

**PLANNING COMMISSION  
RESOLUTION NO. 2023-34**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH  
APPROVING A FINAL DEVELOPMENT PLAN, USE PERMIT, AND DESIGN REVIEW  
FOR THE LAUREL RANCH TOWNHOMES PROJECT (PD-23-01, UP2023-0006,  
DR2023-0013)**

**WHEREAS**, the City of Antioch (“City”) received an application from Bright Sky Residential for a Final Development Plan, Use Permit, and Design Review approval for a 216-unit townhome project that spans 18.5 acres. The units would be accommodated within a series of 4-, 5-, and 6- plex buildings with one or two car private garages. The proposed project would include onsite amenities including parking, swimming pool, leasing center, community room, and landscaping. The project is located at the southeast corner of Laurel Road and Country Hills Drive (APNs 053-060-055, 056, 057 and 063);

**WHEREAS**, the City determined an Addendum to 2023-2031 Housing Element Update Environmental Impact Report is the appropriate environmental document pursuant to Section 15164 of the Guidelines of the California Environmental Quality Act;

**WHEREAS**, on November 1, 2023, the Planning Commission adopted the Addendum;

**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 October 20, 2023 for the Planning Commission public hearing held on November 1, 2023;

**WHEREAS**, on November 1, 2023, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary;

**WHEREAS**, the Planning Commission considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request.

**NOW, THEREFORE BE IT RESOLVED**, that the Planning Commission hereby makes the following findings for approval of a Final Development Plan:

1. Each individual unit of the development can exist as an independent unit capable of creating an environment of sustained desirability and stability, and the uses proposed will not be detrimental to present and potential surrounding uses but instead will have a beneficial effect which could not be achieved under another zoning district.

The project is proposed to be constructed in one phase. The conditions of approval require a phasing plan be provided should the project become

phased in order to ensure individual units of the development can exist as an independent unit. The project is located in the East Lone Tree Specific Plan (ELTSP) area, which allows multifamily townhome project, and therefore the proposed use would not be detrimental to the surrounding single family uses. The ELTSP requires a Final Development Plan for all projects to ensure the ELTSP is implemented correctly.

2. The streets and thoroughfares proposed meet the standards of the city's Growth Management Program and adequate utility service can be supplied to all phases of the development.

The project is not constructing any public streets. The private, interior drive aisles have been designed to meet City standards. The project fronts onto Laurel Road and Country Hills Drive, both of which have adequate utility capacity to serve the project.

3. Any commercial component is justified economically at the location(s) proposed.

The project does not have a commercial component.

4. Any residential component will be in harmony with the character of the surrounding neighborhood and community and will result in densities no higher than that permitted by the General Plan.

The residential component meets the design requirements of the ELTSP, which ensures harmony with the character of the surrounding neighborhood. The ELTSP governs the densities of the site, and the site does not exceed the permitted density of the ELTSP.

5. Any industrial component conforms to applicable desirable standards and will constitute an efficient, well-organized development with adequate provisions for railroad and/or truck access and necessary storage and will not adversely affect adjacent or surrounding development.

The project does not have an industrial component.

6. Any deviation from the standard zoning requirements is warranted by the design and additional amenities incorporated in the final development plan which offer certain unusual redeeming features to compensate for any deviations that may be permitted.

The project meets the development standards of the ELTSP and does not deviate from the standard requirements of the ELTSP.

7. The area surrounding the P-D District can be planned and zoned in coordination and substantial compatibility with the proposed development.

The surrounding parcels are already developed with single family homes, as permitted by the ELTSP. The proposed project is in conformance with the ELTSP.

8. The P-D District conforms with the General Plan of the city.

The Planned Development District is required in the ELTSP. The project conforms to the ELTSP, and therefore conforms to the General Plan.

**NOW, THEREFORE BE IT FURTHER RESOLVED**, that the Planning Commission makes the following findings for approval of the requested Use Permit:

1. The granting of such use permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

The Antioch Municipal Code (AMC) requires the approval of a use permit for each phase of a Planned Development. The proposed project was designed to conform to the ELTSP and other applicable sections of the AMC and will not be detrimental to the public health or welfare or injurious to the property or improvements.

2. That the use applied for at the location indicated is properly one for which a use permit is authorized.

The use applied for at the location indicated is authorized because the City of Antioch Zoning Ordinance requires a use permit for all Planned Development applications.

3. That the site for the proposed use is adequate in size and shape to accommodate such use, and all yard spaces, walls, fences, parking, loading, landscaping, and other features required, to other uses in the neighborhood.

The site plan complies with the development standards in the ELTSP and the applicable standards in the AMC.

4. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use.

The site abuts Laurel Road and Country Hills Drive. Both streets were recently constructed and designed to accommodate development at the project site.

- 5.

6. The granting of such use permit will not adversely affect the comprehensive General Plan.

The proposed uses and design are consistent with the General Plan. The General Plan designation is ELTSP, which allows for the type of residential development proposed at the site. 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 the Planning Commission of the City of Antioch does hereby APPROVE a Final Development Plan, Use Permit, and Design Review for a 216-unit townhome project that spans 18.5 acres. The units would be accommodated within a series of 4-, 5-, and 6- plex buildings with one or two car private garages. The proposed project would include onsite amenities including parking, swimming pool, leasing center, community room, and landscaping. The project is located at the southeast corner of Laurel Road and Country Hills Drive (APNs 053-060-055, 056, 057 and 063), subject to the conditions in Exhibit A.

