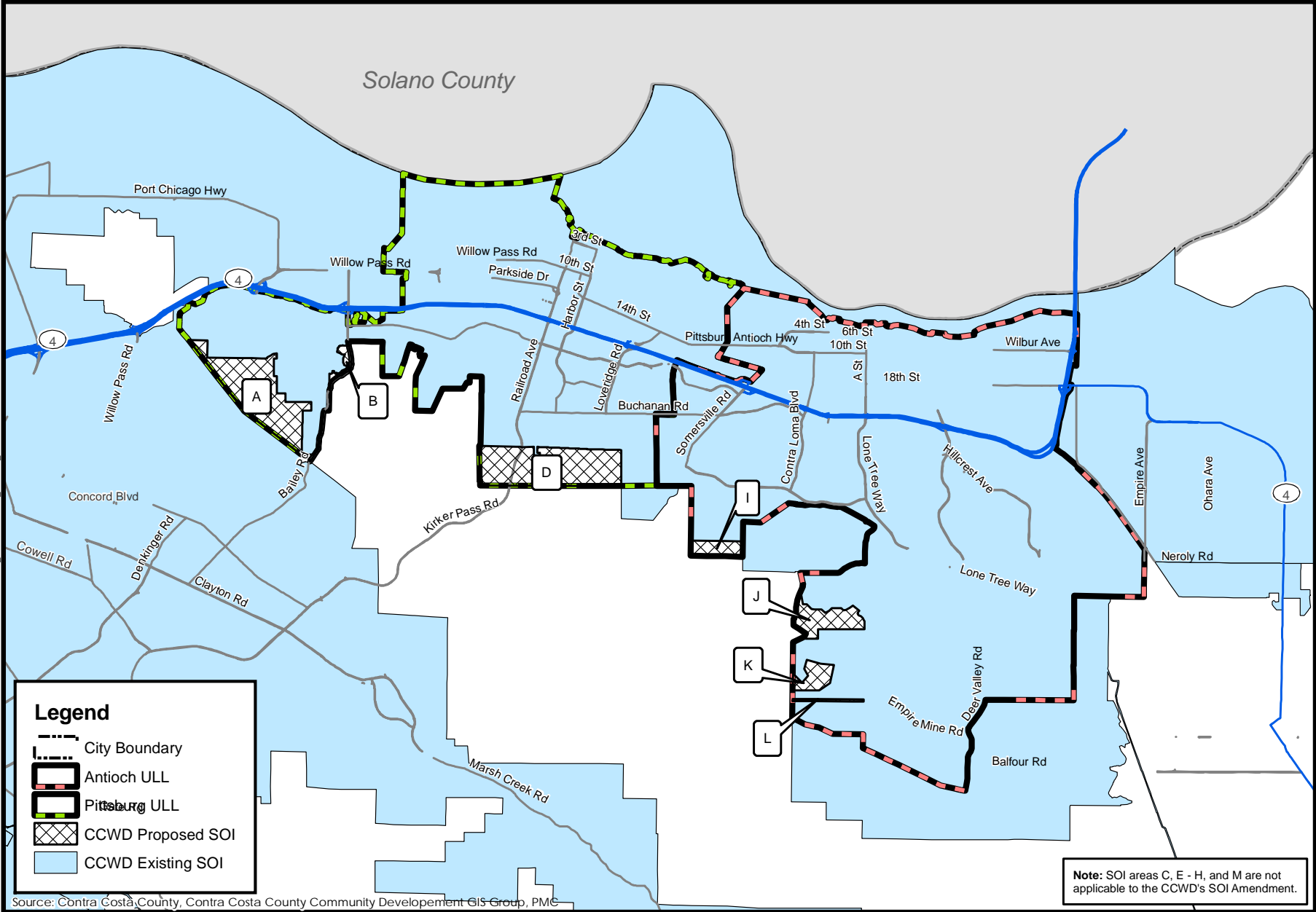


Figure 3c
CCWD Existing and Proposed SOI

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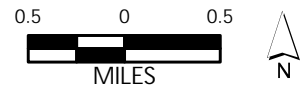
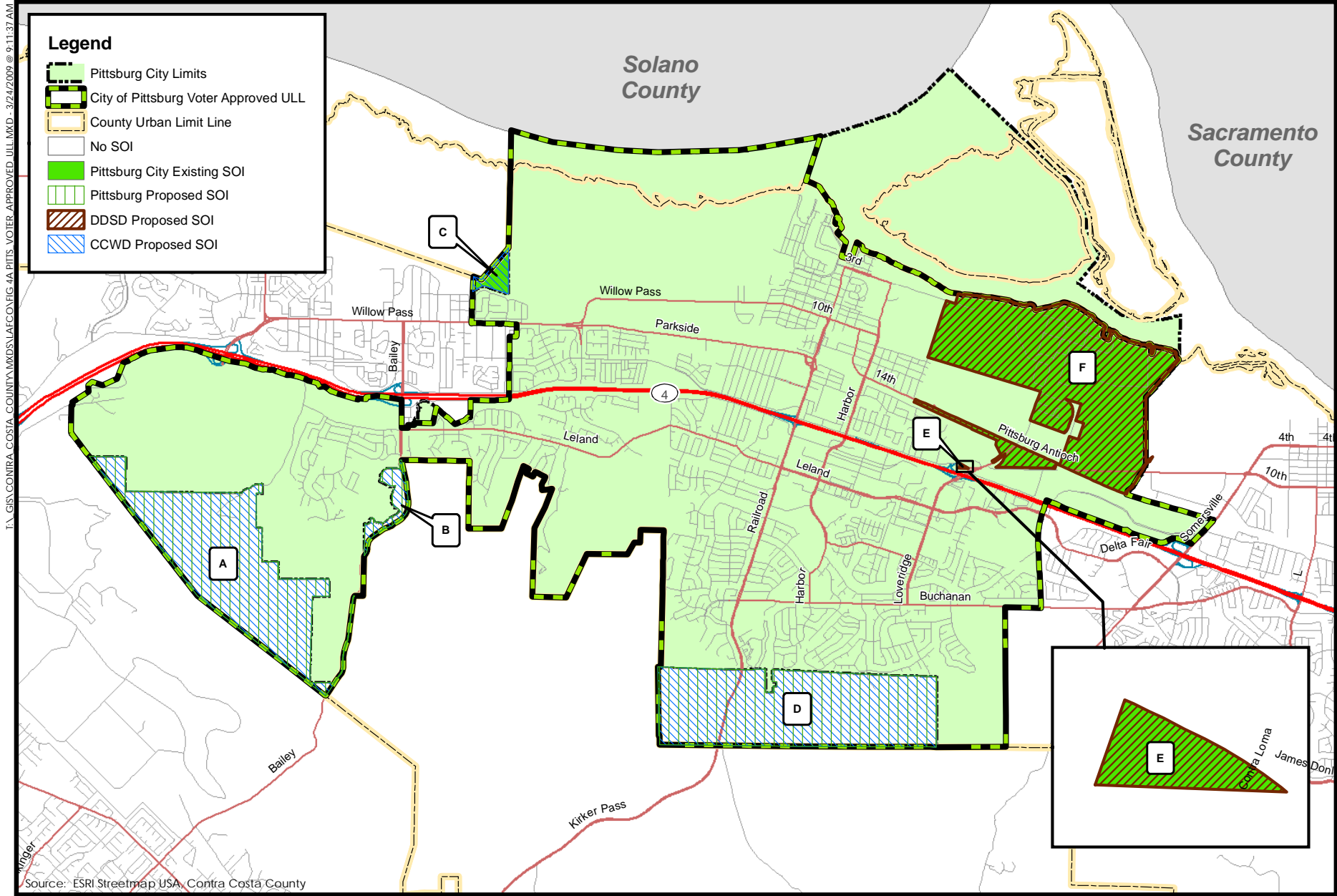


Figure 4a
City of Pittsburg
Voter Approved ULL
PMC

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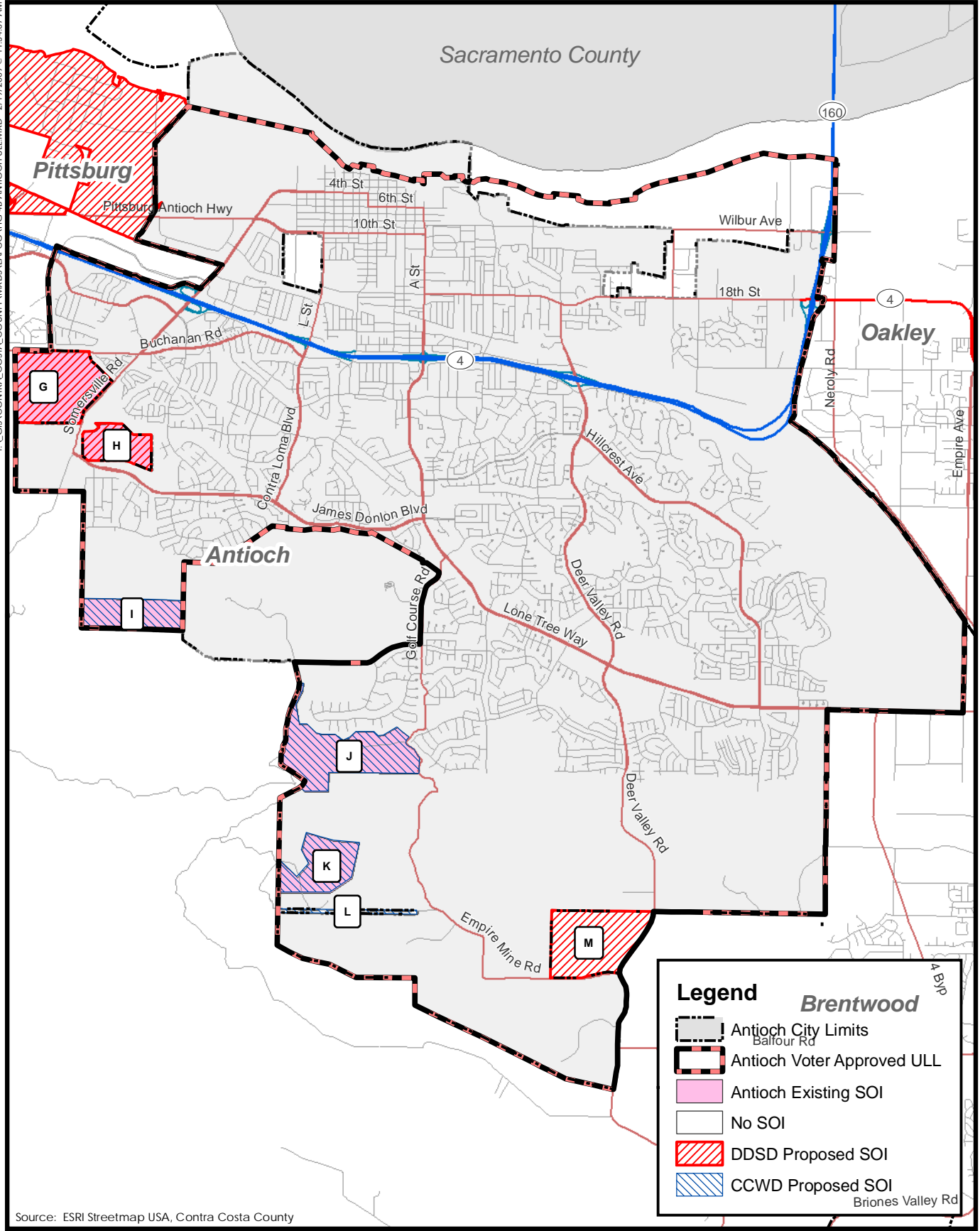


Figure 4b
City of Antioch
Voter Approved ULL
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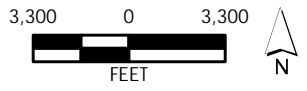
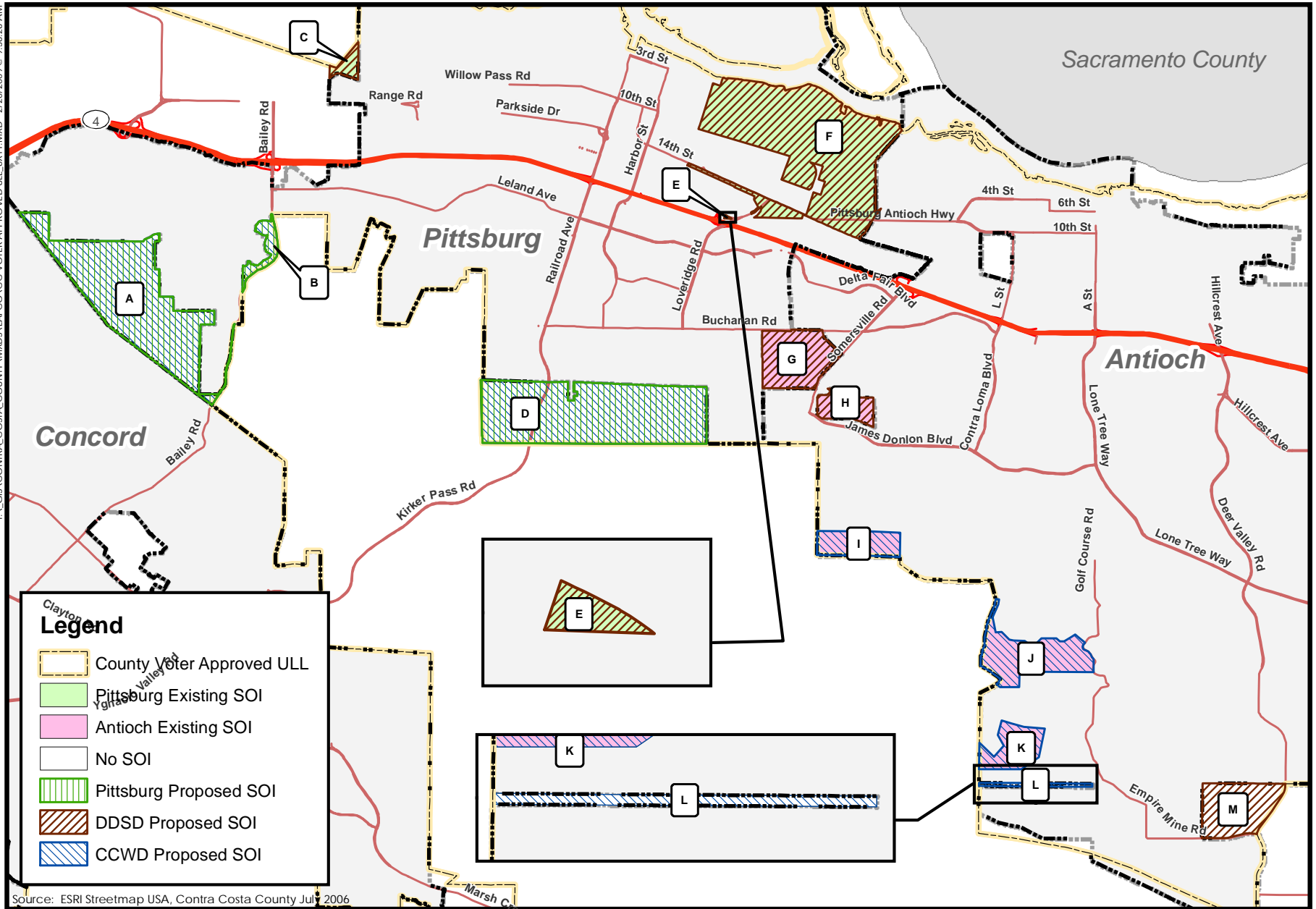


Figure 4c
Contra Costa County
Voter Approved ULL



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SUMMARY OF FINDINGS

Based on the environmental checklist form (Section VI of this Initial Study) and supporting environmental analysis, the proposed expansion of the SOIs for the City of Pittsburg, DDS and CCWD to conform to the voter approved ULL would have no impact in the following areas: aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology/soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic, and utilities and service systems.

The proposed project does not involve any new development, or physical alterations of the existing conditions. However, it does anticipate the potential provision of new services, which would indirectly foster population growth by expanding the area that could receive water, wastewater services and other municipal services. The expansion of an agency's SOI may remove legal or procedural obstacles from undeveloped land and may serve as a catalyst to future development, which may trigger subsequent growth-related impacts. Since all of the SOI Areas are located within the General Plan planning area boundaries for the cities of Pittsburg and Antioch, the environmental impacts resulting from potential growth and development within the proposed SOI areas were analyzed at a program level during the environmental review process for those General Plans.

Public Resources Code Section 21100(a)(5) requires that the growth-inducing impacts of a project be addressed. A project may be growth-inducing if it directly or indirectly fosters economic or population growth; the construction of additional housing, either directly or indirectly, in the surrounding environment; and/or projects that remove obstacles to growth (i.e. major expansion of a water treatment plant), which could encourage or facilitate other activities that cause significant environmental effects (CEQA Guidelines Section 15126.2(d)).

Direct growth-inducing impacts result when the development associated with a project directly induces population growth or the construction of additional developments within the same geographic area. These impacts may impose burdens on a community or encourage new local development, thereby triggering subsequent growth-related impacts. CEQA provides no criteria for determining if induced growth is detrimental or beneficial. Induced growth is considered a significant impact only if it directly or indirectly affects the ability of agencies to provide needed public services, requiring construction or expansion of existing facilities or would have a significant impact on the environment or if it can be demonstrated that the potential growth could significantly affect the environment in some other way. (CEQA Guideline Section 15064(d)).

As outlined in CEQA Guidelines Section 15070, it is appropriate to prepare a Negative Declaration for the proposed project because there is no substantial evidence that expanding the SOIs for wastewater and water service districts and for the City of Pittsburg would have the potential to cause significant direct or indirect impacts to the environment beyond what was already analyzed in previously adopted programmatic environmental documentation on which this review tiers.

PROJECT APPROVAL

This Initial Study is intended to serve as the primary environmental review document for the proposed expansion of the City of Pittsburg, DDS and CCWD SOIs. All future proposed projects in the SOI areas, including annexation, are subject to CEQA review.

II. ENVIRONMENTAL SETTING

The proposed SOI expansion areas are primarily located on undeveloped rolling hills in the vicinity of the cities of Pittsburg and Antioch. The portion of this area that is near the Suisun Bay/Delta shoreline is relatively flat but it increases in elevation as it extends into the southern hills. The hills form the northern tip of the Diablo Range, which extend from Contra Costa County to Santa Clara County. State Route 4 bisects and connects the cities of Pittsburg and Antioch. It is the primary transportation route for both private and commercial traffic for the project area. Kirker Pass Road bisects SOI Area D and Bailey Road run east of SOI Areas A and B. Both of these roads connect the cities of Pittsburg and Concord. Deer Valley Road bisects SOI Area M. SOI Areas G and H are located next to Somersville Road.

The warm climate is strongly influenced by the effect of terrain on wind. Winds are channeled by the surrounding terrain, which shelter the project area from the cool bay area breeze. There are several active faults within the project area; however most of the major seismic hazards are from active faults outside the boundary. The project area offers expansive views of surrounding hillsides and San Joaquin River in the distance (from SOI Areas C and F).

III. CONSISTENCY WITH EXISTING PLANS AND POLICIES

CEQA Guidelines §15063(d)(5) states that the Initial Study shall examine whether the project would be consistent with existing zoning, plans, and other applicable land use controls. This section includes a discussion of the proposed project's consistency (or inconsistency) with the following:

- Contra Costa General Plan (2005-2020) and Zoning Ordinance (Title 8)
- City of Pittsburg General Plan and Zoning Ordinance
- City of Antioch General Plan and Zoning Ordinance
- Cortese Knox Hertzberg Local Government Reorganization Act of 2000 (Updated 2007)
- Regional Plans

CONTRA COSTA COUNTY GENERAL PLAN AND ZONING ORDINANCE

All proposed SOI Areas, except for SOI Areas E, F, I, J, and K are located on unincorporated land within Contra Costa County. The Contra Costa County General Plan 2005-2020 (CCC General Plan) was adopted in January 2005. Currently, development is limited to the land use designations noted in the CCC General Plan described above and summarized in **Exhibit 1**.

Policies 7-17 and 7-30 of the CCC General Plan encourages water and sewer agencies, respectively, to establish service boundaries and develop supply and facilities to meet the future growth needs based on the growth policies contained in the County and cities General Plans. Furthermore, Water Service Implementation Measure 7-n and Sewer Service Implementation Measure 7-z encourage LAFCO to establish water and sewer service agency SOI boundaries consistent with SOI boundaries of planned urban development in the General Plan, including those rural properties that currently receive service (CCC General Plan, 2005). The proposed project would complete a necessary step required prior to annexing land identified as future growth areas into the service area. In this regard, the proposed project would be consistent with the CCC General Plan.

CITY OF PITTSBURG GENERAL PLAN AND ZONING ORDINANCE

SOI Areas A, B, C, D, E and F are located within the City of Pittsburg General Plan planning area. The City of Pittsburg General Plan was adopted in August 2001. Policy 11-P-9 of the City of Pittsburg General Plan requires the City to cooperate with CCWD to ensure compliance with regulations and State law for new development requiring annexation to the CCW District service area and in processing all necessary information to allow a determination if Los Vaqueros facilities can be used to service new annexation areas. Implementation of the proposed project would complete a necessary step required prior to annexing land into the service area. Prior to approval of any development proposed within these SOI areas, project applicants would be required to obtain authorization of water and wastewater service. Therefore, the proposed project would be consistent with the City of Pittsburg General Plan.

CITY OF ANTIOCH GENERAL PLAN AND ZONING ORDINANCE

SOI Areas G, H, I, J, K, L and M are located within the City of Antioch General Plan planning area. The City of Antioch General Plan was adopted in November 2003. Policy 8.4.2.h. of the City of Antioch General Plan requires that the City provide CCWD with timely information on development proposals and projected levels of future growth so that it can maintain appropriate long-term master plans and refine the delivery of service and facilities to maintain the performance standards set forth in the Growth Management Element. The proposed project is in response to the City of Antioch adjusting their ULL and to accommodate future growth within the Focus Area as outlined in the City of Antioch General Plan. Therefore, the proposed project would be consistent with the City of Antioch General Plan.

CORTESE KNOX HERTZBERG ACT POLICIES (EXCERPTS)

Section 56425. (a) In order to carry out its purposes and responsibilities for planning and shaping the logical and orderly development and coordination of local governmental agencies to advantageously provide for the present and future needs of the county and its communities, LAFCO shall develop and determine the sphere of influence of each local governmental agency within the county and enact policies designed to promote the logical and orderly development of areas within the sphere.

Section 56425. (e) In determining the sphere of influence of each local agency, the commission shall consider and prepare a written statement of its determinations with respect to each of the following:

- (1) The present and planned land uses in the area, including agricultural and open-space lands.*
- (2) The present and probable need for public facilities and services in the area.*
- (3) The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.*
- (4) The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.*

Section 56425. (i) When adopting, amending, or updating a sphere of influence for a special district, LAFCO shall do all of the following:

- (1) Require existing districts to file written statements with the commission specifying the functions or classes of services provided by those districts.*
- (2) Establish the nature, location, and extent of any functions or classes of services provided by existing districts.*

Consistency Analysis: The proposed SOI expansion areas are primarily located within areas already identified for future growth within the cities of Pittsburg and Antioch. Some level of development within these areas was analyzed as part of the environmental review process for the cities' General Plans and/or Measure P. Both of these cities have established policies to limit growth within the proposed SOI expansion areas upon future annexation. A future request for annexation into the cities would require the exercise of discretionary power by a public agency and therefore would be considered a "project" under Section 15378 of the CEQA Guidelines and therefore subject to subsequent environmental review (Guidelines Section 15060(c)). Expanding the SOIs for the City of Pittsburg, DDS and CCWD to potentially provide public services, and specifically water and sewer service to these areas of anticipated future development would be a logical expansion of their service areas and consistent with Section 56425 of the Government Code.

SOI Areas A, B and D are not provided any public services at this time. SOI Area C is currently within the City of Pittsburg's existing SOI. Approval of this SOI Expansion would be a necessary first step to facilitate City of Pittsburg public services (i.e. water, sewer, police, fire, schools, etc.) and subsequent annexation of these SOI Areas to the service districts. In addition, DDS could request annexation of the SOI Areas to its service district, and CCWD could request annexation of SOI Areas A, B, D, I, J, K and L to its service district. None of these SOI Areas are currently served by other water and/or sewer service districts. Therefore, the proposed project would be consistent with Government Code Section 56425. Inclusion of territory in an SOI does not in itself guarantee annexation.

Section 56426. The commission shall not approve or conditionally approve a change to the sphere of influence of a local government agency of territory that is subject to a farmland security zone contract pursuant to Article 7 (commencing with Section 51296) of Chapter 7 of Part 1 of Division 1, if that local government agency provides or would provide facilities or services related to sewers, nonagricultural water, or streets and roads to the territory, unless these facilities or services benefit land uses that are allowed under the contract and the landowner consents to the change to the sphere of influence.

Section 56426.5. (a) The commission shall not approve a change to the sphere of influence of a local government agency of territory that is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (Chapter 7 (commencing with Section 51200) of Part 1 of Division 1) if that local government agency provides or would provide facilities or services related to sewers, nonagricultural water, or streets and roads to the territory, unless these facilities or services benefit land uses that are allowed under the contract and the landowner consents to the change to the sphere of influence.

(b) Notwithstanding subdivision (a), the commission may nevertheless approve a change for that territory if it finds either of the following:

(1) That the change would facilitate planned, orderly, and efficient patterns of land use or provision of services, and the public interest in the change substantially outweighs the public interest in the current continuation of the contract beyond its current expiration date.

(2) That the change is not likely to adversely affect the continuation of the contract beyond its current expiration date.

In making this determination, the commission shall consider all of the following:

(A) The policies and implementation measures adopted by the city or county that would administer the contract both before and after any ultimate annexation, relative to the continuation of agriculture or other uses allowable under the contract.

(B) The infrastructure plans of the annexing agency.

(C) Other factors that the commission deems relevant.

(c) This section shall not apply to any of the following:

- (1) Territory that is subject to a contract for which a notice of nonrenewal has been served pursuant to Section 51245.*
- (2) Territory that is subject to a contract for which a tentative cancellation has been approved pursuant to Section 51282.*
- (3) Territory for which the governing body of the county or city administering the contract has given its written approval to the change and the landowner consents to the change.*

Consistency Analysis: According to the Contra Costa County Important Farmland Map 2006 (California Department of Conservation, Division of Land Resource Protection, 2007), the proposed SOI expansion areas consists of approximately 1,707 acres designated as ‘Grazing Land’; and approximately 275 acres are designated as ‘Farmland of Local Importance’. According to the Contra Costa County Williamson Act Lands 2007 Map (California Department of Conservation, Division of Land Resource Protection, 2006) approximately 876 acres of the proposed SOI expansion area is designated as ‘Williamson Act – Non-Prime Agricultural Land’, with approximately 190 acres within SOI Area M and approximately 686 acres located within SOI Area D, as shown in **Figure 5, Williamson Act Land**. Approximately 351 acres of this land is designated as ‘Williamson Act – Non Prime Agricultural Land in Non-Renewal’, including all 190 acres of SOI Area M and approximately 161 acres of SOI Area D. According to the Contra Costa County Zoning Map, all of the non-prime agriculture land under Williamson Act Contract is zoned as ‘A-4’ (Agricultural Preserve-Parcel 20 acre minimum) and is located within the ULLs as defined by Measures P and L.

Specific policies have been put in place, and would remain in place, to protect these agricultural resources within Contra Costa County, and the City of Pittsburg. These policies include:

Contra Costa County General Plan Policies

- 8-az Encourage owners of agricultural land to enter the Agricultural Preserve Program.
- 8-ba Encourage the continued use of Agricultural Preserve contracts to maintain land in agriculture and to lower property taxes for participating farmers and ranchers.
- 8-bb Investigate options for making Agricultural Preserve contracts more attractive, such as changes in allowable uses or increasing tax benefits.
- 8-bc Support property tax assessments within agricultural areas based upon their agricultural use, for properties that do not qualify for the Williamson Act.

City of Pittsburg General Plan Policies

- 2-P-3 Allow market forces, the status of agricultural preserve (Williamson Act) contracts, and the availability of urban services to determine the timing of annexation or development expansion into the hillsides.
- 2-P-28 During development review, ensure that the design of new hillside neighborhoods minimizes potential land use incompatibilities with any grazing/agricultural activities in the southern hills.

2-P-107 Ensure the rural character of the existing agricultural grazing lands is retained. [Black Diamond Subarea]

Any proposed development not allowed under the agricultural preserve zoning designation would require an amendment to the Contra Costa General Plan. Land proposed to be annexed by a City would be subject to the existing land use restrictions established by Measures P and K.

Expanding the SOI for CCWD and DDS within SOI Area D and M would potentially extend service to the voter approved ULL, which would be consistent with planned growth and adjacent to existing developed areas. Furthermore, if the City of Pittsburg annexed SOI Area D for development, their pre-zoning restricts development to hillside low density residential land uses on approximately 63 of the 686 acres of non prime agricultural land, the remaining non prime agricultural land would be zoned as open space. According to the City of Pittsburg's zoning, potential hillside low density residential development within SOI Area D would occur on land designated as in 'Non-Renewal'. According to the City of Antioch General Plan FEIR, urban development within portion the Ginocchio property (SOI Area M) under Williamson Act prior to the expiration of that contract would not be permitted.

Future annexation of these areas into the service districts would facilitate planned growth as defined by the voters. Furthermore, existing policies would minimize development of agricultural lands under Williamson Act Contract until they are in non-renewal. Therefore, the proposed project would be consistent with **Section 56426.5** of the Government Code.

Section 56430. (a) In order to prepare and to update spheres of influence in accordance with Section 56425, the commission shall conduct a service review of the municipal services provided in the county or other appropriate area designated by the commission.

Consistency Analysis: Water and Wastewater Municipal Services Review (MSR) for East Contra Costa County and Central Contra Costa County were approved by LAFCO in December 2007 and April 2008, respectively. Furthermore, the East Contra Costa Sub-Regional MSR was adopted December 10, 2008 and a number of SOI updates were completed in conjunction with this MSR.

According to the Water and Wastewater MSR for East Contra Costa County, DDS serves an area of 52 square miles and has 64,996 wastewater connections. According to the Water and Wastewater MSR for Central Contra Costa County, CCWD serves an area of 214 square miles and has 60,636 treated water connections. Key issues discussed in the MSRs include: growth and population, infrastructure and needs, financing constraints and opportunities, cost avoidance opportunities, opportunities for rate restructuring, opportunities for shared facilities, evaluation of management efficiency, government structured options, local accountability and governance.

The East Contra Costa Sub-Regional MSR reviewed both the City of Pittsburg's and City of Antioch's municipal operations, including, but not limited to, budget, boundaries, General Plan, population growth, job-housing balance, vacant land, development projects, growth management, urban pockets, and identified governance structure and SOI options. See discussion below for more information regarding the findings of the MSRs.

*Section 56434. (a) The commission may review and comment upon both of the following:
(1) The extension of services into previously unserved territory within unincorporated areas.*

- (2) *The creation of new service providers to extend urban type development into previously unserved territory within unincorporated areas.*
- (b) *The purpose of the review authorized by this section shall be to ensure that the proposed extension of services or creation of new service providers is consistent with the policies of Sections 56001, 56300, 56301, and the adopted policies of the commission implementing these sections, including promoting orderly development, discouraging urban sprawl, preserving open space and prime agricultural lands, providing housing for persons and families of all incomes, and the efficient extension of governmental services.*

Consistency Analysis: All of the proposed SOI expansion areas are located within areas designated within the General Plans for the cities of Pittsburg and Antioch as areas of future development, and were previously analyzed as part of the environmental review process for each of the General Plans and/or Measure P. Furthermore, voter approved ULL Measures P and K limit the amount of growth to occur in these areas to less than what was analyzed under the both of the cities' General Plans.

CONTRA COSTA LAFCO POLICIES

LAFCO Spheres of Influence and Annexation Policies (excerpts)

The goals of the Contra Costa Local Agency Formation Commission include promotion of orderly growth and development by determining logical local agency boundaries [§56001], preservation of open space by encouraging development of vacant land within cities before annexation of vacant land adjacent to cities [§56377(b)], and the preservation of prime agricultural land by guiding development away from presently-undeveloped prime agricultural lands [§56377(a)].

Consistency Analysis: The proposed SOI expansion areas for the City of Pittsburg, DDS and CCWD include a total of approximately 4.9 square miles (3,161 ± acres) as shown on **Exhibit 1**. According to the Contra Costa County General Plan, the SOI Areas include approximately 185 acres of open space, and approximately 1,708 acres of County designated Agricultural Lands. According to the Contra Costa County Important Farmland Map 2006 (California Department of Conservation, Division of Land Resource Protection, 2007), the proposed SOI expansion areas consist of approximately 1,707 acres designated as 'Grazing Land'; and approximately 275 acres are designated as 'Farmland of Local Importance.' Of the 1,708 acres of County designated Agricultural Land, approximately 876 acres are designated as 'Williamson Act - Non-Prime Agricultural Land' with approximately 351 acres designated as 'Williamson Act – Agricultural Land in Non-Renewal.' There is no land designated as 'Williams Act – Prime Agricultural Land.' Existing policies preserve and limit development on open space and agricultural land under Williamson Act Contracts. All existing policies would remain in place.

According to the East County Sub-Regional MSR, there are 1,820 acres of vacant land within the City of Pittsburg. It is estimated that of this land, 328 acres are zoned residential, 127 acres are zoned commercial, 251 acres are zoned industrial, and 1,114 acres are designated as 'open space.' Approved or under construction residential projects will utilize approximately 44 acres (or 13%) of available vacant residential land and will yield 246 dwelling units. The City's Housing Element estimates that within the entire Planning Area, vacant residential land would yield between 3,785 and 6,885 dwelling units. Current approved or planned residential projects in these areas (see detail below) will provide a significant portion (approximately 1,500 dwelling units) of the Housing Element estimate. A majority of the commercial and industrial vacant land is located within the Loveridge Sub-Planning Area. The City of Pittsburg is actively pursuing development of commercial and industrial properties for which infrastructure improvements are in place.

***LAFCO SOI POLICY (excerpt):** A request to expand an SOI should designate clearly the territory that may be sought for annexation and the anticipated timeframe. An agency should propose a reduction in its SOI to remove territory that the agency does not believe will be developed within 20 years.*

The proposed SOI expansion areas include those assessor parcel numbers listed in **Exhibit 1**. The anticipated SOI expansion areas for annexation and timeframes are discussed below:

SOI Areas A through F are located within the City of Pittsburg's planning area and the voter approved ULL. However, the SOI Areas A, B, and D are located outside Pittsburg's city limits and SOI. Full implementation of the *City of Pittsburg General Plan* would require annexation of the Woodlands, Buchanan, Southwest Hills and Northwest River subareas. SOI Area C is located within the City of Pittsburg's existing SOI. The voter approved ULL, which included pre-zoning (Measure P), was a necessary first step that would enable the City of Pittsburg to apply to LAFCO to annex the land. Furthermore, the DDS Capital Improvement Plan (2008) includes SOI Areas A, C, E and F within the growth projections. The future water demand estimate in the CCWD Urban Water Management Plan (2005) includes buildout of the cities of Antioch and Pittsburg's General Plans. (Therefore, annexation of SOI Areas A through F is anticipated within the horizon of the City of Pittsburg General Plan, which covers buildout through 2020.

SOI Areas G through M are located within the City of Antioch General Plan planning area and the voter approved ULL. However, SOI Areas L and M are located outside Antioch's city limits and SOI. Full implementation of the City of Antioch General Plan would require annexation of SOI Areas L and M. SOI Areas G and H are islands of unincorporated land located within the City of Antioch's ULL. The voter approved ULL was a necessary first step that would enable City of Antioch to apply to LAFCO to annex the land. Annexation of SOI Areas G through M is anticipated within the horizon of the City of Antioch General Plan, which covers buildout through 2025.

***LAFCO SOI POLICY (excerpt):** As a precursor to boundary changes, requests for SOI amendments should address all relevant factors of §56668. Such requests should also specify how the policies of the CKH Act will be fostered with respect to the 1) orderly formation of local agencies [§56001] and 2) preservation of open space [§56059] and prime agricultural land [§56064], both within the existing boundaries of the agency and the proposed SOI of the agency [§56377].*

All existing County plans, policies, ordinances and regulations related to agricultural resources and open space will remain in place until development is proposed on land not designated for such use. Development proposals not allowed under the existing land use designation require a General Plan amendment. Annexation of the SOI expansion areas into either City would also require an amendment to the applicable City's General Plan Map and the County's General Plan Map. The cities of Pittsburg and Antioch have made suggestions as to the development that should be allowed within the project area through specific requirements and General Plan Amendments that incorporate Measures P and K into the cities of Pittsburg and Antioch General Plans, respectively. These land use restrictions are reflected in **Exhibit 1**.

The proposed SOI expansion for the City of Pittsburg, CCWD and DDS would not expand or intensify existing land uses, affect the status of any Williamson Act contracts, and would not introduce any new uses or convert any agricultural land or open space. Therefore, there would be no loss of open space or prime agricultural land as a result of the proposed SOI expansions; and the SOI expansion would not necessarily hasten the conversion of existing agricultural land or open space to more intense uses than

already proposed in voter approved Measures P and K, or analyzed as part of the city General Plan review. Further discussion of agricultural land is provided above, below, and in Section VI.2.

LAFCO SOI POLICY (excerpt): *A Municipal Service Review will be required prior to processing a substantial SOI amendment (§56430). LAFCO may find an SOI request inadvisable and/or premature if the Commission is unable to determine from the application that the goals of the CKH Act would be served by approving the request [§§56425, 56426, 56668, 56377, 56001].*

As previously indicated, water and wastewater, and East County Sub-regional MSRs were previously approved by LAFCO.

WATER AND WASTEWATER MSR FOR EAST CONTRA COSTA COUNTY

According to the Water and Wastewater MSR for East Contra Costa County, DDS will have an increased need for sewer services as growth occurs. Phased infrastructure improvements identified in the Wastewater Conveyance System Master Plan, Wastewater Treatment Plant Master Plan, and capital improvements will need to be implemented to meet the increased demand for service. The MSR indicates that DDS is financially stable and has adequate reserves; controls costs by using effective alternatives that improve system treatment capacity while delaying infrastructure costs; regularly adjusts service rates; participates in regional efforts (e.g., feasibility study of building a desalination plant to supply potable water to agencies throughout the San Francisco Bay Area, evaluation of regional alternatives for biosolids management); and in 2004, DDS adopted a five year Strategic Business Plan that provides policy guidance and a framework for programs and specific service elements.

In addition, the MSR indicates that service boundaries and out of agency service extensions are issues throughout Contra Costa County. Government Code Section 56133 states that a city or special district may provide new or extended services by contract or agreement outside its jurisdictional boundaries only if it first requests and receives written approval from LAFCO. (This does not apply to an extended service that a city or district was providing on or before January 1, 2001). Out of agency service is intended as a temporary measure to remedy a public health and safety situation (e.g., failing septic system) and in anticipation of a future annexation.

The MSR identified a number of options to address boundary and service issues, including the following SOI options for DDS: 1) retain the existing DDS SOI; or 2) adjust the DDS SOI to be consistent with the voter approved ULLs for the cities of Antioch and Pittsburg. The consultant who prepared the MSR recommended that the SOI for DDS be adjusted to coincide with the Antioch and Pittsburg ULLs, following appropriate CEQA review.

WATER AND WASTEWATER MSR FOR CENTRAL CONTRA COSTA COUNTY

According to the Central County Water and Wastewater MSR, CCWD will have an increased need for water services as growth occurs. The MSR indicate that CCWD's infrastructure is in good condition and improvements will be made per the Capital Improvement Program; financial resources and fee structures are in place to provide for infrastructure needs and improvements; the District controls costs for its services through master planning studies, capital planning, and the biennial budgeting process; CCWD regularly updates rate for water service; shares resources with a number of agencies in the region, for facilities, programs, and planning efforts; and regularly reviews its operations and plans for maintenance and capital needs, in accordance with its mission, goals, and regulation.

SOI Expansions for the City of Pittsburg, DDS and CCWD Initial Study

According to the Central County Water and Wastewater MSR, CCWD has a reliable source of water supply, and provides services that are cost-effective, efficient, and environmentally sound. CCWD has planned for the financial and capital needs of the District through its biennial budgeting process, 10-year CIP, and numerous master planning documents.

This MSR included the following SOI options for CCWD: 1) retain the existing CCWD SOI; 2) remove the Veale Tract from the CCWD SOI; or 3) expand the CCWD SOI to be consistent with local agency adopted ULLs within Central Contra Costa County. The MSR recommended removing the Veale Tract from CCWD's SOI. The MSR did not support adjusting CCWD's SOI to coincide with the Antioch and Pittsburg ULLs for a number of reasons, including potential future water demands within those areas; availability of long-term, reliable water supplies from CCWD to serve the areas; impacts to existing customers; and compliance with additional requirements and review by various state and federal agencies in accordance with the contract between CCWD and the U.S. Bureau of Reclamation (USBR). CCWD's primary source of water supply is the USBR Central Valley Project, and water deliveries are limited per the terms and conditions of CCWD's contract with USBR.

EAST CONTRA COSTA SUB-REGIONAL MSR

According to the East County Sub-regional MSR, the City of Pittsburg provides a full range of municipal services. The City is expected to continue to grow at a rate of 1.1% annually; and there will continue to be a need for increased city services as growth occurs. In addition, there has been recent discussion regarding the potential annexation of the Bay Point community (population: 23,000) to the City of Pittsburg.

The MSR indicates that the City regularly plans for and monitors infrastructure, service and improvements. The MSR identified no significant deficiencies in the City's public facilities. The MSR noted that the City is not currently meeting its General Plan standards in police protection (ratio of sworn officers per 1,000 population) and park development (acres of park per 1,000 population).

This MSR included the following SOI options for the City of Pittsburg: 1) retain the existing SOI; 2) reduce the SOI (i.e., open water areas, permanent open space areas, Concord Naval Weapons Station blast easement area); or 3) adjust the City's SOI to be consistent with the City of Pittsburg's voter approved ULL. The MSR recommended retaining the existing SOI for the City of Pittsburg. The MSR did not support adjusting the City of Pittsburg's SOI for a number of reasons including the following: LAFCO encourages cities to annex lands that have been developed to urban levels, particularly areas that already receive municipal services. The Pittsburg SOI currently includes the community of Bay Point, which is an urbanized area. Bay Point was placed in the City's SOI as Pittsburg is considered the most appropriate service provider for Bay Point and in anticipation of annexation in the foreseeable future. Further, the City has approximately 14 square miles within its existing SOI, some of which could be annexed/developed; has 1,820 acres of vacant land an undetermined amount of underutilized land within its existing city limits, all of which could be developed; has experienced budget deficits in the past several years and will likely continue to experience fiscal challenges in the near future given the economy, housing market slump, and declining property taxes. These fiscal challenges will likely impact services.

REGIONAL PLANS

The regional policies and regulations associated with the proposed incorporation include, but are not limited to: the Contra Costa County Flood Control and Water Conversation District's Water Quality Control Plan and Drainage Plan, Contra Costa Transportation Authority's Countywide Comprehensive Transportation Plan (including the 2004 Update-Measure J) and Bay Area Air Quality Management District's Air

Quality Management Plan would be adopted. Upon incorporation, these regional plans would remain applicable due to the regional area of authority remaining the same.

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, as discussed within the checklist on the following pages.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems | | |

Some proposed applications that are not exempt from CEQA review may have little or no potential for adverse environmental impact related to most of the topics in the Environmental Checklist; and/or potential impacts may involve only a few limited subject areas. These types of projects are generally minor in scope, located in a non-sensitive environment, and are easily identifiable and without public controversy.

In this case, the project is the expansion of the SOIs for the City of Pittsburg, DDS and CCWD. Environmental review is required pursuant to CEQA. However, due to the nature of the proposed project, which requires no physical alterations, changes to current ordinances, policies or land uses, many of the topics on the checklist do not apply. For this Initial Study, however, explanations and findings have been provided within each area of the checklist even when 'No Impact' is identified.

V. DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a ‘potentially significant impact’ or ‘potentially significant unless mitigated’ impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

The project will expand the SOI boundaries for the City of Pittsburg, DDS and CCWD, which would remove an obstacle for these areas to be annexed by the City and/or service districts and eventually developed. This action does not directly affect the environment but could be considered by some as growth inducing according to CEQA Guidelines Section 15126.2(d). Increasing the potential for annexation to the City of Pittsburg and the service districts may be considered by some as removing obstacles for development; which may facilitate population growth within the voter approved ULLs and service area and lead to indirect physical changes in the environment.

The General Plans for the cities of Pittsburg and Antioch, and voter approved Measures P and K, identify potential development within the proposed SOI expansion areas and provide guidance and policies to limit growth within these areas. Potential development was analyzed at higher densities as part of the environmental review process for the city General Plans, since all of the project areas are included within the two cities’ planning areas. Measures P and K limit development buildout anticipated in the cities’ General Plans. Any future development proposed within the SOI expansion areas would eventually require annexation into the City of Pittsburg, DDS and CCWD service boundaries and verification of available services. The proposed project is not expected to cause, directly or indirectly, any foreseeable development activity that could result in significant environmental effects beyond what was analyzed in other programmatic environmental documents. For this reason, an EIR is not recommended or warranted, and a Negative Declaration supported by this Initial Study should serve as an adequate level of environmental review.

Michael McCormick, AICP
PMC Project Manager

Date

VI. EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except ‘No Impact’ answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A ‘No Impact’ answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A ‘No Impact’ answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. ‘Potentially Significant Impact’ is appropriate if there is substantial evidence that an effect may be significant. If there are one or more ‘Potentially Significant Impact’ entries when the determination is made, an EIR is required.
- 4) ‘Negative Declaration: Less Than Significant With Mitigation Incorporated’ applies where the incorporation of mitigation measures has reduced an effect from ‘Potentially Significant Impact’ to a ‘Less Than Significant Impact.’ The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from ‘Earlier Analyses’ may be cross-referenced.
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. §15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are ‘Less than Significant with Mitigation Measures Incorporated,’ describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to previously prepared or outside documents should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

1. AESTHETICS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis/Conclusions/Mitigation:

a-d) Some of proposed SOI expansion areas are located within the rolling, grassy hills of the City of Pittsburg-City of Antioch area in east Contra Costa County. Views of natural features are important to the visual quality of this area. From the flatland areas of the cities of Pittsburg and Antioch, views of the southern hills are prominent. Views from the southern hills are of the cities of Pittsburg and Antioch and Sacramento River and San Joaquin Rivers beyond.

