CITY OF
ANTIOCH
CALIFORNIA

ANNOTATED AGENDA

Antioch City Council

REGULAR MEETING

Date: **Tuesday, January 23, 2024**

Time: 5:30 P.M. – Closed Session

7:00 P.M. – Regular Meeting

Place: **Council Chambers**

200 'H' Street

Antioch, CA 94509

City Council meetings are televised live on Comcast channel 24, AT&T U-verse channel 99, or live stream (at www.antiochca.gov). Please see the inside cover for detailed Speaker Rules.

PLEASE TURN OFF CELL PHONES BEFORE ENTERING COUNCIL CHAMBERS.

Lamar Thorpe, Mayor
Monica E. Wilson, Mayor Pro Tem (District 4)
Tamisha Torres-Walker, Council Member District 1
Michael Barbanica, Council Member District 2
Lori Ogorchock, Council Member District 3

Ellie Householder, City Clerk
Lauren Posada, City Treasurer

Kwame P. Reed, Acting City Manager
Thomas Lloyd Smith, City Attorney

ACCESSIBILITY: In accordance with the Americans with Disabilities Act and California law, it is the policy of the City of Antioch to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at the number or address below at least 72 hours prior to the meeting or when you desire to receive services. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. The City's ADA Coordinator can be reached @ Phone: (925) 779-6950, and e-mail: publicworks@antiochca.gov.

Notice of Availability of Reports

This agenda is a summary of the actions proposed to be taken by the City Council. For almost every agenda item, materials have been prepared by the City staff for the Council's consideration. These materials include staff reports which explain in detail the item before the Council and the reason for the recommendation. The materials may also include resolutions or ordinances which are proposed to be adopted. Unless otherwise noted, City Council actions include a determination that the California Environmental Quality Act (CEQA) does not apply. The Council meets regularly on the second and fourth Tuesdays of the month at 7:00 p.m., with Closed Sessions often occurring before or after the regular meeting. City Council Agendas, including Staff Reports are posted onto our City's Website 72 hours before each Council Meeting. To be notified when the agenda packets are posted onto our City's Website, simply click on this link: Notifications – City of Antioch, California (antiochca.gov) and enter your e-mail address to subscribe. To view the agenda information, click on the following link: City Council – City of Antioch, California (antiochca.gov). Questions may be directed to the staff member who prepared the staff report, or to the City Clerk's Office, who will refer you to the appropriate person.

Notice of Opportunity to Address Council

The public has the opportunity to address the City Council on each agenda item. To address the Council, fill out a Speaker Request form and place in the Speaker Card Tray near the City Clerk before the meeting begins. This will enable us to call upon you to speak. Comments regarding matters not on this Agenda may be addressed during the "Public Comments" section. No one may speak more than once on an agenda item or during "Public Comments". The Speaker Request forms are located at the entrance of the Council Chambers. Please see the Speaker Rules on the inside cover of this Agenda.

5:30 P.M. **ROLL CALL – CLOSED SESSION –** for Council Members ***– All Present***

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS *for Closed Session* ***– None***

CLOSED SESSION:

1) **CONFERENCE WITH LEGAL COUNSEL –** Existing Litigation pursuant to California Government Code section 54956.9; Frank Sterling v. City of Antioch, et al. United States District Court Northern District of California Case No. 3:22-cv-07558-TSH.

Council approved a case settlement in the amount of $150,000, 4/1 (Barbanica)

2) **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION –** Initiation of litigation pursuant to California Government Code section 54956.9(c): Nine Cases.

Direction provided to City Attorney

3) **CONFERENCE WITH REAL PROPERTY NEGOTIATONS** pursuant to California Government Code section 54956.8; Property: 275 W. Tregallas Road, Antioch, CA; Agency Negotiation: City of Antioch Negotiators: Kwame P. Reed, Acting City Manager and Thomas Lloyd Smith, City Attorney; Negotiating Parties: Richard Hobin, Esq.; Under Negotiation: Price and terms of payment.

Direction provided to City Attorney and Acting City Manager

CLOSED SESSION – Continued

4) **CONFERENCE WITH REAL PROPERTY NEGOTIATIONS –** pursuant to California Government Code section 54956.8; Property: Approximately 2,540 square feet of property adjacent to 1 Marine Plaza (APN 066-010-017), Antioch, CA; Negotiating Parties: City of Antioch Negotiators: Kwame P. Reed, Acting City Manager and Thomas Lloyd Smith, City Attorney; Negotiating Parties: Sean McCauley, Owner of Adjacent Property; Under Negotiation: Price and terms of payment.

Direction provided to City Attorney and Acting City Manager

5:32 P.M. ***MOTIONED TO ADJOURN TO CLOSED SESSION***

7:05 P.M. **ROLL CALL – REGULAR MEETING –** for Council Members **– *All Present***

PLEDGE OF ALLEGIANCE

CITY ATTORNEY TO REPORT OUT ON CLOSED SESSION

1. INTRODUCTION OF NEW CITY EMPLOYEES

STAFF REPORT

2. PROCLAMATIONS

- Proclamation Recognizing Human Trafficking Prevention Month, January 2024
- In Honor of Black History Month, February 2024
- Celebrating Thomas Gaines Day in Antioch, February 9, 2024

Approved, 5/0

Recommended Action: It is recommended that the City Council approve the proclamations.

STAFF REPORT **STAFF REPORT** **STAFF REPORT**

3. ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

- JOIN THE ANTIOCH COUNCIL OF TEENS – The 'Youth Voice' for the City of Antioch
  - Make a difference and represent your City – Visit us at: antiochca.gov/act
    For more information, email: Youth@antiochca.gov
- ANTIOCH RIVERTOWN COMMUNITY SPACE – Community Design Workshops
  - Antioch Community Center – February 8, 2024
    4703 Lone Tree Way, Antioch, CA
  - Nick Rodriguez Community Center – February 18, 2024
    213 F Street, Antioch, CA

STAFF REPORT

PUBLIC COMMENTS – *Members of the public may comment only on unagendized items. The public may comment on agendized items when they come up on this Agenda.*

CITY COUNCIL COMMITTEE REPORTS/COMMUNICATIONS

MAYOR'S COMMENTS

4. PRESENTATIONS – *Friends of the Library, presented by Walter Ruehlig*

- *Antioch Police Department – Community Services Officer presented by Lieutenant Desmond Bittner*

- *2024 Election Cycle Presentation, presented by Kristin B. Connelly, Contra Costa County Clerk-Recorder-Registrar*

STAFF REPORT **STAFF REPORT**

5. *CONSENT CALENDAR*

A. APPROVAL OF COUNCIL MEETING MINUTES FOR DECEMBER 12, 2023

Approved, 5/0

Recommended Action: It is recommended that the City Council approve the Meeting Minutes.

STAFF REPORT

B. APPROVAL OF COUNCIL MEETING MINUTES FOR JANUARY 9, 2024

Approved, 5/0

Recommended Action: It is recommended that the City Council approve the Meeting Minutes.

STAFF REPORT

C. APPROVAL OF COUNCIL WARRANTS

Approved, 5/0

Recommended Action: It is recommended that the City Council approve the warrants.

STAFF REPORT

D. ACCEPTANCE OF WORK AND NOTICE OF COMPLETION FOR THE CURB, GUTTER, AND SIDEWALK REPAIR INCLUDING TREE REMOVAL AND STUMP GRINDING AND INSTALLATION OF CONCRETE CURB RAMPS AT MISCELLANEOUS LOCATIONS 2022/23 (P.W. 507-19)

Reso No. 2024/07 adopted, 5/0

Recommended Action: It is recommended that the City Council adopt a resolution determining that work has been completed, accepting the work, and authorizing the Acting City Manager or designee to file a Notice of Completion for the Curb, Gutter, and Sidewalk Repair Including Tree Removal and Stump Grinding and Installation of Concrete Curb Ramps at Miscellaneous Locations 2022/23 Project.

STAFF REPORT

PUBLIC HEARING

6. VINEYARD CROSSING PRELIMINARY DEVELOPMENT PLAN (PRE2023-003)

Feedback given to applicant and staff

Recommended Action: It is recommended that the City Council provide feedback to the applicant and City staff regarding the proposal and provide direction to the applicant for the Final Development Plan submittal.

STAFF REPORT **STAFF REPORT** **STAFF REPORT**

PUBLIC COMMENTS

STAFF COMMUNICATIONS

COUNCIL COMMUNICATIONS AND FUTURE AGENDA ITEMS – *Council Members report out various activities and any Council Member may place an item for discussion and direction on a future agenda. Timing determined by Mayor and Acting City Manager – no longer than 90 days.*

MOTION TO ADJOURN – *After Council Communications and Future Agenda Items, the Mayor will make a motion to adjourn the meeting. A second motion is required, and then a majority vote is required to adjourn the meeting.*

Motioned to adjourn meeting at 10:26 p.m., 5/0

CITY OF
ANTIOCH
CALIFORNIA

INTRODUCTION OF NEW CITY EMPLOYEES

DATE: Regular Meeting of January 23, 2024

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Ana Cortez, Human Resources Director

- Acting Public Works Director/City Engineer Scott Buenting would like to introduce:
  - Stephen Hopkins, Water Distribution Operator I

- Acting Police Chief Joe Vigil would like to introduce:
  - Alma Rodriguez, Police Records Technician

CITY OF
ANTIOCH
CALIFORNIA
OPPORTUNITY LIVES HERE

PROCLAMATION RECOGNIZING

HUMAN TRAFFICKING PREVENTION MONTH

JANUARY 2024

WHEREAS, human trafficking is a form of interpersonal violence and a crime in which force, fraud or coercion is used to compel victims into commercial sexual and labor exploitation, affecting individuals of all genders, citizenship status, ages and backgrounds;

WHEREAS, human trafficking can happen to anyone, certain populations are disproportionately at risk, including people affected by prior abuse or sexual violence, poverty, and unstable living situations or homelessness, as well as those systemically marginalized and underserved;

WHEREAS, human trafficking remains underreported, in 2021, the National Human Trafficking Resource Center identified 10,360 cases of human trafficking nationwide, with California leading all other states, accounting for nearly 13% of all such cases;

WHEREAS, human trafficking requires a coordinated, community-wide response engaging diverse stakeholders including survivors, advocates, prosecutors, case managers, civil legal attorneys, police officers, educators, social workers, community-based organizations, community members, and governmental agencies, among others;

WHEREAS, the Contra Costa Human Trafficking Task Force, in partnership with 40 multidisciplinary partners, strive to identify and provide services to survivors, investigate and prosecute all forms of human trafficking, and build capacity within the Task Force and community to respond to and prevent human trafficking;

WHEREAS, in 2023, Community Violence Solutions, along with Love Never Fails, The Family Justice Center and others provided comprehensive, trauma-informed services to 132 victims of human trafficking. This included crisis intervention, on-going case management, medical and legal accompaniment, personal and criminal justice advocacy, emergency housing and rental assistance, and linkages to resources; and

WHEREAS, in Contra Costa Alliance to End Abuse recognizes human trafficking as a public health issue that is preventable by building individual, community, and societal understanding and resilience, eliminating social and historical inequities, and improving the environmental conditions where people are born, learn, live, work, play, age, and worship.

NOW, THEREFORE, I, LAMAR A. THORPE, Mayor of the City of Antioch,
hereby proclaim January 2024 as Human Trafficking Prevention Month and urge all residents to actively participate in the efforts to both raise awareness and prevent all forms of human trafficking. Let us make it known that human trafficking has no place in this city, this county, this nation, or this world.

JANUARY 23, 2024

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LAMAR A. THORPE, Mayor

2.01
01-23-24

CITY OF
ANTIOCH
CALIFORNIA
OPPORTUNITY LIVES HERE

IN HONOR OF

BLACK HISTORY MONTH

FEBRUARY 2024

***WHEREAS**, the origins of Black History Month can be traced back to 1915, half a century after the Thirteenth Amendment abolished slavery in the United States;*

***WHEREAS**, in 1976, Black History Month was formally adopted to honor and affirm the importance of Black History throughout our American experience, and is full of Individuals who took a stance against prejudice, advanced the cause of civil rights, strengthened families, communities, and our nation;*

***WHEREAS**, African Americans have played a significant role in the history of our nation and California's economic, cultural, spiritual, and political development while working tirelessly to promote their culture and history;*

***WHEREAS**, as a result of their determination, hard work, and perseverance, African Americans have made valuable and lasting contributions to our community and our state, achieving exceptional success in all aspects of society including business, education, politics, science, and the arts;*

***WHEREAS**, the City of Antioch continues to work toward becoming an inclusive community in which all residents – past, present, and future – are respected and recognized for their contributions and potential contributions to our community, the state, the country, and the world; and*

***WHEREAS**, the City of Antioch is proud to honor the history and contributions of African Americans in our community, throughout our state, and nation.*

***NOW, THEREFORE, I, LAMAR A. THORPE, Mayor of the City of Antioch,** hereby proclaim February 2024 to be "Black History Month." I encourage all citizens to celebrate our diverse heritage and culture and to continue our efforts to create a world that is more just, peaceful, and prosperous for all.*

JANUARY 23, 2024

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LAMAR A. THORPE, Mayor

2.02
01-23-24

CITY OF
ANTIOCH
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CELEBRATING THOMAS GAINES DAY IN ANTIOCH
FEBRUARY 9, 2024

WHEREAS, since the beginning of Antioch in the 1800's, our community has become home for new residents from around the world;

WHEREAS, in the 1860's, an emancipated slave named Thomas Gaines came to Antioch and worked as a laborer on the Antioch docks;

WHEREAS, Thomas Gaines was the only African American resident of Antioch between 1860 and the 1940's;

WHEREAS, he lived in a red brick shack on the waterfront in the back of the Antioch Lumber Company;

WHEREAS, on February 28, 1875, Thomas Gaines became a member of the First Congregational Church by profession of faith;

WHEREAS, Thomas Gaines was highly regarded around town for his noble work and his caring attention towards others – he regularly walked women and children home from church for safety; and

WHEREAS, today Antioch celebrates a rich cultural heritage and inspiring diversity, and collaborates with several community partners to recognize Black History Month in February with special events and impressive exhibits.

NOW, THEREFORE, I, LAMAR A. THORPE, Mayor of the City of Antioch, ***hereby proclaim February 9, 2024, as "THOMAS GAINES DAY" during Black History Month and the Black History Month Exhibit Days. I encourage all citizens, schools, and organizations to learn more about Antioch's cultural history, Black History Month, and Thomas Gaines, the first African American resident of the City of Antioch.***

JANUARY 23, 2024

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LAMAR A. THORPE, Mayor

2.03
01-23-24

ANTIOCH
CALIFORNIA
OPPORTUNITY LIVES HERE

Join the ANTIOCH COUNCIL OF TEENS

The 'Youth Voice' for the City of Antioch

Open to 6th-12th graders

Meetings on the 2ND and 4TH WEDNESDAYS

Represent your City

FREE FOOD AND DRINKS

Make a Difference

For more information contact:
Youth@antiochca.gov

Visit us at:
antiochca.gov/act

ANTIOCH RIVERTOWN COMMUNITY SPACE

COMMUNITY DESIGN WORKSHOP

Join the discussion and share your thoughts on a new outdoor community space in historic Rivertown!

Open to all community members!

Thursday Feb. 8, 2024
6:00pm - 8:00pm
ANTIOCH COMMUNITY CENTER
4703 Lone Tree Wy, Antioch, CA

OR

Sunday Feb. 18, 2024
4:00pm - 6:00pm
NICK RODRIGUEZ CMTY CENTER
213 F Street, Antioch, CA

Help us design through fun activities and discussions!

*Refreshments will be provided

Share your thoughts now

Please take a moment to fill out this short survey

CITY OF ANTIOCH CALIFORNIA

FOR MORE INFORMATION:
www.antiochca.gov/recreation/rcs

rhaa Landscape Architecture & Planning

Contra Costa County

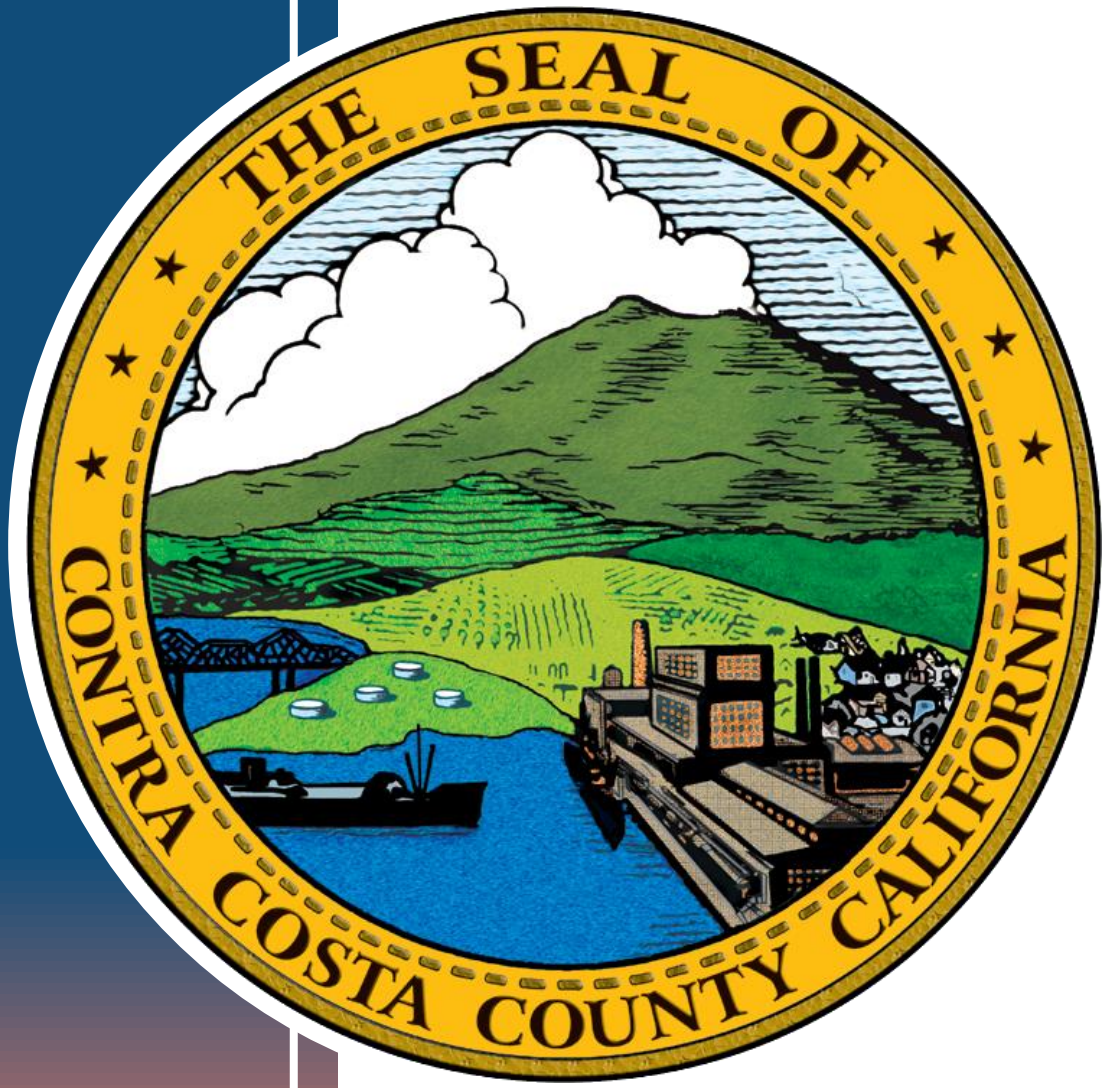
Clerk-Recorder-Elections

Kristin B. Connelly

County Clerk-Recorder-Registrar

Kristin.Connelly@vote.cccounty.us

925.335.7899

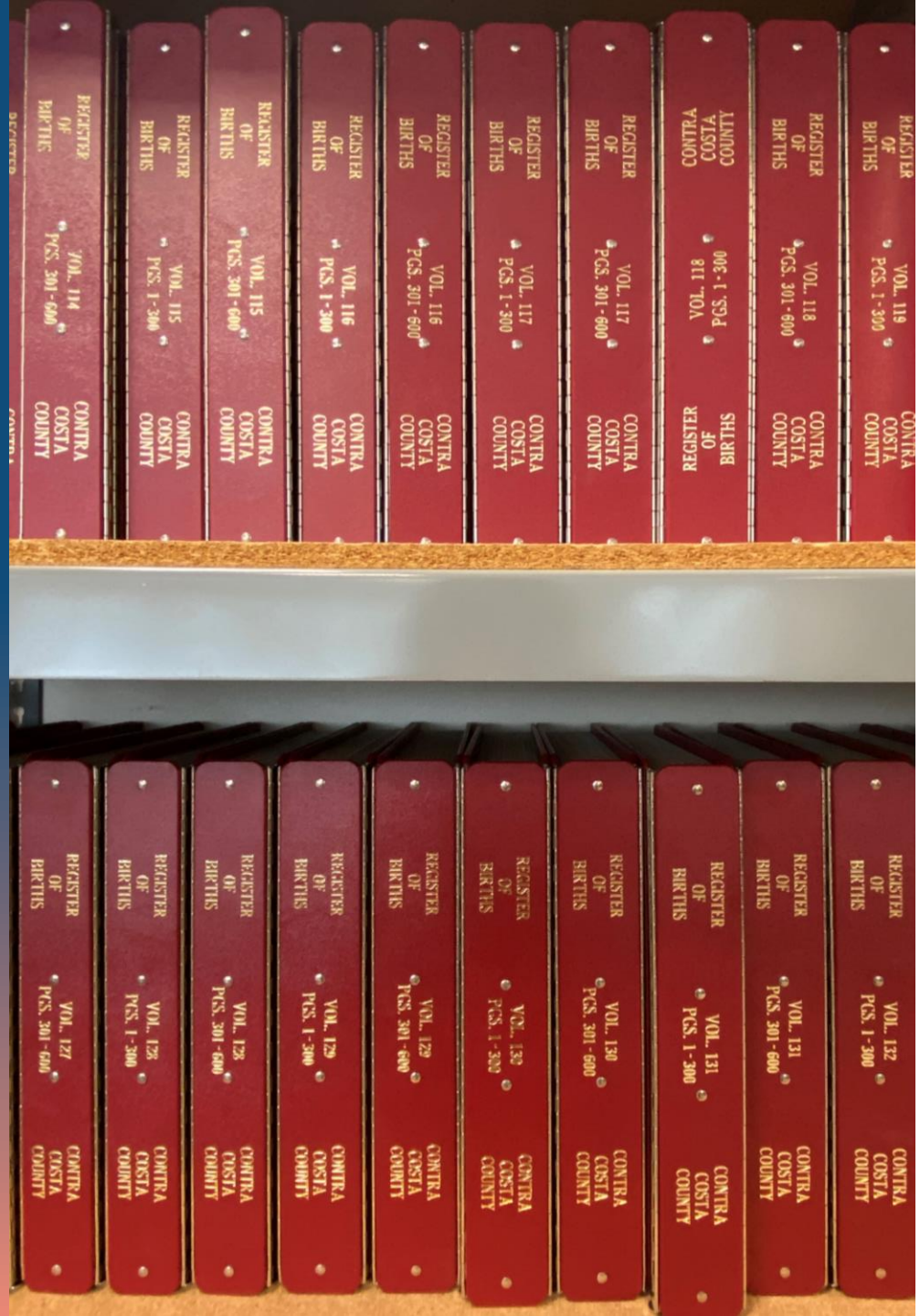


ELECTIONS

Registrar of Voters

Primary Statutory Responsibilities Include:

- Conduct elections in a fair, efficient, accurate, and timely manner;
- Provide services to maintain a high level of voter registration and to ensure that all eligible citizens can register to vote and are able to exercise their right to vote, according to Federal and State statutory laws and regulations;



CLERK-RECORDER

Primary Statutory Responsibilities Include:

- Accurately maintain, protect, and preserve official records and indices relating to real property and vital records in Contra Costa County and provide the public with easy, convenient, and reliable access to public documents;
- Provide micrographic capability and equipment to digitize, maintain, and archive our public records.

CLERK-RECORDER-ELECTIONS DEPARTMENT

Recognized for Excellence

- The Election Division was selected as 1 of just 16 jurisdictions nationwide to be a Center for Election Excellence.
  - The award is bringing nearly $2 million in grant revenue through the end of 2024.

- Contra Costa Elections also received the Democracy Award from the National Association of Election Officials in 2022 for leading the 11-county Coalition of Bay Area Elections Officials (bayareavotes.org) for collaborating to fight mis- and dis-information about elections in our shared media market.