\* \* \* \* \*

**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 1<sup>st</sup> day of November 2023, by the following vote:

**AYES:** Gutilla, Riley, Hills, Lutz Martin

**NOES:**

**ABSENT:** Motts, Schneiderman

**ABSTAIN:**

*Kevin Scudero*

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**KEVIN SCUDERO**  
**Secretary to the Planning Commission**

**EXHIBIT A: Laurel Ranch Townhomes Conditions of Approval**

<b>General Conditions</b>		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
1.	<p><b>Project Approval.</b> This Final Development Plan, Use Permit, and Design Review approval is for the parcels at the southeast corner of Country Hills Drive and Laurel Road (APNs 053-060-063, 053-060-057, 053-060-056, and 053-060-055), as substantially shown and described on the project plans, except as required to be modified by conditions. Plans date received June 6, 2023 as presented to the Planning Commission on November 1, 2023 (“Approval Date.”). 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.</p>	City of Antioch	On-Going	Planning Department	
2.	<p><b>Project Approval Expiration.</b> This approval expires on November 1, 2025 (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.</p>	City of Antioch	On-Going	Planning Department	

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<p>3.</p>	<p><b>City Fees.</b> The applicant shall pay any and all City and other related fees applicable to the property, as may be modified by conditions herein. Fees shall be limited to those applicable when the related SB 330 application was submitted and shall be based on the current fee structure in effect at the time provided that any increase since submittal of the project's SB 330 application reflects only the annual adjustments based on a published cost index. Fees shall be paid before issuance of said 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 plan check and inspection, as mutually agreed between the City and applicant.</p> <p><i>Discretionary or ministerial permits/approvals will not be considered if the developer is not current on fees, balances, and reimbursement that are outstanding and owed to the City.</i></p>	<p>City of Antioch</p>	<p>On-Going</p>	<p>Community Development Department</p>	
<p>4.</p>	<p><b>Pass-Through Fees.</b> The developer shall pay all pass-through fees. Fees include but are not limited to:</p> <ul style="list-style-type: none"> <li><b>a.</b> East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance.</li> <li><b>b.</b> Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance.</li> <li><b>c.</b> Contra Costa County Map Maintenance Fee in affect at the time of recordation of the final map(s).</li> <li><b>d.</b> Contra Costa County Flood Control District Drainage Area fee.</li> <li><b>e.</b> School Impact Fees.</li> <li><b>f.</b> Delta Diablo Sanitation Sewer Fees.</li> <li><b>g.</b> Contra Costa Water District Fees.</li> </ul>	<p>City of Antioch</p>	<p>On-Going</p>	<p>Community Development Department</p>	

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5.	<p><b>Appeals.</b> Pursuant to Section 9-5.2509 of the Antioch Municipal Code, 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 a resolution of the City Clerk.</p>	City of Antioch	Within 5 Working Days of Planning Commission Action	Planning Department	
6.	<p><b>Requirement for Building Permit.</b> Approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction or demolition anexisting structure. An appropriate permit issued by the Community Development Department must be obtained beforeconstructing, enlarging, moving, converting, or demolishing any building or structure within the city.</p>	City of Antioch	On-Going	Building Department	
7.	<p><b>Modifications to Approved Plans.</b> The project shall be constructed as approved and with any additional changes required pursuant to the Zoning Administrator or Planning Commission Conditions of Approval. Planning staff may approve minor modifications in the project design, but not the permitted land uses. A change requiring discretionary approvaland any other changes deemed appropriate by the Planning staff per Municipal Code Section 9-5.2311 shall require further Planning Commission approval through the discretionary review process.</p>	City of Antioch	On-Going	Planning Department	
8.	<p><b>Hold Harmless Agreement/Indemnification.</b> The applicant (including any agent thereof) shall defend, indemnify, and hold harmless, the City of Antioch and 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 approvalconcerning this application. The city will promptly notify the applicant of any such claim action or proceeding and cooperate fully in the defense.</p>	City of Antioch	On-Going	Planning Department	

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	<b>Public Works Standard Conditions</b>	<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
9.	<b>City Standards.</b> All proposed public improvements shall be constructed to City standards or as otherwise approved by the City Engineer in writing. The developer 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.	City of Antioch	On-Going	Public Works Department	
10.	<b>Utility Construction.</b> Relocation of Public utilities and construction of new private utilities shall be constructed to their ultimate size and configuration within the existing parcel boundary of APN 053-060-062-67 and 053-060-057-6 as shown on these preliminary entitlement plan documents submitted to the City for review.	City of Antioch	On-Going	Public Works Department	
11.	<b>Utility Mapping.</b> Prior to acceptance of public utilities, the developer 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 associated with these features. Developer shall also include GPS coordinates of metal subdivision entryway signs, street signs, light poles, and irrigation controllers. These GPS coordinates must be taken on a survey-grade sub-meter GPS data receiver/collector and provided in GIS shapefile format using the NAVD 88 (with conversion information). Submittal of as-built drawings in CAD format shall satisfy this condition.	City of Antioch	Prior to Acceptance of Public Utilities	Public Works Department	
12.	<b>Sewer.</b> All sewage shall flow by gravity to the intersecting 12-inch sewer main located within the site that flows from the sewer trunk main in County Hills Drive as shown on the preliminary utility plan C-8, to the existing city sewer main line located offsite. The sewer connection shall be to a concrete manhole in compliance with City standard plans and specifications. All sewer lines and utility	City of Antioch	On-Going	Public Works Department	



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	<p>connections to the City sewer system shall be in accordance with city specifications. Proper backfill, compaction and road repair shall also be in accordance with City specifications and standard plans. The Developer shall install all sewage laterals from buildings to flow by gravity to the public street sewer main which will drain by gravity to existing City sewer trunk mains located close to the project per City standards.</p>				
<p>13.</p>	<p><b>Storm Drain Design/Construction.</b> The developer shall design, and construct storm drain facilities (bioretention and pipelines) to adequately collect and convey stormwater entering or originating within the development to the nearest adequate man-made drainage facility without diversion of the watershed.</p> <p>a. All private utilities, including storm drainpipes and ditches, shall be installed throughout the site to drain all site low spots and landscape areas surrounding building, parking areas, driveways and sidewalks. Per City requirements drainage pipes should be installed in the sidewalk or curbs or made to flow under the sidewalk or curbs so not to cause a slippery hazardous condition in wet conditions. All proposed drainage facilities, including open ditches, drainage swales in parking lots shall be constructed of Portland Concrete Cement or as approved by the City Engineer.</p> <p>b. Storm drain system shall flow to the Bioretention Basins shown on the preliminary site plan and preliminary utility plans within the study and on the site plan with no diversion out of existing watershed(s), except as shown on the plan submittal package approved by the Planning Commission.</p> <p>c. All three Bioretention basins of the site and associated Storm drain improvements shall be constructed and operational</p>	<p>City of Antioch</p>	<p>At the Time of Building Permit Submittal except for (a), which would occur during construction and (c), which is required before issuance of Occupancy Permit</p>	<p>Public Works Department</p>	

