PLANNING COMMISSION
RESOLUTION NO. 2025-04

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH FORWARDING A RECOMMENDATION TO THE CITY COUNCIL TO ADOPT THE PROPOSED TENTATIVE TRACT MAP, DESIGN REVIEW, VARIANCE, AND TREE REMOVAL PERMIT FOR THE DEVELOPMENT OF THE JESSICA COURT MULTIFAMILY PROJECT (DR2023-0005, VAR2025-0001)

WHEREAS, the City of Antioch ("City") received an application from Krishna Uppugunduri, with Shoonya LLC ("Applicant") seeking City approval of a Tentative Tract Map, Design Review, Variance, and Tree Removal Permit for the development of the Jessica Court Multifamily Project ("Project"); and

WHEREAS, the Project site is in the northeastern section of the City of Antioch, on the northern side of Oakley Road east of Phillips Lane (APNs 051-390-001 through -006, -009, -010, -011, and -016); and

WHEREAS, the Project consists of a multi-family project on approximately 2.98 acres consisting of three three-story buildings totaling 82 residential units with a 2,554-square-foot community center, and 144 parking spaces; and

WHEREAS, in February 2023, the City of Antioch adopted the 6th Cycle Housing Element Update (2023-2031), which identified the project site as multi-family development; and

WHEREAS, the City, as lead agency under the California Environmental Quality Act ("CEQA"), certified the Antioch Housing, Environmental Hazards, and Environmental Justice Elements Project Final Environmental Impact Report (SCH No. 2021110146); and

WHEREAS, the City, as lead agency under CEQA, has determined the proposed project qualifies for a Class 32 exemption for Infill Development and further environmental review under CEQA is not required; and

WHEREAS, the proposed project requires approval of a Tentative Tract Map (attached hereto as Exhibit A) for condominium purposes and would allow for the possible future sale of the proposed 82 residential units; and

WHEREAS, the proposed project requires approval of Design Review for the development of the proposed three three-story buildings totaling 82 residential units and the 2,554-square-foot community center; and

WHEREAS, the proposed project requires approval of a Variance to allow a seven-foot-tall wooden fence within the front and side yard setbacks; and

WHEREAS, the proposed project requires approval of a Tree Removal Permit to remove an existing protected tree; and

WHEREAS, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 on April 25, 2025, for the public hearing held on May 7, 2025; and

WHEREAS, on May 7, 2025, the Antioch Planning Commission duly held a public hearing on the matter, received presentation by City staff, and considered evidence, both oral and documentary, and all other pertinent documents regarding the proposed request.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that the Antioch Planning Commission does hereby make the following findings for recommending City Council approval of the Tentative Tract Map:

1. That the subdivision, design and improvements are consistent with the General Plan, as required by Section 66473.5 of the Subdivision Map Act and the City's Subdivision Regulations. The site has a General Plan Designation of High Density Residential (HDR) and is zoned High Density Residential (R-35) and the subdivision will accommodate uses that are consistent with the General Plan on each of the lots created by the subdivision; and,

2. That the subdivision proposed by the Tentative Tract Map complies with the rules, regulations, standards and criteria of the City's Subdivision Regulations. The proposed subdivision meets the City's criteria for the map. The City's Planning and Engineering staff have reviewed the Tentative Tract Map and evaluated the effects of the subdivision proposed and have determined that the Tentative Tract Map, as conditioned, complies with and conform to all the applicable rules, regulations, standards, and criteria of the City's Subdivision Regulations.

3. The conditions of approval protect the public safety, health and general welfare of the users of the project and surrounding area. In addition, the conditions ensure the project is consistent with City standards.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that pursuant to Section 9-5.2703 (B) (2) of the Antioch Municipal Code, the Planning Commission hereby make the following findings for a Variance:

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

   Finding: The size, shape, and topography of the project site provide exceptional, extraordinary circumstances, and conditions to the property because the

property's frontage along Oakley Road is encumbered by water line and slope easements, which limits the development of fencing within the easements. The property's topography is higher at Oakley Road and slopes down to the project site. Placing a fence and gate at the required setbacks would result in a fence placed midway down the slope of the property. Placing the fence further back would limit the developable area of the property. Therefore, the property's size, shape, and topography limit the development of the property in a way that do not apply generally to the property in the same zone and vicinity.

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

   Finding: The location of the proposed six-foot-tall metal fence, gate, and the seven-foot-tall wooden fence will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity because conditions have been placed on the project ensuring that the fencing and gate will not create a sight obstruction.

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

   Finding: Because of the size, shape, and slope of the property and the easements along the frontage the strict application of the zoning provisions would deprive the subject property of privileges enjoyed by other properties in the vicinity under the identical zone classifications.

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

   Finding: The location of the proposed six-foot-tall metal fence, gate, and the seven-foot-tall wooden fence would not adversely affect the General Plan designation of the project site of High Density Residential because it is not unusual for a multifamily project to have fencing around the perimeter of the property, and, as conditioned, will not adversely affect the General Plan.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that the Planning Commission has determined the proposed project is in compliance with the City's adopted Multi-Family Residential Objective Design Standards relating to all aspects of multi-family residential and mixed-use development.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that pursuant to Section 9-5.1205 of the Antioch Municipal Code, the Planning Commission has determined the proposed removal of the protected tree is in compliance with Section 9-5.1205 of the Antioch Municipal Code.

NOW THEREFORE BE IT FURTHER RESOLVED that the Antioch Planning Commission does hereby recommend the Antioch City Council APPROVE the proposed Tentative Tract Map, Design Review, Variance, and Tree Removal Permit for the Jessica Court Multifamily Project (DR2023-0005, VAR2025-0001), subject to the conditions of approval attached hereto as Exhibit B.

* * * * * * *

I HEREBY CERTIFY that the foregoing resolution was adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 7th day of May 2025, by the following vote:

AYES: Commissioners Jones, Martin, Riley and Webber

NOES: None

ABSTAIN: None

ABSENT: Commissioners Perez and Suman

Zoe Merideth

Zoe Merideth
Acting Secretary to the Planning Commission

EXHIBIT A

JESSICA COURT MULTI-FAMILY DEVELOPMENT

ANTIOCH, CA

PLANNING SUBMITTAL

DECEMBER 11, 2024

PROJECT DIRECTORY

OWNER

SHOONYA, LLC
K CHAITANYA UPPUGUNDURI, OWNER
33837 6th STREET
UNION CITY, CA 94587
PHONE: (505) 353-1173

ARCHITECT

LANCE CRANNELL, AIA
SDG ARCHITECTS INC.
3361 WALNUT BLVD., SUITE 120
BRENTWOOD, CA 94513
PHONE: (925) 634-7000

CIVIL ENGINEER

DILIP KISHNANI, PE
STERLING CONSULTANTS
46560 FREMONT BLVD., SUITE 205
FREMONT, CA 94538
PHONE: (925) 705-3633

LANDSCAPE ARCHITECT

ANYI HUANG
ANYI LANDSCAPE STUDIO
2647 ROYAL ANN DRIVE,
UNION CITY, CA 94587
PHONE: (650) 533-0107

PROJECT DESCRIPTION

THREE 3-STORY BUILDINGS WITH A TOTAL OF 82 CONDOMINIUMS AND 144 PARKING SPACES. THERE IS 264 S.F. OPEN SPACE PER DWELLING UNIT, AND 2,554 S.F. RESIDENTIAL COMMUNITY CENTER.

PROJECT DATA SUMMARY

ADDRESS: 3321 JESSICA COURT,
ANTIOCH, CA 94509

ZONING: R-35 - HIGH DENSITY RESIDENTIAL DISTRICT
GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL

APN: 051-390-006, 051-390-005, 051-390-004, 051-390-003
051-390-002, 051-390-001, 051-390-016, 051-390-011
051-390-010, 051-390-009

SITE AREA: 3.05 ACRES

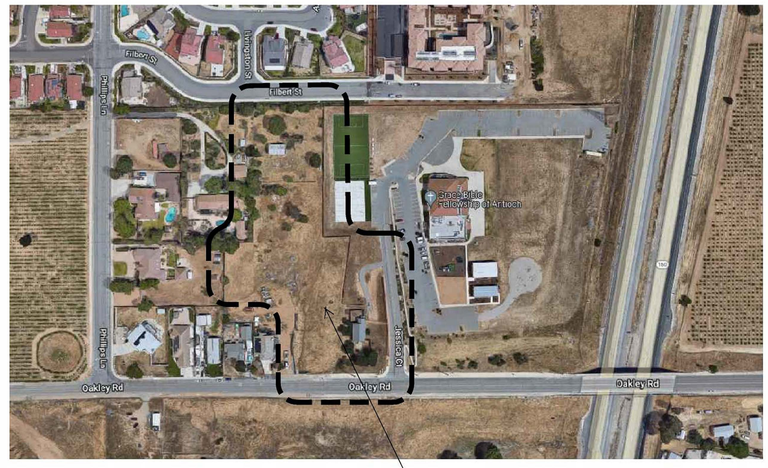
MAX. HEIGHT ALLOWED: 45 FEET

TYPE OF CONSTRUCTION: TYPE V-B

PROPOSED USE: RESIDENTIAL CONDOMINIUMS

FOR ADDITIONAL INFORMATION, SEE SEE SHEET AS1 & SHEET A0

SHEET INDEX:



PROJECT SITE

VICINITY MAP
NO SCALE

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

PROJECT DATA

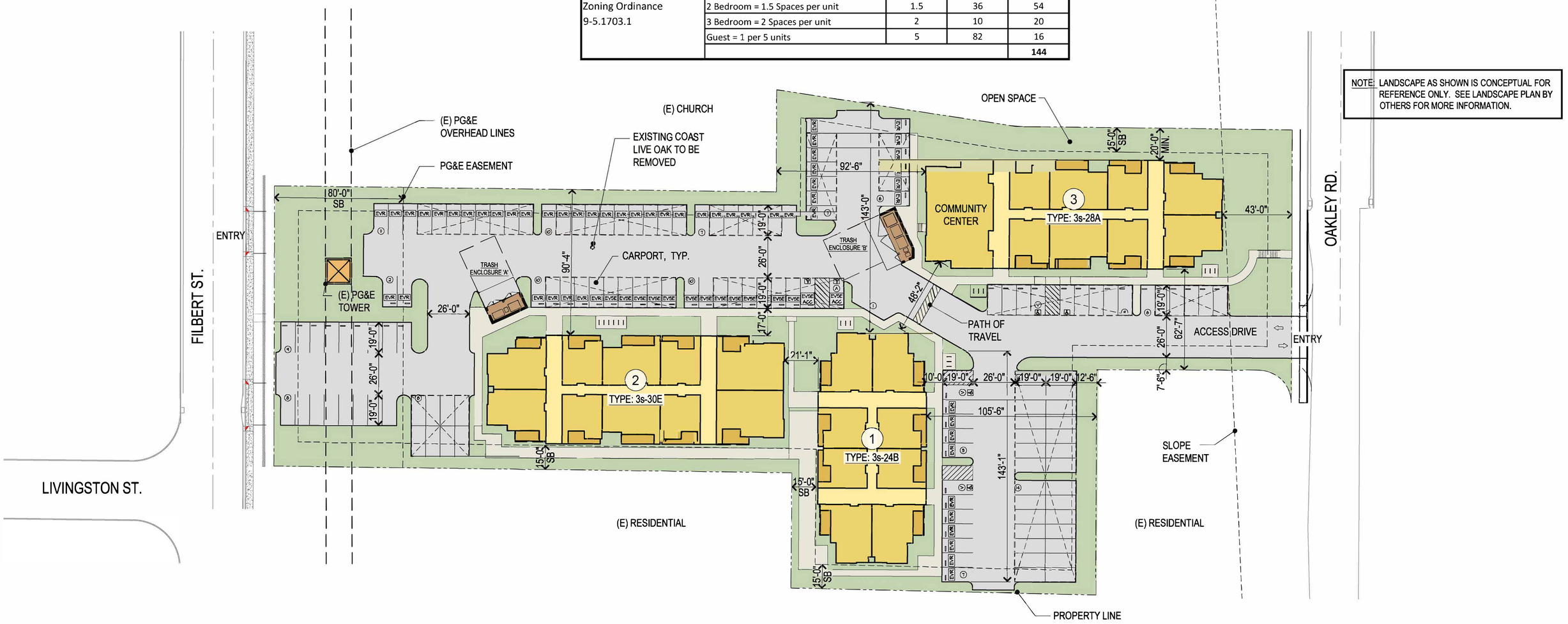
Jurisdiction	**Antioch, CA**	
General Plan Designation	Medium Density Residential	
Existing Zoning	R-35 - High Density Residential District	
Gross Land Area	130,503 S.F.	3.00 ACRES
Net Land Area (Site Area within Setbacks)	103,426 S.F.	2.37 ACRES
Total Units Proposed		**82**
Density Proposed per Gross Acre (DU/AC.)		**27.37**
Density Proposed per Net Acre (DU/AC.)		**34.54**

PARKING SUMMARY

		Covered	Uncovered	Total
Assigned Parking		100	28	128
Accessible Spaces (2%)		2	1	
Accessible Spaces - Standard		1	0	
Accessible Spaces - Van (1:8)		1	1	
Unassigned Parking		0	16	16
Accessible Spaces (5%)		0	1	
Accessible Spaces - Standard		0	0	
Accessible Spaces - Van (1:8)		0	1	
Total Proposed				**144**
Total Required	1 Bedroom = 1.5 Space per unit	1.5	36	54
Zoning Ordinance	2 Bedroom = 1.5 Spaces per unit	1.5	36	54
9-5.1703.1	3 Bedroom = 2 Spaces per unit	2	10	20
	Guest = 1 per 5 units	5	82	16
				144

EV PARKING SUMMARY

	Required	Provided	Total
EV Ready - 40% (EVR)	58	58	58
EV Chargers - 10% (EVSE)	15	15	15
Standard Spaces		13	
Accessible Spaces (EVSE ACC)		1	
Accessible Van Spaces (EVSE ACC)		1	
Total EV Parking Spaces			**73**



399.228 Jessica Court Multi-Family Development
Antioch, CA
December 11, 2024

CONCEPTUAL SITE PLAN
AS1

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

BUILDING TYPE SUMMARY

BUILDING TYPE	UNIT TYPE	UNIT	UNITS PER FLOOR	BUILDING UNIT TOTALS	BUILDING TOTALS	SITE UNIT TOTALS	UNIT %
3s-24B 24 UNITS	1 BED	U1	4	12		12	50%
	2 BED	U2A	0	0		0	0%
		U2B	4	12	**1**	12	50%
	3 BED	U3	0	0		0	0%
		U3A	0	0		0	0%
	TOTALS		**8**	**24**		**24**	**100%**
3s-30E 30 UNITS	1 BED	U1	4	12		12	40%
	2 BED	U2A	2	6		6	20%
		U2B	2	6	**1**	6	20%
	3 BED	U3	2	6		6	20%
		U3A	0	0		0	0%
	TOTALS		**10**	**30**		**30**	**100%**
3s-28A 28 UNITS 1st FLOOR	1 BED	U1	4	4		4	50%
	2 BED	U2A	2	2		2	25%
		U2B	2	2	**1**	2	25%
	COMMUNITY CENTER	CC	1	1		1	13%
	TOTALS		**8**	**8**		**8**	**113%**
3s-28A 28 UNITS 2nd & 3rd FLOOR	1 BED	U1	4	8		8	40%
	2 BED	U2A	2	4		4	20%
		U2B	2	4	**1**	4	20%
	3 BED	U3	2	4		4	20%
		U3A	0	0		0	0%
	TOTALS		**10**	**20**		**20**	**100%**

PROJECT SUMMARY

1BED	U1	600 S.F.	36	43.90%
2 BED	U2A	848 S.F.	12	43.90%
	U2B	860 S.F.	24	
3 BED	U3	1,118 S.F.	10	12.20%
	U3A	1,118 S.F.	0	
COMMUNITY CENTER	CC	2,554 S.F.	1	
		TOTALS UNITS	**82**	**100%**

RENTABLE UNIT TOTAL

1BED	U1	600 S.F.	36	44.44%
2 BED	U2A	848 S.F.	12	44.44%
	U2B	860 S.F.	24	
3 BED	U3	1,118 S.F.	9	11.11%
	U3A	1,118 S.F.	0	
		TOTALS RENTAL UNITS	**81**	**100%**

MANAGERS UNIT

3 BED	U3	1,118	1	1%
		TOTALS MANAGER UNITS	**1**	**1%**

PORCHES & DECKS

	1st FLOOR	2nd FLOOR	3rd FLOOR	
U1	142 S.F.	142 S.F.	114 S.F.	
U2A	143 S.F.	143 S.F.	82 S.F.	
U2B	120 S.F.	120 S.F.	78 S.F.	
U3	160 S.F.	160 S.F.	146 S.F.	
U3A	160 S.F.	160 S.F.	128 S.F.	
				TOTAL
3s-24B	1,048 S.F.	1,048 S.F.	768 S.F.	2,864 S.F.
3s-30E	1,414 S.F.	1,414 S.F.	1,068 S.F.	3,896 S.F.
3s-28A	1,094 S.F.	1,414 S.F.	1,068 S.F.	3,576 S.F.
TOTAL	3,556 S.F.	3,876 S.F.	2,904 S.F.	**10,336 S.F.**

SITE DATA

OPEN SPACE CALCULATIONS

Open Space - S.F.			21,948 S.F.
Private Useable Open Space (Porches & Decks, 5'-0" x 8'-0" min.)			10,336 S.F.
Total open area - S.F.			32,284 S.F.
Open area ratio proposed			31%
Open space required = 200 S.F. per unit	200 S.F.	82	16,400 S.F.

SETBACKS AND HEIGHTS

Zoning Setbacks	R-35 - High Density Residential District	
FRONT	15'-0" Setback - 80'-0" Easement	
SIDE	15'-0" Setback	
REAR	15'-0" setback - 36'-0"-43'-0" EASEMENT	
INTERIOR	15'-0" Setback	
Building Height Limit	45'-0"	

LOT COVERAGE

BUILDING FOOTPRINT PROPOSED

	3s-24B 24 Units	3s-30E 30 Units	3s-28A 28 Units				**Total**
Footprint (sf)	8,724	11,540	11,567				
Count	1	1	1				**3**
Total	**8,724**	**11,540**	**11567**				**31,831 S.F.**
Lot Area							**103,426 S.F.**
Lot Coverage Proposed (With Easements)							**31%**

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

VIEW 5

VIEW 4

VIEW 3

VIEW 5 VIEW 4 VIEW 3

FILBERT ST.

OAKLEY RD.

VIEW 6 VIEW 1 KEY MAP VIEW 2

STREET VIEW 1

STREET VIEW 2

VIEW 6

VIEW 1

VIEW 2

399.228 Jessica Court Multi-Family Development
Antioch, CA
December 11, 2024

PROJECT SITE PHOTOS
A00

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

FLOOR PLAN - UNIT 1

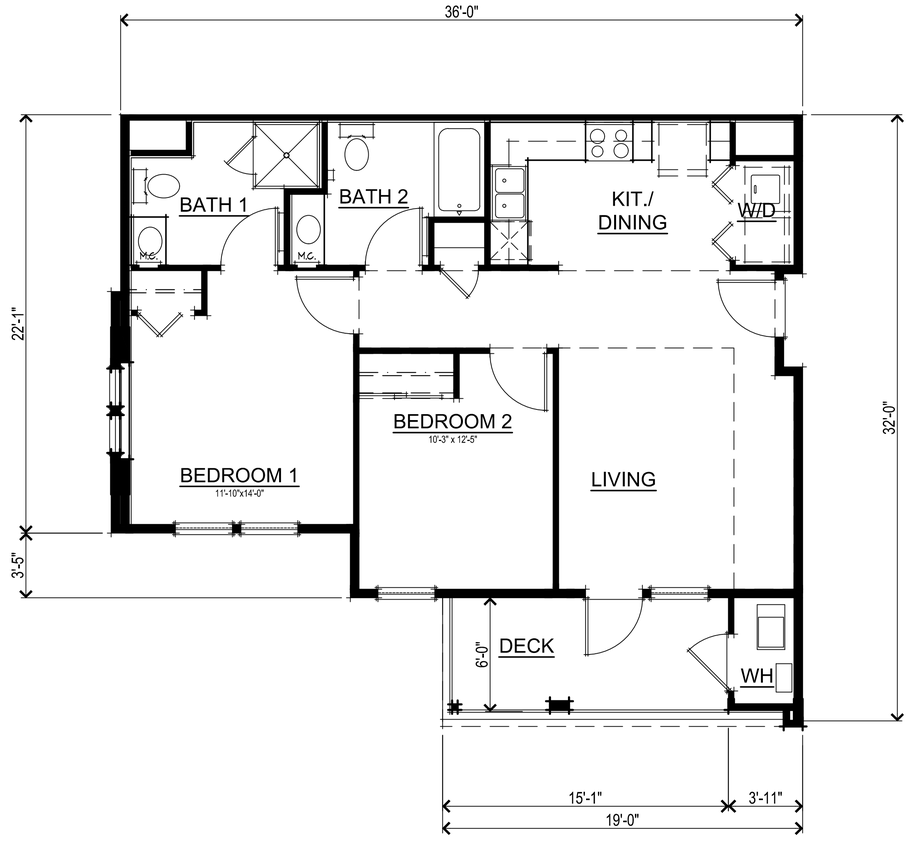
UNIT 1 SQUARE FOOTAGE	
NET LIVING	564 SQ. FT.
GROSS LIVING	600 SQ. FT.
FIRST FLOOR DECK	142 SQ. FT.
SECOND FLOOR DECK	142 SQ. FT.
THIRD FLOOR DECK	114 SQ. FT.

0 1' 2' 3' 4' 8'

399.228 Jessica Court Multi-Family Development
Antioch, CA
December 11, 2024

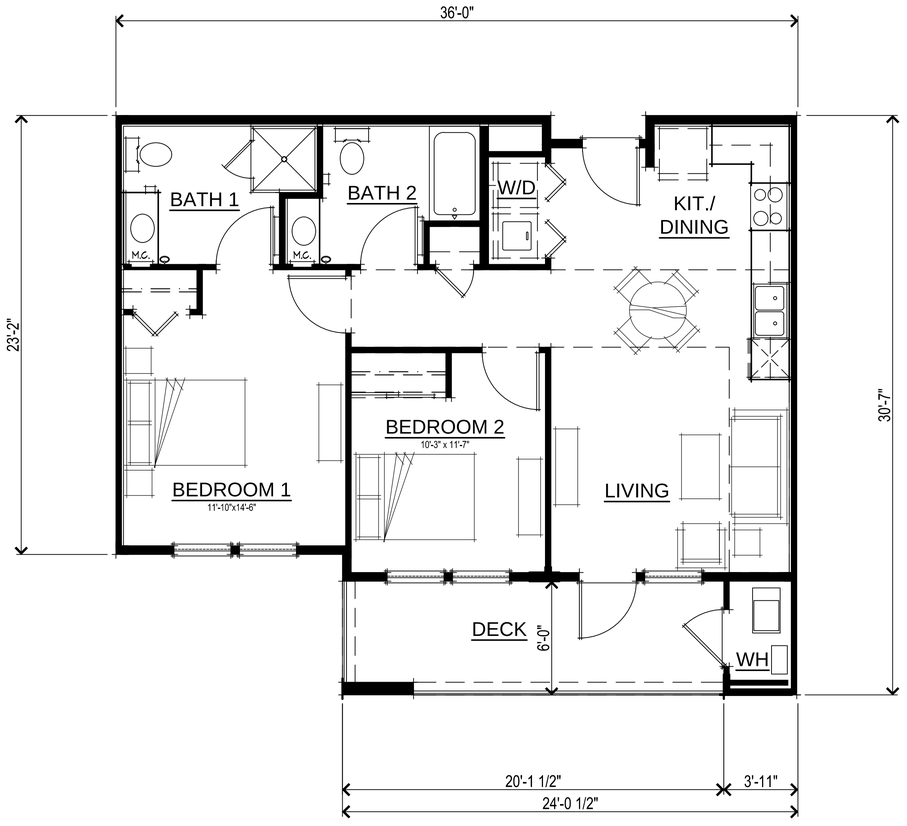
UNIT 1 FLOOR PLAN
A1

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com



FLOOR PLAN - UNIT 2B

UNIT 2B SQUARE FOOTAGE	
NET LIVING	814 SQ. FT.
GROSS LIVING	860 SQ. FT.
FIRST FLOOR DECK	120 SQ. FT.
SECOND FLOOR DECK	120 SQ. FT.
THIRD FLOOR DECK	78 SQ. FT.



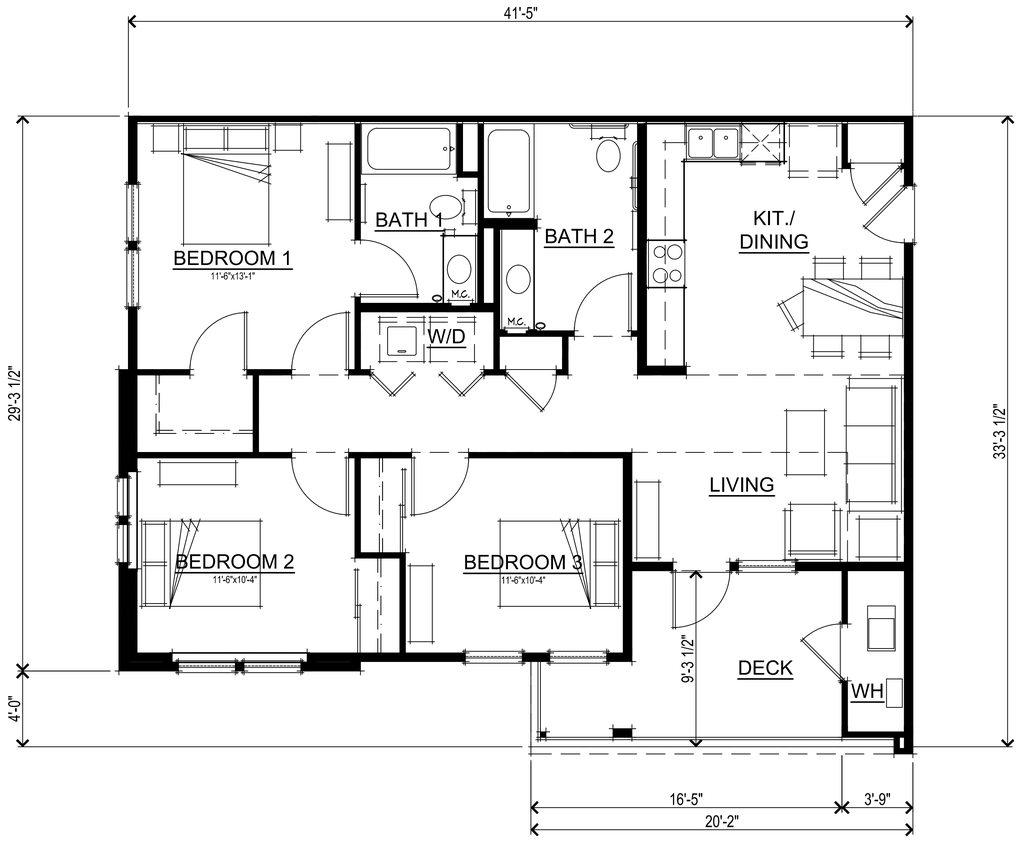
FLOOR PLAN - UNIT 2A

UNIT 2A SQUARE FOOTAGE	
NET LIVING	810 SQ. FT.
GROSS LIVING	848 SQ. FT.
FIRST FLOOR DECK	143 SQ. FT.
SECOND FLOOR DECK	143 SQ. FT.
THIRD FLOOR DECK	82 SQ. FT.

399.228 Jessica Court Multi-Family Development
Antioch, CA
December 11, 2024

UNIT 2 FLOOR PLAN
A2

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com



FLOOR PLAN - UNIT 3

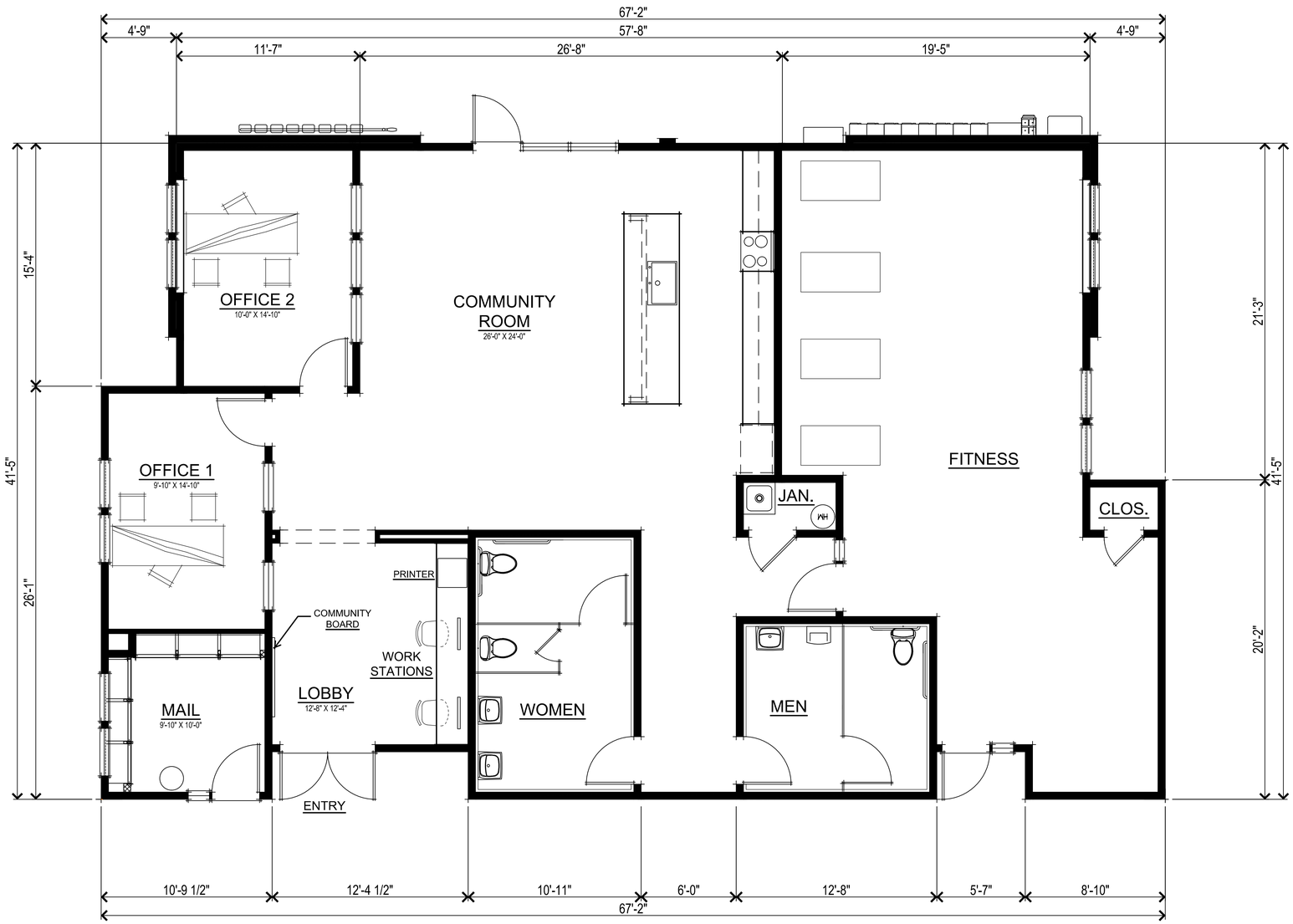
UNIT 3 SQUARE FOOTAGE	
NET LIVING	1065 SQ. FT.
GROSS LIVING	1118 SQ. FT.
FIRST FLOOR DECK	160 SQ. FT.
SECOND FLOOR DECK	160 SQ. FT.
THIRD FLOOR DECK	146 SQ. FT.