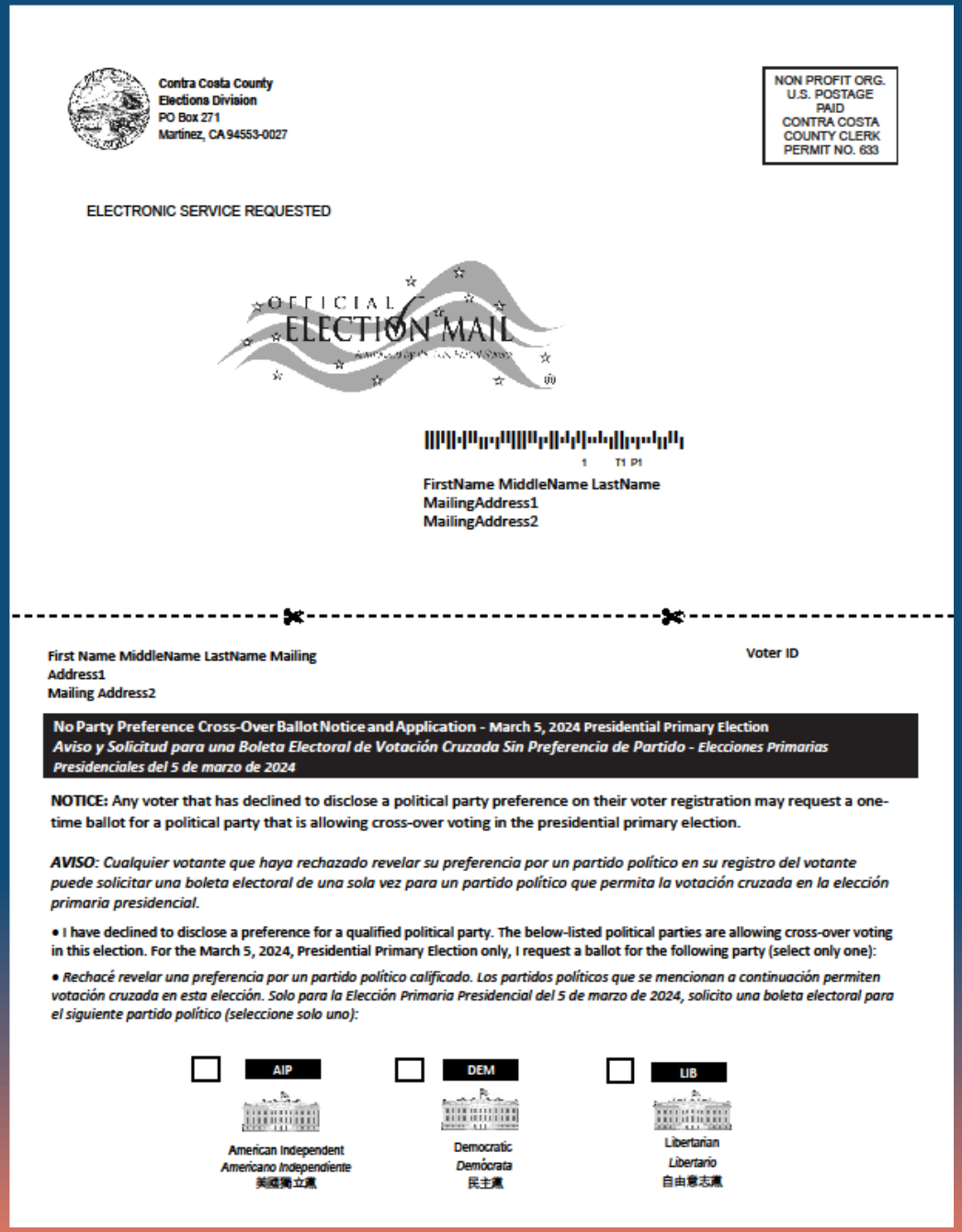
CONTRA COSTA ELECTIONS BY THE NUMBERS

9th Largest County in California

- 704,567 registered voters
  - 90%-95% of ballots are cast as Vote-By-Mail (VBM) ballots.
  - These get returned split about evenly between secure drop boxes and USPS.
- We moved to a central count model in 2022.
- We are authorized for just 32 permanent FTEs.
- By contrast, Santa Clara has only 400,000 more registered voters and they have 90 permanent FTEs.
- The Presidential Primary on March 5, 2024, is first time in the history of California where we will mail every voter a ballot in a partisan presidential primary.

ANTIOCH BY THE NUMBERS

- 64,041 registered voters (9.1% of county)
  - 61 precincts serving city voters
- Partisan breakdown of registered voters:
  - 55.6% Democratic Party
  - 16.1% Republican Party
  - 4.2% American Independent Party
  - 0.4% Green Party
  - 0.9% Libertarian Party
  - 0.8% Peace & Freedom Party
  - 21.3% No Party Preference
  - 0.8% Misc.
- 47 volunteers from Antioch have committed to help with the Presidential Primary.
- In November 2022, the highest turnout for in-person voting was at Rio Grande Chapel with 474 voters on Election Day.



Contra Costa County
Elections Division
PO Box 271
Martinez, CA 94553-0027

NON PROFIT ORG.
U.S. POSTAGE
PAID
CONTRA COSTA
COUNTY CLERK
PERMIT NO. 633

ELECTRONIC SERVICE REQUESTED

OFFICIAL ELECTION MAIL

1 T1 P1

FirstName MiddleName LastName
MailingAddress1
MailingAddress2

First Name MiddleName LastName Mailing
Address1
Mailing Address2

Voter ID

No Party Preference Cross-Over Ballot Notice and Application - March 5, 2024 Presidential Primary Election
Aviso y Solicitud para una Boleta Electoral de Votación Cruzada Sin Preferencia de Partido - Elecciones Primarias Presidenciales del 5 de marzo de 2024

NOTICE: Any voter that has declined to disclose a political party preference on their voter registration may request a one-time ballot for a political party that is allowing cross-over voting in the presidential primary election.

AVISO: *Cualquier votante que haya rechazado revelar su preferencia por un partido político en su registro del votante puede solicitar una boleta electoral de una sola vez para un partido político que permita la votación cruzada en la elección primaria presidencial.*

- I have declined to disclose a preference for a qualified political party. The below-listed political parties are allowing cross-over voting in this election. For the March 5, 2024, Presidential Primary Election only, I request a ballot for the following party (select only one):
- *Rechacé revelar una preferencia por un partido político calificado. Los partidos políticos que se mencionan a continuación permiten votación cruzada en esta elección. Solo para la Elección Primaria Presidencial del 5 de marzo de 2024, solicito una boleta electoral para el siguiente partido político (seleccione solo uno):*

☐ AIP — American Independent / *Americano Independiente* / 美國獨立黨

☐ DEM — Democratic / *Demócrata* / 民主黨

☐ LIB — Libertarian / *Libertario* / 自由意志黨

Contra Costa County Elections Division mailed all NPP voters a postcard last month that gave instructions on how to request a cross-over ballot for American Independent Party, the Democratic Party or the Libertarian Party.

Voters wanting to participate in the Republican, Green Party or Peace & Freedom Party Presidential Primary need to re-register with that party by February 20,2024.

How to get back to us?

Voters can send us their No Party Preference Cross-Over Ballot Notice and Application in person or by mail. It can also be sent by email or fax.

- Email: Voter.Services@vote.cccounty.us
- Fax: (925) 335-7836

When is the Next Election?
2024 Presidential Primary Election

Voter Information Guides mailed
Includes locations of ballot drop boxes and voting sites

Ballots mailed to all voters
In-person voting begins in Martinez; drop boxes opened

Last day to register online-If haven't received your ballot
Email ballots@vote.cccounty.us or phone 925.335.7800

Five early voting sites open
Fri, Sat, Mon, and Election Day

Election Day!
Ballot postmark deadline

Drop-dead
County must receive your ballot

E-Day -40 1/25/24 | E-Day -29 2/5/24 | E-Day -15 2/19/24 | E-Day -4 3/1/24 | E-Day 3/5/24 | E-Day +7 3/12/24

How Can You Support Elections?

- Communicate with your residents and reinforce important election information.
- **For the March Primary, NPP voters need to let us know if they would like a "crossover ballot" that allows them to vote in a partisan primary.**
    - To participate in the Republican Primary, a resident needs to be registered with the Republican party.
- Encourage high school students to become student poll workers.

How Can You Support Elections?

- Be an ambassador for registering new voters year-round.
- Support California High School Voter Education Weeks the last two weeks of April and September.
- In 2024, please do what you can to amplify information about the importance of voting. The CA SOS, Dr. Shirley Weber plans to highlight the 60th anniversary of Fannie Lou Hamer's 1964 speech "I'm so sick and tired of being sick and tired," to help inspire Californians to vote.
- Check out our Website and follow us on Social Media:

ContraCostaVote.gov

We're Easy to Reach!

Follow us on:

Instagram

QR Code to our Instagram

TikTok

QR Code to our TikTok

Social Media:

Twitter – @cocoelections

YouTube – Contra Costa Clerk Recorder

Facebook – Contra Costa County Elections

Instagram – @contra_costa_elections

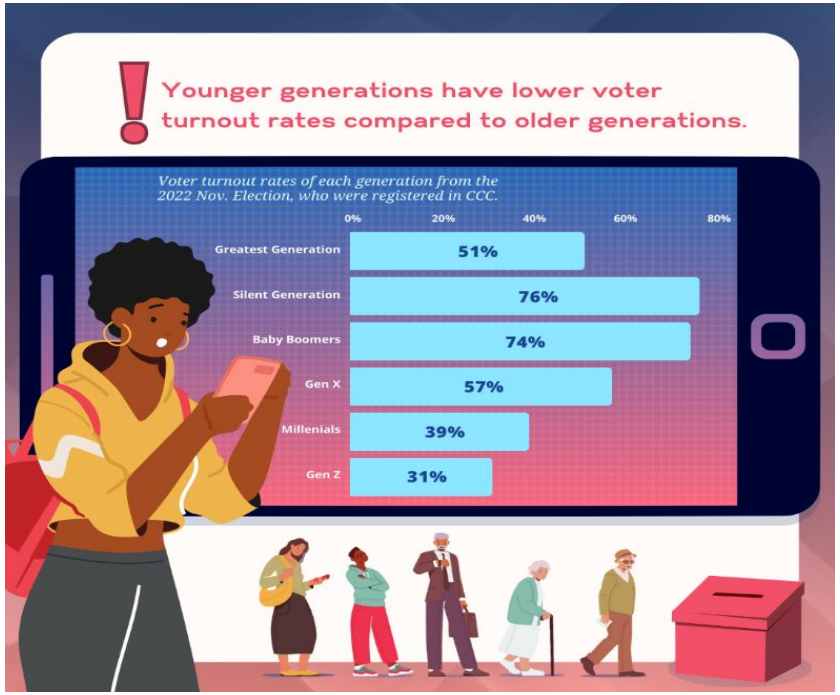
Tik Tok – @cc.clerkrec.elect

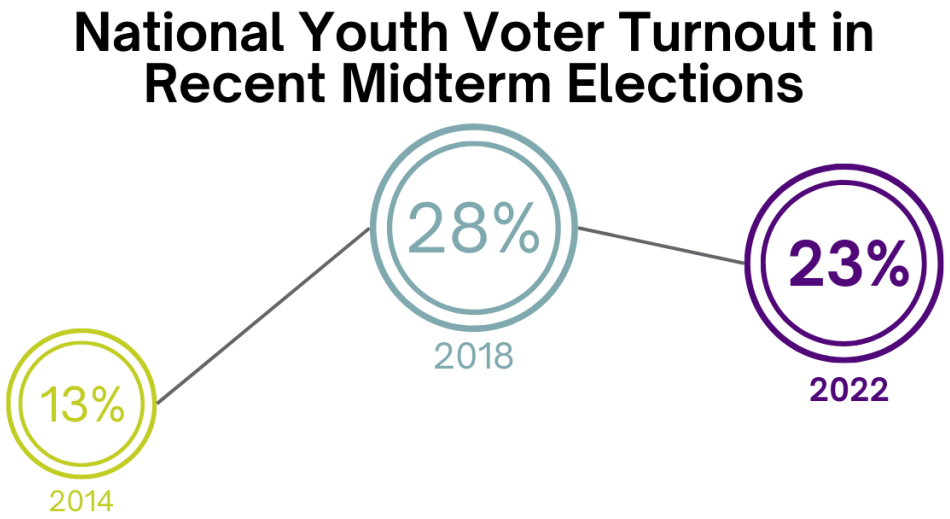
California's Youth Vote

Youth Voter Turnout in Recent Midterm Elections: State by State

CIRCLE estimates of youth voter turnout (ages 18-29) in the past three midterm elections. Turnout is the percentage of eligible voters (whether or not they were registered) who cast a ballot.

State	2014 Youth Turnout Rate	2018 Youth Turnout Rate	2022 Youth Turnout Rate	Change in Youth Turnout, 2018-2022
California	10.3%	30.3%	**22.1%**	-8.2





Five Steps to Safer Elections

from the

Committee for

Safe and Secure

Elections

1 Meet

Meet with counterparts and other stakeholders

2 Share

Share experiences, contact information, election details, and expectations

3 Agree

Agree to work together regularly and define rules of engagement where voters are present

4 Plan

Plan incident response, information sharing, and crisis communications

5 Practice

Practice information sharing and response plans

Contra Costa County

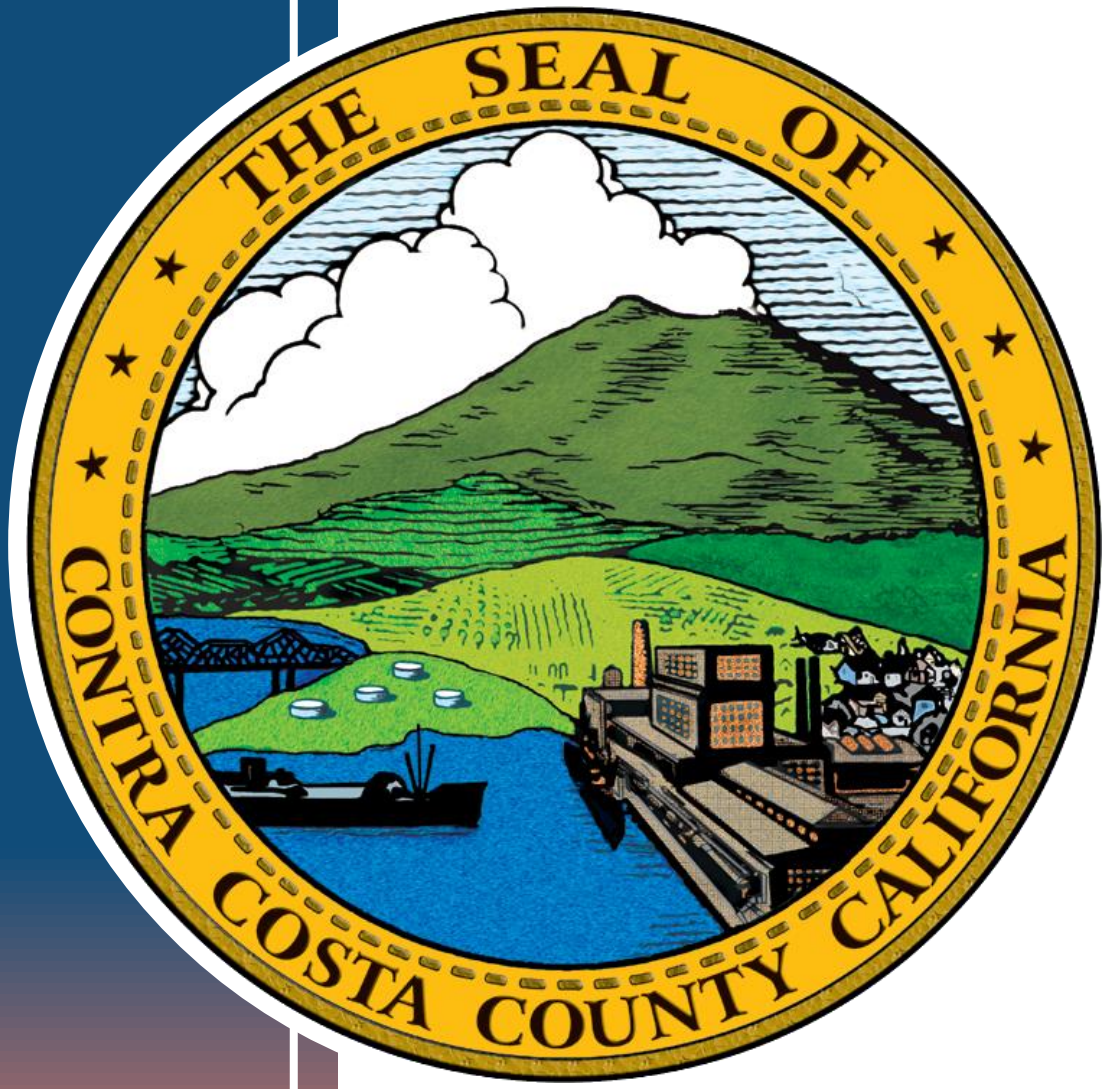
Clerk-Recorder-Elections

Kristin B. Connelly

County Clerk-Recorder-Registrar

Kristin.Connelly@vote.cccounty.us

925.335.7899



CITY COUNCIL MEETING
INCLUDING THE ANTIOCH CITY COUNCIL
ACTING AS SUCCESSOR AGENCY/HOUSING SUCCESSOR
TO THE ANTIOCH DEVELOPMENT AGENCY

Regular Meeting **December 12, 2023**
7:00 P.M. **Council Chambers**

6:00 P.M. - CLOSED SESSION

Mayor Thorpe called the Closed Session to order at 6:01 P.M., and City Clerk Householder called the roll.

Present: Council/Agency Members District 2 Barbanica, District 3 Ogorchock, District 4 Wilson and Mayor Thorpe
Absent: Mayor Pro Tem (District 1) Torres-Walker

PLEDGE OF ALLEGIANCE

Mayor Thorpe led the Pledge of Allegiance.

1. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION –** Initiation of litigation pursuant to California Government Code section 54956.9(d)(2): One Case.

2. **CONFERENCE WITH REAL PROPERTY NEGOTIATIONS –** pursuant to California Government Code section 54956.8; Property: 800 W. 2nd Street, Antioch, CA; Negotiating Parties: City of Antioch Negotiators: Brad Helfenberger, Acting Assistant City Manager and Thomas Lloyd Smith, City Attorney; Negotiating Parties: Chris Burns, Broker/Owner Representative; Under Negotiation: Price and terms of payment.

3. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION –** pursuant to California Government Code section 54956.9(d)(1): Lasopada, Juan and Rebecca Rodriguez v. City of Antioch, et al., United States District Court, Northern District California, San Francisco 3:23-cv-01955-JSC.

PUBLIC COMMENTS – None

ADJOURN TO CLOSED SESSION

Mayor Thorpe adjourned to Closed Session at 6:02 P.M.

7:00 P.M. REGULAR MEETING

Mayor Thorpe called the meeting to order at 7:03 P.M., and City Clerk Householder called the roll.

Present: Council/Agency Members District 2 Barbanica, District 3 Ogorchock, District 4 Wilson and Mayor Thorpe
Absent: Mayor Pro Tem (District 1) Torres-Walker

PLEDGE OF ALLEGIANCE

Mayor Thorpe led the Pledge of Allegiance.

CITY ATTORNEY TO REPORT OUT ON CLOSED SESSION

City Attorney Smith reported the City Council had been in Closed Session and gave the following report: **#1 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**, direction given to City Attorney, **#2 CONFERENCE WITH REAL PROPERTY NEGOTIATIONS,** direction given to Acting Assistant City Manager and City Attorney; and **#3 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION,** no reportable action.

1. INTRODUCTION OF NEW CITY EMPLOYEES

Acting Director of Public Works/City Engineer Buenting introduced Ricardo Cruz, Public Works Inspector and Joey Hawkins, Water Distribution Operator.

Director of Human Resources Cortez introduced Olga "Karina" Moreno-Coria, Human Resources Technician.

Mayor Thorpe welcomed the new city employees.

2. ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS

City Clerk Householder announced the following Board and Commission openings.

- Planning Commission
- Sales Tax Citizens' Oversight Committee

For more information and to apply, visit the City's website.

ANNOUNCEMENTS

Members of Antioch Council of Teens (ACT) announced the following civic and community events:

- ACT meetings – every 2nd and 4th Wednesdays from 4:30 P.M. – 6:00 P.M.
- ACT Teen Bowling Night - January 12, 2024, at 6:00 P.M. – 8:00 P.M. at Delta Bowl

Mayor Thorpe invited youth to apply for the City's Board and Commission vacancies.

PUBLIC COMMENTS

Devin Williams, Katherine Walley, ACCE, Kamilah Miller, Judith Ortiz, Monument Impact, Tachina Garrett, ACCE, Lester Geoffrey, Monument Impact, and Nicole Arrington, ACCE, requested Council bring forward a Just Cause for Evictions Ordinance as soon as possible.

Leslie May discussed the negative impacts of social media posts on children and encouraged people to be cognizant of comments made in the presence of youth. She thanked Council for their leadership.

Lynette Hart, Antioch resident, reported she recently became a victim of racism in Antioch which was reported to the Antioch Police Department.

Andrew Becker discussed a conversation he had with an Antioch resident who had recently been served an eviction notice and reported that they were seeking resources.

CITY COUNCIL COMMITTEE REPORTS/COMMUNICATIONS

Councilmember Wilson announced Delta Diablo and Tri Delta Transit meetings would be held on December 13, 2024.

MAYOR'S COMMENTS

Mayor Thorpe announced he was working with staff to develop a timeline for the Just Cause for Evictions Ordinance and explained various factors dictated the workflow of the City. He sympathized with a previous public speaker and commented that everyone was welcome in Antioch. He thanked everyone who wore their ugly Christmas sweaters to the meeting.

3. PRESENTATIONS

Director of Public Safety and Community Resources Johnson introduced Trish Callow, Studio Instructor AFSF / Architectural Foundation of San Francisco who on behalf of the 2023 BuildAntioch Design Internship Program Team presented Project 2023.

Leslie May questioned if this item was related to a meeting for a youth center.

Mayor Thorpe responded that this item was not related to a youth center; however, Director of Public Safety and Community Resources Johnson would supply Ms. May with information on that program.

Gary Parkhurst, MDIA Campaign Committee presented the Mount Diablo Interpretive Association (MDIA). Mitchell Canyon Educational Center Project.

In response to Councilmember Barbanica, Mr. Parkhurst discussed their fundraising efforts.

Councilmember Ogorchock spoke in support of the project and encouraged staff to share the information with the public.

Mayor Thorpe directed staff to bring forward a resolution in support of the project.

4. CONSENT CALENDAR for City /City Council Members acting as Successor Agency/Housing Successor to the Antioch Development Agency

A. APPROVAL OF COUNCIL MEETING MINUTES FOR OCTOBER 24, 2023

B. APPROVAL OF COUNCIL MEETING MINUTES FOR NOVEMBER 14, 2023

C. APPROVAL OF COUNCIL MEETING MINUTES FOR NOVEMBER 28, 2023

D. APPROVAL OF COUNCIL WARRANTS

E. APPROVAL OF HOUSING SUCCESSOR WARRANTS

F. REJECTION OF CLAIM: FINDELL MARIE RAY

G. *SA RESOLUTION NO. 2023/41* RECOGNIZED OBLIGATION PAYMENT SCHEDULE (2024-25) FOR THE SUCCESSOR AGENCY TO THE ANTIOCH DEVELOPMENT AGENCY OF THE CITY OF ANTIOCH

H. *RESOLUTION NO. 2023/176* FIRST AMENDMENT TO CSI METRICS, LLC CONSULTING SERVICES AGREEMENT FOR THE WATER TREATMENT PLANT INFORMATION AND CONTROL SYSTEMS ASSISTANCE (P.W. 246-32)

I. *RESOLUTION NO. 2023/177* SECOND AMENDMENT TO THE CONSULTING SERVICES AGREEMENT WITH BELLECCI & ASSOCIATES FOR ON-CALL LAND SURVEYING SERVICES (P.W. 700-2)

J. *RESOLUTION NO. 2023/178* FIRST AMENDMENT TO THE DESIGN CONSULTING SERVICES AGREEMENT WITH BELLECCI & ASSOCIATES FOR ON-CALL DESIGN ENGINEERING SERVICES (P.W. 700-1)

K. *RESOLUTION NO. 2023/179* FIFTH AMENDMENT TO THE CONSULTING SERVICES AGREEMENT FOR PROFESSIONAL SERVICES WITH THE GUALCO GROUP, INC.

L. *RESOLUTION NO. 2023/180, RESOLUTION NO. 2023/181, RESOLUTION NO. 2023/182, RESOLUTION NO. 2023/183, RESOLUTION NO. 2023/184, RESOLUTION NO. 2023/185, RESOLUTION NO. 2023/186, RESOLUTION NO. 2023/187 AND RESOLUTION NO. 2023/188* APPROVAL OF AWARDS FOR THE SMALL BUSINESS RESOURCES PROVIDERS FOR BUSINESS EXPANSION TRAINING, TECHNICAL

ASSISTANCE, AND ENTREPRENEURSHIP TRAINING NOT TO EXCEED $1,500,000 IN AMERICAN RESCUE PLAN ACT FUNDING

M. *RESOLUTION NO. 2023/189* RENAMING THE CLASS SPECIFICATION ENTITLED "ACCOUNTING TECHNICIAN II" TO "ACCOUNTING SPECIALIST II"

On motion by Councilmember Ogorchock, seconded by Councilmember Wilson, the City Council members present unanimously approved the Council Consent Calendar.

PUBLIC HEARING

5. CITY OF ANTIOCH ENVIRONMENTAL JUSTICE ELEMENT

Acting Planning Manager Merideth introduced Carla Violet and Curtis Banks Urban Planning Partners who presented the staff report dated December 12, 2023, recommending the City Council adopted the resolution amending the General Plan to include the Environmental Justice ("EJ") Element.

Mayor Thorpe opened the public hearing.

