

Exhibit A

Proposed East Lone Tree Specific Plan Text Amendment

ARTICLE 3: LAND USE

SECTION 3.3: Land Use Districts

All proposed developments within the ELTA shall comply with the procedures set forth in Section E.1 of the Zoning Ordinance for Planned Developments. Each such development shall comply with the land use provisions, design standards, and other elements of this Specific Plan. *(See also Section 3.5 for special land-use provisions relating to several of these districts.)*

- CR/E. Whereas the CR site is reserved for regional retail use only, the ~~two~~ CR/E sites may be developed for regional retail or employment. In addition, the following criteria must be met:
 - A maximum of two drive-throughs will be allowed, per existing parcel, resulting in eight total for the entire area.
 - Automotive uses are not allowed including gas stations, with the exception of regional auto dealerships, which could offer ancillary repair and maintenance services.
- CE Employment Retail. The employment retail district is the place for the restaurants and service providers that the employment center requires to function. It also, however, provides a sense of identity, vitality, and urbanity to what is otherwise a low, spread-out campus of largely internalized workplaces. The design of this retail place should create a human-scaled cluster of activity at the heart of the campus. In addition, the following criteria must be met:
 - A maximum of two drive-throughs will be allowed, per existing parcel, resulting in eight total for the entire area.
 - Automotive uses are not allowed including gas stations, with the exception of regional auto dealerships, which could offer ancillary repair and maintenance services.

SECTION 3.4: Site, Height and Density Criteria

- (i) Each site with this designation shall be developed as a single project. While development of each project may be phased, it shall follow a single ~~master~~ plan for the entire site. Development on any portion of a site shall not be approved until an overall master plan is approved for the entire site as part of the required Use Permit and Design Review process. For the purposes of this provision, the term 'site' shall be defined as one or more contiguous parcels with the same designation, undivided by streets or other public lands.

SECTION 3.5: Special Provisions

Certain of the districts described in 3.3 are subject to special provisions regarding permitted uses.

- CR Regional Retail. The future construction of the Route 4 Bypass and Laurel Road, and the widening of Lone Tree Way, do create the potential for regional retail development at these two interchanges. However, premature, suboptimal development could destroy this potential, both by precluding the land assembly required for a major regional center, and by degrading the image of the location with low-quality projects.

The ~~four parcel 3~~ sites designated CR or CR/E shall each be developed as a single project. While development on a CR or CR/E site may be phased, it shall follow a single master plan for the entire site. Development on any portion of a CR or CR/E site shall not be approved until ~~an overall-master~~ plan is approved for the entire site as part of the required Use Permit and Design Review process.

Given that it may be several years before ~~the Route 4 Bypass and/or~~ Sunset Drive ~~are-is~~ constructed, interim uses may be located in the CR or CR/E designations where planned construction of Sunset Drive will impact the sites. Interim uses are defined as those which are short term in nature, and which do not clearly fit the land use districts as defined in section 3.3. Such interim uses would be subject to use permit approval by the Planning Commission, and all required use permit findings must be made. In addition, the following criteria must be met:

- The use must be determined to be short term in nature, with the duration of the use being tied to the estimated timing for construction of ~~the Route 4 Bypass and/or~~ Sunset Drive.
- Guarantees must be included to ensure the removal of the use at the time specified in the use permit.
- The level of capital investment must be consistent with the short-term nature of the site.

ARTICLE 9: SPECIFIC PLAN ADMINISTRATION

SECTION 9.2: Development Entitlement Process

Planned Development Process:

All developments within the Specific Plan Area are required to go through the Planned Development Review process as determined by Section 23 of the Antioch Municipal Zoning Code. Exceptions to this requirement are identified in Section 9.4 and as described in CR/E and CE section below. The Planned Development ~~This~~ process requires the following major steps:

- A. The submittal and approval of a preliminary development plan. While optional under the Zoning Ordinance, this is a requirement of the Specific Plan.
- B. The submittal and approval of Planned Development Zoning and a Final Development Plan as specified in the Antioch Municipal Code (Section 23).
- C. The submittal and approval of a use permit for each phase of development as specified in the Antioch Municipal Code (Section 27).
- D. As a requirement in all Specific Plan updates and in compliance with the City's NPDES permit's C.3 provision, private Green Infrastructure facilities shall be built as a result of the development of parcels. Green Infrastructure is intended to improve storm water quality, reduce flood risk, and provide other environmental and health benefits to the City of Antioch. In addition, as part of the Design Review process and related street frontage improvements, the City of Antioch shall identify and pursue opportunities for Green Infrastructure on private and public property.

All of the discretionary actions required as part of the Final Development Plan process shall include a finding of consistency with the East Lone Tree Specific Plan consistent with State law.

In addition to the submittal requirement identified in the Antioch Municipal Code, for Preliminary and Final Development Plan identified in the Antioch Municipal Code, the following information shall be submitted:

- A cut and fill map showing proposed site grading with the Preliminary Development Plan.
- Conceptual architecture of residential units, including range of unit sizes with the Final Development Plan.
- Streetscape depicting typical mix of "garage forward" and "house forward" units with the Final Development Plan.
- Photo montages or other visual analysis shall be required at the discretion of the Planning Commission with the Preliminary or Final Development Plan.
- A phasing plan identifying the anticipated increments of development and the infrastructure proposed to be constructed as part of each phase.

CR/E Regional Retail/Employment and CE Employment Retail

Development of four parcels zoned CR/E and CE (APNs 053-072-003, 053-072-025, 053-072-026, and 056-120-095) shall require a Use Permit and Design Review by

the Planning Commission and not the Planned Development process described above. The Use Permit and Design Review process shall be as outlined in Articles 26 and 27 of the Antioch Municipal Code.

SECTION 9.6: Environmental Documentation

The project level Environmental Impact Report (EIR) and Supplemental EIR certified for this Specific Plan are is intended to provide adequate environmental documentation for future projects in the area. This project level EIR and Supplemental EIR are is at a sufficient level of detail to serve as appropriate environmental documentation for subsequent Entitlements, except as noted below. The following policies will guide the determination of need for additional environmental information or if a further environmental determination is needed.

- A. An environmental determination will be required for Specific Plan amendments, which may result in a negative declaration or additional EIR work depending on the scope of the amendment as determined by the City.
- B. If it is determined that a development proposal will have environmental impacts not originally addressed in the project level EIR or Supplemental EIR, then additional environmental study or mitigation may be required.
- C. In cases where the certified EIR and Supplemental EIR for the Specific Plan calls for additional environmental information, this information will be provided as part of the application submittal process.