0 1' 2' 3' 4' 8'

399.228 Jessica Court Multi-Family Development
Antioch, CA
December 11, 2024

UNIT 3 FLOOR PLAN
A3

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com



FLOOR PLAN - COMMUNITY CENTER

FLOOR AREA	
GROSS AREA	2554 SQ. FT.

0 1' 2' 3' 4' 8'

399.228 Jessica Court Multi-Family Development
Antioch, CA
December 11, 2024

COMMUNITY CENTER FLOOR PLAN
A4

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

BUILDING 1
TYPICAL FLOOR PLAN

0 2' 4' 6' 8' 16'

399.228 Jessica Court Multi-Family Development
Antioch, CA
December 11, 2024

BUILDING 1 TYPE 3S-24B - 24 UNIT BUILDING
A5

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

BUILDING 2
TYPICAL FLOOR PLAN

0 2' 4' 6' 8' 16'

399.228 Jessica Court Multi-Family Development
Antioch, CA
December 11, 2024

BUILDING 2 TYPE 3S-30E - 30 UNIT BUILDING
A6

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

BUILDING 3
FIRST FLOOR PLAN

0 2' 4' 6' 8' 16'

399.228 Jessica Court Multi-Family Development
Antioch, CA
December 11, 2024

BUILDING 3 TYPE 3S-28A - 28 UNIT BUILDING
A7

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

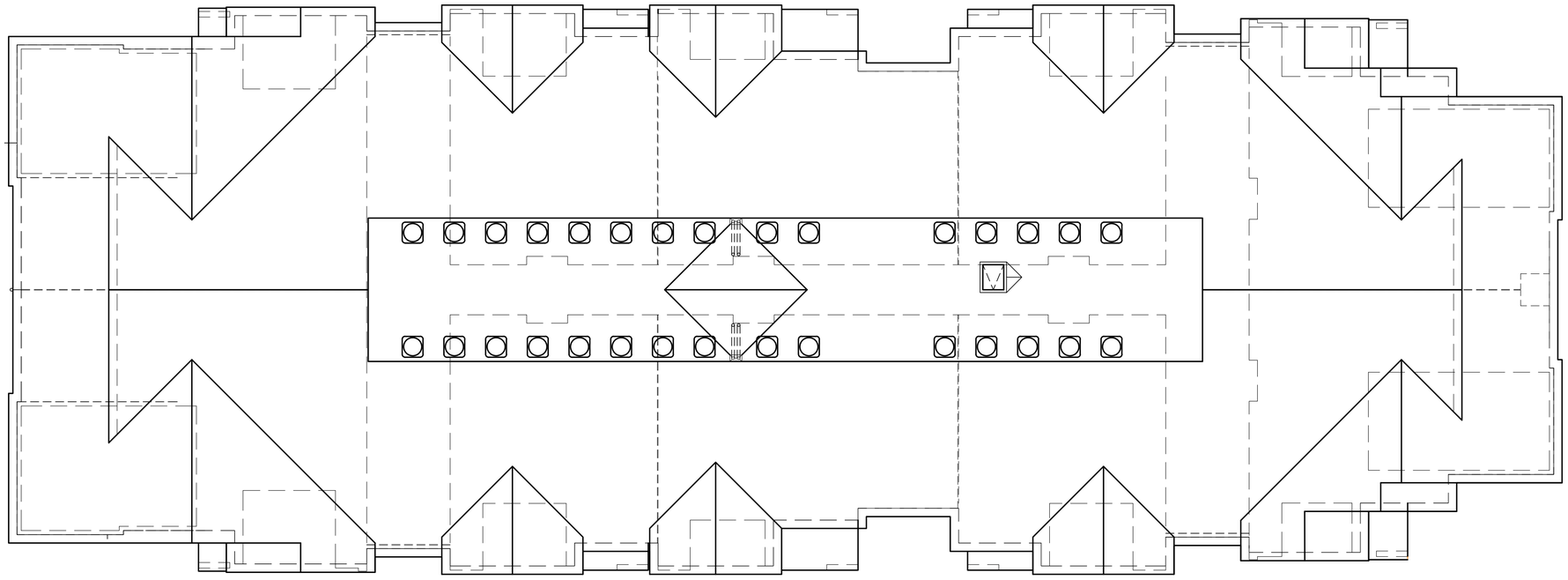
BUILDING 3
SECOND & THIRD FLOOR PLAN

0 2' 4' 6' 8' 16'

399.228 Jessica Court Multi-Family Development
Antioch, CA
December 11, 2024

BUILDING 3 TYPE 3S-28A - 28 UNIT BUILDING
A8

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com



TYPICAL ROOF PLAN

0 2' 4' 6' 8' 16'

399.228 Jessica Court Multi-Family Development
Antioch, CA
December 11, 2024

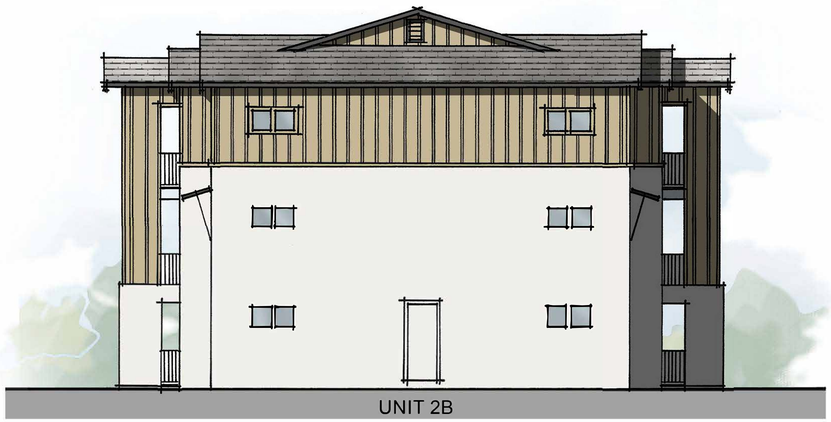
TYPICAL ROOF PLAN
A9

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

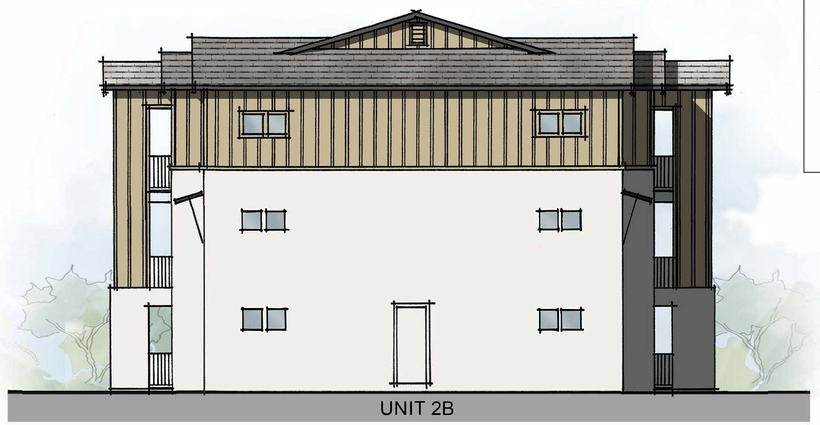
EXTERIOR COLOR KEY NOTES

S1	BODY - STUCCO COLOR: SHERWIN WILLIAMS - SW 7551 GREEK VILLA (254-C1)
V1	VERTICAL SIDING - FIBER CEMENT BOARD AND BATTENS WITH TRIM AT CORNERS COLOR: SHERWIN WILLIAMS - SW 7697 SAFARI (296-C6)
F1	FASCIA / METAL RAILING COLOR: SHERWIN WILLIAMS - SW 7645 THUNDER GRAY (278-C1)
A1	ENTRY DOORS / ACCENTS COLOR: SHERWIN WILLIAMS - SW 7645 THUNDER GRAY (278-C1)
R1	ROOFING GAF ROOFING COLOR: TIMBERLINE SHINGLES - WEATHERED WOOD

ALL COLORS TO HAVE OWNER APPROVAL BEFORE BEING APPLIED TO BUILDING SURFACES.



LEFT ELEVATION



RIGHT ELEVATION

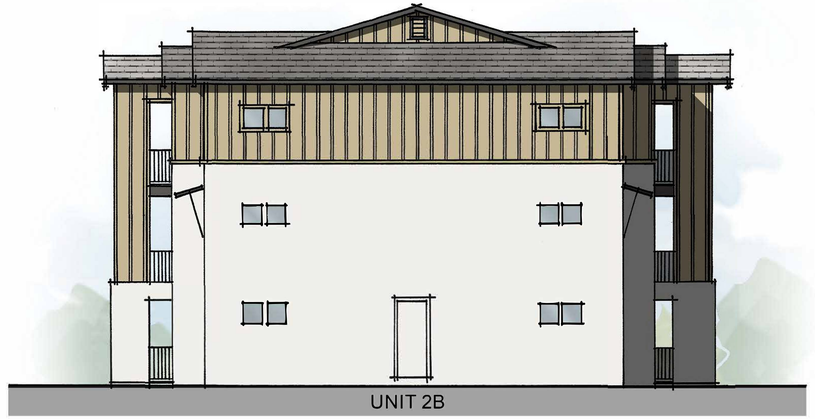
FRONT/REAR ELEVATIONS

399.228 Jessica Court Multi-Family Development
Antioch, CA
December 11, 2024

BUILDING 1 TYPE 3S-24B EXTERIOR ELEVATIONS
A10

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

LEFT ELEVATION



RIGHT ELEVATION

EXTERIOR COLOR KEY NOTES

S1	BODY - STUCCO COLOR: SHERWIN WILLIAMS - SW 7551 GREEK VILLA (254-C1)
V1	VERTICAL SIDING - FIBER CEMENT BOARD AND BATTENS WITH TRIM AT CORNERS COLOR: SHERWIN WILLIAMS - SW 7697 SAFARI (296-C6)
F1	FASCIA / METAL RAILING COLOR: SHERWIN WILLIAMS - SW 7645 THUNDER GRAY (278-C1)
A1	ENTRY DOORS / ACCENTS COLOR: SHERWIN WILLIAMS - SW 7645 THUNDER GRAY (278-C1)
R1	ROOFING GAF ROOFING COLOR: TIMBERLINE SHINGLES - WEATHERED WOOD

ALL COLORS TO HAVE OWNER APPROVAL BEFORE BEING APPLIED TO BUILDING SURFACES.

FRONT/REAR ELEVATIONS

399.228 Jessica Court Multi-Family Development
Antioch, CA
December 11, 2024

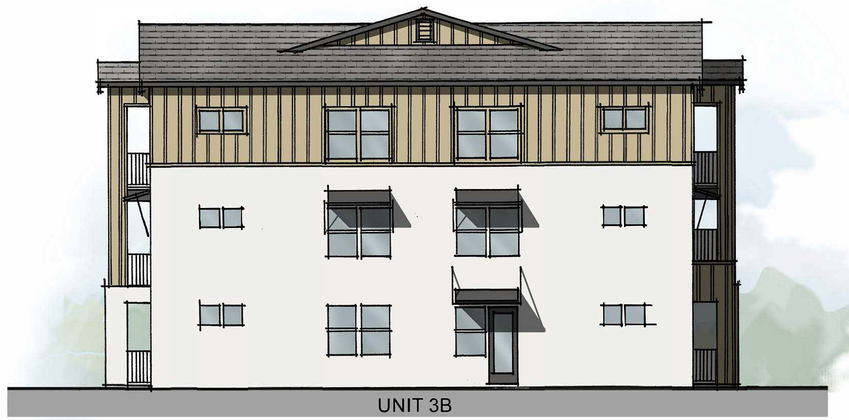
BUILDING 2 TYPE 3S-30E EXTERIOR ELEVATIONS
A11

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

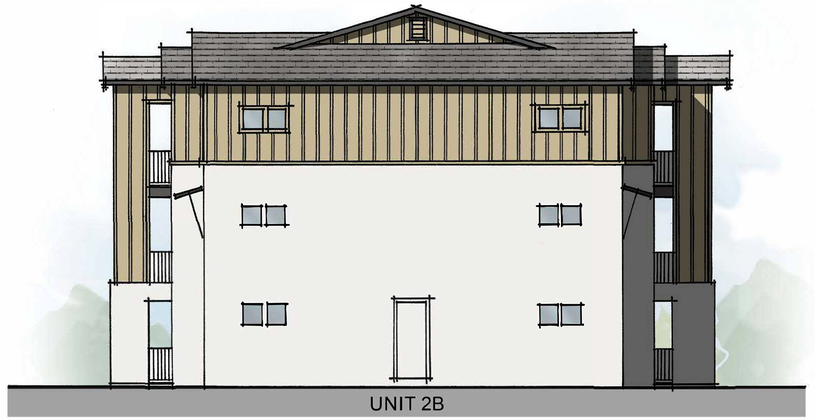
EXTERIOR COLOR KEY NOTES

S1	BODY - STUCCO COLOR: SHERWIN WILLIAMS - SW 7551 GREEK VILLA (254-C1)
V1	VERTICAL SIDING - FIBER CEMENT BOARD AND BATTENS WITH TRIM AT CORNERS COLOR: SHERWIN WILLIAMS - SW 7697 SAFARI (296-C6)
F1	FASCIA / METAL RAILING COLOR: SHERWIN WILLIAMS - SW 7645 THUNDER GRAY (278-C1)
A1	ENTRY DOORS / ACCENTS COLOR: SHERWIN WILLIAMS - SW 7645 THUNDER GRAY (278-C1)
R1	ROOFING GAF ROOFING COLOR: TIMBERLINE SHINGLES - WEATHERED WOOD

ALL COLORS TO HAVE OWNER APPROVAL BEFORE BEING APPLIED TO BUILDING SURFACES.



LEFT ELEVATION



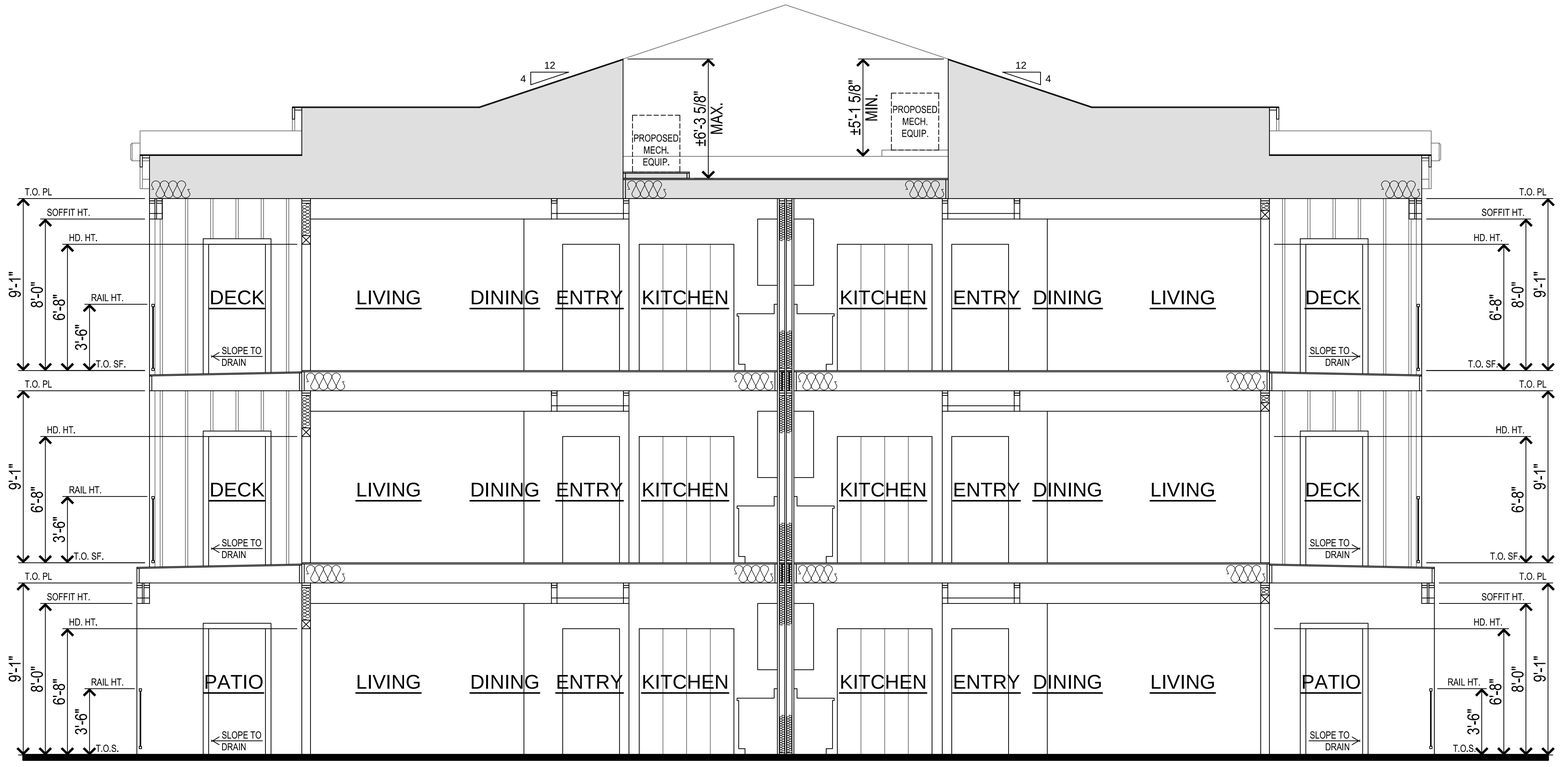
RIGHT ELEVATION

FRONT/REAR ELEVATIONS

399.228 Jessica Court Multi-Family Development
Antioch, CA
December 11, 2024

BUILDING 3 TYPE 3S-28A EXTERIOR ELEVATIONS
A12

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

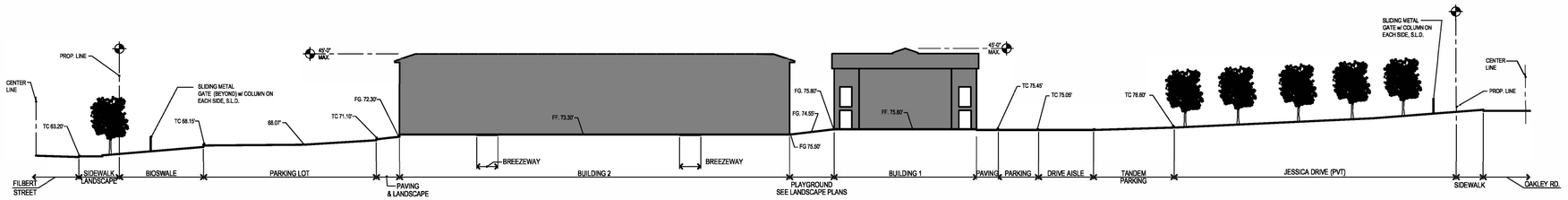


0 1' 2' 3' 4' 8'

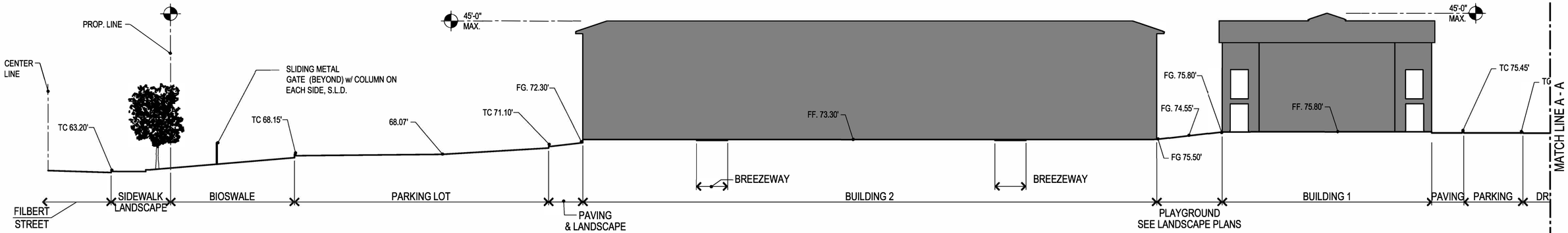
399.228 Jessica Court Multi-Family Development
Antioch, CA
December 11, 2024

TYPICAL SECTION
A13

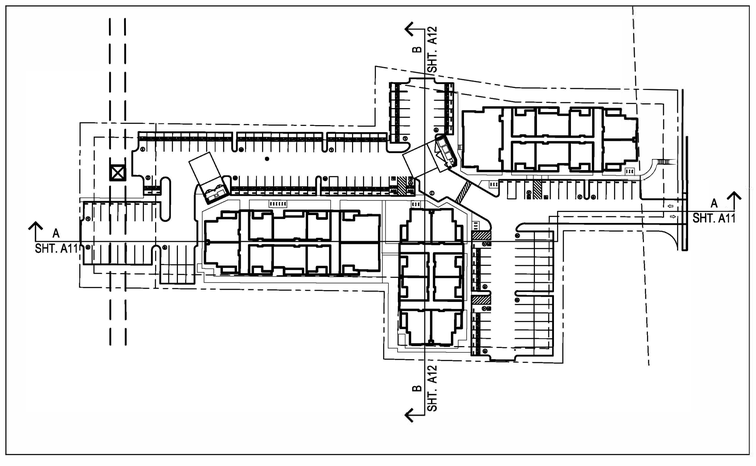
SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com



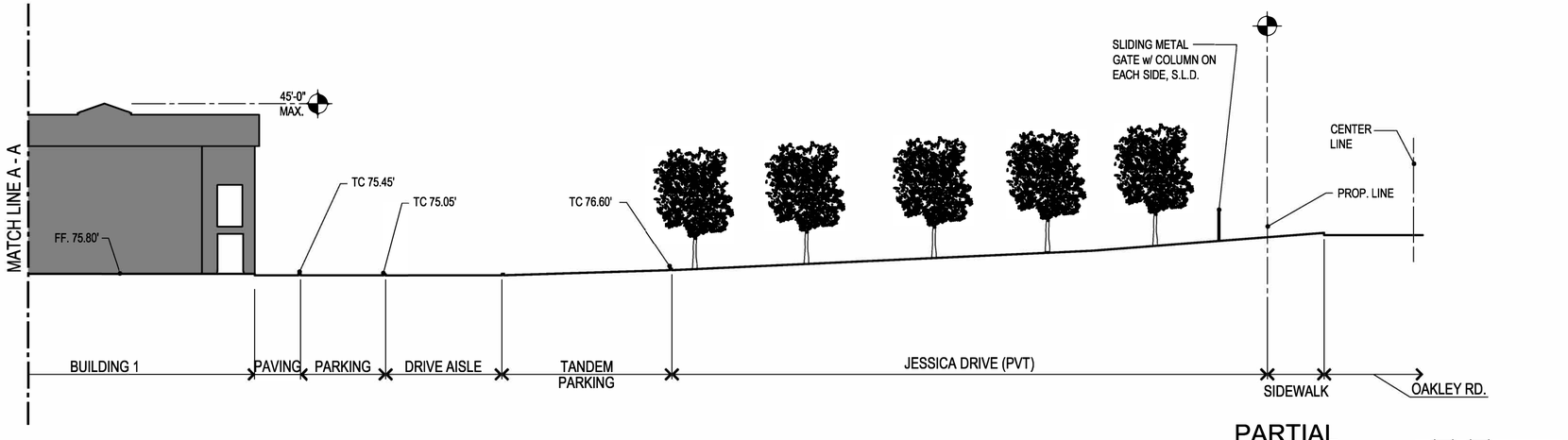
OVERALL
SITE SECTION A



PARTIAL
SITE SECTION A



SITE KEY



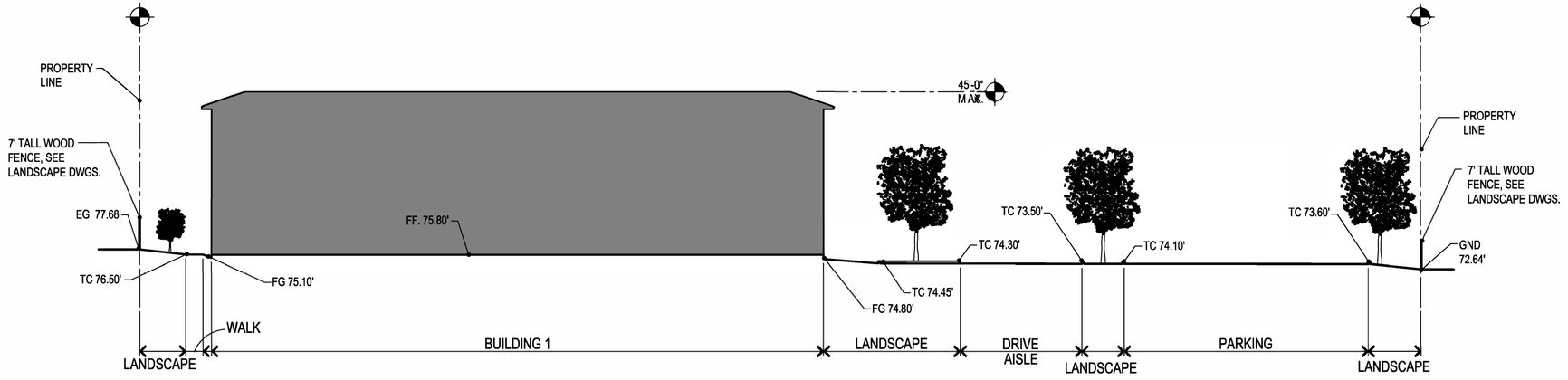
PARTIAL
SITE SECTION A

0 4' 8' 12' 16' 32'

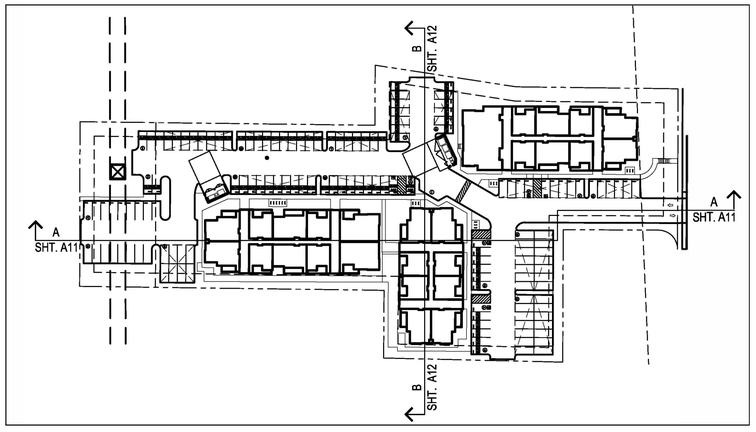
399.228 Jessica Court Multi-Family Development
Antioch, CA
December 11, 2024

CONCEPTUAL SITE SECTION
A14

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com



SITE SECTION B



SITE KEY

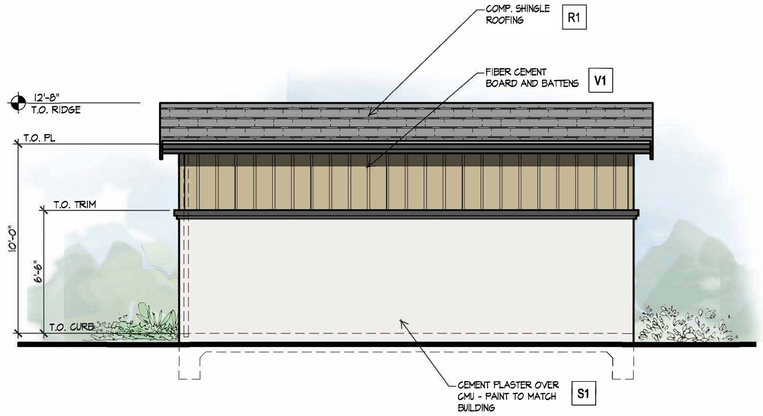
0 4' 8' 12' 16' 32'

399.228 Jessica Court Multi-Family Development
Antioch, CA
December 11, 2024

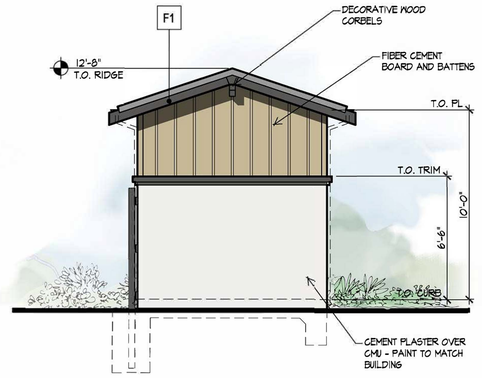
CONCEPTUAL SITE SECTION
A15

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

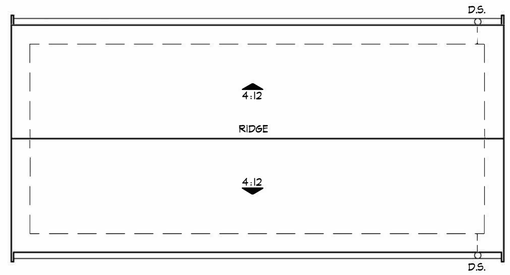
EXTERIOR COLOR KEY NOTES	EXTERIOR COLOR KEY NOTES
A1 ENTRY DOORS / ACCENTS COLOR: SHERWIN WILLIAMS - SW 7645 THUNDER GRAY (278-C1)	S1 BODY - STUCCO COLOR: SHERWIN WILLIAMS - SW 7551 GREEK VILLA (254-C1)
R1 ROOFING GAF ROOFING COLOR: TIMBERLINE SHINGLES - WEATHERED WOOD	V1 VERTICAL SIDING - FIBER CEMENT BOARD AND BATTENS WITH TRIM AT CORNERS COLOR: SHERWIN WILLIAMS - SW 7697 SAFARI (296-C6)
ALL COLORS TO HAVE OWNER APPROVAL BEFORE BEING APPLIED TO BUILDING SURFACES.	F1 FASCIA / METAL RAILING COLOR: SHERWIN WILLIAMS - SW 7645 THUNDER GRAY (278-C1)