Andrew Becker reviewed various census tracks in Antioch and the Justice40 Initiative. He questioned why the City had not sought grant funding opportunities for affordable housing. He suggested a study session be held for the Environmental Justice Element.

Mayor Thorpe closed the public hearing.

A motion was made by Councilmember Ogorchock and seconded by Councilmember Wilson to adopt the resolution amending the General Plan to include the Environmental Justice ("EJ") Element.

Mayor Thorpe reported that he had asked staff to bring this item forward as a study session since it required more understanding and education.

Acting Director of Community Development Scudero explained that his preference would be to approve the EJ Element this evening so the City would become compliant with the state and then staff could put their efforts towards the comprehensive General Plan update.

Mayor Thorpe suggested an Ad Hoc Committee be associated with the General Plan update process.

Acting Director of Community Development Scudero responded that there would be robust community outreach and engagement with Council for the General Plan update.

RESOLUTION NO. 2023/190

A vote taken on the previous motion to adopt the resolution was unanimously passed by the City Councilmembers present.

COUNCIL REGULAR AGENDA

6. BOARD OF ADMINISTRATIVE APPEALS APPOINTMENT FOR ONE ALTERNATE BOARD MEMBER VACANCY, TWO-YEAR TERM, EXPIRING DECEMBER 2025

City Clerk Householder announced Mayor Thorpe had nominated Jacquelyn Higgins to the Board of Administrative Appeals for the Alternate Board Member Vacancy, two-year term, expiring December 2025 and read her biography.

RESOLUTION NO. 2023/191

On motion by Councilmember Barbanica, seconded by Councilmember Ogorchock the City Council members present unanimously adopted a resolution approving the Mayor's appointment of Jacquelyn Higgins to the Board of Administrative Appeals for the Alternate Board Member Vacancy, two-year term, expiring December 2025.

City Clerk Householder administered the Oath of Office to Jacquelyn Higgins.

7. RESOLUTION FOR AN EXCEPTION TO THE 180-DAY WAIT PERIOD FOR POST-RETIREMENT EMPLOYMENT

Director of Human Resources Cortez presented the staff report dated December 12, 2023, recommending the City Council adopt a resolution for an exception to the 180-day wait period for post-retirement employment regarding a Police Dispatcher position with the Police Department.

RESOLUTION NO. 2023/192

On motion by Councilmember Barbanica, seconded by Councilmember Ogorchock, the City Council unanimously adopted a resolution for an exception to the 180-day wait period for post-retirement employment regarding a Police Dispatcher position with the Police Department.

8. SELECTION OF MAYOR PRO TEMPORE

City Attorney Smith presented the staff report dated December 12, 2023, recommending the City Council select the mayor pro tempore.

On motion by Councilmember Barbanica, seconded by Mayor Thorpe, the City Council members present unanimously appointed Councilmember Wilson as Mayor Pro Tem.

PUBLIC COMMENT – None

STAFF COMMUNICATIONS

Acting Assistant City Manager Helfenberger announced the Mayor's Conference was rescheduled for January 11, 2023, and the second Council meeting in December had been canceled. On behalf of staff, he wished everyone a Merry Christmas, Happy Holiday and Happy New Year.

City Attorney Smith wished everyone a Merry Christmas and thanked Mayor Thorpe for encouraging Council and staff to wear ugly Christmas sweaters.

COUNCIL COMMUNICATIONS AND FUTURE AGENDA ITEMS

Councilmember Barbanica wished everyone a Merry Christmas and Happy New Year. He thanked Council and staff. On behalf of Councilmember Torres-Walker, he wished everyone a Happy Holiday and Happy New Year.

Councilmember Ogorchock requested staff bring forward a discussion on an ordinance for security around private schools. She wished everyone a Merry Christmas and Happy New Year.

Councilmember Wilson wished everyone a Happy Holiday and stated she looked forward to positive and constructive changes in 2024.

Mayor Thorpe thanked and wished everyone a Merry Christmas and Happy New Year.

ADJOURNMENT

On motion by Councilmember Ogorchock, seconded by Councilmember Wilson, the City Council members present unanimously adjourned the meeting at 9:01 P.M.

Respectfully submitted:

Kitty Eiden

KITTY EIDEN, Minutes Clerk

CITY COUNCIL MEETING
INCLUDING THE ANTIOCH CITY COUNCIL
ACTING AS HOUSING SUCCESSOR
TO THE ANTIOCH DEVELOPMENT AGENCY

Special/Regular Meeting **January 9, 2024**
7:00 P.M. **Council Chambers**

5:30 P.M. – SPECIAL MEETING

Mayor Thorpe called the Special Meeting to order at 5:30 P.M., and Acting City Clerk Garcia called the roll.

Present: Council/Agency Members District 1 Torres-Walker, District 2 Barbanica, District 3 Ogorchock, Mayor Pro Tem (District 4) Wilson and Mayor Thorpe

PLEDGE OF ALLEGIANCE

Mayor Thorpe led the Pledge of Allegiance.

SM-1. DISCUSSION ITEM: TOOLS FOR ADDRESSING SUBSTANDARD PROPERTIES

City Attorney Smith introduced Charisse L. Smith, Outside Legal Counsel, who gave a PowerPoint Presentation of Tools for Addressing Substandard Properties, recommending the City Council discuss, receive public comments, and provide direction to staff.

Andrew Becker discussed blighted commercial properties and economic conditions that prevented tenants and owners from bringing their properties into compliance.

Leslie May expressed concern for blighted commercial properties and questioned if there was a difference in receivership and imminent domain. She also questioned if non-profits would get preference into acquiring properties. She suggested Council consider the impacts of health and safety violations.

Mayor Thorpe explained the goal of this informational workshop was to consider older blighted commercial properties. He clarified that there was a difference in receivership and eminent domain and eminent domain would be discussed at a future meeting.

Councilmember Ogorchock reported she received a call from a citizen who suggested the City consider building senior housing at Buchanan Rd. and Delta Fair Blvd. She questioned if the City could exercise eminent domain on certain properties.

Mayor Thorpe stated Council would be discussing the Buchanan Rd. and Delta Fair Blvd. property in Closed Session and the city's focus would be commercial properties.

Ms. Smith clarified that receivership could be used for commercial properties when utilized as housing.

MOTION TO ADJOURN SPECIAL MEETING/WORK SESSION

On motion by Councilmember Ogorchock, seconded by Councilmember Wilson, the City Council unanimously adjourned the Special Meeting/Work Session at 6:06 P.M.

6:00 P.M. - CLOSED SESSION

Mayor Thorpe called the Closed Session to order at 6:07 P.M., and Acting City Clerk Garcia called the roll.

Present: Council/Agency Members District 1 Torres-Walker, District 2 Barbanica, District 3 Ogorchock, Mayor Pro Tem (District 4) Wilson and Mayor Thorpe

1. **PUBLIC EMPLOYMENT – RECRUITMENT OF CITY MANAGER.** This closed session is authorized pursuant to California Government Code section 54957(b).

2. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION –** Initiation of litigation pursuant to California Government Code section 54956.9(c): Nine Cases.

PUBLIC COMMENTS – None

ADJOURN TO CLOSED SESSION

Mayor Thorpe adjourned to Closed Session at 6:08 P.M.

7:00 P.M. REGULAR MEETING

Mayor Thorpe called the meeting to order at 7:11 P.M., and City Clerk Householder called the roll.

Present: Council/Agency Members District 1 Torres-Walker, District 2 Barbanica, District 3 Ogorchock, Mayor Pro Tem (District 4) Wilson and Mayor Thorpe

PLEDGE OF ALLEGIANCE

Mayor Thorpe led the Pledge of Allegiance.

CITY ATTORNEY TO REPORT OUT ON CLOSED SESSION

City Attorney Smith reported the City Council had been in Closed Session and gave the following report: **#1 PUBLIC EMPLOYMENT – RECRUITMENT OF CITY MANAGER**, gave direction to

City Attorney and Director of Human Resources; and, **#2 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION,** gave direction to City Attorney.

1. ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

Acting Assistant City Manager Helfenberger announced the following civic and community event:

- Martin Luther King Jr. Day of Service – January 15, 2024

Erika Raulston announced the following civic and community event:

- African American Holistic Wellness Hub Steering Committee Meeting – February 12, 2024

Michelle Kuslits on behalf of Barbara Sobalvarro and Antioch Friends of Animal Services announced the following civic and community event:

- Antioch Animal Shelter Reduced Adoption Fees for January 2024

Gavin Payton representing the Youth NAACP thanked Council for attending their event and announced the following civic and community events:

- MLK Breakfast on January 15, 2024
- Know Your Rights Community Forum

2. ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS

City Clerk Householder announced the following Board and Commission openings.

- Sales Tax Citizens' Oversight Committee

For more information and to apply, visit the City's website.

PUBLIC COMMENTS

David Amezcua expressed concern regarding the prolonged timeframe for placing the Just Cause for Eviction Ordinance on the agenda.

Leslie May discussed the need for improving streetlights in downtown Antioch. She expressed concern that she was unable to contact a Councilmember when she had an issue in his district. She encouraged Councilmembers to be more approachable and look forward to change.

Stacey Wright, Antioch resident, expressed concern regarding traffic issues in her neighborhood and requested the City address these matters.

Leidy Gomes reported that her family had been negatively impacted by pollution in her neighborhood.

Andrew Becker discussed an interaction he had with a community member who was having financial difficulties.

Public comments submitted in writing were entered into the record from the following individuals: Tesa Camus, Irma Chavez, Jackie Byrne and Anonymous Citizens.

CITY COUNCIL COMMITTEE REPORTS/COMMUNICATIONS

Councilmember Torres-Walker wished everyone a Happy New Year. She reported on meetings she attended with several staff members and philanthropic partners. She discussed a conversation she had with her granddaughter and encouraged everyone to work collaboratively.

Councilmember Barbanica provided contact information and encouraged residents to call or text him so he could respond to their concerns.

Councilmember Wilson wished everyone a Happy Holiday and announced she would be attending the Delta Diablo meeting on January 10, 2024. She reported on a conversation she had had with Acting Chief Vigil regarding recent sideshow activities.

MAYOR'S COMMENTS

Mayor Thorpe wished everyone a Happy New Year and stated he was excited to get back to work. He announced he would be attending Tri Delta Transit, CCTA and the U.S. Conference of Mayors this month.

3. PRESENTATION

Friends of the Library, presented by Walter Ruehlig

Mr. Ruehlig was not present at the meeting and the presentation was not received.

4. CONSENT CALENDAR for City /City Council Members acting as Housing Successor to the Antioch Development Agency

A. APPROVAL OF COUNCIL MEETING MINUTES FOR NOVEMBER 28, 2023

B. APPROVAL OF COUNCIL MEETING MINUTES FOR DECEMBER 12, 2023

C. APPROVAL OF COUNCIL WARRANTS

D. APPROVAL OF HOUSING SUCCESSOR WARRANTS

E. *RESOLUTION NO. 2024/01* LEASE AGREEMENT FOR REAL PROPERTY LOCATED AT 1915 D STREET (APN 067-264-009)

F. *RESOLUTION NO. 2024/02* OF SUPPORT FOR A TRANSPORTATION DEVELOPMENT ACT GRANT FOR SCHOOL ZONE IMPROVEMENTS AT MARSH ELEMENTARY AND JOHN MUIR ELEMENTARY (P.W. 124-3)

G. *RESOLUTION NO. 2024/03* FORMATION OF A COMMUNITY FACILITIES DISTRICT FOR THE DECA EAST 18TH STREET COMMERCIAL PROJECTS

H. *RESOLUTION NO. 2024/04* FIRST AMENDMENT TO THE AGREEMENT WITH TERRACARE ASSOCIATES FOR LANDSCAPE MAINTENANCE SERVICES

I. *RESOLUTION NO. 2024/05* CONSIDERATION OF BIDS FOR VARIOUS ASPHALT SERVICE CUT REPAIRS

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica, the City Council unanimously approved the Council Consent Calendar with the exception of Item E, which was removed for further discussion.

Item E – Andrew Becker suggested the City sell this property to REACH and questioned why they were not present for the discussion of this item.

On motion by Councilmember Ogorchock, seconded by Councilmember Barbanica, the City Council unanimously approved Item E.

COUNCIL REGULAR AGENDA

5. ADOPT A RESOLUTION AUTHORIZING THE ACTING CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH SHIELD PROTECTION & PUBLIC SAFETY, INC., DBA SPEARHEAD PROTECTION FOR PRIVATE SECURITY SERVICES OF CITY-OWNED ASSETS AND PARKING LOTS IN THE RIVERTOWN/DOWNTOWN AREA, FOR AN AMOUNT NOT TO EXCEED $50,000 IN FISCAL YEAR 2023-24 AND $100,000 IN FISCAL YEAR 2024-25

Acting City Manager Reed presented the staff report dated January 9, 2024 recommending the City Council adopt a resolution authorizing the Acting City Manager to enter into a professional services agreement with Shield Protection & Public Safety, Inc., DBA Spearhead Protection, for private security services of City-owned assets and parking lots in the Rivertown/Downtown area for an amount not to exceed $50,000 in Fiscal Year 2023-24 and $100,000 in Fiscal Year 2024-25.

Melissa Case spoke in support of the resolution and questioned why Antioch was not utilizing the police force to provide security. She suggested police officers become more active with the community within their beats.

Andrew Becker requested the City provide details of all bid responses and suggested the City address resources for the transient community.

In response to Councilmember Torres-Walker, Acting City Manager Reed clarified approximately nine city-owned assets and parking lots in the Rivertown/Downtown area were identified in the RFQ. He noted that focus came from previous City Managers; however, if Council wanted staff to look at other city-owned assets they could do so.

Councilmember Ogorchock stated private security was requested for all city-owned assets and parking lots.

Mayor Thorpe commented that this contract could expand in the future to include other city-owned assets and parking lots. He noted this item originated from downtown merchants who were concerned with patrons loitering in the area.

Councilmember Barbanica stated he participated in a meeting with the downtown merchant when this item was discussed, and it was specifically for properties north of 10th Street. He agreed that the contract could expand in the future.

Councilmember Torres-Walker stated she felt concerns in other areas of the city needed to be addressed with extension of the contract as well as other strategies.

Councilmember Barbanica stated this contract was a starting point in providing a safe place for residents while building up activity downtown.

My Du'bois requested an explanation of the security company's responsibilities and stated she felt it would be financially feasible for the city to hire private security.

A motion was made by Councilmember Barbanica, seconded by Councilmember Torres-Walker, to adopt a resolution authorizing the Acting City Manager to enter into a professional services agreement with Shield Protection & Public Safety, Inc., DBA Spearhead Protection, for private security services of City-owned assets and parking lots in the Rivertown/Downtown area for an amount not to exceed $50,000 in Fiscal Year 2023-24 and $100,000 in Fiscal Year 2024-25.

Councilmember Ogorchock requested all other city assets and parking lots be added to this agreement. She asked what duties would be performed by the security company.

Acting City Manager Reed responded that the security guards would be unarmed, and would patrol all city assets/parking lots downtown from 5:00 P.M. – 12:00 A.M.

RESOLUTION NO. 2024/06

A vote taken on the previous motion to adopt the resolution was unanimously approved.

PUBLIC COMMENT

Gavin Payton announced the Know Your Rights Forum would be held at 1:00 P.M. on January 27, 2024, and the Martin Luther King, Jr. Day Breakfast would begin at 8:00 A.M. at Martin Luther King, Jr. Junior High School in Pittsburg.

Melissa Case suggested Mayor Thorpe increase public speaker time when there were shorter agendas.

STAFF COMMUNICATIONS

Acting City Manager Reed announced the Mayor's Conference would be held at 6:30 P.M. on January 11, 2024, at Smith's Landing and a Special Council meeting would be held on January 30, 2024, at the Nick Rodriguez Community Center. He also announced that the City would be hiring various positions in the near future.

COUNCIL COMMUNICATIONS AND FUTURE AGENDA ITEMS

Councilmember Torres-Walker requested Acting Chief Vigil provide an update on the following:

- Traffic enforcement
- Regional efforts to address sideshows
- Utilization of Antioch Police Department technology

Councilmember Barbanica requested staff agendize a Sideshow Spectator Ordinance.

Councilmember Wilson requested staff agendize a moratorium on new gas stations.

Mayor Thorpe announced the Special Workshop at 6:30 P.M. on January 30, 2024, would not be televised and he encouraged everyone to attend.

ADJOURNMENT

On motion by Councilmember Ogorchock, seconded by Councilmember Torres-Walker, the City Council unanimously adjourned the meeting at 8:17 P.M.

Respectfully submitted:

Kitty Eiden

KITTY EIDEN, Minutes Clerk

CITY OF ANTIOCH CALIFORNIA

CLAIMS BY FUND REPORT
FOR THE PERIOD OF
DECEMBER 29 , 2023 - JANUARY 11 , 2024
FUND/CHECK#

100	**General Fund**		
Non departmental			
00410616	RELIABLE ROOFING	REFUND CBSC FEE	3.99
00410627	AFLAC	INSURANCE PREMIUM	6,012.64
00410649	CONTRA COSTA COUNTY	PAYROLL	50.00
00410668	LAW OFFICE OF RUTHANN G ZIEGLER	LEGAL SERVICES RENDERED	2,722.50
00410670	LIFE INSURANCE COMPANY OF NA	PAYROLL	4,769.87
00410677	MUNICIPAL POOLING AUTHORITY	PAYROLL	2,293.60
00410688	PARS	PAYROLL	4,385.82
00410691	QUADIENT LEASING USA INC	POSTAGE MACHINE LEASE	1,403.39
00410698	STATE OF CALIFORNIA	PAYROLL	30.00
00410699	STATE OF CALIFORNIA	PAYROLL	120.00
00947309	NATIONWIDE RETIREMENT SOLUTIONS	PAYROLL	43,954.47
00947315	NATIONWIDE RETIREMENT SOLUTIONS	PAYROLL	30,034.60
City Council			
00410654	COSTCO	VARIOUS BUSINESS EXPENSES	144.97
City Attorney			
00410635	ATKINSON ANDELSON LOYA RUUD & ROMO	LEGAL SERVICES RENDERED	12,900.00
00410639	BEST BEST AND KRIEGER LLP	LEGAL SERVICES RENDERED	13,301.80
00410642	BURKE WILLIAMS AND SORENSEN LLP	LEGAL SERVICES RENDERED	841.00
City Manager			
00410654	COSTCO	VARIOUS BUSINESS EXPENSES	293.86
City Clerk			
00410595	ECS IMAGING INC	CLOUD STORAGE	25,225.00
00410622	TOTAL RECALL CAPTIONING	CAPTIONING SERVICES	876.87
00947301	BAY AREA NEWS GROUP - EAST BAY	LEGAL AD	950.60
Human Resources			
00410587	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	1,540.67
00410590	CALIF DEPARTMENT OF JUSTICE	FINGERPRINTS	1,390.00
00410593	DIABLO LIVE SCAN LLC	FINGERPRINTS	360.00
00410613	OFFICE DEPOT INC	OFFICE SUPPLIES	707.20
00410628	ALLSTEEL INC	HR ADD-ON FURNITURE	6,926.59
00410696	SIMPSON INVESTIGATIVE SERVICES	PRE-EMPLOYMENT BACKGROUND	356.78
00947298	CANON FINANCIAL SERVICES	COPIER LEASE	278.43
Finance Administration			
00410680	OFFICE DEPOT INC	OFFICE SUPPLIES	163.41
Finance Accounting			
00410636	BADAWI & ASSOCIATES	AUDIT SERVICES	6,411.00
00410680	OFFICE DEPOT INC	OFFICE SUPPLIES	132.58
Finance Operations			
00410628	ALLSTEEL INC	WATER DESK ADD ON	3,707.67
00410680	OFFICE DEPOT INC	OFFICE SUPPLIES	204.83
Non Departmental			
00410684	PACIFIC CREDIT SERVICES	COLLECTION FEES	299.50
Public Works Street Maintenance			
00410673	LOWES COMPANIES INC	TOOLS	449.87
Public Works-Signal/Street Lights			
00410634	AT AND T MOBILITY	PHONES	92.45

Finance Accounting
Prepared by : A.Cabero
1/18/2024

C
January 23, 2024

CITY OF ANTIOCH CALIFORNIA

CLAIMS BY FUND REPORT
FOR THE PERIOD OF
DECEMBER 29 , 2023 - JANUARY 11 , 2024
FUND/CHECK#

00410686	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	3,468.37
Public Works-Facilities Maintenance			
00410610	MSI FUEL MANAGEMENT INC	MAINTENANCE	1,649.00
00410673	LOWES COMPANIES INC	BOTTLED WATER	140.30
00410686	PACIFIC GAS AND ELECTRIC CO	GAS	1,019.99
00410700	STERICYCLE INC	DOCUMENT SHREDDING SERVICES	98.00
Public Works-Parks Maint			
00410650	CONTRA COSTA COUNTY TAX COLLECTOR	PROPERTY TAX	512.46
00410656	DC ELECTRIC GROUP INC	ELECTRICAL REPAIR	173.91
00410686	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	522.61
Public Works-Median/General Land			
00410686	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	5.98
Police Administration			
00410588	BARNETT MEDICAL SERVICES INC	EVIDENCE DISPOSAL	182.00
00410596	FIRST NET SERVICES	DEPARTMENT CELL PHONE	7,067.30
00410611	NET TRANSCRIPTS	TRANSCRIPT SERVICES	102.54
00410614	PERMANENTE MEDICAL GROUP INC, THE	PRE-EMPLOYMENT MEDICAL	908.00
00410615	PREFERRED ALLIANCE INC	PRE-EMPLOYMENT TESTING	63.00
00410660	FORTNER, JOHN C	TRAINING REIMBURSEMENT	509.47
00410665	KENDALL, PRICE JULIUS	TRAINING PER DIEM	148.00
00947300	COMPUTERLAND	COMPUTER EQUIPMENT	1,295.47
Police Community Policing			
00410594	RETIREE	ADVANCED DISABILITY PENSION	8,984.50
00410601	RETIREE	ADVANCED DISABILITY PENSION	5,685.00
00410602	RETIREE	ADVANCED DISABILITY PENSION	5,206.00
00410603	RETIREE	ADVANCED DISABILITY PENSION	5,466.50
00410604	RETIREE	ADVANCED DISABILITY PENSION	5,466.50
00410607	RETIREE	ADVANCED DISABILITY PENSION	5,466.50
Police Investigations			
00410608	RETIREE	ADVANCED DISABILITY PENSION	5,466.50
PD Special Investigations Unit			
00410609	RETIREE	ADVANCED DISABILITY PENSION	5,685.00
Police Communications			
00410584	AMERICAN TOWERS LLC	TOWER FEES	1,591.31
00410591	COMCAST	CONNECTION SERVICES	2,715.73
00410592	COMCAST	CONNECTION SERVICES	161.80
Office Of Emergency Management			
00410633	AT AND T MCI	PHONES	458.98
Police Facilities Maintenance			
00410628	ALLSTEEL INC	FURNITURE	9,772.38
00410673	LOWES COMPANIES INC	SUPPLIES	108.94
Youth Network Services			
00410625	AASHNA KUMAR	INTERNSHIP	548.10
00410630	ANGELA RAMOS	INTERNSHIP	131.00
00410674	MICAH EMANUEL DORSEY	INTERNSHIP	391.50
00410682	OLUWASHORE ODUSANYA	INTERNSHIP	574.20
00410687	PARENTS CONNECTED	PROFESSIONAL SERVICES	9,000.00
Community Development Land Planning Services			