Figure 9-1 of the Contra Costa County General Plan identifies Scenic Ridgeways within the project area in the vicinity of SOI Areas B, D, G, H, I, J, K, and L. Figure 4-1 of the City of Pittsburg General Plan illustrates a Viewshed Analysis conducted within the City of Pittsburg’s planning, which includes SOI Areas A, B, and D. The City of Antioch General Plan identifies views of natural resources within and around the City as valuable resources for its residents. Specific policies have been put in place to protect these resources within all these jurisdictions. Furthermore, Measures P and K limit future development within proposed SOI Areas A, B, D, J, K, and M.

The proposed project would not physically impact any scenic resources, as no new development is proposed. The project will establish new SOI boundaries for the City of Pittsburg, DDS and CCWD, which could be seen as removing a potential obstacle for these areas to be annexed to the City and/or service districts and eventually developed. This SOI action does not directly affect the environment but could be considered by some as growth inducing according to CEQA Guidelines Section 15126.2(d). Potential future development would be limited by pre-zoning established by Measure P and development buildout identified in Measure K. Policies provided within the City of Pittsburg, City of Antioch and Contra Costa County General Plans that would minimize potential impact that future development may have on scenic vistas, scenic resources, visual character and limit new sources of light and glare would

remain in effect. The proposed project, itself, would not expand or intensify existing uses or introduce any new uses or additional lighting, and all future development proposed within the SOI Areas would be subject to subsequent environmental review during the annexation process. No mitigation would be necessary, as **no impacts** or changes to existing conditions would occur.

2. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (1-3, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (1-3, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (1-3, 11, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Regulatory Setting:

The California Land Conservation Act (Williamson Act) was enacted by the State Legislature in 1965 as a means of preserving California's Prime agricultural lands from urbanization. The Williamson Act involves voluntary contracts between landowners and a city or county in which they agree to retain their lands in agriculture or other open space uses for a minimum of ten years. In return for entering into this contract, the landowners receive property tax relief on the lands under contract. The contracts have a ten-year term, which are automatically renewed each year on a common anniversary date of January 1st unless they are cancelled or notice of Non-Renewal is given.

Williamson Act – Prime Agricultural Land is land that is enrolled under California Land Conservation Act contract and meets any of the criteria of Section 56064 of the Government Code: (a) Land that qualifies, if irrigated, for rating as class I or class II in the USDA Natural Resources Conservation Service land use capability classification, whether or not land is actually irrigated, provided that irrigation is feasible. (b) Land that qualifies for rating 80 through 100 Storie Index Rating. (c) Land that supports

livestock used for the production of food and fiber and that has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture in the National Range and Pasture Handbook, (d) Land planted with fruit or nut-bearing trees, vines, bushes, or crops that have a nonbearing period of less than five years and that will return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than four hundred dollars (\$400) per acre. (e) Land that has returned from the production of unprocessed agricultural plant products an annual gross value of not less than four hundred dollars (\$400) per acre for three of the previous five calendar years.

If either party to a contract gives notice of non-renewal, the non-renewal process begins on the following anniversary with nine years remaining. During the remaining term of the contract after notice of non-renewal has been given, the property taxes increase gradually according to a formula that eventually brings them up to the same level as non-Williamson Act lands. Approximately seventy percent of the state's prime agricultural land is protected under this Act.

In reviewing and approving or disapproving proposals that could reasonably be expected to induce, facilitate, or lead to the conversion of existing open-space lands to uses other uses, LAFCO shall consider whether or not the action would guide development away from existing prime agricultural land (and towards non-prime agricultural land), unless that action would not promote the planned, orderly, efficient development of an area; and encourages development of existing vacant or nonprime agricultural lands for urban uses within the existing jurisdiction or SOI prior to development of existing open-space lands for non-open-space uses which are outside of the existing jurisdiction or SOI of the local agency (Section 56377 of the Government Code).

Contra Costa County

In 1990, the voters of Contra Costa County approved Measure C-1990, which states that urban development within the County is to be limited to no more than 35 percent of the land within Contra Costa County. Thus, at least 65 percent of all land in the County is to be preserved for agriculture, open space, wetlands, parks and other non-urban uses. To ensure the enforcement of the "65/35" standard, the County has established an Urban Limit Line (ULL), which is incorporated into the County's General Plan Open Space and Conservation Element, providing a clear distinction between non-urban and urban use areas. The criteria set by the County for determining lands that should be located outside the ULL include:

- Prime agricultural lands (U.S. Soil Conservation Service Class I and Class II);
- Open space, parks and other recreation areas;
- Lands with slopes in excess of 25 percent;
- Wetland areas; and
- Other areas not appropriate for urban growth because of physical unsuitability for development.

City of Pittsburg

Policies (Southern Hills – SOI Areas A and B)

8-P-19 Preserve land under Williamson Act contract in agriculture, consistent with State law, until urban services are available and expansion of development would occur in an orderly and contiguous fashion.

- 9-P-5 Work with Contra Costa County, the East Bay Regional Park District, and the City of Antioch, to expand the regional open-space system in the southern hills to preserve California annual grasslands habitat.
- 9-P-7 During the design of hillside residential projects, encourage clustering of housing to preserve large, unbroken blocks of open space, particularly within sensitive habitat areas. Encourage the provision of wildlife corridors to ensure the integrity of habitat linkages.

City of Antioch

Agricultural uses of land in the Antioch Planning Area include hayfields, vineyards, almond orchards, and walnut orchards. Farm homes, agricultural buildings, and corrals are included in this category. Most of the agricultural lands are found along the eastern edge of the Antioch Planning Area, but they can also be found scattered among the more urban areas.

Policies

- 10.5.2a. Minimize the number and extent of locations where residential, commercial, industrial, and public facilities land use designations abut lands designated for open space and protected resource areas (e.g., lands with conservation easements or set aside as mitigation for development impacts). Where such land use relationships cannot be avoided, use buffers and compatible uses to buffer and protect open space and protected resources from the adverse effects of residential, commercial, industrial and public facilities development.
- 10.5.2b. Ensure that the design of development proposed along a boundary with open space or protected resources provides sufficient protection and buffering for the open space and protected resources. The provision of buffers and transitions to achieve compatibility shall occur as part of the proposed development

Analysis/Conclusions/Mitigation:

a-c) According to the Contra Costa County Important Farmland Map 2006 (California Department of Conservation, Division of Land Resource Protection, 2007), the proposed SOI expansion areas consist of approximately 1,707 acres designated as ‘Grazing Land’; approximately 275 acres are designated as ‘Farmland of Local Importance’; approximately 862 acres are designated as ‘Urban and Built-Up Land’; approximately 281 acres are designated as ‘Other’ and approximately 8 acres are designated as ‘Water’.

According to the Contra Costa County Williamson Act Lands 2007 Map (California Department of Conservation, Division of Land Resource Protection, 2006) approximately 876 acres of the proposed SOI expansion area is designated as ‘Williamson Act –Non-Prime Agricultural Land’, with approximately 190 acres within SOI Area L and approximately 686 acres located within SOI Area D, as shown in **Figure 5, Williamson Act Land**. Approximately 351 acres of this land is designated as ‘Williamson Act – Non Prime Agricultural Land in Non-Renewal’, including all of SOI Area M and approximately 162 acres of SOI Area D. The rest of the proposed SOI expansion area is not protected under the Williamson Act.

SOI Expansions for the City of Pittsburg, DDS and CCWD
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According to the Contra Costa County Zoning Map (as revised through October 2008), the land designated as Williamson Act land is zoned as 'A-4' (Agricultural Preserve-Parcel 20 acre minimum), all of which is open rangeland. The agricultural land within the proposed SOI expansion areas is not considered Prime Agricultural Land. In addition, all of the proposed SOI expansion area is located within the City of Pittsburg's and the County's Urban Limit Line (ULL) as defined by Measures P and L, respectively.

The proposed project would not physically impact any agricultural resources, as no new development is proposed. The project will establish new SOI boundaries for the City of Pittsburg, DDS and CCWD, which could be seen as removing a potential obstacle for these areas to be annexed by the City and/or service districts and eventually developed. This action does not directly affect the environment but could be considered by some as growth inducing according to CEQA Guidelines Section 15126.2(d). Potential future development would be limited by pre-zoning established by Measure P and development buildout identified in Measure K. Policies provided within the City of Pittsburg, City of Antioch and Contra Costa County General Plans that would minimize potential impact that future development may have on agricultural resources, would remain in effect. The proposed project, itself, would not expand or intensify existing uses, convert any agricultural land to urban uses or conflict with any Williamson Act Contracts, and all future development proposed within the SOI Areas would be subject to subsequent environmental review during the annexation process. No mitigation would be necessary, as **no impacts** or changes to existing conditions would occur.

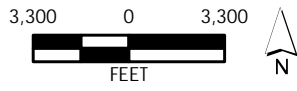
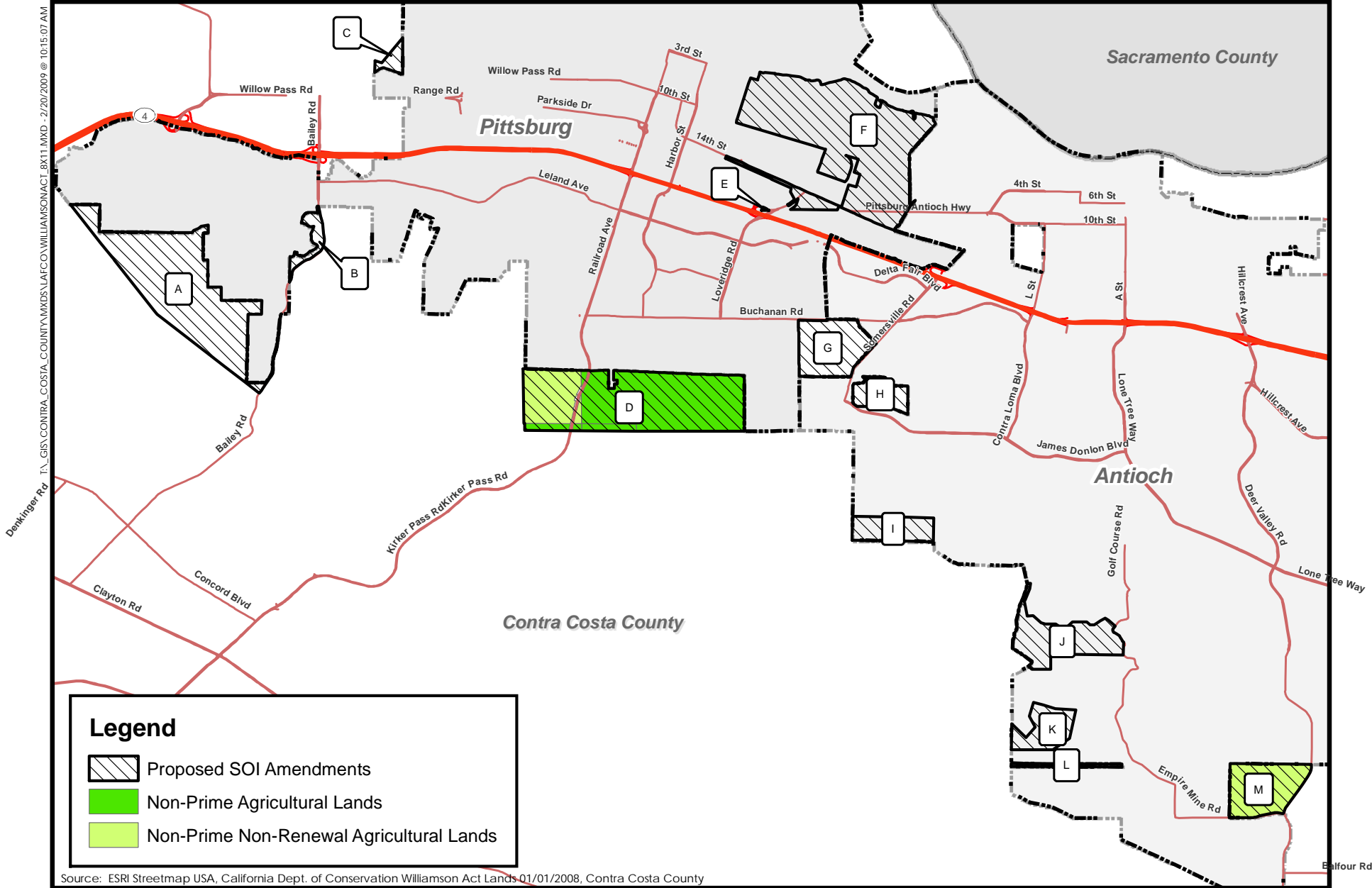


Figure 5
Williamson Act Lands

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3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (1-3, 6-8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (1-3, 6-8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)? (1-3, 6-8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in significant construction-related air quality impacts? (1-3, 6-8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (1-3, 6-8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (1-3, 6-8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis/Conclusions/Mitigation:

a-f) The project area is located in the South Section of the San Francisco Bay Area Air Basin, which is regulated by the Bay Area Air Quality Management District's (BAAQMD). The Bay Area 2000 Clean Air Plan (CAP) was adopted by the BAAQMD in December 2000 and was the third triennial update of the original 1991 Clean Air Plan. The 2000 CAP includes a control strategy review to ensure that the plan continues to include 'all feasible measures' to reduce ozone, an update of the BAAQMD's emission inventory, estimates of emission reductions achieved by the plan, and an assessment of air quality trends.

SOI Expansions for the City of Pittsburg, DDS and CCWD
Initial Study

The BAAQMD is in the process of preparing the 2009 Clean Air Plan. California Assembly Bill (AB) 32, the Global Warming Solutions Act of 2006 requires the state to address reduction of greenhouse gases in response to Global Climate Change concerns.

The proposed project would not physically impact air quality, as no new development is proposed. The project will establish new SOI boundaries for the City of Pittsburg, DDS and CCWD, which could be seen as removing a potential obstacle for these areas to be annexed by the City and/or service districts and eventually developed. This action does not directly affect the environment but could be considered by some as growth inducing according to CEQA Guidelines Section 15126.2(d). Potential future development would be limited by pre-zoning established by Measure P and development buildout identified in Measure K. Policies provided within the City of Pittsburg, City of Antioch and Contra Costa County General Plans that would minimize potential impact that future development may have on air quality, attainment status, odors, and global climate change would remain in effect. The proposed project, itself, would not expand or intensify existing uses or introduce any new uses or new sources of greenhouse gases, pollutants or odors, and all future development proposed within the SOI Areas would be subject to subsequent environmental review during the annexation process. Sources of mobile and stationary pollutants, including greenhouse gases, would remain unchanged following expansion of SOI area for the City of Pittsburg, CCWD and DDS. Since there is no specific development currently proposed as a part of the project, and development potential of the 13 SOI areas are less than what was analyzed in the documents from which this Initial Study tiers, the project is expected to have reduce potential impacts on climate change and reduce emissions in relationship to the existing conditions. No mitigation would be necessary, as **no impacts** or changes to existing conditions would occur.

4. BIOLOGICAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands as defined by § 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis/Conclusions/Mitigation:

a-f) There is a diverse range of habitats and unique species within Contra Costa County and within the proposed SOI expansion area. The Contra Costa County General Plan defines the most significant ecological resource areas in three categories: 1) areas containing rare, threatened and endangered species; 2) unique natural areas; and 3) wetlands and marshes. The most important unique natural areas are habitats of rare, threatened and endangered species and wetland areas. According to Figure 8-1 of the Contra Costa County General Plan, there are no Significant Ecological Areas and Selected Locations of Protected Wildlife or Plant Species Areas within or surrounding the SOI expansion area. According to Figure 9-1 of the City of Pittsburg General Plan, SOI Areas A, B, and D contain California annual grasslands, ridges, and creeks and drainages. According to Figure 4.3.1 of the City of Antioch General Plan

DEIR, SOI Areas G, H, I, and J contain grasslands and SOI Areas K, L and M contain grasslands and oak woodlands.

Native grasslands have been reduced to 90 percent of their former area in California. Native grassland in the project area would be dominated by purple needlegrass (*Nassella puchra*). A variety of spring wildflowers are also found in native grasslands. Additionally, special-status plants are more likely to be found in undisturbed native vegetation. A number of special-status species are associated with both native and non-native grassland habitats, including San Joaquin kit fox (*Vulpes macrotis*), California tiger salamander (*Ambystoma californiense*), American badger (*Taxidea taxus*), western burrowing owl (*Athene cunicularia hypugea*), and golden eagle (*Aquila chryseatos*). Local, state and federal policies, ordinances and regulations provide protection for protected species and their habitat.

Oak woodlands are considered sensitive habitats that provide habitat for a variety of wildlife. The oak trees provide suitable nesting sites and cover for birds and many mammals. Woody debris and duff in the woodland understory provide foraging areas for small mammals and microclimates suitable for amphibians and reptiles. Acorns are a valuable food source for many animal species. Since 1995, large numbers of oaks have been dying due to Sudden Oak Death. Oak woodlands are protected by Section 21083.4 of the CEQA Guidelines, which implements the requirements of Senate Bill 1334 (SB 1334). Under the provisions of the bill, projects with significant oak woodland impacts must conform to both the state's mandated program that established habitat mitigation standards, as well as local conservation measures adopted by Contra Costa County.

The proposed project would not physically impact biological resources, as no new development is proposed. The project will establish new SOI boundaries for the City of Pittsburg, DDS and CCWD, which could be seen as removing a potential obstacle for these areas to be annexed by the City and/or service districts and eventually developed. This action does not directly affect the environment but could be considered by some as growth inducing according to CEQA Guidelines Section 15126.2(d). Potential future development would be limited by pre-zoning established by Measure P and development buildout identified in Measure K. Policies provided within the City of Pittsburg, City of Antioch and Contra Costa County General Plans that would minimize potential impact that future development may have on any candidate, sensitive or special status species or sensitive habitat would remain in effect. The proposed project, itself, would not expand or intensify existing uses or introduce any new uses; therefore, would not have an adverse physical impact on any wetlands, native wildlife species or wildlife corridors or nursery sites. All future development proposed within the SOI Areas would be subject existing policies that protect biological resources and would be subject to subsequent environmental review during the annexation process. Furthermore, the City of Pittsburg is a participant in the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan (HCP/NCCP). The HCP/NCCP provides a framework to protect natural resources in eastern Contra Costa County, while improving and streamlining the environmental permitting process for impacts on endangered species. The HCP/NCCP allows participants, including the City of Pittsburg, to control endangered species permitting for activities and projects in the region that they perform or approve. The HCP/NCCP also provides for comprehensive species, wetlands, and ecosystem conservation and contributes to the recovery of endangered species in northern California. No mitigation would be necessary, as **no impacts** or changes to existing conditions would occur.

5. CULTURAL RESOURCES		Less Than Significant		Less Than Significant	
Would the project:	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d) Disturb any human remains, including those interred outside of formal cemeteries? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Analysis/Conclusions/Mitigation:

a-d) Approximately 2,000 to 5,000 years ago, cultural patterns were established along the shorelines and inland streams throughout the Bay Area. The Costanoan (Ohlone), Bay Miwok and the Northern Valley Yokuts all inhabited Contra Costa County. The Northern Valley Yokuts were the primary settlers on the eastern slopes of the Diablo range.

Historical sites and landmarks are unique reminders of the social, economic and political history of the County. Many of the historical structures in the County are listed on the National Register of Historic Places, as well as with the State of California Office of Historic Preservation. Figure 9-2, Archaeological Sensitive Map, in the Contra Costa County General Plan, identifies areas of varying archeological sensitivity within the County in order to determine future survey requirements for proposed development. The proposed SOI expansion area is identified as having low to high archeological sensitivity. The Contra Costa County General Plan, City of Pittsburg General Plan and the City of Antioch General plan all provide policies to protect sensitive archaeological resources.

The proposed project would not expand or intensify existing uses and therefore would not introduce any new uses that could have an adverse physical impact on unique paleontological, historical or archaeological resources. No mitigation would be necessary, as **no impacts** or changes to existing conditions would occur as a result of incorporation.

The proposed project would not physically impact cultural resources, as no new development is proposed. The project would establish new SOI boundaries for the City of Pittsburg, DDSD and CCWD, which could be seen as removing a potential obstacle for these areas to be annexed by the City and/or

service districts and eventually developed. This action does not directly affect the environment but could be considered by some as growth inducing according to CEQA Guidelines Section 15126.2(d). Potential future development would be limited by pre-zoning established by Measure P and development buildout identified in Measure K. Policies provided within the City of Pittsburg, City of Antioch and Contra Costa County General Plans that would minimize potential impact that future development may have on archaeological and paleontological resources, unique geological features, and disturbance of human remains would remain in effect. The proposed project, itself, would not expand or intensify existing uses or introduce any new uses that could have an adverse physical impact on unique paleontological, historical or archaeological resources, and all future development proposed within the SOI Areas would be subject to subsequent environmental review during the annexation process. No mitigation would be necessary, as **no impacts** or changes to existing conditions would occur.

6. GEOLOGY & SOILS		Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:	Potentially Significant Impact			
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6. GEOLOGY & SOILS		Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:	Potentially Significant Impact			
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis/Conclusions/Mitigation:

a-e) According to the Contra Costa County General Plan, the project area contains Hard Marine sandstone and shale overlain with non-marine sandstone (Pleistocene). According to Figure 8-5, Soil Resource Areas of the Contra Costa County General Plan, the project area is dominated by Upland soil associations. Upland soil associations are generally highly expansive and corrosive with moderate to slow permeability and have a generally low potential for liquefaction.

The region has been subjected to numerous seismic events. Six major Bay Area earthquakes have occurred since 1800 that have impacted the County, including Alamo. The major State legislation regarding earthquake fault zones is the Alquist-Priolo Special Studies Zones Act. The purpose of the Act is to regulate development near active faults to mitigate the hazard of surface fault rupture. The County must regulate certain development projects within earthquake fault zones designated by the State Geologist. There are nine faults zones currently designated within Contra Costa County: Byron Hot Springs, Clayton, Diablo, Dublin, Mare Island, Richmond, Tassajara, Vine Hill (formerly Port Chicago), and Walnut Creek fault zones. Within the project area there are Strike Slip and normal faults in the vicinity of SOI Area A according to Figure 10-2, Mapped Earthquake Faults of the Contra Costa County General Plan. According to Figure 10-2 of the City of Pittsburg General Plan, there are approximately five minor faults located within SOI Area A.

The Seismic Hazards Mapping Act of 1990 directs the California Geological Survey to delineate seismic hazard zones to reduce the threat to public health and safety and to minimize the loss of life and property by identifying and mitigating seismic hazards. Projects that fall under the authority of the Seismic Hazards Act are subject to the outcome of comprehensive geotechnical studies. The official Seismic Hazard Maps of Contra Costa County have not yet been issued. According to Figure 10-4, Estimated Seismic Ground Response of the Contra Costa County General Plan the portion of the project area that is made up of hard bedrock has the lowest susceptibility for earthquake damage, the areas made up of Pliocene bedrock and older Alluvium have moderately low damage susceptibility, and the areas made up of younger (Holocene) Alluvium have moderate damage susceptibility. According to Figure 10-1 of the City of

SOI Expansions for the City of Pittsburg, DDS and CCWD
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Pittsburg General Plan, SOI Areas A and D are moderately to generally unstable with slopes greater than 30 percent. The Contra Costa County General Plan includes policies that are intended to improve public safety, guide public and private planning for development and for public works, emergency operations, post-disaster recovery assistance, and redevelopment.

The proposed project would not physically impact geology or soils, as no new development is proposed. The project would expand SOI boundaries for the City of Pittsburg, DDS and CCWD, which could be seen as removing a potential obstacle for these areas to be annexed by the City and/or service districts and eventually developed. This action does not directly affect the environment but could be considered as growth inducing according to CEQA Guidelines Section 15126.2(d). Potential future development would be limited by pre-zoning established by Measure P and development buildout identified in Measure K. Policies provided within the City of Pittsburg, City of Antioch and Contra Costa County General Plans that would minimize risk of exposure to loss of lives and structures from hazards associated with unstable geology and soils would remain in effect. The proposed project, itself, would not expand or intensify existing uses or introduce any new uses that require waste disposal systems or expose any structures or people to risk of loss, injury or death associated with seismic, geological or soil hazards. In addition, all future development, proposed within the SOI Areas would be subject to subsequent environmental review during the annexation process. No mitigation would be necessary, as **no impacts** or changes to existing conditions would occur.

7. HAZARDS & HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7. HAZARDS & HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a result, would it create a significant hazard to the public or the environment? (1-3)				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis/Conclusions/Mitigation:

a-h) According to Figure 10-9b, Hazardous Land Uses of the Contra Costa County General Plan, there are several oil/natural gas wells located within SOI Area M. These wells are located away from populated areas. According to the Contra Costa County General Plan, there is a risk of these wells catching fire; however, there have been very few well fires, and the chances of a well fire causing a general disaster is remote. Preventing environmental releases of hazardous materials depends primarily on industrial safety requirements and procedures. The Contra Costa County Hazardous Materials Area Plan (adopted 1988) outlines procedures for managing, monitoring, containing and removing hazardous materials from accidental releases and identifies responsible agencies.

There are no airports located within two miles of the project area. The closest airport, Concord Buchanan Airport, is located more than four miles from SOI Area A. However; according to Figure 10-10 of the

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Contra Costa County General Plan, some portions of the proposed SOI expansion areas are designated as a moderate fire hazard. According to the *Fire and Emergency Medical Service Providers MSR* (2009), portions of SOI Areas A and SOI Area D appear to be within the State Responsibility Area and are designated as non-very high fire hazard severity zone (VHFHSZ) by the California Department of Forestry and Fire.

Specific policies have been put in place to protect the public and environment against hazards and hazardous materials within Contra Costa County, City of Pittsburg and the City of Antioch. All adopted policies, ordinances and regulations regarding hazards and hazardous materials would remain in place. The project would establish new SOI boundaries for the City of Pittsburg, DDS and CCWD, which could be seen as removing a potential obstacle for these areas to be annexed by the City and/or service districts and eventually developed. This action does not directly affect the environment but could be considered by some as growth inducing according to CEQA Guidelines Section 15126.2(d). Potential future development would be limited by pre-zoning established by Measure P and development buildout identified in Measure K. Policies provided within the City of Pittsburg, City of Antioch and Contra Costa County General Plans that would minimize risk of exposure to hazardous materials, airport hazards and wildlife fire hazards would remain in effect. The proposed project, itself, would not expand or intensify existing uses and therefore would not introduce any new uses or sources of hazardous materials or expose people or structures to wildland fires. In addition, all future development proposed within the SOI Areas would be subject to subsequent environmental review during the annexation process. No mitigation would be necessary, as **no impacts** or changes to existing conditions would occur.

8. HYDROLOGY & WATER QUALITY	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

8. HYDROLOGY & WATER QUALITY				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis/Conclusions/Mitigation:

a-j) The California State Regional Water Quality Control Board (RWQCB) San Francisco Bay Region, is the government agency responsible for protecting the health of San Francisco Bay. A water quality control plan has been prepared for the region, which identifies a number of beneficial uses of the Bay that must be protected. Water quality of the San Francisco and San Pablo bays is similar to that of the Pacific Ocean for most of the year. However, between December and April, water quality is influenced by freshwater inflow from the Sacramento-San Joaquin Delta and other local tributaries. The Contra Costa County General Plan provides many policies to protect water resources within the County.

According to Figure 10-8 of the Contra Costa County General Plan, SOI Areas D, G, M and possibly SOI Areas J and K are located within the 100 floodplain where drainages occur. According to Figure 10-3 of the City of Pittsburg General Plan SOI Area C is not located within the 100 floodplain. The Contra Costa County Flood Control and Water Conservation District, which is managed and staffed by the Contra Costa County Public Works Department, provides flood control services to the project area. The County Flood Control and Water Conservation District is managed and staffed. Flood protection and drainage control services would continue to be provided to the area.

Specific policies have been put in place to protect water resources and reduce the risk of flooding within Contra Costa County, City of Pittsburg and the City of Antioch. The project would expand the SOI boundaries for the City of Pittsburg, DDS and CCWD, which could be seen as removing a potential obstacle for these areas to be annexed by the City and/or service districts and eventually developed. This action does not directly affect the environment but could be considered as growth inducing according to CEQA Guidelines Section 15126.2(d). Potential future development would be limited by pre-zoning established by Measure P and development buildout identified in Measure K. Policies provided within the City of Pittsburg, City of Antioch and Contra Costa County General Plans regarding water resources and flood control would remain in effect. The proposed project, itself, would not expand or intensify existing uses and therefore would not introduce any new uses that would violate water quality standards, deplete groundwater supplies, or have an adverse physical impact to natural drainage patterns, stormwater drainage systems, and water quality or that would increase erosion. As such, the proposed project would not expose people or structures to risk of loss, injury or death involving flooding. All future development proposed within the SOI Areas would be subject to subsequent environmental review during the annexation process. No mitigation would be necessary, as **no impacts** or physical changes to existing conditions would occur.

9. LAND USE & PLANNING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis/Conclusions/Mitigation:

a-c) The proposed SOI boundaries ('project area') are shown on **Figures 3a, 3b, and 3c**. The proposed project would not divide an established community but would expand the SOIs for the City of Pittsburg and the DDSD and CCWD service districts. The project area is located within the unincorporated area of east Contra Costa County within the City of Pittsburg's and the City of Antioch's ULLs. Proposed SOI Areas A through F are located within the planning and ULL of the City of Pittsburg. SOI Areas E and F are located within the city limits and SOI for the City of Pittsburg. SOI Area C is located outside the city limits but within the existing SOI boundary. Areas A, B and D are not currently in Pittsburg's city limits or SOI.

SOI Areas G through M are located within the City of Antioch's planning area and voter approved ULL. SOI Areas G and H are islands of unincorporated land located within the Antioch's SOI. SOI Areas I, J and K are located within the city limits and SOI for the City of Antioch. Areas L and M are not currently in Antioch's city limits or SOI.

None of the proposed SOI expansion areas are located within any other agency's SOI. The project area is not within any other city, water or sewer district SOIs.

Existing Land Uses

All of the proposed SOI expansion areas, except SOI Areas E and F, are located within the unincorporated area of Contra Costa County. According to the Contra Costa County General Plan 2005-2020 and Zoning Ordinance (Title 8), there are a variety of land use designations and zoning districts within the project area as shown in **Exhibit 1** and **Figures 6a** and **6b**. In addition, SOI Areas A through F

are located within the City of Pittsburg General Plan planning area, and SOI Areas G through M are located within the City of Antioch General Plan planning area. The City of Pittsburg has designated portions of SOI Areas A and D for ‘Open Space’, ‘Low Density Residential’, and ‘Hillside Low Density Residential’ land uses and pre-zoned these areas accordingly. SOI Area C is designated for ‘Industrial’ land uses and with a ‘General Industrial’ zoning district. The City of Antioch has designated SOI Areas G, K, L and M as part of Focus Areas. SOI Area G is identified as Somersville Road Corridor Focus Area, a portion of SOI Area H and SOI Area K are part of the Sand Creek Focus Area, SOI Area L is part of the Roddy Ranch Focus Area and SOI Area M is part of the Ginocchio Focus Area.

SOI Area A – SOI Area A is unincorporated land within Contra Costa County that is also located within the Southwest Hills Subarea of the City of Pittsburg General Plan planning area and the voter approved ULL. This area consists of undeveloped rolling hills that are bounded by existing residential development to the north and northeast; undeveloped rolling hills to the northwest; the Concord Naval Weapons Station to the west, southwest, and south; and Bailey Road and undeveloped rolling hills to the southeast and east. According to the Contra Costa County General Plan and Zoning Map, SOI Area A is designated for ‘agricultural land’, and ‘open space’ land uses as shown in **Figure 6a** and is located within ‘A-2 - General Agricultural’, and ‘A-4 - Agricultural Preserve’ zoning districts as shown on **Figure 6b**. Since SOI Area A is located within the City of Pittsburg’s planning area, it is anticipated that this area would eventually be included in the City of Pittsburg’s SOI and/or city limits. According to the City of Pittsburg General Plan and Zoning Map, SOI Area A is designated for ‘Low Density Residential (1-7 un/ac)’, ‘Hillside Low Density Residential (<5 un/ac)’, and ‘Open Space’ land uses as shown in **Figure 7a** and is pre-zoned as ‘Hillside Planning District’, and ‘Open Space’ as shown in **Figure 7b**.

SOI Area B - SOI Area B is unincorporated land within Contra Costa County that is also located within the Southwest Hills Subarea of the City of Pittsburg General Plan planning area, east of the existing Oak Hills Subdivision, and within the voter approved ULL. The area consists of undeveloped rolling hills that are bounded by existing residential development to the north and west; and Bailey Road and undeveloped rolling hills to the east and south. According to the Contra Costa County General Plan and Zoning Map, SOI Area B is designated for ‘open space’ land uses as shown in **Figure 6a** and is located within ‘A-3 – Heavy Agricultural’ zoning district as shown on **Figure 6b**. Since SOI Area B is located within the City of Pittsburg’s planning area, it is anticipated that this area would eventually be included in the City of Pittsburg’s SOI and/or city limits. According to the City of Pittsburg General Plan, SOI Area B is designated for ‘Open Space’ land uses as shown in **Figure 7a** and is not currently pre-zoned.

SOI Area C – SOI Area C is unincorporated land within Contra Costa County that is also located within the City of Pittsburg’s SOI, General Plan planning area, and voter approved ULL. Area C is located north of the railroad tracks and Pullman Avenue, which are north of Willow Pass Road. The area consists of undeveloped flat grassland that is bounded by existing industrial development to the east; Suisun Bay to the North; undeveloped grassland and marshland to the west; and railroad tracks and low density residential uses to the south. According to the Contra Costa County General Plan and Zoning Map, SOI Area C is designated for “Heavy Industrial” land uses as shown in **Figure 6a**, and is located within ‘H-I-X – Heavy Industrial’ zoning district as shown on **Figure 6b**. Since this area is located within the City of Pittsburg’s planning area and existing SOI, it is anticipated that this area would eventually be annexed to the City of Pittsburg. According to the City of Pittsburg General Plan, SOI Area C is designated for ‘Industrial’ land uses as shown in **Figure 7a**, and is located within an ‘IG-General Industrial’ zoning district as shown in **Figure 7b**.

SOI Area D - SOI Area D is unincorporated land within Contra Costa County that is located within the Woodlands, Black Diamond and Buchanan Subareas of the City of Pittsburg General Plan planning area, and voter approved ULL. This area is undeveloped rolling hills that is bounded by existing residential development within the Buchanan and Woodland Subareas to the north; and undeveloped rolling hills to the west, east and south. According to the Contra Costa County General Plan and Zoning Map, SOI Area D is designated for 'open space' land uses as shown in **Figure 6a**, and is located within 'A-4 - Agricultural Preserve' zoning district as shown on **Figure 6b**. Since SOI Area D is located within the City of Pittsburg's planning area, it is anticipated that this area would eventually be included in the City of Pittsburg's SOI and/or city limits. According to the City of Pittsburg General Plan and Zoning Map, SOI Area D is designated for 'Low Density Residential (1-7 un/ac)', 'Hillside Low Density Residential (<5 un/ac)', and 'Open Space' land uses as shown in **Figure 7a** and is pre-zoned as 'Hillside Planning District', and 'Open Space' as shown in **Figure 7b**. Approximately 686 acres of SOI Area D are designated as 'Williamson Act - Non-Prime Agricultural Land' of which, 162 acres are designated as 'Williamson Act - Non Prime Agricultural Land in Non-Renewal', as shown in **Figure 5, Williamson Act Land**.

SOI Area E - SOI Area E is located within the City of Pittsburg's Loveridge Subarea, city limits, voter approved ULL and SOI. The area consists of vacant land and contains the Loveridge Road/State Route 4 interchange that is bounded by California Road to the north, Loveridge Road to the east, State Route 4 to the south, and State Route 4 on ramp to the west. According to the City of Pittsburg General Plan and Zoning Map, SOI Area E is designated for 'Vacant/Utility/ROW' and 'General Industrial' land uses as shown in **Figure 7a**, and is located within 'General Industrial' and 'Service Commercial zoning district as shown in **Figure 7b**.

SOI Area F - SOI Area F is located within the City of Pittsburg's Loveridge and Northeast River Subareas, city limits, voter approved ULL, and SOI. The area consists of large-scale heavy industrial and large industrial land uses and vacant land. Some of the large scale heavy industrial land uses include: USS-Posco, Dow Chemical, and the Delta Diablo Wastewater Treatment Plant. Wetlands comprise a small portion of the northeastern corner at the confluence of Kirker Creek and the Sacramento River. This area is bounded by the New York Slough to the north; the City of Antioch to the east; regional commercial, industrial and low density residential land uses to the south; and downtown Pittsburg to the west. According to the City of Pittsburg General Plan and Zoning Map, SOI Area F is designated for 'General Industrial' land uses as shown in **Figure 7a**, and is located within 'General Industrial' and 'Service Commercial' zoning district as shown in **Figure 7b**.

SOI Area G - SOI Area G is located within the unincorporated land of Contra Costa County that is also located within the City of Antioch General Plan planning area boundary, voter approved ULL and SOI. This area is primarily undeveloped with some existing industrial use along Buchanan Road. Area G is bounded by residential development to the north, east, south and west, with vacant land designated for a business park to the southeast. According to the Contra Costa County General Plan and Zoning Map, SOI Area G is designated for 'Industrial', and 'Agriculture' land uses as shown in **Figure 6a**, and is located within 'H-I - Heavy Industrial' zoning district as shown on **Figure 6b**. Since SOI Area G is located within the City of Antioch's planning area and SOI, it is anticipated that this area would eventually be annexed to the City of Antioch. According to the City of Antioch General Plan, SOI Area G is located within the City of Antioch's 'Somerville Road Corridor Focus Area', which is designated for commercial, regional commercial, business park, residential, highway right-of-way, and high density residential

land uses as shown in **Figure 8**. According to the City of Antioch Zoning Map this area is not currently zoned.

SOI Area H – SOI Area H is located within the unincorporated land of Contra Costa County that is also located within the City of Antioch General Plan planning area boundary, voter approved ULL and SOI. This area is currently relatively undeveloped with some roadway improvements and subdivided lots. SOI Area H is designated for public/institutional land uses. This area is bounded by existing residential development to the east; Delta de Anza Trail to the northeast; vacant land to the north; Sommerville Road to the west; and James Donlon Road to the south. According to the Contra Costa County General Plan and Zoning Map, SOI Area H is designated for ‘Agriculture’ land uses as shown in **Figure 6a**, and is located within ‘A-2 – General Agriculture’ zoning district as shown on **Figure 6b**. Since SOI Area H is located within the City of Antioch’s planning area and SOI, it is anticipated that this area would eventually be annexed to the City of Antioch. According to the City of Antioch General Plan, SOI Area H is designated for ‘Public/Institutional’ land uses as shown in **Figure 8**. According to the City of Antioch Zoning Map, this area is within a ‘study area’ zoning district.

SOI Area I – SOI Area I is located within the City of Antioch’s city limits, voter approved ULL and SOI. This area consists of undeveloped rolling hills that are bounded by more undeveloped rolling hills. According to the City of Antioch General Plan, SOI Area I is designated for Estate Residential land use as shown in **Figure 8**. According to the City of Antioch Zoning Map, this area is within a ‘planned development’ zoning district.

SOI Area J – SOI Area J is located within the City of Antioch’s city limits, voter approved ULL and SOI. This area consists of undeveloped rolling hills that are bounded by more undeveloped rolling hills. According to the City of Antioch General Plan, SOI Area J is designated for ‘Estate Residential’, ‘Medium Low Density Residential’, and ‘Open Space’ land uses as shown in **Figure 8**. According to the City of Antioch Zoning Map, this area is within a ‘planned development’ zoning district.

SOI Area K – SOI Area K is located within the City of Antioch’s city limits, voter approved ULL and SOI. This area consists of undeveloped rolling hills that are bounded by more undeveloped rolling hills. According to the City of Antioch General Plan, SOI Area K is located within the City of Antioch’s ‘Sand Creek Specific Plan Focus Area’, which is designated for ‘Hillside Residential’, ‘Estate Residential’, ‘Senior Residential’, ‘Golf Course’, and ‘Open Space’ land uses as shown in **Figure 8**. According to the City of Antioch Zoning Map, this area is within a ‘study area’ zoning district.

SOI Area L – SOI Area L is located within the unincorporated land of Contra Costa County that is also located within the City of Antioch General Plan planning area boundary and voter approved ULL. This area consists of undeveloped rolling hills that are bounded by more undeveloped rolling hills. According to the Contra Costa County General Plan and Zoning Map, SOI Area L is designated for ‘Institutional’ land uses as shown in **Figure 6a** and is located within ‘A-2 – General Agricultural’ zoning district as shown on **Figure 6b**. Since SOI Area L is located within the City of Antioch’s planning area, it is anticipated that this area would eventually be included in the City of Antioch’s SOI and/or city limits. According to the City of Antioch General Plan, SOI Area L is located within the ‘Roddy Ranch Focus Area’, which is designated for Mixed Use Planned Community/Resort land uses as shown in **Figure 8**. According to the City of Antioch Zoning Map, this area is within a ‘planned development’ zoning district.