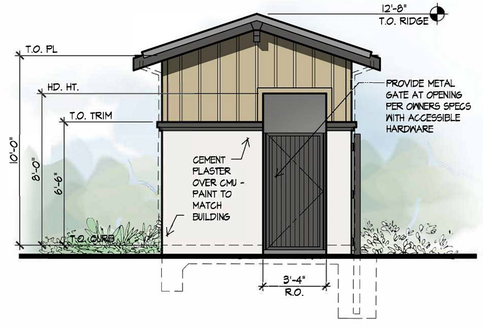
REAR ELEVATION



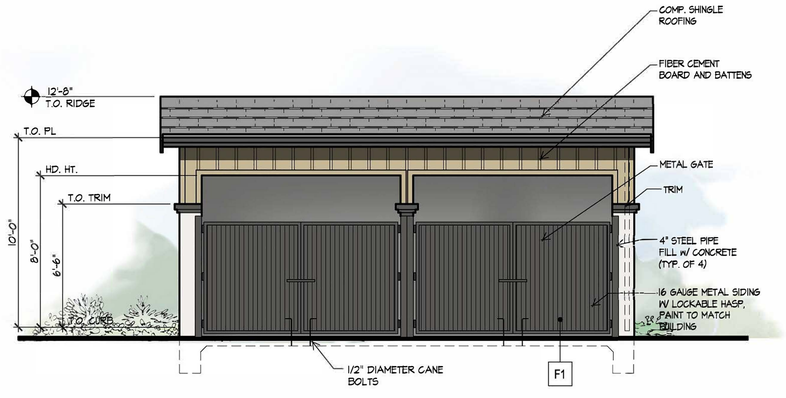
RIGHT ELEVATION



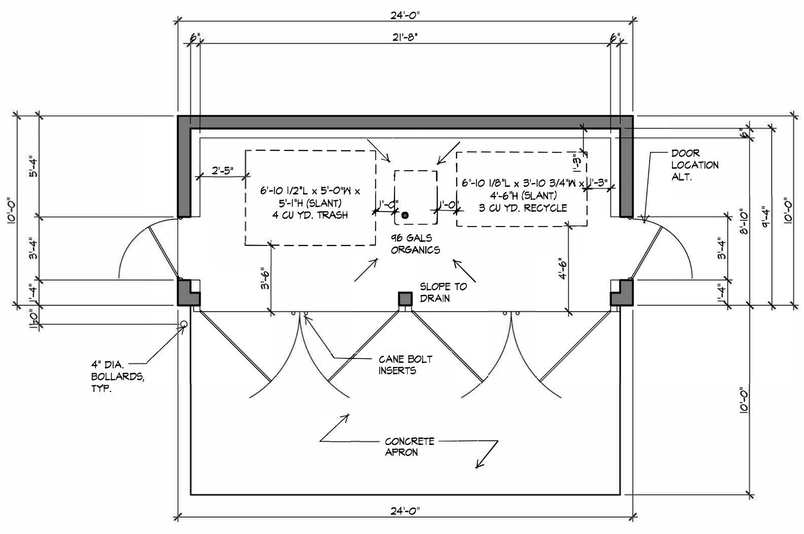
ROOF PLAN



LEFT ELEVATION



FRONT ELEVATION



FLOOR PLAN

0 1' 2' 3' 4' 8'

399.228 Jessica Court Multi-Family Development
Antioch, CA
December 11, 2024

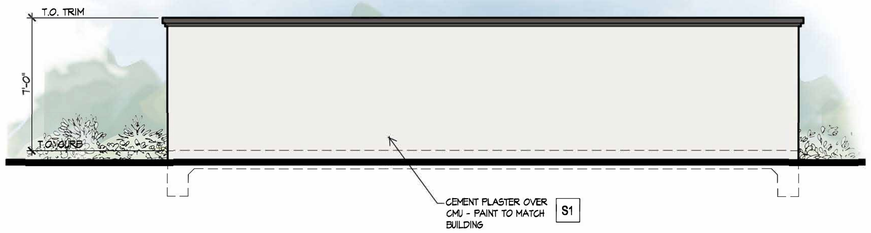
CONCEPTUAL TRASH ENCLOSURE A
A16

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

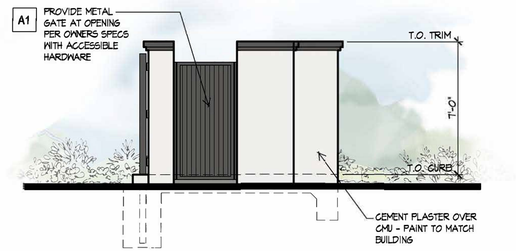
EXTERIOR COLOR KEY NOTES

S1	BODY - STUCCO COLOR: SHERWIN WILLIAMS - SW 7551 GREEK VILLA (254-C1)
A1	ENTRY DOORS / ACCENTS COLOR: SHERWIN WILLIAMS - SW 7645 THUNDER GRAY (278-C1)

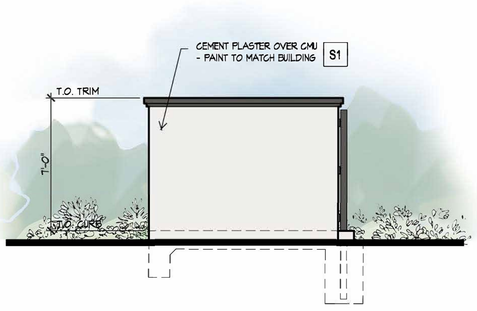
ALL COLORS TO HAVE OWNER APPROVAL BEFORE BEING APPLIED TO BUILDING SURFACES.



REAR ELEVATION

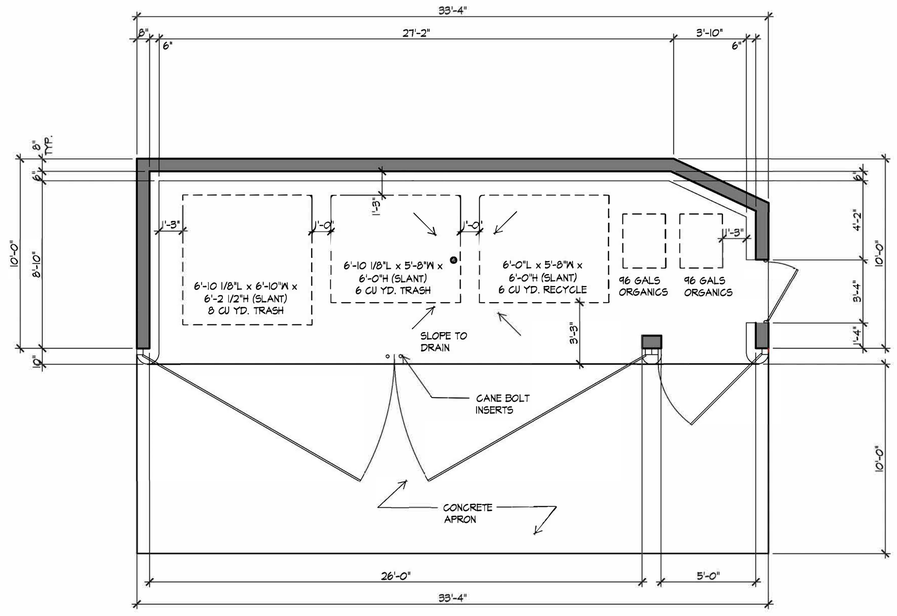


RIGHT ELEVATION



LEFT ELEVATION

FRONT ELEVATION



FLOOR PLAN

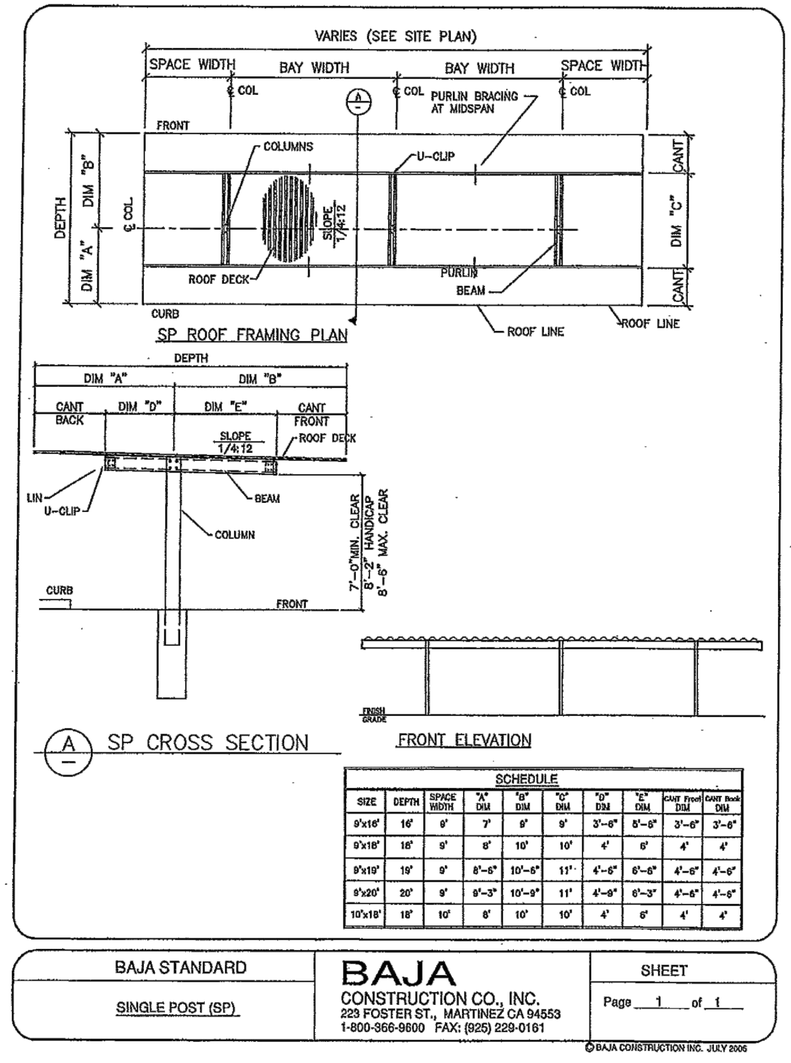
0 1' 2' 3' 4' 8'

399.228 Jessica Court Multi-Family Development
Antioch, CA
December 11, 2024

CONCEPTUAL TRASH ENCLOSURE B
A16A

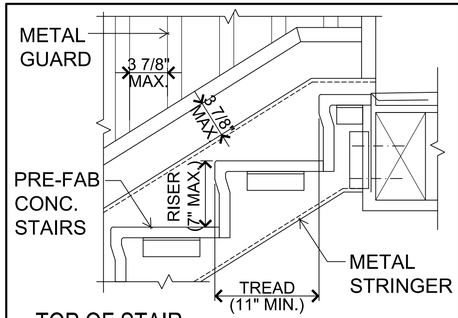
SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

CARPORT EXAMPLE PHOTO

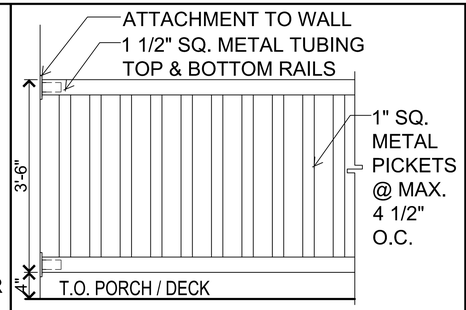


CARPORT TYPICAL DETAIL

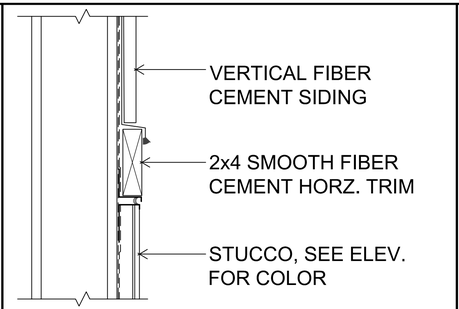
SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com



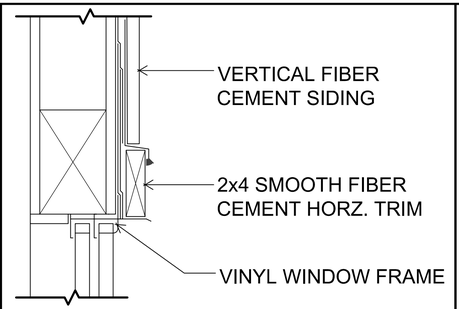
TOP OF STAIR SCALE: 1 1/2"=1'-0"



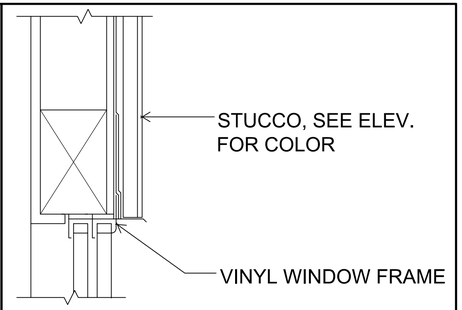
METAL RAIL SCALE: 3/4"=1'-0"



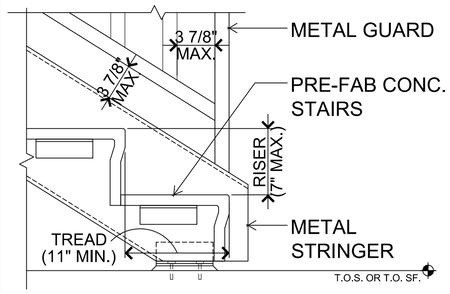
SIDING TO STUCCO TRANSITION SCALE: 3"=1'-0"



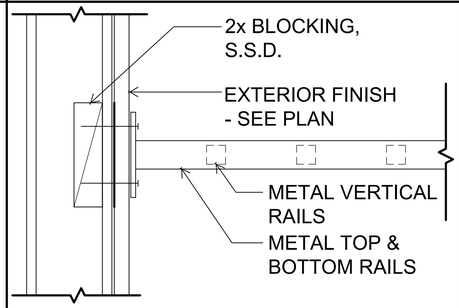
WINDOW HEAD w/ TRIM SCALE: 3"=1'-0"



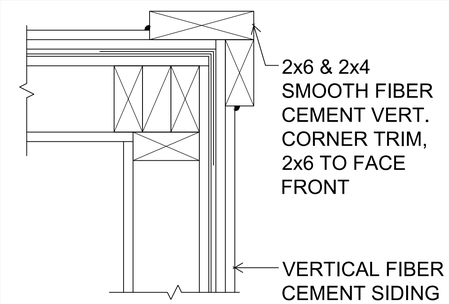
WINDOW HEAD w/o TRIM SCALE: 3"=1'-0"



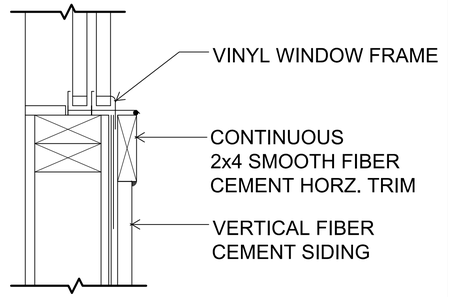
BOTTOM OF STAIR SCALE: 1 1/2"=1'-0"



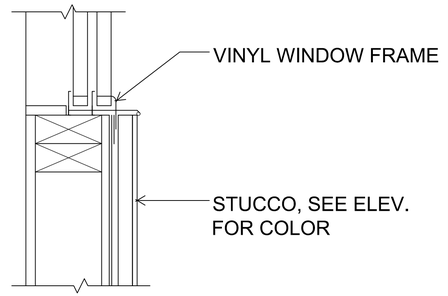
RAIL CONNECTION SCALE: 3"=1'-0"



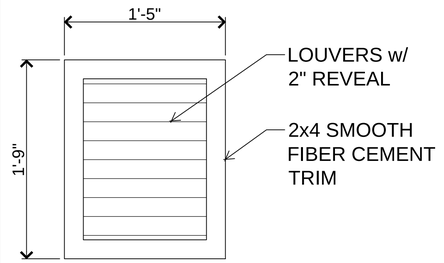
2x SIDING CORNER SCALE: 3"=1'-0"



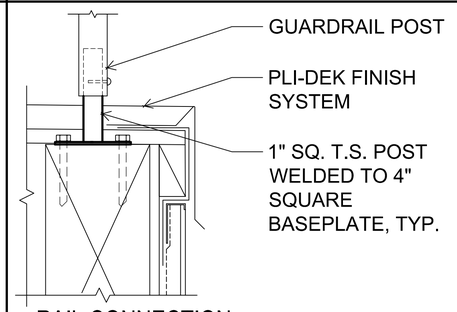
WINDOW SILL w/ TRIM SCALE: 3"=1'-0"



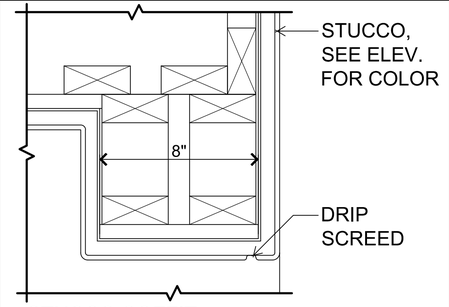
WINDOW SILL w/o TRIM SCALE: 3"=1'-0"



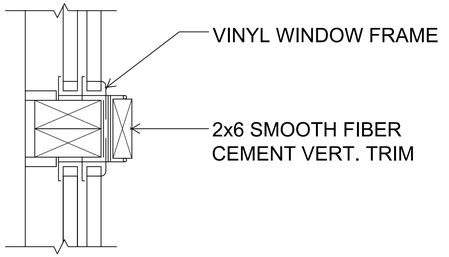
DECORATIVE GABLE END VENT SCALE: 1 1/2"=1'-0"



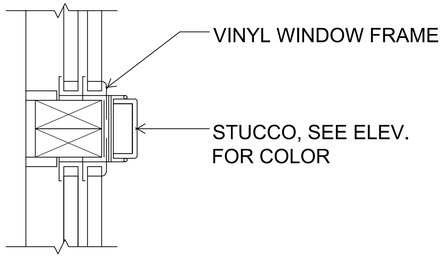
RAIL CONNECTION SCALE: 3"=1'-0"



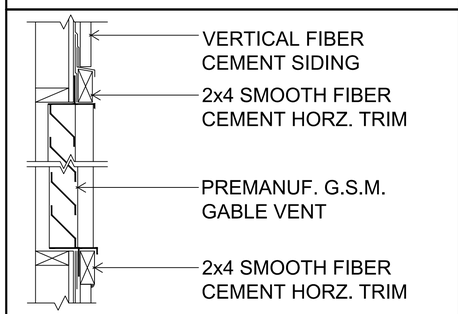
STUCCO SOFFIT SCALE: 3"=1'-0"



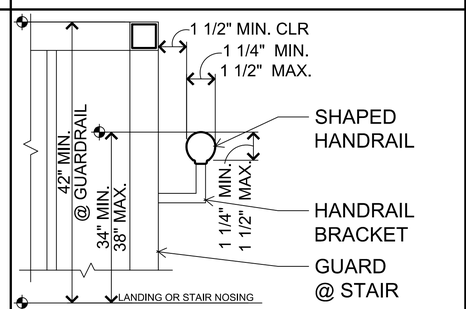
WINDOW TO WINDOW w/o TRIM SCALE: 3"=1'-0"



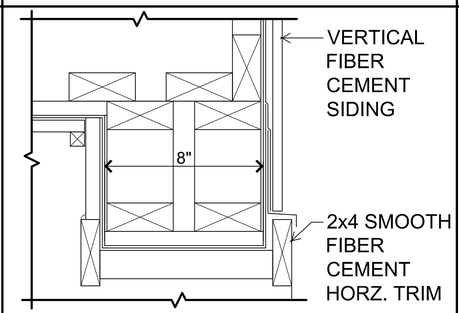
WINDOW TO WINDOW w/o TRIM SCALE: 3"=1'-0"



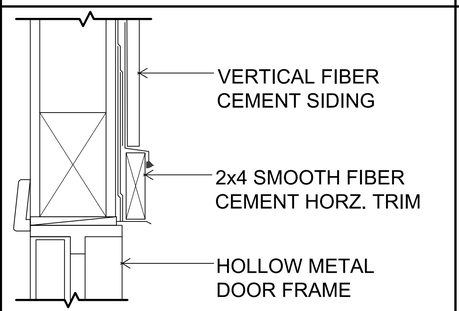
DECORATIVE GABLE END VENT SCALE: 1 1/2"=1'-0"



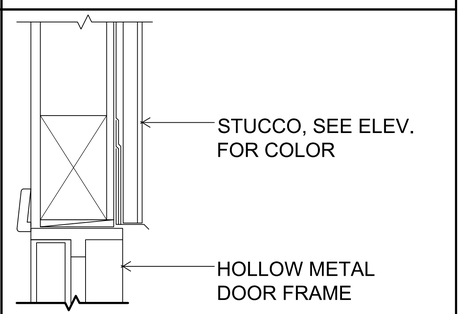
HANDRAIL @ EXTERIOR STAIR SCALE: 3"=1'-0"



HD. BD. SOFFIT SCALE: 3"=1'-0"



DOOR HEAD w/ TRIM SCALE: 3"=1'-0"

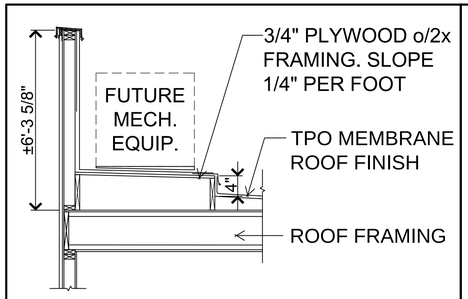


DOOR HEAD @ EXT. PLASTER SCALE: 3"=1'-0"

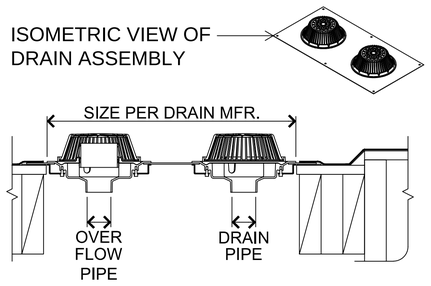
399.228
Jessica Court Multi-Family Development
Antioch, CA
December 11, 2024

TYPICAL EXTERIOR DETAILS
A18

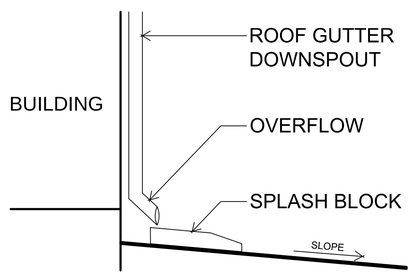
SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com



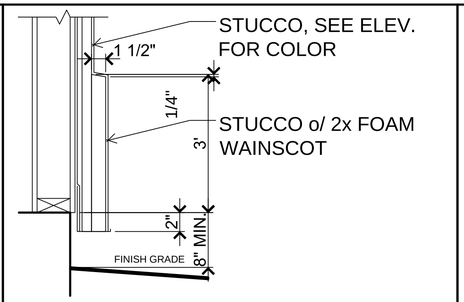
MECH. EQUIP PLATFORM SCALE: 1/2"=1'-0"



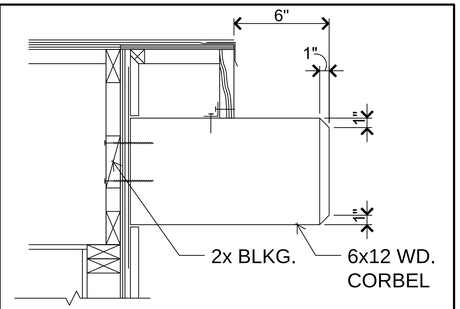
ROOF DRAIN SCALE: NO SCALE



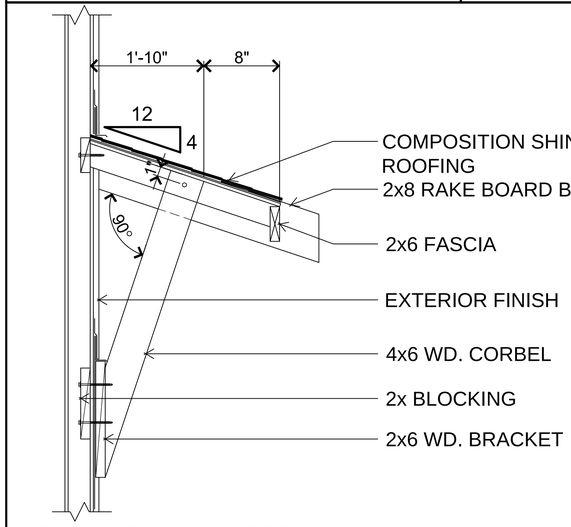
SPLASH BLOCK SCALE: NO SCALE



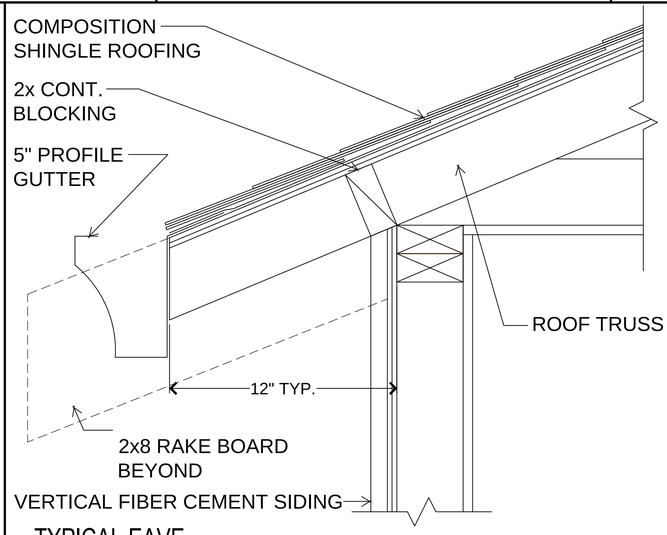
FOAM WAINSCOT SCALE: 1 1/2"=1'-0"



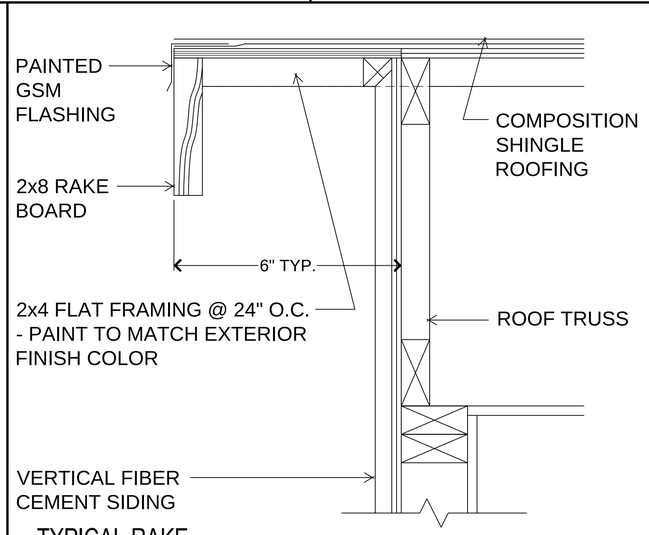
DECORATIVE CORBEL SCALE: 1 1/2"=1'-0"



DECORATIVE SHED ROOF SCALE: 1 1/2"=1'-0"



TYPICAL EAVE SCALE: 3"=1'-0"



TYPICAL RAKE SCALE: 3"=1'-0"

399.228 Jessica Court Multi-Family Development
Antioch, CA
December 11, 2024

TYPICAL EXTERIOR DETAILS
A19

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

R1 **GAF Roofing**
Timberline Shingles - Weathered Wood

S1 **Stucco**
SW 7551 Greek Villa (254-C1)

V1 **Vertical Siding**
Board & Batten - Fiber Cement
SW 7697 Safari (296-C6)

F1 **Fascia / Metal Railing**
SW 7645 Thunder Gray (278-C1)

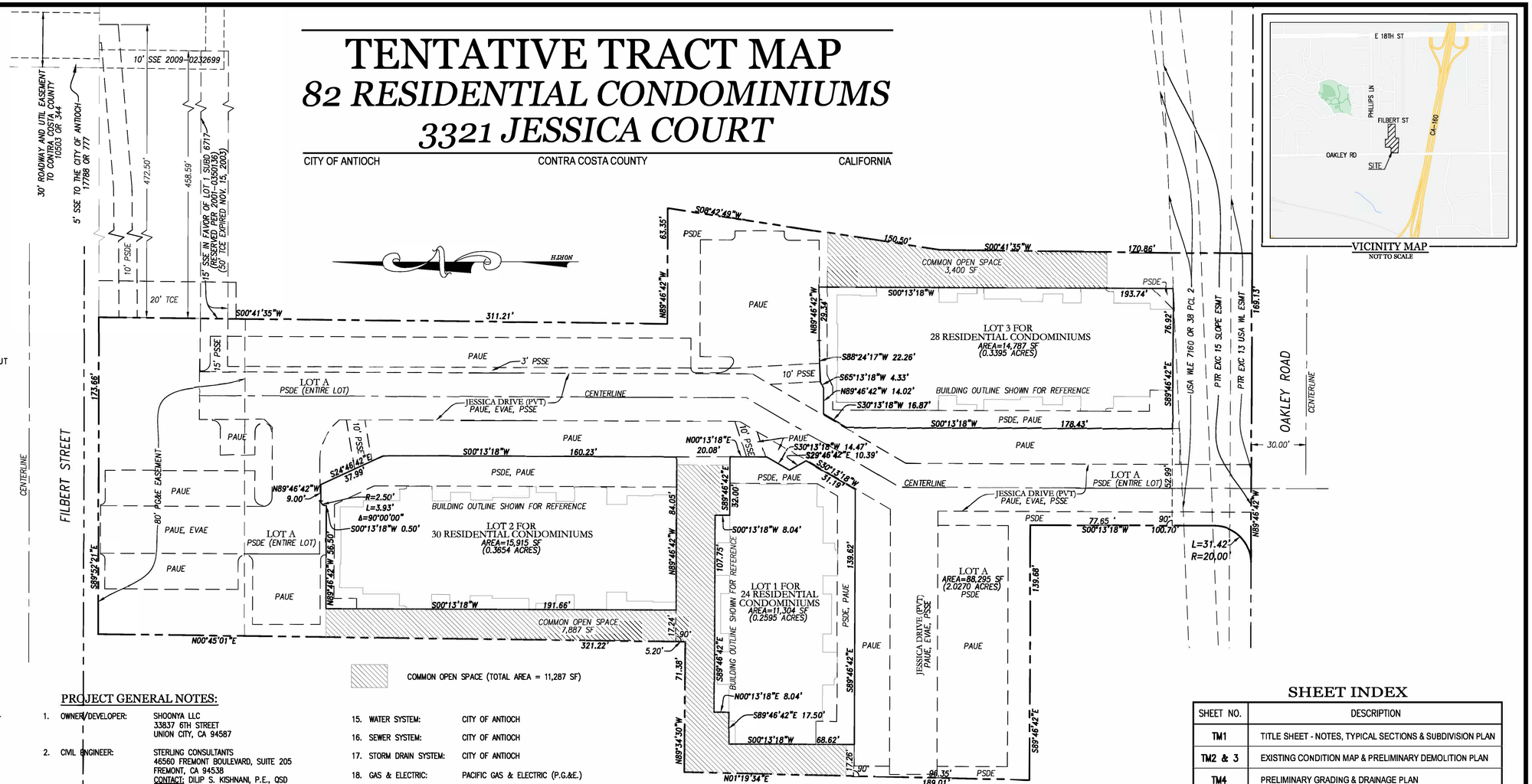
A1 **Entry Doors / Accents**
SW 7645 Thunder Gray (278-C1)