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	<p>prior to issuance of 1<sup>st</sup> occupancy permit of the residential apartment complex.</p> <p>d. Each Bioretention basin shall be designed to the satisfaction of the City Engineer with an emergency overflow inlet acting as a spillway to provide controlled overflow relief for large storm events over 2-year event. Pedestrian access to the bottom of the basin shall be installed with a minimum of 4' wide concrete stairway so owner can perform frequent landscaping maintenance to remove trash, check for clogging, and maintain vigorous and healthy vegetation. A minimum 10' wide access gates shall be installed along the top of each the bioretention basin with retaining walls so if needed equipment can be lowered into the basin for cleaning or small equipment used to lift debris or unwanted material out from the bottom of the bioretention basin. The Design of the bioretention basin shall include upstream pretreatment devices and a method for small amounts of material can be removed from basins. An Operations and Maintenance Manual (for the basins) shall be submitted for the basin prior to the issuance of the first building permit. The developer and the city staff shall review the operations and maintenance of each of the basins and if needed install additional devices or measures that will make maintenance of the facility possible to the satisfaction of the city engineer.</p>				
14.	<p><b>Water Pressure.</b> The developer shall provide adequate water pressure and volume for fire flow and domestic use to serve this development. This will include a minimum residual pressure of 20 psi with all losses included at the highest sprinkler unit point in the Building and at water service and a minimum static pressure of 20 psi at the water service or as approved by the City Engineer. See Fire Requirements for additional water flow conditions.</p>	City of Antioch	On-Going	Public Works Department	

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<p>15.</p>	<p><b>Requirement for Water Line Looped System.</b> The onsite private water main shall be designed as a looped distribution system. If not already connected as a looped water system, developer shall be responsible for installing any additional off site water line improvements so the project has adequate fire flow and water supply to meet the requirement of the project at no cost to the City. Requirement for a looped Water Main System shall be waived if the developer can prove by sprinkler / water line calculations and analysis of a state approved sprinkler contractor or registered civil engineer that the proposed single line water main through the project can adequately provide enough pressure and fire flow to any of the building fire sprinkler systems shall meet minimum flow of 1000 gpm at 20 psi pressure requirements and supply minimum flow of 1500 gpm to the furthest fire hydrant from the public main. If minimum fire flow and pressure requirements for the building sprinkler system and minimum flow and pressure requirements to the farthest fire hydrant cannot be meet, the water system shall be designed as a looped private water main distribution system with the same above requirements. All the proposed fire hydrants shall be connected to this on-site private water line and all fire hydrants shall be privately maintained and connected to double detector check valve assembly per city requirements as approved by the City Engineer. The developer shall be responsible for installing this private water line from the public water main in the street to site and installing the required double detector check valve assemblies and water meters (domestic &amp; Irrigation) at no cost to the City in accordance with City standards and City requirements.</p>	<p>City of Antioch</p>	<p>On-Going</p>	<p>Public Works Department</p>	
<p>16.</p>	<p><b>Hydrology Analysis.</b> The developer shall submit a hydrology and hydraulic analyses and report of the proposed storm drainage system as part of the storm water control plans for 10 year and 100-year storm events. The analysis shall demonstrate adequacy of the on-site drainage system and that bioretention basins will have no flooding impacts to the downstream drainage system.</p>	<p>City of Antioch</p>	<p>Prior to the issuance of first Certificate of Occupancy</p>	<p>Public Works Department</p>	

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	The analysis shall be reviewed and approved by Contra Costa County Flood Control and the City of Antioch engineering departments.				
17.	<p><b>Retaining Walls</b></p> <ol style="list-style-type: none"> <li>1. <b>Public Right of Way.</b> Retaining walls shall not be constructed in City right-of-way or other City maintained parcels unless otherwise approved by the City Engineer.</li> <li>2. <b>Materials.</b> All retaining walls shall be of concrete or masonry unit construction.</li> <li>3. <b>Height.</b> 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. A 0' to 16' high retaining wall can be installed along the public right of way of Laurel Road and extend around the north top of slope, along SR 4 right of way to the pool recreation area of the site or until the slope transitions in grade to the existing or proposed grades.</li> <li>4. A 1.7' to 3' wide concrete lined drainage ditch shall be located behind every retaining wall abutting a retained slope for catching and removing surface drainage from the retaining slope behind the wall to a storm drain system.</li> <li>5. The 2:1 maximum slope above the retaining wall shall be landscaped with trees, ground cover, grass or erosion control vegetation as shown on the preliminary landscape plans to control erosion.</li> </ol>	City of Antioch	On-Going	Public Works Department	
18.	<p><b>Fences.</b> All perimeter fences shall be located at the top of slope or along the existing property parcel line as shown on the approved landscape plans as approved by the City Engineer.</p> <p>a. Along project frontage of County Hills Drive the project security</p>	City of Antioch	Prior to Building Permit	Public Works Department	

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	<p>fence shall be installed along the top of wall of the northwest ROW and along the southwest bio-retention basin and extend to the south along state Highway 4 right of way to the west property lines.</p> <p>b. All fencing adjacent to bioretention basins shall be wrought iron, tubular steel, or as otherwise approved by the City Engineer in writing at the time of improvement plan approval and shall be located at the top of slope.</p>				
	<b>Conservation/NPDES</b>	<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
19.	<p><b>C.3 Compliance.</b> Per State Regulations, all impervious surfaces including off-site roadways to be constructed as part of the project are subject to C.3 requirements.</p>	State of California	On-Going	Public Works Department	
20.	<p><b>NPDES.</b> The project shall comply with all Federal, State, and City regulations for the National Pollution Discharge Elimination System (NPDES) (AMC§6-9). (Note: Per State Regulations, NPDES Requirements are those in affect at the time of the Final Discretionary Approval.)</p> <p>Under NPDES regulations, the project is subject to provision C.3: "New development and redevelopment regulations for storm water treatment."</p> <p>a. <b>Requirements.</b> Provision C.3 requires that the project include storm water treatment and source control measures, as well run-off flow controls so that post-project runoff does not exceed estimated pre-project runoff.</p> <p>b. <b>Storm Water Control Plan.</b> C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrate plan compliance. The SWCP shall be submitted to the Building and City Engineering Department concurrently with site improvement plans.</p>	Federal Government	At the Time of Building Permit Submittal	Public Works	