CITY OF ANTIOCH CALIFORNIA

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00947301	BAY AREA NEWS GROUP - EAST BAY	LEGAL AD	737.20
PW Engineer Land Development			
00410612	OCCUPATIONAL HEALTH CENTERS OF CA	PRE-EMPLOYMENT MEDICAL	580.00
00410680	OFFICE DEPOT INC	OFFICE SUPPLIES	43.02
Community Development Building Inspection			
00410612	OCCUPATIONAL HEALTH CENTERS OF CA	PRE-EMPLOYMENT MEDICAL	493.00
00410616	RELIABLE ROOFING	REFUND ENERGY INSP FEE	394.42
00410651	CONTRA COSTA FIRE EQUIPMENT	FIRE EXTINGUISHERS SERVICE	685.84
Capital Imp. Administration			
00410680	OFFICE DEPOT INC	OFFICE SUPPLIES	65.46
206	**American Rescue Plan Fund**		
Non Departmental			
00410631	ANTIOCH HISTORICAL SOCIETY	ARPA SMALL BUSINESS GRANT	10,000.00
00410645	CHI T. VO AND HIEN T. BUI	ARPA SMALL BUSINESS GRANT	15,000.00
00410666	KENNETH R TURNAGE II	ARPA SMALL BUSINESS GRANT	15,000.00
00410672	LINDA L JOHNSON	ARPA SMALL BUSINESS GRANT	5,000.00
00410681	OLAKUNLE FLASH AYODEJI	ARPA SMALL BUSINESS GRANT	10,000.00
00410689	PEDRO HORTA	ARPA SMALL BUSINESS GRANT	10,000.00
00410690	PRECISION LEAK DETECTION INC	ARPA SMALL BUSINESS GRANT	15,000.00
00410692	REJOICE COFFEE COMPANY LLC	ARPA SMALL BUSINESS GRANT	10,000.00
00410697	SP ENTERPRISES INC	ARPA SMALL BUSINESS GRANT	10,000.00
00410704	WONG CANTONESE RESTAURANT CORP	ARPA SMALL BUSINESS GRANT	10,000.00
00410706	XUAN TRAN	ARPA SMALL BUSINESS GRANT	5,000.00
00947307	JACQUELINE AZEVEDO	ARPA SMALL BUSINESS GRANT	10,000.00
213	**Gas Tax Fund**		
Streets			
00410686	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	1,373.14
214	**Animal Services Fund**		
Animal Services			
00410657	EAST BAY VETERINARY EMERGENCY	VETERINARY SERVICES	2,208.22
00410658	EAST HILLS VETERINARY HOSPITAL	VET SERVICES	185.25
00410663	HILLS PET NUTRITION	PET FOOD	370.94
00410667	KOEFRAN SERVICES INC	CREMATION SERVICES	140.00
00410678	MWI VETERINARY SUPPLY CO	VET SUPPLIES	1,836.06
00947300	COMPUTERLAND	COMPUTER EQUIPMENT	220.30
00947302	COMPUTERLAND	COMPUTER EQUIPMENT	1,699.46
219	**Recreation Fund**		
Non departmental			
00410597	ANTIOCH HIGH SCHOOL WINTER BALL	DEPOSIT REFUND	500.00
00410620	TEAM JESUS MINISTRIES	DEPOSIT REFUND	500.00
00410621	THE DRAMA FACTORY	DEPOSIT REFUND	500.00
00410638	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	1,781.81
Senior Programs			
00410629	AMERICAN STAGE TOURS	PROFESSIONAL SERVICES	1,340.00
Recreation-Comm Center			
00410589	BE EXCEPTIONAL	CONTRACTOR PAYMENT	672.00
00410605	KRISTIES TWISTED CREATIONS	CONTRACTOR PAYMENT	237.60
00410623	UNITED STATES POSTAL SERVICE	NEWSLETTER MAILING SERVICE	500.00

CITY OF ANTIOCH CALIFORNIA

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00410624	4IMPRINT	CITY PROMOTIONAL PRODUCTS	4,151.83
00410632	AT AND T MCI	PHONES	62.87
00410638	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	2,411.61
00410686	PACIFIC GAS AND ELECTRIC CO	GAS	12,575.13
00410705	WRIGHT, SHAHAD ZAIRE	MILEAGE REIMBURSEMENT	85.15
Recreation Water Park			
00410606	LIMBLE SOLUTIONS INC	LICENSE FEES	732.00
00410613	OFFICE DEPOT INC	OFFICE SUPPLIES	164.75
00410637	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	3,700.24
229	**Pollution Elimination Fund**		
Channel Maintenance Operation			
00410652	CONTRA COSTA HEALTH SERVICES	ANTIOCH CITY DUMP	298.50
255	**Park 1A Maintenance District Fund**		
Park 1A Maintenance District			
00410648	COMCAST	CONNECTION SERVICES	113.80
00410686	PACIFIC GAS AND ELECTRIC CO	GAS	163.64
376	**Lone Diamond Fund**		
Assessment District			
00410644	CENTRAL SELF STORAGE ANTIOCH	MONTHLY STORAGE FEES	448.00
570	**Equipment Maintenance Fund**		
Non departmental			
00410664	HUNT AND SONS INC	FUEL	13,261.62
Equipment Maintenance			
00410640	BILL BRANDT FORD	AUTO REPAIR AND PARTS	4,329.52
00410646	CHUCKS BRAKE AND WHEEL SERVICE	AUTO REPAIR	968.15
00410659	FASTENAL CO	AUTO PARTS	19.54
00410669	LES SCHWAB TIRES OF CALIFORNIA	PARTS AND REPAIRS	1,087.91
00410671	LIM AUTOMOTIVE SUPPLY INC	AUTO PARTS	3,792.92
00410676	MUNICIPAL MAINT EQUIPMENT INC	REPAIR PARTS	2,372.18
00410683	OREILLY AUTO PARTS	AUTO PARTS	2,406.03
00410695	ROYAL BRASS INC	PARTS	34.82
00410703	WALNUT CREEK FORD	PARTS	2,060.30
00947306	GRAINGER INC	PARTS	242.01
00947308	KIMBALL MIDWEST	PARTS	918.43
00947311	PETERSON TRACTOR CO	PARTS AND SERVICES	2,017.79
00947314	UNLIMITED GRAPHIC AND SIGN NETWORK	VEHICLE DECALS	3,812.51
573	**Information Services Fund**		
Network Support & PCs			
00410591	COMCAST	CONNECTION SERVICES	2,715.74
Telephone System			
00410632	AT AND T MCI	PHONES	2,616.30
00410633	AT AND T MCI	PHONES	3,474.42
GIS Support Services			
00410643	CA SURVEYING AND DRAFTING SUPPLY	SUPPLIES	2,065.76
577	**Post Retirement Medical-Police Fund**		
Non Departmental			
00947303	RETIREE	MEDICAL AFTER RETIREMENT	1,557.12
00947304	RETIREE	MEDICAL AFTER RETIREMENT	1,268.03

CITY OF ANTIOCH CALIFORNIA

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578	**Post Retirement Medical-Misc Fund**		
Non Departmental			
00947305	RETIREE	MEDICAL AFTER RETIREMENT	709.38
579	**Post Retirement Medical-Mgmt Fund**		
Non Departmental			
00947310	RETIREE	MEDICAL AFTER RETIREMENT	137.69
580	**Loss Control Fund**		
Human Resources			
00410582	AED MARKET	DEFIBRILLATORS	9,548.25
611	**Water Fund**		
Non departmental			
00410617	ROADSAFE TRAFFIC SYSTEMS INC	TRAFFIC SAFETY SUPPLIES	526.01
00410641	BISHOP CO	SHOVELS	397.01
00410673	LOWES COMPANIES INC	CONCRETE	249.11
00410693	ROADSAFE TRAFFIC SYSTEMS INC	SAFETY SUPPLIES	7,171.06
00410701	SUNRISE ENVIRONMENTAL	SUPPLIES	204.39
Water Supervision			
00301356	PEREZ, ZAYDA	SAME DAY FEE	150.00
Water Production			
00410583	ALTA FENCE	FENCE REPAIR	520.00
00410585	ANTIOCH ACE HARDWARE	SUPPLIES	813.15
00410586	ARAMARK UNIFORM SERVICES	CLEANING SUPPLIES	216.68
00410598	HARRINGTON INDUSTRIAL PLASTICS LLC	SUPPLIES	1,804.45
00410599	HASA INC	CHEMICALS	15,171.76
00410612	OCCUPATIONAL HEALTH CENTERS OF CA	PRE-EMPLOYMENT MEDICAL	999.00
00410619	ROBINS LOCK AND KEY	LOCK REPAIR	261.49
00410632	AT AND T MCI	PHONES	126.07
00410653	CONTRA COSTA WATER DISTRICT	MAIN CANAL	958,473.11
00410661	HAWTHORN VENTURES LLC	UNIFORMS	78.26
00410662	HI-VOLTAGE SPLICING CO INC	PROFESSIONAL SERVICES	4,500.00
00410673	LOWES COMPANIES INC	BOTTLED WATER	458.75
00410686	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	64.76
00410702	SWAN ANALYTICAL INSTRUMENTS USA	REPAIR SERVICES	344.80
00947299	CHEMTRADE CHEMICALS US LLC	CHEMICALS	7,745.81
00947312	RED WING SHOE STORE	SAFETY BOOTS	350.00
Water Distribution			
00410600	HAWTHORN VENTURES LLC	UNIFORMS	341.28
00410626	ACCOUNTEMPS	TEMP HELP	453.20
00410647	CITY OF BRENTWOOD	GROUNDWATER SUPPORT	603.50
00410673	LOWES COMPANIES INC	FITTINGS	31.25
00410675	MULTIQUIP INC	EQUIPMENT	3,191.57
00410679	OCCUPATIONAL HEALTH CENTERS OF CA	PRE-EMPLOYMENT MEDICAL	2,922.00
621	**Sewer Fund**		
Swr-Wastewater Administration			
00410618	ROBERTS AND BRUNE CO	PIPE FITTINGS	8,075.41
00410626	ACCOUNTEMPS	TEMP HELP	453.20
00410655	CWEA SFBS	CERTIFICATION RENEWAL	98.00
00410673	LOWES COMPANIES INC	SUPPLIES	436.80

CITY OF ANTIOCH CALIFORNIA

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00410694	ROBERTS AND BRUNE CO	PIPE FITTINGS	6,050.52
00947313	SCOTTO, CHARLES W AND DONNA F	FEBRUARY 2024 RENT	5,000.00
631	**Marina Fund**		
Marina Administration			
00410600	HAWTHORN VENTURES LLC	UNIFORMS	660.01

CITY OF
ANTIOCH
CALIFORNIA

STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of January 23, 2024

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Lori Medeiros, Administrative Analyst I

APPROVED BY: Scott Buenting, Acting Public Works Director/City Engineer

SUBJECT: Acceptance of Work and Notice of Completion for the Curb, Gutter, and Sidewalk Repair Including Tree Removal and Stump Grinding and Installation of Concrete Curb Ramps at Miscellaneous Locations 2022/23; P.W. 507-19

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution determining that work has been completed, accepting the work, and authorizing the Acting City Manager or designee to file a Notice of Completion for the Curb, Gutter, and Sidewalk Repair Including Tree Removal and Stump Grinding and Installation of Concrete Curb Ramps at Miscellaneous Locations 2022/23 Project.

FISCAL IMPACT

The final project cost of the contract is $177,421.88. This project was funded through the Water and Sewer Enterprise Funds, and the Gas Tax Fund.

DISCUSSION

On November 15, 2022, the City Council awarded a contract to Mauri Concrete in the amount of $354,400 to perform various concrete repairs throughout the City for a period of one year. During this past year Mauri Concrete removed and replaced approximately 400 lineal feet of concrete curb and gutter, 5,312 square feet of sidewalk, 525 square feet of driveway approach, 2 storm drain catch basin tops and removed 3 trees that were causing damage to concrete facilities.

All work on this project was completed on November 14, 2023.

ATTACHMENTS

A. Resolution
B. Notice of Completion

D
Agenda Item #

ATTACHMENT "A"

RESOLUTION NO. 2024/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH ACCEPTING WORK AND DIRECTING THE ACTING CITY MANAGER OR DESIGNEE TO FILE A NOTICE OF COMPLETION FOR THE CURB, GUTTER, AND SIDEWALK REPAIR INCLUDING TREE REMOVAL AND STUMP GRINDING AND INSTALLATION OF CONCRETE CURB RAMPS AT MISCELLANEOUS LOCATIONS 2022/23 P.W. 507-19

WHEREAS, on June 14, 2022, the City Council adopted the 5-Year Capital Improvement Program 2022-2027, which included funding for the Curb, Gutter, and Sidewalk Repair Project Including Tree Removal and Stump Grinding and Installation of Concrete Curb Ramps at Miscellaneous Locations 2022/23 ("Project");

WHEREAS, the Project was published and advertised in the East County Times on July 30, 2022 and August 1, 2022, and a Notice to Contractors was sent to the construction trade journals;

WHEREAS, on August 30, 2022, ten (10) bids were received and the bids were publicly opened and read on August 30, 2022;

WHEREAS, the lowest responsive and responsible bidder was submitted by Mauri Concrete Construction Co.;

WHEREAS, on November 15, 2022, Mauri Concrete Construction Co. was awarded a construction agreement by the City of Antioch to perform work associated with the Project;

WHEREAS, the City Council has considered accepting work and authorizing the Acting City Manager or designee to file a Notice of Completion for the Project; and

WHEREAS, all work on the Project was completed on November 14, 2023 at a final contract price of $177,421.88 in accordance with plans and specifications referred to therein.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch hereby:

1. Determines that the work on the Curb, Gutter, and Sidewalk Repair Project Including Tree Removal and Stump Grinding and Installation of Concrete Curb Ramps at Miscellaneous Locations 2022/23 has been completed and accepts the work; and

2. Authorizes the Acting City Manager or designee to execute and file for record with the County Recorder, County of Contra Costa, a Notice of Completion for the Project.

* * * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City Council of the City of Antioch at a regular meeting thereof held on the 23rd day of January 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ELIZABETH HOUSEHOLDER
CITY CLERK OF THE CITY OF ANTIOCH

A2

ATTACHMENT "B"

RECORDED AT THE REQUEST OF:
CITY OF ANTIOCH, CA

WHEN RECORDED MAIL TO:
CITY OF ANTIOCH
CAPITAL IMPROVEMENTS DIVISION
P.O. BOX 5007
ANTIOCH, CA 94531
(925) 779-7050

THIS SPACE FOR RECORDER'S USE ONLY

NOTICE OF COMPLETION FOR THE CURB, GUTTER, AND SIDEWALK REPAIR PROJECT INCLUDING TREE REMOVAL AND STUMP GRINDING AND INSTALLATION OF CONCRETE CURB RAMPS AT MISCELLANEOUS LOCATIONS 2022/23 (P.W. 507-19)

NOTICE IS HEREBY GIVEN:

1. That the interest or estate stated in paragraph 3 herein the real property herein described is owned by: City of Antioch, 200 H Street, Antioch, California 94509.
2. That the full name and address of the Owner of said interest or estate, if there is only one Owner, and that the full names and addresses of all the co-owners who own said interest or estate as tenants in common, as joint tenants, or otherwise, if there is more than one owner, are set forth in the preceding paragraph.
3. That the nature of the stated owner, or if more than one owner, then of the stated owner and co-owners is: In fee.
4. That on the November 14, 2023, the work of improvements on the real property herein described was completed.
5. That the name of the original contractor, if any, for said work of improvement was Mauri Concrete Construction Company.
6. The surety for said project was Travelers Casualty and Surety Company of America.
7. This project consisted of removing and replacing existing uneven, damaged and/or deteriorated concrete curb, gutter, sidewalk, and driveway approach at various locations in the City of Antioch (See Exhibit "A").

THE UNDERSIGNED STATES UNDER PENALTY OF PERJURY THAT THE ABOVE IS TRUE AND CORRECT

_____
Date

_____
SCOTT BUENTING, P.E.
Acting Public Works Director/City Engineer
City of Antioch

EXHIBIT "A"
CURB, GUTTER AND SIDEWALK REPAIR
P.W. 507-19
LIST OF LOCATIONS

4208 Amargosa Drive
2301 Diablo Avenue
3348 Fontana Place
3741 Sunset Lane
1721 Alhambra Drive
2353 Redwood Drive
4228 McSwain Court
5 Belshaw Street
4233 Amargosa Drive
1908 Grizzly Court
214 West 17th Street
West 4th Street
West 6th and 4th Streets
1623 Geyser Circle
3728 Heritage Drive
3725 Heritage Drive
2937 Honeysuckle Court
2851 Honeysuckle Court
2227 Dogwood Wy
223 West 7th Street
429 West 9th Street
809 H Street
11 Texas Street
1411 A Street
1337 Shaddick Drive
15 East 16th Street
2329 Redwood Drive
605 West 20th Street
606 West 20th Street
1908 Calaveras Court
1609 Yellowstone Drive
3325 Tabora Drive
315 G Street
2111 Hillcrest Avenue
2800 Filbert Street
404 Miner Road
Dallas Ranch Road & Mokelumne Drive
Prewett Ranch Drive & Moccasin Way
D Street
411 West 11th Street
Sandcreek Road @ Kaiser
5013 Star Mine Way
219 San Joaquin Avenue
Deer Valley Road & Asilomar Drive
515 East 18th Street
Hillcrest Avenue & Deerfield Drive
1800 A Street
2209 Field Street
2301 Field Street
4862 Vinewood Way
4321 Elk Drive
2613 Strawberry Court
2832 Garrow Drive
420 Christina Court
3200 Mountaire Drive
30 Rainier Lane
300 Brookside Drive
412 Bluerock Court
4129 Rockford Drive
2500 Blacktail Court
2603 Leopard Way
2643 Jaguar Way
2645 Point Andrus Court
2874 Morro Drive
3600 Delta Fair Boulevard
1629 Cavallo Road
1902 Alpha Way
Dallas Ranch Road & Prewett Ranch Drive
112 Klengel Street
1001 West 2nd Street
2109 L Street
1701 Noia Avenue

CITY OF
ANTIOCH
CALIFORNIA

STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of January 23, 2024

SUBMITTED BY: Kevin Valente, Contract Planner
Raney Planning & Management, Inc.

APPROVED BY: Kevin Scudero, Acting Community Development Director - *KS*

SUBJECT: Vineyard Crossing Preliminary Development Plan (PRE2023-003)

RECOMMENDED ACTION

It is recommended the City Council provide feedback to the applicant and City staff regarding the proposal and provide direction to the applicant for the Final Development Plan submittal.

FISCAL IMPACT

The development of the Vineyard Crossing Project will be fully funded by the applicant, BrightSky Residential LLC. The City will incur no costs in the development.

DISCUSSION

Request

Reggie Decker and Charles McKeag, BrightSky Residential LLC, request Preliminary Development Plan review of a proposal to develop approximately 71 single-family residences (SFRs) and 70 accessory dwelling units (ADUs) on 71 residential lots. The 14.6-acre project site is located north of Oakley Road and west of Phillips Lane and currently contains an existing vineyard (APNs 051-191-028-4 and 051-191-034-2). The proposed project currently includes amenities for the residents consisting of a recreation center, pool, and spa, as well as pedestrian paths throughout the proposed open space areas (the existing vineyard that will remain). In addition, the proposed project includes approximately two bioretention areas totaling 1.76-acres. The project site would have primary site access from Oakley Road and Phillips Lane, and new internal neighborhood streets. The applicant's project plans and project description are provided as Attachments A and B, respectively.

Environmental

Preliminary Development Plan review is a non-entitlement action and does not require environmental review. The future project application review would require compliance with the California Environmental Quality Act (CEQA).

Background

The proposed project site is located on two parcels totaling an approximate 14.6-acres at the intersection of Oakley Road and Phillips Lane with a Pacific Gas & Electric (PG&E) utility easement dividing the project site. The west parcel has a General Plan designation of Medium Low Density Residential (MLDR) and the east parcel is Medium Density Residential (MDR) and both parcels are currently zoned Planned Development (PD). The project site is currently a vineyard with an adjacent single-family residence (SFR) to the south along Oakley Road that is not part of this project and is proposed to remain. The project site is surrounded by SFRs to the north, east, and west with vacant land to the south.

The project application was submitted to the City in June 2023, and staff determined the application was complete in September 2023 and was routed to City Departments and outside agencies for review. Comment letters have been provided by City Engineering staff, PG&E, Chevron, Contra Costa County Flood Control District, California Department of Fish and Wildlife, and the Contra Costa County Fire Protection District (CCCFPD) (Attachment D). These comments include modifying the width of streets, parking spaces, improving fire lane access, and relocating bioretention areas. All these issues are discussed in more detail below.

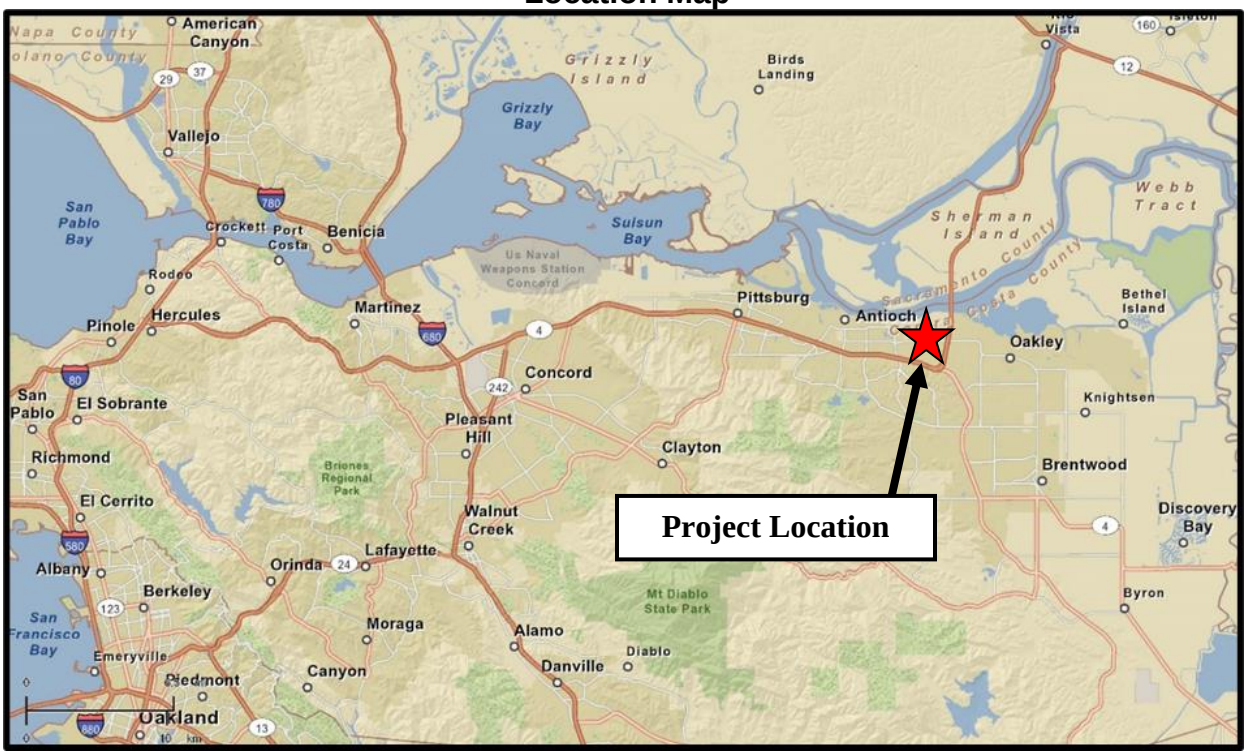
The purpose of a Preliminary Development Plan is to gather feedback from the Planning Commission and others in order for the applicant to become aware of concerns and/or issues prior to final development plan and tentative map submittal. As standard practice, preliminary plans are not conditioned; rather a list of needed items, information, and issues to be addressed is compiled for the applicant to address prior to submitting an entitlement application.

ANALYSIS

Project Overview

The applicant proposes to remove the eastern and western portions of the existing vineyard that is separated by a PG&E easement which would remain undeveloped other than the proposed neighborhood street and pedestrian path. The proposed project includes 71 lots for SFRs with an ADU on all but one of the lots. All units are currently proposed to be renter occupied. The proposed unit mix includes three different SFR floor plans that range in size from 1,492 to 1,697 square feet (sf) and two different ADU floor plans that range in size from 603 to 750 sf. Each SFR included in the proposed project would have an attached two-car garage with a driveway and each ADU would include a driveway for one vehicle parking space. The proposed homes would include front yard landscaping maintained by the developers who would also retain ownership of the proposed rental community. The proposed recreational amenities include a recreation center including the leasing and managers offices, pool, and spa for the community, as well as trails between the east and west parcels, trails within the vineyards, three vineyard lounges and three vineyard picnic areas.

Location Map



Project Site Map

Consistency with the General Plan and Zoning

The project site has an existing General Plan Land Use designation as MLDR and MDR. The entire project site is currently zoned PD. Residential uses are permitted within these existing land use designations and future development would require approval of a tentative subdivision map, final development plan, and planned development rezone to establish the development standards for the community.

Density

Pursuant to the Antioch General Plan, the maximum allowable density in the MLDR land use designation is six dwelling units per gross developable acre (du/ac) and the maximum allowable density in the MDR land use designation is ten du/ac. The current proposed gross density for the entire project site would be 4.86 du/ac. The calculated gross density for just the western property is 4.71 du/ac, which has the MLDR and allows for a maximum of six du/ac. The calculated density for the just the eastern property is 4.90 du/ac, which has the MDR land use designation and allows for a maximum of ten du/ac. The City's General Plan in section 4.4.1.1 states that density accrues to lands that are developable, which means, in part, lands that are not encumbered by prior dedications of easements or rights of way. The northern portion of both properties is encumbered by a PG&E easement and would not be included in gross developable density calculations. At entitlement submittal, the applicant will need to show that the gross developable density calculations for each property do not exceed the maximum allowed densities in the General Plan.

Zoning Standards

The proposed project site is currently zoned PD. The intent of the PD district is to allow some flexibility from zoning standards in order to better integrate a project into its setting, while maintaining consistency with the General Plan. Because of this flexibility the existing PD zoning designation would be most appropriate for this project. As a result, the proposed project would include a PD rezone which would be required to establish these specific development standards, including lot size, yard setbacks, and building height requirements.

Staff reviewed the current development standards in the R-6 Single-Family Residential District and the R-10 Medium Density Residential District as a comparison for consistency with the development intended for the MLDR and MDR land use designations. It should be noted that the R-6 Single-Family Residential District is consistent with the MLDR land use designation of four to six dwelling units per gross developable acre and the R-10 Medium Density Residential District is consistent with the MDR land use designation which allows six to ten dwelling units per gross developable acre. Typical development would include attached and/or cluster-type, ownership, oriented units including some with private yards and common recreation areas.