Note: *All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.*

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

TENTATIVE TRACT MAP
82 RESIDENTIAL CONDOMINIUMS
3321 JESSICA COURT

CITY OF ANTIOCH | CONTRA COSTA COUNTY | CALIFORNIA



VICINITY MAP
NOT TO SCALE

SUBDIVISION PLAN
SCALE: 1"=30'

LEGEND

SYMBOL (EXISTING / PROPOSED)	DESCRIPTION
	HINGE LINE/TOP/TOE
	CONCRETE V-DITCH
	GRADED SWALE
205 / 202	CONTOUR LINES
	DAYLIGHT LINE/LIMIT OF GRADING
	PROPERTY LINE
	EASEMENT LINE
	CENTERLINE (℄)
	FENCE (WOOD)
	DRIVEWAY
	CURB, GUTTER & SIDEWALK
	RETAINING WALL w/ SUB-DRAIN
	BUILDING EDGE
	EASEMENT AREA
8"W / 8"W	WATER LINE AND VALVE
SS / 8"SS	SANITARY SEWER LINE AND MANHOLE OR CLEANOUT
15"SD / 15"SD	STORM DRAIN LINE AND MANHOLE
SDCO	4" PERF/SOLID SUBDRAIN W/ CLEANOUT
WM	WATER LATERAL / METER
4"SS	SANITARY SEWER CLEANOUT (SSCO)
	FLAT DRAIN INLET AS SPECIFIED
RELOCATED	FIRE HYDRANT
	STREETLIGHT STANDARD WITH MAST ARM AND LUMINAIRE (ELECTROLIER)
	PULL BOX (AS NOTED)
E / E	ELECTRICAL CONDUIT
G / G	GAS MAIN
T / T	TELEPHONE CONDUIT
	STREET MONUMENT
	BOLLARD
	JOINT POLE w/ GUY ANCHOR
2%	PERCENT GRADE
	VERTICAL GRADE BREAK (PROFILE)
	TREE

ABBREVIATIONS

AB	AGGREGATE BASE	N/B	NORTH BOUND
AC	ASPHALT CONCRETE	P	PAD
AD	AREA DRAIN	PA	PLANTER AREA
BC	BEGIN CURVE	PL, P/L	PROPERTY LINE
BM	BENCHMARK	PCC	POINT OF COMPOUND CURVATURE
BMP	BEST MANAGEMENT PRACTICE	PERF.	PERFORATED
BOT.	BOTTOM	PIEE	PRIVATE INGRESS & EGRESS EASEMENT
BSW	BACK OF SIDEWALK	PRC	POINT OF REVERSE CURVATURE
BVC	BEGIN VERTICAL CURVE	PROJ.	PROJECTED
BW	BOTTOM OF WALL (EXPOSED)	PSDE	PRIVATE STORM DRAIN EASEMENT
CL	CENTER LINE	PUE	PUBLIC UTILITY EASEMENT
CB	CATCH BASIN	PV	PAVEMENT/ASPHALT GRADE
CO	CLEAN OUT	PVI	POINT OF VERTICAL INTERSECTION
CR	CURB RETURN	R=	RADIUS OF CURVE
DI	DRAIN INLET	△=	INCLUDED ANGLE OF CURVE
DS	ROOF DOWN SPOUT	L=	ARC LENGTH OF CURVE
EC	END CURVE	RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION	RIM	RIM ELEVATION
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
EVC	END VERTICAL CURVE	S	SLOPE
EX	EXISTING	S/B	SOUTH BOUND
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SD	STORM DRAIN
	FACE OF CURB	SDCO	STORM DRAIN CLEANOUT
FDC	FIRE DEPARTMENT CONNECTION	SDE	STORM DRAIN EASEMENT
FF	FINISHED FLOOR	SDMH	STORM DRAIN MANHOLE
FG	FINISHED GRADE	SE	SIDEWALK EASEMENT
FH	FIRE HYDRANT	SF	SQUARE FEET
FL	FLOW LINE	S.O.	SIDE OPENING
FOGLN	FOG LINE (WHITE STRIPE)	SS	SANITARY SEWER
GB	GRADE BREAK	SSE	SANITARY SEWER EASEMENT
GI	GREASE INTERCEPTOR	SSCO	SANITARY SEWER CLEANOUT
GM	GAS METER	SSMH	SANITARY SEWER MANHOLE
GR	GRATE ELEVATION	STD	STANDARD
HP	HIGH POINT	TB	TOP OF BERM
IRR	IRRIGATION	TC	TOP OF CURB
JT	JOINT TRENCH	TCM	TREATMENT CONTROL MEASURE
LF	LINEAL FEET	TW	TOP OF WALL
LIP	LIP OF GUTTER	TYP	TYPICAL
LP	LOW POINT	VC	VERTICAL CURVE
MAX	MAXIMUM	W	WATER LINE
MH	MANHOLE	WM	WATER METER

PROJECT GENERAL NOTES:

1.	OWNER/DEVELOPER:	SHOONYA LLC 33837 6TH STREET UNION CITY, CA 94587
2.	CIVIL ENGINEER:	STERLING CONSULTANTS 46560 FREMONT BOULEVARD, SUITE 205 FREMONT, CA 94538 CONTACT: DILIP S. KISHNANI, P.E., QSD TEL: 510-344-8956
3.	SOILS ENGINEER:	TBD
4.	APNs:	MULTIPLE
5.	EXISTING LAND USE:	VACANT
6.	PROPOSED LAND USE:	RESIDENTIAL
7.	SITE AREA:	130,503 SF (2.9959 ACRES)
8.	NUMBER OF LOTS:	4 (3 CONDOMINIUM LOTS; 1 COMMON LOT) (82 TOTAL CONDOMINIUMS
9.	LOT SIZES:	LOT 1 – 11,304 SF (24 CONDO UNITS) LOT 2 – 15,915 SF (30 CONDO UNITS) LOT 3 – 14,787 SF (28 CONDO UNITS) LOT A – 88,497 SF
10.	GENERAL PLAN:	MEDIUM DENSITY RESIDENTIAL
11.	EXISTING ZONING:	HIGH DENSITY RESIDENTIAL (R-35)
12.	PROPOSED ZONING:	HIGH DENSITY RESIDENTIAL (R-35)
13.	SETBACKS:	FRONT: 15 FEET REAR: 15 FEET SIDE: 15 FEET
14.	DENSITY:	27 DU/AC
15.	WATER SYSTEM:	CITY OF ANTIOCH
16.	SEWER SYSTEM:	CITY OF ANTIOCH
17.	STORM DRAIN SYSTEM:	CITY OF ANTIOCH
18.	GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC (P.G.&E.)
19.	CABLE:	COMCAST CABLE
20.	TOPOGRAPHY:	EXISTING TOPOGRAPHY AS SHOWN IS PER FIELD SURVEY DONE BY STERLING CONSULTANTS IN JULY, 2023.
21.	BOUNDARY:	BOUNDARY AS SHOWN IS BASED ON A FIELD SURVEY DONE BY STERLING CONSULTANTS IN JULY, 2023.
22.	STREETS:	ALL LOTS WILL HAVE PRIVATE STREET ACCESS TO OAKLEY ROAD AND FILBERT STREET.
23.	FLOOD ZONE:	ZONE-X; PANEL-06013C0332F
24.	GRADING:	GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
25.	DIMENSIONS:	LOT DIMENSIONS (SHOWN TO NEAREST TENTH OF A FOOT) AND AREAS SHOWN HEREIN ARE APPROXIMATE AND SUBJECT TO MINOR CHANGES DURING FINAL DESIGN.
26.	UTILITIES:	ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND. ALL STORM DRAINS, SANITARY SEWERS AND WATER MAINS SHALL ADHERE TO MINIMUM SIZES & SLOPES PER THE GOVERNING AGENCIES.
27.	C3 COMPLIANCE:	TREATMENT WILL BE ACHIEVED USING A BIORETENTION SYSTEM. SEE SHEET 5.

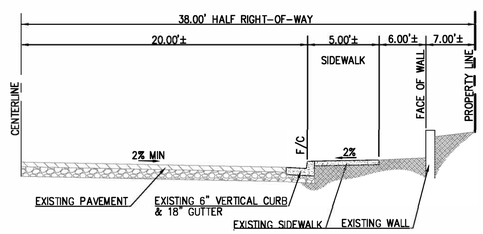
COMMON OPEN SPACE (TOTAL AREA = 11,287 SF)

GRAPHIC SCALE

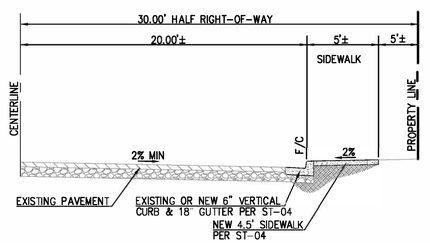
30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SHEET INDEX



FILBERT STREET - TYPICAL 1/2 R/W
NOT TO SCALE



OAKLEY ROAD - TYPICAL 1/2 R/W
NOT TO SCALE

DATE: MARCH 12, 2025
SCALE: AS NOTED
DRAWN: DSK, MTM
DESIGNED: DSK, MTM
ENGINEER: DSK
MANAGER: DSK

NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF:
NOT APPROVED FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER DILIP S. KISHNANI C 51620 STATE OF CALIFORNIA

PREPARED BY:
STERLING CONSULTANTS
46560 FREMONT BOULEVARD, SUITE NO. 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com PHONE: 510.344.8956

PREPARED FOR:
SHOONYA LLC
33837 6TH STREET
UNION CITY, CA 94587

APN: MULTIPLE
3321 JESSICA COURT

TITLE SHEET - NOTES, TYPICAL SECTIONS & SUBDIVISION PLAN

CITY OF ANTIOCH | COUNTY OF CONTRA COSTA | CALIFORNIA

SHEET NO. TM1
1 OF 8 SHEETS
JOB NO. 2022-238

DEMOLITION LEGEND

PROPERTY LINE

SAWCUT LINE

182.45
27" OAK + TAG 3 — EX. TREE WITH GROUND ELEV., DBH,

REMOVE EXISTING TREE

REMOVAL NOTES

1. REMOVE EXISTING FENCE
2. REMOVE EXISTING BRICK
3. REMOVE EXISTING BUILDING
4. REMOVE EXISTING UTILITY

PROTECTION NOTES

A. PROTECT EXISTING UTILITY

DEMOLITION NOTES

1. DEVELOPER'S CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT FROM CITY OF ANTIOCH'S BUILDING DEPARTMENT PRIOR TO START OF DEMOLITION.
2. THE PROPERTY LINE SHALL BE THE LIMITS OF DEMOLITION UNDER THE GRADING PERMIT.
3. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE RESPECTIVE UTILITY AGENCIES PRIOR TO START OF DEMOLITION ON THE SITE.
4. UTILITIES TO BE ABANDONED WITHIN THE AREAS OF PROPOSED IMPROVEMENTS SHALL BE REMOVED IN THEIR ENTIRETY OR ABANDONED IN PLACE PER RECOMMENDATIONS OF THE PROJECT SOILS REPORT.

Re: 3321 Jessica Ct. — March 27, 2023 — Page 3 of 11

Table of Existing Trees

Tree Number	Botanical / Common Name	DBH	Condition	Mature or Heritage Tree	Disposition	Comments
1 to 5	Acer spp. (?)	2"	Good	No	*To Remain**	
6	Ligustrum lucidum / Glossy Privet	3@ 4"	Fair to Poor	No	*To Remain**	
7	Tree (?)	6"	Dead	No	*To Remain**	
8	Myoporum laetum / N.C.N.	6"	Poor	No	*To Remain**	
9	Myoporum laetum / N.C.N.	6"	Poor	No	*To Remain**	
10	Pinus pinea / Italian Stone Pine	12"	Fair	No	Remove	
11	Myoporum laetum / N.C.N.	15"	Poor	No	Remove	
12	Myoporum laetum / N.C.N.	8"	Poor	No	Remove	
13	Tree (?)	15", 12"	Dead	No	Remove	
14	Myoporum laetum / N.C.N.	10", 10"	Poor	No	Remove	
15	Myoporum laetum / N.C.N.	12"	Poor	No	Remove	
16	Pinus pinea / Italian Stone Pine	24"	Poor	No	Remove	Tree has fallen. Still alive but in poor condition due to smucture.
17	Fraxinus uhdei / Evergreen Ash	Multi 6",6", 4",4", 4"	Poor	No	Remove	Crowded by adjacent Pine.

Re: 3321 Jessica Court — March 27, 2023 — Page 4 of 11

18	Fraxinus spp. / Ash (?)	4",2"	Poor	No	Remove	
19	Populus spp. / Poplar	16"	Fair to Poor	No	Remove	Undesirable weed species
20	Populus spp. / Poplar	12",8", 6"	Poor	No	Remove	Undesirable weed species
21	Myoporum laetum / N.C.N.	8"	Poor	No	*To Remain**	
22	Deciduous Tree (?)	4",4", 4"	Poor	No	Remove	
23	Quercus agrifolia / Coast Live Oak	20"	Fair to Good	Yes	Remove	Full. Branches to ground. Might possibly be saved with some modification to the site plan.
24	Juglans spp. / Walnut (?)	Multi	Poor		Remove	
25	Fraxinus spp. / Ash (?)	6"	Poor		Remove	
26	Fraxinus spp. / Ash (?)	6"	Poor	No	Remove	
27	Deciduous Tree (?)	Multi	Poor	No	Remove	
28	Deciduous Tree (?)	Multi	Poor	No	Remove	
29	Deciduous Tree (?)	Multi	Poor	No	Remove	
30	Deciduous Tree (?)	Multi	Poor	No	Remove	
31	Eucalyptus polyanthemos / Silver Dollar Gum	6 @ 8"	Fair to Good		Remove	Generally undesirable species.
32	Acer spp. / Maple (?)	2 @ 6"	Poor	No	Remove	
33	Acer spp. / Maple (?)	4"	Poor	No	Remove	
34	Acer spp. / Maple (?)	6",4", 4"	Poor	No	Remove	
35	Myoporum laetum / N.C.N.	3 @ 6"	Fair	No	Remove	
36	Myoporum laetum / N.C.N.	12"	Fair	No	Remove	
37	Several deciduous trees (?)	All less than 6"	Poor	No	Remove	

*REVISED SINCE ORIGINAL SITE PLAN

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

GROSS LOT AREA = 130,503.49 SQ. FT. (2.9959 ACRES)

VERTICAL DATUM: HELD INVERT THROUGH ELEVATION OF 49.42' AT THE SSMH IN THE PARKING LOT OF THE GRACE BIBLE FELLOWHIP CHURCH, SHOWN AS THE 8" VCP TIE IN FROM SUBD 6717 LOT 1 ON THE PRELIMINARY STREET PLAN AND PROFILE PLANS PREPARED BY WALLACE B. DUNCAN, RCE 27827, DATED 4-26-2004

BASIS OF BEARINGS: N 89°46'42" W ALONG THE OCCUPATIONAL CENTERLINE OF OAKLEY ROAD, BEARING AS SHOWN ON THE MAP OF TRACT 6717, 374 MAPS 2, CONTRA COSTA COUNTY RECORDS.

BOUNDARY: BOUNDARY BASED UPON FIELD SURVEY PERFORMED BY OR UNDER DIRECTION OF HELMUT KORSTICK, PLS 7739.

LICENSED LAND SURVEYOR — HELMUT R. KORSTICK — NO. 7739 — STATE OF CALIFORNIA

DATE: MARCH 12, 2025					
SCALE: AS NOTED					
DRAWN: DSK, MTM					
DESIGNED: DSK, MTM					
ENGINEER: DSK					
MANAGER: DSK	NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF: NOT APPROVED FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER — DILIP S. KISHNANI — C 51620 — STATE OF CALIFORNIA

PREPARED BY:
STERLING CONSULTANTS
46560 FREMONT BOULEVARD, SUITE NO. 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com PHONE: 510.344.8956

PREPARED FOR:

SHOONYA LLC
33837 6TH STREET
UNION CITY, CA 94587

APN: MULTIPLE

3321 JESSICA COURT

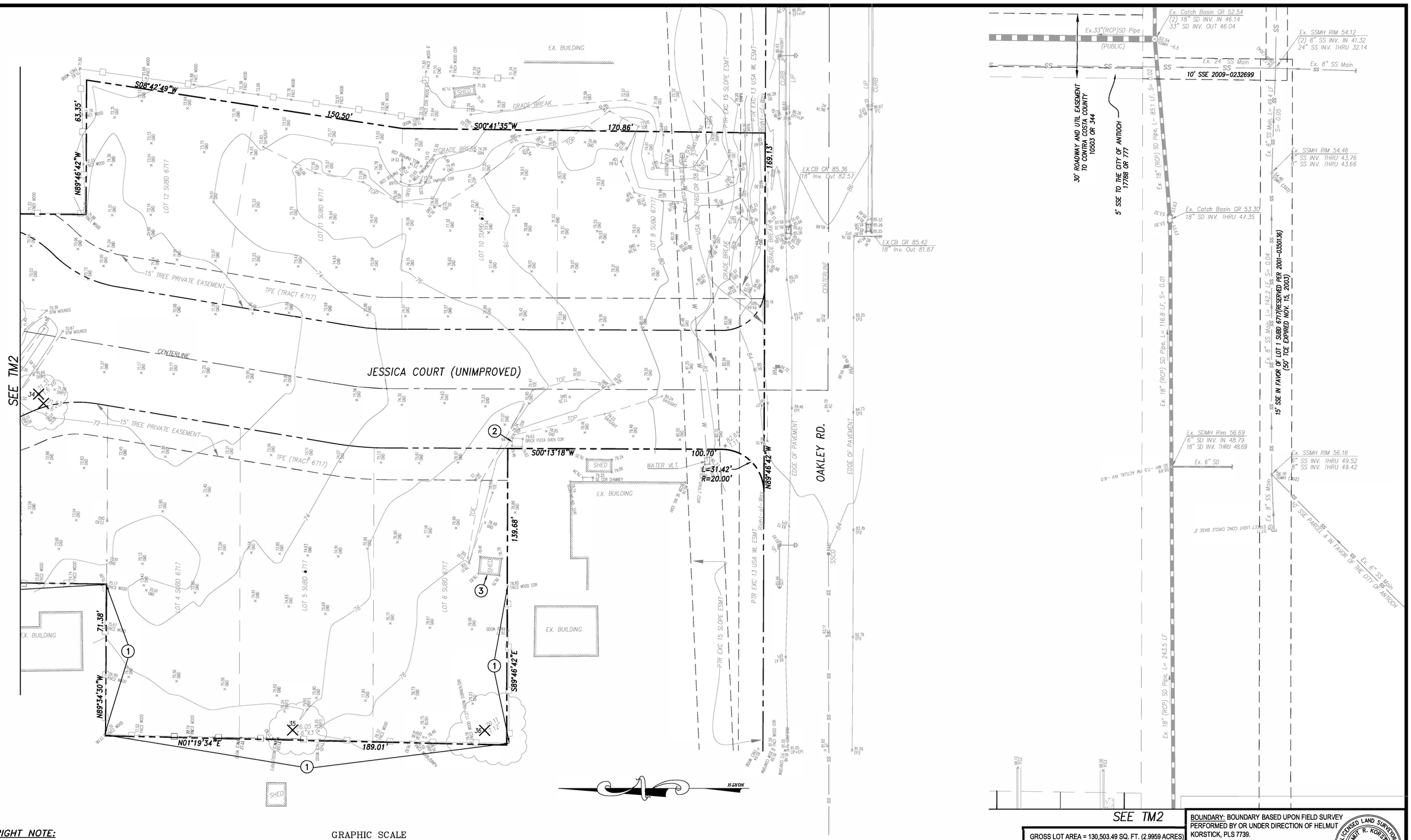
EXISTING CONDITION & PRELIMINARY DEMOLITION PLAN

CITY OF ANTIOCH — COUNTY OF CONTRA COSTA — CALIFORNIA

SHEET NO. TM2

2 OF 8 SHEETS

JOB NO. 2022-238



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

GROSS LOT AREA = 130,503.49 SQ. FT. (2.9959 ACRES)

VERTICAL DATUM: HELD INVERT THROUGH ELEVATION OF 49.42' AT THE SSMH IN THE PARKING LOT OF THE GRACE BIBLE FELLOWHIP CHURCH, SHOWN AS THE 8" VCP TIE IN FROM SUBD 6717 LOT 1 ON THE PRELIMINARY STREET PLAN AND PROFILE PLANS PREPARED BY WALLACE B. DUNCAN, RCE 27827, DATED 4-26-2004

BASIS OF BEARINGS: N 89°46'42" W ALONG THE OCCUPATIONAL CENTERLINE OF OAKLEY ROAD, BEARING AS SHOWN ON THE MAP OF TRACT 6717, 374 MAPS 2, CONTRA COSTA COUNTY RECORDS.

BOUNDARY: BOUNDARY BASED UPON FIELD SURVEY PERFORMED BY OR UNDER DIRECTION OF HELMUT KORSTICK, PLS 7739.

LICENSED LAND SURVEYOR HELMUT R. KORSTICK NO. 7739 STATE OF CALIFORNIA

DATE: MARCH 12, 2025					
SCALE: AS NOTED					
DRAWN: DSK, MTM					
DESIGNED: DSK, MTM					
ENGINEER: DSK					
MANAGER: DSK	NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF:
NOT APPROVED FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER DILIP S. KISHNANI C 51620 STATE OF CALIFORNIA

PREPARED BY:
STERLING CONSULTANTS
46560 FREMONT BOULEVARD, SUITE NO. 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com PHONE: 510.344.8956

PREPARED FOR:
SHOONYA LLC
33837 6TH STREET
UNION CITY, CA 94587

APN: MULTIPLE

3321 JESSICA COURT

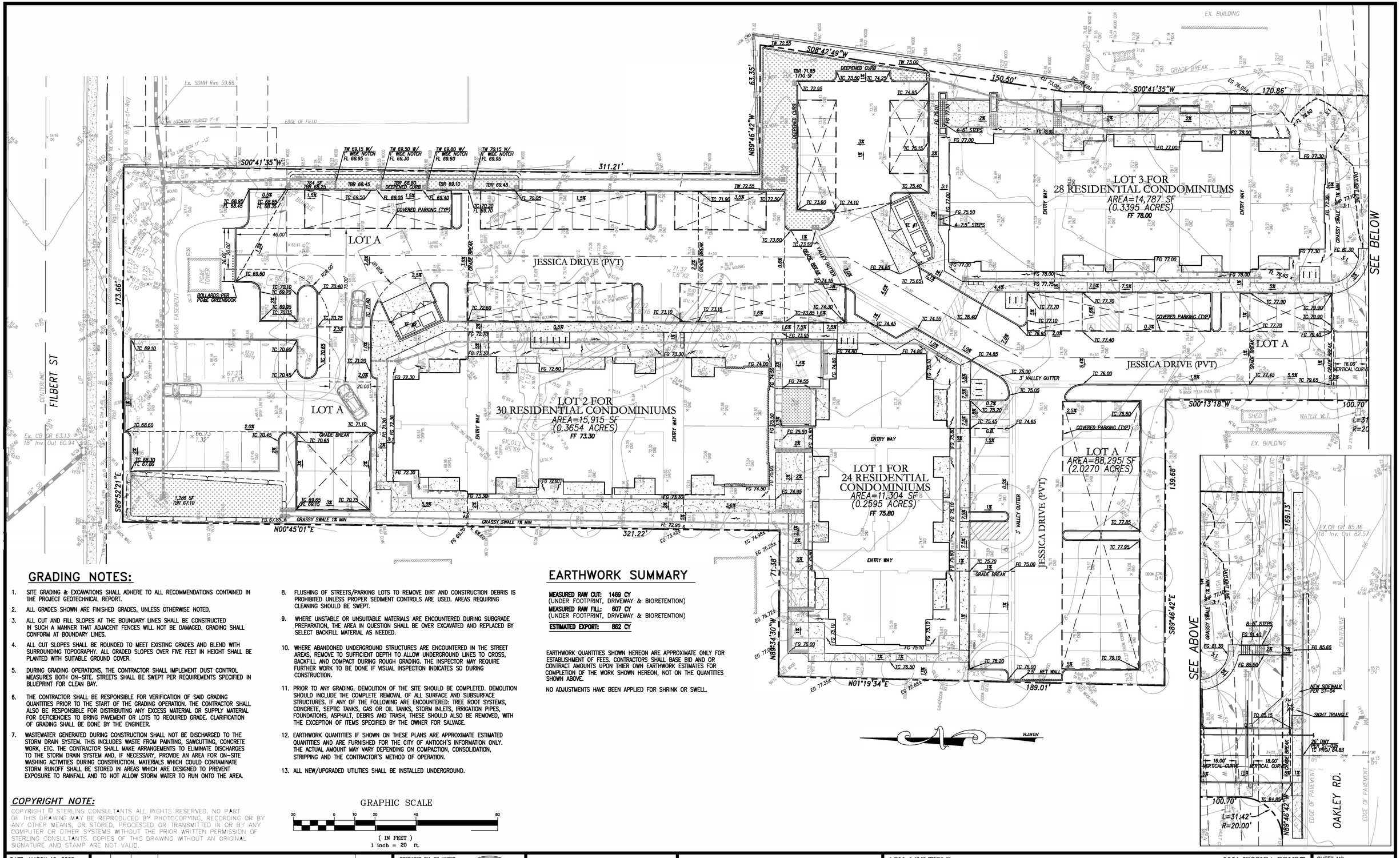
EXISTING CONDITION & PRELIMINARY DEMOLITION PLAN

CITY OF ANTIOCH COUNTY OF CONTRA COSTA CALIFORNIA

SHEET NO. TM3

3 OF 8 SHEETS

JOB NO. 2022-238



GRADING NOTES:

1. SITE GRADING & EXCAVATIONS SHALL ADHERE TO ALL RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.
2. ALL GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.
3. ALL CUT AND FILL SLOPES AT THE BOUNDARY LINES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ADJACENT FENCES WILL NOT BE DAMAGED. GRADING SHALL CONFORM AT BOUNDARY LINES.
4. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES OVER FIVE FEET IN HEIGHT SHALL BE PLANTED WITH SUITABLE GROUND COVER.
5. DURING GRADING OPERATIONS, THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES BOTH ON-SITE. STREETS SHALL BE SWEPT PER REQUIREMENTS SPECIFIED IN BLUEPRINT FOR CLEAN BAY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SAID GRADING QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLY MATERIAL FOR DEFICIENCIES TO BRING PAVEMENT OR LOTS TO REQUIRED GRADE. CLARIFICATION OF GRADING SHALL BE DONE BY THE ENGINEER.
7. WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS WHICH COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
8. FLUSHING OF STREETS/PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. AREAS REQUIRING CLEANING SHOULD BE SWEPT.
9. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS NEEDED.
10. WHERE ABANDONED UNDERGROUND STRUCTURES ARE ENCOUNTERED IN THE STREET AREAS, REMOVE TO SUFFICIENT DEPTH TO ALLOW UNDERGROUND LINES TO CROSS, BACKFILL AND COMPACT DURING ROUGH GRADING. THE INSPECTOR MAY REQUIRE FURTHER WORK TO BE DONE IF VISUAL INSPECTION INDICATES SO DURING CONSTRUCTION.
11. PRIOR TO ANY GRADING, DEMOLITION OF THE SITE SHOULD BE COMPLETED. DEMOLITION SHOULD INCLUDE THE COMPLETE REMOVAL OF ALL SURFACE AND SUBSURFACE STRUCTURES. IF ANY OF THE FOLLOWING ARE ENCOUNTERED: TREE ROOT SYSTEMS, CONCRETE, SEPTIC TANKS, GAS OR OIL TANKS, STORM INLETS, IRRIGATION PIPES, FOUNDATIONS, ASPHALT, DEBRIS AND TRASH, THESE SHOULD ALSO BE REMOVED, WITH THE EXCEPTION OF ITEMS SPECIFIED BY THE OWNER FOR SALVAGE.
12. EARTHWORK QUANTITIES IF SHOWN ON THESE PLANS ARE APPROXIMATE ESTIMATED QUANTITIES AND ARE FURNISHED FOR THE CITY OF ANTIOCH'S INFORMATION ONLY. THE ACTUAL AMOUNT MAY VARY DEPENDING ON COMPACTION, CONSOLIDATION, STRIPPING AND THE CONTRACTOR'S METHOD OF OPERATION.
13. ALL NEW/UPGRADED UTILITIES SHALL BE INSTALLED UNDERGROUND.

EARTHWORK SUMMARY

MEASURED RAW CUT: 1469 CY
(UNDER FOOTPRINT, DRIVEWAY & BIORETENTION)
MEASURED RAW FILL: 607 CY
(UNDER FOOTPRINT, DRIVEWAY & BIORETENTION)
ESTIMATED EXPORT: 862 CY

EARTHWORK QUANTITIES SHOWN HEREON ARE APPROXIMATE ONLY FOR ESTABLISHMENT OF FEES. CONTRACTORS SHALL BASE BID AND OR CONTRACT AMOUNTS UPON THIER OWN EARTHWORK ESTIMATES FOR COMPLETION OF THE WORK SHOWN HEREON, NOT ON THE QUANTITIES SHOWN ABOVE.