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	<p>c. <b>Operation and Maintenance Plan.</b> For the treatment and flow-controls identified in the approved SWCP, a separate Operation and Maintenance Plan (O&amp;M) shall be submitted to the Building Department at the time of permit submittal.</p>				
<p>21.</p>	<p><b>NPDES Plan Submittal Requirements.</b> 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:</p> <p>a. <b>Application.</b> Prior to issuance of permits for building, site improvements, or landscaping, the developer shall submit a permit application consistent with the developer's approved 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 BMPs, permanent source control BMPs, and other features that control storm water flow and potential storm water pollutants.</p> <p>b. <b>Certified Professional.</b> The Storm Water Control Plan shall be certified 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).</p>	<p>Federal Government</p>	<p>At the Time of Building Permit Submittal except as specified for individual sub-requirements</p>	<p>Public Works</p>	

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	<p>c. <b>Final Operation &amp; Maintenance Plan.</b> Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall submit, for review and approval by the City, a final Storm Water BMP Operation and Maintenance Plan in accordance with City of Antioch guidelines. This O&amp;M plan shall incorporate City comments on the draft O&amp;M plan and any revisions resulting from changes made during construction. The O&amp;M plan shall be incorporated into the CC&amp;Rs for the Project.</p> <p>d. <b>Long Term Management.</b> Prior to building permit final and issuance of a Certificate of Occupancy, the developer 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 storm water treatment or hydrograph modification BMPs.</p> <p>e. <b>Design Details.</b></p> <p>i. Prevent site drainage from draining across public sidewalks and driveways in a concentrated manner by installing drain pipes within or under the sidewalks per city details.</p> <p>ii. Install on all catch basins “No Dumping, Drains to River” decal buttons in curb at all new site curb inlets and drainage inlets.</p> <p>f. <b>Hydrology Calculations.</b> Collect and convey all storm water entering, and/or originating from, the site to an adequate downstream drainage facility without diversion of the watershed. Submit hydrologic and hydraulic calculations with the Improvement Plans to the City Engineering Department for review and approval and to Contra Costa County Flood Control District.</p>				
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**EXHIBIT A: Laurel Ranch Townhomes Conditions of Approval**

<p>g. <b>Regional Water Quality Control.</b> Prior to issuance of the grading permit, 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.</p> <p>h. <b>SWPPP.</b> 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 may result in the issuance of correction notices, citations, or a project stop work order.</p> <p>i. <b>BMP.</b> Install appropriate clean water devices at all private storm drain locations immediately prior to entering the public storm drain system and Implement Best Management Practices (BMP's) at all times to the project.</p> <p>j. <b>Erosion Control.</b> Include erosion control/storm water quality measures in the grading plan that specifically address measures 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 that are subject to review and approval of the City Engineer. A grading plan will be required with the necessary erosion control/storm water quality measures shall be shown on the site plan submitted for an on-site permit, subject to review and approval of the City Engineer. The developer shall be responsible for ensuring that all contractors and subcontractors are aware of and implement such measures.</p> <p>k. <b>On-Going Maintenance.</b></p>				
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**EXHIBIT A: Laurel Ranch Townhomes Conditions of Approval**

	<p>i. Sweep 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.</p> <p>ii. If sidewalks are 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 drain. 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.</p> <p>iii. Ensure that the area surrounding the project such as the streets stay free and clear of construction debris such as silt, dirt, dust, and tracked mud coming in from the project construction. 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.</p> <p>iv. Clean all on-site storm 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 City Engineer.</p> <p><i>Additional information regarding the project SWCP is necessary and modifications to the SWCP shown on the proposed Vesting Tentative Map may be required in order to comply with C.3 regulations.</i></p>				
	<p><b>Fire Standards</b></p>	<p><u>Regulation Source</u></p>	<p><u>Timing/ Implementation</u></p>	<p><u>Enforcement/ Monitoring</u></p>	<p><u>Verification (date and Signature)</u></p>

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22.	The applicant shall comply with the conditions provided by the Contra Costa County Fire Protection District in the letter dated July 13, 2023, and attached in the staff report.	Contra Costa Fire Protection District	On-Going	Contra Costa Fire Protection District	
<b>Building Permit Submittal</b>		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
23.	<b>Requirement for Phasing Plan.</b> The project shall be built continuously in one phase. If the project will become a phased project, then the developer shall provide a phasing plan to the Community Development Department and Engineering Department for review and approval. The developer shall install proper erosion control measures on any vacant land area so the future building site complies with state and local NPDES requirements.	City of Antioch	At the time of Building Permit Submittal	Community Development Department	
24.	<b>Final Landscape Plans.</b> The applicant shall submit final landscape plans that identify specific plant materials to be used, including all trees, shrubs and groundcover, providing both common and botanical names, sizes and quantities at the time of building permit submittal that are in substantial conformance with the Preliminary Landscape Plan. The project shall emphasize local and native species of plants in the final landscape plans. See City approved plant list for installing approved plants in the public right of way.	City of Antioch	At the time of Building Permit Submittal	Building Department	
25.	<b>Water Efficient Landscape Ordinance.</b> 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.	City of Antioch	At the time of Building Permit Submittal	Community Development Department	

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26.	<b>Site Landscaping</b> All landscaping at the site, including on all slopes, medians, C.3 basins and open space areas shall be installed prior to issuance of final certificate of occupancy.	City of Antioch	Prior to Occupancy	Public Works Department	
27.	<b>Site Drainage.</b> All buildings in the site shall contain rain gutters and downspouts that catch rainwater from the roof and direct water into a storm drain system and away from the foundation towards the closest drainage inlet of the site in accordance with the international building code and as approved by the City Engineer. A detailed drainage plan shall be prepared to drain water away from the buildings into acceptable drainage system. Permanent soil erosion control measures shall be designed and installed to prevent control soil erosion on the site.	City of Antioch	At the Time of Building Permit Submittal	Public Works Department	
28.	<b>Utility Location on Private Property.</b> All existing 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.	City of Antioch	At the Time of Building Permit Submittal	Public Works Department	
<b>Grading Improvements</b>		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
29.	<b>Requirement for Grading Permit.</b> A grading plan shall be submitted, grading permit processed and issued prior to commencement of any grading operations. The permit shall be obtained through the City's engineering and building departments 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.	City of Antioch	At the time of Building Permit Submittal	Public Works	