The proposed residential building heights and front yard setbacks for the SFRs are consistent with the R-6 and R-10 district regulations. However, the proposed project includes varying interior side and rear yard setbacks that are not consistent with the minimum five-foot interior side yard setback and 10-foot rear yard setbacks of the R-6 and R-10 districts respectively. The proposed project currently includes some four-foot interior side yard setbacks and some rear yard setbacks as small as six feet. The proposed lot sizes range from 4,125 sf to 7,369 sf, whereas minimum building lot sizes for both the R-6 and R-10 zoning district is 6,000 sf. Out of the proposed 71 lots, only seven meet the minimum lot size requirement for the R-6 and R-10 zoning districts and a majority of the proposed lots do not meet the minimum lot width, which would be 65-feet for a corner lot and 60-feet for an interior lot. Maximum lot coverage for the R-6 and R-10 zoning district is 40 percent and if the largest floor plan is built on the smallest lot, it would result in a 53 percent lot coverage. If the largest floor plan was built on the largest lot, it would result in a 30 percent lot coverage. As mentioned above, the proposed project's density would be consistent with the R-6 density range of four to six du/ac, but not the R-10 density range of six to ten du/ac. Staff recommends the City Council consider the proposed lot sizes and setbacks and provide feedback to establish the final development plan and standards the proposed PD standards.

The Antioch Municipal Code also provides development standards for detached ADUs that are smaller than 800 sf related to building height and rear and side yard setbacks. The proposed project's ADUs are consistent with the citywide ADU development standards for maximum height of 16-feet and four-foot side and rear yard setbacks, as well as the standards for ADUs provided by the State of California.

Site Layout and Design

The City of Antioch adopted citywide Single-Family and Missing Middle Residential Objective Design Standards relating to all aspects of residential projects including building siting, architectural style, parking, and landscaping in August 2023, after this Preliminary Development Plan was submitted. The entitlement application will be subject to these standards. A list of the relevant standards and how the project complies with them is included as Attachment C, and a detailed discussion of the issues is provided below. The submittal of the Objective Design Standards Checklist will be required at the time of Design Review application to illustrate compliance.

Building Siting and Massing

The City's Objective Design Standards require projects to be oriented to adjacent streets with varying setbacks to present an attractive façade to the right-of-way. The proposed project consists of 71 SFRs and 70 ADUs. Each SFR would have an attached two-car garage with driveway, and each ADU would have a driveway for one vehicle parking space. The proposed front yard setbacks would vary from a minimum of 20 feet to a maximum of 42 feet.

The proposed project would include three different floor plan options ranging in size from 1,492 sf to 1,697 sf, with three complimentary elevations each – farmhouse, transitional, and craftsman. Additionally, beyond the traditional construction of SFRs, the proposed project would include two different ADU options ranging in size from 603 sf or 750 sf, with three elevations matching the SFRs. The applicant is providing ADUs as an opportunity to provide a variety of housing and affordability options for a broad spectrum of people.

Recreational Amenities

The Objective Design Standards require buildings to be oriented to create courtyards and open space areas and that community facilities and open spaces be conveniently located for the majority of residents. The proposed leasing office, recreation center, pool, and spa would be located near the center of the west parcel. Amenities would include restrooms, showers, lounges, picnic tables, and a pump room. Two decomposed granite trails would be provided connecting the two parcels cutting through the PG&E easement with picnic areas, rail fencing, and low stone walls along the path. The residences located in the west property would be able to easily access the community facilities and pool. However, the east site lacks complete connectivity to the proposed community facilities. Additional active open space areas and increased pedestrian connectivity would comply with the City's Objective Design Standards.

Landscaping and Fencing

The total landscaped area would consist of approximately 1.04-acres of shrubs, turf, and trees. Plant material for this project would be locally acclimated, drought tolerant, and moderate or low water use. The applicant has chosen the proposed trees for the project for their form and structure to provide shade onto paved surfaces and pedestrians. Residential units would be landscaped with decorative mulch, synthetic lawns, concrete patios, and street trees. The proposed entry features include a six-foot tall masonry wall with pilasters on both sides of the entry drive, with project entry signage. The proposed project includes a variety of trees along the project boundary and neighborhood streets. Six-foot tall backyard wood fencing would be included for each residential lot. The proposed landscaping and fencing connectivity would comply with the City's Objective Design Standards.

Architecture

As mentioned previously, the proposed architecture consists of three styles. The Craftsman style features a lap siding and stucco exterior with board and batten and decorative wood corbels at the upper gables, with a decorative stone veneer. The Transitional style features a stucco exterior with a decorative brick veneer. The Farmhouse style features a stucco and board and batten exterior with decorative wood corbels. The three proposed architectural styles for both the SFRs and ADUs include visually interesting architectural elements and style variation, which would comply with the City's Objective Design Standards.

Traffic, Circulation, and Parking

The proposed project includes primary site access through Oakley Road and Phillips Lane into a new internal roadway network, which includes 36-foot-wide and 32-foot-wide roads. City Engineering and the CCFPD have concerns regarding the currently proposed street widths as emergency service vehicles would not be able to access the residences along the narrow street in the eastern parcel with street parking on both sides of the street. Therefore, City Engineering identifies that the proposed 32-foot-wide road is too narrow to support parking on both sides, and parking would be limited to one side of the street. Staff would need the internal roadways to be a minimum of 38-feet-wide from curb to curb to accommodate two 11-foot travel lanes, eight-foot parking lanes, and two five-foot sidewalks on each side. In addition, each proposed SFR would have a two-car garage with driveway and each ADU would include a parking pad with driveway. Therefore, each proposed lot would include two driveways, which would severely limit street parking options for residents and guests. As a result, City Engineering requests a parking plan to show how many vehicles would be able to use street parking. City Engineering is also requesting concept designs of the proposed sewer system and a more complete preliminary grading plan. In addition, pursuant to the CCCFPD comment letter, lots 43 and 46 also do not currently meet access requirements for fire apparatus.

Other Issues

The proposed project is proposed to be renter occupied. However, nothing precludes the applicant from selling the lots individually in the future. Staff would require the formation of a homeowner's association (HOA) to ensure maintenance of all common areas would be covered should the lots be sold in the future. In addition, per the Antioch Municipal Code:

- The ADU may not be sold separately from the primary dwelling;
- The ADU is restricted to the approved size and to other attributes allowed by the code.

Public Comments

In addition to the City receiving comment letters from the CCCFPD and City Engineering, comments letters from PG&E and Chevron were received. PG&E commented on the need for the proposed bioretention facilities to not impact their existing easement, as well as the need for low growing landscaping in their easement to not impact the existing overhead lines. In addition, the proposed roadway and pedestrian pathways through the PG&E easement would require a third-party approval by PG&E, and the project applicant would need to secure the necessary leases, licenses, and a California Public Utilities Commission (CPUC) approval and/or 851 filing. Chevron did not provide any comments requesting changes to the project. Other comments letters received are from the Contra Costa County Flood Control District and from the California Department of Fish and Wildlife. The letters are provided in Attachment D.

PLANNING COMMISSION MEETING

On December 6, 2023, the Antioch Planning Commission held a public hearing and provided comments and feedback to the applicant regarding the Preliminary Development Plan.

The Planning Commission was in support of the project's architectural designs but did not support the currently proposed small lots and setbacks, narrow roads, and trails that do not seem to offer much benefit to the residents. The Commissioners requested additional active open spaces, native landscaping, and parking. The Planning Commission also provided concerns regarding the development being renter occupied.

Public Comments

Members of the public also spoke on the project, expressing concerns for the small lots, lack of parking, a corporate owned subdivision, and the need to integrate local and native plant species into the development.

CONCLUSION

Staff is supportive of the architectural styles and proposed design of the residences; however, staff has a number of concerns with the proposed project's street design and access, pedestrian connectivity, lack of active recreation amenities. Staff recommends that the City Council provide the applicant feedback concerning staff's recommendations below, as well as other areas of concern the Council may have.

Staff Recommendations

- Provide active recreational areas.
- Provide increased pedestrian connectivity to the proposed recreation center/pool.
- Provide internal local private residential street sections that are consistent with minimum Engineering standards, including travel lanes, street parking, and sidewalk widths.
- Provide concept designs of the proposed sewer system and a more complete preliminary grading plan.
- Coordinate with the CCCFPD to ensure compliance with the 2022 California Fire Code (CFC), the 2022 California Building Code (CBC), the 2022 California Residential Code (CRC), and all Local and County Ordinances and adopted standards.
- Coordinate with PG&E to ensure the existing easement is not impacted due to this proposed development.

ATTACHMENTS

A. Project Plans
B. Applicant's Project Description
C. Objective Standards Review
D. Comments
E. December 6, 2023 Draft Planning Commission Minutes

PRELIMINARY DEVELOPMENT PLAN
VINEYARD CROSSING
SUBDIVISION 09650
CITY OF ANTIOCH — CONTRA COSTA COUNTY — CALIFORNIA

CONTACTS

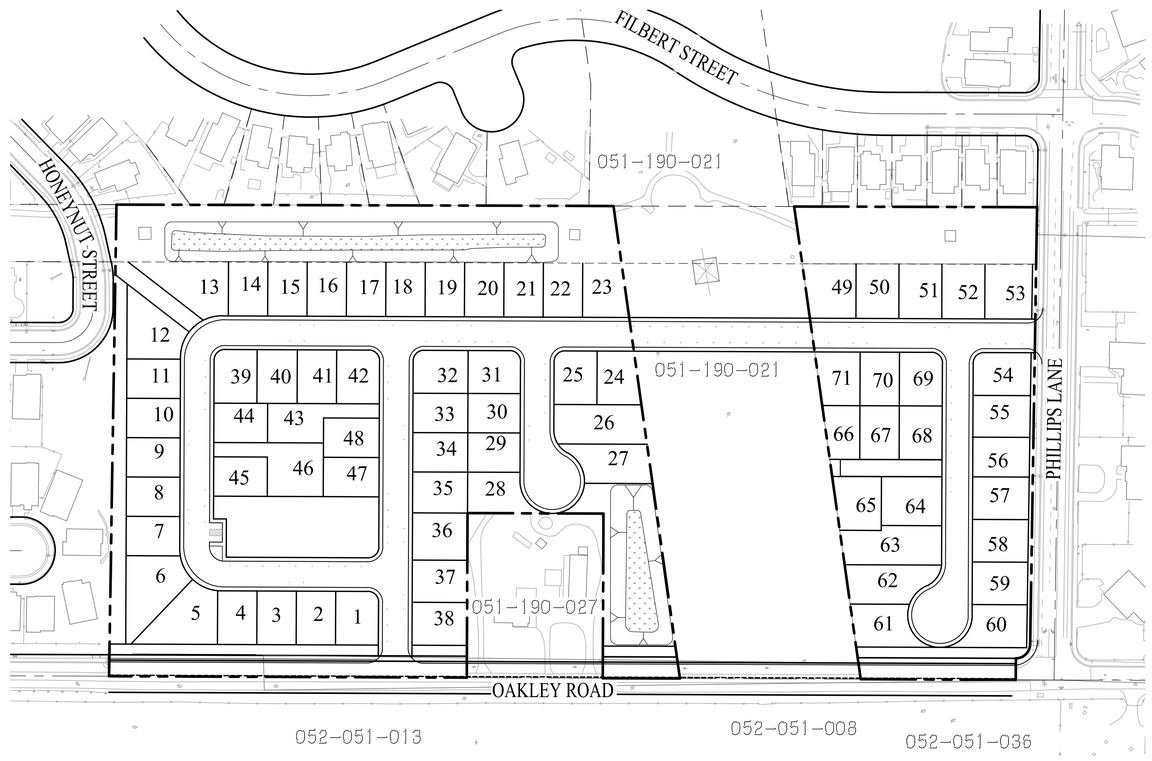
1. DEVELOPER: BRIGHTSKY RESIDENTIAL
1255 TREAT BOULEVARD, SUITE 300
WALNUT CREEK, CA 94597
(925) 401-5052
CHARLES MCKEAG

2. ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
COLT ALVERNAZ, RCE 75740

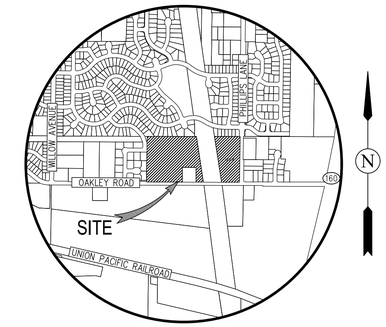
3. SOILS ENGINEER: QUANTUM GEOTECHNICAL, INC.
6288 SAN IGNACIO AVENUE, SUITE A
SAN JOSE, CA 95119
(408) 629-3822
SIMON MAKDESSI, P.E., G.E.

GENERAL NOTES

1. ASSESSORS PARCEL NO. 051-190-028 AND 051-190-034
2. SITE AREA: GROSS: 14.6± ACRES
3. LOTS: RESIDENTIAL: 71 (LOTS 1-71)
PRIVATE STREETS: 6 (PARCELS I & J)
OPEN SPACE/LANDSCAPE: 3 (PARCEL B-H)
AMENITY: 1 (PARCEL A)
4. DWELLING UNITS: 71 MAIN HOUSES AND 70 ADU
5. SITE DENSITY: GROSS: 4.86 DU/AC
NET: 5.06 DU/AC
6. EXISTING GENERAL PLAN: MEDIUM LOW DENSITY RESIDENTIAL
PROPOSED GENERAL PLAN: MEDIUM LOW DENSITY RESIDENTIAL
7. EXISTING ZONING: P-D (PLANNED DEVELOPMENT)
PROPOSED ZONING: P-D (PLANNED DEVELOPMENT)
8. EXISTING LAND USE: VACANT LAND
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
9. BENCHMARK: BEING A BRASS DISK IN A MONUMENT WELL STAMPED 04-HK 1993, NGS DESIGNATION HPGN D CA 04 HK, PID AA3821, HAVING AN NAVD88 PUBLISHED ELEVATION OF 16.0 FEET.
10. BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND NGS MONUMENTS, HAVING PID NO. AA3821 AND JS4835, EPOCH 2010, THE BEARING BEING N70°45'54"E (CALCULATED AND MEASURED)
11. FLOOD ZONE: ZONE X: 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE
SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 06013C0332
DATE: JUNE 16, 2009
12. UTILITIES:
WATER: CITY OF ANTIOCH
SEWER: CITY OF ANTIOCH
STORM DRAIN: CITY OF ANTIOCH
GAS & ELECTRIC: PG&E
TELEPHONE: AT&T
13. DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP
14. GRADING: GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN. PAD GRADES SHOWN ON SITE DEVELOPMENT PERMIT PLANS MUST BE IN SUBSTANTIAL CONFORMANCE WITH THOSE DEPICTED ON THE APPROVED TENTATIVE MAP.
15. PHASING: PROJECT MAY BE CONSTRUCTED IN PHASES
16. FINAL MAP: THIS PROJECT MAY BE PHASED. MULTIPLE FINAL MAPS MAY BE FILED UPON APPROVAL OF THE VESTING TENTATIVE SUBDIVISION MAP.



SITE PLAN
SCALE: 1" = 100'



VICINITY MAP
NOT TO SCALE

LEGEND

	EXISTING PROJECT BOUNDARY		PROJECT BOUNDARY
	EXISTING EASEMENT	SD	STORM DRAIN
	EXISTING CATCH BASIN	SDFM	STORM DRAIN FORCE MAIN
	EXISTING FIRE HYDRANT	SS	SANITARY SEWER
	EXISTING MANHOLE	W	WATER LINE
	EXISTING STREET LIGHT		MANHOLE
	EXISTING FENCE		BUBBLE UP
EX SD	EXISTING STORM DRAIN		CATCH BASIN
EX SS	EXISTING SANITARY SEWER		FIELD INLET
EX W	EXISTING WATER LINE		STORM DRAIN PUMP
EX GAS	EXISTING GAS		DRAIN INLET
EX OH	EXISTING OVERHEAD LINE		FIRE HYDRANT
	EXISTING BUILDING TO BE DEMOLISHED		PROJECT BOUNDARY
	EXISTING TREE TO BE REMOVED		PROPOSED RIGHT OF WAY
			PROPOSED LOT LINE
25	LOT NUMBER		PROPOSED FACE OF CURB
			EXISTING EASEMENT
	DMA BOUNDARY	P 7.6	APPROXIMATE PAD ELEVATION
	BIORETENTION AREA	8.0	EXISTING CONTOUR LINE
		10.0±	EXISTING SPOT GRADE
DMA 1	DRAINAGE MANAGEMENT AREA	0.50%	SLOPE
IMP 1	INTEGRATED MANAGEMENT PRACTICE – BIORETENTION AREA		

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
C1.0	PRELIMINARY LOTTING
C2.0	EXISTING CONDITIONS
C3.0	PRELIMINARY SITE PLAN
C4.0	PRELIMINARY GRADING
C5.0	PRELIMINARY UTILITY
C6.0	PRELIMINARY STORMWATER CONTROL PLAN

PARKING SUMMARY

PARKING TYPE	PROVIDED	REQUIRED
GARAGE	142	142
DRIVEWAY	212	0
ON STREET	76	71
TOTAL	430	213

REQUIRED: 213 SPACES (3.0 SPACES PER HOME)
* 2 GARAGE SPACES PER SINGLE FAMILY HOME = 71 X 2= 142 SPACES
* 1 ON-STREET GUEST SPACE PER SINGLE FAMILY HOME = 71 SPACES

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ARV	AIR RELIEF VALVE
BC	BEGIN CURVE
BD	BOUNDARY
BM	BENCHMARK
BO	BLOW-OFF VALVE
CL	CENTERLINE
CB	CATCH BASIN
CR	RETURN
C&G	CURB & GUTTER
DWY	DRIVEWAY
EC	END OF CURVE
EP	EDGE OF PAVEMENT
ET	EDGE OF TRAVEL
EVC	END OF VERTICAL CURVE
EX	EXISTING
FC	FACE OF CURB
FG	FINISHED GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
GB	GRADE BREAK
GR	GROUND
GV	GATE VALVE
HP	HIGH POINT
IM	IRRIGATION METER
INV	INVERT
LAT	LATERAL
LF	LINEAR FEET
LL	LOT LINE
LP	LOW POINT
LS	LANDSCAPE
LT	LEFT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
OB	OVERBUILD
PIVC	POINT OF INTERSECTION, VERTICAL CURVE
PL	PROPERTY LINE
PCC	POINT OF CONCENTRIC CURVATURE
PRC	POINT OF REVERSE CURVE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RIM	RIM ELEVATION
RT	RIGHT
R/W	RIGHT OF WAY
S	SLOPE
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
ST	STREET
STA	STATION
STD	STANDARD
SW	SIDEWALK
SWCP	STORMWATER CONTROL PLAN
T	TOTAL
TC	TOP OF VERTICAL CURB
TG	TOP OF GRADE
TSM	TOP OF SOIL MIX
TYP	TYPICAL
VC	VERTICAL CURVE
W	WATER MAIN
W/	WITH
WS	WATER SERVICE

PRELIMINARY DEVELOPMENT PLAN
TITLE SHEET
VINEYARD CROSSING
CITY OF ANTIOCH — CONTRA COSTA COUNTY — CALIFORNIA
SCALE: 1" = 100' DATE: JULY 2023

0 100 200 300

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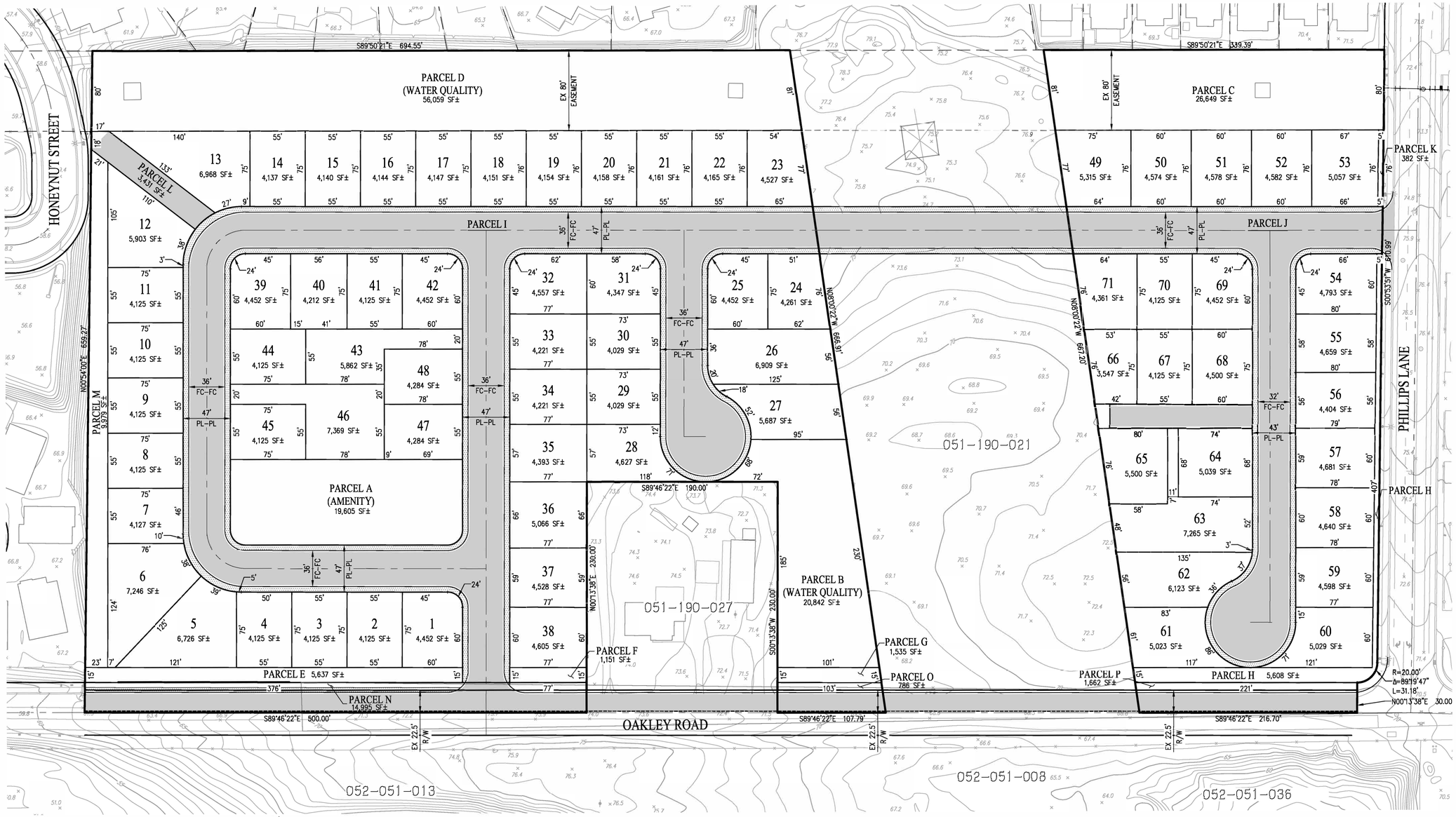
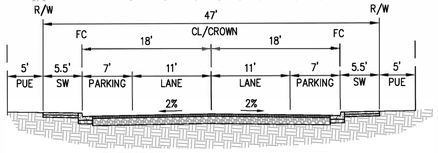
SHEET NO. C0.0 OF 7 SHEETS

ATTACHMENT A

A1

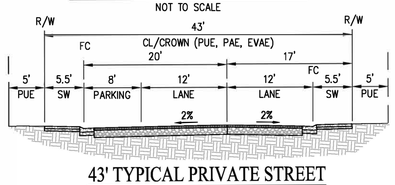
H:\3705\ACAD\PDP\C0.0-COVER.DWG





47' TYPICAL PRIVATE STREET

NOT TO SCALE



43' TYPICAL PRIVATE STREET

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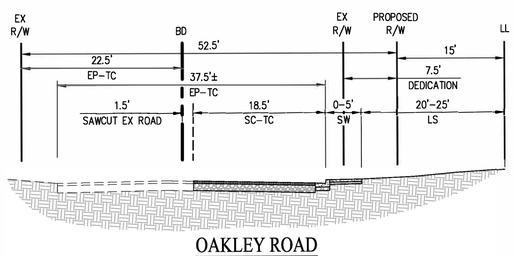
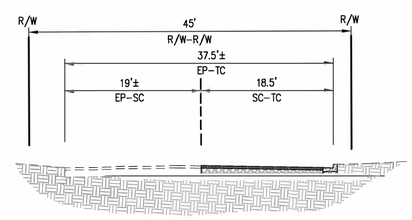


OAKLEY ROAD
(ALONG PROJECT FRONTAGE)

NOT TO SCALE



OAKLEY ROAD
(OUTSIDE PROJECT FRONTAGE)