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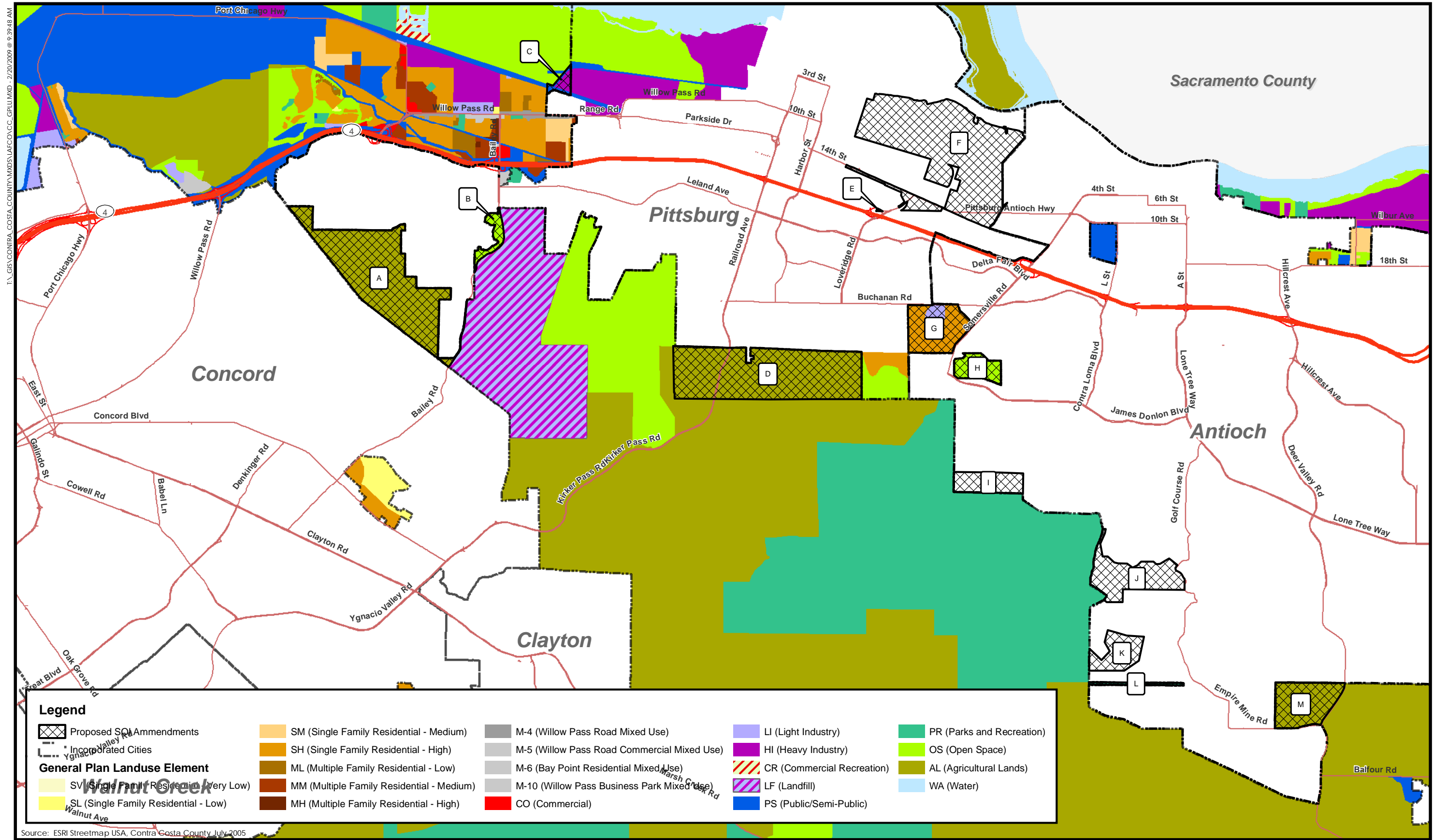


Figure 6a
Contra Costa County
Land Use Map
PMC

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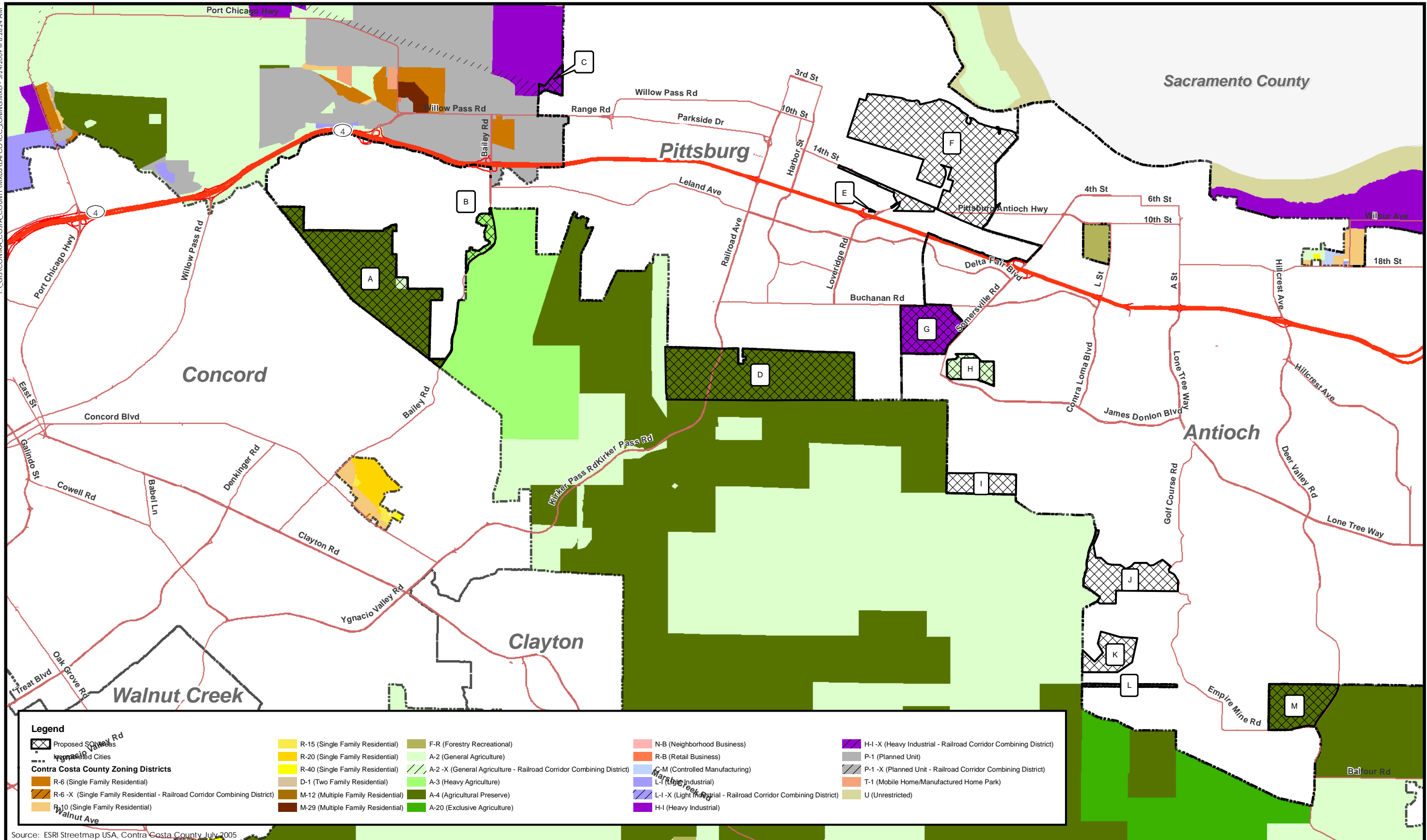
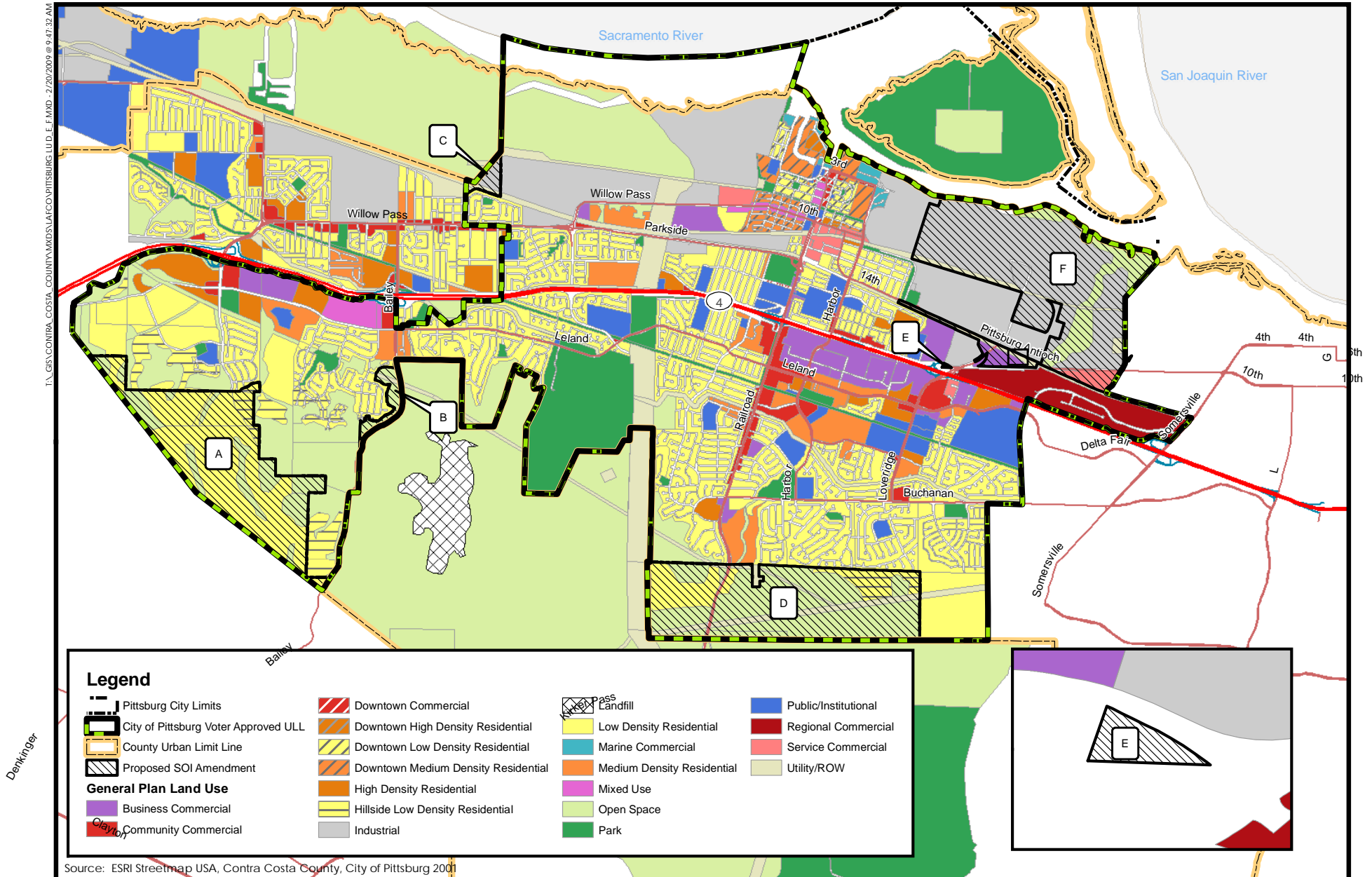


Figure 6b
Contra Costa County
Zoning Map
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Solano County



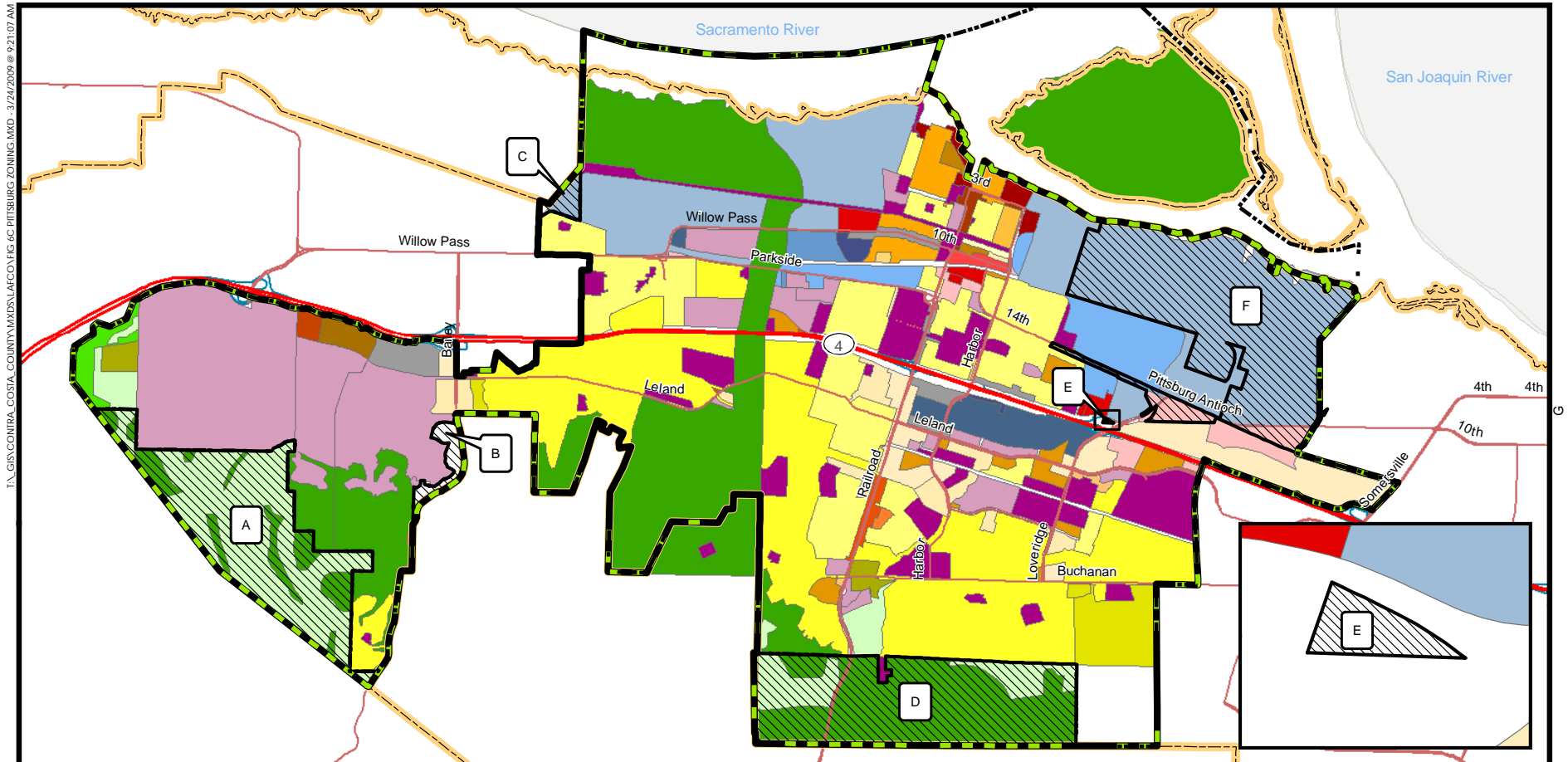
Source: ESRI Streetmap USA, Contra Costa County, City of Pittsburg 2001



Figure 7a
City of Pittsburg
Land Use Map

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Solano County



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Legend Pittsburg City Limits City of Pittsburg Voter Approved ULL County Urban Limit Line Proposed SOI Amendments		Pittsburg Zoning Districts Residential RS-4 - Single Family Residential (4,000sqft lot size) RS-5 - Single Family Residential (5,000sqft lot size) RS-6 - Single Family Residential (6,000sqft lot size) RS6-O - Single Family Residential (5,000sqft lot size) Limited Overlay RS-10 - Single Family Residential (10,000sqft lot size) RM - Medium Density Residential RM-O - Medium Density Limited Overlay RMD-O - Downtown Medium Density Limited Overlay RM-D - Downtown Medium Density RH - High Density Residential RH-D - Downtown High Density Residential RH-P - High Density Residential Master Plan Overlay		Commercial CC - Community Commercial CO - Commercial Office CO-O - Commercial Office Limited Overlay CN - Neighborhood Commercial CO-P - Commercial Office Master Plan Overlay CP - Pedestrian Commercial CS - Service Commercial CS-D - Downtown Service Commercial CS-O - Service Commercial Limited Overlay CW - Waterfront Commercial		Industrial IG - General Industrial IL - Limited Industrial IL-O - Limited Industrial Limited Overlay IP - Industrial Park IP-O - Industrial Park Limited Overlay		Other GQ - Government and Quasi-public HPD - Hillside Planned Development M - Mixed Use OS - Open Space OS-O - Open Space Limited Overlay PD - Planned Development	
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Source: ESRI Streetmap USA, Contra Costa County, City of Pittsburg 2001



Figure 7b
 City of Pittsburg
 Zoning Map

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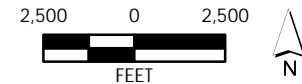
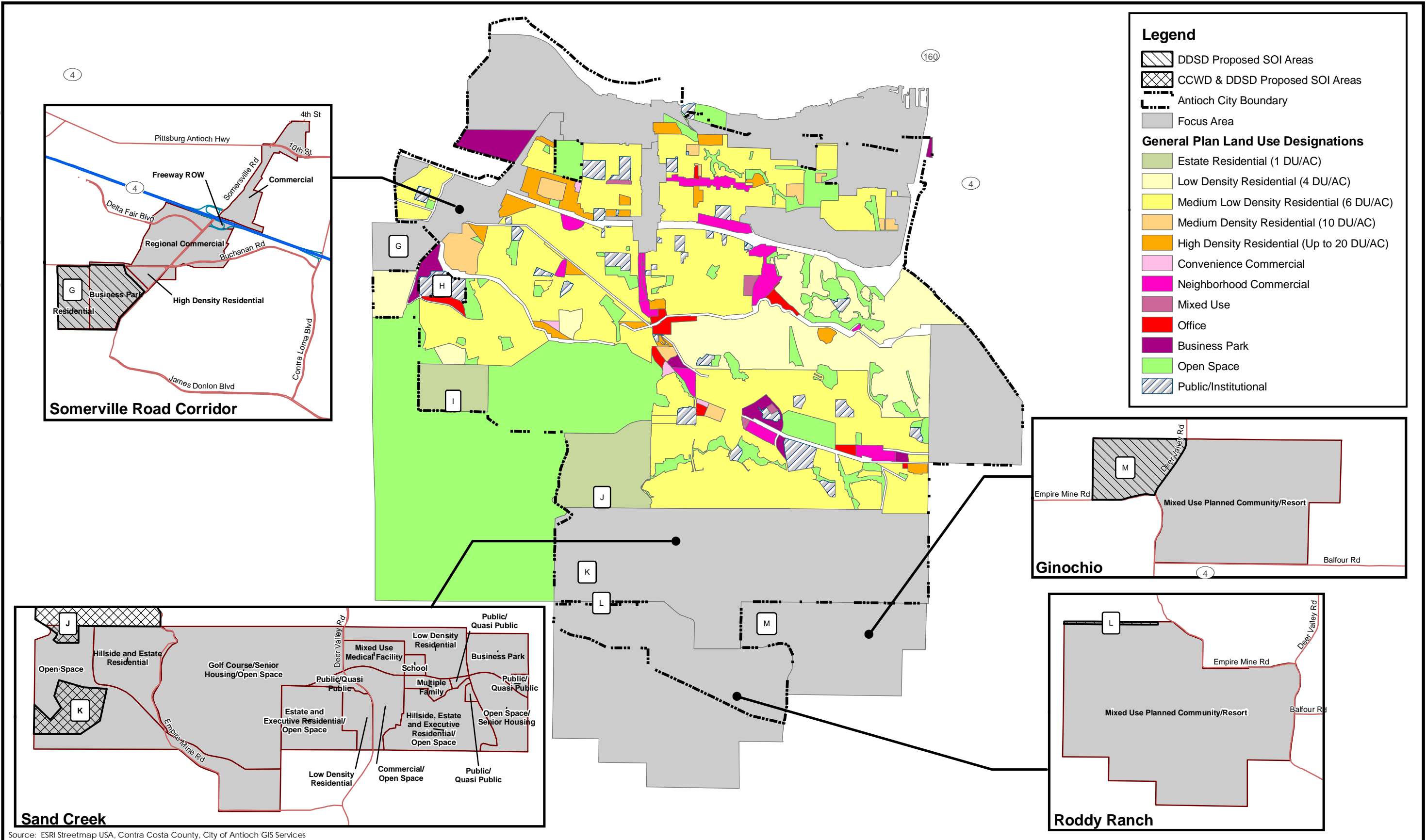


Figure 8
City of Antioch Land Use Map

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SOI Area M - SOI Area M is located within the unincorporated land of Contra Costa County that is also located within the City of Antioch General Plan planning area boundary and voter approved ULL. This area consists of undeveloped rolling hills that are bounded by more undeveloped rolling hills. However, according to the City of Antioch General Plan, the ‘Roddy Ranch Focus Area’, located to the southwest and the ‘Sand Creek Focus Area’, is anticipated as a future growth area. According to the Contra Costa County General Plan and Zoning Map, SOI Area M is designated for ‘Agricultural Land’ land use as shown in **Figure 6a** and is located within ‘A-4 –Agricultural Preserve’ zoning district as shown in **Figure 6b**. Since SOI Area M is located within the City of Antioch’s planning area, it is likely that this area would eventually be annexed into the City of Antioch’s SOI and/or city limits. According to the City of Antioch General Plan, SOI Area M is designated as ‘Ginocchio Focus Area’ land use, which is designated for ‘Mixed Use Planned Community/Resort’ as shown in **Figure 8**. According to the City of Antioch Zoning Map, this area is not currently zoned. All of SOI Area M is designated as ‘Williamson Act – Non Prime Agricultural Land in Non-Renewal’, as shown in **Figure 5, Williamson Act Land**.

Potential Buildout

According to the City of Pittsburg General Plan as amended by Measure P, and City of Antioch General Plan as amended by Measure K, the maximum potential buildout for the project area (all subareas) would be 3,919 dwelling units. There would be 3,275 dwelling units within the City of Pittsburg’s SOI as shown in **Table 2**, 3,915 dwelling units within the DDS’s SOI as shown in **Table 3** and 3,279 dwelling units within the CCWD’s SOI as shown in **Table 4**. This maximum potential buildout analysis is primarily based on the land use and zoning designations identified within the General Plans for each jurisdiction as summarized in **Exhibit 1**. Potential buildout of all of the proposed SOI expansion areas was analyzed as part of the environmental review process for the General Plans because they are located within the planning areas of the cities of Pittsburg and Antioch. Measures P and K further reduced potential buildout of these areas as anticipated in the General Plans.

**Table 2
City of Pittsburg SOI Expansion Areas**

SOI Area	Land Use Document	Acreage	Maximum Yield Dwelling Units (DU)
A	City of Pittsburg General Plan/Measure P	620.15	1,500
B	City of Pittsburg General Plan/Measure P	41.63	0
D	City of Pittsburg General Plan/Measure P	697.46	1,775
Totals		1,359.25	3,275

Notes: Data based on City of Pittsburg General Plan as amended by Measure P and summarized in Exhibit 1.

Table 3
DDS SOI Expansion Areas

SOI Area	Land Use Document	Acreage	Maximum Yield Dwelling Units (DU)
A	City of Pittsburg General Plan/Measure P	620.15	1,500
B	City of Pittsburg General Plan/Measure P	41.63	0
C	City of Pittsburg General Plan/Measure P	26.46	0
D	City of Pittsburg General Plan/Measure P	697.46	1,775
E	City of Pittsburg General Plan	0.74	0
F	City of Pittsburg General Plan	870.20	0
G	City of Antioch General Plan/ Measure K	195.40	240
H	City of Antioch General Plan/Measure K	78.29	0
I	City of Antioch General Plan/ Measure K	104.06	4
J	City of Antioch General Plan/ Measure K	209.89	0
K	City of Antioch General Plan/Measure K	107.02	0
L	City of Antioch General Plan/Measure K	18.61	0
M	City of Antioch General Plan/Measure K	191.49	400
Totals		3,161.41	3,915

Notes: Data based on City of Pittsburg General Plan as amended by Measure P, City of Antioch General Plan as amended by Measure K and summarized in Exhibit 1.

Table 4
CCWD SOI Expansion Areas

SOI Area	Land Use Document	Acreage	Maximum Yield Dwelling Units (DU)
A	City of Pittsburg General Plan/ Measure P	620.15	1,500
B	City of Pittsburg General Plan/ Measure P	41.63	0
D	City of Pittsburg General Plan/ Measure P	697.46	1,775
I	City of Antioch General Plan/ Measure K	104.06	4
J	City of Antioch General Plan/ Measure K	209.89	0
K	City of Antioch General Plan/ Measure K	107.02	0
L	City of Antioch General Plan/ Measure K	18.61	0
Totals		1,798.83	3,279

Notes: Data based on City of Pittsburg General Plan as amended by Measure P, City of Antioch General Plan as amended by Measure K and summarized in Exhibit 1.

All existing policies, ordinances and regulations would remain in effect and applicable to the SOI expansion areas, and these documents would limit the amount of development allowed within the SOI expansion areas. Therefore, the proposed project would be consistent with all existing land use plans and policies. Once the cities of Pittsburg and Antioch and the service districts propose annexation of these areas into their city limits and/or service districts, their policies, ordinances and regulations would go into effect. As part of the annexation process, the applicable City’s General Plan Map and the Contra Costa County General Plan Map would be amended, which would be subject to subsequent environmental

review. This process would provide for a thorough and timely review of all potential environmental effects associated with any future development proposed within the area to be annexed pursuant to CEQA, including consistency with any habitat conservation plan in effect at that time.

The proposed project would not expand or intensify existing land uses and would not introduce any new land uses beyond those identified in the General Plans, as shown in **Figures 6a, 7a and 8**. The proposed SOI expansion areas are not currently served by or located within any water or sewer service agency. The project would expand the SOI boundaries for the City of Pittsburg, DDS and CCWD, which could be seen as removing a potential obstacle for these areas to be annexed by the City and/or service districts and eventually developed. This could be considered as growth inducing according to CEQA Guidelines Section 15126.2(d). However, future development within the SOI Areas was anticipated as part of the General Plan buildout for both the City of Pittsburg and the City of Antioch and was analyzed as part of the environmental review process for those respective General Plans. Measures P and K further limited the amount of development allowed within these areas than what was analyzed under the General Plans. The proposed SOI expansion is a necessary step to accommodate future development within the voter approved ULL. The proposed project does not involve any physical expansion of wastewater or water treatment/service facilities or new uses that would require expansion of municipal services at this time. Any future development proposed within the proposed SOI expansion area that is not allowed per the existing land use designation, would require a General Plan amendment and verification from CCWD and DDS that service can and will be supplied to the proposed development. The General Plan policies combined with those restrictions provided in Measures P and K limit development in these areas. For these reasons, expanding the SOIs for the City of Pittsburg, DDS and CCWD as noted in **Figures 3a, 3b and 3c** would not be considered growth inducing, and would be considered consistent with the applicable General Plan and voter approved ULL. All adopted policies, ordinances and regulations would remain in place. All future development and/or annexation proposed within the project area would be subject to subsequent environmental review. The proposed project does not involve changes in land use or proposed any development; therefore, there would be no conflict with any land use plan, policy, regulation, or habitat conservation plan. No mitigation would be necessary, as **no impacts** or physical changes to existing conditions would occur.

10. MINERAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis/Conclusions/Mitigation:

a-b) According to Figure 8-4, Mineral Resource Areas of the Contra Costa County General Plan, the project area does not contain any designated mineral resources areas. The project would not expand or intensify existing uses that result in the physical loss or availability of mineral resources. No mitigation would be necessary, as **no impacts** or physical changes to existing conditions would occur.

11. NOISE		Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:	Potentially Significant Impact			
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent in-crease in ambient noise levels in the project vicinity above levels existing without the project? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of an airstrip, would the project expose people residing or working in the project area to excessive noise levels? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis/Conclusions/Mitigation:

a-f) Noise in Contra Costa County is primarily generated by vehicular traffic on freeways and major arterials. However, other noise contributors include: rail noise from Bay Area Rapid Transit (BART), the Atchison Topeka, Santa Fe, and Southern Pacific railroad corridors; air noise from existing air traffic activity; noise generated from industrial plants; and Camp Parks Reserve Forces Training Area. No airports, airport influence zones or railways are located within the vicinity of the proposed SOI expansion areas. Within the project area vehicle traffic on Highway 4, Bailey Road, Kirker Pass and Deer Valley Road would be the primary source of noise. The Contra Costa County General Plan, City of Pittsburg General Plan, and City of Antioch General Plan address noise issues by providing goals and policies to protect future residents from the negative impact of noise.

All existing County plans, policies, ordinances and regulations related to noise would remain in place. All future development and/or annexation proposed within the project area would be subject to subsequent environmental review. The proposed SOI expansion would not expand or intensify existing land uses and would not introduce any new uses or noise sources that would exceed existing County standards. No mitigation necessary, as **no impacts** or changes to existing conditions would occur.

12. POPULATION & HOUSING				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting:

In 2000, the number of people living within the vicinity of the project area was approximately 162,032, with approximately 71,500 people living within the City of Pittsburg planning area and 90,532 people living with the City of Antioch. Both cities and the County are required to participate in and comply with the Regional Housing Needs Assessment (RHNA) process under the San Francisco Bay Area Housing Needs Plan 2007-2014, which is conducted every five years. This process is required by State law for purposes of planning for the regional fair share allocation of future overall and affordable housing. In addition, Section 6, Housing Elements of the Contra Costa County General Plan, City of Pittsburg Gen-

SOI Expansions for the City of Pittsburg, DDS and CCWD
Initial Study

eral Plan and City of Antioch General Plan provide housing needs assessment, constraints, resources, accomplishments, goals and policies.

Analysis/Conclusions/Mitigation:

a-c) As noted in **Tables 2, 3 and 4** above, the project area (all SOI areas) would have a maximum yield of 3,919 dwelling units. The City of Pittsburg SOI expansion area would have a maximum yield of 3,275 dwelling units and there would be approximately 644 dwelling units within the DDS and/or CCWD SOI expansion areas that are located within the City of Antioch’s planning area. Based on the U.S. Census Bureau, the City of Pittsburg had an average household size of 3.17 persons per dwelling unit during the 2000 Census and 3.23 persons per dwelling unit during the 2005-2007 survey; and the City of Antioch had an average household size of 3.07 persons per dwelling unit during the 2000 Census and 3.11 persons per dwelling unit during the 2005-2007 survey. To be conservative we estimated the future increase in population within the SOI expansion areas based on the 2005-2007 survey data. Based on a maximum yield of 3,275 dwelling units and an average household size of 3.23 persons per dwelling unit, there would be a potential increase in population 10,578 persons associated with future development within SOI Areas A and D. Based on a maximum yield of 640 dwelling units and an average household size of 3.11 persons per dwelling unit, there would be a potential increase in population 1,990 persons associated with future development within SOI Areas G and I and M. Combined, future development of the SOI expansion area could increase the population of the SOIs by 12,578 persons.

All existing County and city plans, policies, ordinances and regulations related to population and housing in the project area, including the RHNA, would remain in place. The proposed SOI expansion does not propose any development, would not expand or intensify existing uses, and would not introduce any new uses or policies that would induce population growth or the need for more housing other than what is already anticipated and already analyzed in the City of Pittsburg General Plan and the City of Antioch General Plan as amended by Measure P and K, respectively. No mitigation would be necessary, as **no impacts** or physical changes to existing conditions or housing policies would occur. All future development and/or annexation proposed within the project area would be subject to subsequent environmental review.

13. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				

Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

13. PUBLIC SERVICES		Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:	Potentially Significant Impact			
a) Fire protection? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
b) Police protection? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
c) Schools? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
d) Parks? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
e) Other public facilities? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■

Many public and private agencies serve the project area including, but not limited to, the fire protection districts, park districts, and school districts, all of which would not be significantly affected by the expansion of the SOI for the City of Pittsburg, DDSD, and CCWD. However, potential residential development within SOI Areas A, D, G, I and M may affect these services upon annexation.

a) **Fire**

Environmental Setting

Fire protection within the SOI Areas A through M would be primarily provided by the Contra Costa County Fire Protection District (ConFire). ConFire provides fire protection and emergency medical services to nine cities and the unincorporated portion of a 304 square mile area. Other services provided include fire and arson investigation, building plan review, code enforcement, public education, and weed abatement.

ConFire has a total of 28 fire stations, four of which are located in Pittsburg (one is in Bay Point and two are being relocated), four are located in Antioch. Within the Pittsburg Planning Area there are the following stations: Station No. 86 located at 3000 Willow Pass Road in Bay Point, just west of the Pittsburg City Limits; Station No. 87 is located at 800 W. Leland Road; the remaining two stations serving Pittsburg are being relocated with the assistance of the Pittsburg Redevelopment Agency. Station No. 84 is being relocated from 200 E. Sixth Street to a new 5,700 square foot facility at 1903 Railroad Avenue and Station No. 85 is being relocated from 2555 Harbor Street to a 7,300 square foot facility at 2331 Loveridge Road. This site will also house an adjacent 6,000 square foot Fire Prevention Bureau office. Within the Antioch Planning Area there are the following stations: Station No. 81 located at 315 W. 10th Street and is the original Central Fire Station for the City of Antioch; Station No. 82 located at 196 Bluerock Drive, just west of Lone Tree Way in the south central portion of the City; Station No. 83 located at 2717 Gentrytown Drive, just south of Buchanan Road in the western portion of the City; and Station No. 88 located at 4288 Folsom Drive, just east of Hillcrest Avenue in the eastern portion of the City.

Based on district-wide statistics for 2007, each station on average, responded to 1,914 calls for service per year, of which 82% were for emergency medical. According to the *Fire and Emergency Medical Services MSR*, stations within the Pittsburg and Antioch Planning Areas experience relatively high call Volumes. ConFire Stations 81, 82 and 83, within the City of Antioch's Planning Area received 2,416,

1,959, and 2,446 calls, respectively, in 2007. ConFire Stations 84, 85, 86, and 87, within the City of Pittsburg's Planning Area received 1,201, 2,501, 2,096, and 726 calls, respectively, in 2007.

ConFire is comprised of 351 sworn personnel with 13 Battalion Chiefs and 69 support personnel. Typical fire crews by type of response are: Emergency Medical — Nearest Fire Unit plus Ambulance provider; Structure Fire — Four Engines (each with a three person firefighting crew, one of which is also a paramedic) and a Battalion Chief; Vegetation Fire — Four Engines plus a Battalion Chief or One Engine depending on the situation; Vehicle Accident — Single Engine plus Ambulance provider. The current district-wide ratio of firefighters for every 1,000 residents is 1.7. ConFire maintains an ISO Class 3 rating (1 best — 10 worst). The annual district-wide per capita cost for fire service is \$170. (**Sub-Regional MSR for Pittsburg**) According to the MSR, the ConFire's expenditures per capita are \$198, which is lower than other providers in the County (median of \$212).

A portion of SOI Area A and SOI Area D are located within the State Responsibility Area. Cal Fire provides fire protection, prevention and investigation services within the State Responsibility Area (SRA). Cal Fire has primary responsibility for wildland fires in the SRA, whereas structural fire protection and EMS are the responsibility of the local fire providers whose boundaries overlap the SRA. Cal Fire will respond to all other types of service calls in the SRA at the request of the local fire provider. In the interface areas, where fires in the Local Responsibility Area (LRA) could easily spread to the SRA, Cal Fire coordinates response plans with the local agency. Cal Fire primarily serves Contra Costa County from its Sunshine Fire Station east of Clayton, which is staffed 24 hours a day, year-round.

Analysis:

City of Pittsburg Planning Area (SOI Areas A-F)

The performance standards for public services are briefly summarized below:

- Maintain a five-minute response time for 90% of emergency calls;
- Ensure that fire stations can be located within 1.5 miles of all residential and nonresidential development; and
- Pursue appropriate sites as needed to construct fire stations for efficient emergency response to all City residents.

According to the East Contra Costa County Sub-Regional MSR, actual average response times for the four stations serving the City of Pittsburg in 2006-07 Fiscal Year were as follows: 6 minutes for Emergency Medical; 6 minutes for Structure Fire; 8 minutes for Vegetation Fire; and 7 minutes for Vehicle Accident. All average response times exceed five minutes; therefore, the ConFire is not meeting their performance standards under existing conditions. Future development proposed within SOI Areas A, B or D could increase these average response times if additional facilities were not provided as development is proposed. However, the City of Pittsburg General Plan includes policies to ensure adequate fire protection services are provided, which are as follows:

Policies

- | | |
|---------|---|
| 10-P-36 | Maintain, modernize, and designate new sites for emergency response facilities, including fire and police stations, as needed to accommodate population growth. |
| 11-P-24 | Amend the subdivision regulations to include a requirement for detailed fire prevention and control, including community firebreaks, for projects in high and extreme hazard areas. Areas of high and extreme fire hazard include the Planning Area's southern hills. Preparation of detailed fire prevention plans will ensure that new development in ex- |

treme hazard areas accounts for potential fire hazards and control measures. The construction of fire-breaks in areas of extreme fire hazard, such as estate residential development in hillside areas, will increase the District's chances of halting and subduing a potential wildland fire incident.

- 11-P-25 Review and amend ordinances that regulate development in potentially hazardous locations to require adequate protection, such as fire-resistant roofing, building materials, and landscaping. Using fire-resistant construction materials and landscaping will both slow the pace at which fire spreads and improve the likelihood that the structure will survive a fire incident.
- 11-P-26 Cooperate with ConFire to ensure that new or relocated fire stations are constructed on appropriate sites within the 1.5-mile response radii from new or existing development. Further development in the southern hills may necessitate the construction of a new fire station by 2020. Additional fire protection facilities may be necessary to ensure the safety of residents within urban rural interface hazard areas.
- 11-P-27 Cooperate with ConFire in obtaining sites to either relocate or establish new fire stations within City limits to provide more efficient response times.
- 11-P-28 Cooperate with ConFire in obtaining a site for a new fire station (or relocation of Station 86) in the vicinity of State Route 4 and west of Bailey Road.
- 11-P-29 Ensure adequate road widths in new development for fire response trucks, per the subdivision regulations.

City of Antioch Planning Area (SOI Areas G-M)

The performance standards for public services are briefly summarized below:

- Maintain a five minute response time (including three minute running time) for 80% of emergency fire, medical, and hazardous materials calls on a citywide response area basis.

According to *East Contra Costa County Sub-Regional MSR*, the actual average response times for the four stations serving Antioch during the 2007-08 Fiscal Year were: 5 minutes for Emergency Medical; 6 minutes for Structure Fire; 8 minutes for Vegetation Fire; and 7 minutes for Vehicle Accident. The average response times for all services except emergency medical exceed five minutes; therefore, the ConFire is not meeting their performance standards under existing conditions. Future development proposed within SOI Areas G, I or M could increase these average response times if additional facilities were not provided as development is proposed. However, the *City of Antioch General Plan* includes policies to ensure adequate fire protection services are provided, which are as follows:

Policies

- 3.5.9.2a. Ensure that discretionary development projects comply with the City's performance standards, by approving such projects only after making one or more of the following findings.
- The City's adopted performance standards will be maintained following project occupancy; or
 - Project-specific mitigation measures or conditions of approval have been incorporated into the project.

- 3.5.9.2.b. Require new development to fund public facilities and infrastructure, either directly or through participation in a land-based financing district, as necessary to mitigate the impacts of new development on public services and facilities.
- 3.5.9.2.c. Levy mitigation requirements in proportion to each development's anticipated impacts. Where infrastructure is required to be installed in excess of a development's proportional mitigation requirement, utilize benefit districts over the area to be benefited by the infrastructure or provide reimbursement to the development for excess cost.

b) **Police**

Environmental Setting

City of Pittsburg Planning Area (SOI Areas A-F)

The City of Pittsburg Police Department is housed at the Civic Center at 65 Civic Avenue. The Pittsburg Police Department has 76 sworn officers including one Chief, two Captains, four Lieutenants, 9 Sergeants and 60 Police Officers. A total of 27 support staff also provides a variety of services including records management, code compliance, fingerprinting, and abandoned vehicle abatement. Calls for service remain consistent with population growth, reaching approximately 70,000 calls in FY 2007-08. The current ratio of sworn officers for every 1,000 residents is 1.2. The annual per capita cost for police services is \$280.

City of Antioch Planning Area (SOI Areas G-M)

The City of Antioch Police Department is located at 300 "L" Street, Antioch, California. The Antioch Police Department has 123 sworn officers including one Chief, two Captains, seven Lieutenants, 12 Sergeants, seven Corporals, and 94 Police Officers. The Department also has 20 Community Services Officers and three School Resource Officers. A total of 37 support staff also provide a variety of services including records management, code compliance, fingerprinting, animal control, and abandoned vehicle abatement. The Antioch Police Department (which also provides dispatch services for the City of Brentwood) currently handles approximately 8,100 calls for service each month, of which 3,700 (46%) are 9-1-1 calls. Physical arrests, which have remained fairly constant at about 5,000 for each of the past five fiscal years (2002-06) increased to 6,471 arrests in FY 2006-07. Part of this increase is attributed to transferring five Traffic Officers to patrol duties. Traffic violations (including parking violations) average about 12,000 per year, although there was a decrease in FY 2006-07 to 7,000 violations, primarily due to having fewer Traffic Officers. Crime statistics for the past three calendar years (2005- 2007) show an increase in robberies from 232 to 411; and increase in aggravated assault from 283 to 412; and an increase in burglaries from 733 to 1,027. Other crimes (including murder at 10 per year, rape, theft, motor vehicle theft, and arson) have remained relatively constant. The current ratio of sworn officers for every 1,000 residents is 1.23. The annual per capita cost for police services is \$263.

Analysis:

City of Pittsburg Planning Area (SOI Areas A – F)

The performance standards for public services are briefly summarized below:

- Maintain a three- to five-minute response time for emergency calls, five- to eight minute response time for priority non-emergency calls, and 10 to 20 minute response time for non-emergency calls.
- Strive to achieve 1.8 sworn police officers per 1,000 residents.

According to the East Contra Costa County Sub-Regional MSR, actual average response times during the 2006-07 Fiscal Year were 4 to 5 minutes for emergency calls and 15 to 20 minutes for priority non emergency calls. The sworn officer to population ratio is currently 1.2. Therefore, the City of Pittsburg Police Department is not meeting its Performance Standard of five- to eight- minutes for priority non emergency calls and 1.8 sworn police officers per 1,000 residents under existing conditions. Potential buildout of SOI Areas A, B and D would increase the population by approximately 10,578, which would result in an increased need for approximately 19 sworn police officers and would further lengthen the average response times if additional facilities were not provided as development was proposed. However, the City of Pittsburg General Plan includes policies to ensure adequate police protection services are provided, which are as follows:

Policies

- 10-P-36 Maintain, modernize, and designate new sites for emergency response facilities, including fire and police stations, as needed to accommodate population growth.
- 10-P-39 Strive to maintain a ratio of 1.8 sworn police officers per 1,000 residents.

City of Antioch Planning Area (SOI Areas G-M)

The performance standards for public services are briefly summarized below:

- Provide an average response time for emergency calls of between seven and eight minutes from the time the call is received to the time an officer arrives.
- Maintain a force level within a range of 1.2 to 1.5 officers including community service officers assigned to community policing and prisoner custody details, per 1,000 population.

According to the East Contra Costa County Sub-Regional MSR, the City is currently meeting their performance standards. However, future development proposed within SOI Areas G, I and M could increase these average response times if additional facilities were not provided as development is proposed. The City of Antioch General Plan includes policies to ensure adequate police protection services are provided, which are as follows:

Policies

- 3.5.9.2a. Ensure that discretionary development projects comply with the City's performance standards, by approving such projects only after making one or more of the following findings.
- The City's adopted performance standards will be maintained following project occupancy; or
 - Project-specific mitigation measures or conditions of approval have been incorporated into the project.
- 3.5.9.2.b. Require new development to fund public facilities and infrastructure, either directly or through participation in a land-based financing district, as necessary to mitigate the impacts of new development on public services and facilities.
- 3.5.9.2.c. Levy mitigation requirements in proportion to each development's anticipated impacts. Where infrastructure is required to be installed in excess of a development's proportional mitigation requirement, utilize benefit districts over the area to be benefited by the infrastructure or provide reimbursement to the development for excess cost.

c) Schools

Environmental Setting

City of Pittsburg Planning Area (SOI Areas A-F)

According to the City of Pittsburg General Plan, SOI Areas A and B are located within the Mt. Diablo Unified School District (MDUSD) and SOI Area D is located within Pittsburg Unified School District (PUSD).

According to the City of Pittsburg General Plan, MDUSD facilities include three elementary schools (grades K-5), one middle school (grades 6-8), and one continuation school. Several MDUSD schools within the Pittsburg Planning Area have reached or are nearing capacity. The PUSD currently operates seven elementary schools (grades K-5), two middle schools (grades 6-8), and one high school (grades 9-12). Additionally, the school district provides adult education programs, independent study, home teaching, and special education. Many of the schools within PUSD have reached or are nearing capacity. On average, PUSD is operating at 113 percent of capacity.

Los Medanos Community College, opened in 1974 as Contra Costa Community College District's third campus, serves as a valuable educational and recreational resource to local residents.

City of Antioch Planning Area (SOI Areas G-M)

According to the City of Antioch General Plan, the planning area is located within the boundaries of the Brentwood Union School District (BUSD) and the Liberty Union High School District (LUHSD). Antioch Unified School District (AUSD) has a K-12 enrollment of approximately 20,000 students. The District which district? includes 13 elementary schools, four middle schools, two comprehensive high schools, two specialized high schools, and one K-8 school. Most school aged children associated with future development within SOI Areas G – M would attend schools within the AUSD. The BUSD serves Kindergarten through 8th grade students with an enrollment of approximately 8,100 students. Presently, there are seven K-5 elementary campuses and three 6-8 middle schools. SOI Areas L and M may be located within the Krey Elementary boundary and the Adams Middle School boundary. The LUHSD includes Heritage High located at 101 American Avenue, Brentwood, California. Future student within SOI Area M may attend this school.

Analysis:

City of Pittsburg Planning Area (SOI Areas A-F)

Future development proposed within SOI Areas A and D could increase the number of school aged children within MDUSD and PUSD. According to the City of Pittsburg General Plan, expansion of residential development into the southern hills will result in the need for additional MDUSD school sites within city limits. Proposed schools include San Marco Elementary School, and potential conversion of an existing school site within the Planning Area to a high school facility. Buildout of the General Plan will require two additional elementary schools and one high school. Additional school sites may be identified through negotiations with the school districts to accommodate population growth within the Southwest Hills subarea (SOI Area A). In addition, the City of Pittsburg General Plan includes policies to ensure adequate school facilities are provided, which are as follows:

Policies

- 8-P-39 Work with MDUSD to ensure that the timing of school construction and/or expansion is coordinated with phasing of new residential development. The distribution and growth of residential land uses as projected by the General Plan have a significant effect on projected school enrollment. The City is currently reviewing a number of proposed residential subdivisions in the southern portion of the City. The MDUSD must ensure that adequate school facilities are provided for the youth population of these growing areas. The Schools Master Plan should consider the General Plan land use distribution and plan school locations and improvements accordingly.
- 8-P-41 As part of development review for large residential subdivisions (greater than 100 units), evaluate the need for new school sites. If needed, encourage subdivision design to accommodate school facilities and cooperate with the school districts in acquisition of those sites.

City of Antioch Planning Area (SOI Areas G-M)

Future development proposed within SOI Areas G, I or M could increase the number of school aged children within the school districts. The City of Antioch General Plan includes policies to ensure adequate school facilities are provided, which are as follows:

Policies

- 4.4.6.7b.cc. Impacts of residential development [Sand Creek Focus Area] on the AUSD and Brentwood school districts will be mitigated pursuant to a developer agreement with the District.
- 4.4.6.9b.1. Project development [Roddy Ranch Focus Area] shall provide full mitigation of impacts on school facilities to affected school districts.
- 4.4.6.10b.1. Project development [Ginocchio Focus Area] shall provide full mitigation of impacts on school facilities to the Brentwood Elementary School District and the LUHSD.

d) Parks

Environmental Setting

City of Pittsburg Planning Area (SOI Areas A-F)

Within the Pittsburg Planning Area, the Parks and Landscape Division of the Department of Public Works is responsible for maintenance of all City parks, 10 miles of landscaped street medians and public planter beds, five miles of public trails, 30,000 street trees, and curb, gutter and sidewalk repair damaged by city trees. The Landscape Division also maintains the community swimming pool and handles the City Graffiti Abatement program. Parks maintenance, as well as new improvements, is provided to 26 City parks ranging from half-acre mini parks to the 190-acre Stoneman Park. These parks comprise approximately 340 acres. The primary source of funding for park maintenance comes from the Citywide Landscaping and Lighting Assessment District. Rates were recently raised following a successful election from \$77 per year to \$102 for a single-family residence. Park maintenance is also provided by developer fees, the Redevelopment Agency, and the General Fund.

City of Antioch Planning Area (SOI Areas G-M)

Within the Antioch Planning Area, the Parks Division of the Department of Public Works is responsible for maintenance and landscaping of all City parks, open space areas, landscaped street medians and pub-

lic planter beds, public art, and over 31 miles of public trails. Parks maintenance, as well as new improvements, are provided to 33 City parks ranging from small neighborhood parks to the 99-acre Prewett Family Water Park. These parks comprise approximately 322 acres. The Parks Division also collaborates with the AUSD for shared park maintenance equipment and storage buildings. New projects include maintenance of the ‘Memorial Grove’ and participation in the ‘Tree City USA’ program, for which the City has received an award the past three years.

Analysis:

City of Pittsburg Planning Area (SOI Areas A-F)

The performance standards for public services are briefly summarized below:

- Provide a ratio of five acres of community and neighborhood parkland per 1,000 residents. Ensure that residential developers dedicate parkland in accordance with this standard.
- Pursue the development of park and recreation facilities within reasonable walking distance of all residents.
- Ensure that all new park sites consist of level, usable recreation space by requiring a minimum of 80% of the park site to have slopes of less than 3%.
- Limit minimum park acreage dedications in new residential neighborhoods to generally no less than two acres.