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30.	<b>Soils.</b> Prior to the approval of the grading plan(s), the City Engineer shall determine if a soils engineer is required to review the building permit plan set submitted for this project. If deemed necessary by the City Engineer, field inspections by such professionals will be required to verify compliance with the approved plans. Costs for these consulting services shall be incurred by the developer.	City of Antioch	At the time of Building Permit Submittal	Public Works	
31.	<b>Off-Site Grading.</b> All off-site grading is subject to the coordination and approval of the affected property owners and the City Engineer. The developer shall submit written authorization to "access, enter, and/or grade" adjacent properties prior to issuance of permit and performing any work.	City of Antioch	At the time of Building Permit Submittal	Public Works	
32.	<b>Grading Easements.</b> Any sale of a portion (or portions) of this project to another developer shall include the necessary CCR's , and/or grading easements to assure that project-wide grading conforms to the approved development conditions of approval.	City of Antioch	At the time of Building Permit Submittal	Public Works	
33.	<b>Grading Operation.</b> The grading operation shall take place at a time, and in a manner, so as not to allow erosion and sedimentation to occur into the public storm drain system. The slopes shall be landscaped and reseeded as soon as possible after the grading operation ceases and rain events. Erosion measures shall be implemented during all construction phases in accordance with an approved erosion and sedimentation control plan and implementing proper erosion control detail techniques.	City of Antioch	At the time of Building Permit Submittal	Public Works	
34.	<b>The grading plan</b> for this development shall be reviewed and approved by the City Engineer. Any changes to this plan shall be reviewed and approved by City Engineer prior to grading operations and the grading and plot plan updated.	City of Antioch	At the time of Building Permit Submittal	Public Works	
35.	<b>All elevations</b> shown on the grading and plot plans shall be based on NAVD 88 datum with conversion information, as approved by the City Engineer.	City of Antioch	At the time of Building Permit Submittal	Public Works	

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36.	<p><b>Maximum slopes.</b> The maximum back-to-back or side-to-side natural grade transitions shall have a maximum slope of 3:1, and shall have proper drainage swales, benching and drainage ditches to adequately drain the slope so no ponding occurs on the site that could cause slope failures or erosion as approved by the City Engineer. If approved by the project soil engineer a slope of 2:1 slope may be approved for small grading transitions of 10 feet or less of slope is vegetated or larger areas with appropriate landscaping and erosion control measures incorporated.</p>	City of Antioch	At the time of Building Permit Submittal	Public Works	
37.	<p><b>Minimum Longitudinal slope of concrete gutters and slopes.</b> The minimum longitudinal slope of concrete gutters shall be 0.35% unless approved by the City Engineer. The minimum slope of asphalt is 1.5% and the minimum slope of concrete is .5% unless approved by the City Engineer.</p>	City of Antioch	At the time of Building Permit Submittal	Public Works	
38.	<p><b>The Developer shall implement Project-specific Geotechnical Recommendations</b> Prior to issuance of any grading permits, all recommendations and specifications set forth in the project specific Geotechnical Exploration Report prepared for the proposed project shall be reflected on the project grading and foundation plans (inclusive of seismic design parameters), subject to review and approval by the City of Antioch Engineer.</p>	City of Antioch	At the time of Building Permit Submittal	Public Works	
39.	<p><b>A Grading and Foundation Plan Review and Construction inspection /Monitoring program</b> shall be completed prior to issuance of any grading permits. The developer/ project Applicant shall retain a design geotechnical engineering firm to review the final grading and foundation plans and specifications to evaluate whether recommendations have been implemented from the project-specific Geotechnical Exploration Report, and to provide additional or modified recommendations, as needed. Construction monitoring shall be performed by a California Registered Geologist and/or Engineer to check the validity of the assumptions made in the geotechnical investigation. Earthwork operations shall be performed under the observation of a California Registered Geologist and/or Engineer to check that the site is properly prepared, the selected fill materials are satisfactory,</p>	City of Antioch	At the time of Building Permit Submittal	Public Works	

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	and that placement and compaction of the fills has been performed in accordance with recommendations and the project specifications.				
40.	<b>The Development of a Storm Water Pollution Prevention Plan.</b> Prior to the issuance of grading permits, the project Applicant shall prepare and submit to the City Public Works Department and Central Valley Regional Water Quality Control Board (RWQCB), a Storm Water Pollution Prevention Plan (SWPPP) detailing measures to control soil erosion and waste discharges during construction. The SWPPP shall include an erosion control plan, a water quality monitoring plan, a hazardous materials management plan, and postconstruction Best Management Practices.	City of Antioch	At the time of Building Permit Submittal	Public Works	
41.	<b>Grading plans.</b> Locations of building exterior walls, fences and retaining walls and drainage swales, side slopes, top and bottom of slopes, parking lot drainage to catch basins with underground pipe drainage systems, pipe out falls shall be shown on the grading plans for review and approval. All the above features shall have proposed elevations shown on the grading plan so the grading of project will adequately drain to underground drainage system in an acceptable manor as approved by the City Engineer.	City of Antioch	At the time of Building Permit Submittal	Public Works	
<b>At the Time of Building Permit Issuance</b>		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
42.	<b>Sewer System Requirements.</b> The site sewer system for the subject site shall be designed in accordance with City standard plans and requirements to the satisfaction of the City Engineer prior to issuance of building permit.	City of Antioch	At the time of Building Permit Issuance	Building Department	