NO ADJUSTMENTS HAVE BEEN APPLIED FOR SHRINK OR SWELL.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DATE: MARCH 12, 2025
SCALE: AS NOTED
DRAWN: DSK, MTM
DESIGNED: DSK, MTM
ENGINEER: DSK
MANAGER: DSK

NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF:
NOT APPROVED FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER DILLIP S. KISHNANI C 51620 STATE OF CALIFORNIA

PREPARED BY:
STERLING CONSULTANTS
46560 FREMONT BOULEVARD, SUITE NO. 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com PHONE: 510.344.8956

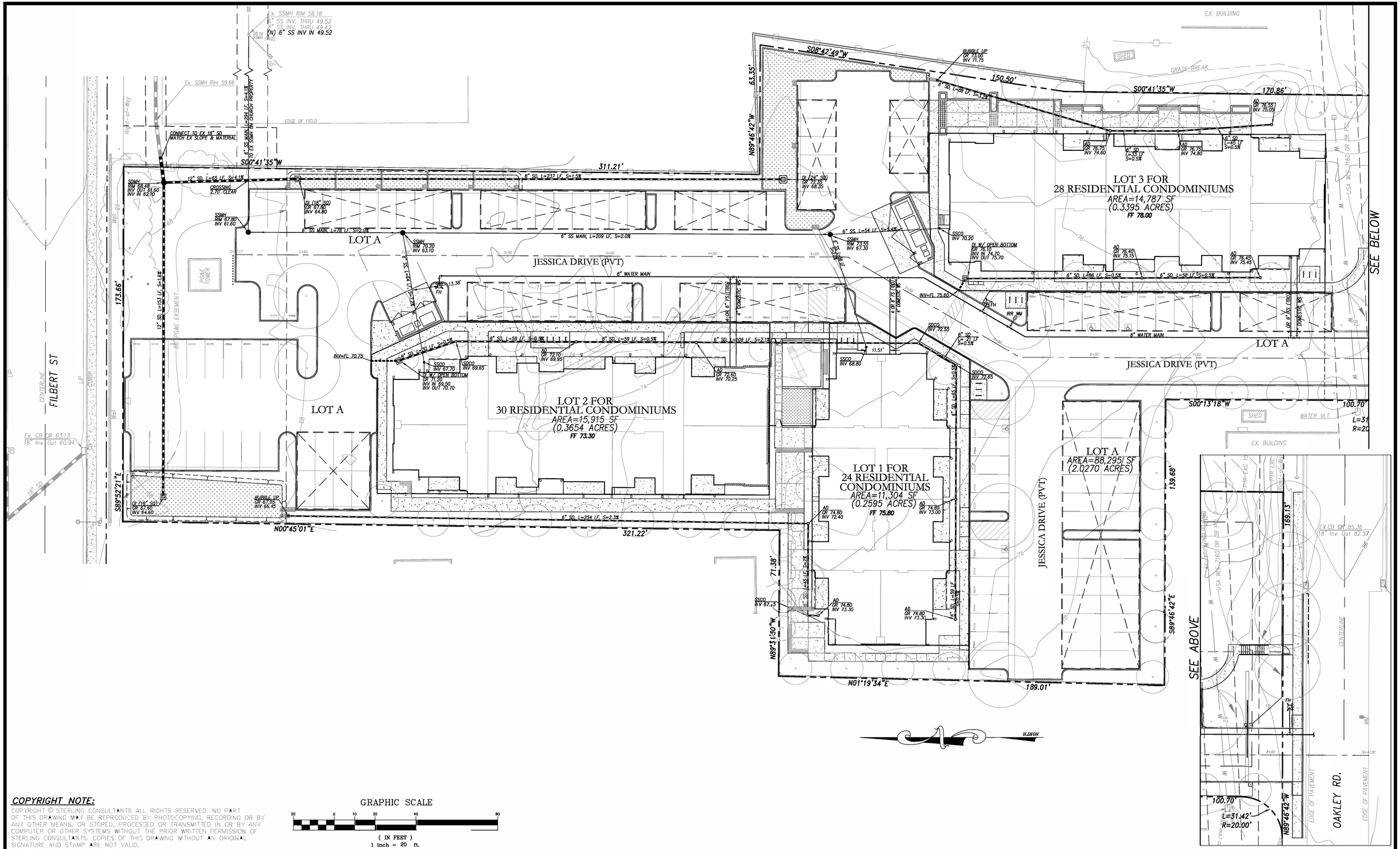
PREPARED FOR:
SHOONYA LLC
33837 6TH STREET
UNION CITY, CA 94587

APN: MULTIPLE
3321 JESSICA COURT

PRELIMINARY GRADING & DRAINAGE PLAN

CITY OF ANTIOCH COUNTY OF CONTRA COSTA CALIFORNIA

SHEET NO. TM4
4 OF 8 SHEETS
JOB NO. 2022-238



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

DATE: MARCH 12, 2025					
SCALE: AS NOTED					
DRAWN: DSK, MTM					
DESIGNED: DSK, MTM					
ENGINEER: DSK					
MANAGER: DSK	NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF:

NOT APPROVED FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER DILIP S. KISHNANI C 51620 STATE OF CALIFORNIA

PREPARED BY:

STERLING CONSULTANTS

46560 FREMONT BOULEVARD, SUITE NO. 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com PHONE: 510.344.8956

PREPARED FOR:

SHOONYA LLC
33837 6TH STREET
UNION CITY, CA 94587

APN: MULTIPLE

3321 JESSICA COURT

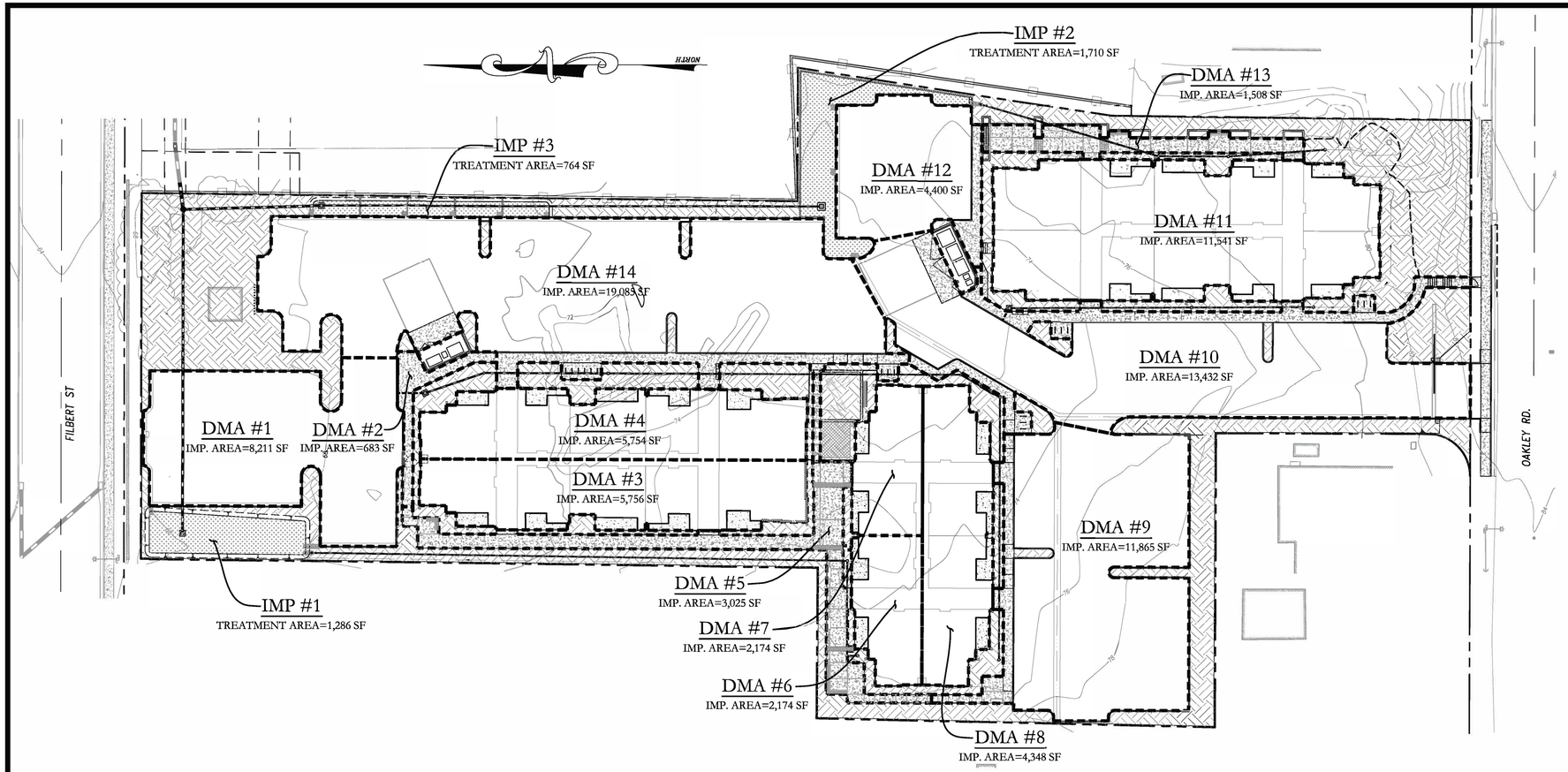
PRELIMINARY UTILITY PLAN

CITY OF ANTIOCH COUNTY OF CONTRA COSTA CALIFORNIA

SHEET NO. TM5

5 OF 8 SHEETS

JOB NO. 2022-238



SURFACE LEGEND

- DRAINAGE MANAGEMENT AREA (DMA)
- BR #1 — BIORETENTION PLANTERS (BR #1) SEE TYPICAL DETAILS
- SELF-TREATING AREA (LANDSCAPING)

Project Name: 3321 Jessica Ct
Project Type: Standard LID WQ Treatment
APN:
Drainage Area: 130,503 sq ft
Mean Annual Precipitation: 13.0 inches

Self-Treating DMAs

DMA Name	Area (sq ft)
DMA15	32,786.0

IV. Areas Draining to IMPs

IMP Name: IMP1
IMP Type: Bioretention Facility
Soil Group: D

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor
DMA1	8,211	Concrete or Asphalt	1.00	8,211
DMA2	683	Concrete or Asphalt	1.00	683
DMA3	5,756	Conventional Roof	1.00	5,756
DMA4	5,754	Conventional Roof	1.00	5,754
DMA5	3,025	Concrete or Asphalt	1.00	3,025
DMA7	2,174	Conventional Roof	1.00	2,174
DMA8	4,349	Conventional Roof	1.00	4,349
DMA6	2,174	Conventional Roof	1.00	2,174
			Total	32,126

	IMP Sizing Factor	Minimum	Proposed
Area	0.040	1,285 sq ft	1,286 sq ft

IMP Name: IMP2
IMP Type: Bioretention Facility
Soil Group: D

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor
DMA9	11,865	Concrete or Asphalt	1.00	11,865
DMA10	13,432	Concrete or Asphalt	1.00	13,432
DMA11	11,541	Conventional Roof	1.00	11,541
DMA12	4,400	Concrete or Asphalt	1.00	4,400
DMA13	1,508	Concrete or Asphalt	1.00	1,508
			Total	42,746

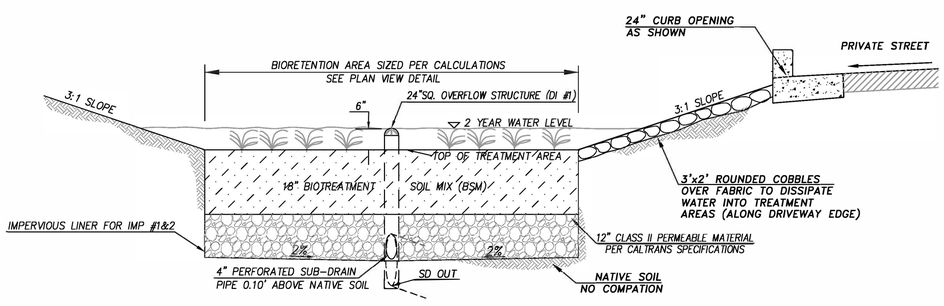
	IMP Sizing Factor	Minimum	Proposed
Area	0.040	1,710 sq ft	1,710 sq ft

IMP Name: IMP3
IMP Type: Bioretention Facility
Soil Group: D

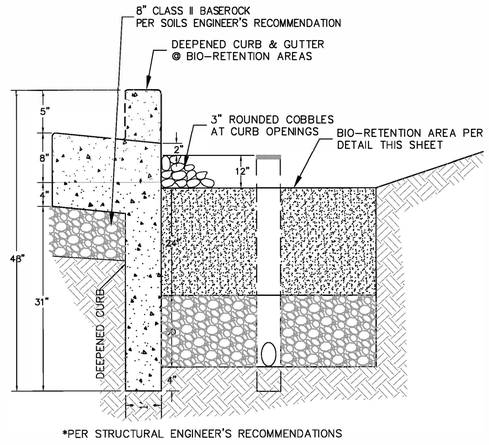
DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor
DMA14	19,085	Concrete or Asphalt	1.00	19,085
			Total	19,085

	IMP Sizing Factor	Minimum	Proposed
Area	0.040	763 sq ft	764 sq ft

Report generated on 11/06/2024 by the Contra Costa Clean Water Program IMP Sizing Tool software (version 1.4.0.0).



TYPICAL BIO-RETENTION PLANTER
NOT TO SCALE



*PER STRUCTURAL ENGINEER'S RECOMMENDATIONS

MODIFIED VERTICAL CURB & GUTTER (DEEPENED) ADJACENT TO BIO-RETENTION AREAS
NOT TO SCALE

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

DATE: MARCH 12, 2025					
SCALE: AS NOTED					
DRAWN: DSK, MTM					
DESIGNED: DSK, MTM					
ENGINEER: DSK					
MANAGER: DSK	NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF:
NOT APPROVED FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER — DILIP S. KUSHWAHA — C 51620 — STATE OF CALIFORNIA

PREPARED BY:
STERLING CONSULTANTS
46560 FREMONT BOULEVARD, SUITE NO. 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com PHONE: 510.344.8956

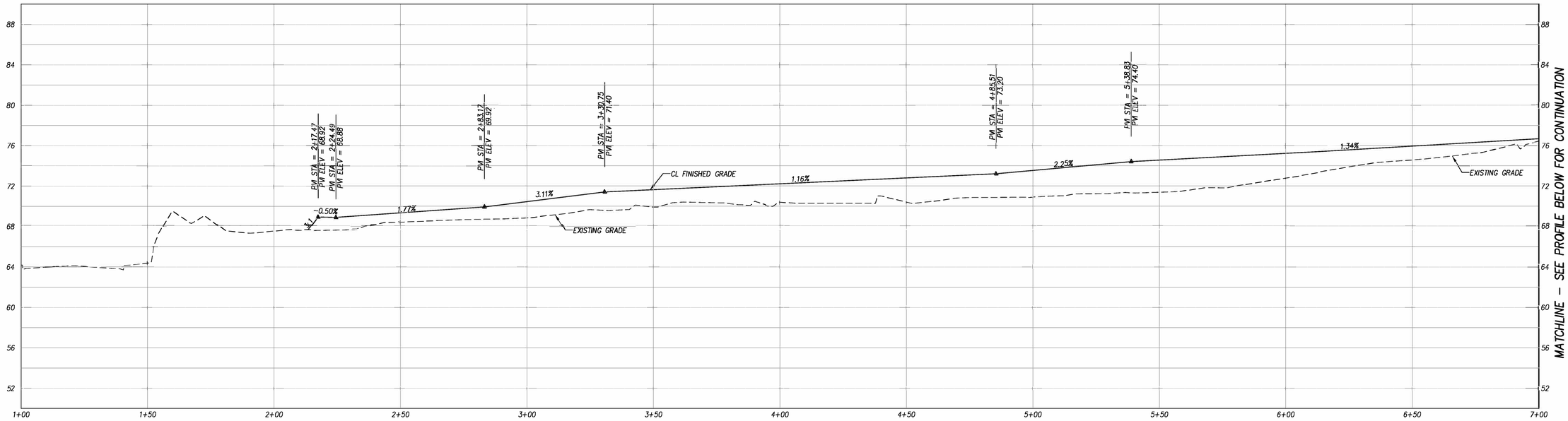
PREPARED FOR:
SHOONYA LLC
33837 6TH STREET
UNION CITY, CA 94587

APN: MULTIPLE
3321 JESSICA COURT

PRELIMINARY STORMWATER CONTROL PLAN

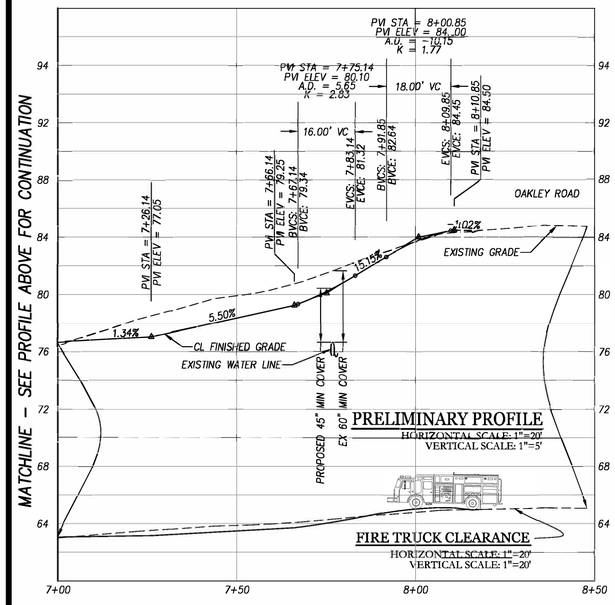
CITY OF ANTIOCH COUNTY OF CONTRA COSTA CALIFORNIA

SHEET NO. TM6
6 OF 8 SHEETS
JOB NO. 2022-238



PRELIMINARY PROFILE

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'



PRELIMINARY PROFILE

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=5'

FIRE TRUCK CLEARANCE

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=20'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DATE: MARCH 12, 2025
SCALE: AS NOTED
DRAWN: DSK, MTM
DESIGNED: DSK, MTM
ENGINEER: DSK
MANAGER: DSK

NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF:
NOT APPROVED FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
DILIP S. KISHAWAT
C 51620
STATE OF CALIFORNIA

PREPARED BY:
STERLING CONSULTANTS
46560 FREMONT BOULEVARD, SUITE NO. 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com PHONE: 510.344.8956

PREPARED FOR:

SHOONYA LLC
33837 6TH STREET
UNION CITY, CA 94587

APN: MULTIPLE

3321 JESSICA COURT

PRELIMINARY PROFILE - JESSICA DRIVE (PVT)

CITY OF ANTIOCH COUNTY OF CONTRA COSTA CALIFORNIA

SHEET NO. TM7
7 OF 8 SHEETS
JOB NO. 2022-238

E 18TH ST

HOULB LN

EX PUBLIC SD MAIN

30' RIGHT-OF-WAY

EX PUBLIC SS MAIN

SEE BELOW

SEE ABOVE

30' ROADWAY AND UTIL EASEMENT
TO CONTRA COSTA COUNTY 10503 OR 344

EX PUBLIC SD MAIN

10' SSE 2009-0232699

5' SSE TO THE CITY OF ANTIOCH
17788 OR 777

EX PUBLIC 33" SS MAIN

EX PRIVATE 8" SS MAIN

EX PRIVATE 18" SD

PROPOSED 10' PSDE

EX PRIVATE 6" SS

PROPOSED PRIVATE 6" SS MAIN

15" SEE IN FAVOR OF LOT 1 SUBD 6717

PROPOSED PRIVATE
SD CONNECTION

PROPOSED PRIVATE 6" SS MAIN

JESSICA DRIVE

FILBERT ST

HAHON

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

DATE: MARCH 12, 2025					
SCALE: AS NOTED					
DRAWN: DSK, MTM					
DESIGNED: DSK, MTM					
ENGINEER: DSK					
MANAGER: DSK	NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF:
NOT APPROVED FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
DILIP S. KISHNANI
C 51620
STATE OF CALIFORNIA

PREPARED BY:
STERLING CONSULTANTS
46560 FREMONT BOULEVARD, SUITE NO. 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com PHONE: 510.344.8956

PREPARED FOR:
SHOONYA LLC
33837 6TH STREET
UNION CITY, CA 94587

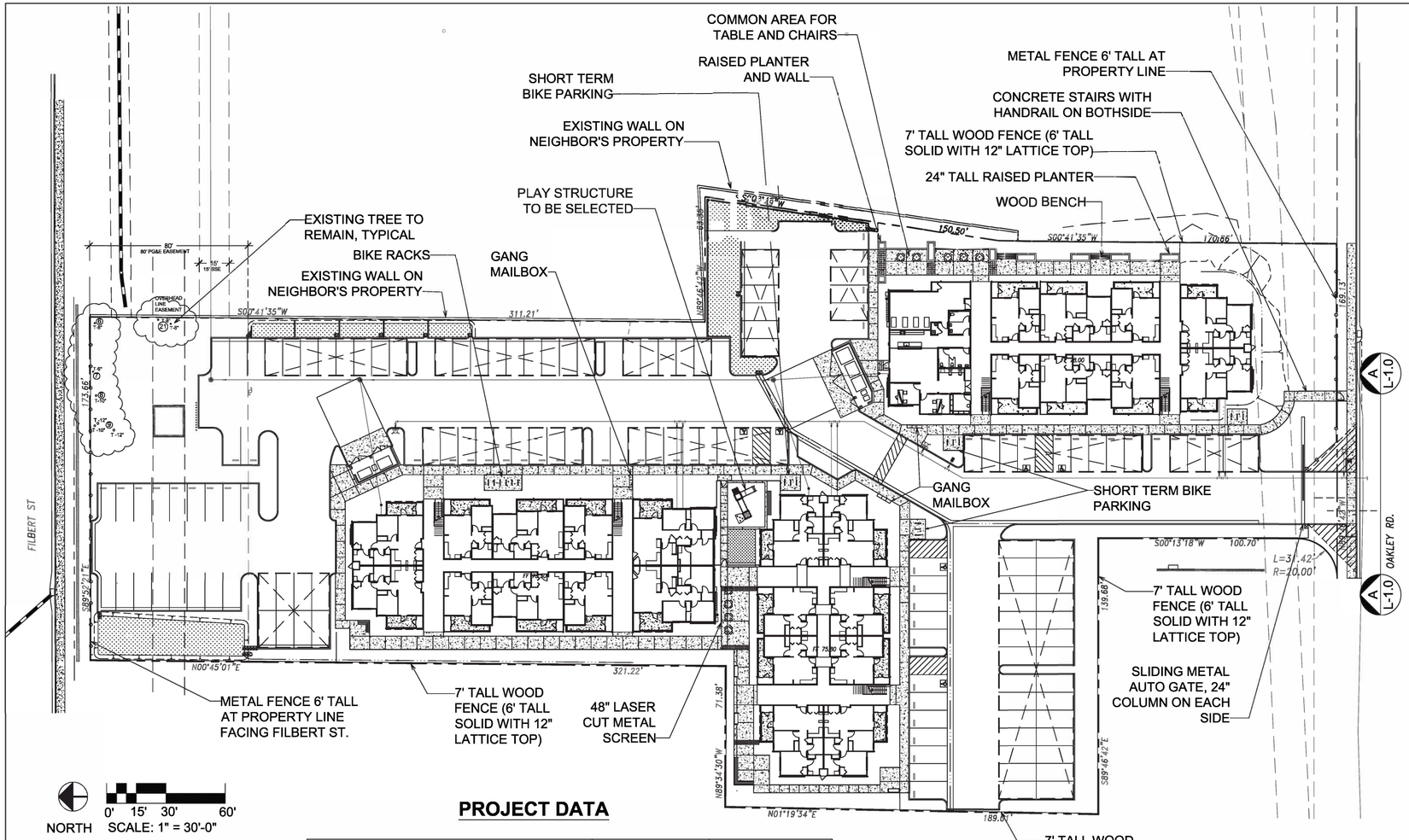
APN: MULTIPLE

3321 JESSICA COURT

PUBLIC UTILITY EXHIBIT

CITY OF ANTIOCH COUNTY OF CONTRA COSTA CALIFORNIA

SHEET NO. TM8
8 OF 8 SHEETS
JOB NO. 2022-238

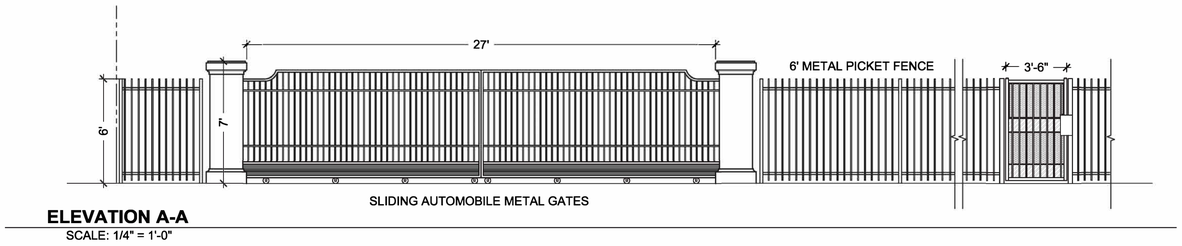


NORTH SCALE: 1" = 30'-0"

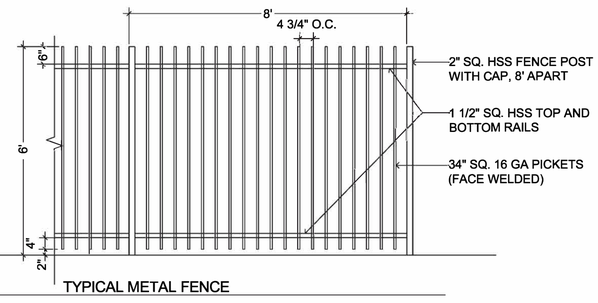
0' 15' 30' 60'

PROJECT DATA

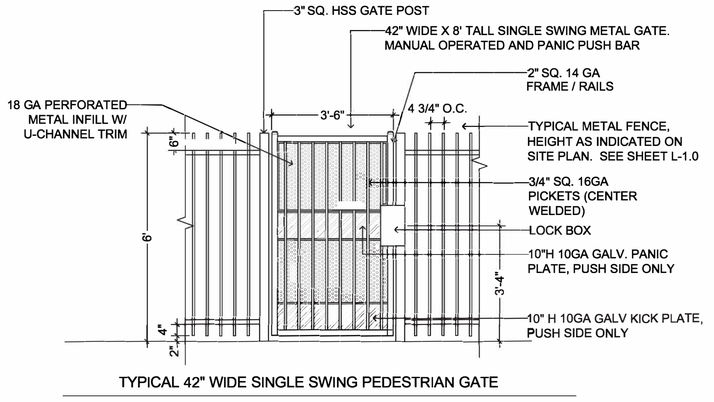
DESCRIPTION	REQUIRED	PROVIDED
TOTAL SITE AREA (130,503 SF)		
TOTAL RESIDENTIAL UNITS		82
TOTAL SHORT TERM BIKE PARKING (EA)	-	36
TOTAL COMMON OPEN SPACE (SF)	8200 SF	12940 SF
TOTAL LANDSCAPE AREA (SF / %)	15% / 19,575 SF	35,994 SF (28%)



ELEVATION A-A
SCALE: 1/4" = 1'-0"



TYPICAL METAL FENCE



TYPICAL 42" WIDE SINGLE SWING PEDESTRIAN GATE

SHEET INDEX:

ANYI
LANDSCAPE STUDIO
2647 ROYAL ANN DRIVE
UNION CITY, CA 94587
anyihuang@gmail.com
650-533-0107

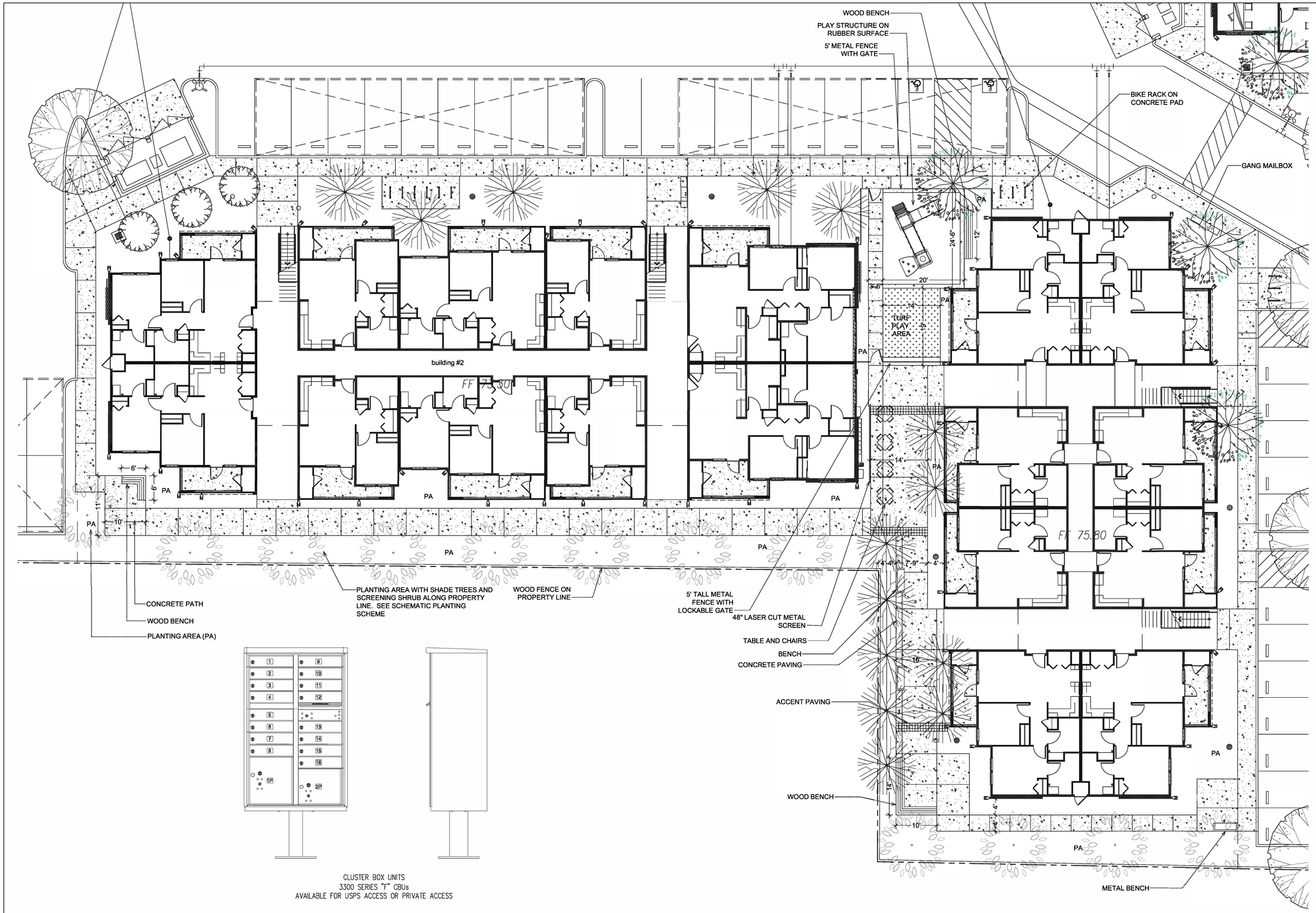
REVISION DATE	NO.
3/21/2024	1
11/12/2024	2