NOT TO SCALE

PRELIMINARY DEVELOPMENT PLAN

PRELIMINARY LOTTING

VINEYARD CROSSING

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 50' DATE: JUNE 2023

0 50 100 150

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C1.0
OF 7 SHEETS

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A2

PRELIMINARY DEVELOPMENT PLAN

EXISTING CONDITIONS

VINEYARD CROSSING

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 50' DATE: JUNE 2023

0 50 100 150

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SHEET NO. C2.0 OF 7 SHEETS

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A3

UNIT MIX SUMMARY		
PLAN	UNIT COUNT	% MIX
PLAN 1B	23	33.7%
PLAN 2	23	33.7%
PLAN 3	25	33.7%
ADU 1	14	20.0%
ADU 2	56	80.0%

PRELIMINARY DEVELOPMENT PLAN

PRELIMINARY SITE PLAN

VINEYARD CROSSING

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 50' DATE: JUNE 2023

0 50 100 150

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SHEET NO. C3.0 OF 7 SHEETS

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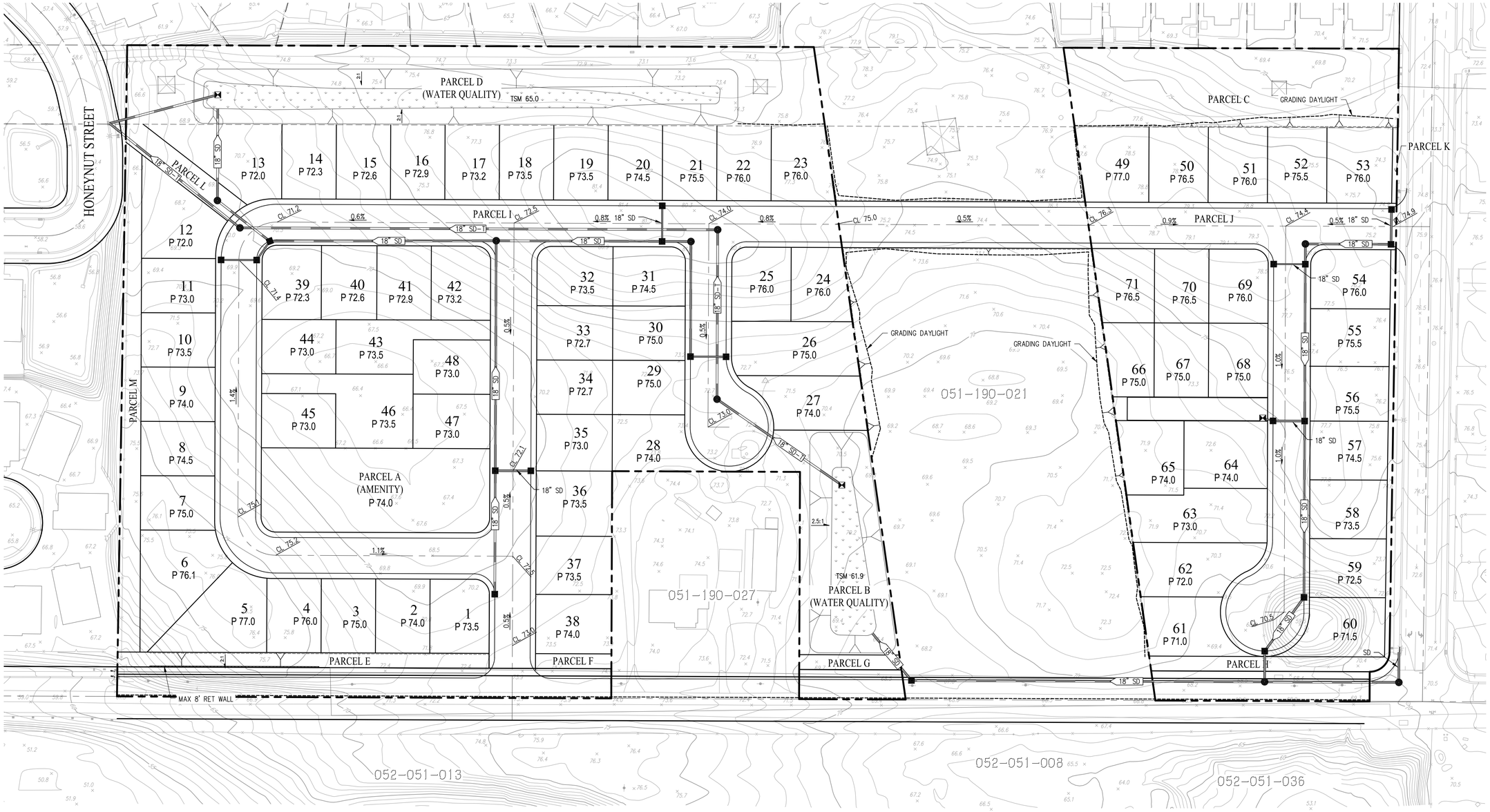
A4



EARTHWORK SUMMARY		
DESCRIPTION	CUT	FILL
ROUGH GRADING	25,000 C.Y.	25,000 C.Y.
TOTAL	25,000 C.Y.*	25,000 C.Y.*

*NOTES:
1. EARTHWORK QUANTITIES ARE APPROXIMATE AND REPRESENT RAW NUMBERS ONLY.

PRELIMINARY DEVELOPMENT PLAN
PRELIMINARY GRADING
VINEYARD CROSSING

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 50' DATE: JUNE 2023

0 50 100 150

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C4.0
OF 7 SHEETS

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A5

PRELIMINARY DEVELOPMENT PLAN

PRELIMINARY UTILITY

VINEYARD CROSSING

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 50' DATE: JUNE 2023

0 50 100 150

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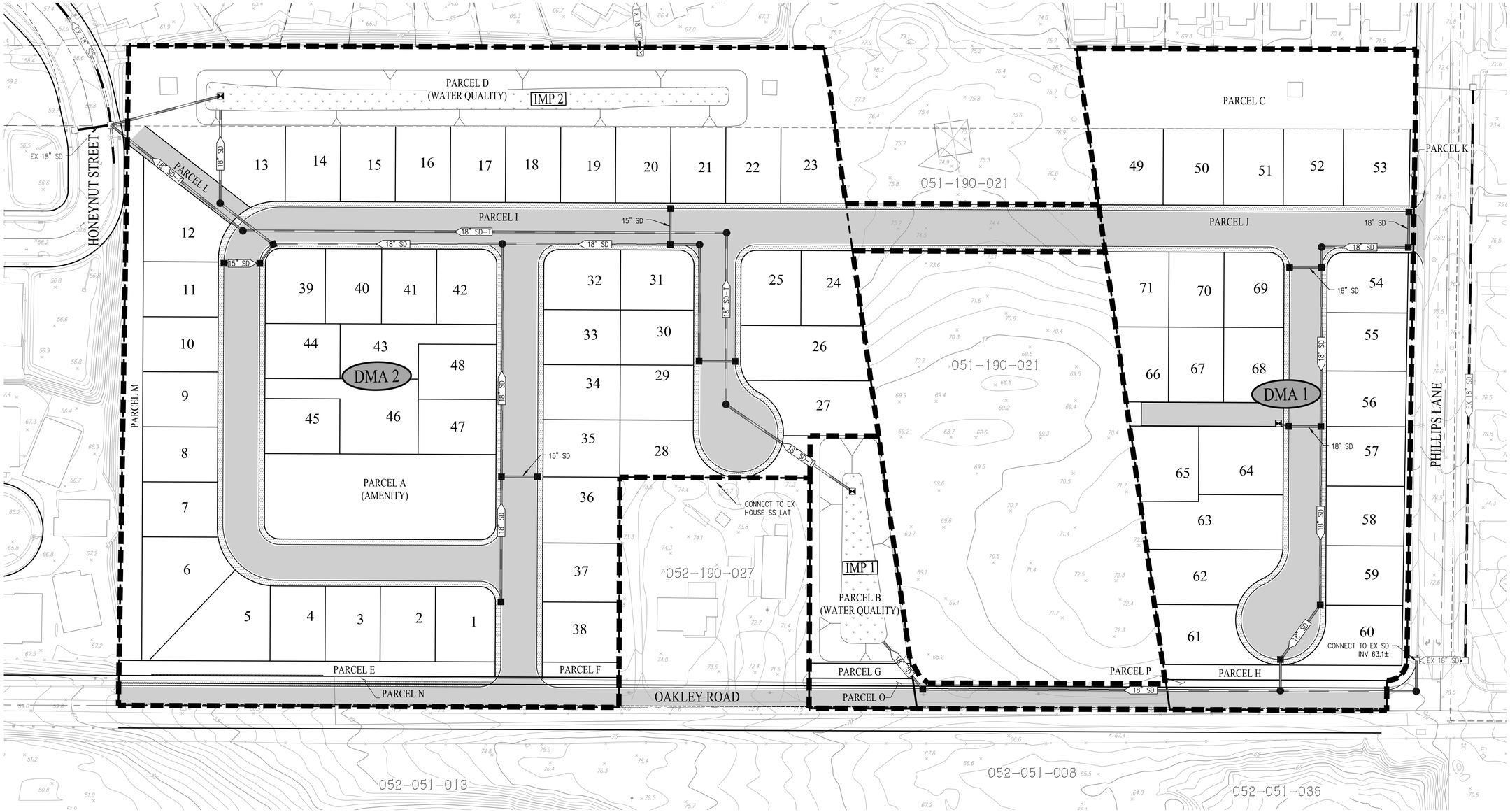
A6



DRAINAGE MANAGEMENT AREA (DMA)	IMPERVIOUS AREA			TOTAL PERVIOUS (SF)	TOTAL DRAINAGE AREA (SF)	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)	TREATMENT TYPE
	PAVEMENT (SF)	ROOF (SF)	TOTAL (SF)					
DMA #1	49,049	40,598	89,647	130,423	220,070	4,108	5,580	BIORETENTION
DMA #2	125,469	86,859	212,328	224,073	436,401	9,389	10,800	BIORETENTION

* NOTE: OFFSITE WATER QUALITY IS ACCOUNTED FOR IN THE EMERSON LAKE. SEE MEMO BY BALANCE HYDROLOGICS DATED 10/28/21

PRELIMINARY DEVELOPMENT PLAN
SWCP
VINEYARD CROSSING

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 50' DATE: JUNE 2023

0 50 100 150

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SHEET NO.
C6.0
OF 7 SHEETS

A7

H:\3705\ACAD\PDP\C6.0-PRELIMINARY STORMWATER CONTROL PLAN.DWG

VINEYARD CROSSING

RECREATION CENTER AND LEASING OFFICE

ANTIOCH, CALIFORNIA

ELEVATIONS STYLE

FARMHOUSE

FIRST FLOOR	2,462 S.F.
TOTAL	2,462 S.F.

BrightSky Residential

9160 Irvine Center Drive, Suite 100
Irvine,California92618
(949) 418-1143

JOB # : 132-23130
DATE: MAY 3RD 2023

SDK ATELIER

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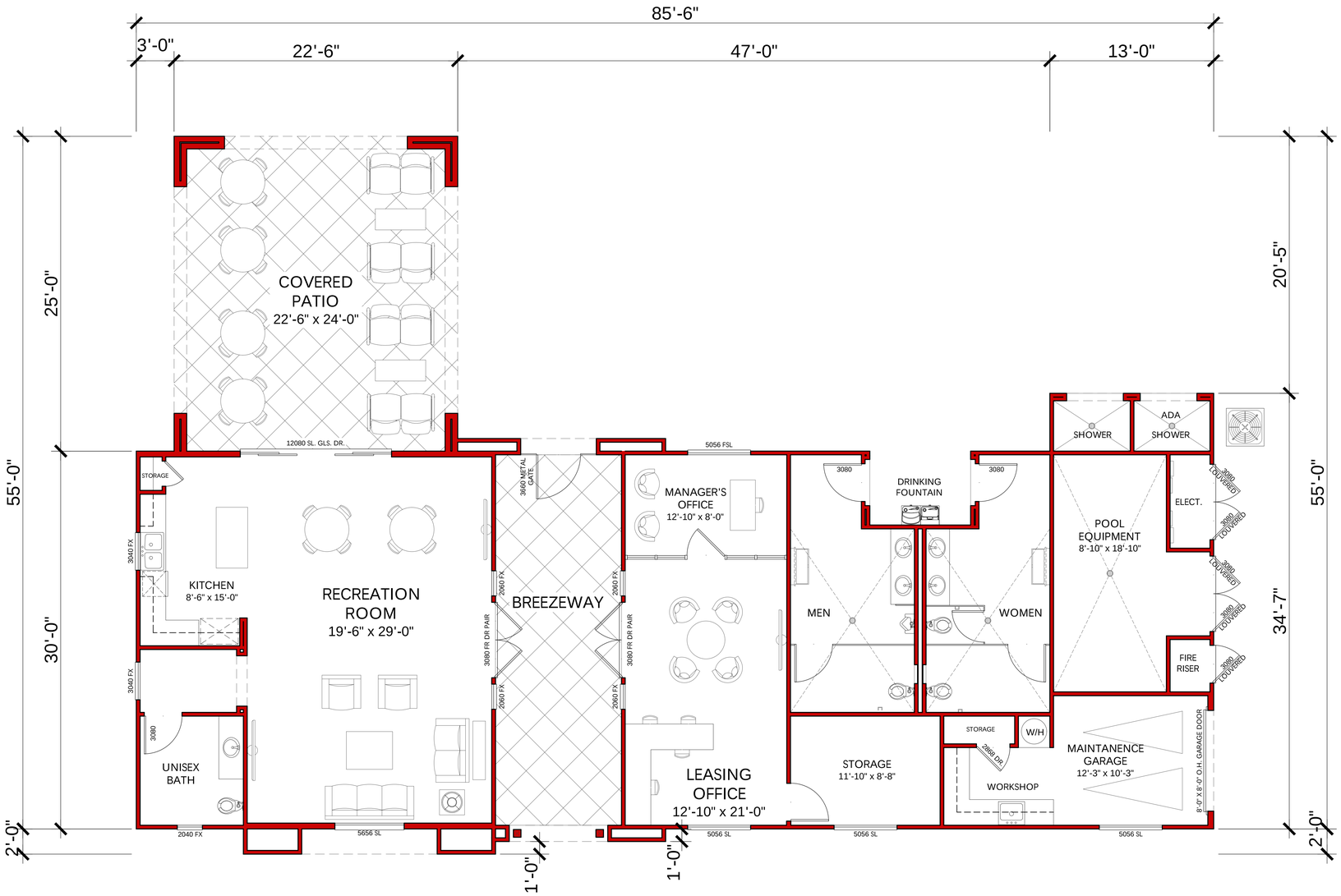

PLAN

PROGRAM:
30' X 85.5' FOOTPRINT
RECREATION ROOM, LEASING OFFICE
POOL BATHS, POOL EQUIPMENT ROOM

FIRST FLOOR	2,462 S.F.
TOTAL	2,462 S.F.

RECREATION BUILDING
FLOOR PLAN

A-01

SCALE: 1/4"=1'-0"
0 2' 4' 8'

BrightSky Residential

9160 Irvine Center Drive, Suite 100
Irvine,California92618
(949) 418-1143

VINEYARD CROSSING
ANTIOCH, CALIFORNIA

JOB # : 132-23130
DATE: MAY 16TH 2023

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FRONT ELEVATION

RECREATION BUILDING

SCALE: 1/4"=1'-0"
0 2' 4' 8'

BrightSky Residential

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(949) 418-1143

VINEYARD CROSSING
ANTIOCH, CALIFORNIA

JOB # : 132-23130
DATE: MAY 16TH 2023

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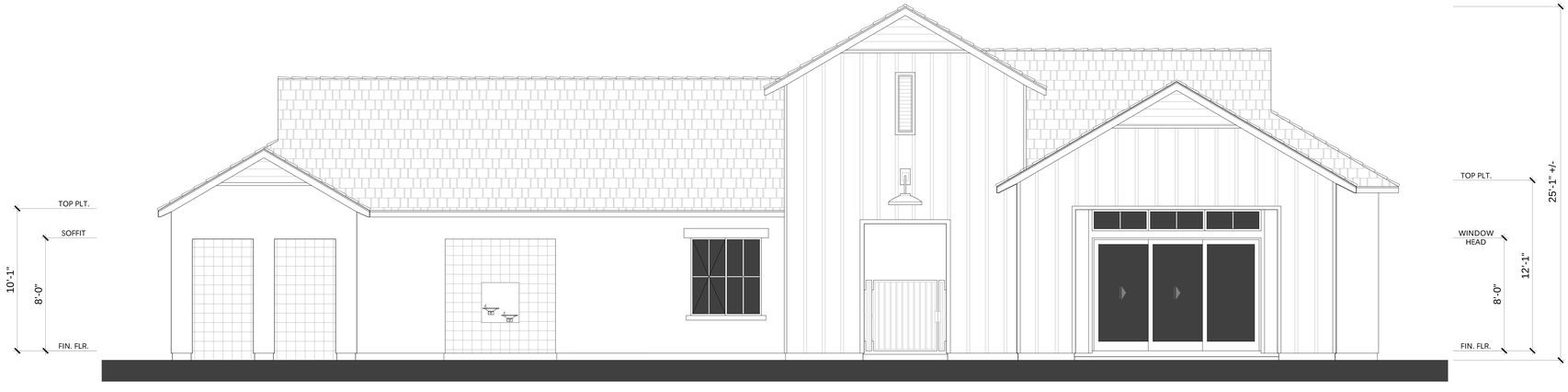

REAR ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

RECREATION BUILDING

A-03

SCALE: 1/4"=1'-0"
0 2' 4' 8'

BrightSky Residential

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(949) 418-1143

VINEYARD CROSSING
ANTIOCH, CALIFORNIA
JOB # : 132-23130
DATE: MAY 16TH 2023

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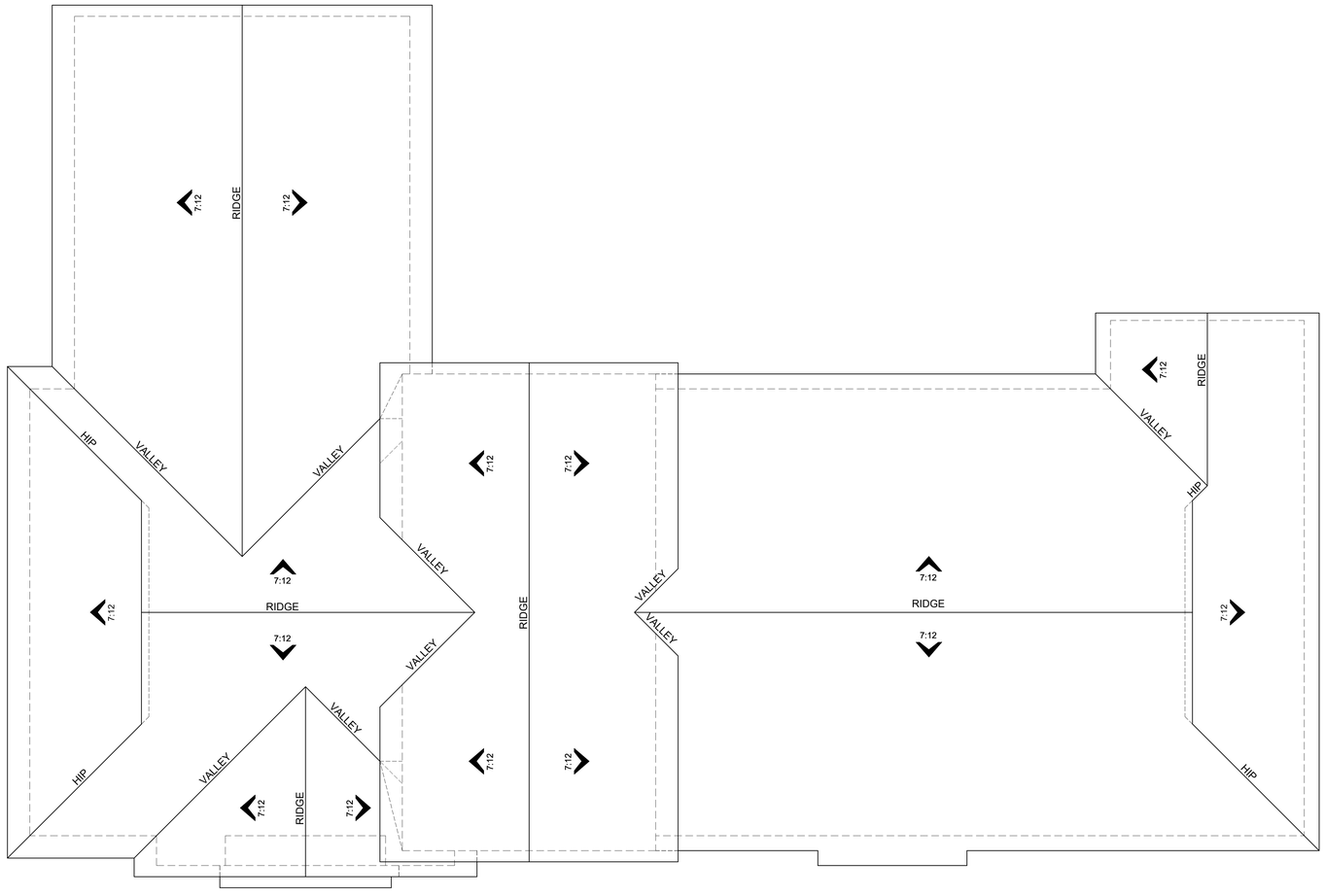
A11



ROOF PLAN

RECREATION BUILDING

A-04

SCALE: 1/4"=1'-0"
0 2' 4' 8'

BrightSky Residential

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Irvine,California92618
(949) 418-1143

VINEYARD CROSSING
ANTIOCH, CALIFORNIA
JOB # : 132-23130
DATE: MAY 16TH 2023

SDK ATELIER

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3C | Craftsman | 1C ADU | Crafts- | 2A ADU | Transitional | 1A | Transitional | 2B | Farmhouse | 1B ADU | Farmhouse

Street Scene

Note: Artist's Conception; Colors, Materials And Application May Vary.

VINEYARD CROSSING

ANTIOCH, CA

0.1.0

0 2 4 8 16

Scale: 1/4"=1'-0"

CONCEPTUAL

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BrightSky RESIDENTIAL

ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA

Color Scheme TR4

1A | Transitional

Color Scheme FH7

1B | Farmhouse

Color Scheme CM1

1C | Craftsman

PLAN 1
Front Elevations

A14

BrightSky RESIDENTIAL

Note: Artist's Conception; Colors, Materials And Application May Vary.