Potential buildout of SOI Areas A, B and D would increase the population by approximately 10,578, which would result in an increased need for 52.9 acres of park land. However, according to the *City of Pittsburg General Plan*, there are six more parks proposed that total of 65 acres. According to the East Contra Costa County Sub-Regional MSR, the City of Pittsburg meets the park standard (5 acres per 1,000 population) with a total of 340 acres (317.5 acres required); however 190 acres of this total is Stoneman Park, which is mostly undeveloped (see determination #8 - p. VI-25 of the East County Sub-regional MSR. In addition, the *City of Pittsburg General Plan* includes the following policies to ensure adequate park services:

Policies

- | | |
|-------|---|
| 8-P-1 | Maintain a neighborhood and community park standard of 5 acres of public parkland per 1,000 residents. |
| 8-P-2 | Pursue the development of park and recreation facilities within reasonable walking distance of all homes. |
| 8-P-3 | Develop public parks and recreational facilities that are equitably distributed throughout the urbanized area, and provide neighborhood recreation facilities in existing neighborhoods where such facilities are presently lacking. |
| 8-P-5 | Maintain park and recreation facility standards for new development to serve both residents and employees, attainable through dedication of parkland or payment of in-lieu fees. The demand by new residential development for parks and open space facilities is a well-known calculation among Californian cities, but the additional demands on park facilities by employees of local businesses (for example, eating lunch in a park or jogging along the waterfront after work) who are not residents must also be considered. |
| 8-P-6 | Revise the City’s Park Dedication Ordinance to define useable area for parkland dedication requirements. Proposed park sites should be: |

- Designed such that 80 percent of the site has slopes of less than 3 percent that are suitable for active recreational play;
- Sized according to the City's park standard of 5 acres per 1,000 residents (for example, a 200-unit subdivision would yield about 600 residents, and a dedication requirement of 3 acres);
- Available for year-round use, so that detention basins are not designated as parkland or shared park facilities; and
- A minimum of 2 contiguous acres in new residential neighborhoods.

8-P-20 Pursue the development and extension of local and regional trails throughout the Planning Area by utilizing available public utility rights-of-way including:

- Kirker Creek. The Kirker Creek easement could be developed as a creekside trail, connecting other trails and open spaces throughout the City with the hiking trails in the Black Diamond Mines Regional Preserve.
- Contra Costa Canal. The Contra Costa Canal provides a meandering right-of-way throughout the southern portion of Pittsburg. A trail along this right-of-way could link several neighborhoods with the Railroad Avenue commercial corridor.
- PG&E Utility ROW. PG&E holds a right-of-way for the power/utility lines that run north-south from the southern hills to the power plant on the waterfront, an ideal corridor for public access. These rights-of-way are all considered privately owned open space, but may have development potential for recreational trails. Where possible, use trails and linear parks to connect other parks and recreational facilities within the Planning Area.

8-P-21 Encourage new residential development in hillside areas to develop public trails and/or trailheads providing connections to other regional and local open spaces. Hillside residential subdivisions are developed using clustering techniques to avoid steep, unstable slopes. Recreational trails, however, can be provided through the open space pockets to provide residents with access to the larger trails network within the Pittsburg Planning Area.

City of Antioch Planning Area (SOI Areas G-M)

The performance standards for public services are briefly summarized below:

- Provide for five acres of improved public and/or private neighborhood parks and public community parkland per 1,000 population, including appropriate recreational facilities. The City exceeds this standard when the trail system, the Costa Loma Regional Park, and the Lone Tree Golf Course are factored in.

Potential buildout of SOI Areas G, I and M would increase the population by approximately 1,990 which would result in an increased need for 9.5 acres of park land. However, the City of Antioch General Plan includes the following policies to ensure adequate park services:

Policies

- 8.9.2.a. Provide a comprehensive system of recreation and park facilities and services needed by various segments of the City's population -- including specific age groups, persons with special physical requirements, and groups interested in specific recreational activities -- and make these facilities and services easily accessible and affordable to all users.
- 8.9.2.c. Maintain a minimum size for neighborhood parks of five acres or more, unless there is a specific need for a smaller facility.

- 8.9.2.e. Provide passive and active elements within neighborhood and community parks to meet the needs of citizens of all ages and interests, and thereby ensure that the need for lands for athletics and team sports is an equal to the provision of tranquil settings for picnicking, walking, and relaxation.
- 8.9.2.g. Encourage the preservation of significant natural features and development of landscaped parkways and trail systems in new developments in addition to required park development.
- 8.9.2.n. Require the provision of private play space for children in small lot single family subdivisions and attached residential developments.

e) Other

Library

The Pittsburg Branch Library (Vincent A. Davi Memorial Library) is located at 80 Power Avenue adjacent to the City Civic Center. The Pittsburg Branch is part of the County Library System and is located in an approximate 10,000 square foot building that opened in 1966. The City owns the library building and the library is operated by the Contra Costa County Library. With supplemental funding from the City (\$88,000 per year), the library is open 6-days a week from six to 10 hours per day. Existing facilities are undersized and over used. A new 15,000 square foot library has been proposed as part of the mid-rise office building to be located adjacent to the Civic Center.

The Antioch Branch Library is located at 501 W. Eighteenth Street. The Antioch Branch is part of the County Library System and is located in an approximate 11,000 square foot building that has been recently remodeled.

Community Development Services

The Planning Department is responsible for monitoring the General Plan. Since the Plan was adopted in 2001, a number of projects have been completed that assist in implementing the General Plan. These include: the Redevelopment Agency establishing Unified Development Areas (UDA's) for the Marine Commercial Area and the East Tenth Street Corridor; upgrading the Subdivision and Historic Resources Ordinances; and development of the Railroad Avenue Specific Plan. Currently underway is the Sign Ordinance update and the Downtown Streetscape Master Plan.

The Building Division is part of the Engineering Department and is responsible for processing building permit applications, plan checks of all residential and commercial projects for code compliance, conducts inspections during construction and is responsible for the Residential Rental Property Inspection Program (RIP). Building Permit activity has been relatively stable over the past eight years averaging 300 new single-family home construction permits and eight commercial permits per year. Residential and commercial remodel projects make up a major portion of the actual permits issued, averaging over 1,200 permits per year. According to the East Contra Costa County Sub-Regional MSR, the total annual building permits issued has topped 2,000 per year with a total annual permit valuation of almost one billion dollars. Due to the current economic situation, it is anticipated near term building permits issued will be lower than previous years. In 2008, there were only 74 residential permits issued as opposed to 559 residential permits in 2007.

The Pittsburg Housing Authority provides rental subsidies to assist low-income families with their rent. This Section 8 program is federally funded and currently provides assistance to 948 families. However, there is a current waiting list of approximately 1,800 people. The Housing Rehabilitation Loan Program is administered by the Community Access Department and provides low interest loans to City residents of low to moderate income. This program is funded by Community Development Block Grant (CDBG) funds and program income (repayment of loans).

The Economic Development Department is actively involved in business attraction and retention activities. Through the Department's GIS-Properties Online service, prospective businesses can research available commercial and retail properties. This department is also involved in the City's Enterprise Zone, the Small Business Growth Center, and a Business Incentive Program.'

The Pittsburg Redevelopment Agency (RDA) is a significant participant in City revitalization, capital improvements, affordable housing, City infrastructure, and financial assistance. Current programs include Commercial Rehabilitation Loans, First Time Homebuyer Loans, the Enterprise Zone, and the West Boulevard Housing Rehabilitation Loans. The Agency is currently involved in a number of projects in the 'Old Town' area including the Gateway Mixed Use Building, California Theater Project, Enean Theater Project, Marina Bed and Breakfast Project, Mariner Walk Subdivision, New Marina School Project, and Vidrio Mixed Use Project. With an annual budget of \$56.5 million, the RDA is able to participate in a number of development projects and capital improvements simultaneously. Due to the current economic situation, some redevelopment projects are temporarily on hold.

Conclusions:

No change in these services is proposed as part of the SOI expansion. All levels of service and service ratios would remain unchanged. Therefore, the proposed project, itself, would not require the need for new facilities or the expansion of existing facilities. The project would expand SOI boundaries for the City of Pittsburg, DDS and CCWD, which could be seen as removing a potential obstacle for these areas to be annexed by the City and/or service districts and eventually developed. This could be considered growth inducing according to CEQA Guidelines Section 15126.2(d). Future development proposed within the SOI expansion areas would likely require expansion of the some municipal services. Since the amount and timing of future development is uncertain at this time, it would be speculative to identify which public services would require expansions of their facilities to accommodate development. All future development proposed within the SOI expansion areas would be subject to subsequent environmental review during the annexation process. In addition, specific policies have been put in place to ensure acceptable levels of service for public services within the City of Pittsburg and the City of Antioch. All adopted policies, ordinances and regulations regarding public services would remain in place and applicable to future development. These policies would ensure that future development pays their fair share towards necessary improvements and that all performance standards are met. For these reasons, there would be **no impact** on fire or police protection services, emergency medical services, schools, parks or other public services.

14. RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The City of Pittsburg Recreation Department operates a comprehensive recreation and leisure time program including aquatics, sports, leisure time activities, community events, Small World Park, Senior Center, youth activities, and excursions. The City of Pittsburg Recreation Department also sponsors cultural events, festivals, concerts and art shows centered in Old Town. In the 2005-06 Fiscal Year (latest information available), there were 517 participants in recreation classes, 8,737 participants in the swim program, and 320 participants in the softball program. Small World Park generated 18,600 in gate attendance, while the Senior Center Nutrition Program and exercise class generated 21,423 participants. Recreation programs are funded by the General Fund (\$2.05 million) and participation fees (\$530,600).

The City of Antioch Recreation Department operates a comprehensive recreation and leisure time program including aquatics, sports, leisure time activities, community events, Prewett Family Water Park, Senior Center, youth activities, and excursions. The Recreation Department, in conjunction with the Economic Development Department, also sponsors cultural events, the 4th of July Fireworks Show, and art shows centered in the Rivertown District. The Department provides over 300 instructional programs for pre-school, youth, adult, seniors, and on-line.

Analysis/Conclusions/Mitigation:

a-b) According to Figure 9-3, Major Parks and Open Space of the Contra Costa County General Plan, within the project area no existing park or recreational facilities. Stoneman Park is located between SOI Areas A and D to the north. Contra Loma Regional Park and Black Diamond Mine Regional Preserve are located to the northwest of SOI Area M. Canal Park is located east of SOI Area H. Goals and policies in the Contra Costa County General Plan, City of Pittsburg General Plan and City of Antioch General ensure that the recreational needs of present and future residents are provided. All existing County and city plans, policies, ordinances and regulations related to recreation would remain in place. The project would not expand or intensify existing uses and would not introduce any new uses or recrea-

tional facilities. No mitigation would be necessary, as **no impacts** or physical changes to existing conditions would occur with regard to parks and recreation facilities.

15. TRANSPORTATION/ TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis/Conclusions/Mitigation:

Local Roadway System

Several routes of regional significance provide access to project area: State Route 4, Pittsburg-Antioch Highway, Kirker Pass Road, Bailey Road, Leland Road, and Willow Pass Road. State Route 4, which

runs east-west and bisects the City, connects Highway 160 in East Antioch, Highway 242 and I-680 in Concord, and I-80 in Hercules. A system of surface streets collects and distributes traffic to and from the highway and regional routes, and between the commercial, industrial, and residential areas.

Public Transit

Bay Area Rapid Transit (BART) provides commuter rail service between the project area and the rest of the Bay Area via the Pittsburg/Bay Point line. The Pittsburg/Bay Point BART station is located at the southwest quadrant of the State Route 4/Bailey Road interchange.

Local bus service is provided by Tri-Delta transit and the County Connection services. Existing bicycle lanes along East Leland Road, Loveridge Road, Harbor Street, Buchanan Road, and Crestview Avenue provide access throughout Pittsburg.

The Delta De Anza Trail is a multi-use path connecting Pittsburg to neighboring communities, including Antioch. Black Diamond Mines Regional Preserve, a 5,984-acre open space area in Antioch is accessed by multiple use trails (i.e., pedestrian, bike, and equestrian trails). Contra Loma Regional Park offers multiple use trails for hiking, biking, and horseback riding.

a-g) In 1988, Contra Costa voters passed Measure C - the Transportation Improvement and Growth Management Program (GMP). Measure C approved a half-cent sales tax program that generates \$1 billion in new revenues for transportation improvement projects and programs; and a GMP that helps the County plan for and accommodate the continued increases in population, households, and jobs that are expected to occur through the year 2035. The Contra Costa Transportation Authority (CCTA) is the public agency formed to manage the County's transportation sales tax program and to conduct countywide transportation planning. CCTA has prepared a countywide Comprehensive Transportation Plan (CTP) in response to the GMP. The first countywide Plan was adopted in 1995 with major updates July 2000 and May 2004. An Action Plan was also adopted for the Central County region in the early 1990 and updated in 1999-2000 as part of the 2000 updated to the CTP. The May 2004 update helped define the Measure J Expenditure Plan and GMP. Preparation of 2008 CTP is currently underway and anticipated to be adopted later this year.

The CTP is intended to provide overall direction and a coordinated approach for achieving and maintaining a balanced and functional transportation system within Contra Costa while strengthening links between land use decisions and transportation. It outlines the Authority's vision for Contra Costa and it establishes goals, strategies, specific projects, and other actions for achieving that vision. Measure J provided an update to Measure C's expenditure plan and defined projects that are to receive funding from the half-cent transportation tax passed in 1988. Allocation of 18 percent of this funding to local jurisdictions is based 50 percent on population and 50 percent on roadway miles.

One of the primary purposes of Measures K and P was to compliment Measure J by ensuring preservation of non-urban land, link land use decisions with transportation investments in Measure J, encourage smart growth and transit-oriented development within the voter approved ULL, and ensure that land use policies within the voter approved ULL promote appropriate development to accommodate the areas projected for housing and job needs.

Specific policies have been put in place to ensure adequate roadway infrastructure and levels of service within Contra Costa County, City of Pittsburg and the City of Antioch. All adopted policies, ordinances

and regulations regarding transportation and circulation would remain in place. The proposed City of Pittsburg and CCWD and DDS SOI expansions would not expand or intensify existing uses and therefore would not introduce any new uses or sources of traffic, including air traffic. No mitigation would be necessary for the proposed project, as **no impacts** or physical changes to existing conditions would occur.

16. UTILITIES & SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (1-3, 9-10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (1-3, 9-10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (1-3, 9-10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (1-3, 9-10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

16. UTILITIES & SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-e) *Environmental Setting (Water and Wastewater):*

Wastewater

The City of Pittsburg operates a wastewater collection system only. Treatment and disposal are provided by the DDS. The City of Pittsburg currently serves approximately 15,900 connections through 126 miles of sewer mains. A detailed review of Pittsburg’s sewer collection system and DDS’s wastewater treatment and disposal system was prepared as part of LAFCO’s Municipal Service Review/Sphere of Influence Updates: Water/Wastewater — East County (October 2007). The current City of Pittsburg Wastewater Collection System operating budget is \$2.5 million, which is generated by the Wastewater Enterprise Fund, with a projected revenue of \$ 3.7 million. According to the Water/Wastewater MSR for East County, the current annual cost per capita for Wastewater Collection is \$40 per year.

The City of Antioch operates a wastewater collection system only. Treatment and disposal are provided by the Delta Diablo Sanitation District (DDS). The City currently serves approximately 30,500 connections through 319 miles of sewer mains.

The DDS provides wastewater collection services for the unincorporated community of Bay Point (excluding SOI Area A); and conveyance, treatment, and disposal services for certain unincorporated areas of eastern Contra Costa County, including the community of Bay Point and the Cities of Antioch and Pittsburg. The DDS also provides street sweeping within its boundaries, operates the Delta Household Hazardous Waste Collection Facility for residents in eastern Contra Costa County, and provides recycled water to a number of facilities. The DDS currently serves a population of over 181,565 residents in a service area of approximately 52 square miles. The DDS’s SOI is coterminous with its current boundary except for the southern portion of Roddy Ranch, including proposed SOI expansion area M.

The Wastewater Treatment Plant has a permitted average dry weather flow capacity of 16.5 mgd and in 2008 the average dry weather flow influent was 12.9 mgd. The DDS has adopted a District Master Plan that includes phased treatment plant expansion to ultimately provide 22.7 mgd (average dry weather flow) capacity in order to accommodate anticipated City of Pittsburg General Plan buildout for the cities of Pittsburg, Antioch, and community of Bay Point. The DDS is currently preparing the Conveyance System Master Plan, which includes SOI Areas A through M and will ensure that future capacity needs are met.

Water Service

The City of Pittsburg's water system is maintained and operated by the City Public Works Department. The raw water supply is provided by CCWD via the Contra Costa Canal, and is supplemented by two municipal wells. Water treatment is provided by the City Water Treatment Plant adjacent to the canal. From the water treatment plant, water is distributed throughout the City and to three customers outside the City Limits. The City provides water service to approximately 16,300 accounts.

The City of Pittsburg's current water demand is approximately 10.3 million gallons per day (mgd), based on a water usage of 180 gallons per capita per day. The current Water System operating budget is \$12.8 million, which is generated by the Water Enterprise Fund, with a projected revenue of \$14.5 million. The current annual cost per capita for water services is \$203 per year. A detailed review of Pittsburg's water system, including capacities and demands, was prepared as part of LAFCO's Municipal Service Review/Sphere of Influence Updates: Water/Wastewater — Central County (April 2008).

The City of Antioch's water system is maintained and operated by the City Public Works Department. Raw water supply is provided directly from the San Joaquin River and by Contra Costa Water District via the Contra Costa Canal. Water storage is provided by a 735 acre-foot municipal reservoir and 12 distribution reservoirs with a combined capacity of 24.7 million gallons. Water treatment for up to 36 million gallons per day (mgd) is provided by the City Water Treatment Plant located west of Lone Tree Way and north of James Donlon Boulevard. From there, water is distributed throughout the City via 326 miles of water mains, and to the County Fairgrounds. The City provides water service to approximately 30,500 accounts. The City is currently working with the Delta Diablo Sanitation District (DDSD) to implement a recycled water program that will deliver recycled water to City parks and play fields, as well as the City-owned Lone Tree Golf Course.

According to the *Central County Water/Wastewater MSR*, CCWD serves a population of about 550,000 people in central and east Contra Costa County. About 265,000 people receive treated water directly from CCWD, and the other 285,000 receive water the CCWD delivers to six local agencies. CCWD's service area encompasses most of central and northeastern Contra Costa County, a total area of more than 137,127 acres (including the Los Vaqueros watershed area of approximately 19,100 acres).

CCWD draws its water from the Sacramento-San Joaquin Delta under a contract with the federal Central Valley Project (CVP), which is subject to the terms of the USBR contract with CCWD as a Municipal and Industrial Contractor, and CVP water may only be used within CCWD's boundaries. However, Article 35 of the contract provides that changes can be made to the CVP service area with consent of the Contracting Officer. The CCWD has a process in place to obtain that consent, and routinely adds parcels to its CVP service area. CCWD is the CVP's largest urban contractor. For Water Year 2007, urban contractors north of the Delta (such as CCWD) received 100 percent of their contractual allotment.

The 2005 contract is for 195,000 acre feet annually. The CCWD adopted the Future Water Supply Study (FWSS), a long-range water supply plan, in 1996 and updated in 2002. This study laid out a plan to meet demands through 2040 based on the CVP contract water in combination with other water sources, including long-term transfers, recycled water and conservation. The FWSS is flexible to accommodate change in land use assumptions over time and incremental to ensure it keeps pace with growth but is not growth inducing. One of the changes this plan must accommodate is the uncertainty associated with climate

change. The CCWD is currently assuming that less water is available (85% of contract amount) and that the demand is higher.

In 1998, CCWD completed construction of the locally-financed \$450 million Los Vaqueros Project, including a 100,000 acre-foot reservoir, designed to provide improved water quality and emergency supply reliability for CCWD customers, as well as net environmental benefits. In 2007, CCWD and EBMUD completed an intertie between CCWD's Los Vaqueros Pipeline and EBMUD's Mokelumne Aqueduct, two critical water supply conveyance facilities. Through the intertie the agencies can assist each other in the event of an emergency, such as an earthquake, Delta levee break, or drought. CCWD's Alternative Intake Project will construct a new intake in the Central Delta, providing a fourth intake in a location where better water quality is available at key times of the year.

The CCWD operates and maintains a complex system of water transmission, treatment, and storage facilities to supply both treated and untreated (raw) water to its customers. Major raw water municipal customers include the Golden State Water Company (Bay Point), Diablo Water District (Oakley), and the Cities of Antioch, Pittsburg, and Martinez. Treated water is distributed to individual customers living in the following communities in the Treated Water Service Area: Clayton, Clyde, Concord, Pacheco, Port Costa, and parts of Martinez, Pleasant Hill, and Walnut Creek.

In 1968, the CCWD replaced the old treatment facilities with the construction of its Ralph D. Bollman Water Treatment Plant (WTP) in Concord. The Bollman WTP now provides treated water to approximately 230,000 people in the central county area and by contract to Bay Point. In 1992, the CCWD completed the Randall-Bold WTP, which is jointly owned with the Diablo Water District (DWD). The Randall-Bold WTP provides treated water to DWD, and by contract, to the City of Brentwood and the City of Antioch. Additionally, the Multi-Purpose Pipeline, constructed in 2003, allows the CCWD to serve new customers in the Central County Treated Water Service Area (TWSA) from the Randall-Bold WTP.

On March 4, 2009, the CCWD passed Ordinance 09-03, which declared that a water shortage now existed due to drought and other conditions and that extraordinary measures are required to conserve water, prevent waste or unnecessary use of water, to prohibit nonessential uses of water, and to conserve the District's water supply in order to meet critical needs of District customers in 2009, and ensure that the District has an adequate amount of water at the end of 2009 so that customers needs can still be met in 2010 even if dry conditions and other factors effecting water supply resulting in a continuing water shortage condition. On April 1, 2009, the CCWD amended Ordinance 09-01 to enact rules and regulations to restrict the use of water during a water shortage condition pursuant to Water Code Section 31026-31029 and Sections 350 *et seq.* and 375 *et seq.* Ordinance 09-01 enacted a mandatory 15% reduction in untreated water use and other regulations to remain in effect until the Board declares by resolution the water shortage condition has ended.

According to the 2005 Urban Water Management Plan, CCWD has adequate water supply for multiple dry years based on available supplies and reasonable levels of short-term water purchases or demand management of up to 15 percent. However, conservation is becoming an increasingly important strategy to reduce water demand. The California Urban Water Conservation Council's Memorandum of Understanding Regarding Urban Water Conservation in California (MOU) includes 14 best management practices or demand management measures that are intended to improve water use efficiency and reduce water demand. These range from system water audits, leak detection and repair, to conservation incentives, and tiered rate structures. CCWD offers a wide range of educational programs and financial

incentives. According to the Pittsburg Water System Master Plan (2000), additional storage needs by year 2020 include a minimum combined capacity of 7 million gallons in order to meet operational, fire flow, and emergency storage demands. Water storage capacity will total 23.9 million gallons by General Plan buildout.

Regulatory Setting (Wastewater and Water):

According to the General Plans for the cities of Pittsburg and Antioch, SOI Areas A, B, and D may potentially be annexed by the City of Pittsburg (SOI Areas E and F already within Pittsburg city limits); and SOI Areas G through M may potentially be annexed by the City of Antioch. Annexation of these SOI areas would be subject to subsequent environmental review. Once the land is annexed into the City, future development proposed on that land would be subject to policies provided within the applicable General Plans and mitigation measures provided in the associated General Plan EIR.

Wastewater

According to the *City of Pittsburg General Plan EIR* (City of Pittsburg 2001), the performance standards for sewer are as follows:

- Ensure that adequate sewage collection, transfer, and treatment facilities will be available to serve all proposed development projects.
- Design and construct sewer mains to act at 60% capacity, and trunklines at 100% capacity.

Buildout of the *City of Pittsburg General Plan* may generate wastewater flows that exceed collection and treatment capacities available through the City and DDS, which was considered to be a potentially significant impact. Any development proposed within the SOI areas would be conditioned to comply with mitigation measures 11-P-9, 11-P-10, and 11-P-13 of the City of Pittsburg General Plan EIR, which requires the City to work with DDS in planning expansion of the treatment facility and promotion of use of treated wastewater for irrigation use, as well as, replacing or expanding the trunk sewer system as increased demand requires.

According to the *City of Antioch General Plan EIR* (City of Antioch 2003), the performance standards for sewer service are as follows:

- Sanitary sewers (except for force mains) will exhibit unrestricted flow in normal and peak flows.
- Prior to approval of discretionary development projects, require written verification from the Delta Diablo Sanitation District that the proposed project will not cause the rated capacity of treatment facilities to be exceeded during normal or peak flows.

Buildout of the *City of Antioch General Plan* would increase the demand on existing wastewater service and facilities, which was considered to be a potentially significant impact. Any development proposed within the proposed SOI areas would be conditioned to comply with General Plan Policies 8.5.2.b, 8.5.2.d and 3.5.5.2b. Policy 8.5.2.b would ensure that adequate infrastructure is in place and operational prior to occupancy of new development; such that new development will (1) not negatively impact the performance of sewer facilities serving existing developed areas, and (2) the performance standards set forth in the Growth Management Element will continue to be met. Policy 8.5.2.d encourages water conservation as a means of reducing sewage generation and the need for expanding sewage treatment capacity. Policy 3.5.5.2 requires, prior to approval of discretionary development projects, written verifi-

ation from the Delta Diablo Sanitation District that the proposed project will not cause the rated capacity of treatment facilities to be exceeded during normal or peak flows. Implementation of the these General Plan policies would ensure that future development proposed within SOI Areas F through L has a less than significant impact on the water supply.

In addition, to the SOI areas to be annexed into the cities, these areas would also be required to be annexed into the DDS in order for these SOI expansion areas to be serviced by DDS wastewater treatment and collection facilities, which would be subject to review and approval by the LAFCO.

Water

According to the *City of Pittsburg General Plan EIR* (City of Pittsburg 2001), the performance standards for water are as follows:

- Ensure that adequate water supply, quality, and distribution infrastructure will be available to serve all proposed development projects.
- Provide an average of 180 gallons per capita per day of treated water per resident.
- For fire flow demands, maintain water pressure at 20 pounds per square inch.

According to the *City of Pittsburg General Plan EIR* (City of Pittsburg 2001), existing water treatment capacities should be adequate to accommodate water demand at General Plan buildout. However, water supply sources may be limited if California's population continues to grow and drought conditions prevail, which was considered a potentially significant impact. Any development proposed within the SOI areas would be conditioned to comply with mitigation measures 11-P-2 of the City of Pittsburg General Plan EIR, which requires replacements and/or expansions to the existing system of water mains as needed through the City's Capital Improvement Program. Chapter 13.18 of the City of Pittsburg Municipal Code imposes water conservation restrictions on development. This would reduce the potential significant impacts of future development proposed within SOI Areas A through F to a less than significant level.

According to the *City of Antioch General Plan EIR* (City of Antioch 2003), the City of Antioch's performance standards for water use are as follows:

- Adequate fire flow as established by the Contra Costa County Fire Protection District, along with sufficient storage for emergency drought situations and to maintain adequate service pressures.

Future development within the *City of Antioch General Plan* planning area may increase the water demand beyond the available supply, which was considered to be a potentially significant impact. Any development proposed within the proposed SOI areas would be conditioned to comply with General Plan Policies 8.4.2.b and 10.6.2b. Policy 8.4.2.b would ensure that adequate infrastructure is in place and operational prior to occupancy or new development; such that (1) new development will not negatively impact the performance of water facilities serving existing developed areas, and (2) the performance standards set forth in the Growth Management Element will continue to be met. Policy 10.6.2 would require that new development to be equipped with drought tolerant landscaping and water conservation devices. Implementation of the these General Plan policies would ensure that future development proposed within SOI Areas G through M has a less than significant impact on the water supply.

In addition, to the SOI areas to be annexed into the cities, these areas would also be required to be annexed into the CCWD in order for these SOI expansion areas to be serviced by CCWD water supplies, which would be subject to review and approval by the LAFCO. Additionally, inclusion of these areas into the CVP contractual service area must be approved by the U.S. Bureau of Reclamation (USBR). CCWD annexation is normally included as part of a reorganization application by the City to the LAFCO. USBR's review of the inclusion application includes meeting federal statutes and regulations, including the Endangered Species Act.

Section 5.04.120 B.1 of CCWD Code of Regulations states that no water shall be provided by the District to annexed lands unless and until a water supply is available for use on said lands, as confirmed in writing by the District. In order for either City to obtain a Confirmation Letter (of water supply) from CCWD for any proposed annexation areas, CCWD needs: (1) inclusion approval from USBR, and (2) issuance of a de minimus determination that the cumulative increase in water demand does not exceed 5 percent of the projected buildout water demands as presented in the Los Vaqueros Project (LVP) EIR/S (1993). The projected buildout water demands for the proposed SOI areas currently outside the LVP Planning Area is 930 af/y or half of one percent (0.005) of LVP critical year buildout demand. This demand, when combined with other known projects, currently falls within the acceptable five percent deviation; however, development timing with respect to other future projects will be a factor for issuance of de minimus determinations for future projects.

Analysis/Conclusion/Mitigation:

Wastewater

The proposed project would expand the DDS's SOI area by approximately 3,161 acres to include SOI Areas A through M. The DDS provides sewer treatment service to the cities of Antioch and Pittsburg, as well as the community of Bay Point. The proposed SOI areas are not currently serviced by DDS or within any wastewater service agencies' SOI.

DDS uses standard multipliers for estimating residential and commercial wastewater demand. The standard multiplier for residential base wastewater flow is 220 gallons/day and 1,000 gallons/day/acre for commercial users. According to Measure K, SOI Area L (Roddy Ranch Focus Area) would have maximum buildout of 425,000 square feet (9.76 acres) of commercial use and SOI Area G (Somerville Road Corridor Focus Area) would have a maximum buildout of 1,581,690 square feet (36.31 acres) of commercial use. According to the City of Pittsburg General Plan, the entire 870.20 acres of SOI Area F is designated for commercial use and some of this area is already developed. According to the City of Antioch General Plan, the Sand Creek Focus Area, which contains SOI Area K and a portion of SOI Area J, would have a maximum buildout of 1,240,000 square feet of commercial space; however, these SOI areas are designated specifically for open space. The areas of the Sand Creek Focus Area that would allow commercial development are located within DDS's existing SOI. Therefore, implementation of the proposed project would add approximately 916.27 acres of commercial use to DDS's SOI. Based on a maximum potential buildout of 3,279 dwelling units and 916.27 acres of commercial, future development within the proposed SOI area would increase the wastewater flow by approximately 1.6 mgd. According to the Water and Wastewater Municipal Services Review for East Contra Costa County (LAFCO 2007), the wastewater treatment plant has a design and permit capacity of 16.5 mgd, with an average dry weather flow (ADWF) of 12.9 mgd. The wastewater treatment plant has a planned capacity of 22.7 mgd with an outfall capacity of 27.0 mgd.

Although the project would expand the potential service area for DDS, it would not expand or intensify existing uses and would not introduce any new uses that would increase the demand on the wastewater treatment or collection system. All adopted policies, ordinances and regulations regarding wastewater collection and treatment would remain in place. Furthermore, annexation into the service is not proposed at this time and future annexations would be subject subsequent environmental and to comply with existing policies that would ensure adequate water. No mitigation would be necessary, as **no impacts** or physical changes to existing conditions would occur.

Water

SOI Areas E, F and M are located within the SOI for Contra Costa Water District (CCWD). The proposed project would expand the CCWD's SOI area by approximately 1,799 acres to include SOI Areas A, B, D, I, J, K and L.).

Although the proposed project would expand the potential service area for CCWD, it would not expand or intensify existing uses and would not introduce any new uses that would increase the demand on the water treatment or distribution system. All adopted policies, ordinances and regulations regarding water supply and quality would remain in place. Furthermore, annexation into the service is not proposed at this time and future annexations would be subject subsequent environmental and to comply with existing policies that would ensure adequate water. No mitigation would be necessary, as no impacts or physical changes to existing conditions would occur.

Stormwater

Contra Costa County Flood Control and Water Conservation District (CCCFCWCD) works with the surrounding cities to implement regional drainage plans. The CCCFCWCD is managed and staffed by Contra Costa County Public Works Department. Storm drainage service would continue to be provided by CCCFCWCD.

The stormwater trunk lines discharge to channels owned and maintained by both the cities the CCCFCWCD. The CCCFCWCD releases stormwater from the channels to the San Joaquin River and is the holder of a National Pollution Discharge Elimination System (NPDES) permit. Contra Costa County Clean Water Program staff monitors the quality of the released water to comply with the specifications of the NPDES permit. Maintenance fees for the system come from the assessment fees collected through the Contra Costa County Clean Water Program. The Central Valley Regional Water Quality Control Board regulates stormwater discharged from the cities.

All adopted policies, ordinances and regulations regarding storm water drainage would remain in place. The project would not expand or intensify existing uses and would not introduce any new uses that would increase the demand on the storm drainage system. No mitigation would be necessary, as no impacts or physical changes to existing conditions would occur.

f-g) Solid Waste

Environmental Setting:

Solid waste collection (garbage service) is provided under a City franchise by Pittsburg Disposal Service (a private company), 180 E. Leland Road, Pittsburg. Residential and commercial solid waste is presently transported to the Potrero Hills Landfill located east of Suisun for disposal. Non-recyclable industrial waste is disposed at the Keller Canyon Landfill adjacent to the City. Pittsburg Disposal also operates a

Recycling Center and Transfer Station at 1300 Loveridge Road. This facility is currently being expanded, and will result in a full-scale state-of-the-art Materials Recovery Facility (MRF) capable of recovering all types of materials. The current (2006 report year) diversion rate (percent of solid waste diverted from landfill disposal) for the City of Pittsburg is 41%. Implementing the MRF should increase the City's diversion rate beyond to required 50% amount.

The Environmental Affairs Division of the City of Pittsburg's Public Works Department is significantly involved in recycling. This division, in conjunction with Pittsburg Disposal Service, coordinates a Curbside Recycling Program and a Green Waste Program. Recycling Drop-off and Buy-Back Centers include 20-20 Recycling at 3033 Harbor Street, and Christensen's at 1501 Loveridge Road. The Delta Diablo Sanitation District operates a Household Hazardous Waste collection facility at 2500 Pittsburg-Antioch Highway.

Solid waste collection (garbage service) with the City of Antioch Planning Area is provided under a City franchise by Allied Waste Services (a private company), with administrative offices in Pacheco, California. Residential and commercial solid waste is presently transported for processing to the Contra Costa Transfer and Recovery Facility located three miles east of Martinez. Non-recyclable municipal solid waste, non-liquid industrial waste, and contaminated soil is disposed of at the Keller Canyon Landfill south of the City of Pittsburg.

Analysis/Mitigation/Conclusion:

Solid waste collection and disposal services in vicinity of the project area are currently provided by private refuse collection companies under franchise agreements with the Central Contra Costa County Solid Waste Authority, a joint powers authority (JPA) with the County and several local cities. The County is required to prepare and adopt a Countywide Integrated Waste Management Plan, which is required to include source reduction and recycling elements. These plans must identify how the County would reduce their waste stream in accordance with AB 939.

Residential and commercial solid waste is disposed at Potrero Hills Landfill, located east of Suisun City, while non-recyclable industrial waste is transported to Keller Canyon Landfill, located southeast of the City of Pittsburg's city limits within the planning area. Potrero Hills Landfill, a regional waste disposal facility, serves portions of Solano and Contra Costa Counties. A Class III landfill, it began operation in 1986 and has a projected life of 17 to 20 years. However, Potrero Hills Landfill Company owns adjacent acreage that may allow expansion of the existing facility. In 1996, 53 percent (194,157 tons) of waste disposed at Potrero Hills Landfill originated from the Contra Costa Recycling Center and Transfer Station located in the City of Pittsburg. Keller Canyon Landfill services eastern and central portions of Contra Costa County. A Class II facility, it opened in 1990 and has a projected lifespan of 40- years. Of the 244 acres permitted for disposal, 40 acres are currently in use.

According to the City of Pittsburg General Plan EIR, future increased demand for solid waste disposal associated with buildout of the general plan was considered to be a potentially significant impact. However, future development would be conditioned to comply with mitigation measure 11-P-21 of the City of Pittsburg General Plan EIR, which encourages builders to incorporate interior and exterior storage areas for recyclables into new or remodeled residential, commercial, and industrial structures. This combined with the City's implementation of mitigation measures 11-P-18 and 11-P-19 would reduce the impact associated with future development proposed within the SOI areas to a less than significant level.

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All adopted policies, ordinances and regulations regarding solid waste disposal would remain in place. The project would not add to the waste stream or violate any federal, State or local laws regarding solid waste. No mitigation would be necessary, as **no impacts** or physical changes to existing conditions would occur.

VII. MANDATORY FINDINGS OF SIGNIFICANCE

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ('Cumulatively considerable' means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects?) (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly? (1-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis and Conclusions:

a-c) The proposed project is the expansion of the SOIs for the City of Pittsburg, Delta Diablo Sanitation District and the Contra Costa Water District as shown in **Figures 3a, 3b** and **3c**. The proposed project does not include any proposed development or physical changes. Based upon the findings of this Initial Study, the proposed project would not significantly degrade or diminish the quality of the environment, substantially reduce or burden the habitat of fish or wildlife species, cause fish or wildlife populations to decrease below self-sustaining levels, threaten to eliminate special or unique plant or animal communities, reduce the number or restrict the habitat or range of rare or endangered plants or animal life, or eliminate important examples of the major periods of California history or prehistory. In

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regards to climate change, there is no specific development currently proposed as a part of the project and development potential of the thirteen SOI areas are less than what was analyzed in the documents from which this Initial Study tiers, and therefore would reduce emissions and potential impacts to climate change in relation to the existing conditions. The project would not contribute to any other potentially significant cumulative effect nor would it cause substantial adverse effects on human beings.

VIII. SOURCES AND REFERENCES

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IX. EXHIBIT

Exhibit 1: SOI Area Land Use Summary Table

X. APPENDICES

Appendix A: City of Pittsburg. Measure P - 2005

Appendix B: City of Antioch. Measure K - 2005

Appendix C: Contra Costa County. Measure L – 2006

XI. DOCUMENT PREPARERS

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**EXHIBITS 1 – SOI AREA LAND USE
SUMMARY TABLE**

New SOI Ref	APN	District SOI	City SOI	City Limits	Area Acres	Parcel Acres	Total Parcel Acres (if	Existing Land Use	COUNTY			PITTSBURG			ANTIOCH			Maximum Yield Dwelling Units (DU)	
									General Plan	Zoning	Max. DU/A	General Plan	Zoning per Measure P	Max. DU/A	General Plan with Measure K	Zoning	Max. DU/A		
A	097180002	Proposed CCWD & DDSD SOIs	Pittsburg Proposed SOI		620.13	4.45		AL	AL	A-4		HLDR	HPD	2.5 ¹	N/A	N/A	N/A	11	
	097180006				62.09		AL	AL	A-4		HLDR/LDR/OS	HPD/OS	2.5	N/A	N/A	N/A	155		
	097190002				115.24		AL	AL	A-4		LDR/OS	HPD/OS	2.5	N/A	N/A	N/A	288		
	097200002				52.52		AL	AL	A-4		LDR/OS	HPD/OS	2.5	N/A	N/A	N/A	131		
	097200003				158.52		AL	AL	A_4		HLDR/LDR/OS	HPD/OS	2.5	N/A	N/A	N/A	396		
	097210012				9.83	59.38	AL	AL	A-2		OS	HPD/OS	2.5	N/A	N/A	N/A	25		
	097230008				161.95		AL	AL	A-4		LDR/OS	HPD/OS	2.5	N/A	N/A	N/A	405		
	097240002				53.17		AL	AL	A-4		LDR/OS	HPD/OS	2.5	N/A	N/A	N/A	133		
	NO PARCEL ROW				2.38		LF	LF	A-3		No Information	No Information		N/A	N/A	N/A	No Information		
					620.15								N/A	N/A	N/A		1500 ²		
B	97170047	Proposed CCWD & DDSD SOIs	Pittsburg Proposed SOI		41.63	38.45		OS	OS	A-3		OS/Utility ROW	N/A	0	N/A	N/A	N/A	0	
				NO PARCEL ROW		41.63	3.18		OS	OS	A-3		No Information	No Information		N/A	N/A	N/A	No Information
					41.63								N/A	N/A	N/A		0		
C	096100019	Proposed DDSD SOI	Pittsburg			0.11			P/SP	HI		Utility/ROW	IG/GC	0	N/A	N/A	N/A	0	
	096100027				0.49	1.29		P/SP	HI		Industrial/Utility/ROW	IG	0	N/A	N/A	N/A	0		
	096100027				0.80			P/SP	HI		Utility/ROW	GQ/IG	0	N/A	N/A	N/A	0		
	096100029				16.92			HI/P/SP	HI		Industrial	IG/GC	0	N/A	N/A	N/A	0		
	096110XXX				0.71	1.63		P/SP	HI		LDR	RS-5	5000 SF/Lot	N/A	N/A	N/A	6		
	096110XXX				0.92			P/SP	HI		Utility/ROW		0	N/A	N/A	N/A	0		
				NO PARCEL ROW				3.22		P/SP	HI		Utility/ROW	IG	0	N/A	N/A	N/A	0
				NO PARCEL ROW				3.28		P/SP	HI		Utility/ROW	IG	0	N/A	N/A	N/A	0
					26.46								N/A	N/A	N/A		6		
D	075060006	Proposed CCWD & DDSD SOIs	Pittsburg Proposed SOI		697.46	21.45	80.92	AL	AL	A-4		OS	OS	20 A/Lot	N/A	N/A	N/A	1	
	075070002				3.4	10.10	AL	AL	A-4		OS	OS	20 A/Lot	N/A	N/A	N/A	0		
	089020009				0.46		AL	AL	A-4		LDR	HPD/OS	4.5	N/A	N/A	N/A	2		
	089020011				6.96		AL	AL	A-4		OS/Utility/ROW	OS	20 A/Lot	N/A	N/A	N/A	0		
	089020014				0.62		AL	AL	A-4		LDR	HPD	4.5	N/A	N/A	N/A	3		
	089020015				79.80	154.48	AL	AL	A-4		LDR/OS/Utility/Row	HPD/OS	4.5	N/A	N/A	N/A	359		
	089020015				74.68		AL	AL	A-4		HDR/OS/Utility/Row	HPD/OS	2.5	N/A	N/A	N/A	187		
	089050056				7.50	482.81	AL	AL	A-4		LDR/OS/Utility/Row	HPD/OS	4.5	N/A	N/A	N/A	34		
	089050056				475.31		AL	AL	A-4		HLDR/OS/Utility/Row	HPD/OS	2.5	N/A	N/A	N/A	1188		
	094100012				17.23	88.48	AL	AL	A-4		OS/Utility/ROW	OS	20 A/Lot	N/A	N/A	N/A	1		
	094100012				71.25	88.48	N/A	N/A	N/A		N/A	N/A		N/A	N/A	N/A	0		
				NO PARCEL ROW				10.06		AL	AL	A-4		N/A	OS	0	N/A	N/A	N/A
					697.46								N/A	N/A	N/A		1,775		
E	NO PARCEL ROW (073230024, 073190003, 073190008, 073190023, 07319002?)	Proposed DDSD SOI	Pittsburg	Pittsburg	0.74	0.74		No Information	I	N/A		No Information	No Information		N/A	N/A	N/A	No Information	
					0.74								N/A	N/A	N/A		0		
F	073190002	Proposed DDSD SOI	Pittsburg	Pittsburg	868.14	2.57		Business Commercial	I	N/A		Business Commercial	CS	0	N/A	N/A	N/A	0	
	073190004					1.41		Utility/ROW	MISC	N/A		Utility/ROW	IL/CS	0	N/A	N/A	N/A	0	
	073190007					2.38		Business Commercial	I	N/A		Business Commercial	CS	0	N/A	N/A	N/A	0	
	073190008					0.18		Utility/ROW	I	N/A		Utility/ROW	CS	0	N/A	N/A	N/A	0	
	073190008					0.56		Business Commercial	I	N/A		Business Commercial	CS	0	N/A	N/A	N/A	0	
	073210008					9.63	14.11	Industrial	I	N/A		Industrial	IG	0	N/A	N/A	N/A	0	