SITE MAP

SHEET TITLE: PRELIMINARY LANDSCAPE PLAN

PROJECT ADDRESS:
3321 JESSICA CT.
ANTIOCH, CA 94509

DATE: 6/30/2023
SCALE: 1" = 30'-0"
DRAWN BY: AH
PROJECT # 22036
SHEET L - 1.0
TOTAL SHEETS: 8

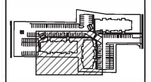


CLUSTER BOX UNITS
3300 SERIES "F" CBUs
AVAILABLE FOR USPS ACCESS OR PRIVATE ACCESS

ANYI
LANDSCAPE STUDIO

2647 ROYAL ANN DRIVE
UNION CITY, CA 94587
anyihuang@gmail.com
650-533-0107

REVISION DATE	NO.
3/21/2024	1
11/12/2024	2



SITE MAP

SHEET TITLE: PRELIMINARY COMMON OPEN SPACE

PROJECT ADDRESS:
3321 JESSICA CT.
ANTIOCH, CA 94509

DATE: 6/30/2023

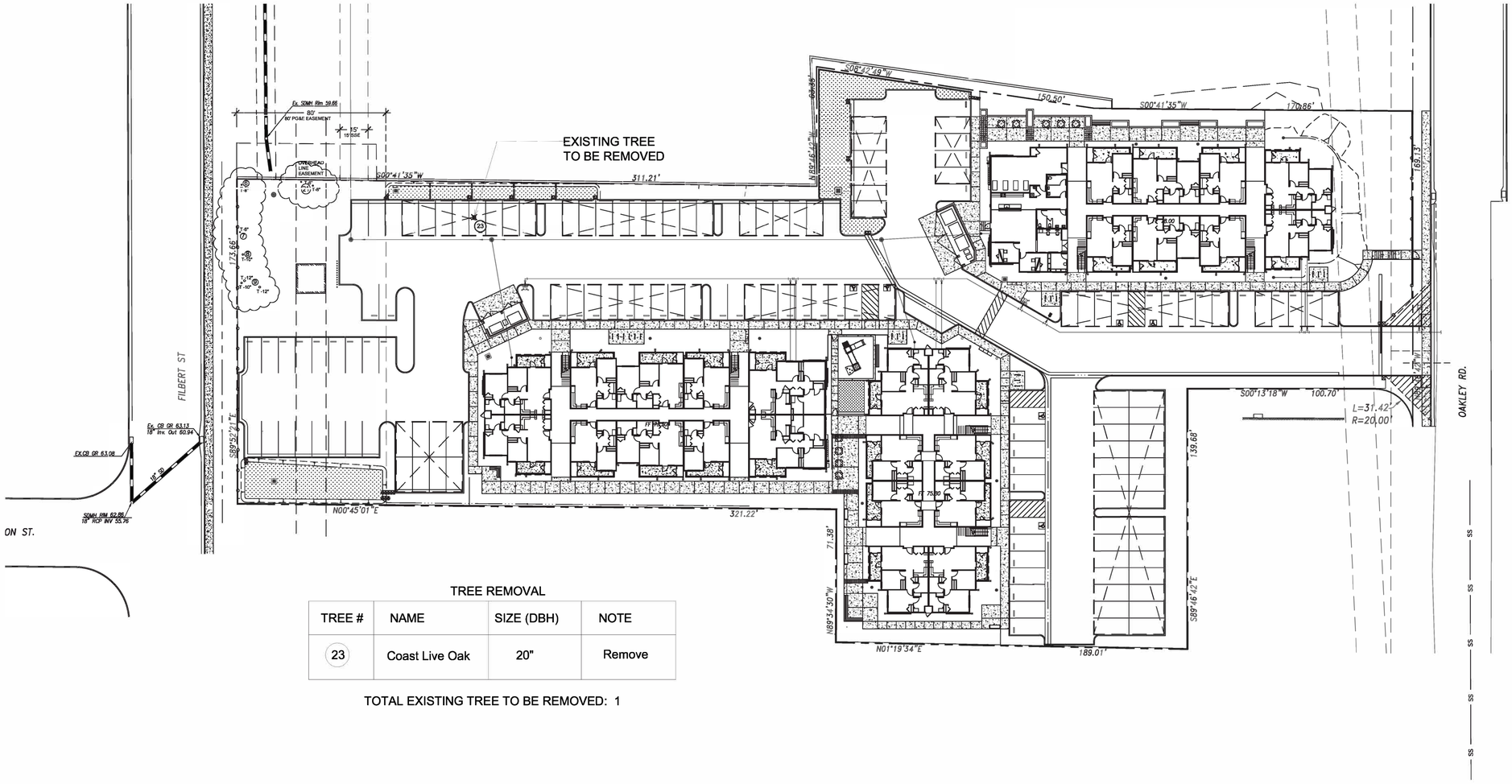
SCALE: 1" = 10'-0"

DRAWN BY: AH

PROJECT # 22036

SHEET L - 1.1

TOTAL SHEETS: 8



TREE REMOVAL

TREE #	NAME	SIZE (DBH)	NOTE
23	Coast Live Oak	20"	Remove

TOTAL EXISTING TREE TO BE REMOVED: 1

ANYI
LANDSCAPE STUDIO

2647 ROYAL ANN DRIVE
UNION CITY, CA 94587
anyihuang@gmail.com
650-533-0107

REVISION DATE	NO.
3/21/2024	1
11/12/2024	2

SITE MAP

SHEET TITLE:
TREE REMOVAL EXHIBIT

PROJECT ADDRESS:
3321 JESSICA CT.
ANTIOCH, CA 94509

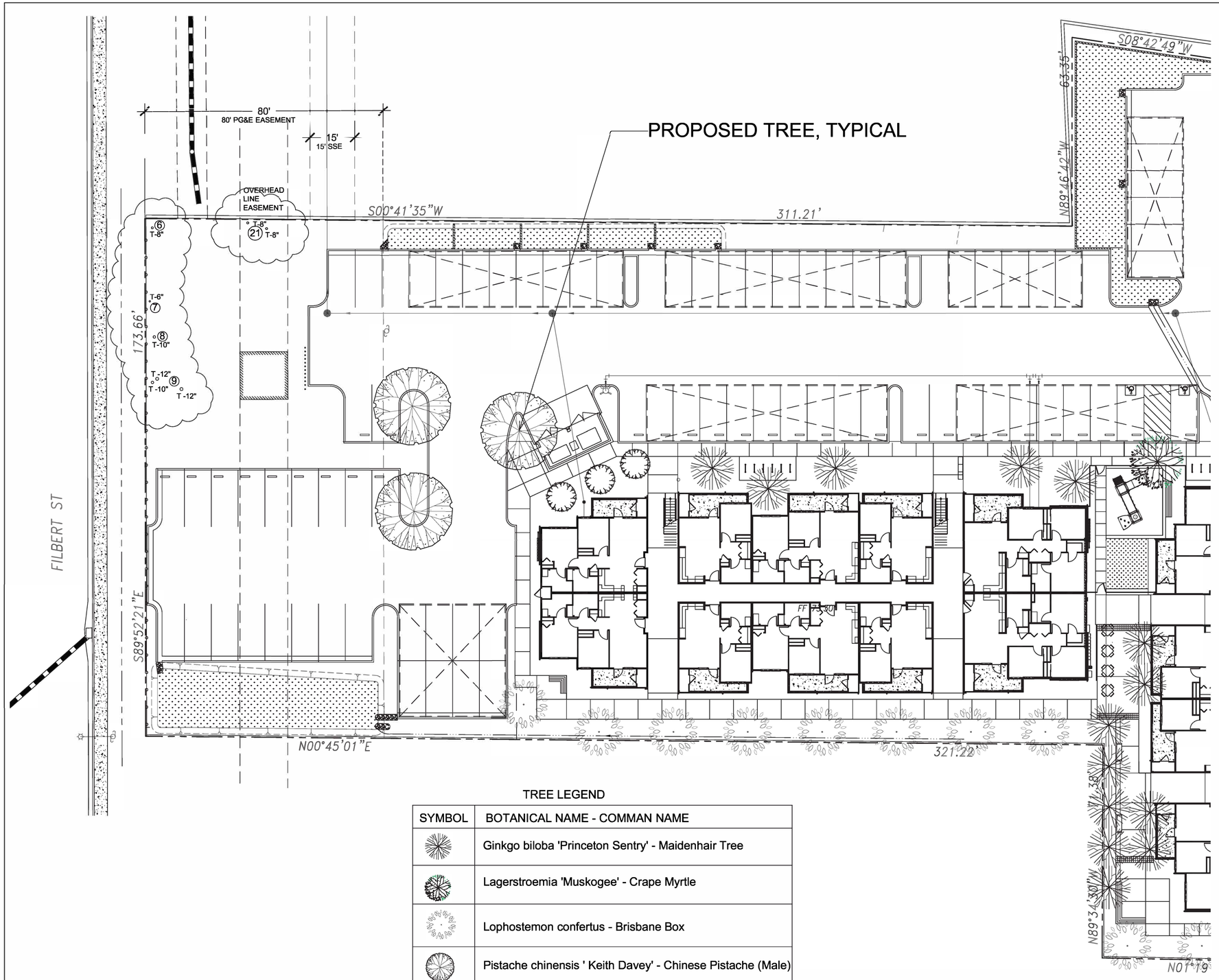
DATE:
6/30/2023

SCALE:
1" = 30'-0"

DRAWN BY:
AH

PROJECT #
22036

SHEET
L - 1.2
TOTAL SHEETS: 8



TREE LEGEND

SYMBOL	BOTANICAL NAME - COMMAN NAME
	Ginkgo biloba 'Princeton Sentry' - Maidenhair Tree
	Lagerstroemia 'Muskogee' - Crape Myrtle
	Lophostemon confertus - Brisbane Box
	Pistache chinensis ' Keith Davey' - Chinese Pistache (Male)
	Tristaniopsis laurina 'Elegant' - Water Gum
	Quercus lobata - Valley Oak

SEE SHEET L-2.2 AND L-2.3 FOR
MORE DETAILED PLANTING SCHEME

ANYI
LANDSCAPE STUDIO
2647 ROYAL ANN DRIVE
UNION CITY, CA 94587
anyihuang@gmail.com
650-533-0107

REVISION DATE	NO.
3/21/2024	1
11/12/2024	2

SITE MAP

SHEET TITLE:
PROPOSED TREES LAYOUT

PROJECT ADDRESS:
3321 JESSICA CT.
ANTIOCH, CA 94509

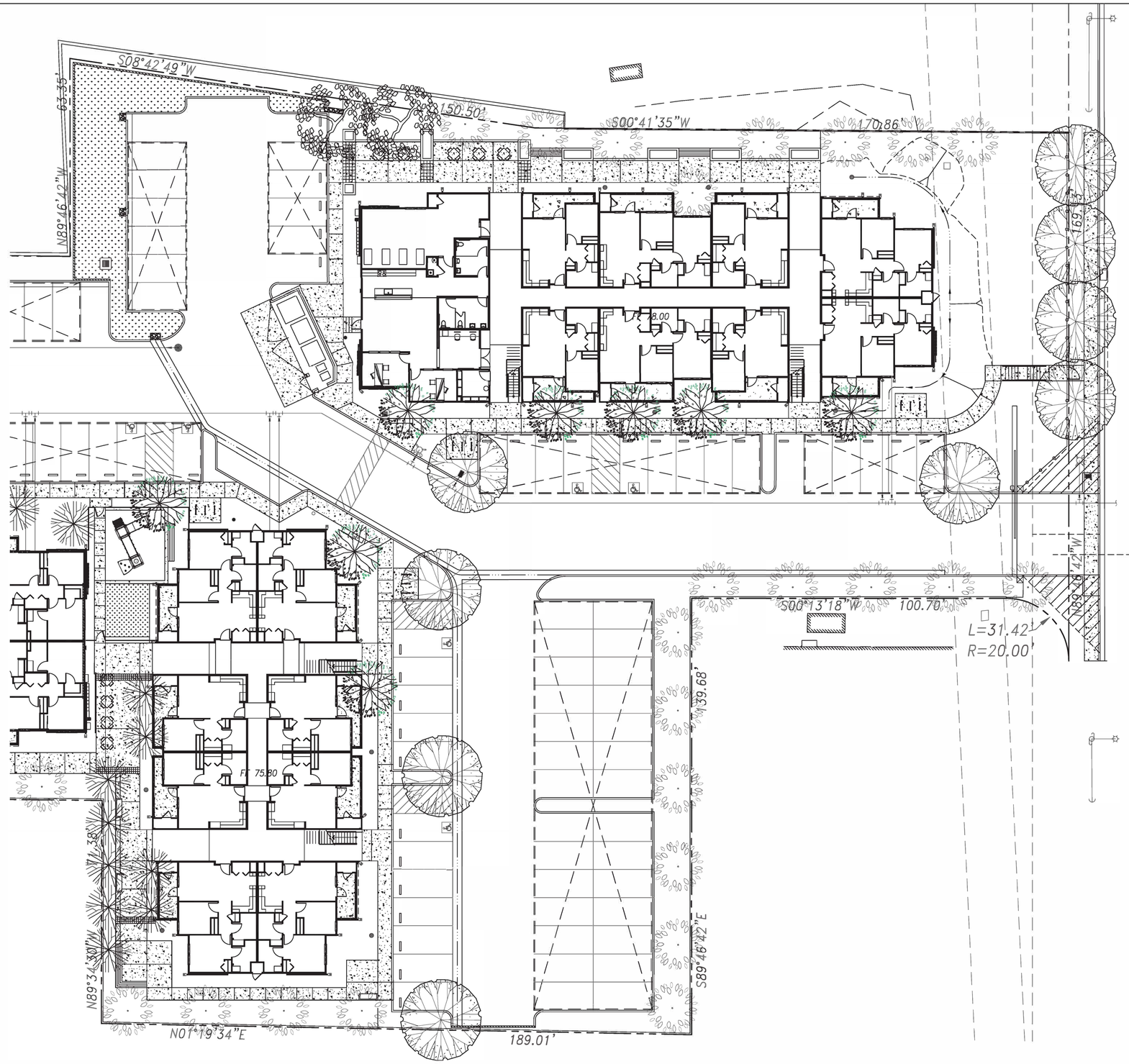
DATE:
6/30/2023

SCALE:
1/16" = 1'-0"

DRAWN BY:
AH

PROJECT #
22036

SHEET
L - 2.0
TOTAL SHEETS: 8



TREE LEGEND

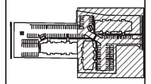
SYMBOL	BOTANICAL NAME - COMMAN NAME
	Ginkgo biloba 'Princeton Sentry' - Maidenhair Tree
	Lagerstroemia 'Muskogee' - Crape Myrtle
	Lophostemon confertus - Brisbane Box
	Pistache chinensis ' Keith Davey' - Chinese Pistache (Male)
	Tristaniopsis laurina 'Elegant' - Water Gum
	Quercus lobata - Valley Oak

SEE SHEET L-2.2 AND L-2.3 FOR
MORE DETAILED PLANTING SCHEME

ANYI
LANDSCAPE STUDIO

2647 ROYAL ANN DRIVE
UNION CITY, CA 94587
anyihuang@gmail.com
650-533-0107

REVISION DATE	NO.
3/21/2024	1
11/12/2024	2

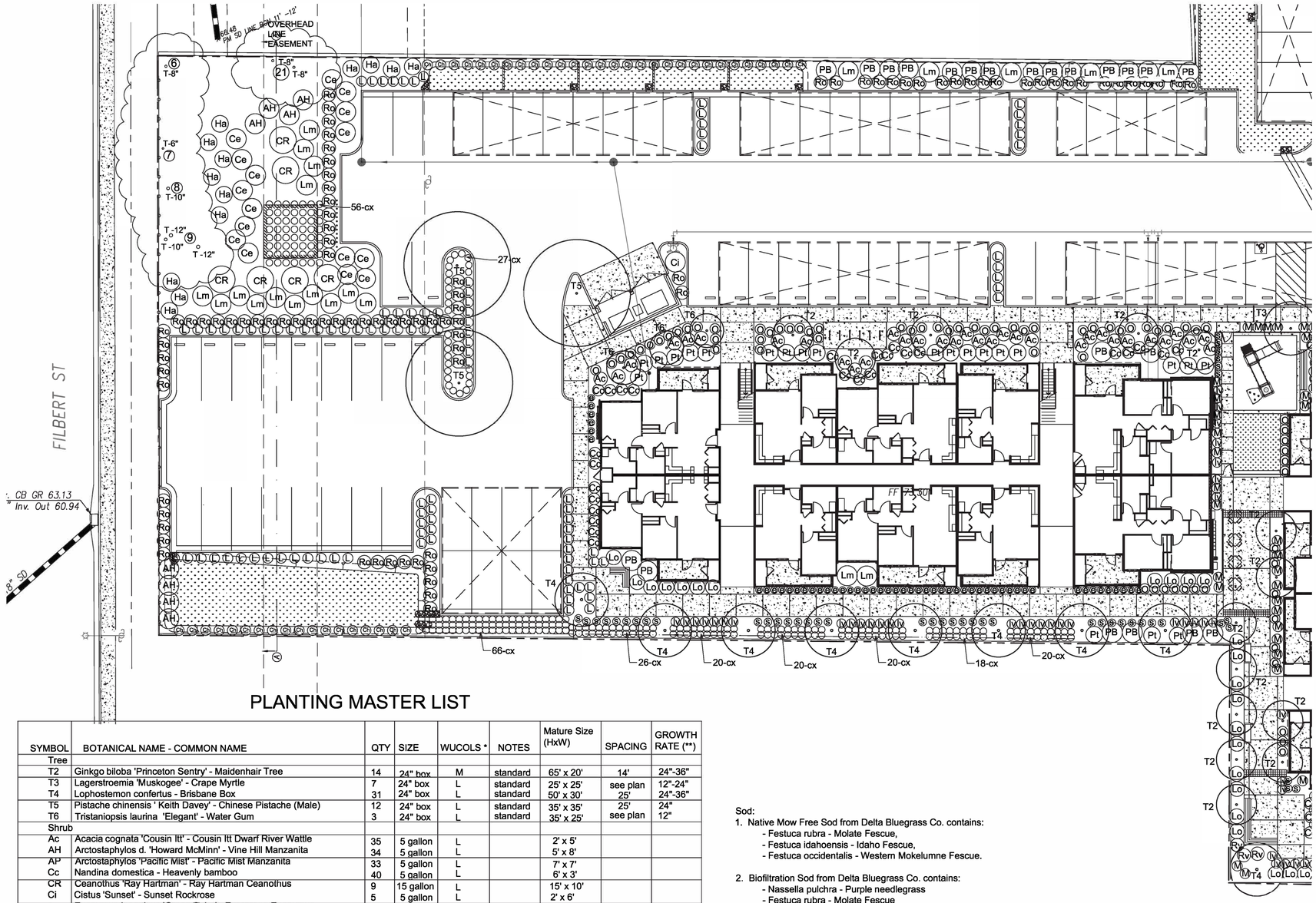


SITE MAP

SHEET TITLE: PROPOSED TREES LAYOUT

PROJECT ADDRESS:
3321 JESSICA CT.
ANTIOCH, CA 94509

DATE: 6/30/2023
SCALE: 1/16" = 1'-0"
DRAWN BY: AH
PROJECT # 22036
SHEET L - 2.1
TOTAL SHEETS: 8



PLANTING MASTER LIST

SYMBOL	BOTANICAL NAME - COMMON NAME	QTY	SIZE	WUCOLS *	NOTES	Mature Size (HxW)	SPACING	GROWTH RATE (**)
Tree								
T2	Ginkgo biloba 'Princeton Sentry' - Maidenhair Tree	14	24" box	M	standard	65' x 20'	14'	24"-36"
T3	Lagerstroemia 'Muskogee' - Crape Myrtle	7	24" box	L	standard	25' x 25'	see plan	12"-24"
T4	Lophostemon confertus - Brisbane Box	31	24" box	L	standard	50' x 30'	25'	24"-36"
T5	Pistache chinensis ' Keith Davey' - Chinese Pistache (Male)	12	24" box	L	standard	35' x 35'	25'	24"
T6	Tristaniopsis laurina 'Elegant' - Water Gum	3	24" box	L	standard	35' x 25'	see plan	12"
Shrub								
Ac	Acacia cognata 'Cousin Itt' - Cousin Itt Dwarf River Wattle	35	5 gallon	L		2' x 5'		
AH	Arctostaphylos d. 'Howard McMinn' - Vine Hill Manzanita	34	5 gallon	L		5' x 8'		
AP	Arctostaphylos 'Pacific Mist' - Pacific Mist Manzanita	33	5 gallon	L		7' x 7'		
Cc	Nandina domestica - Heavenly bamboo	40	5 gallon	L		6' x 3'		
CR	Ceanothus 'Ray Hartman' - Ray Hartman Ceanothus	9	15 gallon	L		15' x 10'		
Ci	Cistus 'Sunset' - Sunset Rockrose	5	5 gallon	L		2' x 6'		
e	Euonymus japonicus 'Green Spire' - Evergreen Euonymus	86	5 gallon	L		6' x 2'		
Ha	Heteromeles arbutifolia - Toyon	28	15 gallon	L		10' x 8'		
Lm	Lavatera maritima -Tree Mallow	27	5 gallon	L		6' x 5'		
lv	Lavendula X allardii 'Meerlo' - Variegated Lavender	125	5 gallon	L		2' x 3'		
Lo	Loropetalum chinensis 'Razzleberri' - Razzleberri Fringe Flower	59	5 gallon	L		6' x 5'		
Mc	Myrica californica - Pacific Wax Myrtle	44	15 gallon	L		20' x 10'		
M	Myrtus communis 'Compacta Variegata' - Compact Variegated Myrtle	94	5 gallon	L		3' x 3'		
P	Perovskia atriplicifolia 'Blue Mist' - Russian Sage	30	5 gallon	L		3' x 3'		
Rv	Ribes viburnifolium - Evergreen Current	3	5 gallon	L		3' x 5'		
Ro	Rosmarinus officinalis 'Tuscan Blue' - Rosemary	142	5 gallon	L		5' x 3'		
o	Pittosporum tobira 'Turner's Variegated Dwarf' - Dwarf Tobira	71	5 gallon	L		2' x 3'		
Pt	Pittosporum tobira 'Variegated' - Variegated Mock Orange	30	5 gallon	L		6' x 5'		
PB	Prunus caroliniana 'Bright 'N Tight' - Bright 'N Tight Cherry Laurel	32	15 gallon	L		10' x 8'		
s	Salvia microphylla 'Hot Lips' - Hot Lips Salvia	65	5 gallon	L		2' x 4'		
SL	Salvia leucantha 'Santa Barbara' - Mexican Sage	21	5 gallon	L		3' x 4'		
sc	Santolina chamaecyparissus - Lavender Cotton	25	5 gallon	L		2' x 2'		
Groundcover								
Ce	Ceanothus 'Anchor Bay' - Wild Lilac	50	5 gallon	L		2' x 8'		
Ornamental Grass								
cx	Carex tumulicola - Foothill Sedge	272	1 gallon	L		1' x 2'	2'	
L	Lomandra longifolia 'Lime Tuff' - Dwarf Mat Rush	267	1 gallon	L		2' x 3'	3'	
Ch	Chondropetalum tectorum - Small Cap Rush	47	1 gallon	L		3' x 3'	4'	
Sod								
	Biofiltration Sod - Delta Bluegrass Co.		—	L				
	Native Mow Free Sod - Delta Bluegrass Co.		—	L				

Sod:

1. Native Mow Free Sod from Delta Bluegrass Co. contains:
   - Festuca rubra - Molate Fescue,
   - Festuca idahoensis - Idaho Fescue,
   - Festuca occidentalis - Western Mokelumne Fescue.

2. Biofiltration Sod from Delta Bluegrass Co. contains:
   - Nassella pulchra - Purple needlegrass
   - Festuca rubra - Molate Fescue
   - Hordeum californicum - California Barley
   - Hodreum brachyantherum - Meadow Barley

* WUCOLS CATEGORIES OF WATER NEEDS: VL = VERY LOW, L = LOW WATER USE, M = MODERATE WATER USE

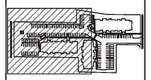
** Average growth rate per year for screening trees and shrubs.

PLANTING NOTE:

1. Before planting till the following materials into the top 6" of soil (for each 1,000 S.F.):
   a. 6 cubic yards green waste compost
   b. 10 LB fertilizer (N16/P6/K8) w/ 2% iron
   c. 5 LB sulfate of ammonia
2. Mulch all exposed soil surfaces of the planting areas, except within bioretention areas, with a 3" thick layer of medium recycled wood chips, color 'Dark Brown'. In bioretention areas mulch planting area with a 3" thick layer of non-floatable mulch such as organic biorention mulch from Zanker Landscape Materials.
3. For trees, nursery stakes shall be removed at the time of planting. Stake each tree using 2 lodge poles and rubber tree ties.
4. The Landscape Architect and the Owner reserve the right to reject any or all plant material, if such material does not meet the American Standards for Nursery Stock (ANSI). Plant materials shall be guaranteed against latent defects, injuries, pests, diseases or death of plants due to improper planting. The Contractor shall promptly replace plants that have died or are not in a vigorous, healthy condition with plants of the same kind and size as originally specified at no expense to the Owner.
5. Landscape Architect to approve plant locations prior to planting.
6. The Contractor shall be responsible to continuously maintain grades, plant material, and irrigation through the maintenance period until final acceptance of the work by the Owner.
7. The Contractor shall be responsible for the adequate protection of the improvements. Damaged areas, such as sprinkler heads or plant materials, shall be replaced or repaired at no additional expense to the Owner.

ANYI
LANDSCAPE STUDIO
2647 ROYAL ANN DRIVE
UNION CITY, CA 94587
anyihuang@gmail.com
650-533-0107

REVISION DATE	NO.
3/21/2024	1
11/12/2024	2



SITE MAP

SHEET TITLE: PRELIMINARY PLANTING PLAN

PROJECT ADDRESS:
3321 JESSICA CT.
ANTIOCH, CA 94509

DATE: 6/30/2023

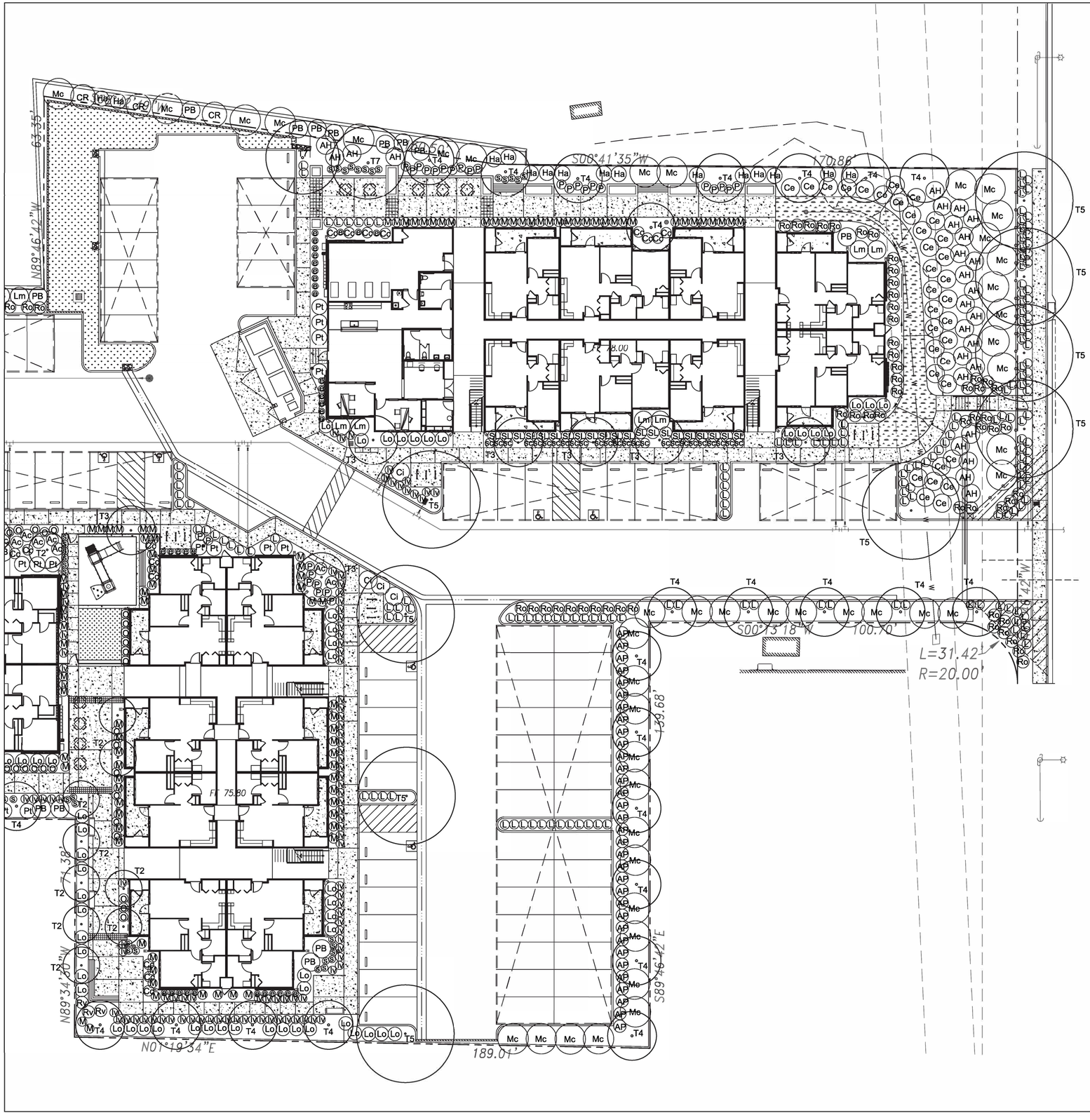
SCALE: 1/16" = 1'-0"

DRAWN BY: AH

PROJECT # 22036

SHEET L - 2.2

TOTAL SHEETS: 8



PLANTING LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE	NOTES
Tree			
T2	Ginkgo biloba 'Princeton Sentry' - Maidenhair Tree	24" box	standard
T3	Lagerstroemia 'Muskogee' - Crape Myrtle	24" box	standard
T4	Lophostemon confertus - Brisbane Box	24" box	standard
T5	Pistache chinensis ' Keith Davey' - Chinese Pistache (Male)	24" box	standard
T6	Tristaniopsis laurina 'Elegant' - Water Gum	24" box	standard
Shrub			
Ac	Acacia cognata 'Cousin Itt' - Cousin Itt Dwarf River Wattle	5 gallon	
AH	Arctostaphylos d. 'Howard McMinn' - Vine Hill Manzanita	5 gallon	
AP	Arctostaphylos 'Pacific Mist' - Pacific Mist Manzanita	5 gallon	
Cc	Carpenteria californica - Bush Anemone	5 gallon	
CR	Ceanothus 'Ray Hartman' - Ray Hartman Ceanothus	15 gallon	
Ci	Cistus 'Sunset' - Sunset Rockrose	5 gallon	
e	Euonymus japonicus 'Green Spire' - Evergreen Euonymus	5 gallon	
Ha	Heteromeles arbutifolia - Toyon	15 gallon	
Lm	Lavatera maritima -Tree Mallow	5 gallon	
lv	Lavendula X allardii 'Meerlo' - Variegated Lavender	5 gallon	
Lo	Loropetalum chinensis 'Razzleberri' - Razzleberri Fringe Flower	5 gallon	
Mc	Myrica californica - Pacific Wax Myrtle	15 gallon	
M	Myrtus communis 'Compacta Variegata' - Compact Variegated Myrtle	5 gallon	
o	Perovskia atriplicifolia 'Blue Mist' - Russian Sage	5 gallon	
Rv	Ribes viburnifolium - Evergreen Current	5 gallon	
Ro	Rosmarinus officinalis 'Tuscan Blue' - Rosemary	5 gallon	
P	Pittosporum tobira 'Turner's Variegated Dwarf' - Dwarf Tobira	5 gallon	
Pt	Pittosporum tobira 'Variegated' - Variegated Mock Orange	5 gallon	
PB	Prunus caroliniana 'Bright 'N Tight' - Bright 'N Tight Cherry Laurel	15 gallon	
s	Salvia microphylla 'Hot Lips' - Hot Lips Salvia	5 gallon	
SL	Salvia leucantha 'Santa Barbara' - Mexican Sage	5 gallon	
sc	Santolina chamaecyparissus - Lavender Cotton	5 gallon	
Groundcover			
Ce	Ceanothus 'Anchor Bay' - Wild Lilac	5 gallon	
Ornamental Grass			
○ cx	Carex tumulicola - Foothill Sedge	1 gallon	
L	Lomandra longifolia 'Lime Tuff' - Dwarf Mat Rush	1 gallon	
Ch	Chondropetalum tectorum - Small Cap Rush	1 gallon	
Sod			
	Biofiltration Sod - Delta Bluegrass Co.	—	
	Native Mow Free Sod - Delta Bluegrass Co.	—	