VINEYARD CROSSING

ANTIOCH, CA

1.1.0

0 2 4 8 16

Scale: 1/4"=1'-0"

CONCEPTUAL

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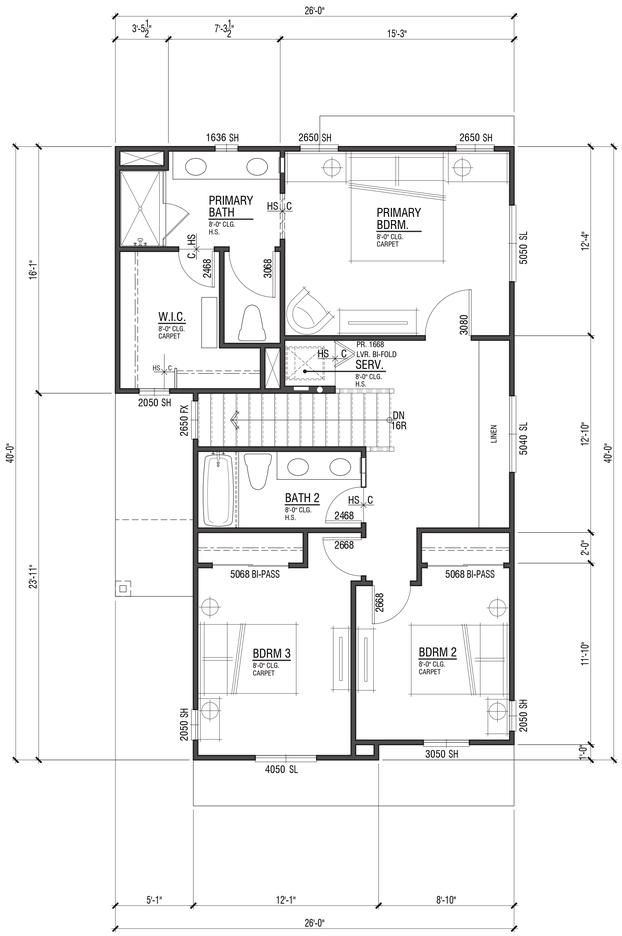
ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA

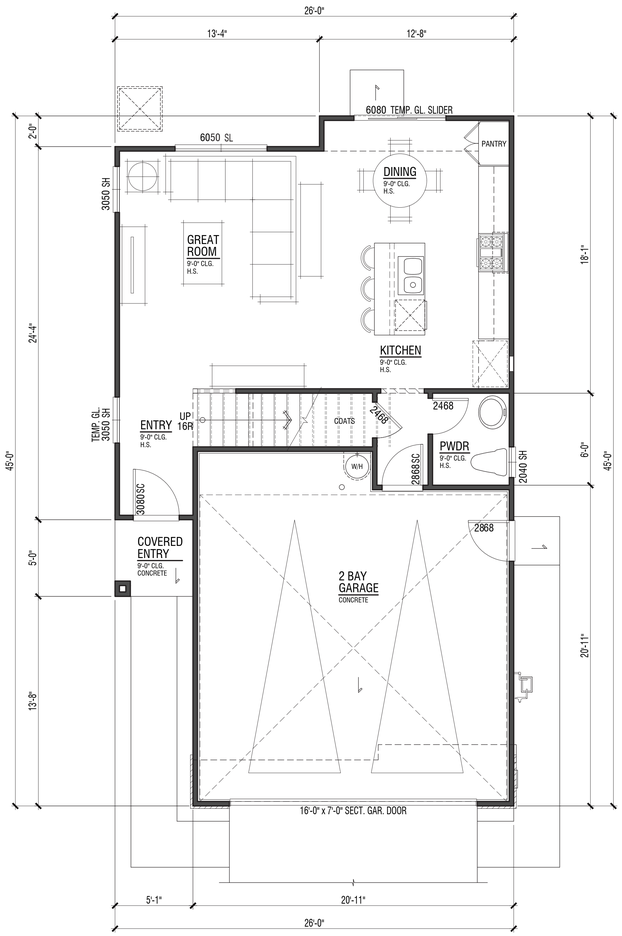


Second Level Floor Plan

DWELLING PLAN SUMMARY - PLAN 1	
ROOM TYPE	QUANTITY
BEDROOM(S)	3
BATH(S)	2.5

FLOOR AREA TABLE	PLAN 1A
FIRST LEVEL	589 SQ. FT.
SECOND LEVEL	863 SQ. FT.
TOTAL	1452 SQ. FT.
2-BAY GARAGE	459 SQ. FT.
COVERED ENTRY	25 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



First Level Floor Plan

PLAN 1A

A15

BrightSky RESIDENTIAL

VINEYARD CROSSING

ANTIOCH, CA

1.2.0

0 2 4 8 16

Scale: 1/4"=1'-0"

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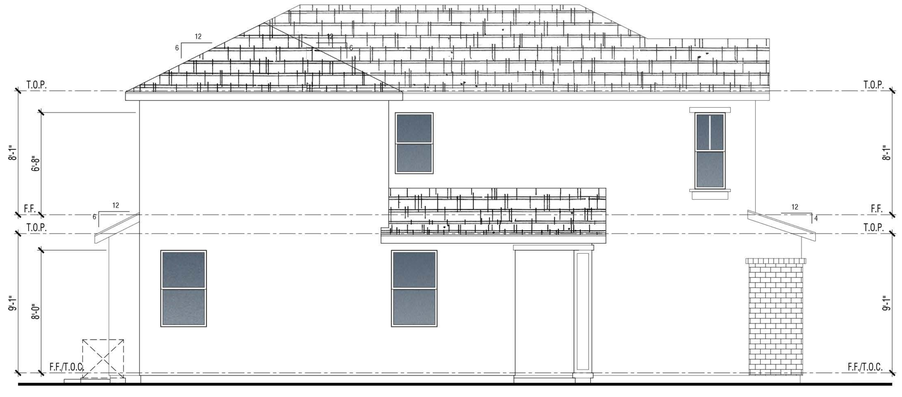
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

MATERIAL: TRADITIONAL "A" ELEVATION

1. Flat Conc. Tile 6:12 Pitch Typ. U.N.O.
2. 2x6 Wood Facia
3. Stucco
4. Brick Veneer
5. Decorative Foam Shutter
6. Vinyl Window
7. Stucco Over Foam
8. Decorative Metal Roll-up Garage Door



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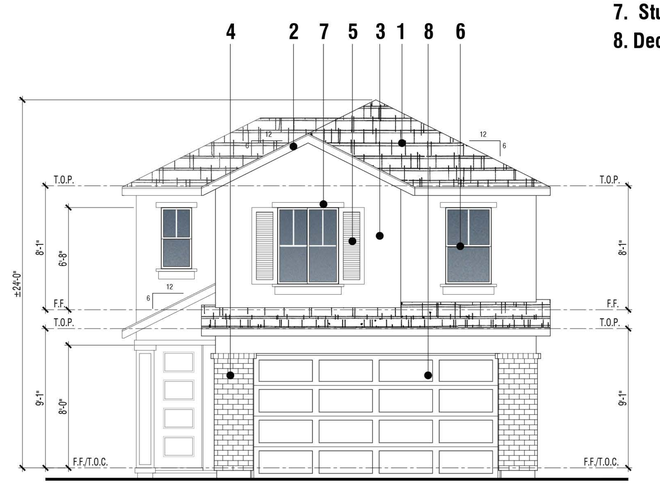
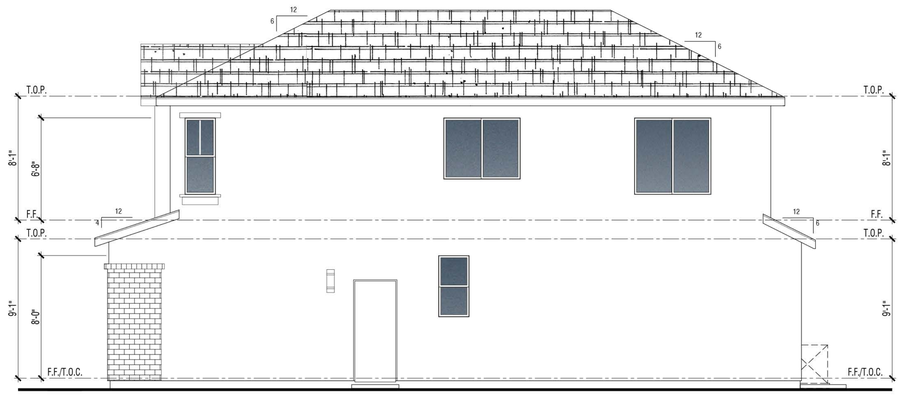


Front



Right

Rear

PLAN 1A | TRANSITIONAL

Building Elevations

A16

BrightSky RESIDENTIAL

VINEYARD CROSSING

ANTIOCH, CA

1.2.1

0 2 4 8 16

Scale: 1/4"=1'-0"

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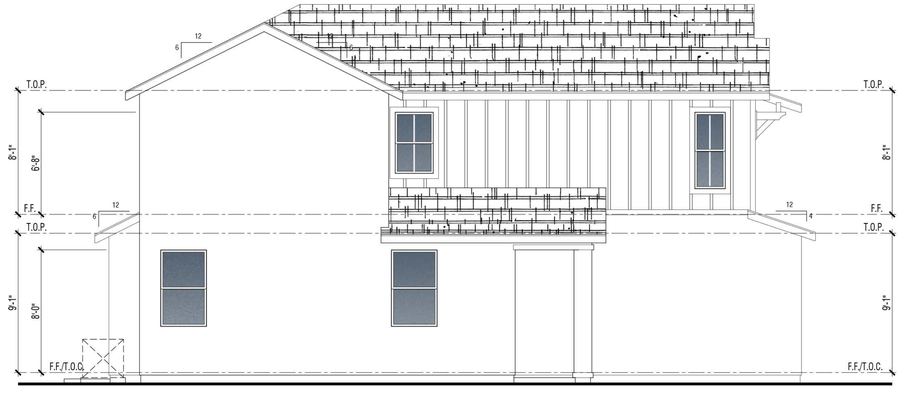
ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA

MATERIAL: FARMHOUSE "B" ELEVATION

1. Flat Conc. Tile 6:12 Pitch Typ. U.N.O.
2. 2x6 Wood Facia
3. Stucco
4. Board & Batten
5. Wood Trim
6. Vinyl Window
7. Stucco Over Foam
8. Decorative Metal Roll-up Garage Door
9. Metal Roof



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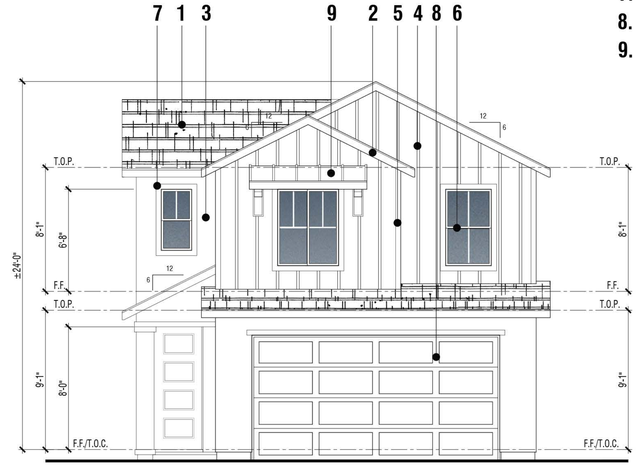
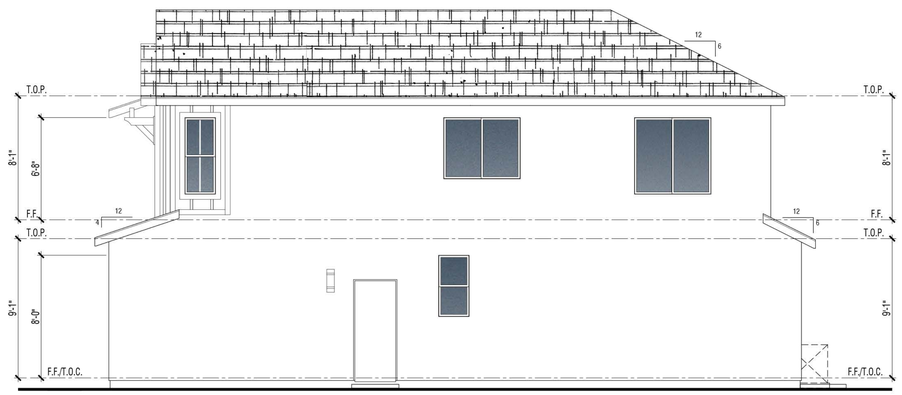


Front



Right

Rear

PLAN 1B | FARMHOUSE

Building Elevations

A17

BrightSky RESIDENTIAL

VINEYARD CROSSING

ANTIOCH, CA

1.4.1

0 2 4 8 16

Scale: 1/4"=1'-0"

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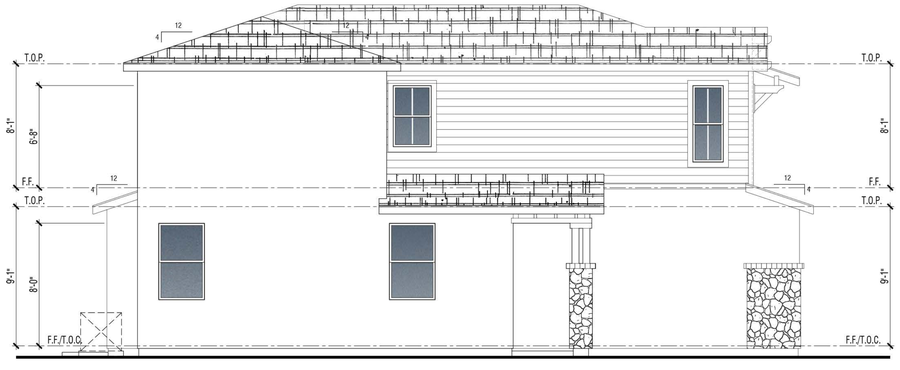
ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA

MATERIAL: FARMHOUSE "C" ELEVATION

1. Flat Conc. Tile 4:12 Pitch Typ. U.N.O.
2. 2x6 Wood Facia
3. Stucco
4. Board & Batten
5. Lap Siding
6. Wood Trim
7. Stone Veneer
8. Vinyl Window
9. Stucco Over Foam
10. Decorative Metal Roll-up Garage Door
11. Metal Roof



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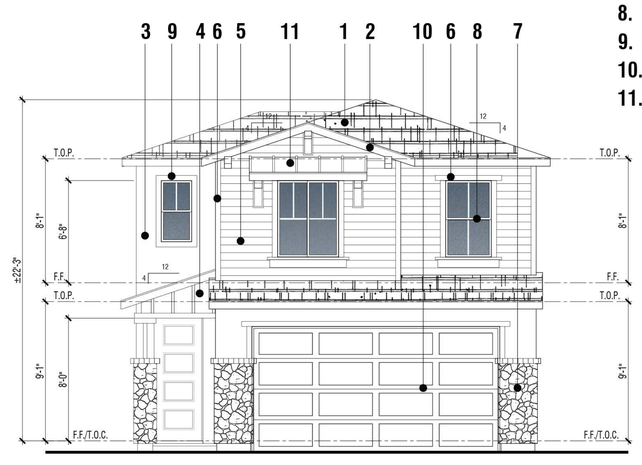
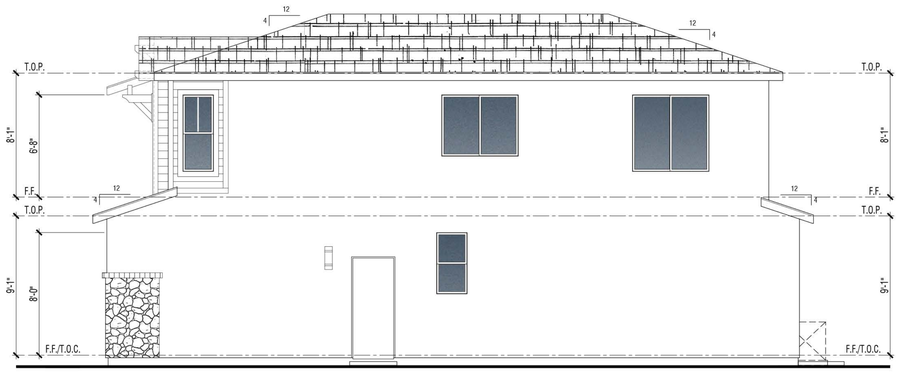


Front



Right

Rear

PLAN 1C | CRAFTSMAN

Building Elevations

A18

BrightSky RESIDENTIAL

VINEYARD CROSSING

ANTIOCH, CA

CONCEPTUAL

0 2 4 8 16

Scale: 1/4"=1'-0"

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1.6.1

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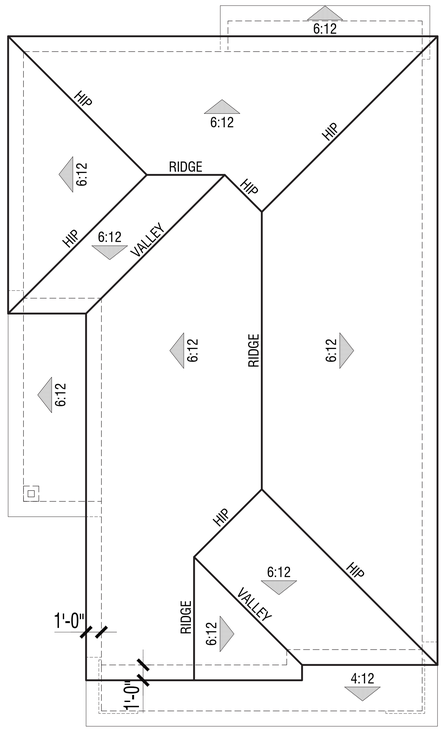
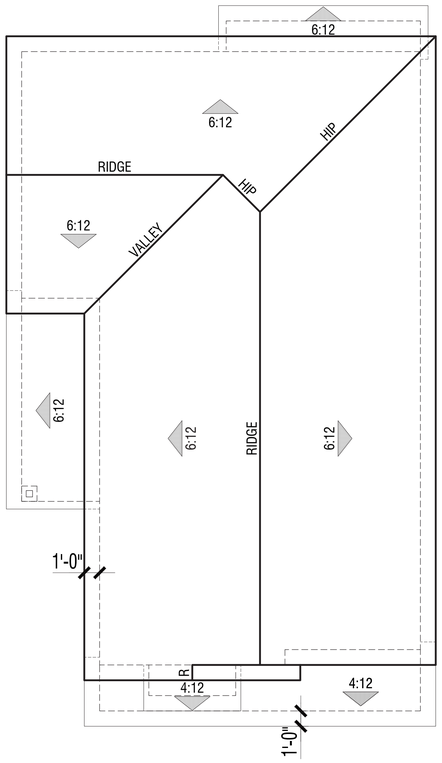
ORANGE COUNTY . LOS ANGELES . BAY AREA



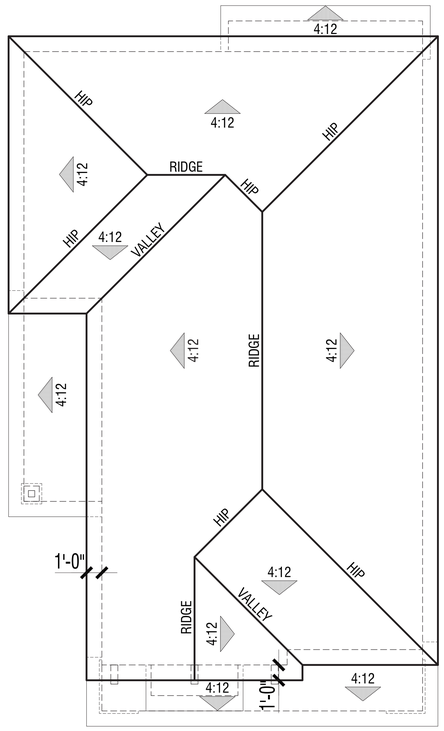
1A | Transitional

Eave 12" / Rake 12"



1B | Farmhouse

Eave 12" / Rake 12"



1C | Craftsman

Eave 12" / Rake 12"

PLAN 1

Roof Plans

A19

BrightSky RESIDENTIAL

VINEYARD CROSSING

ANTIOCH, CA

CONCEPTUAL

1.8.0

0 2 4 8 16

Scale: 1/4"=1'-0"

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WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

Color Scheme TR5

2A | Transitional

Color Scheme FH8

2B | Farmhouse

Color Scheme CM2

2C | Craftsman

PLAN 2
Front Elevations

A20

BrightSky RESIDENTIAL

Note: Artist's Conception; Colors, Materials
And Application May Vary.

VINEYARD CROSSING

ANTIOCH, CA

CONCEPTUAL

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2.1.0

0 2 4 8 16
Scale: 1/4"=1'-0"

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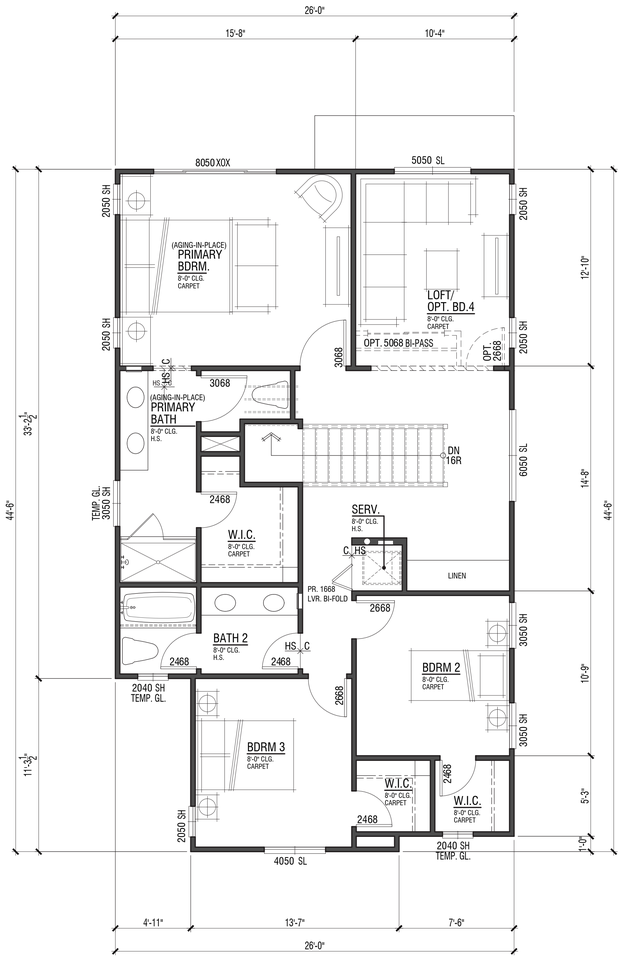
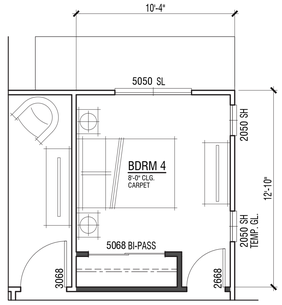
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA



Second Level Floor Plan

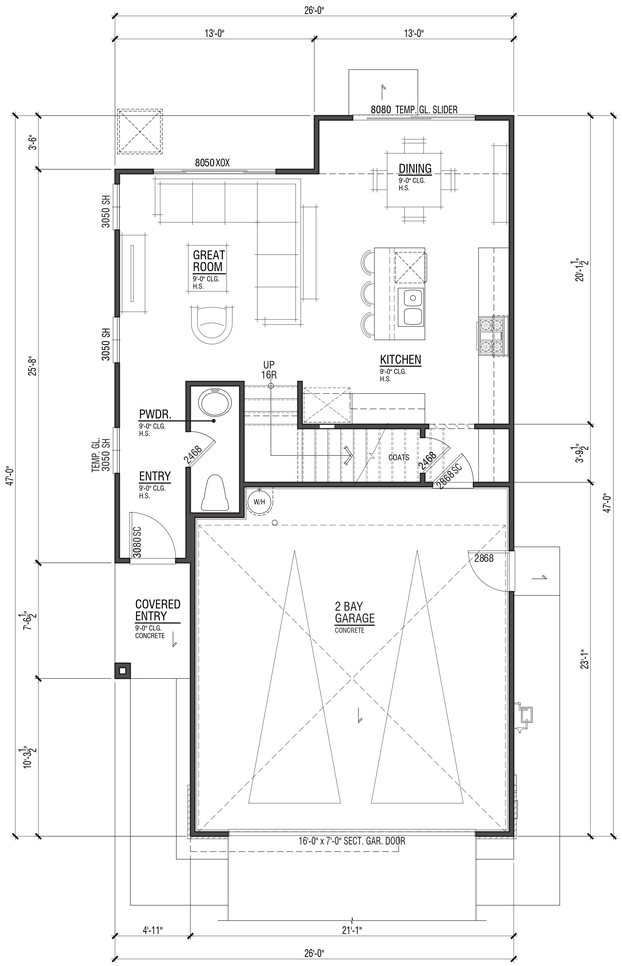


Opt. Bedroom 4

DWELLING PLAN SUMMARY - PLAN 2A	
ROOM TYPE	QUANTITY
BEDROOM(S)	3
BATH(S)	2.5

FLOOR AREA TABLE	PLAN 2A
FIRST LEVEL	616 SQ. FT.
SECOND LEVEL	1043 SQ. FT.
TOTAL	1659 SQ. FT.
2-BAY GARAGE	473 SQ. FT.
COVERED ENTRY	37 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



First Level Floor Plan

PLAN 2A

A21

BrightSky RESIDENTIAL

VINEYARD CROSSING

ANTIOCH, CA

2.2.0

0 2 4 8 16

Scale: 1/4"=1'-0"

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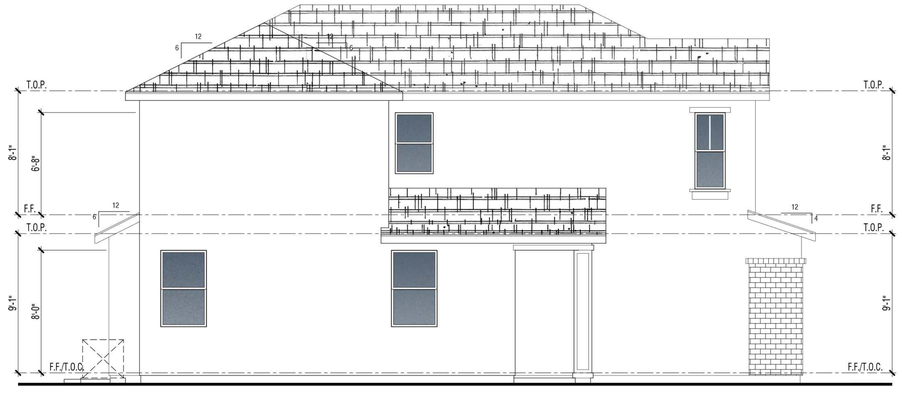
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

MATERIAL: TRADITIONAL "A" ELEVATION

1. Flat Conc. Tile 6:12 Pitch Typ. U.N.O.
2. 2x6 Wood Facia
3. Stucco
4. Brick Veneer
5. Decorative Foam Shutter
6. Vinyl Window
7. Stucco Over Foam
8. Decorative Metal Roll-up Garage Door



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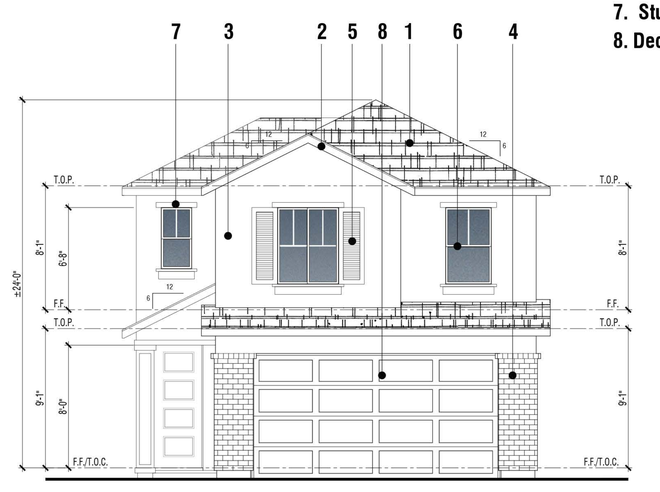