1 Max du/a assumes 20% slope.
2 Maximum buildout of this area is limited to 1,500 du.

New SOI Ref	APN	District SOI	City SOI	City Limits	Area Acres	Parcel Acres	Total Parcel Acres (if	Existing Land Use	COUNTY			PITTSBURG			ANTIOCH			Maximum Yield Dwelling Units (DU)
									General Plan	Zoning	Max. DU/A	General Plan	Zoning per Measure P	Max. DU/A	General Plan with Measure K	Zoning	Max. DU/A	
	073210008					4.48	44.14	N/A	N/A	N/A		N/A	N/A		N/A	N/A	N/A	0
	073210017					0.59	0.89	N/A	Institutional	N/A		N/A	IG	0	N/A	N/A	N/A	0
	073210047					0.3	0.89	N/A	N/A	N/A		N/A	N/A	0	N/A	N/A	N/A	0
	073210018					0.08	0.29	N/A	Institutional	N/A		N/A	IG	0	N/A	N/A	N/A	0
	073210048					0.24	0.29	N/A	N/A	N/A		N/A	N/A	0	N/A	N/A	N/A	0
	073210031					4.20		Utility/ROW	I	N/A		Utility/ROW	IG	0	N/A	N/A	N/A	0
	073210031					196.97		Industrial	I	N/A		Industrial	IG	0	N/A	N/A	N/A	0
	073220011					0.13	0.23	No Information	Institutional	N/A		No Information	IG	0	N/A	N/A	N/A	0
	073220044					0.09	0.23	N/A	N/A	N/A		N/A	N/A	0	N/A	N/A	N/A	0
	073220017					0.39	0.49	No Information	Institutional	N/A		No Information	IG	0	N/A	N/A	N/A	0
	073220047					0.4	0.49	N/A	N/A	N/A		N/A	N/A	0	N/A	N/A	N/A	0
	073220018					0.24		No Information	Institutional	N/A		No Information	No Information	0	N/A	N/A	N/A	0
	073220020					1.43		Industrial	-	N/A		Industrial	IG	0	N/A	N/A	N/A	0
	073220029					21.77		Industrial	I	N/A		Industrial	IG	0	N/A	N/A	N/A	0
	073220029					0.46		Open Space	I	N/A		Open Space	IG	0	N/A	N/A	N/A	0
	073220030					2.48		Industrial	-	N/A		Industrial	IG	0	N/A	N/A	N/A	0
	073220032					3.65		Industrial	I	N/A		Industrial	IG	0	N/A	N/A	N/A	0
	073220037					233.2	283.39	Industrial	I	N/A		Industrial	IG	0	N/A	N/A	N/A	0
	073220037					47.28	283.39	Open Space	N/A	N/A		Open Space	IG	0	N/A	N/A	N/A	0
	073220037					2.42	283.39	N/A	N/A	N/A		N/A	N/A	0	N/A	N/A	N/A	0
	073230010					9.27		Utility/ROW	Vacant	N/A		Utility/ROW	No Information	0	N/A	N/A	N/A	0
	073230010					1.52		Industrial	Vacant	N/A		Industrial	IG	0	N/A	N/A	N/A	0
	073230024					17.12		Business Commercial	I	N/A		Business Commercial	CS	0	N/A	N/A	N/A	0
	073230025					6.86	8.00	Utility/ROW	MISC	N/A		Utility/ROW	CS	0	N/A	N/A	N/A	0
	073230025					4.43	8.00	N/A	N/A	N/A		N/A	N/A	0	N/A	N/A	N/A	0
	073230030					11.13		Industrial	Vacant	N/A		Industrial	IG	0	N/A	N/A	N/A	0
	073230031					25.88		Industrial	I	N/A		Industrial	IG	0	N/A	N/A	N/A	0
	073230037					6.87		No Information	Institutional	N/A		No Information	IG	0	N/A	N/A	N/A	0
	073230038					0.14		Open Space	Institutional	N/A		Open Space	IG	0	N/A	N/A	N/A	0
	073230038					0.24		Industrial	Institutional	N/A		Industrial	IG	0	N/A	N/A	N/A	0
	073230041					9.78		Industrial	Institutional	N/A		Industrial	IG	0	N/A	N/A	N/A	0
	073230041					4.90		Utility/ROW	Institutional	N/A		Utility/ROW	IG	0	N/A	N/A	N/A	0
	073230043					2.69		Open Space	MISC	N/A		Open Space	IG	0	N/A	N/A	N/A	0
	073230043					17.31		Industrial	MISC	N/A		Industrial	IG	0	N/A	N/A	N/A	0
	073230045					9.18		Industrial	Institutional	N/A		Industrial	IG	0	N/A	N/A	N/A	0
	073230045					1.18		Open Space	Institutional	N/A		Open Space	IG	0	N/A	N/A	N/A	0
	073230046					56.25		Industrial	Vacant	N/A		Industrial	IG	0	N/A	N/A	N/A	0
	073230046					42.37		Open Space	Vacant	N/A		Open Space	IG	0	N/A	N/A	N/A	0
	073230046					0.42		Utility/ROW	Vacant	N/A		Utility/ROW	IG	0	N/A	N/A	N/A	0
	074030008					0.82	0.83	Open Space	Vacant	N/A		Open Space	IG	0	N/A	N/A	N/A	0
	074030008					0.04	0.83	N/A	N/A	N/A		N/A	N/A	0	N/A	N/A	N/A	0
	074030013					19.61	20.50	Open Space	Vacant	N/A		Open Space	IG	0	N/A	N/A	N/A	0
	074030013					0.61	20.50	Industrial	Vacant	N/A		Industrial	IG	0	N/A	N/A	N/A	0
	074030043					0.28	20.50	N/A	N/A	N/A		N/A	N/A	0	N/A	N/A	N/A	0
	074030015					11.52	12.08	Open Space	Vacant	N/A		Open Space	IG	0	N/A	N/A	N/A	0
	074030045					0.56	12.08	N/A	N/A	N/A		N/A	N/A	0	N/A	N/A	N/A	0
	074100001					0.04		No Information	Vacant	N/A		No Information	CS	0	N/A	N/A	N/A	0
	074100004					0.79		Service Commercial	CO	N/A		Service Commercial	CS	0	N/A	N/A	N/A	0
	074100005					1.25		Service Commercial	CO	N/A		Service Commercial	CS	0	N/A	N/A	N/A	0
	074100009					1.56		Service Commercial	I	N/A		Service Commercial	CS	0	N/A	N/A	N/A	0
	074100014					1.38		Service Commercial	I	N/A		Service Commercial	CS	0	N/A	N/A	N/A	0
	074100015					1.10		Service Commercial	Vacant	N/A		Service Commercial	CS	0	N/A	N/A	N/A	0
	074100016					2.23		Service Commercial	I	N/A		Service Commercial	CS	0	N/A	N/A	N/A	0
	074100017					1.42		Service Commercial	M?	N/A		Service Commercial	CS	0	N/A	N/A	N/A	0

1 Max du/a assumes 20% slope.

2 Maximum buildout of this area is limited to 1,500 du.

New SOI Ref	APN	District SOI	City SOI	City Limits	Area Acres	Parcel Acres	Total Parcel Acres (if	Existing Land Use	COUNTY			PITTSBURG			ANTIOCH			Maximum Yield Dwelling Units (DU)
									General Plan	Zoning	Max. DU/A	General Plan	Zoning per Measure P	Max. DU/A	General Plan with Measure K	Zoning	Max. DU/A	
	074100018					12.39		Service Commercial	Vacant	N/A		Service Commercial	CS	0	N/A	N/A	N/A	0
	074100019					0.34		Service Commercial	Vacant	N/A		Service Commercial	CS	0	N/A	N/A	N/A	0
	074100020					1.02		Service Commercial	I	N/A		Service Commercial	CS	0	N/A	N/A	N/A	0
	074100021					4.57		Service Commercial	I	N/A		Service Commercial	CS	0	N/A	N/A	N/A	0
	073190XXX					9.34	14.12	Utility/ROW	-	N/A		Utility/ROW	RS-5/IL/IG		N/A	N/A	N/A	0
	073490XXX					4.78	14.12	N/A	N/A	N/A		N/A	N/A		N/A	N/A	N/A	0
	073210XXX					5.17		Utility/ROW	-	N/A		Utility/ROW	IG	0	N/A	N/A	N/A	0
	073230XXX					0.07		Utility/ROW	-	N/A		Utility/ROW	CS	0	N/A	N/A	N/A	0
	NO PARCEL ROW					40.14		No Information	-	N/A		No Information	No Information		N/A	N/A	N/A	0
870.20																		
G	089150012	Proposed DDSD SOI	Antioch	None	195.4	10.62		Somersville Rd. Corridor Focus Area	I	N/A		N/A	N/A		Somersville Rd Corridor	N/A	N/A	
	089150013					168.71			AL	N/A		N/A	N/A		Somersville Rd Corridor	N/A	N/A	
	089150014					13.28			I	N/A		N/A	N/A		Somersville Rd Corridor	N/A	N/A	240
	NO PARCEL ROW					2.79			-	N/A		N/A	N/A		Somersville Rd Corridor	R-6	-	
195.40																		
H	076021016	Proposed DDSD SOI	Antioch	None	78.25	78.29		Public / Institutional	N/A	N/A		N/A	N/A		Public / Institutional	Other-Study Area		0
78.29																		
I	075042027	Proposed CCWD & DDSD SOIs	Antioch	Antioch	103.93	15.10		ER	AL	N/A		N/A	N/A		ER	HPD	2	2
	075042029					19.96		ER	Vacant	N/A		N/A	N/A		ER	HPD	2	2
	075052027					68.13		ER	Vacant	N/A		N/A	N/A		OS	HPD	1	0
	075620054					0.61	0.84	ER	Institutional	N/A		N/A	N/A		ER	HPD	1	0
	075620054					0.23	0.84	N/A	N/A	N/A		N/A	N/A		N/A	N/A		0
	NO PARCEL ROW					0.26		ER	-	N/A		N/A	N/A		ER	HPD	1	0
104.06																		
J	075122019	Proposed CCWD & DDSD SOIs	Antioch	Antioch	210.16	3.29		ER	Institutional	N/A		N/A	N/A		OS	P-D	1	0
	075122054					16.94		ER	Institutional	N/A		N/A	N/A		OS	P-D	1	0
	075122055					159.73		ER	Institutional	N/A		N/A	N/A		OS	P-D	1	0
	075122056					1.18		ER	Institutional	N/A		N/A	N/A		OS	P-D	1	0
	075122057					11.10		ER	Institutional	N/A		N/A	N/A		OS	P-D	1	0
	075132012					0.85		OS	AL	N/A		N/A	N/A		OS	P-D	0	0
	075132012					16.80		OS	AL	N/A		N/A	N/A		OS	S	0	0
209.89																		
K	075132014	Proposed CCWD & DDSD SOIs	Antioch	Antioch	107.02	107.02		Sand Creek Focus Area	N/A	N/A		N/A	N/A		Sand Creek Focus Area	Study District	0	0
107.02																		
L	075190001	Proposed CCWD &	None	County	18.61	18.61		Roddy Ranch	PR	A-2		N/A	N/A		Roddy Ranch Focus Area	N/A	600 total area	0
18.61																		
M	057060008	Proposed DDSD SOI	None	County	191.48	189.85	451.69	Giocinio Focus Area	AL	A-4		N/A	N/A		Mixed Use Planned Community Resort	N/A		
	057060008					264.85	451.69		N/A	N/A		N/A	N/A		N/A	N/A		400
	NO PARCEL ROW					1.64			AL	A-4		N/A	N/A		Giocinio Focus Area	N/A	400 total area	
191.49																		

Total 3161.40 Acres
 CCWD 1798.83 Acres
 DDSD 3161.40 Acres
 Pittsburg 1359.24 Acres

1 Max du/a assumes 20% slope.
 2 Maximum buildout of this area is limited to 1,500 du.

**APPENDIX A – CITY OF PITTSBURG
MEASURE P – 2005**

**CITY OF PITTSBURG VOTER APPROVED URBAN LIMIT
LINE AND PREZONING ACT**

SECTION 1. Title.

This Act shall be known and may be cited as the “City of Pittsburg Voter Approved Urban Limit Line and Prezoning Act.”

SECTION 2. Findings and Purposes.

The people of the City of Pittsburg hereby make the following findings and declare that their purpose in enacting this Act is as follows:

- (a) The City of Pittsburg must plan for its future. Moderate, managed growth will secure economic prosperity and enhance the quality of life in Pittsburg. With a plan to manage development and the City boundaries, Pittsburg can achieve a diverse and high-quality employment base close to home, create traffic solutions, improve its public schools, and ensure an improved quality of life for all Pittsburg citizens.
- (b) To guide future growth and development in the manner consistent with the City’s General Plan, the people of Pittsburg must establish the Voter Approved Urban Limit Line.
- (c) Establishment of a City of Pittsburg Voter Approved Urban Limit Line complies with the purposes of Measure J (Contra Costa’s Transportation Sales Tax Expenditure Plan) to:
 - (1) Ensure the preservation and protection of identified non-urban land, including agricultural, open space, parkland, and other areas, by establishing a line beyond which urban development is prohibited;
 - (2) Link land use decisions with the transportation investments in Measure J by channeling future growth to locations more suitable for urban development; and
 - (3) Ensure that land use policies within the Voter Approved Urban Limit Line effectively promote appropriate development that accommodates the area’s projected housing and job needs for the future.
- (d) Approval of this Act will qualify the City of Pittsburg to receive the millions of dollars’ worth of Measure J “Return to Source” funds to which it is entitled for local street and road improvements. Unless we establish a Voter Approved Urban Limit Line, these funds will be withheld by the Contra Costa Transportation Authority.

- (e) The rezoning of certain lands designated by this Act is a necessary first step so that the City of Pittsburg may proceed to annex these lands.
- (f) The new urban areas within the Voter Approved Urban limit line would be rezoned as Hillside Planned District (HPD) and Open Space District (OS).
- (g) Establishment of the Voter Approved Urban Limit Line will allow the City to achieve a goal first identified in the 1980 General Plan: the construction of the Buchanan Road Bypass, relieving the severe congestion on existing Buchanan Road and providing another east-west connector between Kirker Pass Road and Somersville Road to relieve current neighborhood congestion.
- (h) The Voter Approved Urban Limit Line and rezoning established by this Act are consistent with the goals and policies of the existing Pittsburg General Plan and zoning ordinances.
- (i) The Voter Approved Urban Limit Line may only be changed by a subsequent vote of the voters of the City of Pittsburg at a city election.
- (j) Establishment of the Voter Approved Urban Limit Line and the rezoning of certain lands will finally give residents of the City of Pittsburg control over their future. The residents of Pittsburg know what is best for their city, and the residents of other Contra Costa County cities and unincorporated areas should have no control over the future of our City.

SECTION 3. City of Pittsburg General Plan Amendments.

The City of Pittsburg General Plan is amended as follows:

- (a) The Cover is hereby amended to show the establishment of a Voter Approved Urban Limit Line as shown on Exhibit 1, attached hereto and incorporated herein by reference.
- (b) The paragraph entitled *Growth Management (Chapter 3)* at page 1-7 of the Introduction and Overview section of the General Plan is hereby amended as follows:

Growth Management (Chapter 3)

This element addresses growth and expansion, traffic standards, and public facility standards, pursuant to the Contra Costa County Transportation Improvement and Growth Management Program (Measure C) passed by county voters in 1988. The element also addresses the Voter Approved Urban Limit Line passed by the voters of the City of Pittsburg.

- (c) Figure 1-2 (Planning Boundaries and Physical Relief) at page 1-11 is hereby amended to show the establishment of a Voter Approved Urban Limit Line as shown on Exhibit 2, attached hereto and incorporated herein by reference.
- (d) Figure 2-2 (General Plan Diagram) at page 2-12 is hereby amended to show the establishment of a Voter Approved Urban Limit Line as shown on Exhibit 3, attached hereto and incorporated herein by reference.
- (e) Figure 2-3 (Planning Boundaries) at page 2-26 is hereby amended to show the establishment of a Voter Approved Urban Limit Line as shown on Exhibit 4, attached hereto and incorporated herein by reference.
- (f) Part 3.1 (Growth and Expansion), subsection "Growth and Annexation," beginning at page 3-2 is hereby amended as follows:

GROWTH AND ANNEXATION

The Planning Area boundaries of this General Plan largely coincide with those of the City's last General Plan, which was prepared in 1988, and are described in Chapter 1: Introduction. Since the 1988 General Plan was adopted, Pittsburg has witnessed six major expansions of its City boundaries, totaling approximately 2,780 acres:

- Northeast River subarea. In 1990, 1,170 acres were annexed for industrial development;
- West Central subarea. In 1991, 190 acres were annexed for construction of a mobile home park;
- Buchanan subarea. In 1997, 160 acres of Highlands Ranch were annexed for industrial development; and
- Southwest Hills subarea. In 1990, 1,030 acres were annexed for the San Marco project. In 1992, 130 acres were annexed along the western municipal boundary. Then in 1996, 100 acres were annexed south of Oak Hills.

Full implementation of the land uses proposed in this General Plan will require additional annexations in the Woodlands, Buchanan, Southwest Hills, and Northwest River subareas. Policies also consider potential annexation of developable lands outside of the current SOI along the eastern and western edges of the City.

As part of the 1996 Contra Costa County General Plan, the County delineated an Urban Limit Line (ULL) to identify areas appropriate for urban expansion and preserve open space in the southern hills. Recently, in 2000, the County amended its ULL, removing several hundred acres of the southern hills from planned urban

growth areas. This General Plan seeks to define appropriate limits for urban growth based on land use considerations and environmental and topographic constraints.

The voters approved the City of Pittsburg Voter Approved Urban Limit Line and Prezoning Act. This Act amended this General Plan to establish a Voter Approved Urban Limit Line that could not be changed without a vote of the voters. The Act also prezoned certain specified lands as a necessary first step in the process of annexing those lands to the City and provided that the prezoning could be changed by a vote of the voters or by a majority vote of the City Council.

The findings and purpose section of the City of Pittsburg Voter Approved Urban Limit Line and Prezoning Act specifically stated its intent to comply with the purposes of Measure J (Contra Costa's Transportation Sales Tax Expenditure Plan) as follows:

- a. Ensure the preservation and protection of identified non-urban land, including agricultural, open space, parkland, and other areas, by establishing a line beyond which urban development is prohibited;
- b. Link land use decisions with the transportation investments in Measure J by channeling future growth to locations more suitable for urban development; and
- c. Ensure that land use policies within the Voter Approved Urban Limit Line effectively promote appropriate development that accommodates the area's projected housing and job needs for the future.

GOALS: GROWTH AND EXPANSION

3-G-1 Manage the City's growth to balance development of housing options and job opportunities, protection of open space and habitat areas, construction of transportation improvements, and preservation of high quality public facilities.

3-G-2 Realize the opportunities afforded by establishment of the Voter Approved Urban Limit Line to allow the City to grow in such a way as to diversify and expand the employment base, develop a range of housing opportunities, increase the depth of municipal fiscal resources, enhance the quality of urban life for all Pittsburg residents and prohibit urban development beyond the Voter Approved Urban Limit Line.

- (g) Figure 13-1 (Areas in Need of Repair or Replacement) at page 13-33 is hereby amended to show the establishment of a Voter Approved Urban Limit Line as shown on Exhibit 5, attached hereto and incorporated herein by reference.

- (h) Figure 13-2 (Housing Opportunity Sites 2004-2006) at page 13-63 is hereby amended to show the establishment of a Voter Approved Urban Limit Line as shown on Exhibit 6, attached hereto and incorporated herein by reference.
- (i) Figure 13-3 (Los Medanos Community Development Project) at page 13-119 is hereby amended to show the establishment of a Voter Approved Urban Limit Line as shown on Exhibit 7, attached hereto and incorporated herein by reference.

SECTION 4. City of Pittsburg Zoning Map Rezoning Amendments.

The Zoning Map of the Zoning Ordinance of the City of Pittsburg, Title 18 of the Municipal Code, Section 18.04.020.C (Ordinance No. 90-979) is amended to prezone lands by applying Chapter 18.56 (Hillside Planned District) and Chapter 18.58 (Open Space District) to certain lands as shown in Exhibit 8 (Rezoning Northwest River), Exhibit 9 (Rezoning Southwest Hills), Exhibit 10 (Rezoning Woodlands) and Exhibit 11 (Rezoning Buchanan), attached hereto and incorporated herein by reference.

SECTION 5. Finding of Consistency.

The Voter Approved Urban Limit Line established by this Act is consistent with the Pittsburg General Plan. The rezoning established by this Act is consistent with the Pittsburg General Plan and Zoning Ordinance.

SECTION 6. Implementation.

Upon the effective date of this Act, the Act shall be deemed inserted in the City of Pittsburg General Plan and the City of Pittsburg Zoning Map as amendments thereof, except that if the four amendments of the mandatory elements of the City of Pittsburg General Plan permitted by state law for any given calendar year have already been utilized prior to the effective date of this Act, the portions of this Act pertaining to the City of Pittsburg General Plan shall be deemed inserted in the City of Pittsburg General Plan on the sixtieth day following the date of certification of the vote approving this Act by the City Clerk.

SECTION 7. Amendments.

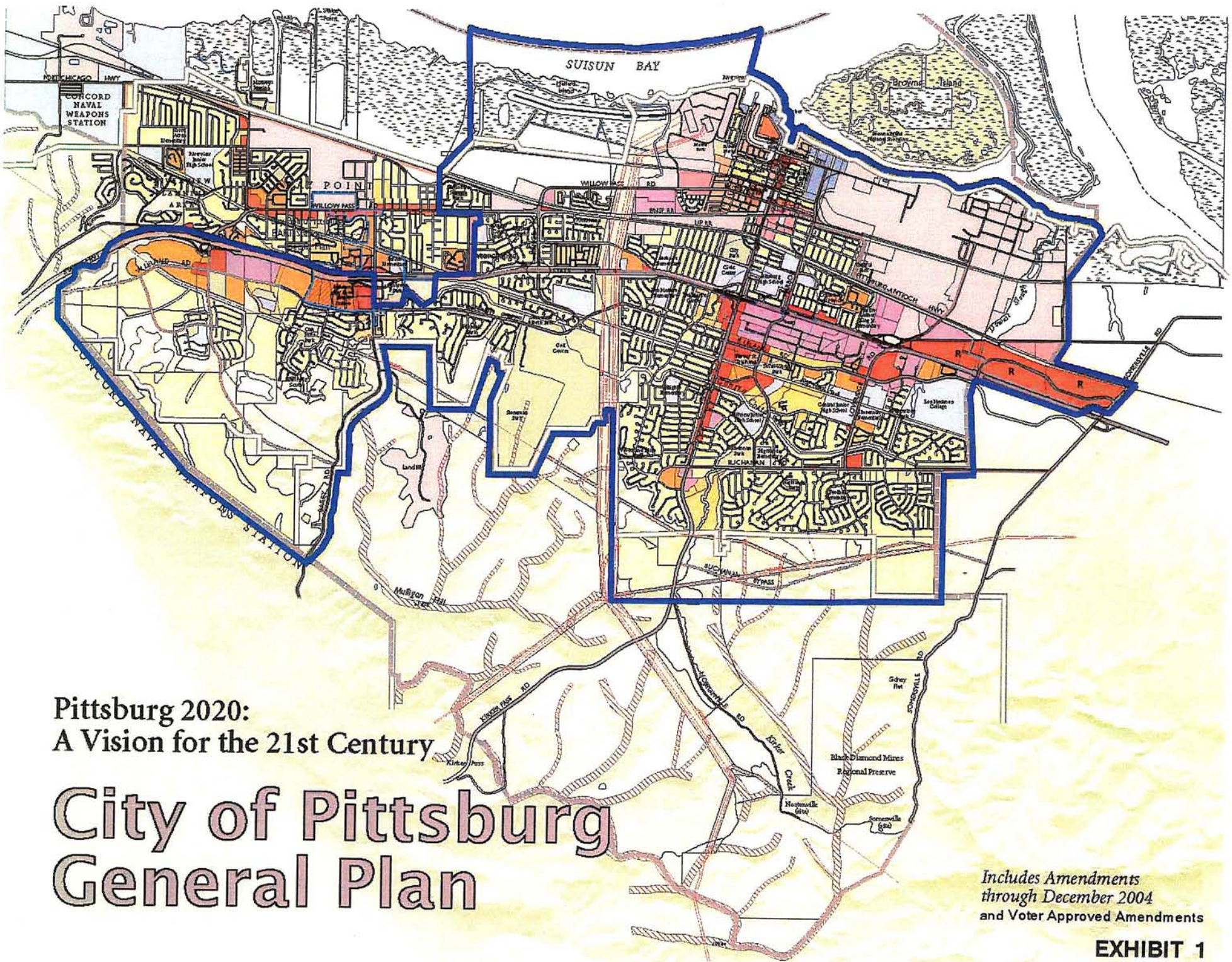
The Voter Approved Urban Limit Line established by this Act may only be changed by a subsequent vote of the voters at a city election. The Rezoning Map amendments contained in Section 4 of this Act may be changed by a subsequent vote of the voters at a city election or by a majority vote of the City Council.

SECTION 8. Effective Date.

The provisions of this Act shall become effective upon the approval of the voters of the City of Pittsburg pursuant to California Elections Code section 9217.

SECTION 9. Severability.

If any provisions of this Act or the application thereof to any person or circumstances is held invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Act, and to this end the provisions of this Act are severable.



Pittsburg 2020:
A Vision for the 21st Century

City of Pittsburg General Plan

*Includes Amendments
through December 2004
and Voter Approved Amendments*

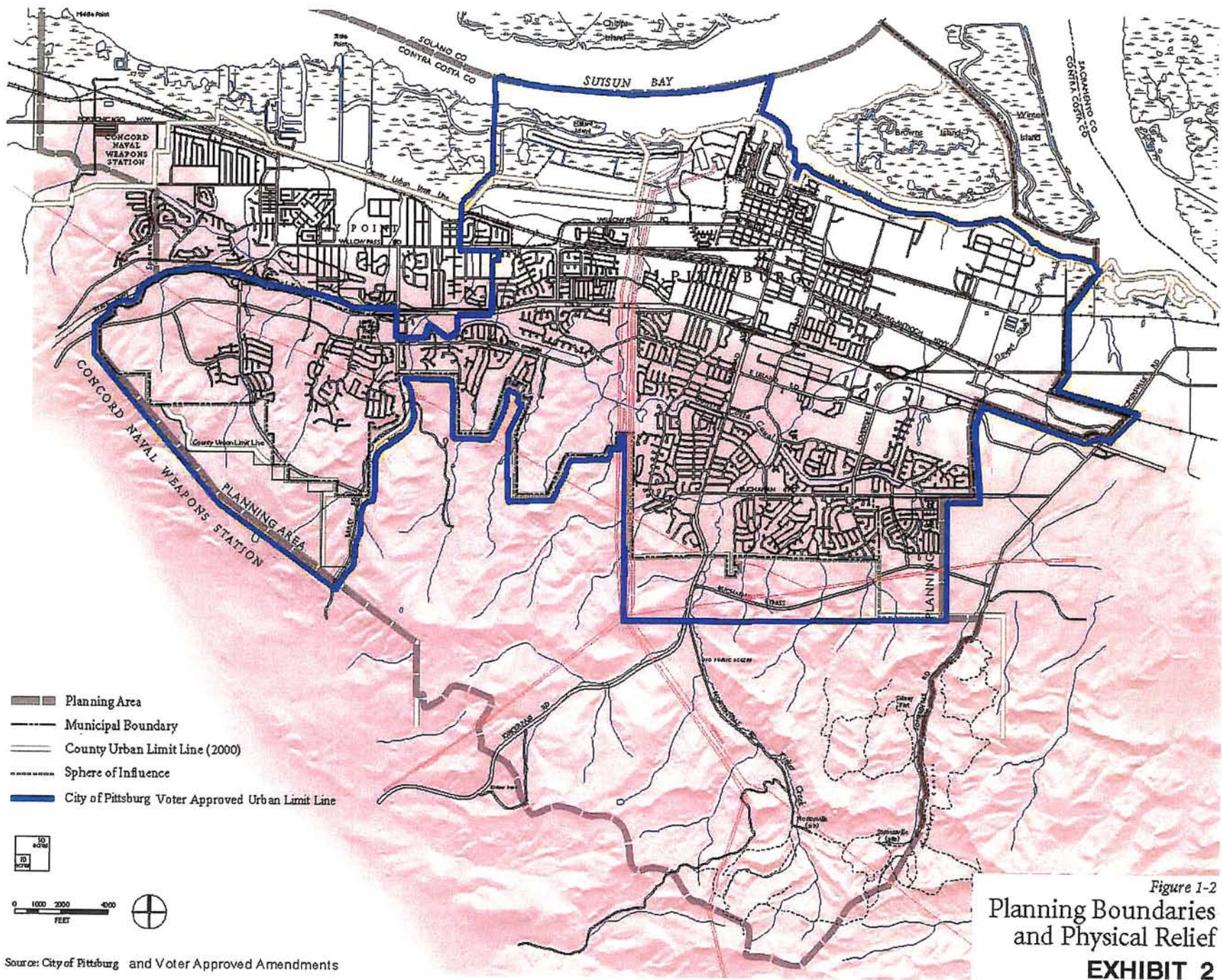


Figure 1-2
 Planning Boundaries
 and Physical Relief
EXHIBIT 2

Source: City of Pittsburg and Voter Approved Amendments

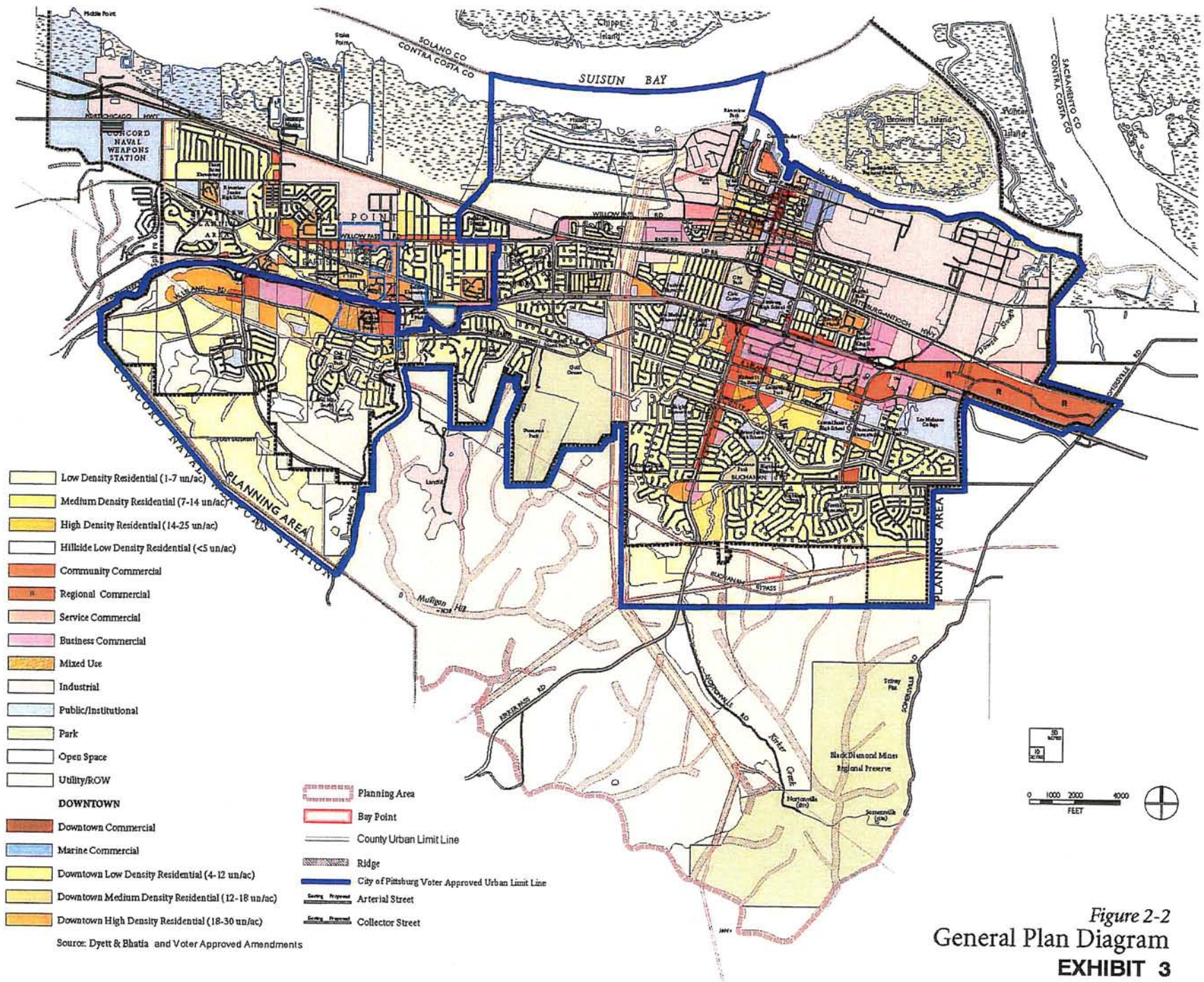


Figure 2-2
 General Plan Diagram
EXHIBIT 3

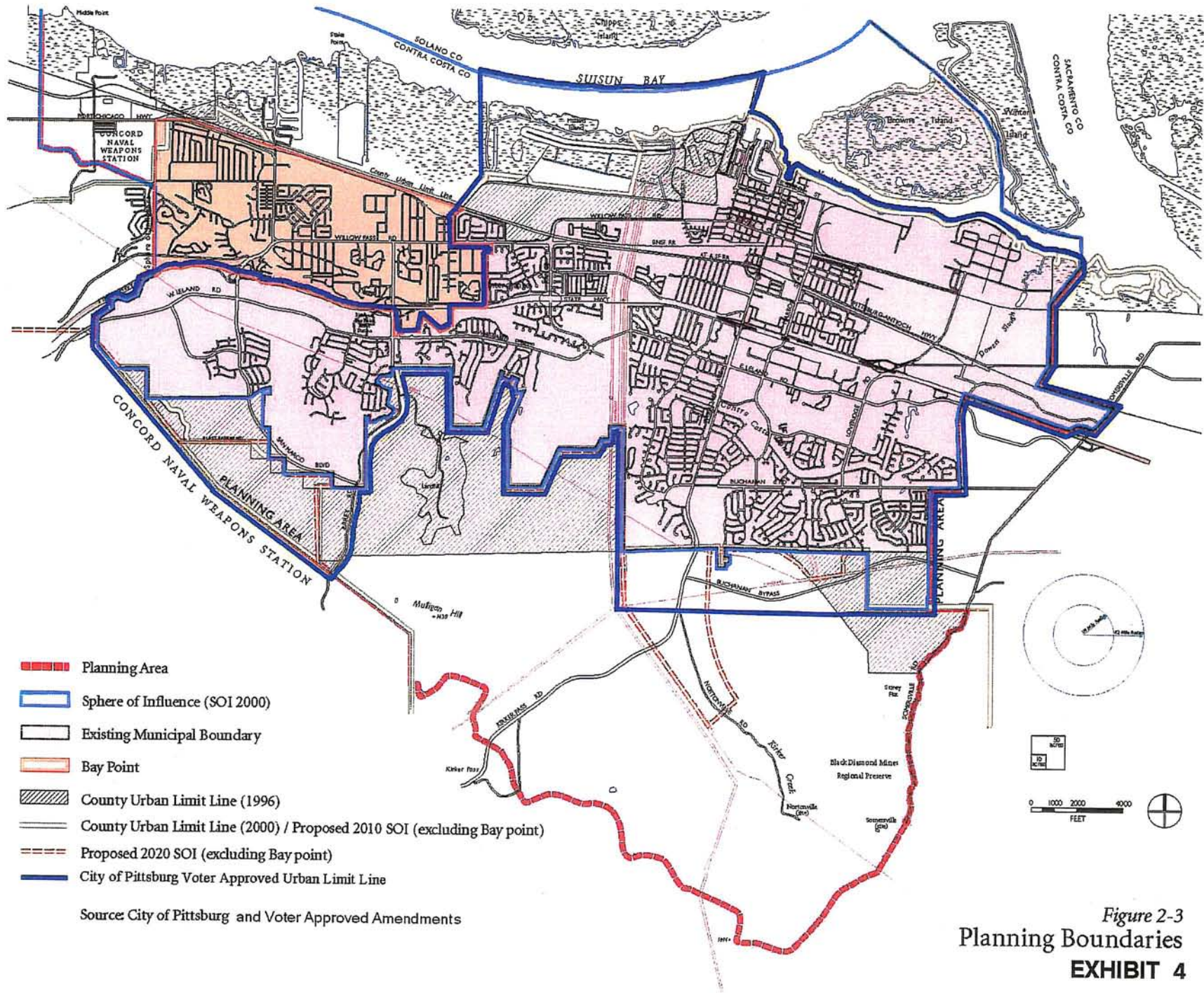
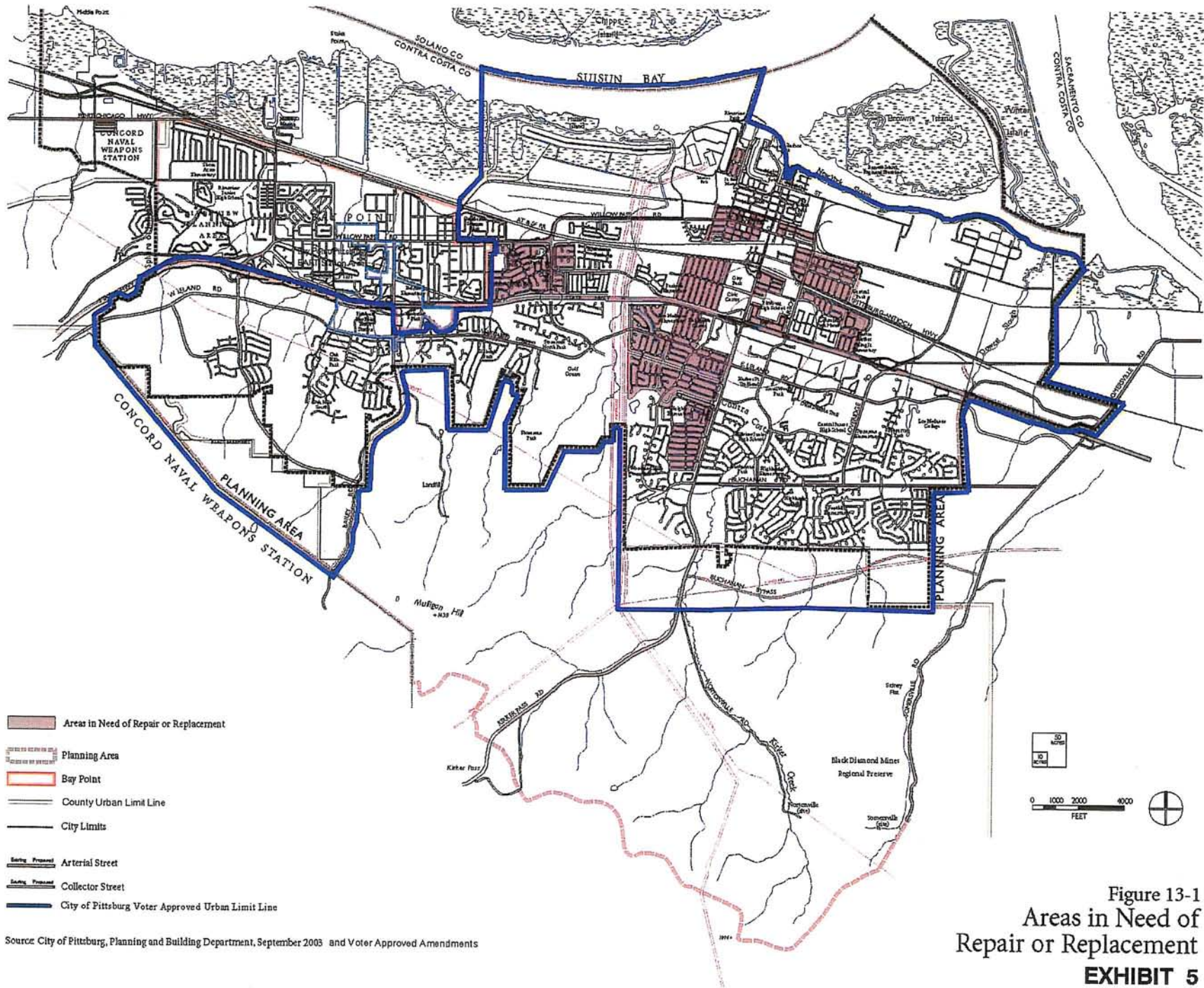


Figure 2-3
 Planning Boundaries
 EXHIBIT 4



Source: City of Pittsburg, Planning and Building Department, September 2003 and Voter Approved Amendments

Figure 13-1
 Areas in Need of
 Repair or Replacement
EXHIBIT 5

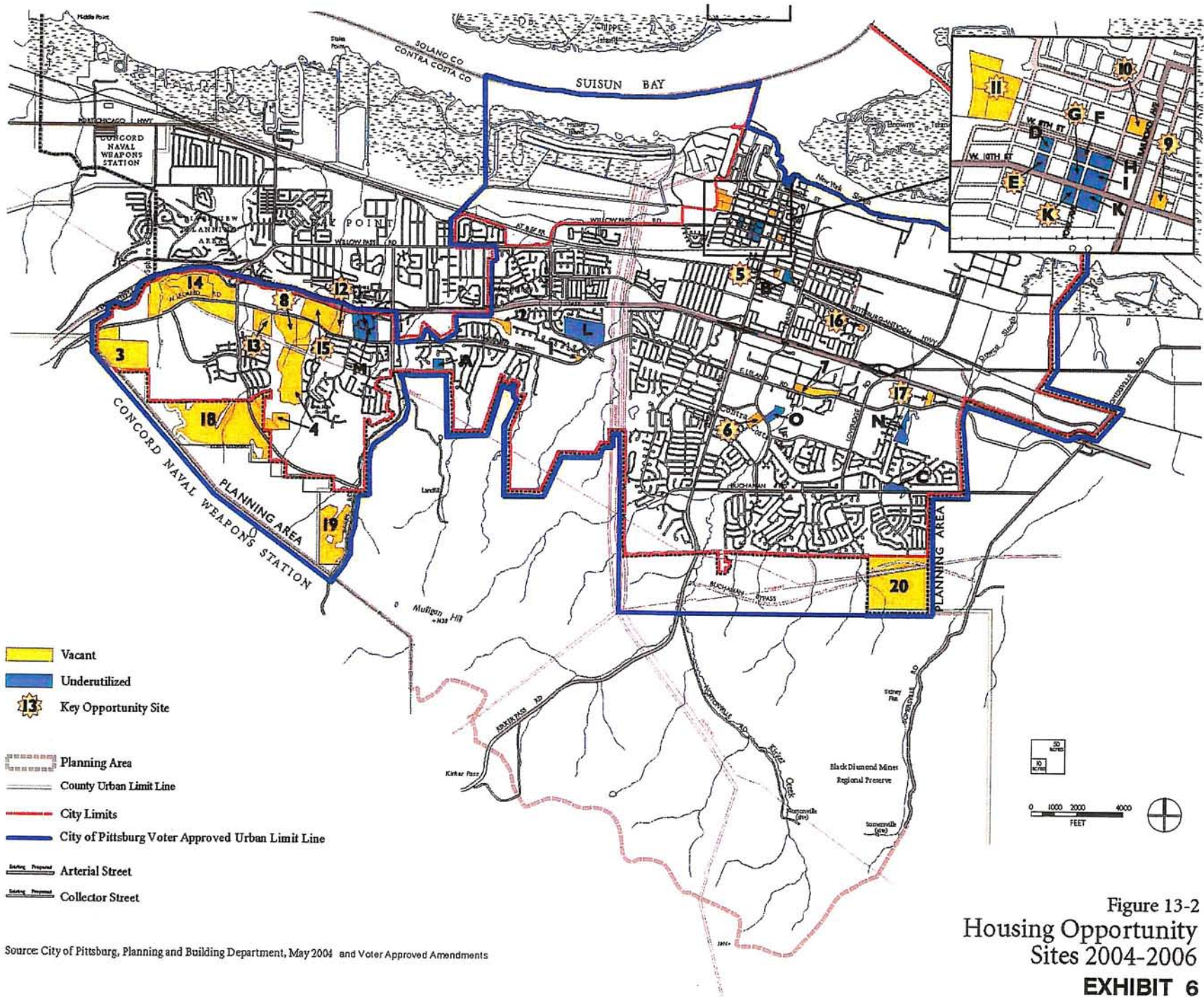
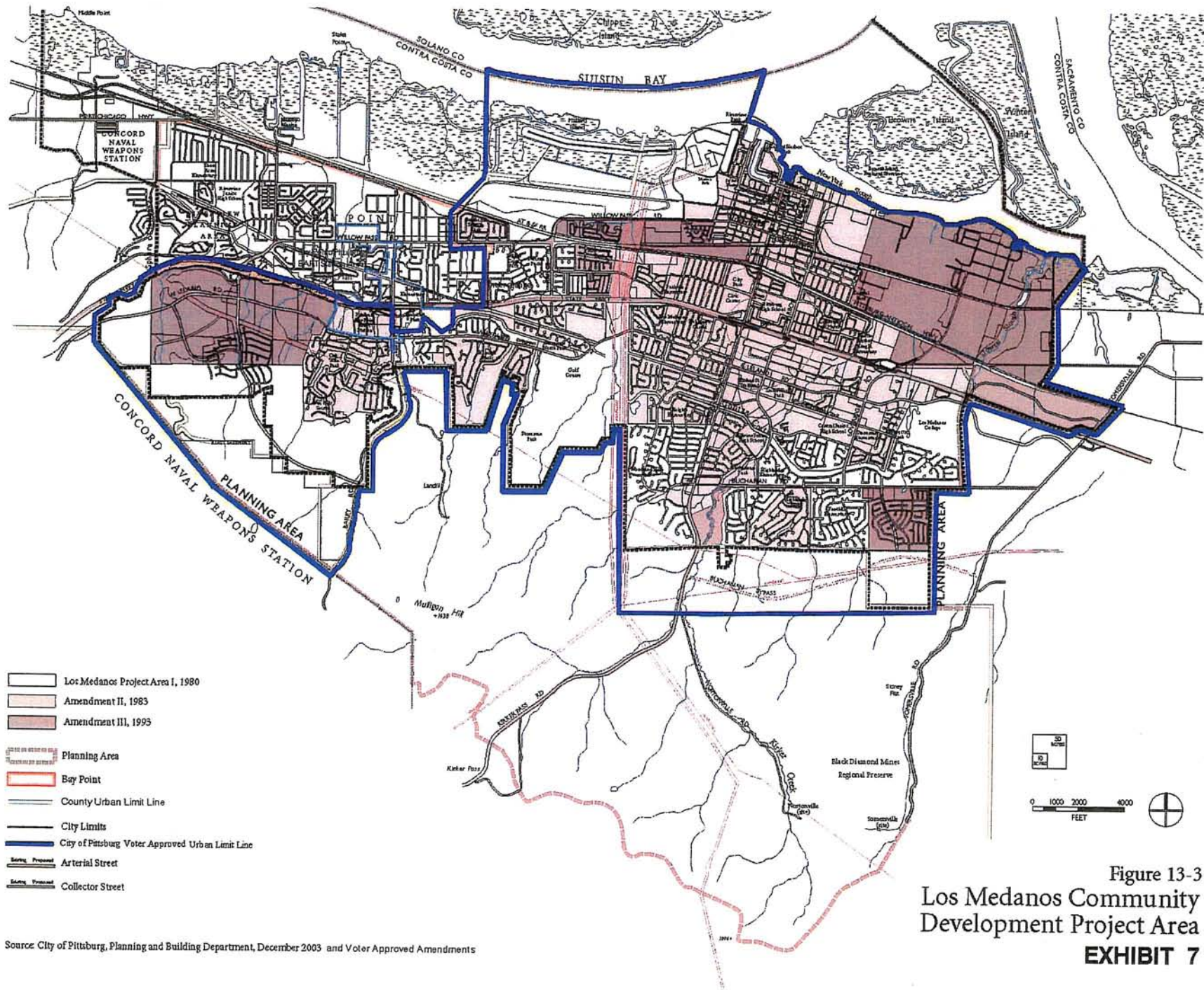


Figure 13-2
 Housing Opportunity
 Sites 2004-2006
EXHIBIT 6

Source: City of Pittsburg, Planning and Building Department, May 2004 and Voter Approved Amendments



- Loc. Medanos Project Area I, 1980
- Amendment II, 1983
- Amendment III, 1993
- Planning Area
- Bay Point
- County Urban Limit Line
- City Limits
- City of Pittsburg Voter Approved Urban Limit Line
- Arterial Street
- Collector Street

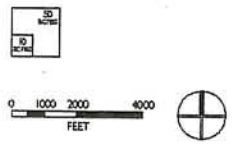


Figure 13-3
 Los Medanos Community
 Development Project Area
EXHIBIT 7

Source: City of Pittsburg, Planning and Building Department, December 2003 and Voter Approved Amendments

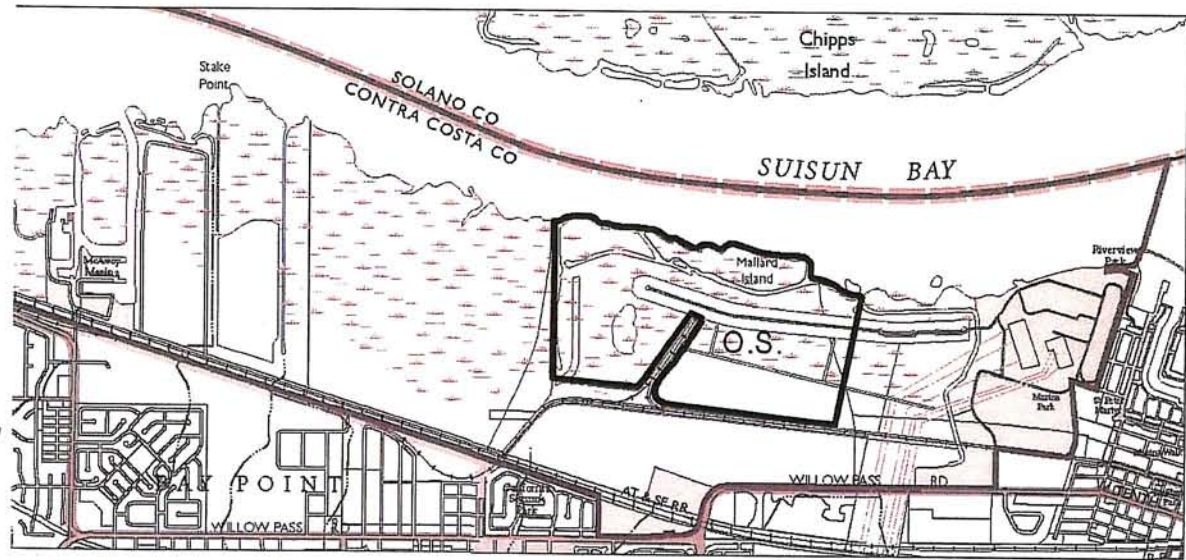
LEGEND

O.S. Open Space District, Ref: Chapter 18.58 of Pittsburg Zoning Ordinance.