ANYI
LANDSCAPE STUDIO
2647 ROYAL ANN DRIVE
UNION CITY, CA 94587
anyihuang@gmail.com
650-533-0107

REVISION DATE	NO.
3/21/2024	1
11/12/2024	2

SITE MAP

SHEET TITLE: PRELIMINARY PLANTING PLAN

PROJECT ADDRESS:
3321 JESSICA CT.
ANTIOCH, CA 94509

DATE: 6/30/2023
SCALE: 1/16" = 1'-0"
DRAWN BY: AH
PROJECT # 22036
SHEET L - 2.3
TOTAL SHEETS: 8

PLANTING MASTER LIST

SYMBOL	BOTANICAL NAME - COMMON NAME	QTY	SIZE	WUCOLS *	NOTES	Mature Size (HxW)	SPACING	GROWTH RATE (**)
Tree								
T2	Ginkgo biloba 'Princeton Sentry' - Maidenhair Tree	14	24" box	M	standard	65' x 20'	14'	24"-36"
T3	Lagerstroemia 'Muskogee' - Crape Myrtle	7	24" box	L	standard	25' x 25'	see plan	12"-24"
T4	Lophostemon confertus - Brisbane Box	31	24" box	L	standard	50' x 30'	25'	24"-36"
T5	Pistache chinensis ' Keith Davey' - Chinese Pistache (Male)	12	24" box	L	standard	35' x 35'	25'	24"
T6	Tristaniopsis laurina 'Elegant' - Water Gum	3	24" box	L	standard	35' x 25'	see plan	12"
Shrub								
Ac	Acacia cognata 'Cousin Itt' - Cousin Itt Dwarf River Wattle	35	5 gallon	L		2' x 5'		
AH	Arctostaphylos d. 'Howard McMinn' - Vine Hill Manzanita	34	5 gallon	L		5' x 8'		
AP	Arctostaphylos 'Pacific Mist' - Pacific Mist Manzanita	33	5 gallon	L		7' x 7'		
Cc	Nandina domestica - Heavenly bamboo	40	5 gallon	L		6' x 3'		
CR	Ceanothus 'Ray Hartman' - Ray Hartman Ceanothus	9	15 gallon	L		15' x 10'		
Ci	Cistus 'Sunset' - Sunset Rockrose	5	5 gallon	L		2' x 6'		
e	Euonymus japonicus 'Green Spire' - Evergreen Euonymus	86	5 gallon	L		6' x 2'		
Ha	Heteromeles arbutifolia - Toyon	28	15 gallon	L		10' x 8'		
Lm	Lavatera maritima - Tree Mallow	27	5 gallon	L		6' x 5'		
lv	Lavendula X allardii 'Meerlo' - Variegated Lavender	125	5 gallon	L		2' x 3'		
Lo	Loropetalum chinensis 'Razzleberri' - Razzleberri Fringe Flower	59	5 gallon	L		6' x 5'		
Mc	Myrica californica - Pacific Wax Myrtle	44	15 gallon	L		20' x 10'		
M	Myrtus communis 'Compacta Variegata' - Compact Variegated Myrtle	94	5 gallon	L		3' x 3'		
P	Perovskia atriplicifolia 'Blue Mist' - Russian Sage	30	5 gallon	L		3' x 3'		
Rv	Ribes viburnifolium - Evergreen Currant	3	5 gallon	L		3' x 5'		
Ro	Rosmarinus officinalis 'Tuscan Blue' - Rosemary	142	5 gallon	L		5' x 3'		
o	Pittosporum tobira 'Turner's Variegated Dwarf' - Dwarf Tobira	71	5 gallon	L		2' x 3'		
Pt	Pittosporum tobira 'Variegated' - Variegated Mock Orange	30	5 gallon	L		6' x 5'		
PB	Prunus caroliniana 'Bright 'N Tight' - Bright 'N Tight Cherry Laurel	32	15 gallon	L		10' x 8'		
s	Salvia microphylla 'Hot Lips' - Hot Lips Salvia	65	5 gallon	L		2' x 4'		
SL	Salvia leucantha 'Santa Barbara' - Mexican Sage	21	5 gallon	L		3' x 4'		
sc	Santolina chamaecyparissus - Lavender Cotton	25	5 gallon	L		2' x 2'		
Groundcover								
Ce	Ceanothus 'Anchor Bay' - Wild Lilac	50	5 gallon	L		2' x 8'		
Ornamental Grass								
○ cx	Carex tumulicola - Foothill Sedge	272	1 gallon	L		1' x 2'	2'	
L	Lomandra longifolia 'Lime Tuff' - Dwarf Mat Rush	267	1 gallon	L		2' x 3'	3'	
Ch	Chondropetalum tectorum - Small Cap Rush	47	1 gallon	L		3' x 3'	4'	
Sod								
	Biofiltration Sod - Delta Bluegrass Co.		—	L				
	Native Mow Free Sod - Delta Bluegrass Co.		—	L				

Sod:

1. Native Mow Free Sod from Delta Bluegrass Co. contains:
   - Festuca rubra - Molate Fescue,
   - Festuca idahoensis - Idaho Fescue,
   - Festuca occidentalis - Western Mokelumne Fescue.

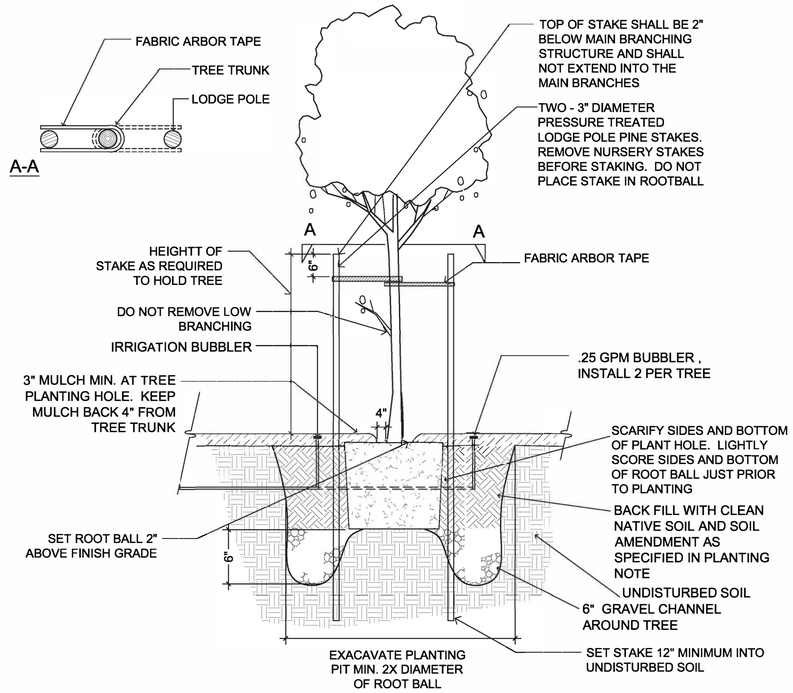
2. Biofiltration Sod from Delta Bluegrass Co. contains:
   - Nassella pulchra - Purple needlegrass
   - Festuca rubra - Molate Fescue
   - Hordeum californicum - California Barley
   - Hodreum brachyantherum - Meadow Barley

* WUCOLS CATEGORIES OF WATER NEEDS: VL = VERY LOW, L = LOW WATER USE, M = MODERATE WATER USE

** Average growth rate per year for screening trees and shrubs.

PLANTING NOTE:

1. Before planting till the following materials into the top 6" of soil (for each 1,000 S.F.):
   a. 6 cubic yards green waste compost
   b. 10 LB fertilizer (N16/P6/K8) w/ 2% iron
   c. 5 LB sulfate of ammonia
2. Mulch all exposed soil surfaces of the planting areas, except within bioretention areas, with a 3" thick layer of medium recycled wood chips, color 'Dark Brown'. In bioretention areas mulch planting area with a 3" thick layer of non-floatable mulch such as organic biorention mulch from Zanker Landscape Materials.
3. For trees, nursery stakes shall be removed at the time of planting. Stake each tree using 2 lodge poles and rubber tree ties.
4. The Landscape Architect and the Owner reserve the right to reject any or all plant material, if such material does not meet the American Standards for Nursery Stock (ANSI). Plant materials shall be guaranteed against latent defects, injuries, pests, diseases or death of plants due to improper planting. The Contractor shall promptly replace plants that have died or are not in a vigorous, healthy condition with plants of the same kind and size as originally specified at no expense to the Owner.
5. Landscape Architect to approve plant locations prior to planting.
6. The Contractor shall be responsible to continuously maintain grades, plant material, and irrigation through the maintenance period until final acceptance of the work by the Owner.
7. The Contractor shall be responsible for the adequate protection of the improvements. Damaged areas, such as sprinkler heads or plant materials, shall be replaced or repaired at no additional expense to the Owner.

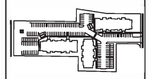


TREE PLANTING DETAIL

ANYI
LANDSCAPE STUDIO

2647 ROYAL ANN DRIVE
UNION CITY, CA 94587
anyihuang@gmail.com
650-533-0107

REVISION DATE	NO.
3/21/2024	1
11/12/2024	2



SITE MAP

SHEET TITLE: PLANTING MASTER LIST AND PLANTING DETAIL

PROJECT ADDRESS:
3321 JESSICA CT.
ANTIOCH, CA 94509

DATE: 6/30/2023

SCALE: ——

DRAWN BY: AH

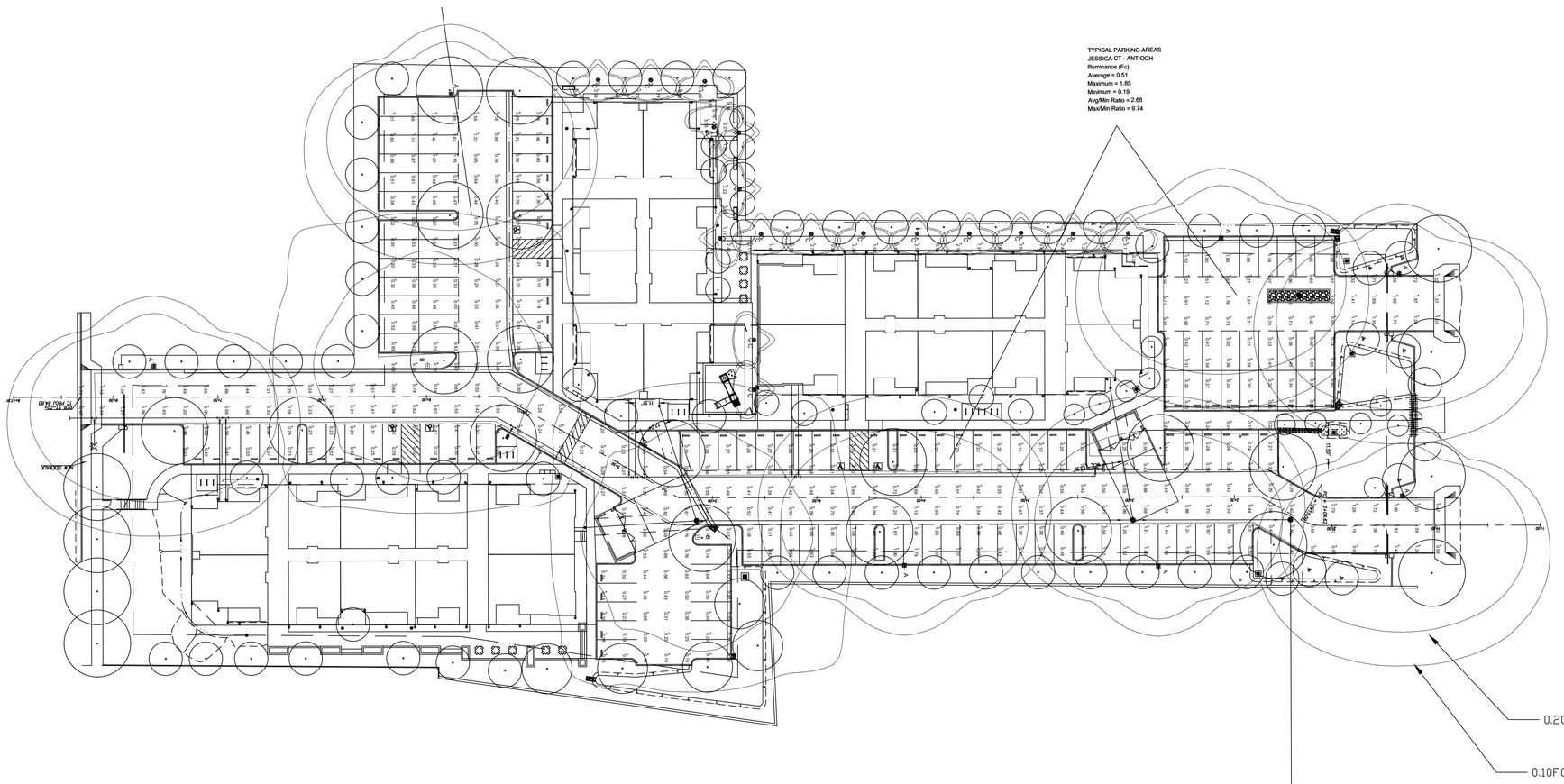
PROJECT # 22036

SHEET L - 2.4

TOTAL SHEETS: 8

PARKING 2
JESSICA CT - ANTIOCH
Illuminance (Fc)
Average = 0.55
Maximum = 1.85
Minimum = 0.18
Avg/Min Ratio = 3.06
Max/Min Ratio = 10.28

TYPICAL PARKING AREAS
JESSICA CT - ANTIOCH
Illuminance (Fc)
Average = 0.51
Maximum = 1.85
Minimum = 0.19
Avg/Min Ratio = 2.68
Max/Min Ratio = 9.74



Luminaire Schedule - LED

Project: JESSICA CT - ANTIOCH

Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Description	Filename
	7	A	Single	0.900	7431	41.88	GARDCO OPF-S-A01-740-T4M @ 25'	OPF-S-A01-740-T4M.ies
	2	B	Single	0.900	7322	41.88	GARDCO OPF-S-A01-740-T5W @ 25'	OPF-S-A01-740-T5W.ies
	17	C	Single	0.900	492	6.1	GARDCO PBL-42-14L-100-NW-G2-3-UNV	PBL-14L-100-NW-G2-3-UNV.ies

Calculation Summary

Project: JESSICA CT - ANTIOCH

Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PATHWAYS	Illuminance	Fc	1.49	3.55	0.10	14.90	35.50
MAIN DRIVE AISLE	Illuminance	Fc	0.65	1.90	0.20	3.25	9.50
TYPICAL PARKING AREAS	Illuminance	Fc	0.51	1.85	0.19	2.68	9.74
PARKING 2	Illuminance	Fc	0.55	1.85	0.18	3.06	10.28

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP, RATINGS, FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

Associated Lighting Representatives, Inc.

ASSOCIATED LIGHTING REPRESENTATIVES, INC
7777 PARDEE LANE
P.O. BOX 2265
OAKLAND, CA 94621
PHONE: (510) 638-0158 - FAX (510) 638-2908

REPORT FOR: SDG ARCHITECTS
BY: APPLICATIONS ENGINEERING; RAMON ZAPATA
SALES REPRESENTATIVE: ALR; KRISTIAN REYES

PROJECT DESCRIPTION

JESSICA COURT
CITY OF OAKLEY

DRAWING NO. / INPUT FILE
22020REY.DWG / 22020REY.A32

SCALE	SHEET	DATE	REV
1" = 30'	1 OF 1	06.22.2023	X

EXHIBIT B:
CONDITIONS OF APPROVAL
JESSICA COURT MULTIFAMILY PROJECT

GENERAL CONDITIONS

1. **Project Approval.** This Design Review and Vesting Tentative Map for Condominium Purposes approval is for the Jessica Court Multifamily Project located at Jessica Court (APN: 051-390-006, 051-390-005, 051-390-004, 051-390-003; 051-390-002, 051-390-001, 051-390-016, 051-390-011; 051-390-010, 051-390-009), as substantially shown and described on the project plans dated received December 12, 2024 and April 10, 2025 as presented to the Planning Commission on May 7, 2027 ("Approval Date"), except as required to be modified by conditions herein. For any condition herein that requires preparation of a final plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City of Antioch ("City").

2. **Project Approval Expiration.** This approval expires on May 7, 2027 (two years from the date on which this approval becomes effective), or at an alternate time specified as a condition of approval, unless a building permit has been issued and construction diligently pursued. All approval extensions shall be processed as stated in the Antioch Municipal Code.

3. **Appeals.** Pursuant to Antioch Municipal Code § 9-5.2509, any decision made by the Planning Commission which would otherwise constitute final approval or denial may be appealed to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk within five (5) working days after the decision. All appeals to the City Council from the Planning Commission shall be accompanied by a filing fee established by resolution of the City Council.

4. **Requirement for Building Permit.** Approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction or demolition of an existing structure. An appropriate permit issued by the Community Development Department must be obtained before constructing, enlarging, moving, converting, or demolishing any building or structure within the City.

5. **Modification of Approved Plans.** The project shall be constructed as approved and with any additional changes required pursuant to the Zoning Administrator or Planning Commission, city council or as stated in these Conditions of Approval. Planning staff may approve minor modifications to the project design as outlined in Antioch Municipal Code § 9-5.2708.

6. **Hold Harmless Agreement/Indemnification.** The applicant (including any agent thereof) shall defend, indemnify, and hold harmless, the City of Antioch, its agents, and employees, from any claim, action, or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul the City's approval

concerning this application. The city will promptly notify the applicant of any such claim, action, or proceeding and cooperate fully in the defense.

7. **Final Approval.** A final and unchallenged approval of this project supersedes any previous approvals that have been granted for this site.

8. **Compliance Matrix.** With the submittal of all grading plans, improvement plans, and building permit plans, the applicant shall submit to the Community Development Department a Conditions of Approval and Mitigation Measures compliance matrix that lists: each Condition of Approval and Mitigation Measure, the City division responsible for review, and how the applicant meets the Condition of Approval or Mitigation Measure. The applicant shall update the compliance matrix and provide it with each submittal for building permit.

FEES

9. **City Fees.** The applicant shall pay all City and other related fees applicable to the property, as may be modified by the conditions herein. Fees shall be paid before issuance of said building permit or before issuance of prorated certificates of occupancy. Notice shall be taken specifically of plan check, engineering, fire, and inspection fees. The project applicant shall also reimburse the City for direct costs of Planning, Building and Engineering Division plan check and inspection, as mutually agreed between the City and applicant.

   No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on payment fees, balances, and reimbursements that are outstanding and owed to the City.

10. **Pass-Through Fees.** The applicant shall pay all pass-through fees. Fees include but are not limited to:
    - **a.** East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance.
    - **b.** Contra Costa County Fire Protection District Fire Development Fee in effect at the time of building permit issuance.
    - **c.** Contra Costa County Map Maintenance Fee in effect at the time of recordation of the final map(s).
    - **d.** Contra Costa County Flood Control District Drainage Area Fee.
    - **e.** School Impact Fees.
    - **f.** Delta Diablo Sanitation Sewer Fees.
    - **g.** Contra Costa Water District Fees.

11. **Proof of Community Facilities District (CFD) Annexation.** Concurrent with, or prior to submittal of the Final tract Map, the applicant shall submit evidence of annexation into all required districts, including:

a. The applicant shall annex into the existing Community Facilities District (CFD) 2018-02 (Police Protection). This evidence of annexation shall be obtained prior to occupancy of the first building unit.

b. The applicant shall annex into the Public Services District (Public Services) CFD 2018-01 and accept a level of annual assessments sufficient to maintain public facilities in the vicinity of the project area, at no cost to the City. The annual assessment shall cover the actual annual cost of public services as described in the Engineer's Report. This annexation shall be obtained prior to occupancy of the first building unit.

c. The applicant shall annex into the Fire Services District CFD 2022-1 (Antioch Fire Protection and Emergency Response Services). This CFD is administered by the Contra Costa County Fire Protection District. To comply with this condition, the applicant must provide the City proof of annexation by furnishing a copy of the resolution passed by the County Board of Supervisors prior to occupancy of the first building unit.

VESTING TENTATIVE MAP

12. **Subdivision Map Act Compliance.** A Vesting Tentative Map is part of this development application and final tract map approval is subject to the timelines established in the State of California Subdivision Map Act or as extended by a Development Agreement. The Developer shall submit final tract map for city review and approval with building permit review. The tract map shall be recorded prior to occupancy of the first building unit.

13. **Tract Map Approval.** Tract Map approval is granted based on substantial conformance with the Vesting Tentative Map prepared on February 24, 2025 and received by the Community Development Department on February 24, 2025.

    Approval of the Vesting Tentative Map shall not constitute the approval of any improvements on the Vesting Tentative Map and shall not be construed as a guarantee of future extension or reapprovals of this or similar maps, nor is it an indication of future availability of water or sewer facilities or permission to develop beyond the capacities of these facilities.

14. **Covenants, Conditions and Restrictions (CC&Rs).** Prior to filing the final map, the applicant shall provide draft CC&Rs to the City for review and approval. The applicant shall incorporate City comments into the application to the State or provide documentation acceptable to the City for omitting the comments. Prior to issuance of the first unit certificate of occupancy, the applicant shall provide written confirmation of State approval of the CC&Rs as outlined in the Development Agreement or as approved by the Community Development Director.

PUBLIC WORKS' STANDARD CONDITIONS

15. **City Standards.** All proposed improvements shall be designed and constructed to City standard plans, checklists, design criteria or city ordinances or as otherwise approved by the City Engineer in writing. The applicant shall file for a City encroachment permit for all improvements within the public right of way, a grading permit for grading of the site, and a building permit for all buildings and utilities to be installed on the site prior to construction.

16. **Required Easements and Rights-of-Way.** All required access and utility easements and/or rights-of-way dedications for public improvements shall be obtained by the applicant at no cost to the City of Antioch prior to, or concurrently with the recordation of the final tract map or separate recorded documents as approved by the City Engineer and recorded prior to occupancy. All existing easements to remain shall be identified on the site plan and all improvements that encroach into existing easements or private properties shall be submitted to the easement and/or property holder for review and written approval prior to occupancy.

17. **Removal of Vacated Easements.** All existing easements of record that are no longer required and will affect new parcels within this project shall be removed prior to, or concurrently with the recordation of the final tract map or subsequent final maps or separate recorded documents shall be provided to the city as approved by the City Engineer.

18. **Line of Sight Triangles.** Safe line of sight triangles shall be maintained per Antioch Municipal Code § 9-5.1101, Site Obstructions at Intersections, or as approved by the City Engineer. All Landscaping, structures and signage shall not restrict the safe line of sight at intersections of streets, driveways, and parking lots to the satisfaction of the City Engineer prior to occupancy.

19. **Utility Construction.** Relocation of all existing public utilities and construction of new public and private utilities shall be completed to their ultimate size and configuration, as shown on the preliminary entitlement plan documents submitted to the City for review, shall be designed prior to building permit and constructed prior to occupancy of the first building.

20. **Utility Undergrounding.** Prior to the final occupancy permit, all existing overhead utilities (e.g., transformers and PMH boxes), crossing the project or along project frontage except existing PG&E towers (or other utilities as approved by the City Engineer), shall be undergrounded and electrical lines and electrical equipment shall located subsurface pursuant to Antioch Municipal Code § 7-3, Underground Utility Districts, or as approved by the City Engineer. The undergrounding of these utilities shall be designed prior to building permit and constructed prior to occupancy.

21. **Utility Mapping.** Prior to acceptance of public and private public utilities, the applicant shall provide GPS coordinates of all below ground and above ground utilities. This includes all Water Distribution utility features, Sewer Collection utility features, Storm Water utility features, and inverts, locations of pipes, manholes, cleanouts, and utility meters associated with these features. Applicant shall include GPS coordinates of water meters, irrigation meters, sewer cleanouts, sewer manholes, subdivision entryway signs, street signs, light poles, storm drain manholes, drainage inlets and transformers and gas meters needed for recording the location of all proposed utilities in the project as defined by the City Engineer. These GPS coordinates must be taken on a survey-grade GPS data receiver/collector and provided in GIS shapefile format using the NAVD 88 (with conversion information). Submittal of as-built drawings in AutoCAD drawing format in NAVD 88 coordinates shall satisfy this condition prior to occupancy.

22. **Requirement for Looped System.** An internal private water sprinkler system shall be designed as a looped water distribution system with the city water main in accordance with fire district flow and city requirements. The developer shall install all back flow devices, fire hydrants, Fire department connections and water valves to satisfaction of city engineer and fire marshal. If not already connected as a looped water system, applicant shall be responsible for the design and installation of all private water mains from offsite city water mains to create a looped fire suppression system at no cost to the City prior to occupancy.

23. **Water flow and Pressure.** The applicant fire sprinkler system shall provide a minimum fire sprinkler flow of 1,000 gpm at a residual pressure of 20 psi at anyone building fire sprinkler connection and the same time the furthest fire hydrant flowing at 1500 gpm at 20 psi residual pressure as approved by the City Engineer. The applicant shall design adequate domestic water flow of 20 gpm at 40 lbs pressure per city requirements for to serve each building unit of this development per City and local Fire District requirements. The developer shall provide a fire sprinkler hydraulic analysis by a state certified fire sprinkler consultant of the said anticipated volume flows at the said residual pressure, which include pipe and equipment losses of the entire system as approved by the Fire Marshal and/or City Engineer. The Fire Marshall of Contra Costa Fire Protection District may provide additional requirements and analysis that will be required shall be included in these conditions. The site fire sprinkler system and domestic water system shall be designed prior to building permit and constructed prior to occupancy.

24. **Retaining Walls**
    a. **Public Right of Way.** Retaining walls shall not be constructed in the public right-of-way or other City maintained parcels, unless otherwise approved by the City Engineer.
    b. **Materials.** All retaining walls shall be of concrete masonry unit construction.

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

d. Slope. The 2:1 maximum slope above retaining walls shall be landscaped with trees, ground cover, grass, or other erosion control vegetation.

25. Fences. All perimeter fences shall be located at the top of slope or along the existing property parcel line or as shown on the approved landscape plans as approved by the City Engineer.

a. In cases where a fence is to be built in conjunction with a retaining wall, and the wall face is exposed to a side street, the fence shall be set back a minimum of three feet (3') behind the retaining wall per Antioch Municipal Code § 9-5.1603, or as otherwise approved by the City Engineer in writing.

b. All fencing adjacent to open space (trails and basins) shall be located at the top of slope and be constructed of wrought iron, tubular steel, or other materials as approved by the City Engineer in writing at the time of improvement plan approval.

26. Storm Drain Design/Construction. The applicant shall design and construct all storm drain facilities to adequately collect and convey stormwater entering or originating within the development to the nearest adequate man-made drainage facility or natural watercourse, without diversion of the watershed.

a. All public utilities, including storm drainpipes and ditches, shall be installed in streets avoiding the lot draining over or on to adjacent lots. All proposed drainage facilities, including open ditches and detention basins shall be constructed of Portland Concrete Cement or as approved by the City Engineer. These public utilities shall be designed prior to building permit and constructed prior to occupancy.

b. Storm drainage systems shall flow to the detention basins as shown within the project drainage study or as shown on the project grading and improvement plans, with no diversion out of existing watershed(s).

c. All detention basin(s) and associated improvements shall be constructed and operational prior to issuance of the first building permit.

d. All bioretention basins shall be designed in accordance with Bay area clean water standards to the satisfaction of the City Engineer with an emergency overflow pipe or spillway to provide controlled overflow relief for large storm events. An Operations and Maintenance Manual shall be submitted for each basin prior to the issuance of the first building permit.

27. Project Storm Water Report. The applicant shall submit a site storm water report consisting of the site hydrology and hydraulic analyses of the proposed storm drain system and shall be submitted as part of the site design of storm drain system for the 10 year and 100-year storm events in 24 hours. The analyses shall demonstrate adequacy of the onsite drainage system and the downstream drainage system for the 10-year storm event with the hydraulic grade line (HGL)

will be contained a minimum 1.25' below the top of each catch basin or storm drain manhole within the project. The minimum pipe slope of any drainage pipe is 0.0033 and the minimum velocity of water flowing in the pipe is 2 FPS with half of the design flow. The minimum storm drainpipe size for pipe in the private system is 10-inch pipe. All detention basins shall be designed with outfall weir with 1 foot (of free board) below the lowest top of bank. The sides of the basin shall be a maximum 3:1 slope, the bottom of this basin drain shall drain to the outfall at a minimum slope of 0.003 and a paved maintenance access be constructed at a maximum grade of 15% for access to the basin. The analysis for the 100-year event shall show that the site will have at least one or more 100-year flood release points to public streets, existing creeks, or existing flood control channels. Any building finish floor elevation within the site or subdivision shall have at least 1 feet of free board from the finish floor elevation to the HGL of the 100-year event. The hydrology and hydraulic analysis shall be reviewed and approved by the city and Contra Costa County Flood Control to the satisfaction of the City Engineer prior to building permit.

28. **Water Analysis and fire flow report.** The applicant shall complete a peak domestic water demand analysis and fire flow analysis of the proposed project development in accordance with City requirements of all water line located the surrounding streets to the project. This analysis for domestic water and fire flow for the project shall not exceed the water allocated for this site according to the City Water Master Plan. If the demand for water exceeds the allocation previously determined, then the applicant shall fund analysis of the City's masterplan model to determine if the capacity of the existing City water system is being exceeded, requiring the project to complete new improvements to meet its demands. This analysis shall be reviewed and approved by the City Engineer.

29. **Sewer Analysis report.** The applicant shall complete a peak sewer flow analysis report of the proposed project development in accordance with City sewer generation requirements based on land use for all development surrounding the developed site and anticipated flows generated upstream from the project. These peak sewer flows from the project shall not exceed the anticipated sewer peak flow allocated for this site according to the City Sewer Master Plan or project land-use of the project area. If this peak sewer flow exceeds this allocation previously determined by the master plan, then the applicant shall fund an analysis of the City's master plan model to determine if the capacity of the existing downstream city sewer system is being exceeded, requiring the project to complete new improvements to mitigate the higher sewer demands. This analysis shall be reviewed and approved by the City Engineer.

30. **Drainage Hydrology & hydraulic Analysis report.** The applicant shall complete a hydrology and hydraulic analysis of the proposed project development in accordance with City requirements for 10-year and 100-year drainage flows. The site drainage volume for the project shall not exceed the storm drainage flows

allocated for this site according to the requirements of the City. If the storm water flows generated by the project exceed the anticipated flows and retention downstream of the project site as previously determined in the City Drainage Master Plan, then the applicant shall fund an analysis of the City's master plan model to determine if there is capacity in the existing downstream drain system to handle this development. If the drainage system's capacity is being exceeded, the applicant may be required to complete new improvements or provide a fair share financial contribution to improvements to handle these increases in drainage downstream. This analysis shall be reviewed and approved by the City Engineer.

CONSERVATION / NPDES

31. **C.3 Compliance.** Per State Regulations, all onsite and offsite impervious surfaces, including off-site roadways to be designed and constructed as part of the project, are subject to State C.3 requirements prior to building permit issuance and occupancy of the first building.