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43.	<b>Encroachment Permit.</b> The applicant shall obtain an encroachment permit from the Engineering Division before commencing any construction activities within any public right-of-way or easement.	City of Antioch	At the time of Building Permit Issuance	Community Development Department	
<b>At the Time of Construction</b>		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
44.	<b>Collection of Construction Debris.</b> During construction the Developer shall place on site a Waste Management dumpster or other container to gather all construction debris on a regular basis and place them in a Waste Management dumpster or other container that is emptied on a regular basis consistent with the Construction and Demolition Debris Ordinance. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution.	City of Antioch	On-Going	Building Department	
45.	<b>Construction Hours.</b> Construction activity shall be as outlined in the Antioch Municipal Code. Construction activity is limited to 7:00 AM to 6:00 PM Monday-Friday except that activity within 300 feet of occupied dwelling space 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. Extended hours may be approved in writing by the City upon written request.	City of Antioch	On-Going	Building Department/ Public Works Department	
46.	<b>Demolition, Debris, Recycling.</b> All debris, garbage and unwanted 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 in compliance with and supply all the necessary documentation for Antioch Municipal Code § 6-3.2: Construction and Demolition Debris Recycling.	City of Antioch	On-Going	Building Department/ Public Works Department	

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47.	<p><b>Filter Materials at Storm Drain Inlet.</b> Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site prior to:</p> <ul style="list-style-type: none"> <li>a) start of the rainy season (October 1).</li> <li>b) site dewatering activities.</li> <li>c) street washing activities.</li> <li>d) saw cutting asphalt or concrete; and</li> <li>e) order to retain any debris or dirt flowing into the city storm drain system.</li> </ul> <p>Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding and erosion of soil on City streets and storm drain system. Dispose of used filter particles in the trash or at local approved landfill facility.</p>	City of Antioch	On-Going	Building Department	
48.	<p><b>Archeological Remains.</b> In the event subsurface archeological remains are discovered during any construction or preconstruction activities on the site, all land alteration work within 100 feet of the find shall be halted, the Community Development Department notified, and 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.</p>	City of Antioch	On-Going	Community Development Department	
49.	<p><b>Erosion Control Measures.</b> The grading operation shall take place at a time, and in a manner, so as not to allow 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 construction phases in accordance with an approved erosion and sedimentation control plan.</p>	City of Antioch	On-Going	Community Development Department	



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50.	<b>Dust Control.</b> Standard dust control methods and designs shall be used to stabilize the dust generated by construction activities. The developer shall post dust control signage with a contact number of the developer, City staff, and the air quality control board.	City of Antioch	On-Going	Community Development Department	
51.	<b>Debris Removal.</b> The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.	City of Antioch	On-Going	Community Development Department	
<b>Prior to Issuance of Occupancy Permit</b>		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
52.	<b>Planning Inspection.</b> Planning staff shall conduct a site visit to review exterior building elevations for architectural consistency with the approved plans and landscape installation (if required). 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.	City of Antioch	Prior to Occupancy Permit	Planning Department	
53.	<b>Debris Removal.</b> All mud, dirt or construction debris shall be carried off the construction site and shall be removed prior to scheduling the final Planning inspection. No materials shall be discharged onto a sidewalk, street, gutter, storm drain or creek.	City of Antioch	Prior to Occupancy Permit	Building Department	
54.	<b>Fire Prevention.</b> A final Fire inspection shall occur to inspect all fire prevention systems constructed as part of the project. Inspections shall occur prior to final occupancy permit issuance.	Contra Costa County Fire Protection District	Prior to Occupancy Permit	Fire Department	

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55.	<b>Damage to Street Improvements.</b> Any damage to existing street and existing site improvements during construction or adjacent property improvements in the immediate area of the impacts of the project, shall be repaired and/or rebuilt to the satisfaction of the City Engineer at the full expense of the developer. This shall include sidewalks, asphalt and concrete pavement, slurry seal existing AC pavements, parking lot curb and gutter, landscaping, street reconstruction along the project frontage, as may be required by the City Engineer to make the developed area looking new.	City of Antioch	Prior to Occupancy Permit of the last home or ultimate tract acceptance/ bond release	Building Department	
56.	<b>Right-of-Way Construction Standards.</b> All improvements within the public right-of-way, including curb, gutter, sidewalks, driveways, paving and utilities, shall be constructed in accordance with approved standards and/or plans and shall comply with the standard plans and specification of the City Engineer.	City of Antioch	Prior to Occupancy Permit	Public Works	
<b>Special Conditions of Approval</b>		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
SP-1.	<b>Trash Receptacles:</b> City Park type three-sort trash receptables shall be placed in all common areas.	City of Antioch	Prior to Occupancy Permit	Public Works	

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<p>SP-2.</p>	<p><b>Existing Utility Easements Vacated And New PUEs.</b> The topography survey of the project identifies an existing 15' wide and 20' wide utility easement across relocated Storm Drian Lines, sanitary sewer lines and other utilities. Other existing PUE and easements on parcel (APN 053-060-062-5 and APN 053-060-057-6) site shall be vacated. A new 10' wide public utility easement (PUE) shall be established, as needed, over the new underground dry utilities along Country Hills Drive and Laurel Road and under the existing overhead lines and new underground utilities that are to be constructed. If warranted, a new PUE shall be established on site over all new utility lines to be installed from the public right way to the various buildings.</p>	<p>City of Antioch</p>	<p>Prior to Occupancy Permit</p>	<p>Public Works</p>	
<p>SP-3.</p>	<p><b>Construction Work Schedule.</b> The developer shall inform the City of the start of construction of the project, the construction schedule and provide the items listed below:</p> <ul style="list-style-type: none"> <li>- approximate area of disturbance,</li> <li>- time frames for anticipated inspections,</li> <li>- hours of work,</li> <li>- construction detours, and</li> <li>- flagging</li> </ul> <p>The developer shall provide the adjacent businesses and adjacent residents construction notice of construction with a flyer distributed 48 hours prior to start of construction of the following:</p> <ul style="list-style-type: none"> <li>Address of Work</li> <li>Start Date of Work</li> <li>End Date of Work</li> <li>Hours of Work</li> <li>Type of Work</li> <li>Contact Person</li> <li>Company Name</li> <li>Telephone</li> </ul>	<p>City of Antioch</p>	<p>Prior to issuance of building permit</p>	<p>Public Works</p>	