— Prezoning Boundary

Includes all of Assessor Parcel Numbers 096-100-015, 096-100-017, 096-100-018, and a portion of Assessor Parcel Number 096-100-026.

Amends Zoning Map of the Zoning Ordinance of the City of Pittsburg, Title 18 of the Municipal Code, Section 18.04.020.C; Ord. No. 90-979.



Source: Dyett & Bhatia and Voter Approved Amendments

Prezoning Northwest River
Ref: City of Pittsburg General Plan, Figure 2-4L Northwest River, page 2-70

LEGEND

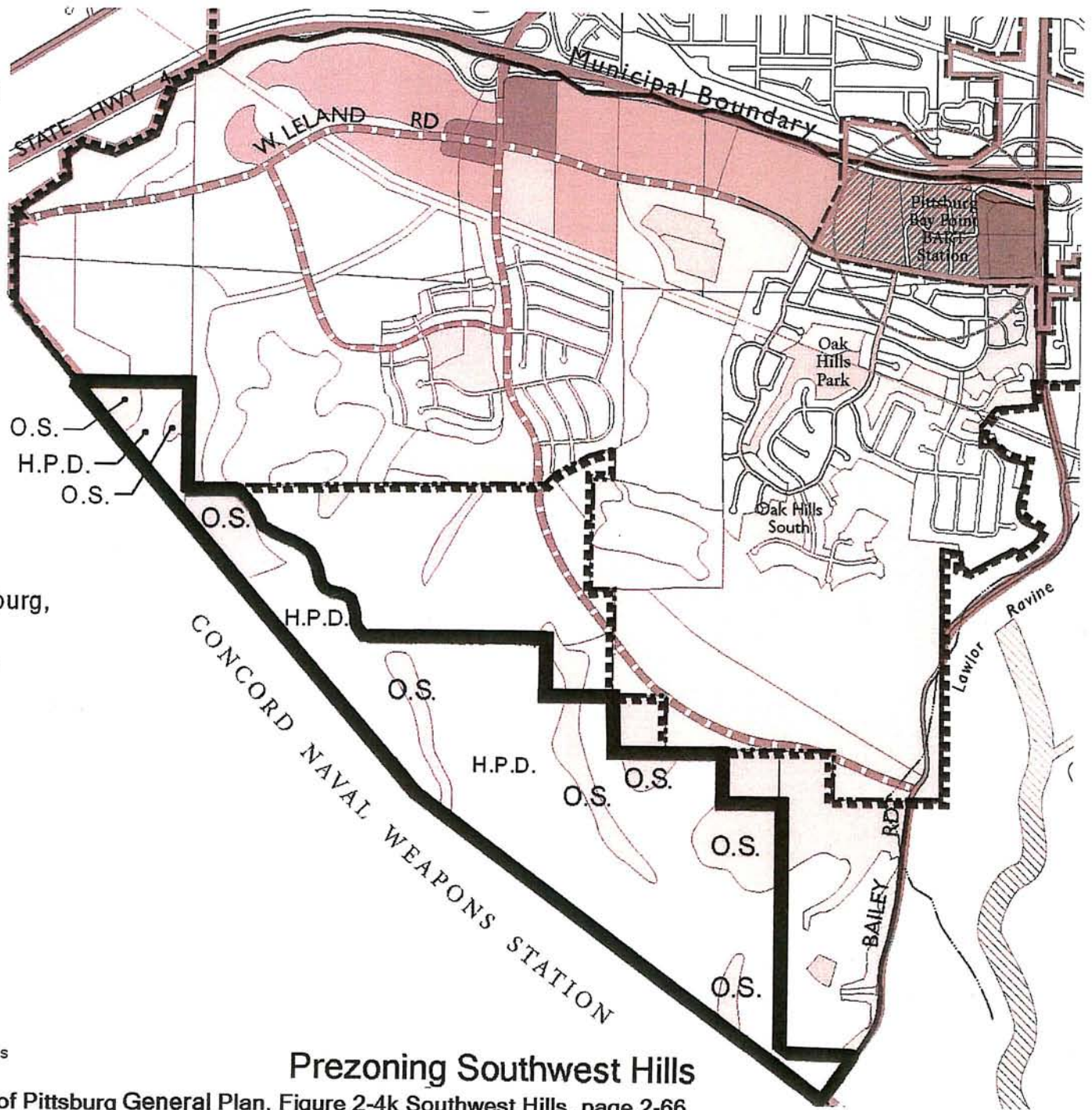
O.S. Open Space District, Ref: Chapter 18.58 of Pittsburg Zoning Ordinance.

H.P.D. Hillside Planned District, Ref: Chapter 18.56 of the Pittsburg Zoning Ordinance.

 Prezoning Boundary

Includes all of Assessor Parcel Numbers 097-180-006, 097-200-002, 097-200-003, 097-230-006, 097-240-002 and a portion of Assessor Parcel Number 097-190-002.

Amends Zoning Map of the Zoning Ordinance of the City of Pittsburg, Title 18 of the Municipal Code, Section 18.04.020.C; Ord. No. 90-979.



Source: Dyett & Bhatia and Voter Approved Amendments

Prezoning Southwest Hills

Ref: City of Pittsburg General Plan, Figure 2-4k Southwest Hills, page 2-66

EXHIBIT 9

LEGEND

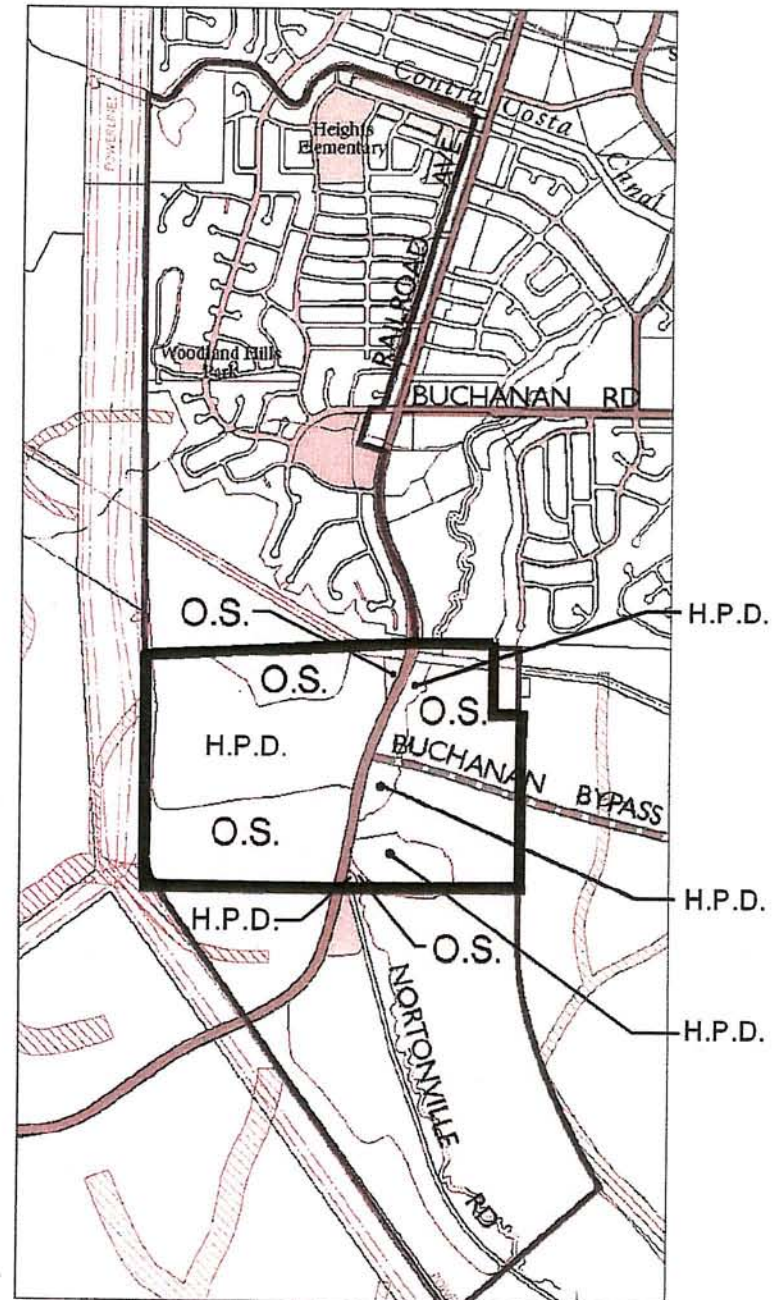
O.S. Open Space District, Ref: Chapter 18.58 of Pittsburg Zoning Ordinance.

H.P.D. Hillside Planned District, Ref: Chapter 18.56 of the Pittsburg Zoning Ordinance.

■ Prezoning Boundary

Includes all of Assessor Parcel Numbers 089-020-009, 089-020-010, 089-020-011, 089-020-012 and a portion of Assessor Parcel Number 089-050-056.

Amends Zoning Map of the Zoning Ordinance of the City of Pittsburg, Title 18 of the Municipal Code, Section 18.04.020.C; Ord. No. 90-979.



Prezoning Woodlands

Ref: City of Pittsburg General Plan, Figure 2-4h Woodlands, page 2-60

EXHIBIT 10



Source: Dyett & Bhatia and Voter Approved Amendments

LEGEND

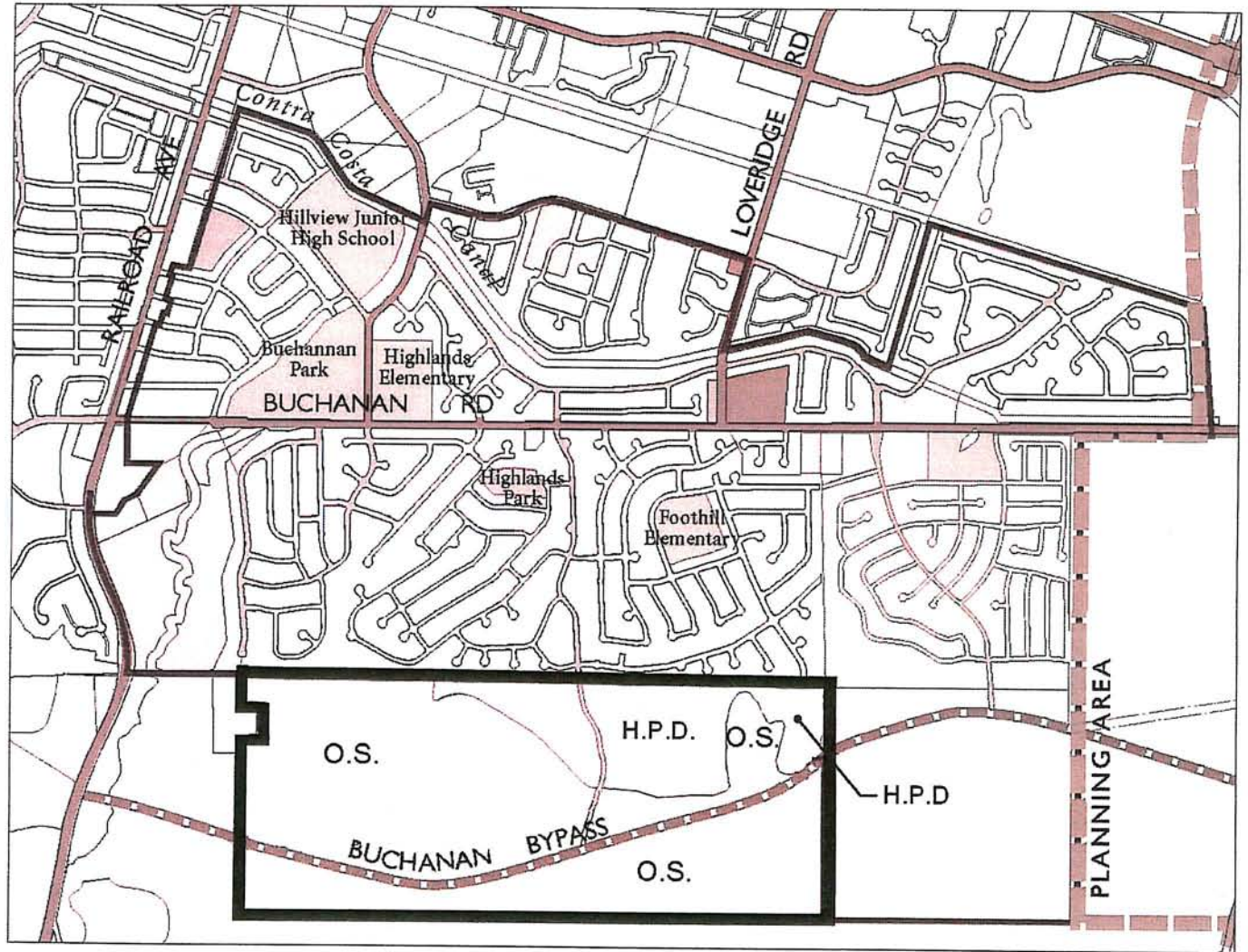
O.S. Open Space District, Ref: Chapter 18.58 of Pittsburg Zoning Ordinance.

H.P.D. Hillside Planned District, Ref: Section 18.56 of the Pittsburg Zoning Ordinance.

█ Prezoning Boundary

Includes a portion of Assessor Parcel Number 089-050-056.

Amends Zoning Map of the Zoning Ordinance of the City of Pittsburg, Title 18 of the Municipal Code, Section 18.04.020.C; Ord. No. 90-979.



Source: Dyett & Bhatia and Voter Approved Amendments

Prezoning Buchanan
Ref: City of Pittsburg General Plan, Figure 2-5g Buchanan, page 2-58

EXHIBIT 11

**APPENDIX B – CITY OF ANTIOCH
MEASURE K – 2005**

INITIATIVE MEASURE TO BE SUBMITTED DIRECTLY TO THE VOTERS

The People of the City of Antioch Do Hereby Ordain as Follows:

Section 1. Title.

This initiative measure (this “Initiative”) shall be known as the “City of Antioch Growth Control, Traffic Relief, Voter-Approved Urban Limit Line, and Roddy Ranch Development Reduction Initiative.”

Section 2. Purposes and Findings.

A. Purposes. The purposes of this Initiative are as follows:

1. In order to protect the public health, safety, and welfare and to allow anticipated traffic improvements to be constructed prior to significant additional development, to amend the Antioch General Plan, adopted November 23, 2003, as amended, (the “General Plan”) to impose (i) a moratorium on the granting of new residential development allocations for calendar years 2006 and 2007 so that 0 allocations will be granted during that time and (ii) to reduce by 1,000, from the levels currently permitted by the General Plan, the total number of residential development allocations the City may issue in the five-year period from 2006 to 2010. A residential development allocation must be issued before a residential building permit may be issued unless the General Plan provides a specific exemption.
2. To amend the General Plan to create Antioch’s own voter-approved urban limit line (the “Voter-Approved Urban Limit Line”) in the location shown on Exhibit A. With respect to Roddy Ranch, the Voter-Approved Urban Limit Line is established in the same location as the urban limit line adopted by the voters in 1990 but subsequently moved by the County Board of Supervisors in 2000 over the objections of the City. The Voter-Approved Urban Limit Line is a line beyond which the City’s 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 cannot be amended, except by the voters of the City.
3. To protect Deer Valley from development by placing it outside the Voter-Approved Urban Limit Line.
4. To amend the General Plan to reduce by approximately 60% (from 1,700 to 700 units) the maximum number of residential units potentially developed in the Roddy Ranch Focus Area, as shown on Exhibit B-1 to this Initiative. This Initiative is not a final approval to develop the Roddy Ranch Focus Area. If any portion of the Roddy Ranch Focus Area is annexed into the City (“Roddy Ranch”), the City Council retains the discretion to approve development plans and subdivisions within Roddy Ranch, consistent with the provisions of this Initiative.
5. To ensure that prior to development of Roddy Ranch, the City prepares, at the developer’s expense, an environmental impact report evaluating the environmental

impacts associated with such development, in accordance with the provisions of the California Environmental Quality Act (“CEQA”). To the extent required by CEQA, the environmental impact report will propose mitigation measures to reduce project impacts.

6. To enter into a development agreement consistent with state law covering the long term planning and development of Roddy Ranch. The development agreement includes the following terms:
 - (a) Prohibit the issuance of any building permits for Roddy Ranch until State Highway 4 is widened to four lanes in the peak hour direction between the existing interchanges of Railroad Avenue and L Street or until January 1, 2009, whichever is the first to occur.
 - (b) Require the Roddy Ranch developer to contribute \$1,000,000 for improvements to State Highway 4 Bypass and/or Vasco Road and \$50,000 to the City to study the feasibility of locating a business park in the City to bring high-quality jobs to Antioch residents. In addition, the Roddy Ranch developer must pay all traffic fees otherwise imposed on the Roddy Ranch development. These contributions are in addition to those traffic fees otherwise imposed on the Roddy Ranch development. Under the current fee structure, the development of 700 units in Roddy Ranch would generate approximately \$6,000,000 in traffic fees, a substantial portion of which would go to State Highway 4 and State Highway 4 Bypass improvements.
 - (c) Although students living in Roddy Ranch will not attend Antioch public schools, require the developer of Roddy Ranch to contribute \$1,000,000 to the Antioch Unified School District to be used exclusively for performing arts, music, and sports programs, in addition to mitigating school impacts in Brentwood resulting from development of Roddy Ranch.
7. To encourage smart growth, transit-oriented development projects within the Voter-Approved Urban Limit Line by excluding such projects from the numerical limits on the City’s issuance of residential development allocations.
8. To amend the Antioch Municipal Code, as amended, (the “Municipal Code”) to adopt pre-zoning governing the future development of Roddy Ranch.
9. To preserve and protect agricultural, natural resource, and open space uses on lands outside the Voter-Approved Urban Limit Line.
10. To allow the City to continue to meet its housing needs for all economic segments of the population.
11. To allow the City to provide high quality and reliable public services and infrastructure for the people of Antioch.

B. Findings. The people of the City find and declare the following:

1. This Initiative will protect the City's quality of life by:
 - (a) Providing traffic relief for Antioch residents.
 - (b) Protecting open space.
 - (c) Reducing the amount of new residential development contemplated by the existing General Plan
 - (d) Imposing a moratorium on the granting of new residential development allocations for calendar years 2006 and 2007 so that 0 new allocations may be granted during that time.
 - (e) Reducing by 1,000 the total number of residential development allocations the City may issue in the five-year period from 2006 to 2010.
2. These restrictions on residential development allocations are necessary because the public health, safety, and welfare of the City is jeopardized by the failure of new road and transportation improvements to keep pace with the demands created by new residential development in the City. The traffic impacts faced by residents of Antioch and surrounding communities are identified in various documents, including but not limited to the City's General Plan and General Plan Environmental Impact Report and the Contra Costa Transportation Authority's recent Strategic Plans and its Environmental Impact Statement for the 2004 Update to the Contra Costa Countywide Comprehensive Transportation Plan. Local and regional roads must not be overburdened by new residential development. The restrictions on residential development allocations established by this Initiative will allow time for new road and transportation improvements to be funded or built in order to provide traffic relief to Antioch families and workers. For example, during this time the widening of State Highway 4 to Somersville Road and the completion of State Highway 4 Bypass from Highway 4 to south of Balfour Road are anticipated to occur. In addition, during this time the City and other transportation entities are expected to continue to pursue aggressively efforts to secure \$140,000,000 in federal funding to complete the widening of State Highway 4 to State Highway 160.
3. In 1998, in response to overcrowding in Antioch schools and unacceptable levels of traffic congestion within the City, 69% of Antioch voters approved Measure U. Measure U called for the City to phase the rate of new residential development in Antioch and in response the City Council adopted the residential development allocation program. Antioch residents continue to be plagued by unacceptable levels of traffic congestion. This Initiative furthers the intent of Measure U by ensuring that the rate of new residential development is phased so that traffic improvements may be constructed to accommodate existing and future Antioch residents.
4. Traffic impacts from local and regional residential development have exceeded the capacity of local and regional roadways, resulting in unacceptable levels of traffic congestion for Antioch residents on these roadways. This Initiative will help alleviate

traffic congestion by (i) imposing a moratorium on the granting of new residential development allocations for each of the calendar years 2006 and 2007 so that 0 allocations may be granted during that time, (ii) reducing by 1,000 the total number of residential development allocations the City may issue in the five-year period from 2006 to 2010, (iii) reducing the number of vehicle trips generated by the development of Roddy Ranch by reducing by approximately 60% the maximum potential residential units developed in Roddy Ranch under the City's current General Plan, and (iv) requiring the developer of Roddy Ranch to contribute \$1,000,000, no later than the issuance of the first residential building permit in Roddy Ranch, for improvements to State Highway 4 Bypass and/or Vasco Road.

5. Development in Roddy Ranch, if approved by the City Council following annexation of Roddy Ranch into the City, must occur in an environmentally responsible manner. By requiring an environmental impact report to be prepared prior to development of Roddy Ranch, this Initiative helps to ensure that development of Roddy Ranch occurs in a manner that protects the environment. This Initiative will also prevent residential development from encroaching into certain environmentally sensitive lands currently designated for development in the General Plan. The Voter-Approved Urban Limit Line ensures the continued viability of agriculture, protects water quality, contributes to flood control, and protects wildlife and environmentally sensitive areas beyond the line.
6. The lack of high-quality jobs in Antioch results in a lower quality of life for most people in Antioch since many Antioch residents must travel considerable distances to find high-quality jobs. This Initiative contributes to the efforts to bring high-quality jobs to Antioch by requiring the developer of Roddy Ranch to contribute \$50,000 to the City, at the issuance of the first residential building permit in Roddy Ranch, to study the feasibility of locating a business park in the City to bring high-quality jobs to Antioch residents.
7. This Initiative allows the City to continue to meet the housing needs of all economic segments of its population, while encouraging sound planning.
8. The Voter-Approved Urban Limit Line established by this Initiative is consistent with the General Plan, as amended by this Initiative.
9. The pre-zoning adopted by this Initiative is consistent with the General Plan and Municipal Code, both as amended by this Initiative.
10. The development agreement adopted by this Initiative is consistent with the General Plan, as amended by this Initiative, and complies with state and local laws regarding development agreements.
11. This Initiative does not prohibit the issuance of residential building permits in connection with lawfully granted residential development allocations or otherwise excluded projects.
12. For all of the foregoing reasons, this Initiative serves the public health, safety, and welfare of the City.

Section 3. General Plan Amendments.

The General Plan is hereby amended as follows:

A. General Plan Figure and Table Amendments.

1. Study Area.

In order to correct the southern portion of the Planning Area Boundary, Figure 1.1 to the General Plan (Study Area) is hereby amended to establish a new Planning Area Boundary, as shown on attached Exhibit C-1. For reference purposes, the existing Figure 1.1 to the General Plan is attached to this Initiative as Exhibit C-2.

2. Land Use Map.

In order to correct the southern portion of the plan area, Figure 4.1 to the General Plan (Proposed General Plan Land Use) is hereby amended as shown on attached Exhibit D-1. For reference purposes, the existing Figure 4.1 to the General Plan is attached to this Initiative as Exhibit D.

3. Anticipated Maximum General Plan Build Out in the Unincorporated Area.

In order to reflect the reduction in the anticipated maximum General Plan build out in the Roddy Ranch and Ginocchio Focus Areas established by this Initiative, Table 4.C (Anticipated Maximum General Plan Build Out in the Unincorporated Area) to the General Plan is hereby amended as shown on Exhibit E. Text to be inserted into Table 4.C is indicated in underscore type, while text to be deleted is indicated in ~~strikeout~~. All text that is neither in underscore nor ~~strikeout~~ type currently appears in Table 4.C, is not amended by this Initiative, and is shown for reference purposes only.

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

In order to reflect the reduction in the anticipated maximum General Plan build out in the Roddy Ranch and Ginocchio Focus Areas established by this Initiative, Table 4.D (Anticipated Maximum General Plan Build Out in the General Plan Study Area) to the General Plan is hereby amended as shown on Exhibit F. Text to be inserted into Table 4.D is indicated in underscore type, while text to be deleted is indicated in ~~strikeout~~. All text that is neither in underscore nor ~~strikeout~~ type currently appears in Table 4.D, is not amended by this Initiative, and is shown for reference purposes only.

5. Roddy Ranch Focus Area.

In order to correct a graphic error in the boundary of the Roddy Ranch Focus Area, Figure 4.10 (Roddy Ranch Focus Area) to the General Plan is hereby deleted and a new Figure 4.10, which is attached to this Initiative as Exhibit B-1, is added to the General Plan. For reference purposes, the existing Figure 4.10 to the General Plan is attached to this Initiative as Exhibit B-2.

6. Voter-Approved Urban Limit Line.

In order to establish the Voter-Approved Urban Limit Line for the City, a new Figure 4.12 showing the location of such line is hereby added to the General Plan. The new Figure 4.12 is attached to this Initiative as Exhibit A.

7. Circulation.

In order to correct a graphic error in Figure 7.1 (Circulation) to the General Plan, City staff is hereby authorized and directed to amend Figure 7.1 to establish the Planning Area Boundary in the same location as is shown on Exhibit C-1 to this Initiative (Amended General Plan Figure 1.1). For reference purposes, the existing Figure 7.1 to the General Plan is attached to this Initiative as Exhibit G.

8. Lands Designated for Residential Development.

In order to reflect the reduction in the acreage designated for residential development in the Roddy Ranch and Ginocchio Focus Areas established by this Initiative, Table 9.U (Lands Designated for Residential Development (in acres)) to the General Plan is hereby amended as shown on Exhibit H. Text to be inserted into Table 9.U is indicated in underscore type, while text to be deleted is indicated in ~~strikeout~~. All text that is neither in underscore nor ~~strikeout~~ type currently appears in Table 9.U, is not amended by this Initiative, and is shown for reference purposes only.

B. General Plan Text Amendments.

Text to be inserted in the General Plan is indicated in **bold** type, while text to be deleted is indicated in ~~strikeout~~. Text in standard type currently appears in the General Plan, is not amended by this Initiative, and is shown for reference purposes only. To avoid confusion, headings or text that presently appear in **bold** in the existing General Plan are shown here as underline type.

1. Amendment to Growth Management Provisions in the General Plan.

General Plan Growth Management Element section 3.3.1 is hereby amended as shown below:

- “• The *Land Use Element* defines acceptable locations and the appropriate intensity for new development, and sets forth policies regarding development design and land use compatibility. By defining acceptable locations and appropriate intensities for new development, the Land Use Element establishes the maximum allowable development intensity for the City at “build out” of the Antioch Planning Area. Incorporated into the Land Use Element are the provisions of a boundary agreement Antioch maintains with the City of Brentwood. The agreement is intended to establish an agreed upon boundary between the two cities, and provide for compatible land uses along the cities’ mutual boundary.¹

¹ The provisions of the boundary agreement permit either city to terminate the agreement upon notice to the other city.

This element also addresses the effect of the urban limit line established by ~~Contra Costa County~~, **the Voter-Approved Urban Limit Line (Figure 4.12)** and directs new development to occur within ~~that urban limit line~~, **the Voter-Approved Urban Limit Line**, thereby achieving a compact form of community. ~~The Land Use Element acknowledges that the location of the Urban Limit Line is not permanently fixed, and that it can be reviewed and moved by the County every five years. As a result, the Land Use Element provides policies relating to development outside of the Urban Limit Line, enforcing rural development intensities. At the same time, the Land Use Element provides for long term planning of areas outside of the Urban Limit Line, providing for the conversion of some areas to urban development intensities, should such lands be included within the Urban Limit Line at some time in the future.~~

The Land Use Element specifically delineates lands set aside for the development of employment-generating uses, and defines the types of employment-generating uses appropriate for each area so designated. Overall, the land use pattern defined in this element, along with the aggressive economic development program called for in the General Plan, is designed to achieve a balance between local housing and employment. Overall, the Land Use Element sets for smart growth concepts, including providing for a close relationship between land use and transportation facilities (e.g., public transit, bicycle and pedestrian transportation, higher density development nodes at transportation centers).”

2. Amendment to Rate of Growth Policies.

General Plan Growth Management Element section 3.6.2 is hereby amended as shown below:

“3.6.2 Rate of Residential Growth Policies

- a. ~~Limit~~ **Prohibit the granting of new residential development allocations for the calendar years 2006 and 2007. For the five-year period from 2006 to 2010, no more than 2,000 development allocations may be issued. Thereafter, limit** the issuance of development allocations to a maximum annual average of 600, recognizing that the actual rate of growth will vary from year to year. Thus, unused development allocations **issued after December 31, 2010** may be reallocated in subsequent years, and development allocations may be moved forward from future years, provided that the annual average of 600 development allocations may not be exceeded during any given five-year period (i.e., no more than 3,000 development allocations may be issued for any given five-year period).
- b. To move development allocations forward from future years, the following finding must be made:

The constraints posed by needed infrastructure phasing or capital facilities financing require that development allocations be moved forward from future

years to avoid jeopardizing the feasibility of existing infrastructure financing mechanisms or the financing of infrastructure for the development allocations that would otherwise be granted during the calendar year.

- c. To facilitate the development of housing required to meet the needs of all economic segments of the community and special needs groups identified in the Housing Element, age-restricted housing and multiple-family dwellings shall be counted as less than one single family dwelling unit for the purposes of residential development allocations. The relationship between an allocation for a single-family dwelling and an allocation for age-restricted housing and multiple-family dwellings shall be based on such factors as differences in traffic generation, school impacts, and demand for new recreation facilities.
- d. In order to avoid a predominance of any one housing type, limits shall be placed on the number of annual allocations that may be granted to age-restricted senior housing, single family detached housing, and multifamily housing.
- e. Permit residential projects that are subject to limitations on development allocations to proceed with other necessary approvals not directly resulting in the division of land or construction of residential dwelling units (e.g., General Plan amendments, rezoning, environmental review, annexation, etc.). The processing of such applications is not, however, a commitment on the part of the City that the proposal will ultimately receive development entitlements or allocations.
- f. To facilitate the development of housing required to meet the needs of all economic segments of the community and special needs groups identified in the Housing Element, exempt the following types of developments from limitations on the annual issuance of development allocations, whether for single-family or multi-family residential development. Dwelling units approved pursuant to the following exemptions shall not be counted against the established maximum annual development allocation.
 - (1) Income-restricted housing needed to meet the quantified objectives for very low and low income housing set forth in the Housing Element, along with “density bonus” dwelling units approved pursuant to the provisions of the Housing Element and the City’s Density Bonus ordinance.
 - (2) Dwelling units designed for one or more Special Needs Groups, as defined in the Housing Element (i.e., handicapped, income-restricted senior housing), pursuant to programs set forth in the Housing Element as needed to meet the Housing Element’s quantified objectives for housing of special needs groups.
 - (3) Dwelling units within development projects having vested rights through a valid (unexpired¹) development agreement or vesting map.

- (4) Construction of a single dwelling unit by or for the owner of the lot of record on which the dwelling unit is to be constructed.
- (5) Construction of a second dwelling unit on a lot of record.
- (6) Development of a project of four or fewer dwelling units.
- (7) Development projects within the Rivertown Focused Planning Area.
- (8) Smart growth, transit-oriented development projects.**
- (9) Properties outside the City limits, as shown on the General Plan Land Use Map, that subsequently annex to the City and otherwise provide positive impacts to the City consistent with this article. Approval of such an exemption shall be at the sole discretion of the Council, and the details shall be memorialized by a statutory development agreement or other binding instrument. However, residential development in Roddy Ranch shall be subject to the residential development allocation program.**

¹ The majority of existing development agreements expired on December 31, 2002.”

3. Amendment to Community Structure Policies.

Policy “f” in General Plan Land Use Element section 4.3.2 is hereby amended as shown below:

- “f. Recognize ~~an Urban Limit Line~~ **the Voter-Approved Urban Limit Line (Figure 4.12)** that encompasses up to ~~4,000~~ **1,050** acres of land within the Roddy Ranch and Ginochio Property Focus Areas that were included in the Urban Limit Line as it was adopted by the voters in 1990 **and in the Voter-Approved Urban Limit Line** as a means of phasing urban and suburban development, preserving open space and maintaining a compact urban form.
 - Maintain rural land uses (residential densities less than one dwelling unit per five acres (0.2 du/ac) and compatible open space/recreational uses which do not require urban levels of public services and facilities through 2020 in areas outside of the **Voter-Approved Urban Limit Line** ~~ULL~~ ~~described above~~.
 - Limit future urban development within Roddy Ranch and the Ginochio Property through 2020 to a total of ~~4,000~~ **approximately 1,050** acres (approximately 850 acres within Roddy Ranch and ~~450~~ **200** acres within the Ginochio Property) that were within the **urban limit line** ~~ULL~~ as it was adopted by the voters in 1990 **and that are also within in the Voter-Approved Urban Limit Line.**”

4. Amendment to Roddy Ranch Focus Area.

General Plan Land Use Element section 4.4.6.9 is hereby amended as shown below:

“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).** ~~outside of the existing Urban Limit Line (Figure 4.10).~~ 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 1999. 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** ~~Urban Limit Line~~ as it was approved by the voters of the City in 1999 may be limited to rural land uses consistent with the ~~Contra Costa County General Plan.~~ **and compatible open space/recreational uses.**[†]

[†]~~-See Land Use Element Policy 4.3.2 for a discussion of the circumstances under which the Urban Limit Line might be reviewed and expanded.~~

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.” ~~New school facilities will be needed, however. While Roddy Ranch may be able to support development of a new elementary school, it~~ **Roddy Ranch most likely** will not ~~likely~~ **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 County’s Urban Limit Line as it was adopted by the voters in 1999~~ **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** ~~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** ~~2-3~~ dwelling units ~~per developable acre~~ **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 the permitted development area set forth in Policy 4.3.2f., and shall include a range of Estate Residential and** ~~Of these 700 units, all or substantially all shall be Estate Residential and any the balance shall be Multi-Family Attached residential product types (as defined in Table 4.A) in a resort-style setting. Senior, age-restricted residential development is appropriate, but is not to be the dominant focus of Roddy Ranch residential development. For purposes of determining density within the Roddy Ranch 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.~~
- 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 walls colors, and drifts of flowering shrub material.
- 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.”

5. Amendment to Ginochio Property Focus Area.

a. Amendment to Introductory Paragraph of Section 4.4.6.10.

The introductory paragraph to General Plan Land Use Element section 4.4.6.10 is hereby amended as shown below:

“4.4.6.10 Ginochio Property. The Ginochio Property is located in the southerly portion of the General Plan study area, within unincorporated territory ~~outside of the existing urban Limit Line~~ (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).”**

b. Amendment to First Paragraph of Section 4.4.6.10(b).

The first paragraph to General Plan Land Use Element section 4.4.6.10(b) is hereby amended as shown below:

“b. Policy Direction. ~~The Ginochio Property is currently located outside of the County’s Urban Limit Line as it was adopted by the voters in 1990.~~ **Urban development within the Ginochio Property is limited to property within the Voter-Approved Urban Limit Line** ~~—As noted in Land Use Element Policy 4.3.2, the General Plan will recognize the 1990 Urban Limit Line as a means of phasing urban and suburban development preserving open space, and maintaining a compact urban form, and extend its provisions through 2020 if the~~

~~County will move the lands within Antioch's General Plan study area that were approved by the voters as being within the Urban Limit Line back within the Line. (see Policy 4.3.2f). Thus, the policy direction that follows is predicated on compliance with the provisions of Policy 4.3.2f."~~

c. Deletion of Policy "f" of Section 4.4.6.10(b).

Policy "f" in General Plan Land Use Element section 4.4.6.10(b) is hereby deleted in its entirety as shown below:

~~"Commercial uses within the Ginochio Property 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 the Ginochio Property (10 to 15 acres, approximately 100,000 to 175,000 square feet of gross leasable area."~~

6. Amendment to Establish Voter-Approved Urban Limit Line.

The General Plan Land Use Element is hereby amended by adding the following new section 4.4.7, Voter-Approved Urban Limit Line, immediately following the existing section 4.4.6.10, as follows:

"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."

7. Amendment to Section 9.4.2.1 of the General Plan Housing Element.

General Plan Housing Element section 9.4.2.1 is hereby amended as shown below:

"9.4.2.1 Development Requirements

Required on-site improvements for residential development are determined largely by the zoning of the property. The Antioch Zoning Ordinance has the following zones that permit residential development:

- *Rural Estate Residential*, allowing up to two dwelling units per gross acre.
- *Rural Residential*, allowing up to two dwelling units per gross acre.

- *R-4, R-6 Single-family Residential Districts*, designed for single-family residential development, up to four and six dwelling units per gross acre, respectively.
- *R-10 Residential District*, allowing up to ten dwelling units per gross acre, primarily for single-family attached and multi-family dwelling units.
- *R-15, R-20 Residential Districts*, allowing 11-15 and 16-20 dwelling units per gross acre, respectively.
- *Planned Development District*, permitting various types of residential development within a mixed use, planned community setting.
- *Hillside Planned Development District*, permitting residential development, while protecting natural hillside areas.
- *Mixed Commercial/Residential District*, allowing residential development within a mixed-use setting.
- *Rivertown Residential Districts*, providing higher density development potential within Antioch's downtown area. There are three Rivertown Residential Districts, with allowable densities of 6-9 dwelling units per gross acre, 10-12 dwelling units per gross acre, and 13-20 dwelling units per gross acre, respectively.
- *Senior Housing Overlay District*, permitting a density bonus in all residential zones of five dwelling units per gross acre. The Senior Housing Overlay District does not restrict any housing of any type within the city and does not conflict with any residential General Plan land use designation. The intent of this district is to define areas in the city where the development of senior housing receives an automatic density bonus. This district is located in areas of the City that would benefit seniors. For example, the district is located near shopping, social services, and public transportation.
- ***RRMP District, permitting residential and commercial mixed-use development within the Roddy Ranch Focus Area.***

The Zoning Ordinance establishes lot dimension and setback requirements for structures in each residential zoning district. Until otherwise provided for in the RRMP District, the regulations for a dwelling unit within the Estate Residential, Rural Residential, and planned development zones are determined by the City Council through the planned development process, and therefore are not listed on Table 9.X. For all other residential zones the required front setback is 20 feet to the garage or front of the house. Side yard setback requirements are for a minimum of 5 feet (refer to Table 9.X).?

In addition, the Planned Development (PD) zoning district permits modifications to development standards to promote the efficient use of land and to provide for innovative designs for residential development.

Antioch’s requirements for off-site improvements (e.g., water, sewer, drainage, streets, curb, gutter, and sidewalk) are typical of suburban communities throughout the Bay Area. To a greater extent than most communities, the City of Antioch has committed to the use of land-based financing district to construct and ensure the up-front adequacy of public infrastructure. Thus, within the developing portions of the City, backbone infrastructure is typically financed or is in place prior to development of individual residential development projects. See also Section 9.4.3.6 for a discussion of public services and facilities level of service standards.

Table 9.Y shows parking requirements for residential units as established by the Zoning Ordinance. Antioch’s requirements for on-site improvements as expressed in the Zoning Ordinance are typical of California communities, and are not considered to be unusually restrictive as a constraint on the development of housing. Antioch’s maximum lot coverage and set back standards do not constrain the maximum density allowable within the various residential districts. The relationship between maximum allowable density, minimum lot sizes, and allowable types of residential development set forth in the Zoning Ordinance permits the maximum allowable density to be achieved in all residential zones.”

8. Amendment to Section 9.4.3.4 of the General Plan Housing Element.

General Plan Housing Element section 9.4.3.4 is hereby amended as shown below:

“9.4.3.4 Residential Growth Management

In response to Antioch’s Measure “U” (a 1998 voter advisory initiative), the City has adopted a residential development allocation program to regulate the rate of residential growth within the City. The stated purposes of the Residential Growth Allocation Program are to:

- Implement the City’s goal that new residential development make a positive contribution to the community, and not just mitigate impacts;
- Help ensure that the City’s infrastructure and public facilities keep pace with the demands created by new residential development;
- Provide for a reasonable rate of residential growth that ensures the ability of the City to provide housing opportunities for all economic segments of the community;
- Ensure that the City meets its regional allocation of housing needs; and
- Encourage investment in older neighborhoods in order to increase the efficiency and reduce the costs of providing services, stabilize older neighborhoods, and revitalize the Rivertown area.

In general, the growth management program sets an average annual residential growth allocation of 600 dwelling units. **However, as described in section 3.6.2**

of the Growth Management Element, no residential growth allocations will be granted for the years 2006 and 2007. This two year cap was imposed to assist the City's ongoing effort to ensure that infrastructure keeps pace with development. Under the program, single-family dwellings are counted as one unit allocation, age-restricted senior housing is counted as 0.5 unit allocation, and multi-family dwelling units are counted as 0.63 unit allocation. Thus, depending upon the number of age-restricted and multi-family dwelling proposed, the actual average annual number of dwelling units given allocations can exceed 600. In order not to create a predominance of any one housing type, the growth management plan specifies that not more than 200 of the 600 average annual allocations (400 actual units) may be granted to market rate age-restricted housing, not more than 500 annual allocations may be granted to single-family detached housing, and not more than 75 average annual allocations (119 actual dwelling units) may be granted to market rate multi-family housing. To facilitate implementation of the Housing Element, the residential growth management program exempts the following types of residential development:

- Income-restricted housing needed to meet the quantified objectives for very low-and low-income housing set forth in the Housing Element, as well as any density bonus units approved by the City.
- Dwelling units intended for one or more special needs groups (e.g., handicapped, income-restricted senior housing) as defined in the Housing Element.
- Construction of a single dwelling unit by or for the owner of a lot of record.
- Construction of second dwelling units.
- Development of projects of four or fewer units.
- Residential development within the Rivertown/Urban Waterfront Focus Area.
- **Properties outside the City limits, as shown on the General Plan Land Use Map, that subsequently annex to the City and otherwise provide positive impacts to the City consistent with this article. Approval of such an exemption shall be at the sole discretion of the Council, and the details shall be memorialized by a statutory development agreement or other binding instrument. However, residential development in Roddy Ranch shall be subject to the residential development allocation program.**
- **Smart growth, transit oriented development projects.**

The City's residential growth allocation program was designed so as not to present a constraint to the production of needed housing. This was accomplished through a combination of the following measures.