32. **NPDES.** The project shall comply with all Federal, State, and City regulations for the National Pollution Discharge Elimination System (NPDES) (Antioch Municipal Code §6-9). (Note: Per State Regulations, NPDES Requirements are those in effect at the time of the Final Discretionary Approval.) Under NPDES regulations, the project is subject to provision C.3: "New development and redevelopment regulations for storm water treatment."
    a. **Requirements.** Provision C.3 requires that the project include storm water treatment and source control measures, as well as run-off flow controls so that post-project runoff does not exceed estimated pre-project runoff.
    b. **Storm Water Control Plan.** C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrates plan compliance. The SWCP shall be submitted to the Building and City Engineering Departments concurrently with site improvement plans.
    c. **Operation and Maintenance Plan.** For the treatment and flow-controls identified in the approved SWCP, a separate Operation and Maintenance Plan (O&M) shall be submitted to the Building Department at the time of permit submittal and shall be approved by the City Engineer.
    d. **Covenants, Conditions and Restrictions (CC&Rs).** Both the approved SWCP and O&M plans shall be included in the project CC&Rs, if applicable. Prior to final building permit approval and issuance of a Certificate of Occupancy, the applicant shall execute any agreements identified in the Storm Water Control Plan that pertain to the transfer of ownership and/or long-term maintenance of stormwater treatment or hydrograph modification Best Management Practices (BMP's).

33. **NPDES Plan Submittal Requirements.** The following requirements of the federally mandated NPDES program (National Pollutant Discharge Elimination System) shall be complied with as appropriate, or as required by the City Engineer:

a. **Application.** Prior to issuance of permits for building, site improvements, and/or landscaping, the applicant shall submit a permit application consistent with the applicant's approved C.3 Storm Water Control Plan, and include drawings and specifications necessary for construction of site design features, measures to limit directly connected impervious areas, pervious pavements, self-retaining areas, treatment BMP's, permanent source control BMP's, and other features that control storm water flow and potential storm water pollutants.

b. **Certified Professional.** The Storm Water Control Plan shall be stamped and signed by a registered civil engineer, or by a registered architect or landscape architect as applicable. Professionals certifying the Storm Water Control Plan shall be registered in the State of California on design of treatment measures for water quality, not more than three years prior to the signature date, by an organization with storm water treatment measure design expertise (e.g., a university, American Society of Civil Engineers, American Society of Landscape Architects, American Public Works Association, or the California Water Environment Association), and verify understanding of groundwater protection principles applicable to the project site (see Provision C.3.i of Regional Water Quality Control Board Order R2 2003 0022).

c. **Final Operation & Maintenance Plan.** Prior to building permit final approval and issuance of a Certificate of Occupancy, the applicant shall submit, for review and approval by the City, a final Storm Water BMP Operation and Maintenance (O&M) Plan in accordance with City of Antioch guidelines. This O&M Plan shall incorporate City comments on the draft O&M Plan and any revisions resulting from changes made during construction. If the project has CC&Rs, the O&M Plan shall be incorporated into them.

d. **Long Term Management.** Prior to building permit final approval and issuance of a Certificate of Occupancy, the applicant shall execute and record any agreements identified in the Storm Water Control Plan which pertain to the transfer of ownership and/or long-term maintenance of all storm water treatment and underground detention facilities to the satisfaction of the City Engineer.
    i. The project shall prevent site drainage from draining across public sidewalks and driveways in a concentrated manner by installing drainpipes within or under the sidewalks, per City details.
    ii. Install "No Dumping, Drains to River" decal buttons in all new site catch basins, curb inlets and drainage inlets.

e. **C.3 Storm Water Calculations.** Prior to building permit issuance, the applicant shall prepare a C.3 Storm Water Control Plan report with calculations of anticipated conveyance all C.3 storm water entering and originating from the site to an adequate downstream drainage facility without diversion of the watershed prior to building permit. The applicant shall submit C.3 storm water calculations with the improvement plans to the City of

Antioch Engineering Department for review and approval, as well as to the Contra Costa County Flood Control District.

f. Regional Water Quality Control. Prior to issuance of the grading permit, the applicant shall submit proof of filing of a Notice of Intent (NOI) by providing the unique Waste Discharge Identification Number (WDID#) issued from the Regional Water Quality Control Board.

g. SWPPP. The applicant shall submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) for review to the Engineering Department prior to issuance of a building and/or grading permit. The general contractor and all subcontractors and suppliers of materials and equipment shall implement these BMP's. Construction site cleanup and control of construction debris shall also be addressed in this program. Failure to comply with the approved construction BMP's may result in the issuance of correction notices, citations, or a project stop work order.

h. BMP. The applicant shall install appropriate clean water devices at all storms drain locations immediately prior to entering the public storm drain system and shall implement Best Management Practices (BMP's) at all times on the project before, during and after construction.

i. Erosion Control. Applicant shall include erosion control/storm water quality measures in the grading plan in order to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydro seeding, gravel bags and siltation fences, or other measures subject to review and approval by the City Engineer. The applicant shall be responsible for ensuring that all contractors and subcontractors are aware of and implement such erosion control measures.

i. The applicant or their assignee shall sweep and/or vacuum the paved parking lot(s) a minimum of once a month and prevent the accumulation of silt, litter, and debris on the site. Corners and hard-to-reach areas shall be swept manually.

ii. If any sidewalks are to be pressure washed, debris shall be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drains. If any cleaning agent or degreaser is used, wash water shall be collected and discharged to the sanitary sewer, subject to the approval of the Sanitary Sewer District.

iii. The applicant shall ensure that the area surrounding the project, such as the adjacent streets, stays free and clear of construction debris such as silt, dirt, dust, and tracked mud. Areas that are exposed for extended periods shall be watered regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular basis. All loads in dump trucks shall be covered per City requirements.

iv. Clean all on-site storms drain facilities a minimum of twice a year, once immediately prior to October 15 and once in January. Additional cleaning may be required if found necessary by City Inspectors and/or the City Engineer.

OUTSIDE AGENCIES

34. **Contra Costa County Fire Protection District.** The applicant shall comply with the conditions provided by the Contra Costa County Fire Protection District in the attached letter dated January 4, 2024

35. **Contra Costa County Flood Control District.** The applicant shall comply with the conditions provided by the Contra Costa County Flood Control District in the attached letter dated January 8, 2024.

GRADING

36. **Requirement for Grading Permit.** Grading plans shall be submitted, processed, and issued prior to commencement of any grading operations within the project. A grading permit shall be obtained through the City's Engineering and Building Divisions, subject to review and approval by the City Engineer. The submitted plans shall incorporate any modifications required by the Conditions of Approval, local and national building codes.

37. **Grading Plans.** Locations of all building exterior walls, fences and retaining walls, drainage swales, side slopes, top and bottom of slopes, parking lot drainage to catch basins with underground pipe drainage systems, and pipe outfalls, shall be shown on the grading plans for review and approval of the City Engineer. All the above features shall have proposed elevations shown on the grading plan and the grading of the project will drain to an above and/or underground drainage system in an acceptable manner, as approved by the City Engineer. Unless approved in writing by the city engineer and the adjacent landowner, all grading of any part of project shall be contained within the existing parcel or subdivision boundary of the project. All improvement projects shall submit a grading plan, and a plan showing existing conditions or field survey of the project before construction, showing existing grades, pavement grades, curb grades, finish floor elevations, 1' contours, existing buildings and structures, all existing private and public improvements, all underground utilities, overhead utilities, drainage features, all easements and street right of ways, existing project property lines of the approved project area. Submitted with the grading plans the applicant shall also prepare a demolition plan of all onsite and offsite improvements to be removed from the site prior to grading the site.

38. **Elevations on Grading Plans.** All elevations shown on the grading plans and plot plans shall be based on actual surveyed NAVD 88 survey control vertical datum, and, if needed, with conversion information, as approved by the City Engineer.

39. **Soils.** Prior to the approval of the grading plan(s), the City Engineer requires a registered soils engineer to review the grading plans, improvement plans, building

permit plans, and specifications submitted for the project. The soils engineer's field inspections will be required to verify compliance with the approved plans and soils reports prior to issuance of a final occupancy permit. Costs for these consulting services shall be incurred by the applicant.

40. **Geotechnical Recommendations.** All residential subdivisions, commercial and industrial projects are required to have project specific geotechnical investigation prior to project approval. The applicant shall implement project-specific geotechnical recommendations. Prior to issuance of any grading permits, all recommendations and specifications set forth in the project-specific Geotechnical Exploration Report prepared by the project's soils engineers, shall be reflected on the project grading and foundation plans (inclusive of seismic design parameters), subject to review and approval by the City Engineer.

41. **Off-Site Grading.** All off-site grading is subject to the coordination and approval of the affected property owners and the City Engineer. The applicant shall submit written authorization to "access, enter, and/or grade" adjacent properties prior to issuance of a grading permit and shall have permission from any affected property owners prior to issuance of the first building permit of each phase of the project.

42. **Grading Easements.** Any sale of a portion (or portions) of this project to another applicant shall include the necessary CC&Rs, and/or grading and drainage easements, to ensure that the project-wide grading conforms to the project's Conditions of Approval.

AT BUILDING PERMIT SUBMITTAL

43. **Requirement for Phasing Plan.** The applicant shall continuously build all improvements of the project in one phase. If the project becomes a phased project, then the applicant shall provide a phasing plan to the Community Development Department and Engineering Department for review and approval.

44. **Final Landscape Plans.** The applicant shall submit final landscape plans that identify specific plant materials to be constructed, including all trees, shrubs and groundcover, and landscape features. At the time of building permit submittal, applicant shall provide for all plan materials both common and botanical names, sizes, and quantities, which are in substantial conformance with the Preliminary Landscape Plan. Applicant shall coordinate with the Public Works Department on approved plants to be installed in the public right of way.

45. **Water Efficient Landscape Ordinance.** Landscaping for the project shall be designed to comply with the applicable requirements of City of Antioch Ordinance No. 2162-C-S, The State Model Water Efficient Landscape Ordinance (MWELO). The applicant shall demonstrate compliance with the applicable requirements of the MWELO in the landscape and irrigation plans submitted to the City.

46. **Property Drainage.** All buildings on the site shall contain rain gutters and downspouts that catch rainwater from the roof and direct water away from the foundation and into an acceptable drainage system as approved by the City Engineer.

47. **Utility Location on Private Property.** All existing utility improvements that are disturbed shall be relocated within (water meters, sewer cleanouts, etc.) the immediate area of site as defined by the preliminary utility plans and approved by the City Engineer.

48. **Construction Traffic Control Plan.** A Construction Traffic Control Plan shall be submitted with the improvement plans for review and approval by the City Engineer.

AT BUILDING PERMIT ISSUANCE

49. **Encroachment Permit.** The applicant shall obtain an encroachment permit from the Engineering Division before commencing any construction activities within any existing or proposed public right- of-ways or easements.

50. **Demolition Permit.** Site demolition shall not occur until demolition permits are issued for the development project. All demolition shall be in accordance with permits issued by the City of Antioch and Bay Area Air Quality Management District (BAAQMD).

DURING CONSTRUCTION

51. **Construction Notice.** The applicant shall inform the City of the start of construction of the project, the construction schedule and provide the below items, approximate area of disturbance, times for needed inspections, hours of work, construction detours, flagging, etc. The applicant shall provide the adjacent businesses and residents with a notice of construction by posting a flyer or sign, not to exceed 24” x 36” in size, in a publicly visible location at the construction site, such as on the exterior of the construction fence, containing the following information:
    Address of Work
    Start Date of Work
    End Date of Work
    Hours of Work
    Type of Work
    Contact Person
    Company Name
    Telephone

52. **Collection of Construction Debris.** During construction, the applicant shall place dumpsters or other containers on site to contain all construction debris. The dumpsters or other containers shall be emptied on a regular basis, consistent with Antioch Municipal Code § 6-3.2, the Construction and Demolition Debris Ordinance. Where appropriate, applicant shall use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.

53. **Construction Hours.** Construction activity shall be as outlined in the Antioch Municipal Code § 5-17.04 and § 5-17.05. Construction activity is limited to 7:00 AM to 6:00 PM Monday-Friday except that activity within 300 feet of occupied dwellings is limited to the hours of 8:00 AM to 5:00 PM on weekdays. On weekends and holidays, construction activity is allowed 9:00 AM to 5:00 PM, irrespective of the distance from an occupied dwelling. Extended hours may be approved in writing by the City Manager or designee.

54. **Driveway Access.** Driveway access to neighboring properties shall be maintained at all times during construction.

55. **Demolition, Debris, Recycling.** All debris, garbage spoils, unwanted materials and vegetation shall be removed from the project site in accordance with City requirements. All materials that can be recycled shall be taken to an approved recycling facility. The project shall be kept clean and in compliance with and shall supply all necessary documentation for compliance with Antioch Municipal Code § 6-3.2, the Construction and Demolition Debris Ordinance.

56. **Filter Materials at Storm Drain Inlet.** The applicant shall install filter materials (such as sandbags, filter fabric, etc.) at each storm drain inlet nearest the downstream side of the project site prior to:

a. start of the rainy season (October 1).
b. site dewatering activities.
c. street washing activities.
d. saw cutting asphalt or concrete; and
e. in order to retain any debris or dirt flowing into the city storm drain system.

Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness, prevent street flooding and prevent erosion of soil onto City streets and draining into the storm drain system. Used filter particles shall be disposed of in the trash or at a local approved landfill facility.

57. **Archeological Remains.** In the event subsurface archeological remains are discovered during any construction or preconstruction activities on the site, all construction work within 100 feet of the find shall be halted, and the Community Development Department, along with a professional archeologist, certified by the

Society of California Archeology and/or the Society of Professional Archeology, shall be notified. Site work in this area shall not occur until the archeologist has had an opportunity to evaluate the significance of the find and to outline appropriate mitigation measures, if deemed necessary. If prehistoric archeological deposits are discovered during development of the site, local Native American organizations shall be consulted and involved in making resource management decisions.

58. **Erosion Control Measures.** The grading operation of the development shall take place at one time and in a manner to prevent soil erosion and sedimentation. The slopes shall be landscaped and reseeded as soon as possible after the grading operation ceases. Erosion measures shall be implemented during all phases of construction in accordance with an approved erosion and sedimentation control plan. Erosion control shall be continuously maintained by the developer and upgraded after rainstorms through the construction of the project and until the permanent erosion control measures, storm drain, and landscaping improvements are installed and operational.

59. **Dust Control.** Standard dust control methods and designs shall be used to stabilize the dust generated by construction activities. The applicant shall post dust control signage with contact phone numbers for the applicant, City staff, and the Bay Area Air Quality Management District.

60. **Landscape Installation and Maintenance.** Landscape shall show immediate results. Landscaped areas shall be watered, weeded, pruned, and/or otherwise maintained, as necessary. Plant materials shall be replaced as needed to maintain the landscaping in accordance with the approved plans. All trees shall be a minimum 24” box size and all shrubs shall be a minimum 5-gallon size.

FINAL TRACT MAP

61. **Requirements for Final Tract Map.** A final tract map submittal shall include all of the following required bonds and information described in Title 9, Chapter 4, Article 5: Final Maps, of the Antioch Municipal Code, including, but not limited to:

a. Public Improvement security in one of the following forms:

i. Bond or bonds issued by one or more duly authorized corporate securities in an amount equal to 100% of the total estimated costs of the public improvements for faithful performance, and in an amount equal to 100% of the total estimated costs of the improvements for labor and materials.

ii. A deposit, in an amount equal to 100% of the total estimated costs of the improvements, either with the City or a responsible escrow agent or trust company, at the option of the City Engineer, of money or negotiable bonds of the kind approved for securing deposits of public

moneys, in the amounts and for security as specified above, to be released in the same manner as described above for bonds.

b. An original, signed subdivision agreement, to be executed by the subdivider or their agent, guaranteeing the construction costs, completion of the construction of the improvements required by the governing body within a specified time and payment, satisfactory to the City Attorney and the City Engineer.

c. A letter from the Tax Collector showing that all payable taxes have been paid and a bond for the payment of taxes, a lien on the property but not yet payable, as required by the Subdivision Map Act.

d. A cash payment, or receipt therefore, of all the fees required for the checking and filing of the maps and the inspections of the construction; payment for the street signs to be furnished and installed by the City, if required by the subdivider; a cash deposit for the payment of such fire hydrant rental fees as may be established by the fire districts or water company or district having jurisdiction; and any other applicable fees or deposits.

e. Deeds for all right of way dedications, easements for access and utility purposes as shown on the tentative and final maps.

f. Written evidence acceptable to the City, in the form of rights of entry or permanent easements across private property outside the subdivision, permitting or granting access to perform the necessary construction work and permitting the maintenance of the facility.

g. Agreements acceptable to the city, executed by the owners of existing utility easements within the proposed roads' rights-of-way, consenting to the dedication of roads or consenting to the joint use of the rights-of-way as may be required by the City for the purpose use and convenience of the roads.

h. A surety bond acceptable to the City, guaranteeing the payment of the taxes and assessments which will be a lien on the property, as set forth in the Subdivision Map Act, where applicable.

i. Payment of the map maintenance fee.

j. Payment of the assessment district apportionment fee, if applicable.

k. Evidence of annexation into Police Services Fee CFD.

l. Evidence of payment of Contra Costa County Flood Control District fees.

m. A final soil report, prepared by a civil engineer who is registered by the state, based upon adequate test borings or excavations of every subdivision, as defined in Cal. Gov't Code §§ 66490 and 66491. The final soil report may be waived if the City Engineer shall determine that, due to the knowledge of such department as to the soil qualities of the subdivision, no additional analysis is necessary.

62. **Removal of Vacated Easements.** All easements of record over the existing lots or parcels within this project that are no longer required and not in effect, shall be removed prior to or concurrently with the recordation of the final tract map as approved by City Engineer.

63. **Postal Service.** Provisions for mail delivery and locations of mailbox facilities shall be reviewed by the USPS and the location approved by the City Engineer prior to the approval of the final map.

PRIOR TO ISSUANCE OF OCCUPANCY PERMIT

64. **Planning Inspection.** Planning staff shall conduct a site visit to review exterior building elevations for architectural consistency with the approved plans, and to review landscape installation (if applicable). All exterior finishing details including window trim, paint, gutters, downspouts, decking, guardrails, and driveway installation shall be in place prior to scheduling the final inspection.

65. **Site Landscaping.** All landscaping within the project site, including on all slopes, medians, C.3 drainage basins, retaining walls, bioretention basins, common areas, open space and park landscape areas, and any other areas that are to be landscaped, shall be installed prior to issuance of final certificate of occupancy.

66. **Debris Removal.** All mud, dirt, and construction debris shall be removed from the construction site prior to scheduling the final Planning inspection. No materials shall be discharged onto a sidewalk, street, gutter, storm drain or creek.

67. **Damage to Street Improvements.** Any damage occurring during construction to existing streets and site improvements or adjacent property improvements in the immediate area of the project, shall be repaired and/or rebuilt to the satisfaction of the City Engineer at the full expense of the applicant. This shall include sidewalks, asphalt and concrete pavement, slurry seal existing AC pavements, parking lot curbs and gutters, landscaping, street reconstruction along the project frontage, as may be required by the City Engineer, to restore the developed area.

68. **Right-of-Way Construction Standards.** All improvements within the public right-of-way, including curbs, gutters, sidewalks, driveways, paving and utilities, shall be constructed in accordance with the City approved plans and/or City specifications as directed by the City Engineer.

69. **Double Detector Check Valve Assembly.** The applicant shall install the required sprinkler Double Detector Check Valve assemblies, and fire department connections in an enclosed area that is screened by landscaping or small 3.5’ high masonry walls or placed within the building or in an underground vault so it is not visible from public view as approved by City Engineer and Fire Marshall prior to building permit and installed prior occupancy.

70. **Common Area Trash Receptacles.** Trash receptacles located in common areas, such as plazas, eating areas, walkways, club houses, or playgrounds, shall be the City Park three-sort type. All common area trash receptacles shall be in place prior to issuance of the certificate of occupancy for the area where the receptacle is located.

PROJECT SPECIFIC CONDITIONS

71. **Oakley Road Driveway**. Developer will construct a new 26' wide driveway off Oakley Road into the site in accordance with city standard plans and details. Along with the new driveway, the developer shall install new city standard curb and gutter and 5' wide sidewalk along the project frontage from the terminus points east and west of this new driveway. These frontage improvements shall be designed prior to building permit and constructed prior to occupancy.

72. **Oakley Roadway Frontage Improvements**. The Developer shall grind (1") minimum asphalt pavement and overlay 1" minimum asphalt pavement, at least 18.5 feet wide pavement from the center line of the existing Oakley Road to the new curb and gutter, all along the project frontage in accordance with city standard plans and details. The developer shall repair all failed pavement within this frontage strip to the satisfaction of the City Engineer and construction completed prior to building occupancy. The developer shall also construct 6' wide sidewalk, concrete curb, and gutter 18.5'from the street center line to new face of curb along the project frontage of Oakley Drive with construction of first building of this development prior to occupancy. Any necessary repairs to the roadway during construction shall be completed by the applicant prior to occupancy of the first building.

73. **Park in lieu Fees.** The developer shall pay park in lieu fees in accordance with City and park and recreation district requirements and paid prior to building permit.

74. **Underground Overhead Utilities**. The developer shall underground the existing overhead utilities along the project frontage of Oakley Road in accordance with City requirements. The design shall be completed prior to building permit and constructed prior to occupancy of the first occupancy of the first unit.

75. **Oakley Road Site Clear Zone.** With the construction of a new security fence, gate, and new driveway from Oakley Road, the developer shall comply with City site clear vision zone requirements AMC 9-5.1101 at the driveway and Oakley Road. The updated project plans for the fence and gate shall be modified as needed to comply with the clear vision requirements and shall be submitted with the building permit and constructed prior to occupancy.

76. **Oakley Road Driveway profile.** The developer shall design and construct the profile of the driveway from Oakley Road with two 20' vertical curves at a not to exceed maximum grade of 16%.

77. **Trash Enclosures.** The developer shall cover all new trash enclosures with a roof structure so surrounding rainwater from the site does not flow into the proposed sewer drain system that drains the inside of the new trash enclosures per City sewer requirements.

78. **PG&E Permission.** The Developer shall receive written permission from PG&E allowing them to construct a bioretention basin under the existing transmission lines. The design shall be reviewed and approved by PG&E prior to grading permit.

79. **Oakley Road Pedestrian Access Stairway**. As shown on the preliminary site plan, the developer shall construct a 4' wide concrete pathway from Oakley Road into the site, this concrete path and stairway shall be installed with handrails and 4' landings every 10' vertical feet and 3' wide minimum wide doorway at the security wall prior to occupancy of any unit within the development. The stairway shall have maximum riser of 7" and minimum tread of 9" and built to the satisfaction of the building official and city engineer.

80. **Looped Fire Sprinkler Line**. The developer shall design and construct a private looped fire sprinkler line system through the site for fire protection to each of the buildings on the site and all fire hydrants (spacing not to exceed 400 feet) and shall connect to the public main either to Oakley Road and/or Filbert Street or both in accordance with fire district and city requirements. With the construction of this looped fire line, the developer shall construct a fire department connection and PIV valves, double detector valve assembly and a water meter that is separate from the domestic water line system to each building. This private water line shall have water meter and RP device per city standards at the city right of way and be designed prior to building permit and constructed prior to occupancy of the first unit. The developer shall be responsible for installing all water connections to public water system in accordance with city standards.

81. **Extended Private Sewer Line**.. As shown on the preliminary utility plans, all sewage from all buildings shall flow by gravity by 6" private sewer line located within the site to a private sewer manhole located within the existing 15' wide private sewer easement close to the east properly line of the adjacent church property (APN: 051-200-065). From there, sewage shall flow east through a proposed private 8" sewer line within the existing 15' wide private sewer easement across the adjacent church property to an existing city sewer manhole located within the church rear parking lot. This 8" public sewer line shall flow into an existing 8" private sewer line that will flow to public sewer manhole with a 33"

public sewer main located within the existing 10' wide public sewer easement in accordance with City standard plans. If needed, the developer shall obtain a temporary access and construction easement from the adjacent church landowner to construct this new private sewer line from west church property line to existing manhole. The developer shall design this sewer line prior to issuance of a building permit and construct the sewer line prior to occupancy of the first building of the development.

82. **PUE Dedication**. Developer shall dedicate to the City of Antioch a 10 feet wide public utilities easement along the frontage of Oakley Road for the undergrounding of the existing overhead PG&E and telephone and internet utilities prior occupancy of first unit within the development.

83. **Removal of Existing Water Line and Pump System.** The developer shall remove and abandon all existing irrigation lines and wells found on the property in accordance with County of Contra Costa well abandonment standards. This includes the removal of the pumps, pipes, concrete structures, and all existing equipment used to operate the former irrigation system prior to grading the site.

84. **Site Demolition**. The developer shall prepare a plan of the removal all existing trees, vegetation, fences, buildings, existing water lines and utilities found on the property in accordance with city requirements to the satisfaction of the City Engineer prior to grading permit. The developer shall inspect for the property for hazardous material, garbage and miscellaneous debris that is all shall be removed prior to grading the site.

85. **Dedications with Final Tract Map.** The Developer shall file a final tract map, removing the existing Jessic Court public street and cul-de-sac, private utility easements (PUE), Public access easements PAE), 15' wide private tree easements (PTE), removal of all existing residential lots, and removal of any other easements and dedicate a Public utility easement (PUE), Public access easement (PAE), Private sanitary sewer easement (PSSE) , Emergency vehicle Access Easement (EVAE), Private Storm Drain Easement (PSDE), Private, Ingress and egress Easement (PIEE), Private access and utility easement (PAUE) , common open space and 3 lots for 82 residential Condominiums and lot A for PAUE as shown on the submitted tentative tract map for the project.

86. **Frontage Streetlights and Landscaping along Oakley Road.** The developer shall install City standard streetlights and landscaping along the project frontage of Oakley Road in accordance with city street lighting and landscaping requirements. The streetlights and landscape design shall be approved prior to building permit and constructed prior to occupancy of first building unit.

87. **Grading and Retaining Wall Design.** Final grading permits for the entire site shall be prepared and submitted prior to commencing any grading operations of any of the single parcels. Retaining walls shall be structurally designed with concrete and concrete masonry or other approved methods and shall be made to blend into the slopes of the development. The design of all access roadways, backbone, or shared utilities, and retaining wall improvements shall be submitted, reviewed, and approved by the City Engineer, Planning Department, and local building official to the satisfaction of the City Engineer, prior to construction. If construction of each of the parcels is separate, the applicant shall prepare a phasing plan of all improvements to be constructed to fully develop the site prior to construction of the first grading and building permit of any one parcel.

88. **Project Phasing Improvements.** If the project is phased, the developer shall install all the necessary backbone improvements, such as grading, sidewalk and pavement access and offsite utilities in utility easements to be dedicated with the final tract map and recorded to ensure that the parcel has adequate access and utility connections, ADA access and other improvements shown on the City approved preliminary plans and tentative tract map. All preliminary improvements for adequate access, utility connections (sewer, water, drainage, joint trench) treatment bioretention basins, drainage detention and any other needed improvements stated in these conditions of approval are to be constructed prior to occupancy of the first building and to the satisfaction of the City Engineer. All rough grading of building pads and paving of all shared access roads, utilities, including stormwater control infrastructure, as well as frontage improvements including retaining walls and landscaping, shall be designed, constructed, and implemented for all parcels within the project area to the satisfaction of the City Engineer prior to the first building permit issuance for the first developed parcel.

89. **Additional Bonding Requirements.** the applicant shall bond for all offsite water, sewer, drainage SD lines, onsite treatment bioretention basins and drainage detention basins to handle drainage from the project site and the project frontage improvements. This includes bonding for the installation of needed offsite water, sewer, storm drain lines, drainage inlets and outlet structures through the adjacent church property, drainage treatment and detention basins, sidewalk along the project frontage, and any other needed offsite improvements to build their buildings as shown on the preliminary site plans and vesting tentative map.
    - **a.** The final tract map shall be submitted with the improvement plans for the project. The final map is intended to merge the existing property into one parcel and shall include all the required information described in Title 9, Chapter 4, Article 5: Final Maps, of the Antioch Municipal Code.
    - **b.** Improvement security shall be in one of the following forms:

i. Bond or bonds issued by one or more duly authorized corporate securities in an amount equal to 100% of the total estimated costs of the offsite improvements for faithful performance, and in an amount equal to 100% of the total offsite improvement estimated costs for labor and materials.

ii. A deposit, either with the City or a responsible escrow agent or trust company, at the option of the City Engineer, of money or negotiable bonds of the kind approved for securing deposits of public moneys, in the amounts and for security as specified above, to be released in the same manner as described above for bonds.

iii. An irrevocable letter of credit in form acceptable to the City Attorney issued by a financial institution acceptable to the City Attorney in an amount equal to 100 percent of the total estimated costs of the improvements for faithful performance, no part thereof to be released until such time as specified by state law.

90. Parking.

a. The applicant shall install concrete wheel stops where parking spaces are perpendicular to a walkway, as described in § 9-5.1719 of the Antioch Municipal Code, which shall be shown on the building permit plan submittal and installed by the applicant prior to occupancy of any of the parcels within the development.

b. Parking lot striping and markings shall match the design standards described in § 9-5.1719 of the Antioch Municipal Code, and shall be shown on the building permit plan submittal. The applicant shall provide a signing and striping plan for the entire development.

91. Storm Drain Easement. Prior to occupancy, the applicant shall construct an 18" storm drain line and record a 10' wide private storm drain easement over this storm drain line located within the adjacent church parcel (APN:051-200-065), to allow for storm drainage from this residential development to drain through the church property to a public storm drain located at the end of Filbert Street. This line and easement shall be designed prior to building permit and constructed and dedicated prior to occupancy.

92. Bicycle Parking. Bicycle parking shall be installed at each future developed parcel shown on the development plan submittal. The bicycle parking provided shall meet the standards in Antioch Municipal Code § 9-5.1707. These bicycle parking spaces shall be shown on the building permit improvement plan submittal, which will be reviewed and approved by the Community Development Department and constructed by the applicant prior to occupancy.

93. The Planning Commission recommends that the applicant consider planting large, native 36-inch box mitigation trees and the applicant consider notifying the property owners or tenants of the PG&E easement.

2025-04_Jessica Ct Apts

Final Audit Report 2025-06-02

Created:	2025-05-29
By:	Monique Villagrana (mvillagrana@antiochca.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAJY4ZXFCKEordvP5s1_zLBgTTpXnj9gdl

"2025-04_Jessica Ct Apts" History

Document created by Monique Villagrana (mvillagrana@antiochca.gov)
2025-05-29 - 3:29:24 PM GMT

Document emailed to Zoe Merideth (zmerideth@ci.antioch.ca.us) for signature
2025-05-29 - 3:29:27 PM GMT

Email viewed by Zoe Merideth (zmerideth@ci.antioch.ca.us)
2025-06-02 - 5:05:32 PM GMT

Document e-signed by Zoe Merideth (zmerideth@ci.antioch.ca.us)
Signature Date: 2025-06-02 - 5:06:04 PM GMT - Time Source: server

Agreement completed.
2025-06-02 - 5:06:04 PM GMT