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SP-4.	<b>Double Detector Check Valve Assembly.</b> The developer shall install the required 2 sprinkler Double Detector Check Valve assemblies in an enclosed area 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.	City of Antioch	Prior to Occupancy Permit	Public Works	
SP-5.	<b>24' Driveway to Site.</b> The developer shall construct two 24' wide driveways along County Hills drive with 30' minimum radius curb returns and valley gutter along the project frontage in accordance with the approved site plan C-1 per City driveway standards to the satisfaction of the City Engineer. Each driveway entrance shall be stop controlled with proper stop signs, stop bar, stop legend, ADA ramps and cross walks and street drainage improvements in accordance with city details and city standards.	City of Antioch	Prior to Occupancy Permit	Public Works	
SP-6.	<b>Lot Line Adjustment.</b> The developer shall file a lot line adjustment that will adjust existing lots to the configuration of the lots as shown on sheet C2 the approved preliminary plans of Laurel Ranch Apartment development plan prepared by Wood Rodgers dated January 6, 2023 to the satisfaction of the City Engineer / Director of Public Works.	City of Antioch	Prior to issuance of building permit for future homes (grading permit and site development allowed)	Public Works	
SP-7.	<b>Vacation or Relocation of the Following Easements:</b> <ol style="list-style-type: none"> <li>1. Temporary construction easement in favor of Davidon Homes</li> <li>2. 60' Access easement to Parcel B 170-PM-12</li> <li>3. Centerline of 16' wide PG&amp;E easement and Pacbell easement 857-OR-405, 1904-OR-600.</li> </ol>	City of Antioch	Prior to issuance of building permit for future homes (grading permit and site development allowed)	Public Works	
SP-8.	<b>Dedication of the Following Easements:</b> <ol style="list-style-type: none"> <li>1. Public utility easements (PUE) shown on preliminary site plan C-3 and all water meters and water services to buildings.</li> <li>2. Emergency vehicle access easements (EVAE) as shown on the preliminary Site plan C-3.</li> <li>3. 10' wide existing sanitary Sewer lines through the site shown on preliminary site plan C-3</li> </ol>	City of Antioch	Prior to issuance of building permit for future homes (grading permit and site development allowed)	Public Works	

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SP-9.	<b>The Treatment Basins and Detention Basins.</b> The developer shall construct three (3) drainage treatment basins and drainage detention basins to handle drainage from project drainage. This includes installation of all needed storm drain lines, grading, drainage inlets and outlet structures, drainage treatment and detention basins, wears, pathways, maintenance access roads, fencing, gates, trash racks, and any other needed improvements for the parcel to function as drainage treatment and detention basins for the entire project.	City of Antioch	Prior to first certificate of occupancy	Public Works	
SP-10.	<b>Underground Storm Drain System Connected to Down Spouts.</b> All residential buildings and other structures shall have rain gutters and downspouts connected to an underground drainage collection system. The grading around the building will direct surface water away from the building foundation to an underground storm drain system as approved by the City Engineer.	City of Antioch	Prior to certificate of occupancy for each individual building	Public Works	
SP-11.	<b>Removal of Vacated Easements.</b> All existing easements of record that are no longer required and will affect parcels within this project shall be removed prior to or concurrently with the recordation of the final map or subsequent final maps or separate recorded documents as approved by City Engineer.	City of Antioch	Prior to issuance of building permit	Public Works	

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SP-12.	<b>Postal Service.</b> Provisions for mail delivery and locations of mailbox facilities shall be reviewed by the USPS and approved by the City Engineer prior to the approval of building permit. The developer shall install approved mailbox facility for mail delivery of the future buildings at the central locations reviewed by the USPS and the City Engineer. These mailbox facilities shall be installed with the construction of residential buildings within each phase.	City of Antioch	Prior to first certificate of occupancy	Public Works	
SP-13.	<b>Sight Distance.</b> As shown in the plan submittal, all intersections, street corners and driveways, and private street corners shall comply with city standard sight distance triangle requirements and landscaping shall be maintained per Antioch Municipal Code § 9-5.1101 Site Obstructions at Intersections, or as approved by the City Engineer. The developer shall make sure all landscaping and site plans are compliance with proper safe sight distance stopping distance requirements based on vehicle speeds in accordance with ASHTO standards.	City of Antioch	Prior to first occupancy	Public Works	
SP-14.	<b>Water Meters.</b> All water meters for each unit in each of the buildings (water meters, sewer cleanouts, etc.) shall be contained below ground surface, or inside an enclosure or within the building as approved by the City Engineer.	City of Antioch	Prior to occupancy of each building	Public Works	
SP-15.	<b>Undeveloped Areas.</b> The developer and/or the property owner shall maintain all undeveloped areas within this subdivision in an attractive manner, which shall also ensure fire safety, erosion control and proper drainage per city and state requirements.	City of Antioch	Ongoing	Public Works	
SP-16.	<b>Construction Traffic Control Plan.</b> A Construction Traffic Control Plan shall be submitted for approval with the improvement plans for approval by the City Engineer. All public street improvements for access to the first phase of building permits shall be fully constructed/improved prior to the first building permit along street alignments agreed to in writing by the City Engineer. The developer may need to submit a traffic control plans for all construction of improvements within the public right of way.	City of Antioch	Prior to issuance of building permit	Public Works	

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SP-17.	<p><b>Signing and Striping Plan.</b> The applicant shall submit a Signing and Striping Plan using the latest version of the Caltrans Standard Plans Pavement Markers and Traffic Lines Typical Details as depicted in the A20 and A24 series of plan sheets and the latest version of the California MUTCD's Sign Chart. Accessible parking design shall be compliant with the latest version of Caltrans Standard Plans A90 series of plan sheets. Accessible parking lot design shall be compliant with the latest version of City parking standards.</p>	City of Antioch	Prior to issuance of building permit	Public Works	
SP-18.	<p><b>Truck Turning Analysis.</b> The developer completed adequate truck turning analysis as part of the Final Development plan. With the improvement plan submittal, the applicant shall submit the approved truck turning analysis or any updates with a minimum size WB-50 vehicle for on-site entry, turnarounds, and overall circulation utilizing the AutoTurn add-on in AutoCAD software.</p>	City of Antioch	Prior to issuance of building permit	Public Works	
SP-19.	<p><b>Compliance to City Water Master Plan.</b> The developer shall complete a peak domestic water demand analysis and fire flow analysis of the proposed project development in accordance with city requirements. 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 this demand for water exceeds this allocation previously determined then the developer shall fund analysis of the city master plan model to determine if the capacity of the existing city water system is being exceeded and require the project install new improvements to meet these demands. This analysis shall be reviewed and approved by the City Engineer.</p>	City of Antioch	Prior to issuance of building permit	Public Works	
SP-20.	<p><b>Compliance to City Sewer Master Plan.</b> The developer shall complete a sewer peak flow sewer analysis of the proposed project development in accordance with city sewer requirements. 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. If this peak sewer flow exceeds this allocation previously determined by the master plan then the developer shall fund an analysis of the city master plan</p>	City of Antioch	Prior to issuance of building permit	Public Works	