- Setting an average annual limit on the granting of residential allocations of 600 (roughly equivalent to the 595 unit per year annual average regional

housing need identified by ABAG), **with the exception of years 2006 and 2007;**

- Basing growth limits on an annual average over a five-year period and permitting the number of allocations in any given year to exceed the annual average provided the five year average is not exceeded, thereby permitting flexibility to meet short-term market demands. **For the five-year period from 2006 to 2010, however, no more than 2,000 development allocations may be issued;**
- Counting each non-exempt age-restricted senior dwelling unit as 0.5 of a residential allocation and each non-exempt multifamily dwelling unit as 0.63 of a residential allocation; and
- Providing exemptions from the residential growth allocation program for income restricted housing, dwelling units for special needs groups, second units, small residential projects, and residential development within the Rivertown/Urban Waterfront Focus Area.”

9. Amendment to Add Section 9.4.3.9 to the General Plan Housing Element.

The General Plan Housing Element is hereby amended by adding the following new section 9.4.3.9, immediately following the existing section 9.4.3.8, as follows:

“9.4.3.9 Voter-Approved Urban Limit Line. As described in section 4.4.7 of the Land Use Element, 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 Ginocchio Property Focus Areas beyond which the General Plan land use designations cannot be amended to allow uses other than open space uses. The Voter-Approved Urban Limit Line provides the potential for increased housing opportunities within the City and, therefore, does not pose a significant constraint on the production of housing within Antioch.”

Section 4. Municipal Code Amendments.

The Municipal Code is hereby amended as follows:

A. Amendment to Residential Development Allocations.

Text to be inserted in the Municipal Code is indicated in **bold** type, while text to be deleted is indicated in ~~strikeout~~. Text in standard type currently appears in the Municipal Code, is not amended by this Initiative, and is shown for reference purposes. To avoid confusion, headings or text that presently appear in **bold** in the existing Municipal Code are shown here as underline type.

1. Amendment to Municipal Code § 9-5.4008.

Section 9-5.4008 of the Municipal Code is hereby amended as shown below:

“§ 9-5.4008 NUMERICAL LIMITS ON RATE OF GROWTH.

(A) The **granting of new residential development allocations shall be prohibited for the calendar years 2006 and 2007. For the five-year period from 2006 to 2010, no more than 2,000 development allocations may be issued. Thereafter, the** issuance of allocations shall be limited to a maximum annual average of 600 residential units. The annual average may vary, but it shall not exceed the 600 allocation restriction for any continuous, sequential five-year period, i.e. no more than 3,000 allocations may be issued for any given five-year period.

(B) If any part of the 600 unit allocation **issued after December 31, 2010** remains unused, then such unused allocations shall be reallocated, subject to the Council’s exercise of its discretion under section 9-5.4007(C), providing that the five-year maximum is not exceeded.

(D) Single family dwellings shall be counted as one unit allocation. An age restricted senior housing unit shall be counted as 0.5 unit allocations, given the reduced impacts on traffic congestion and schools created by such units. Multi-family units shall be counted as 0.63 unit allocations, based on the ratio of average persons per dwelling unit in multi-family dwellings to single family dwellings from the parkland dedication section of the Subdivision Ordinance.

(E) In order to not create a predominance of any one housing type, during any 5-year period, not more than 200 of the 600 average annual allocations (an average of 400 actual units per year) may be granted to market rate age restricted-senior housing; not more than 500 average annual allocations may be granted to single family detached housing; and not more than 75 average annual allocations may be granted to multi-family detached housing (an average of 119 actual units per year).”

2. Amendment to Municipal Code § 9-5.4009.

Section 9-5.4009 of the Municipal Code is hereby amended as shown below:

“§ 9-5.4009 EXEMPTIONS.

The following housing types are exempt from the requirements of this article:

(A) Income-restricted housing needed to meet the quantified objectives for very low and low income housing, set forth in the Housing Element, as well as density bonus dwelling units approved pursuant to the density bonus provisions of this chapter.

(B) Dwelling units intended especially for one or more special needs groups, i.e. handicap, income- restricted senior housing, etc., as defined in the Housing

Element. This exemption does not apply to market rate age restricted-senior housing.

(C) Projects with unexpired vesting tentative maps approved prior to the adoption of this article, unless such map had a condition that the development be subject to an allocation regulation.

(D) Projects with unexpired development agreements restricting the ability of the City to impose allocation systems of the type created by this article.

(E) Construction of a single dwelling unit by or for the owner of the lot of record on which the unit is to be constructed.

(F) Construction of a second unit on a parcel as authorized by the second unit provisions of this Chapter.

(G) Development of a project of four or fewer dwelling units.

(H) Development projects within the Rivertown/Urban Waterfront Focus Area, as designated in the 2003 General Plan.

(I) Properties outside the City limits at the time of adoption of this ordinance (March 22, 2005), that subsequently annex to the City and **otherwise** provide positive impacts to the City consistent with this article. Approval of such an exemption shall be at the sole discretion of the Council, and the details shall be memorialized by a statutory development agreement or other binding instrument. **However, residential development in Roddy Ranch shall be subject to the residential development allocation program.**

(J) **Smart growth, transit-oriented development projects.”**

B. Addition of Roddy Ranch Zoning District.

Attached as Exhibit I is a new Article 41 (including sections 9-5.4101 through 9-5.4108) to be inserted into the Antioch Municipal Code, immediately following existing Article 40 of the Municipal Code.

C. Amendment to City’s Zoning Map.

The City’s zoning map is hereby amended to show the new RRMP District zoning designation established by this Initiative. The RRMP District zoning shall be shown on the zoning map as covering the same property identified on Exhibit B-1 to this Initiative as the “Roddy Ranch Focus Area” and covering the same property identified on Exhibit D-1 to this Initiative as “Roddy Ranch.” The property identified on Exhibit B-1 as the “Roddy Ranch Focus Area” is coextensive with the property identified on Exhibit D-1 as “Roddy Ranch.”

D. Amendment to Municipal Code § 9-5.601.

Section 9-5.601 of the Antioch Municipal Code is hereby amended to include a reference to the “RRMP” zoning designation as shown in underscore type on the attached Exhibit J. All other text in Exhibit J currently appears in § 9-5.601, is not amended by this Initiative, and appears for reference purposes only.

E. Amendment to Municipal Code § 9-5301.

Text to be inserted in the Municipal Code is indicated in **bold** type, while text to be deleted is indicated in ~~strikeout~~. Text in standard type currently appears in the Municipal Code, is not amended by this Initiative, and is shown for reference purposes. To avoid confusion, headings or text that presently appear in **bold** in the existing Municipal Code are shown here as underline type.

Section 9-5.301 of the Antioch Municipal Code, entitled “Districts Established and Defined,” is amended to include the following new subsection (AB) immediately following the existing subsection (AA), entitled “S Study District”, as follows:

(AB) *RRMP Roddy Ranch Master Plan District.* This zoning designation applies to the Roddy Ranch Focus Area, as described and defined in the General Plan. This district accommodates various types of development, consistent with the General Plan, including residential, neighborhood and district shopping centers, visitor serving commercial uses as well as significant open space and recreational uses. This district is intended to enable and encourage flexibility in the design and development of the land, pursuant to a discretionary non-legislative final development plan prepared according to the regulatory zoning requirements described in this Article, so as to promote its most appropriate use in the context of Roddy Ranch’s unique natural qualities and existing recreational uses.

Section 5. Development Agreement.

Attached as Exhibit K is a Development Agreement between the City and the holders of legal or equitable interests in the real property described in the DA Exhibit A to the Development Agreement. In order to implement the provisions of this Initiative, and pursuant to the authority of Government Code Section 65867.5 specifying that a development agreement is a legislative act, the Development Agreement attached as Exhibit K is hereby adopted as an ordinance of the City and approved. Not later than five days following the effective date of this Initiative, the City shall complete the intentionally omitted information in the Introductory Paragraph of the Development Agreement and the City shall enter into and record the Development Agreement in accordance with Section 1.02 thereof.

Section 6. Exemptions for Certain Projects.

This Initiative shall not apply to any of the following: (1) any project that has obtained as of the effective date of this Initiative a vested right pursuant to state or local law; (2) any land that, under state or federal law, is beyond the power of the local voters to affect by the initiative power reserved to the people under the California Constitution, (3) any projects that are otherwise exempt under the City’s existing residential development allocation program, and (4) any property that has been granted a residential development allocation by the City prior to the effective date of this Initiative.

Section 7. Implementation of this Initiative.

- A. Upon the effective date of this Initiative, the provisions of Section 3 of this Initiative are hereby inserted into the General Plan; except that if the four amendments of the mandatory elements of the General Plan permitted by state law for any calendar year have already been utilized in the year in which this Initiative becomes effective, the General Plan amendments set forth in this Initiative shall be the first amendments inserted into the General Plan on January 1 of the next year.
- B. Upon the effective date of this Initiative, the provisions of Section 4 of this Initiative are hereby adopted a an ordinance of the City and inserted into the Municipal Code. Upon the effective date of this Initiative, any provisions of the Municipal Code, as reflected in the Code itself or the City's zoning map, that are inconsistent with the General Plan amendments adopted by this Initiative, shall not be enforced. However, in no event shall the Municipal Code amendments set forth in this Initiative become effective prior to effectiveness of this Initiative's General Plan amendments.
- C. Upon the effective date of this Initiative, City staff is directed to take promptly such administrative and clerical steps as may be required to implement this Initiative, including but not limited to revising any General Plan or Municipal Code figures or tables.
- D. The Antioch General Plan in effect at the time the Notice of Intent to circulate this Initiative was submitted to the Antioch City Clerk on June 27, 2005 (the "Submittal Date"), and the General Plan as amended by this Initiative, comprise an integrated, internally consistent, and compatible statement of policies for the City. In order to ensure that the General Plan remains an integrated, internally consistent, and compatible statement of policies for the City as required by state law and to ensure that the actions of the voters or the City Council in enacting this Initiative are given effect, any provision of the General Plan that is adopted between the Submittal Date and the date that the General Plan is amended by this Initiative shall, to the extent that such interim-enacted provision is inconsistent with the General Plan provisions adopted by Section 3 of this Initiative, be amended as soon as possible and in the manner and time required by state law to ensure consistency between the provisions adopted by this Initiative and other elements of the General Plan.
- E. To the extent permitted by law, the voters of the City hereby authorize and direct the City to amend any elements or provisions of the General Plan and Municipal Code, including all exhibits and figures, and all other City ordinances, policies, and implementation programs or policies, as soon as possible, in order to implement this Initiative and to ensure consistency and correlation between this Initiative and other elements of the General Plan and Municipal Code. The preceding sentence shall be interpreted broadly pursuant to *Pala Band of Mission Indians v. Board of Supervisors* (1997) 54 Cal.App.4th 565, to promote the requirement that a general plan constitute an integrated and consistent document.
- F. The City shall reorganize, reorder, and renumber the General Plan and the Municipal Code as necessary to further the purposes of this Initiative.

Section 8. Interpretation and Severability.

- A. This Initiative shall be interpreted so as to be consistent with all federal and state laws, rules, and regulations. If any section, sub-section, sentence, clause, phrase, part, or portion of this Initiative is held to be invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Initiative. The voters hereby declare that this Initiative, and each section, sub-section, sentence, clause, phrase, part, or portion thereof would have been adopted or passed irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases, part, or portion is found to be invalid. If any provision of this Initiative is held invalid as applied to any person or circumstance, such invalidity shall not affect any application of this Initiative that can be given effect without the invalid application.
- B. This Initiative shall be broadly construed in order to achieve the purposes stated in this Initiative. It is the intent of the voters that the provisions of this Initiative be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth herein.

Section 9. Amendment and Repeal.

Until December 31, 2020 and unless specifically provided for otherwise in this Initiative, this Initiative may be amended or repealed only by a majority of the voters of the City voting in an election held in accordance with state law. After December 31, 2020, this Initiative may be amended or repealed by any procedure authorized by state and local law.

Section 10. Exhibits.

The following exhibits are attached to this Initiative and incorporated herein for all purposes:

- Exhibit A - New General Plan Figure 4.12
- Exhibit B-1 - Amended General Plan Figure 4.10
- Exhibit B-2 - Existing General Plan Figure 4.10
- Exhibit C-1 - Amended General Plan Figure 1.1
- Exhibit C-2 - Existing General Plan Figure 1.1
- Exhibit D-1 - Amended General Plan Figure 4.1
- Exhibit D-2 - Existing General Plan Figure 4.1
- Exhibit E - Amended General Plan Table 4.C
- Exhibit F - Amended General Plan Table 4.D
- Exhibit G - Existing General Plan Figure 7.1
- Exhibit H - Amended General Plan Table 9.U
- Exhibit I - New Municipal Code Article 41
- Exhibit J - Amended Municipal Code § 9-5.601
- Exhibit K - Development Agreement

Exhibit A: New General Plan Figure 4.12

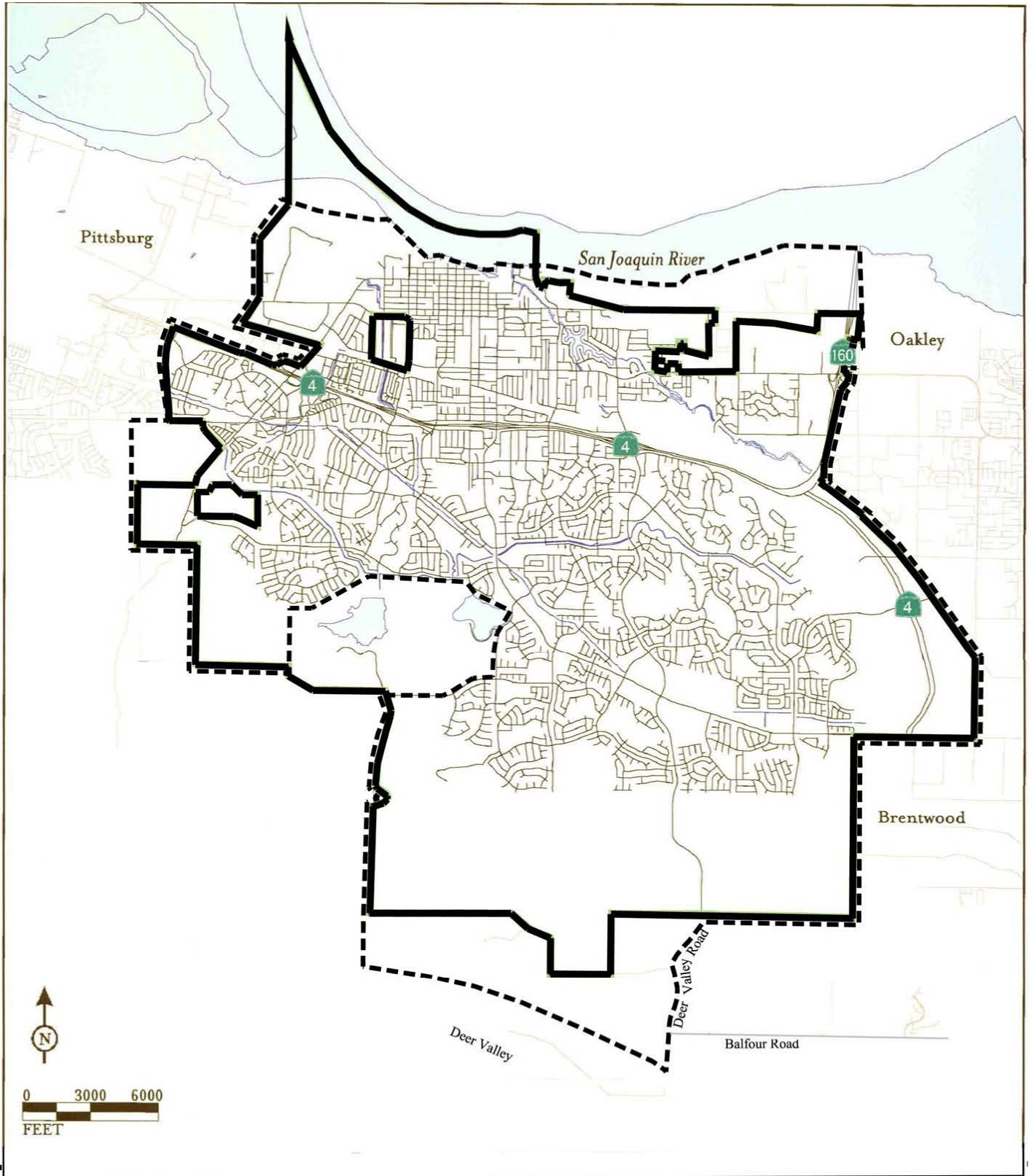




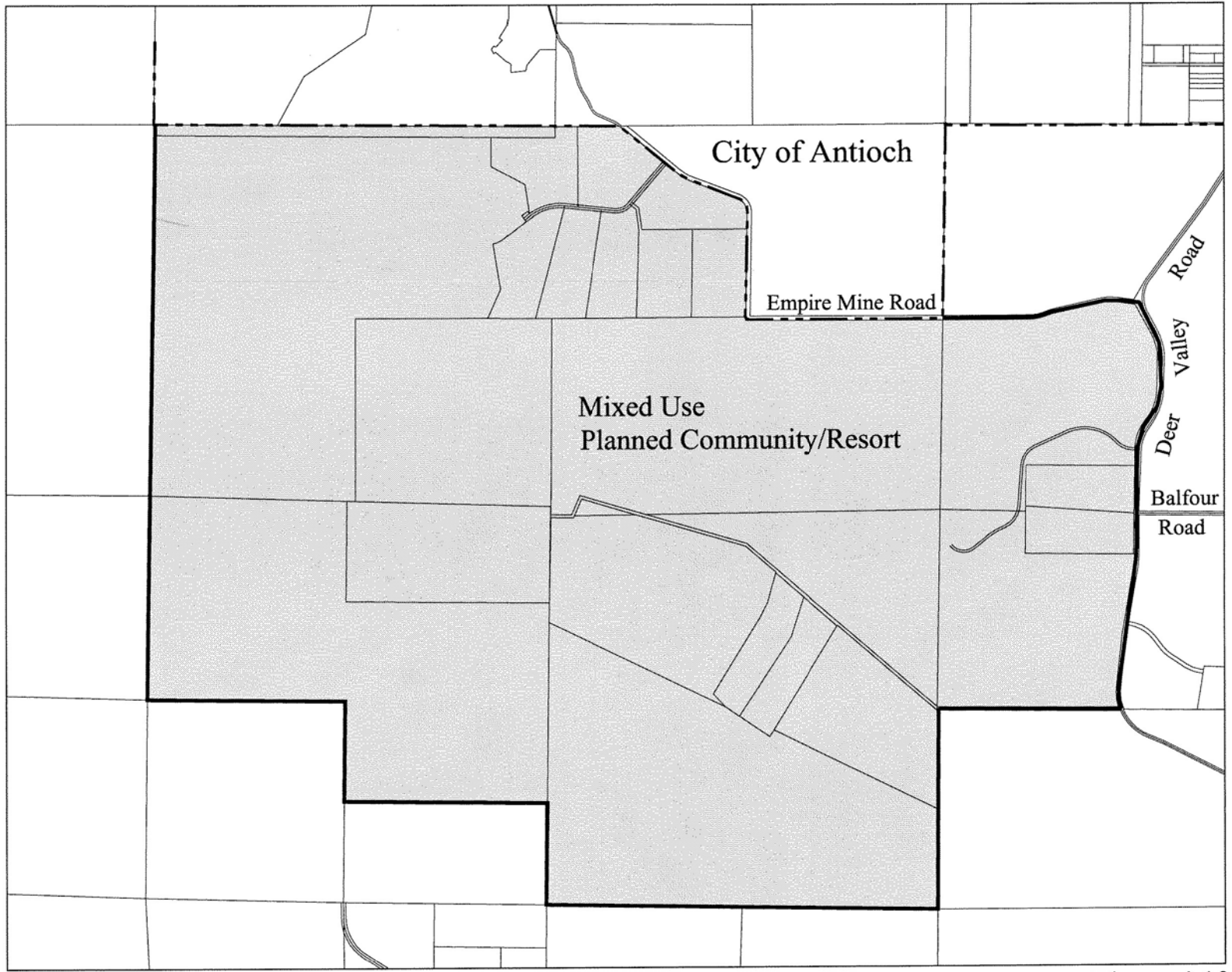


Figure 4.12

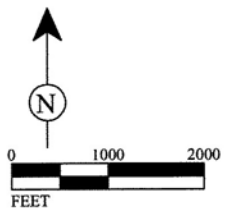
-  ROADS
-  CITY BOUNDARY
-  VOTER APPROVED URBAN LIMIT LINE
-  WATER BODIES

Voter Approved Urban Limit Line



Roddy Ranch Focus Area

Figure 4.10



----- ANTIOCH CITY LIMITS

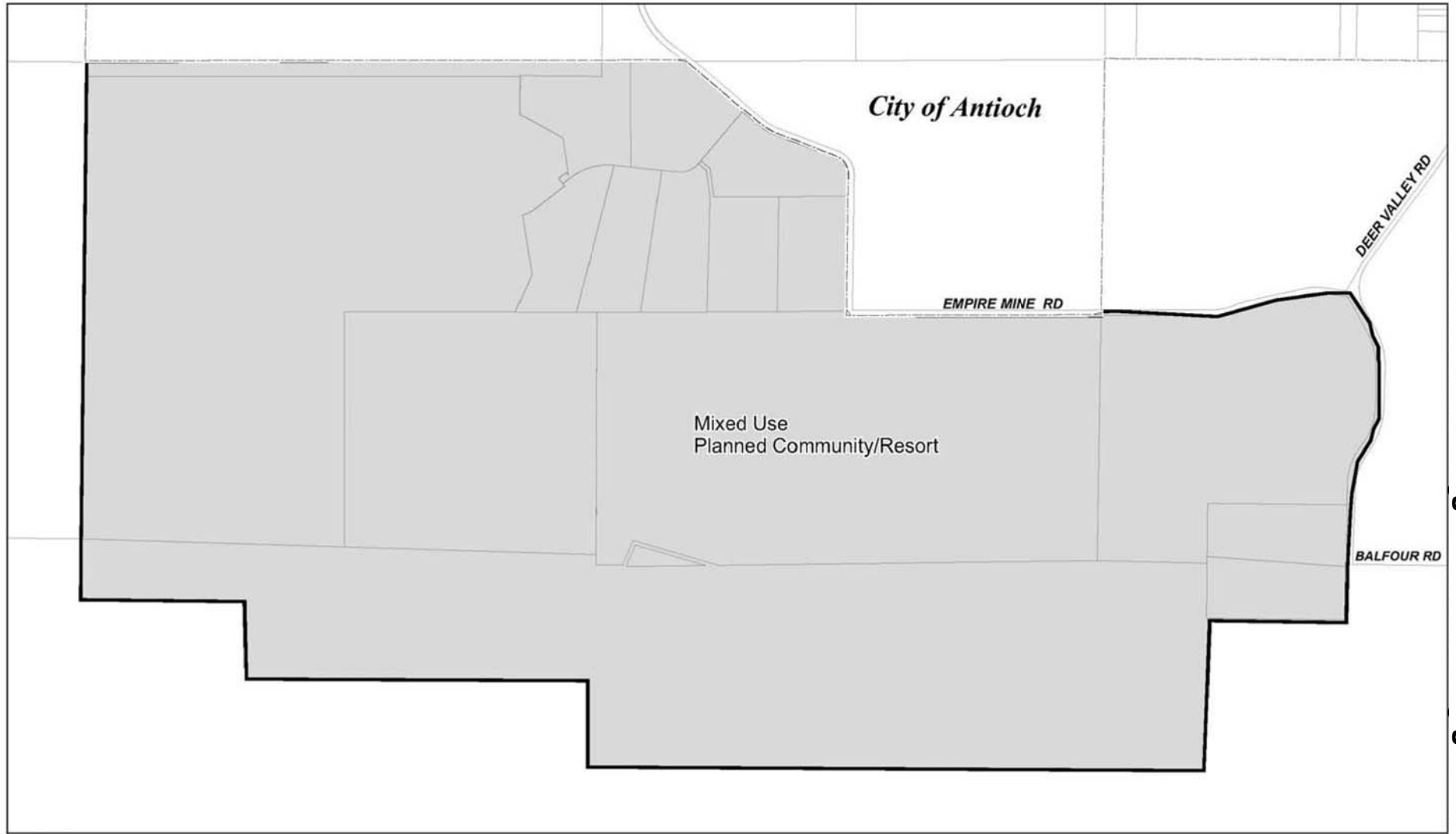
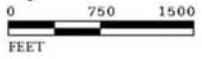


Exhibit B-2: Existing General Plan Figure 4.10

LSA

FIGURE 4.10



 ANTIOCH CITY LIMITS

*City of Antioch
General Plan*

Roddy Ranch Focus Area

Exhibit C-1: Amended General Plan Figure 1.1

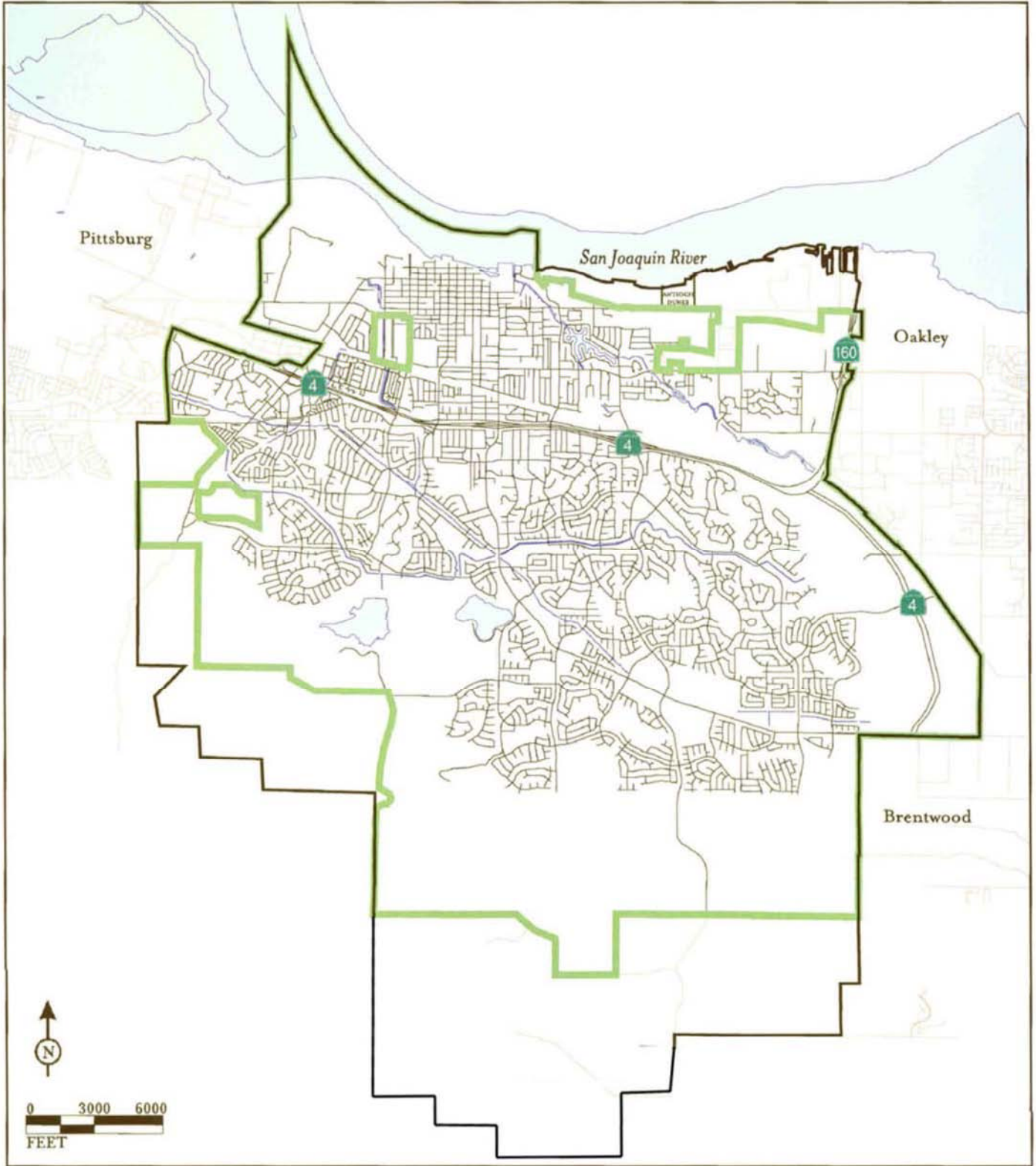






FIGURE 1.1

LSA

-  ROADS
-  CITY BOUNDARY
-  PLANNING AREA BOUNDARY
-  WATER BODIES





City of Antioch
General Plan
Study Area

Exhibit C-2: Existing General Plan Figure 1.1



FIGURE 1.1

LSA

-  ROADS
-  CITY BOUNDARY
-  PLANNING AREA BOUNDARY
-  WATER BODIES

City of Antioch
General Plan
Study Area

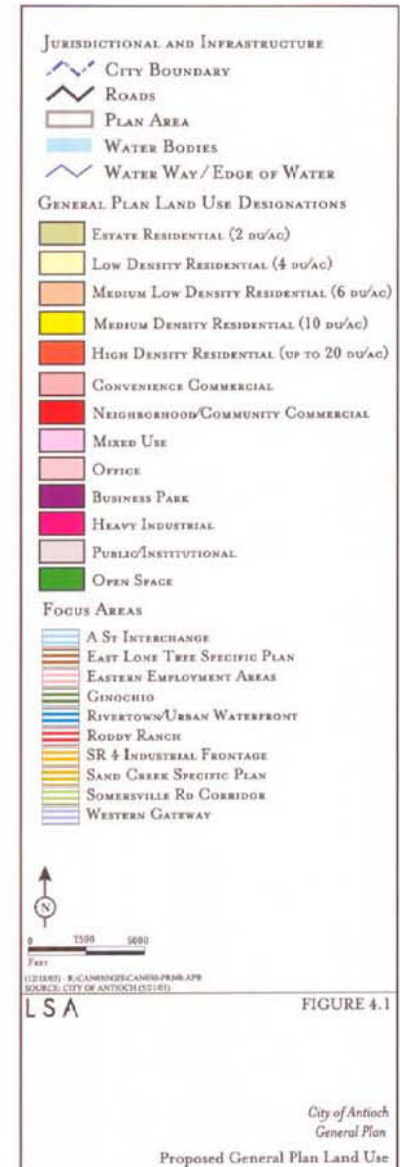
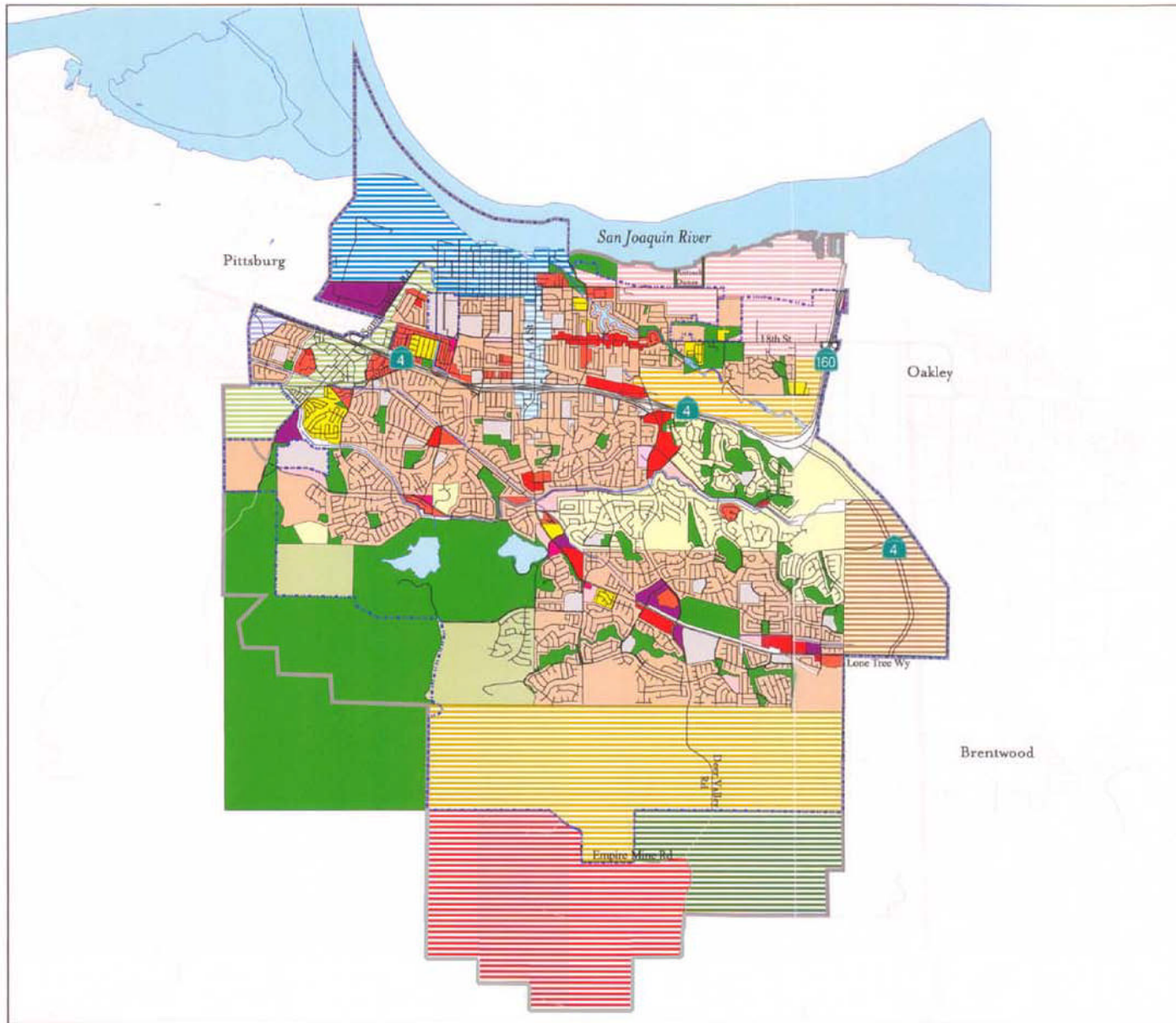


Exhibit D-1: Amended General Plan Figure 4.1

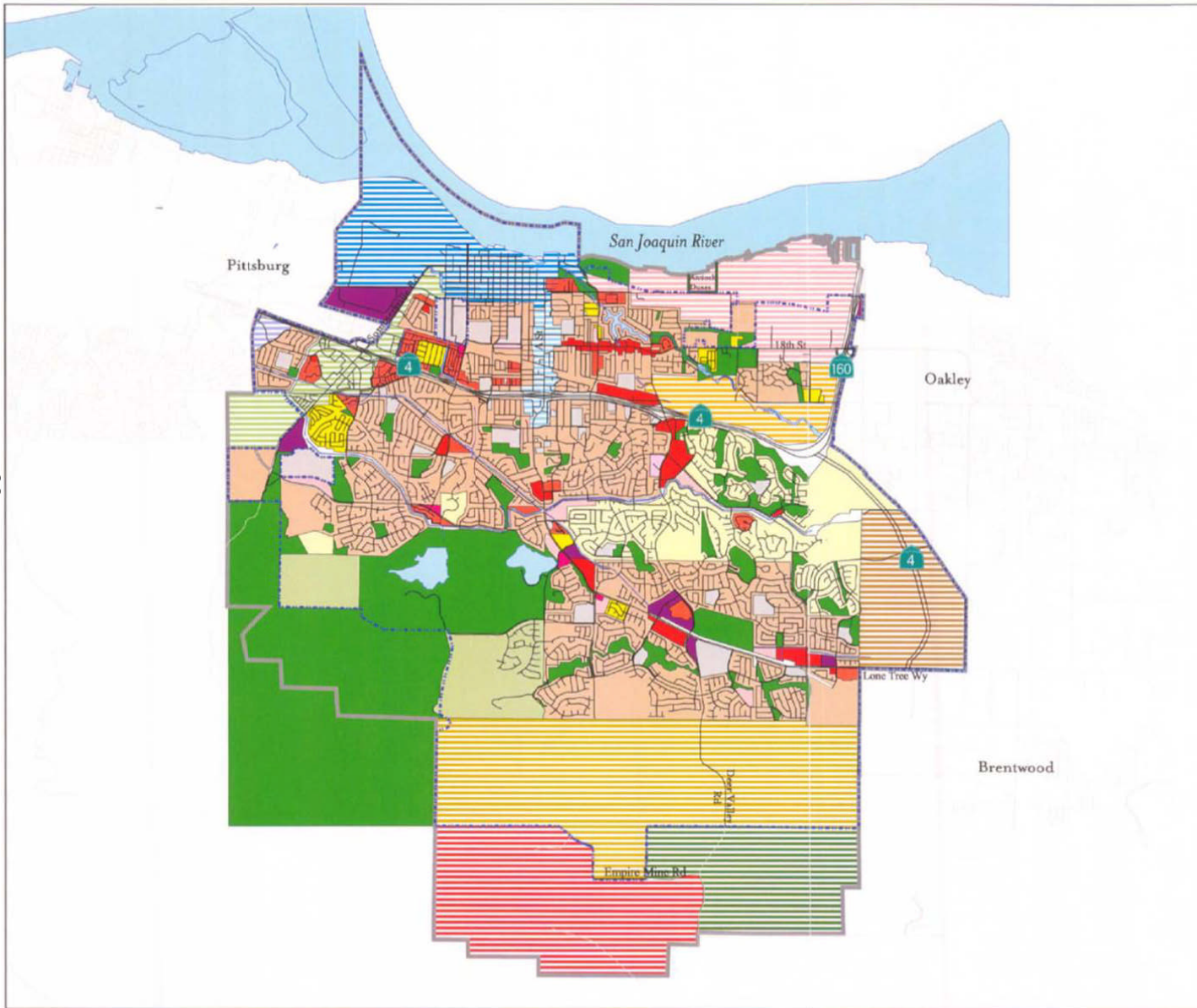


Exhibit D-2: Existing General Plan Figure 4.1

Exhibit E: Amended General Plan Table 4.C

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

Land Uses	Single-Family (Dwelling Unit)	Multi-Family (Dwelling Unit)	Commercial/ Office (sq. ft.)	Business Park/ Industrial (sq. ft.)
Residential				
Estate Residential	15	--	--	--
Low Density Residential	--	--	--	--
Med Low Density Residential	250	--	--	--
Medium Density Residential	30	--	--	--
High Density Residential	--	--	--	--
Subtotal	295	--	--	--
Commercial				
Convenience Commercial	--	--	--	--
Neighborhood Commercial	--	--	--	--
Service Commercial	--	--	--	--
Commercial Office	--	--	--	--
Subtotal	--	--	--	--
Industrial				
Business Park	--	--	--	--
Special				
Mixed Use	--	--	--	--
Public Institutional	--	--	--	--
Open Space	--	--	--	--
Subtotal	--	--	--	--
Focus Areas¹				
"A" Street Interchange	--	--	--	--
East Lone Tree Specific Plan	--	--	--	--
Eastern Employment Areas	--	--	--	7,137,875
Ginocchio Property ¹	<u>400</u> 1,215	<u>--</u> 135	<u>--</u> 175,000	
Rivertown/Urban Waterfront	--	--	--	--
Roddy Ranch ²	<u>600</u> 1,500	<u>100</u> 200	425,000	--
SR-4 Frontage	--	--	--	--
Sand Creek	--	--	--	--
Somersville Road Corridor	--	240	--	1,581,690
Western Gateway	--	--	--	--
Subtotal	<u>1,000</u> 2,715	<u>340</u> 575	<u>425,000</u> 600,000	8,719,565
TOTAL	<u>1,295</u> 3,010	<u>340</u> 575	<u>425,000</u> 600,000	8,719,565

Population	<u>4,476</u>	<u>9,815</u>	¹ Figures indicated represent the maximum permitted development intensity. The actual yield of future development is not guaranteed by the General Plan, but is dependent upon appropriate responses to General Plan policies. The ultimate development yield may be less than the maximums stated in this table.
Employed Population	<u>2,506</u>	<u>5,495</u>	
Total Jobs	<u>5,777</u>	<u>8,155</u>	
Retail Jobs	<u>220</u>	<u>340</u>	
Non-Retail Jobs	<u>5,557</u>	<u>7,845</u>	
Jobs/Population Ratio	<u>2.31</u>	<u>1.54</u>	
			² Urban development is dependent upon future revisions to the Urban Limit Line (see Policy 4.3.2F).

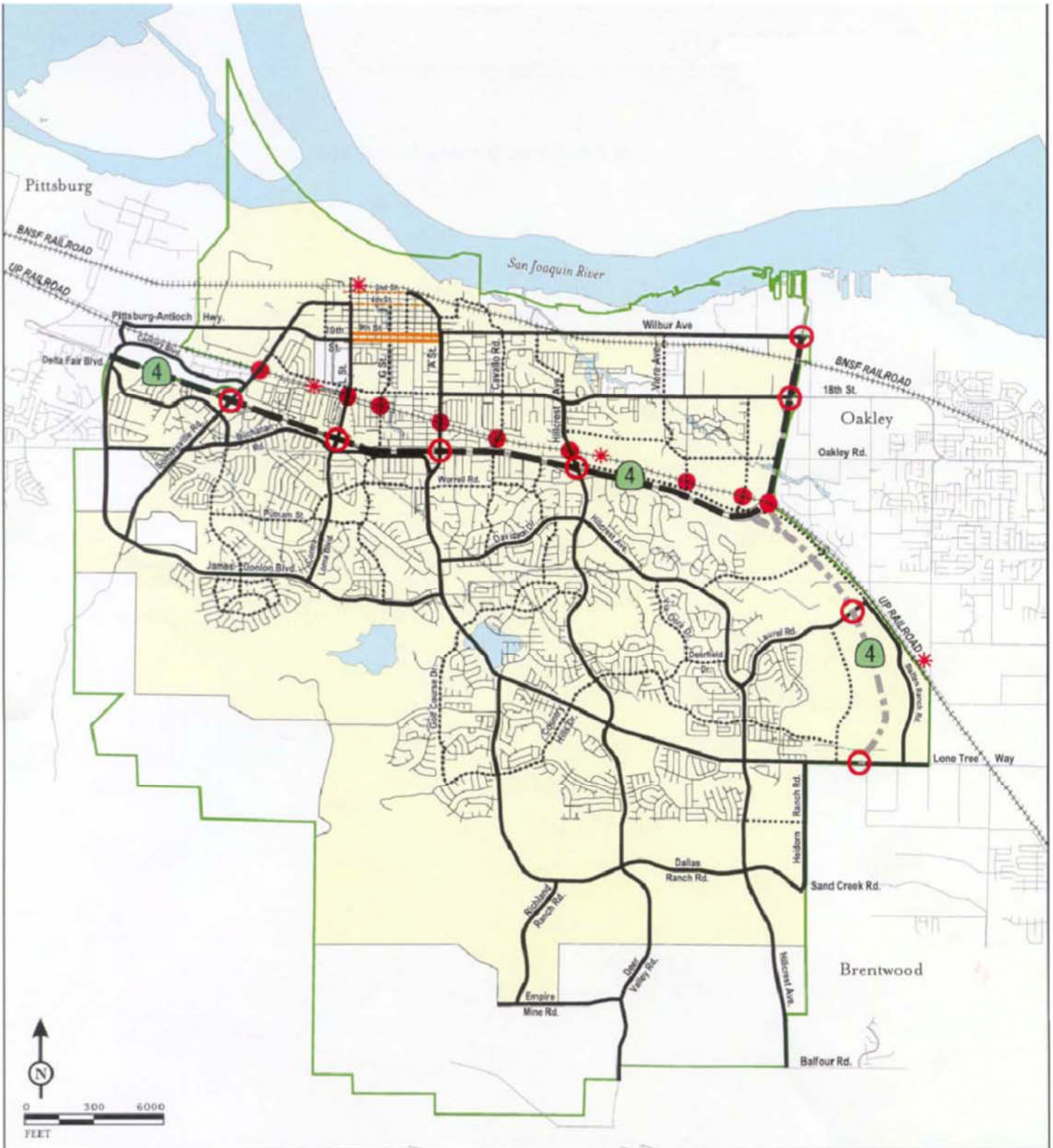
Exhibit F: Amended General Plan Table 4.D

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

Land Uses	Single-Family (Dwelling Unit)	Multi-Family (Dwelling Unit)	Commercial/ Office (sq. ft.)	Business Park/ Industrial (sq. ft.)
Residential				
Estate Residential	920	--	--	--
Low Density Residential	4,100	--	--	--
Med Low Density Residential	15,134	--	--	--
Medium Density Residential	6,520	4,330	--	--
High Density Residential	--	5,310	--	--
Subtotal	26,674	9,640	--	--
Commercial				
Convenience Commercial	--	--	277,900	--
Neighborhood Commercial	--	--	1,781,100	--
Service Commercial	--	--	776,680	--
Commercial Office	--	--	1,482,650	--
Subtotal	--	--	4,318,330	--
Industrial				
Business Park	--	--	--	3,353,210
Special				
Mixed Use	--	325	--	324,950
Public Institutional	--	--	--	5,968,350
Open Space	--	--	--	--
Subtotal	--	325	--	9,646,510
Focus Areas¹				
"A" Street Interchange	120	--	894,960	--
East Lone Tree Specific Plan	1,100	250	1,135,000	2,152,300
Eastern Employment Areas	12	248	25,000	13,064,000
Ginochio Property ¹	<u>400</u> 1,215	<u>--</u> 135	<u>--</u> 175,000	--
Rivertown/Urban Waterfront	1,755	2,225	1,028,325	3,489,100
Roddy Ranch ²	<u>600</u> 1,500	<u>100</u> 200	425,000	--
SR-4 Frontage	109	--	--	5,878,900
Sand Creek	3,537	500	1,240,000	2,600,000
Somersville Road Corridor	--	--	2,045,530	1,581,690
Western Gateway	--	340	--	560,350
Subtotal	<u>7,633</u> 9,348	<u>3,663</u> 4,184	<u>7,354,165</u> 7,529,165	<u>29,326,340</u>
TOTAL	<u>34,307</u> 36,002	<u>13,628</u> 44,396	<u>11,672,495</u> 11,847,495	<u>38,972,850</u>

Population	<u>131,291</u>	138,037	¹ Figures indicated represent the maximum permitted development intensity. The actual yield of future development is not guaranteed by the General Plan, but is dependent upon appropriate responses to General Plan policies. The ultimate development yield may be less than the maximums stated in this table.
Employed Population	<u>73,518</u>	77,295	
Total Jobs	<u>74,996</u>	75,255	
Retail Jobs	<u>15,100</u>	15,160	
Non-Retail Jobs	<u>59,896</u>	60,095	
Jobs/Population Ratio	<u>1.02</u>	0.97	² Urban development is dependent upon future revisions to the Urban Limit Line (see Policy 4.3.2F).