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	model to determine if the capacity of the existing downstream city sewer system is being exceeded and require the project to install new improvements to mitigate these higher sewer demands. This analysis shall be reviewed and approved by the City Engineer.				
SP-21.	<b>Compliance to City Drainage Master Plan.</b> The developer shall complete a hydrology and hydraulic analysis of drainage flows of the proposed project development in accordance with city requirements for 10 year and 100-year drainage flows. This analysis for site drainage for the project shall not exceed the storm drainage flows allocated for this site according to the City drainage master plan. If this storm water flows exceeds the anticipated flows and retention downstream of the project previously determined in the city master plan then the developer shall fund an analysis of the city master plan model to determine downstream if there is capacity of the existing downstream drain system to handle this development. If the drainage system is being exceeded, the developer may be required to install new improvements or provide their fair share contribution to improvements to handle these increases in drainage downstream. This analysis shall be reviewed and approved by the City Engineer.	City of Antioch	Prior to issuance of building permit	Public Works	
SP-22.	<b>Encroachment Permit for Import of Earthwork.</b> With the import of engineered fill material to the site, the developer shall file an encroachment permit with the city for added cleanup of the truck route that may become excessively dirty due to the hauling of so much imported soil material along City streets leading to the development property. The developer shall pay for additional street sweeping and cleanup of dirt or soil material that may collect along the truck route after this high volume of hauling the material on city streets has ended. The City Engineer will inspect and evaluate such accumulation of material at the time of the import of material.	City of Antioch	Prior to issuance of building permit	Public Works	



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SP-23.	<b>Police Services CFD.</b> The applicant shall annex into the existing Community Facilities District (CFD) 2018-02 (Police Protection).	City of Antioch	Prior to Occupancy Permit	Public Works	
SP-24.	<b>Fire Services CFD.</b> The applicant shall annex into 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.	City of Antioch	Prior to Occupancy Permit	Public Works	
SP-25.	<b>Public Services CFD.</b> The applicant shall annex into the existing CFD 2022-01 (Public Services).	City of Antioch	Prior to Occupancy Permit	Public Works	
SP-26.	<b>Architectural Elevations and Colors.</b> No two of the same building elevation shall be constructed next to one another for buildings fronting either Laurel Road or Country Hills Drive. No two of the same paint scheme, regardless of building elevation shall be constructed next to one another. The elevation and paint scheme of each building shall be shown on the site plan of the building permit submittal.	City of Antioch	Prior to Issuance of Building Permit	Planning Division	
SP-27.	<b>Retaining Wall Vines.</b> The vines shown on sheet L-21 of the project plans shall be planted along the entire length of the retaining wall adjacent to Laurel Road. The locations, size, and species of vine shall be shown on the final landscaping plans. The final landscaping plan shall show vines of a type that will eventually cover the height of the wall.	City of Antioch	Prior to Issuance of Building Permit	Planning Division	
SP-28.	<b>Retaining Wall.</b> In conformance with the Citywide Design Guidelines, the retaining wall color shall coordinate with the entry wall's stone veneer and an enhanced material, such as a split face block, shall be used. The enhanced wall design shall be shown on the building permit plans for review and approval by the Planning Division prior to issuance.	City of Antioch	Prior to Issuance of Building Permit	Planning Division	

**EXHIBIT A: Laurel Ranch Townhomes Conditions of Approval**

SP-29.	<p><b>East Lone Tree Specific Plan Benefit District 2016/147.</b> The developer shall contribute to the East Lone Tree Specific Plan Benefit District based on a total allocation of 108 Equivalent Residential Units (ERU) assigned to the Property on which the Project is located (consisting of former Assessor's Parcel Numbers 053-060-031 and 053-060-024). The contribution amount specified in the East Lone Tree Specific Plan Benefit District formation documents is \$15,001 per ERU, which equates to a total contribution of \$1,620,108 (or \$7,500.50 per unit) for developer's 216-unit Project. If the developer elects to build the project in one phase, the full amount of the contribution shall be due at the time occupancy permits are issued for the full project. If developer elects to build the project in phases, developer shall pay an amount equal to \$7,500.50 multiplied by the number of units in each phase, unless another allocation is agreed to by the Director of Public Works.</p>	City of Antioch	Prior to Occupancy of Each Building	Public Works	
SP-30.	<p><b>Existing Northernly Driveway.</b> The developer shall remove the existing northernly driveway with the large 30 feet curb returns and concrete sidewalk aprons and paving from County Hills drive to the site(close to the intersection of Laurel Road and Country Hills drive) and install new curb and gutter, road base, asphalt pavement, concrete sidewalk, and topsoil for relandscaping in the area of the former driveway in the public right of way. The proposed improvements shall match the existing grade, northerly curb alignment, sidewalk width, street drainage, irrigation system, street trees and other landscaping improvements as the rest of the street to the satisfaction of the City Engineer. The developer shall include this work with all the other off- site improvements required to be constructed in the City right of way in accordance with City standard plans and specifications. The developer shall include this work in the City encroachment permit for all improvements to be completed within the City Right of way.</p>	City of Antioch	Prior to Occupancy of Each Building	Public Works	


# Resolution No. 2023-34\_Laurel Ranch Townhomes [PD-23-01, UP2023-0006, DR2023-0013]


Final Audit Report


2023-11-02


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