Exhibit G: Existing General Plan Figure 7.1



LSA

- CITY OF ANTIOCH
- PLANNING AREA BOUNDARY











- | | |
|---|---|
|  FREEWAYS |  RAIL |
|  ARTERIALS |  PROPOSED FREEWAY |
|  ARTERIAL (COUPLET) |  RAILROAD GRADE SEPARATION |
|  MAJOR COLLECTOR |  RAIL TRANSIT STATION |
|  MAJOR COLLECTOR (COUPLET) |  FREEWAY INTERCHANGE |

FIGURE 7.1

*City of Antioch
General Plan
Circulation*

Exhibit H: Amended General Plan Table 9.U

Table 9.U - Lands Designated for Residential Development (in acres)

Land Uses	City of Antioch	Unincorporated Areas	Total
<i>Residential</i>			
Estate Residential	1,507.43	15.72	1,523.15
Low Density Residential	1,488.56		1,508.56
Med Low Density Residential	4,114.13	69.84	4,183.97
Medium Density Residential	1,082.80	5.36	1,088.16
High Density Residential	368.98		368.98
Subtotal	8,561.20	90.92	8,652.12
Mixed Use	23.31		23.31
<i>Focus Areas</i>			
"A" Street Interchange	180.26		180.26
East Lone Tree Specific Plan	795.87		795.87
Eastern Employment Areas			
Ginochio Property		<u>200</u> 1,068.26	<u>200</u> 1,068.26
Rivertown/Urban Waterfront	962.77		962.77
Roddy Ranch		<u>500</u> 1,710.72	<u>500</u> 1,710.72
SR-4 Frontage			
Sand Creek	2,700.74		2,700.74
Somersville Road Corridor			
Western Gateway			
Subtotal	4,639.64	<u>700</u> 2,778.98	<u>5,339.64</u> 7,418.62
TOTAL	13,224.15	<u>790.92</u> 2,869.90	<u>14,015.07</u> 16,094.05

Exhibit I: New Municipal Code Article 41 (Prezoning)

Article 41: RRMP Roddy Ranch Master Plan District

§ 9-5.4101 Purpose.

The RRMP District is intended to implement the General Plan's stated vision for the development of the Roddy Ranch Focus Area. The RRMP District shall encourage the use of flexible development standards designed to ensure the development of the District as a master planned community. The RRMP District shall be defined principally by large-lot estate residential development, in a resort style setting, clustered within natural and recreational open spaces and focused on the existing Roddy Ranch Golf Course. The general development standards applicable to the RRMP District are defined below. Specific development standards designed for the RRMP shall be implemented pursuant to a discretionary non-legislative final development plan prepared according the regulatory zoning parameters described in this Article. Unlike the Planned Development Districts contemplated by Article 23 or the Hillside Planned Development Districts contemplated by Article 24, the RRMP District zoning designation is not an overlay district and is depicted on the city's zoning map.

§ 9-5.4102 Uses Permitted.

The following uses are permitted within the RRMP District:

- (A) Residential development is permitted within the RRMP District, provided it does not exceed a maximum of 700 dwelling units generally located lands not committed to open space nor having significant steep slopes or other significant environmental constraints. Of these 700 units, all or substantially all shall be Estate Residential; any balance shall be Multi-Family Attached residential project types, as defined in the General Plan, in a resort style setting. Residential neighborhoods within the RRMP District are encouraged to be designed to provide high quality housing, including large-lot estate housing that provides "move up" opportunities for local residents. Residential development is encouraged to 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 locations within the community.
- (B) Commercial uses are permitted within the RRMP District provided they primarily serve local neighborhood needs (e.g., grocery, drug store, and personal services) and are limited to that which can be supported by residential and recreational uses within the District (e.g., 10 to 20 acres, approximately 100,000 to 225,000 square feet of gross leaseable area). Visitor-serving commercial uses (e.g., hotel and restaurants) oriented toward the District's existing golf course are also permitted within the RRMP District. 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 floor area ratio.
- (C) Uses otherwise permitted in the City may be included in the RRMP District, provided such uses are shown on the approved final development plan for the District and are in accordance with the General Plan.

Exhibit I: New Municipal Code Article 41 (Prezoning)

§9-5.4103 Procedure.

(A) A proposed final development plan for the RRMP District shall be submitted to City staff for review and recommendation by the Planning Commission and approval by the City Council. The Community Development Department shall, from time to time, issue reasonable application content requirements with which the proposed final development plan application must comply. The final development plan shall be subject to the Residential Development Allocation Program set forth in Article 40. Following a public hearing, the Planning Commission shall make a recommendation to the City Council based on substantial consistency with the General Plan and this Article and a review of the environmental impacts of the plan, the appropriateness and interrelationship of the proposed uses, any effects on traffic circulation due to development of the plan, the quality of the suggested site plan design and other details of the proposed development plan. In considering the final development plan at its public hearing, the Commission shall also determine its appropriateness based on its ability to meet the purpose of this Article. A favorable recommendation must include the findings listed in this Article for the RRMP final development plan and any proposed conditions. In addition, the Design Review Board must review the design features of the proposal (e.g., architecture, landscaping, signage) and any conditions of approval imposed by the Design Review Board shall be included in the recommendation to the Council. At its public hearing, the Council may decide to approve, conditionally approve, or deny the final development plan or return the matter to the Planning Commission or the Design Review Board, as appropriate, for further evaluation.

(B) (1) A use permit shall be required prior to the construction of any phase of the approved final development plan for the RRMP District. It is the intent of the use permit to further clarify the details of the development phase being considered and to ensure that each component complies with the established provisions of the final development plan, including any conditions of approval attached to the final development plan. The use permit is not intended to obtain further exactions of the developer but it is to refine the final development plan and implement the conditions of approval attached to the final development plan. Use permit approval shall be required prior to final map recordation for all projects within the RRMP District.

(2) A use permit may be granted by the Zoning Administrator or the Planning Commission, provided that the proposed development phase is in substantial conformance with the approved final development plan and the conditions thereof.

§ 9-5.4104 Relationship to Land Subdivision.

In situations where a subdivision of land (e.g., a tentative map) is undertaken in conjunction with the approval of the final development plan, such subdivision and approval may be processed concurrently.

§ 9-5.4105 Findings Required.

Prior to recommending the final development plan to the City Council, and prior to the City Council's approval of the final development plan, the following findings shall be made, based on substantial evidence in the entire administrative record:

Exhibit I: New Municipal Code Article 41 (Rezoning)

(A) The final development plan is substantially consistent with the requirements of the General Plan of the City.

(B) The final development plan is substantially consistent with the requirements of this Article.

(C) The residential portions of the final development plan are substantially consistent with the following development guidelines:

(1) Single Family Units (Estate Residential):

Lot Area	- Minimum: 15,000 sq.ft.
Lot Width	- Average: 100 feet
Lot Depth	- Minimum: 100 feet
Front Yard Setback	- Minimum: 20 feet to Garage - Minimum: 15 feet to Living Area or Porch
Side Yard Setback	- Aggregate: 25 feet - Minimum: 10 feet
Rear Yard	- Minimum: 20 feet
Building Height	- Maximum: 35 feet (two and one-half stories)
Off Street Parking Requirement	- Two off-street uncovered parking spaces

(2) Attached Units (Multi-Family Attached):

Lot Area	- N/A
Lot Width	- N/A
Lot Depth	- N/A
Front Yard Setback	- Minimum: 4 feet
Side Yard Setback	- Aggregate: 8 feet - Minimum: 4 feet (2nd or 3rd story may encroach 1.5 feet) - Side facing Street minimum: 10 feet
Rear Yard (Garage)	- Minimum: 4 feet
Garage Door Separation	- Minimum: 28 feet
Building Height	- Maximum: 35 feet (three stories)
Streets	- Major: public - Alleys: private (HOA maintained)

Exhibit I: New Municipal Code Article 41 (Rezoning)

Landscaping	<ul style="list-style-type: none">- Front yard & common areas<ul style="list-style-type: none">o To be installed by the Developer within 90 days of occupancy of each home- Common area landscaping<ul style="list-style-type: none">o Maintained by the HOA
-------------	---

(D) The commercial portions of the final development plan are substantially consistent with the height and area regulations for the C-3 Service Commercial District zoning designation, as set forth in Chapter 5, Article 6, § 9-5.601 of the City’s Municipal Code.

§ 9-5.4106 Lapse of Approval.

The RRMP District’s final development plan shall expire 5 years after the date of its approval, unless there has been activity within the RRMP District (e.g., a use permit has been approved or a building permit issued for any development phase contemplated by the final development plan), an extension has been granted, or as otherwise provided by a development agreement.

§ 9-5.4107 Extension and Renewal.

A final development plan approval may be extended by the Zoning Administrator for a two-year period without notice or public hearings, if the required findings remain valid.

§ 9-5.4108 Plan Modifications.

A request for modifications to the final development or any conditions of approval thereof shall be treated as a new application, unless the Zoning Administrator finds that the changes proposed are minor in the context of the overall final development plan and are consistent with the intent of the original approval.

Exhibit J: Amended Municipal Code § 9-5.601

§ 9-5.601 INTRODUCTION.

The following chart and text are adopted as the city's basic height and area regulations. First find the appropriate zoning district on the left hand side of the table. Read across the chart opposite the specific zone in question and the height or area requirement for that zone, or a number, will appear in the appropriate column. If a number appears in the column, the requirement is listed by that number in the following listing of footnotes.

(Ord. 897-C-S, passed 10-25-94; Am. Ord. 930-C-S, passed 7-29-97; Am. Ord. 1003-C-S, passed 2-25-03)

HEIGHT, AREA & SETBACK REGULATIONS FOR PRIMARY STRUCTURE										
Zone	Maximum Height Feet ^b	Minimum Building Site Sq. Ft.	Minimum Lot Width in Feet		Maximum Lot Coverage	Maximum Density Allowed per Gross Developable Acre ^d	Front Yard Minimum ^m	Minimum Side Yard Required in Feet ^e		Minimum Rear Yard Required in Feet
			Corner	Interior				Corner	Interior	
RE	TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS									
RR	TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS									
R-4	35	6,000	65	60	40%	4 du/acre	f	f	5 ft.	20 ft.
R-6	35	6,000	65	60	40%	6 du/acre	f	f	5 ft.	20 ft.
R-10	45	6,000	65	60	40%	10 du/acre	f	f	5 ft.	10 ft.
R-15	45	20,000	65	60	40%	15 du/acre	f	f	5 ft.	10 ft.
R-20	45	20,000	70	70	40%	20 du/acre	f	f	5 ft.	10 ft.
PBC	35	20,000	65	60	35%	0	f	f	0 ft.	0 ft.
C-0	35	20,000	65	60	35%	0	f	f	0 ft.	10 ft.
C-1	35	20,000	65	60	35%	0	f	f	0 ft.	10 ft.
C-2	35	20,000	65	60	35%	0	f	f	0 ft.	10 ft.
C-3	35	20,000	65	50	30%	0	f	f	0 ft.	10 ft.
C-4	70	20,000	65	60	30%	0	f	f	0 ft.	10 ft.
MCR ^j	45	6,500	65	60	50%	20 du/acre	f	f	5 ft.	10 ft.
RTC ^j	50	2,500	25 g	25 g	100%	20 h	0 i	0 i	0 ft.	0 ft.

Exhibit J: Amended Municipal Code § 9-5.601

RTR-20	45	20,000	100	100	50%	20	15	10	5 ft.	10 ft.
RTR-12	45	3,500	45	45	50%	12	15	10	5 ft.	15 ft.
RTR-9	35	5,000	50	50	50%	9	20	10	5 ft.	15 ft.
WF	45	6,500	60	60	60%	0	0	0	0 ft.	0 ft.
M-1	45	40,000	100	100	50%	0	f	f	0 ft.	0 ft.
M-2	70	40,000	100	100	50%	0	f	f	0 ft.	0 ft.
HPD	TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS									
PD	TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS									
RRMP	<u>TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS IN A MANNER CONSISTENT WITH ARTICLE 41 OF THE MUNICIPAL CODE</u>									
B	SAME AS UNDERLYING BASE ZONE ^k									
H	70	SAME AS C-0 ZONE ^l								
OS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S	TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS									
SH	SAME AS UNDERLYING BASE ZONE									
T	SAME AS UNDERLYING BASE ZONE									
<p>^a Where 40% or more of the frontage (excluding reversed frontage lots) in a block has been improved with buildings, the minimum required front yard for main buildings shall be the average of the improved lots if less than the front yard requirements, but not less than six feet from the property line.</p>										
<p>^b Height shall mean the vertical distance from the average level of the highest and lowest point of that portion of the lot covered by the structure, excluding below ground basements, to the topmost point of the roof. Exceptions to the specified height limitation shall include the spires, belfries, cupolas and domes of churches, monuments, watertowers, fire and hose towers, observation towers, distribution and transmission towers, lines and poles, chimneys, smokestacks, flag poles, radio towers, equipment penthouses encompassing less than 20% of total roof area and less than eight feet in height, and parapets less than 30 inches in height, unless otherwise governed by this chapter.</p>										
<p>^c Minimum lot area in all zones shall not apply to the condominium parcelization of a larger project where land is being divided for individual building envelopes.</p>										
<p>^d Maximum density allowed is defined in the city General Plan as per the maximum developable gross acreage definition found in this chapter.</p>										

Exhibit J: Amended Municipal Code § 9-5.601

^e For at least 25% of the lots in a given subdivision, one side yard of an interior lot shall be 10 feet in width and the other side yard can be five feet. The 10 foot side yard area shall remain as unrestricted open area. This shall also apply to all two-story single-family residential lots. On any parcel of land of an average width of less than 50 feet, which parcel was under one ownership or is shown as a lot on any subdivision map filed in the office of the County Recorder prior to April 11, 1950, when the owner thereof owns no adjoining land, the width of each side yard may be reduced to 10% of the width of such parcel, but in no case to less than three feet.

^f Front yard and street side setbacks shall be reserved for landscaping only, excluding access and egress driveways and shall be determined on a graduated scale based upon type of street and land use as follows:

	(1)	<p>Non-residential and multi-family uses.</p> <p>Arterial street: minimum 30 foot setback with 30 foot landscaping on all frontages. Collector street: minimum 25 foot setback with 25 foot landscaping. Local street: minimum 20 foot setback with 20 foot landscaping.</p>
	(2)	<p>Single and two-family dwelling uses.</p> <p>Arterial street: minimum 30 foot setback with 30 foot landscaping on all frontages. Collector street: minimum 25 foot setback and landscaping for front yard and 10 foot street sideyard setback with landscaping. Local street: minimum 20 foot front yard setback with 20 foot of landscaping and 10 foot street sideyard with landscaping.</p>

^g New construction with frontage in excess of the minimum lot width shall reflect the pattern of building widths in facade design.

^h Within the area bounded by the Burlington Northern Santa Fe Railroad, "I" Street, Second Street, and "E" Street, residential density may be increased to 45 dwelling units per acre provided:

	(1)	The residential use is part of a mixed use development with the entire first floor devoted to commercial use;
	(2)	The proposed development provides public amenities as described in § 4 (relating to residential use in RTC); and
	(3)	The project has received use permit approval from the Planning Commission.

ⁱ Buildings in the RTC district shall be placed on the property line except for:

	(1)	Setbacks to accommodate outdoor dining and plazas, provided that such setbacks do not exceed a depth of one-third of the lot depth;
	(2)	Courtyards, promenades, and plazas located on any portion of the site; and
	(3)	Where a setback is necessary to maintain the uniform setback of building facades.

^j The first floor of a building shall extend from property line to property line except:

Exhibit J: Amended Municipal Code § 9-5.601

	(1)	In setback areas for outdoor dining, plazas; and
	(2)	For required vehicular or pedestrian access.
^k The B Combining Zone may add more restrictive or less restrictive requirements, including, but not limited to, height, area, setback or other requirements depending on the nature of the use, as determined by the Commission.		
^l In the H (Hospital) Combining Zone, all requirements shall be the same as the C-0 Zone.		
^m Notwithstanding any other provisions of this chapter for yard requirements, in any residential district the front of any garage shall be not less than 20 feet from the exterior property line on which such garage faces.		

Exhibit K: Development Agreement

THIS DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into in the City of Antioch on this ___ day of _____, 2005, by and between the City of Antioch, a municipal corporation (the "City"), and the holders of legal or equitable interests in the land located within the unincorporated area of Contra Costa County within the City's sphere of influence and commonly known as "Roddy Ranch" (the "Applicant"), pursuant to the authority of California Government Code §§ 65864 *et seq.*

RECITALS

A. On November 23, 2003 the City of Antioch adopted its updated General Plan which approved a long term planning vision for the Roddy Ranch Focus Area (as defined therein), in part to further the City Council's goals of attracting jobs and businesses to Antioch and reducing commute times for residents of Antioch. The Roddy Ranch Focus Area covers approximately 2,100 acres bordering the City. The development rights covering approximately 875 acres of the Roddy Ranch Focus Area have already been deeded to Contra Costa County for permanent open space and approximately 230 acres are currently used for the operations of the Roddy Ranch Golf Course. The voters of the County in 1990 approved Measure C-1990, which directed creation of a County urban limit line that included approximately 850 acres of the Roddy Ranch Focus Area. Over the objections of the City, the County in 2000 excluded the entire Roddy Ranch Focus Area from the County's urban limit line.

B. The Contra Costa County Local Agency Formation Commission completed proceedings to bring the Roddy Ranch, defined below, within City's sphere of influence.

C. To provide the City with greater control over the future of this important area, a citizen's initiative entitled the City of Antioch Growth Control, Traffic Relief, Voter-Approved Urban Limit Line, and Roddy Ranch Development Reduction Initiative (the "Initiative") was circulated to affirm the Council's planning vision for the Roddy Ranch Focus Area while proposing additional development restrictions. The Initiative includes 1) a general plan amendment reducing the potential maximum buildout of the Roddy Ranch Focus Area from approximately 1,700 potential units to not more than 700 large-lot estate residential and multi-family attached residential units, 2) a general plan amendment to adopt the City's own voter-approved urban limit line which, with respect to the Roddy Ranch Focus Area, is in the same location as the urban limit line adopted by the voters in 1990, (collectively (1) and (2) herein are the "General Plan Amendments"), 3) a rezoning of the Roddy Ranch Focus Area and Roddy Ranch, as defined below, to Roddy Ranch Planned District (the "RRMP Rezoning") and 4) this Agreement. The General Plan Amendments, the RRMP Rezoning and this Agreement shall be referred to as the "Legislative Project Approvals" and the mixed use and open space project consistent with these Legislative Project Approvals shall be referred to as the "Project". This Agreement is consistent with the City's General Plan, as amended by the Initiative.

D. Consistent with the Initiative and the Legislative Project Approvals, the parties anticipate that during the term of this Agreement and subsequent to the "Effective Date," defined below, Applicant will seek from City certain other implementing non legislative project level land use approvals, entitlements, and permits that are necessary or desirable for the Project (the "Subsequent Approvals"). The Subsequent Approvals may include, without

Exhibit K: Development Agreement

limitation, project-level final development plans, residential development allocations issued pursuant to Article 40 of the Antioch Municipal Code, vesting tentative subdivision maps, final subdivision maps, design review approvals, improvement agreements, development permits, lot line adjustments, use permits, and any amendments to the foregoing.

NOW, THEREFORE, with reference to the foregoing recitals and in consideration of the mutual promises, obligations and covenants herein contained, City and Applicant agree as follows:

AGREEMENT

Article I Description of Roddy Ranch, Effective Date and Term.

Section 1.01. Description of Roddy Ranch. The real property which is the subject of this Agreement is described in the attached DA Exhibit A and is referred to herein as “Roddy Ranch”. More particularly, the term “Roddy Ranch,” as used herein, shall mean only that real property described in the attached DA Exhibit A that is within the City’s sphere of influence and subsequently annexed to the City. To the extent any portion of the real property described on DA Exhibit A is not within the City’s sphere of influence and annexed to the City (the “Excluded Property”), this Agreement shall be null and void only as to such Excluded Property. Following the annexation of all or any portion of the property described in DA Exhibit A to City, the City shall ensure that DA Exhibit A is revised, at Applicant’s expense, to exclude any Excluded Property.

Section 1.02. Effective Date. This Agreement shall be entered into and dated within ten (10) days of the later of the effective date of the Initiative or the Legislative Project Approvals (the “Execution Date”). The rights, duties and obligations of the parties hereunder shall be effective, and the term shall commence on the later of (i) the Execution Date, (ii) the date the election results on the Initiative approving this Agreement and the Legislative Project Approvals are certified by the City Council in the manner provided by the Elections Code, or (ii) the completion of annexation proceedings annexing Roddy Ranch to the City (the “Effective Date”). If annexation proceedings annexing Roddy Ranch to the City are not completed within ten (10) years following the Effective Date, this Agreement shall be null and void. Not later than ten (10) days after the Effective Date, City, by and through its Mayor, shall execute and acknowledge this Agreement, and, provided this Agreement is first executed and acknowledged by Applicant, not later than (10) days after the Effective Date, the City Clerk shall cause this Agreement to be recorded in the Official Records of Contra Costa County.

Section 1.03. Term. The term of this Agreement shall commence on the Effective Date and extend fifteen (15) years thereafter (the “Term”).

Article II Standards, Laws and Procedures Governing the Project.

Section 2.01. Vested Right To Develop. Applicant shall have a vested right to develop the Project on Roddy Ranch in substantial conformance with the terms and conditions of the Legislative Project Approvals, the Subsequent Approvals (as and when issued), the Applicable Law (defined below) and amendments as shall, from time to time, be approved pursuant to this Agreement. Specifically, subject to compliance with CEQA covering the Subsequent

Exhibit K: Development Agreement

Approvals, federal and state laws, and the City's remaining discretion in connection with the Subsequent Approvals, Applicant shall have the vested right to develop the commercial, hotel, and resort uses and 700 residential units, all or substantially all of which shall be Estate Residential and any balance shall be Multi-Family Attached, in accordance with the Legislative Project Approvals.

Section 2.02. Permitted Uses. The permitted uses of Roddy Ranch; the density and intensity of use of the Roddy Ranch; the maximum height, bulk and size of the proposed buildings; provisions for reservation or dedication of land for public purposes and the location of public improvements; the general location of public utilities; and other terms and conditions of development applicable to the Project, shall be as set forth in the Legislative Project Approvals and, as and when they are issued (but not in any limitation of any right to develop as set forth in the Legislative Project Approvals), the Subsequent Approvals.

Section 2.03. Applicable Law. "Applicable Law" shall mean the existing rules, regulations, official policies, standards and specifications governing permitted uses of the Roddy Ranch, governing density, and governing the design, improvements, the City's Residential Development Allocation Program (as set forth in Article 40 of the Antioch Municipal Code), and construction standards and specifications applicable to the Project and the Roddy Ranch, as set forth in this Agreement and the Legislative Project Approvals, and in force and effect on the Effective Date. Nothing in this Agreement is intended to address the applicability of City development-related impact fees, processing fees or other fees that may be imposed by City against the Project. The parties acknowledge that the Project will be subject to the City's residential development allocation program as of the Effective Date.

Section 2.04. Moratorium, Initiatives and Conflicting Enactments. To the extent consistent with state law (and excepting a declaration of a local emergency or state emergency as defined in Government Code § 8558), if any ordinance, resolution or other measure is enacted subsequent to the Effective Date, whether by action of City, by initiative, referendum, or otherwise, that imposes a building moratorium, a limit on the rate of development, or a voter-approval requirement which would otherwise affect the timely development of the Project on all or any part of Roddy Ranch, City agrees that such ordinance, resolution or other measure shall not apply to the Project, Roddy Ranch, this Agreement, the Legislative Project Approvals, or the Subsequent Approvals, if any, during the Term.

Section 2.05. Life of Legislative Project Approvals or Subsequent Approvals. The term of any Legislative Project Approval or Subsequent Approval shall automatically be extended for the longer of Term of this Agreement or the term otherwise applicable to such Legislative Project Approval or Subsequent Approval if this Agreement is no longer in effect. The Term of this Agreement, any other Legislative Project Approval or Subsequent Approval shall not include any period of time during which any applicable development or utility moratorium, lawsuit or the actions of other public agencies that regulate land use, delays construction of the Project.

Section 2.06. Development Timing. Subject to Applicable Law, including the City's Residential Development Allocation Program (as set forth in Article 40 of the City's Municipal Code), Applicant shall have the right to develop the Project in such order and at such rate and

Exhibit K: Development Agreement

at such times as Applicant deems appropriate within the exercise of its subjective business judgment. Notwithstanding the foregoing, Applicant has agreed that it shall not apply for, and City shall not issue, any building permits for the Project prior to January 1, 2009.

Section 2.07. Verification of Water Supply. To the extent any vesting tentative maps or tentative maps approved for the Project would trigger the application of Government Code § 66473.7, the Project shall comply with provisions of Government Code § 66473.7.

Section 2.08. Compliance with State and Federal Law. This Agreement is subject to Applicant's compliance with all applicable federal and state laws and regulations and compliance with the California Environmental Quality Act, Public Resources Code § 21000 *et seq.* ("CEQA").

Article III Applicant Obligations.

Section 3.01. Funding of Environmental Review. Applicant agrees, to the extent permitted by law, that prior to City's approval of any discretionary Subsequent Approval, it will fund at its expense, an environmental impact report evaluating the environmental impacts associated with the Project in accordance with CEQA.

Section 3.02. School District Contribution. Although the Project will not be served by the Antioch Unified School District (the "District"), to improve the quality of schools in Antioch, Applicant agrees to contribute to District One Million Dollars (\$1,000,000), payable at City's issuance of the first residential building permit for the Project. This District contribution shall be used by District exclusively for performing arts, music, and sports programs.

Section 3.03. Funding of State Highway 4/Vasco Road Improvements. In order to further reduce any traffic impacts resulting from the Project, Applicant agrees to contribute \$1,000,000 to the City for improvements to State Highway 4 Bypass/Vasco Road, which amount shall be paid upon City's issuance of the first residential building permit for the Project. This obligation shall be addition to Applicant's obligation to comply with applicable regional and subregional transportation fees.

Section 3.04. Business Park Feasibility Study. In order to study the feasibility of locating a business park in the City to create high-quality jobs for Antioch residents, Applicant agrees to contribute \$50,000 to the City to fund such a feasibility study. Applicant shall make such contribution no later than City's issuance of the first residential building permit for the Project.

Article IV City Obligations.

Section 4.01. Processing Subsequent Approvals. The Subsequent Approvals shall be deemed tools to implement those final policy decisions reflected by the Legislative Project Approvals and shall be issued by City so long as they comply with this Agreement and Applicable Law and are not inconsistent with the Legislative Project Approvals. Consistent with the Initiative, unless agreed to by Applicant, the City shall not require any further legislative level entitlements to enable Applicant to build out the Project.

Exhibit K: Development Agreement

Article V Miscellaneous.

Section 5.01. Amendment to Subsequent Approvals. Any Subsequent Approval or amendment to a Subsequent Approval shall, upon approval or issuance, be automatically vested and incorporated into this Agreement.

Section 5.02. Amendment to this Agreement. Amendments to this Agreement shall be in accordance with state law and Article 32, § 9-5.3208 of the Antioch Municipal Code.

Section 5.03. Cooperation in Event of Legal Challenge. In the event of an administrative, legal or equitable action or other proceeding instituted by any person not a party to this Agreement challenging the validity of this Agreement or any Legislative Project Approval or Subsequent Approval, the parties shall cooperate in defending such action or proceeding. The parties shall use best efforts to select mutually agreeable legal counsel to defend such action, and Applicant shall pay compensation for such legal counsel; provided, however, that such compensation shall include only compensation paid to counsel not otherwise employed as City staff and shall exclude, without limitation, City Attorney time and overhead costs and other City staff overhead costs and normal day-to-day business expenses incurred by City. Applicant's obligation to pay for legal counsel shall not extend to fees incurred on appeal unless otherwise authorized by Applicant. In the event City and Applicant are unable to select mutually agreeable legal counsel to defend such action or proceeding, each party may select its own legal counsel at its own expense.

Section 5.04. Defaults. In the event City or Applicant defaults under the terms of this Agreement, City or Applicant shall have all rights and remedies provided under law.

Section 5.05. Periodic Review. Throughout the Term of this Agreement, at least once every twelve (12) months following the execution of this Agreement, City shall review the extent of good-faith compliance by Applicant with the terms of this Agreement in accordance with the City's Development Agreement enabling ordinance and consistent with Article 32, § 9-5.3205.

Section 5.06. California Law. This Agreement shall be construed and enforced in accordance with California Law.

Section 5.07. Attorneys Fees. In any legal action or other proceeding brought by either party to enforce or interpret a provision of this Agreement, the prevailing party is entitled to reasonable attorney's fees and any related costs incurred in that proceeding in addition to any other relief to which it is entitled.

Section 5.08. Severability. If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, shall continue in full force and effect unless amended or modified by mutual consent of the parties.

Section 5.09. Covenants Running with the Land. All of the provisions contained in this Agreement shall be binding upon the parties and their respective heirs, successors and assigns, representatives, lessees, and all other persons acquiring all or a portion of the Project, or any

Exhibit K: Development Agreement

interest therein, whether by operation of law or in any manner whatsoever. All of the provisions contained in this Agreement shall be enforceable as equitable servitudes and shall constitute covenants running with the land pursuant to California law including, without limitation, California Civil Code § 1468.

Section 5.10. Notices. Any notice or communication required hereunder between City and Applicant must be in writing, and may be given either personally, by telefacsimile (with original forwarded by regular U.S. Mail) by registered or certified mail (return receipt requested), or by Federal or other similar courier promising overnight delivery to the respective addresses specified by each party. Any party hereto may at any time, by giving ten (10) days written notice to the other party hereto, designate any other address in substitution of the address to which such notice or communication shall be given.

Section 5.11. Exhibits. The following exhibit is attached to this Agreement and incorporated herein for all purposes:

DA EXHIBIT A—Legal Description of RODDY RANCH FOCUS AREA

IN WITNESS WHEREOF, this Agreement has been entered into by and between Applicant and City as of the day and year first above written.

CITY:

City of Antioch, a California municipal corporation

By: _____
Name: _____
Title: _____

APPLICANT:

By: _____
Name: _____
Title: _____

Exhibit K: Development Agreement

DA Exhibit A
Legal Description

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF CONTRA COSTA, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

PARCEL B, AS SHOWN ON THE PARCEL MAP FILED JULY 26, 1979, BOOK 79 OF PARCEL MAPS, PAGE 18, CONTRA COSTA COUNTY RECORDS.

EXCEPTING THEREFROM THOSE PORTIONS THEREOF LYING WITHIN LOT 9, AS SHOWN ON THE MAP OF SUBDIVISION 6402, FILED NOVEMBER 26, 1985, MAP BOOK 296, PAGE 47, CONTRA COSTA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN PARCEL B, AS SHOWN ON THE MAP OF SUBDIVISION M.S. 98-86(A), FILED SEPTEMBER 21, 1988, BOOK 135 OF PARCEL MAPS, PAGE 45, CONTRA COSTA COUNTY RECORDS.

**APPENDIX C – CONTRA COSTA
COUNTY MEASURE L – 2006**

Measure L: Urban Limit Line - Contra Costa County, CA This is an archive of a past election.

See <http://www.smartvoter.org/ca/cc/> for current information.

League of Women Voters of California Education Fund

Contra Costa County, CA November 7, 2006 Election

Measure L

Urban Limit Line

County of Contra Costa

Majority Approval Required

Pass: 164,426 / 63.75% Yes votes 93,490 / 36.25% No votes

See Also: [Index of all Measures](#)

Results as of Dec 4 7:35am, 100.0% of Precincts Reporting (1032/1032)
Information shown below: [Impartial Analysis](#) | [Arguments](#) |

Shall the voters amend the Contra Costa County General Plan (2005-2020) and the County's 65/35 Land Preservation Plan Ordinance (County Ordinance Code, Chapter 82-1) to: (i) extend the term of the County's Urban Limit Line to the Year 2026; (ii) require voter approval to expand the line by more than 30 acres; (iii) adopt a new Urban Limit Line Map; and (iv) establish new review procedures?

Impartial Analysis from County Counsel

In 1990, voters in Contra Costa County approved Measure C-1990, the 65/35 Contra Costa County Land Preservation Plan Ordinance ("65/35 Ordinance"), which expires in 2010. Measure C-1990 limited urban development to no more than 35 percent of the land in the County and required that at least 65 percent be preserved for agriculture, open space, wetlands, parks, and other non-urban uses. Measure C-1990 also established the County's Urban Limit Line ("ULL"), a line beyond which no urban land use can be designated.

In 1988, County voters approved Measure C-1988, which imposed a sales tax for local transportation purposes. In 2004, voters approved Measure J, which extended that sales tax 25 years. The County must have a ULL, developed and maintained in accord with the "Principles of Agreement for Establishing the Urban Limit Line" ("Principles"), which was part of Measure J, to receive the sales tax proceeds. To comply with the Principles, the ULL must be extended beyond 2010.

To continue to be eligible to receive the sales tax proceeds, the Principles require the County, by March 31, 2009, to either establish a ULL based on the mutual agreement of the County and cities or obtain voter approval of a County ULL. The County and cities were unable to agree upon a ULL. The County therefore seeks voter approval of the extension of the County's ULL to continue to be eligible to receive the sales tax proceeds.

In July 2005, the County took steps to initiate a new, voter-approved ULL, including carrying out an environmental review and preparing a ballot measure. The environmental review resulted in a conclusion that the proposed ballot measure will not result in any significant impacts on the environment.

If this ballot measure is approved by the voters, the measure would amend the County's General Plan (2005-2020) and the 65/35 Ordinance to accomplish the following: (1) extend the term of the 65/35 Ordinance from December 31, 2010, to December 31, 2026; (2) require four-fifths vote of the County Board of Supervisors and voter approval to expand the ULL by more than 30 acres (but voter approval is not required if four-fifths of the Board finds after a public hearing that there is substantial evidence in the record that the ULL expansion is necessary to avoid an unconstitutional taking of private property or is necessary to comply with state or federal law); (3) provide for periodic reviews of the ULL by the Board of Supervisors and a required review in 2016 involving an evaluation of housing and job needs; (4) adopt a new ULL map; and (5) retain the 65/35 land preservation standard and protections for the County's prime agricultural land.

This measure will become effective immediately if approved by a majority of the voters voting on the measure. This election is archived. Any links to sources outside of Smart Voter may no longer be active. No further links will be added to this page.

Links to sources outside of Smart Voter are provided for information only and do not imply endorsement.

Arguments For Measure L

Protecting Contra Costa County's remaining open space and agricultural lands, discouraging urban sprawl, and preventing traffic congestion from getting any worse, are concerns that matter to all County residents. These concerns are not new. In 1990 the voters enacted the County's Urban Limit Line, approved under Measure C: The Contra Costa County 65/35 Land Preservation Plan Ordinance, which established a line beyond which no urban land uses could be approved during the term of the County's General Plan. The Measure C-1990 ordinance runs for 20 years and is due to expire in 2010.

Over the past 16 years, the Urban Limit Line has protected thousands of acres of open space and agricultural lands and has succeeded in channeling growth into areas of the County most appropriate for urban development. Through Measure L, the Board of Supervisors asks the voters to extend the term of the County's Urban Limit Line to the year 2026.

What does a "yes" vote on Measure L mean? A "yes" vote will extend the term of the Urban Limit Line for another 20 years insuring the continued protection and preservation of the County's open space and agricultural lands. A "yes" vote will require voter approval for future expansion of the Urban Limit Line by more than 30 acres, meaning that through 2026 the voters will decide whether the unincorporated, rural areas of Contra Costa County should be urbanized. A "yes" vote will provide certainty in the County's land use planning process, promoting orderly development in the unincorporated communities of the County with adequate public services to accommodate future growth (roads, water, sewer, etc.). A "yes" vote will maintain eligibility for local funds under the 1.2 cent transportation sales tax program approved by voters in 2004.

We strongly urge voters to approve Measure L.

John Gioia, Supervisor, District I

Gayle B. Uilkema, Supervisor, District II

Mary Nejedly Piepho, Supervisor District III

Mark DeSaulnier, Supervisor, District IV

Federal D. Glover, Supervisor, District V

(No arguments against Measure L were submitted)

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Created: January 4, 2007 09:31 PST

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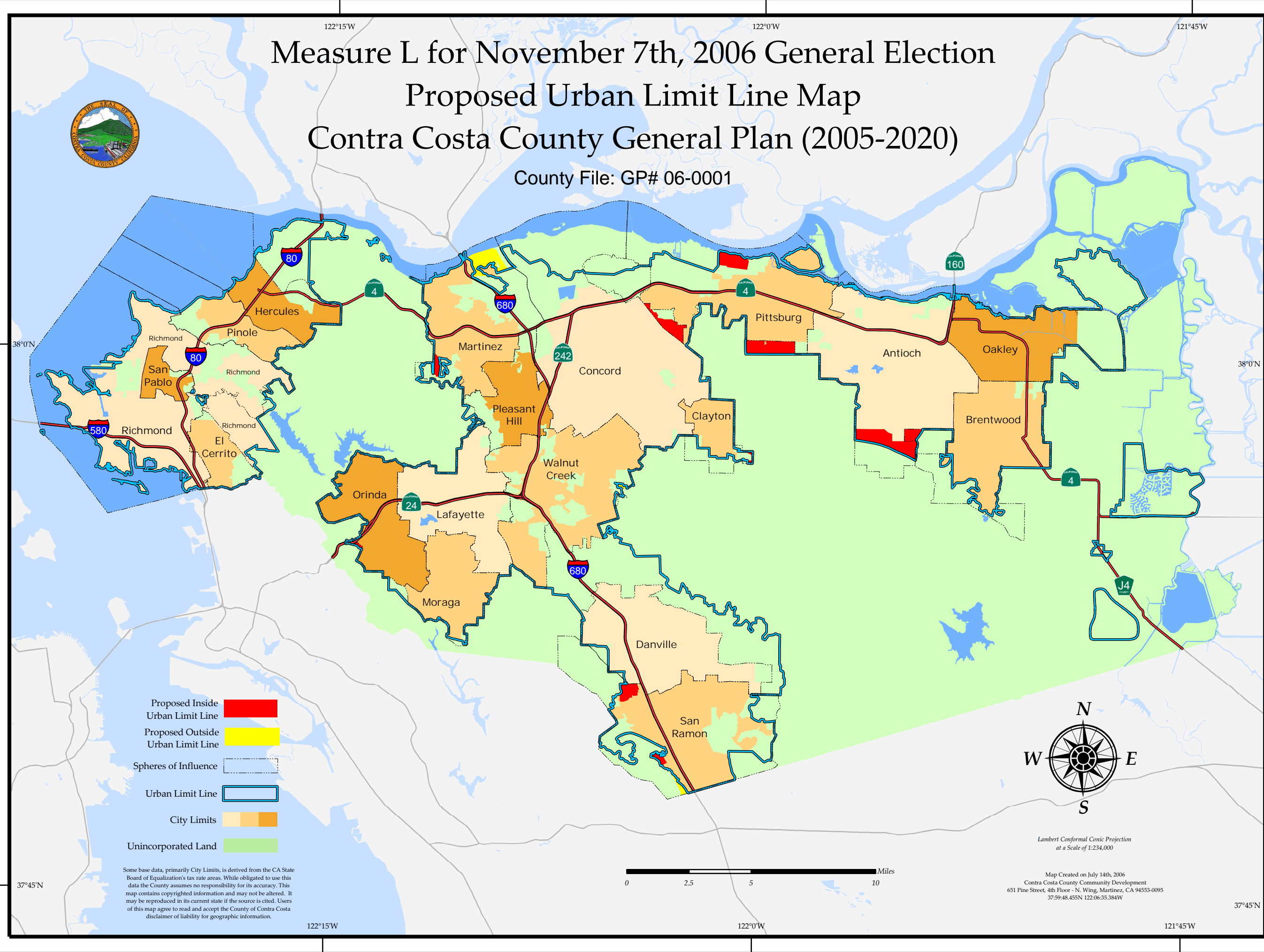
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The League of Women Voters neither supports nor opposes candidates for public office or political parties.

Measure L for November 7th, 2006 General Election Proposed Urban Limit Line Map Contra Costa County General Plan (2005-2020)

County File: GP# 06-0001



- Proposed Inside Urban Limit Line
- Proposed Outside Urban Limit Line
- Spheres of Influence
- Urban Limit Line
- City Limits
- Unincorporated Land



Lambert Conformal Conic Projection
at a Scale of 1:234,000



Map Created on July 14th, 2006
Contra Costa County Community Development
651 Pine Street, 4th Floor - N. Wing, Martinez, CA 94553-0095
37:59:48.455N 122:06:35.384W

Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.

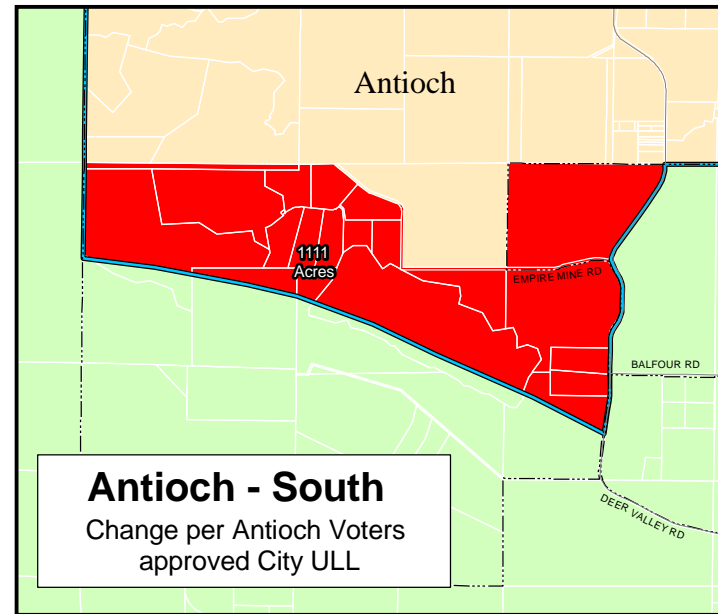
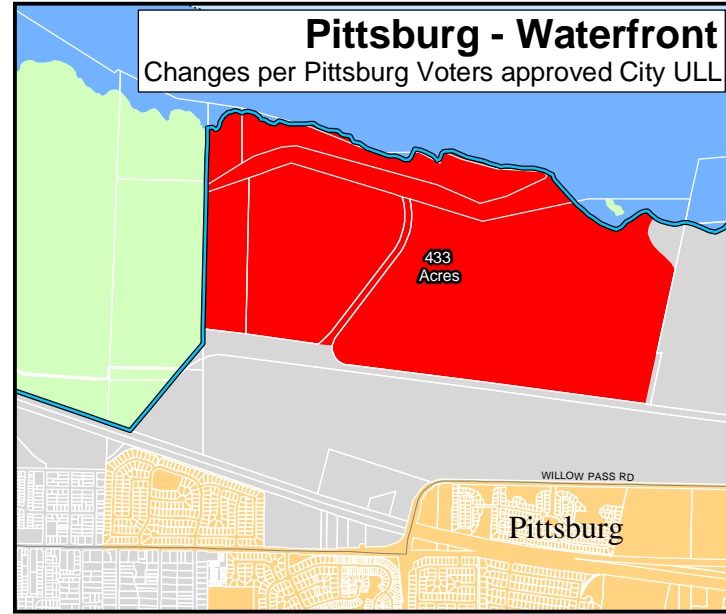
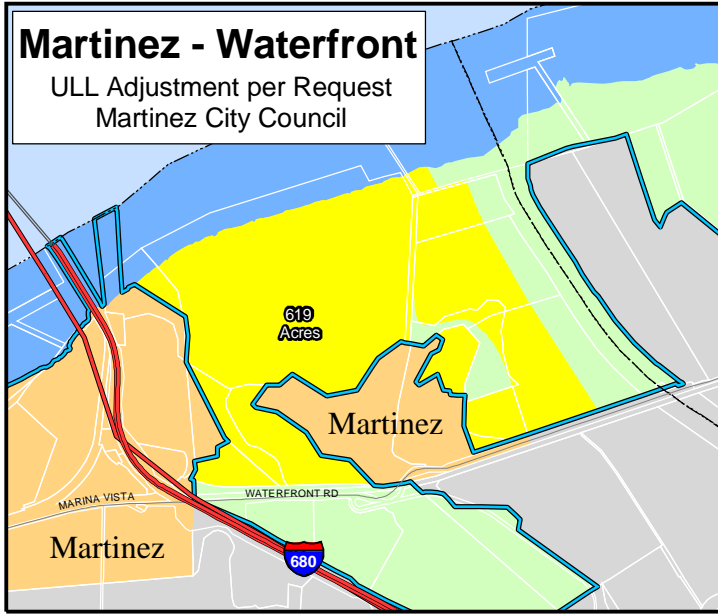
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37°45'N

122°15'W

122°0'W

121°45'W



Measure L - November 7th, 2006 General Election
Proposed Urban Limit Line
Closeup Maps
Contra Costa County
General Plan (2005-2020)

- Proposed Inside Urban Limit Line ■
- Proposed Outside Urban Limit Line ■
- Spheres of Influence
- Urban Limit Line
- City Limits
- Unincorporated Land

County File: GP# 06-0001

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