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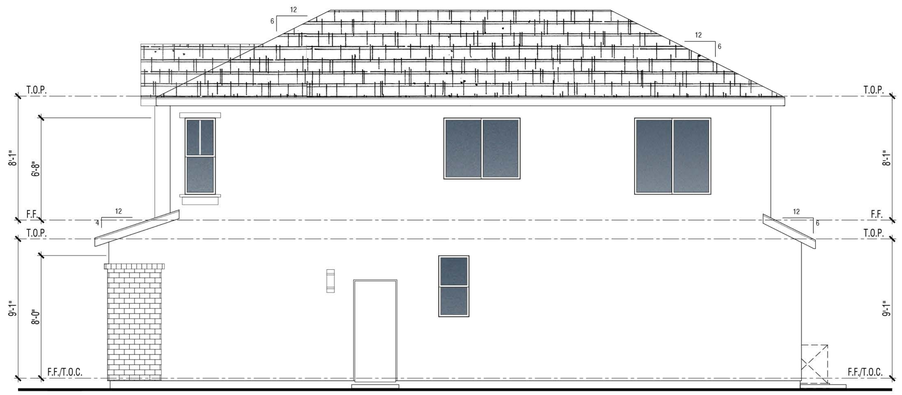

Right

Rear

PLAN 2A | TRANSITIONAL

Building Elevations

A22

BrightSky RESIDENTIAL

VINEYARD CROSSING

ANTIOCH, CA

2.2.1

0 2 4 8 16

Scale: 1/4"=1'-0"

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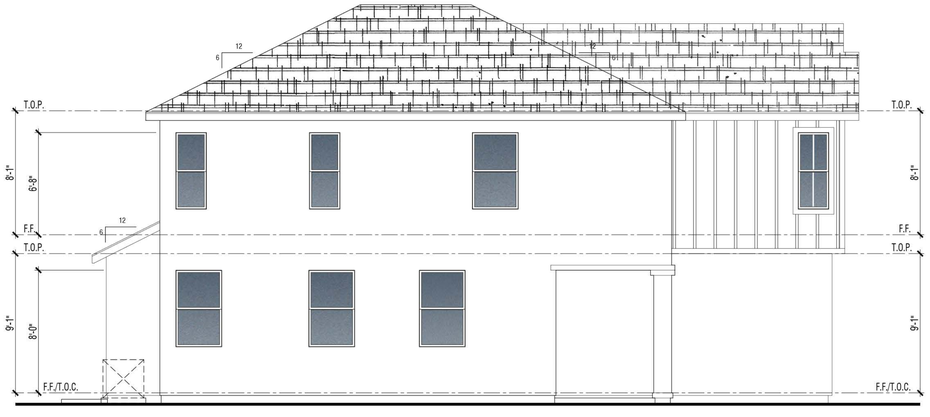
ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA

MATERIAL: FARMHOUSE "B" ELEVATION

1. Flat Conc. Tile 6:12 Pitch Typ. U.N.O.
2. 2x6 Wood Facia
3. Stucco
4. Board & Batten
5. Wood Trim
6. Vinyl Window
7. Stucco Over Foam
8. Decorative Metal Roll-up Garage Door
9. Metal Roof



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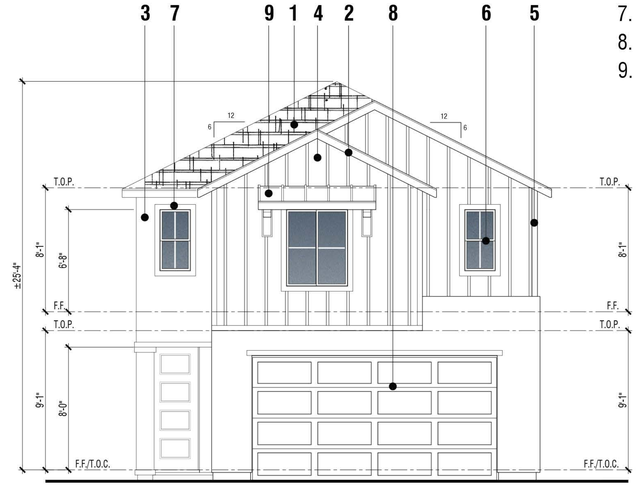

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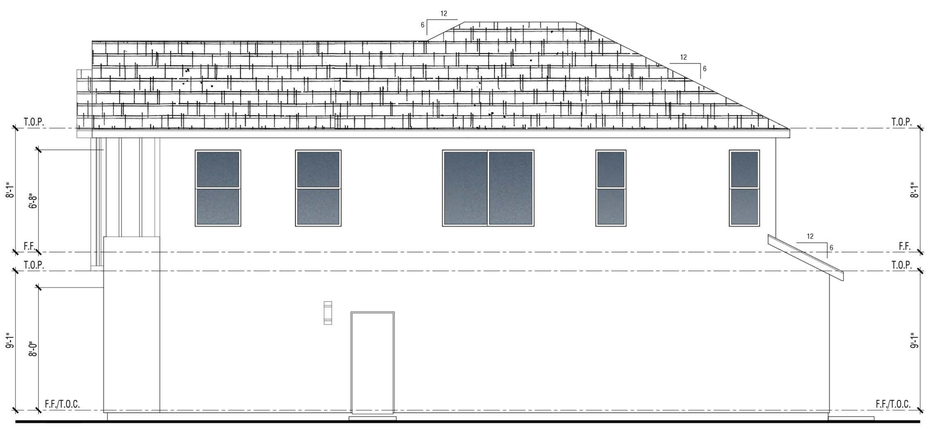

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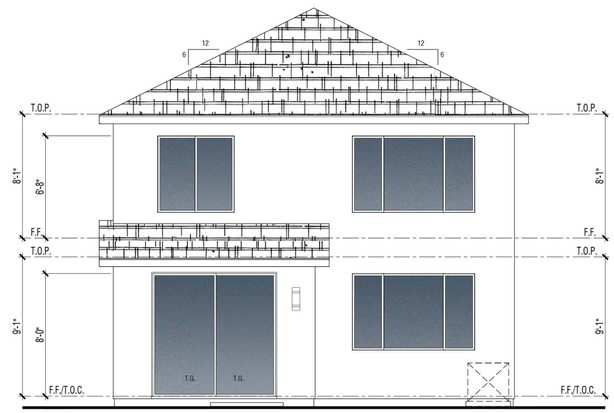

Rear

PLAN 2B | FARMHOUSE

Building Elevations

BrightSky RESIDENTIAL

VINEYARD CROSSING

ANTIOCH, CA

2.4.1

0 2 4 8 16

Scale: 1/4"=1'-0"

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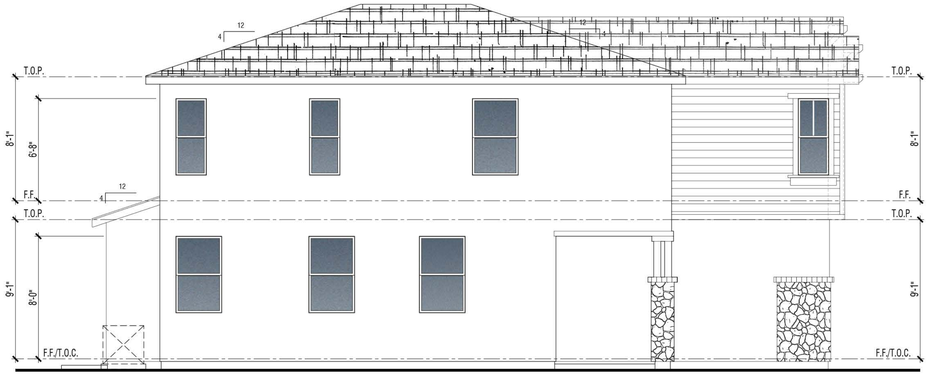
ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA

MATERIAL: FARMHOUSE "C" ELEVATION

1. Flat Conc. Tile 4:12 Pitch Typ. U.N.O.
2. 2x6 Wood Facia
3. Stucco
4. Board & Batten
5. Lap Siding
6. Wood Trim
7. Stone Veneer
8. Vinyl Window
9. Stucco Over Foam
10. Decorative Metal Roll-up Garage Door



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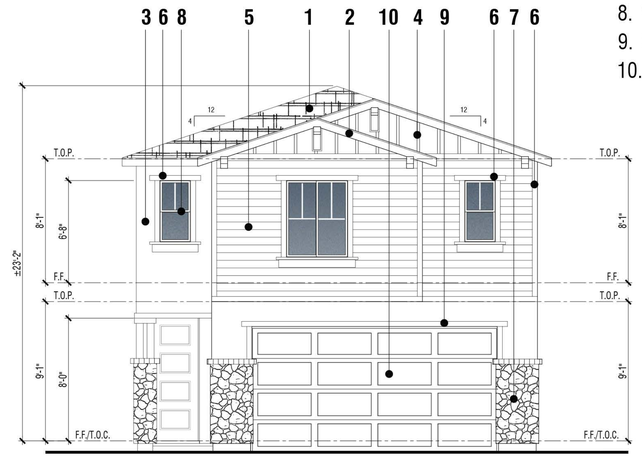

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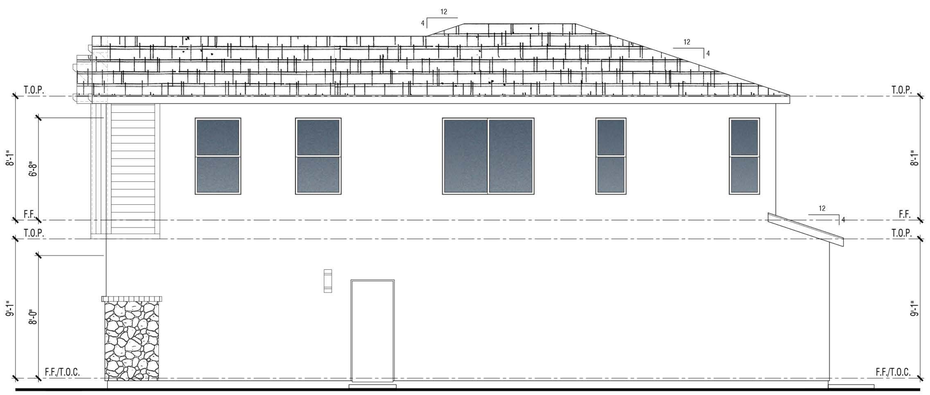

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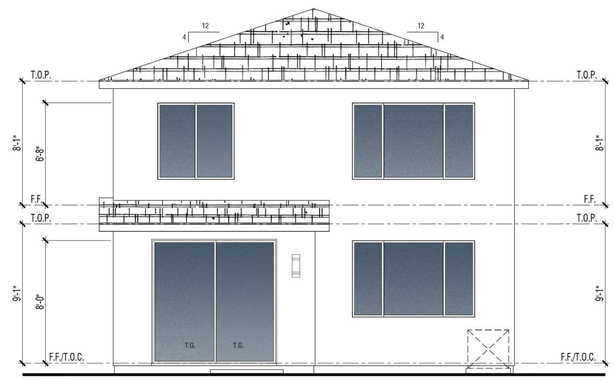

Rear

PLAN 2C | CRAFTSMAN

Building Elevations

A24

BrightSky RESIDENTIAL

VINEYARD CROSSING

ANTIOCH, CA

2.6.1

0 2 4 8 16

Scale: 1/4"=1'-0"

CONCEPTUAL

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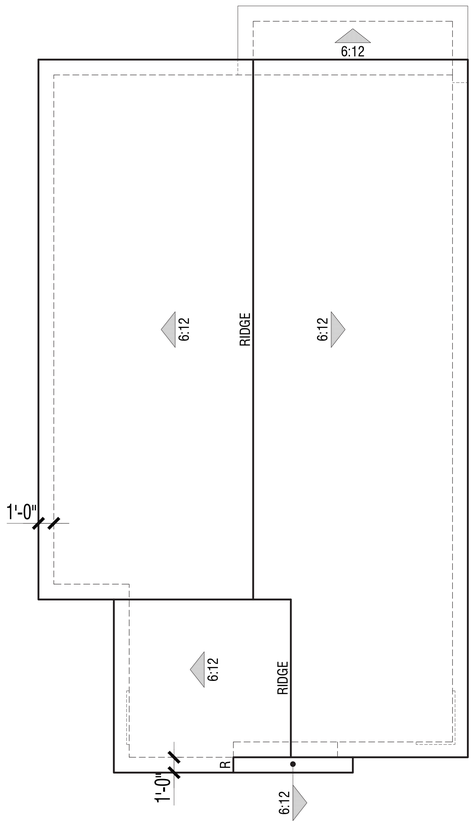
ARCHITECTS . PLANNERS . DESIGNERS

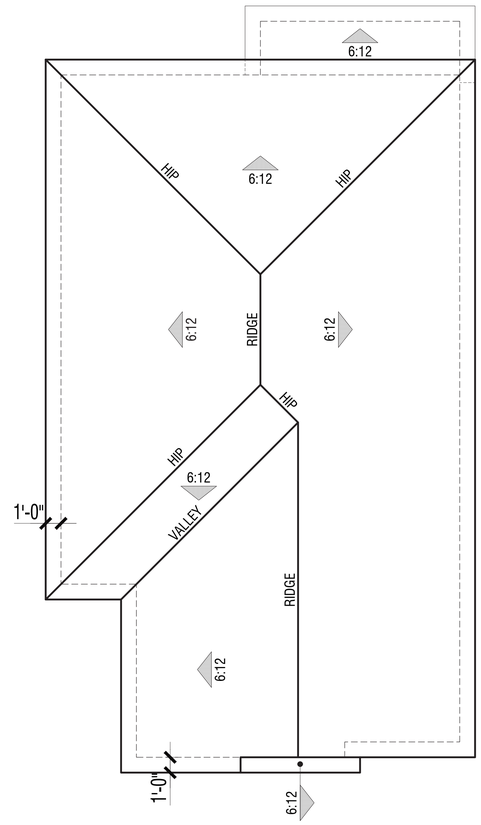
WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA



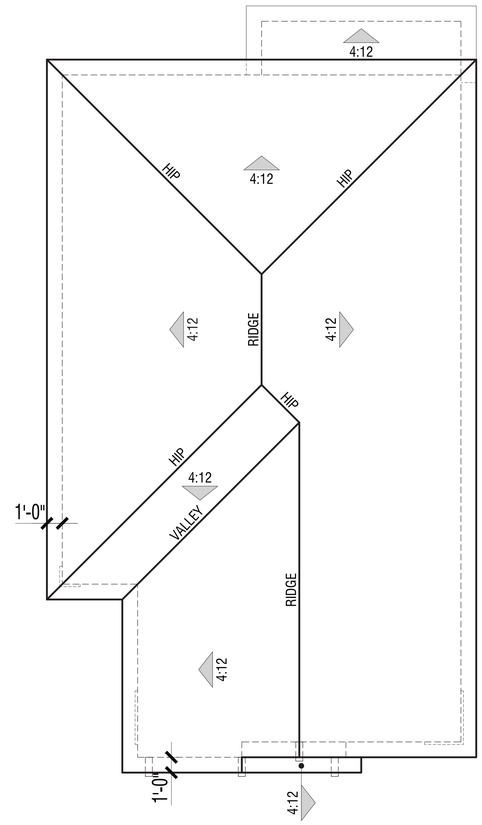
2A | Transitional

Eave 12" / Rake 12"



2B | Farmhouse

Eave 12" / Rake 12"



2C | Craftsman

Eave 12" / Rake 12"

PLAN 2

Roof Plans

BrightSky RESIDENTIAL

VINEYARD CROSSING

ANTIOCH, CA

2.8.0

0 2 4 8 16

Scale: 1/4"=1'-0"

CONCEPTUAL

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ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

Color Scheme TR6

3A | Transitional

Color Scheme FH9

3B | Farmhouse

Color Scheme CM3

3C | Craftsman

PLAN 3

Front Elevations

BrightSky RESIDENTIAL

Note: Artist's Conception; Colors, Materials And Application May Vary.

VINEYARD CROSSING

ANTIOCH, CA

CONCEPTUAL

Scale: 1/4"=1'-0" (0 2 4 8 16)

3.1.0

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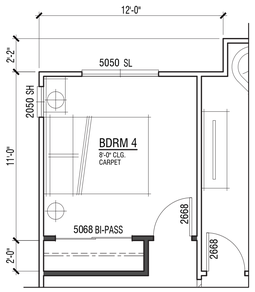
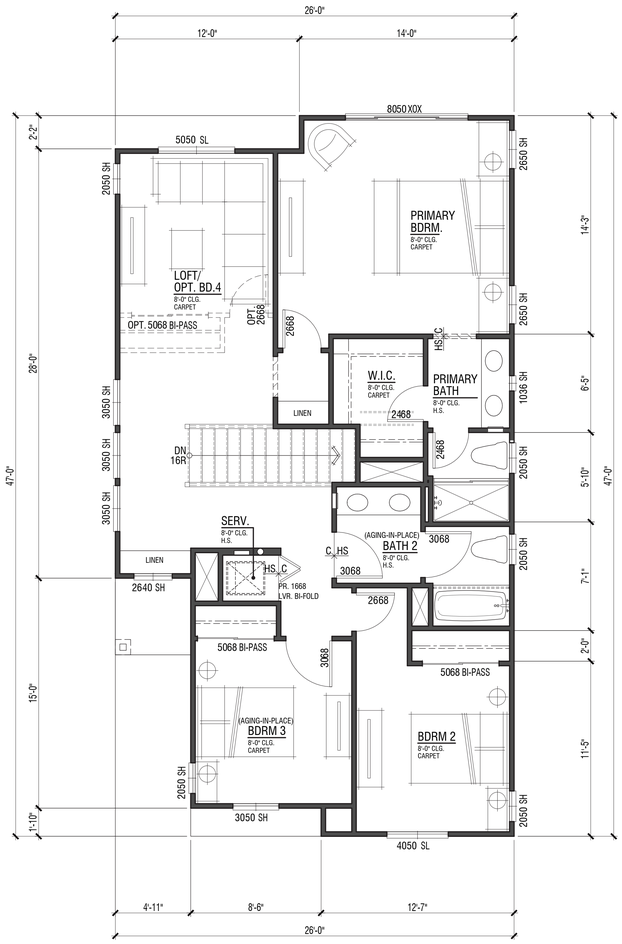
ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA



Opt. Bedroom 4

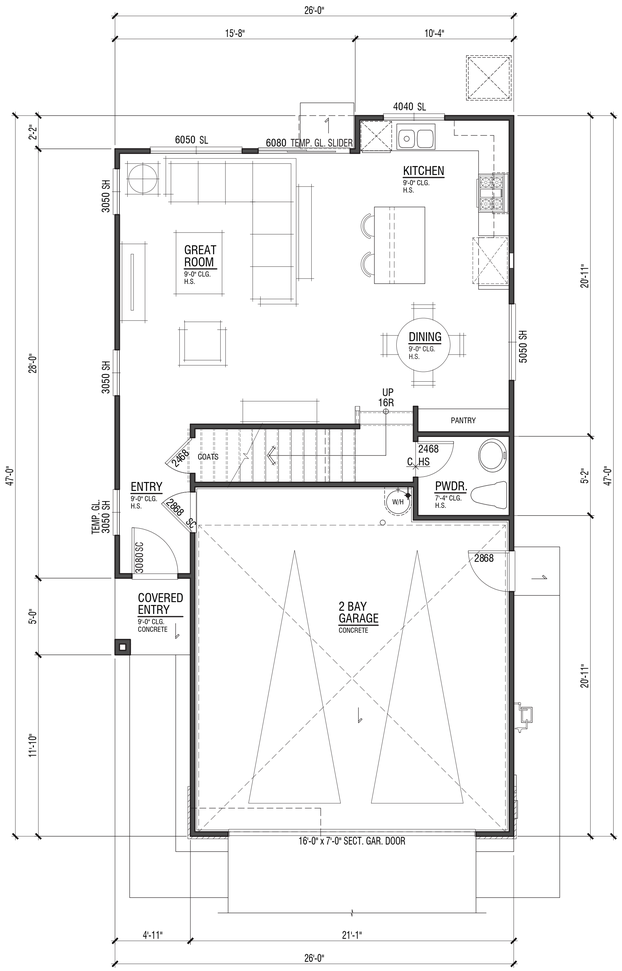


Second Level Floor Plan

DWELLING PLAN SUMMARY - PLAN 3A	
ROOM TYPE	QUANTITY
BEDROOM(S)	3
BATH(S)	2.5

FLOOR AREA TABLE	PLAN 3A
FIRST LEVEL	641 SQ. FT.
SECOND LEVEL	1056 SQ. FT.
TOTAL	1697 SQ. FT.
2-BAY GARAGE	465 SQ. FT.
COVERED ENTRY	25 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



First Level Floor Plan

PLAN 3A

A27

BrightSky RESIDENTIAL

VINEYARD CROSSING

ANTIOCH, CA

CONCEPTUAL

3.2.0

0 2 4 8 16

Scale: 1/4"=1'-0"

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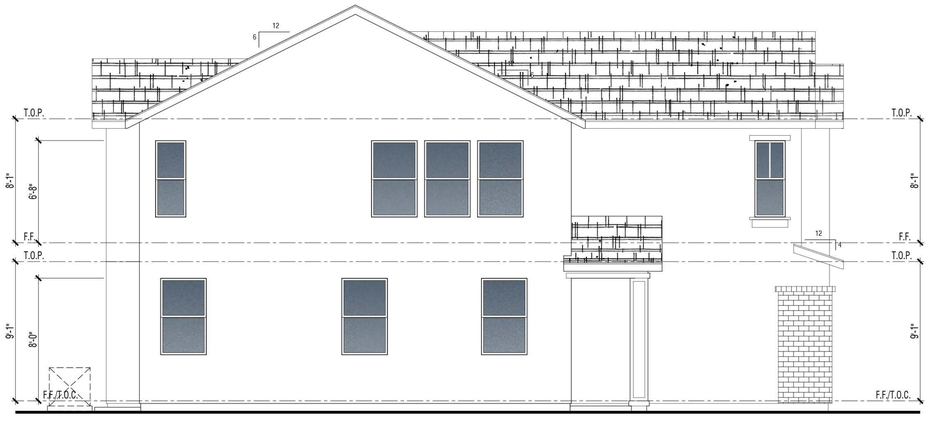
ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA

MATERIAL: TRADITIONAL "A" ELEVATION

1. Flat Conc. Tile 6:12 Pitch Typ. U.N.O.
2. 2x6 Wood Facia
3. Stucco
4. Brick Veneer
5. Decorative Foam Shutter
6. Vinyl Window
7. Stucco Over Foam
8. Decorative Metal Roll-up Garage Door



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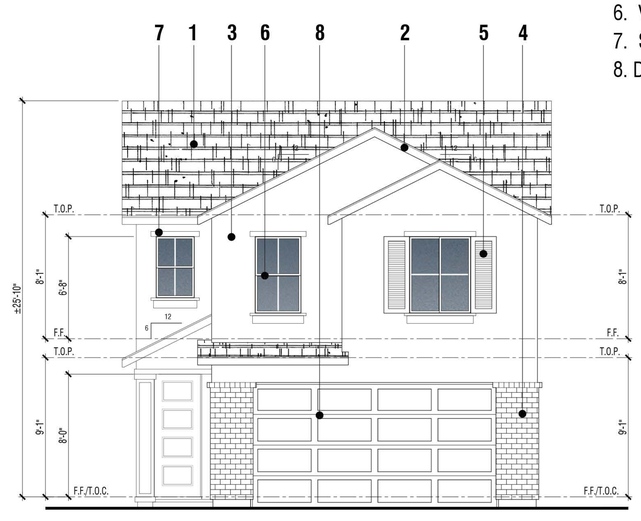
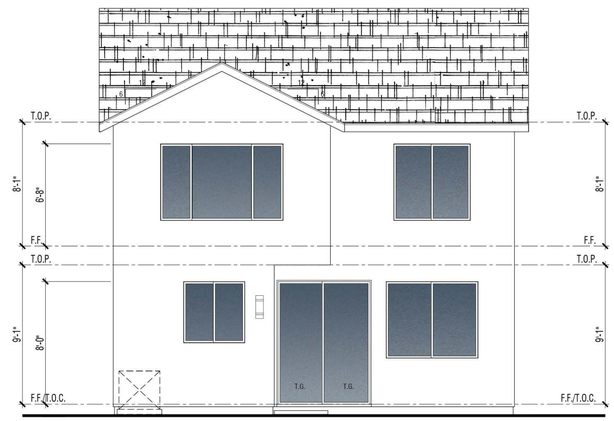


Front

Right



Rear

PLAN 3A | TRANSITIONAL

Building Elevations

A28

BrightSky RESIDENTIAL

VINEYARD CROSSING

ANTIOCH, CA

CONCEPTUAL

Scale: 1/4"=1'-0" (0 2 4 8 16)

3.2.1

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ARCHITECTS . PLANNERS . DESIGNERS

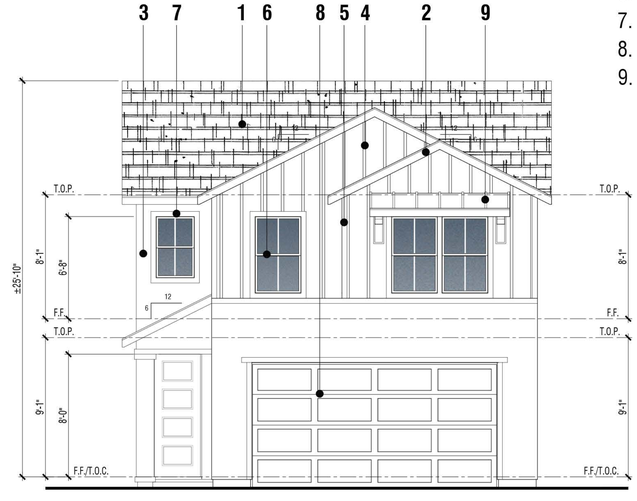
WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA

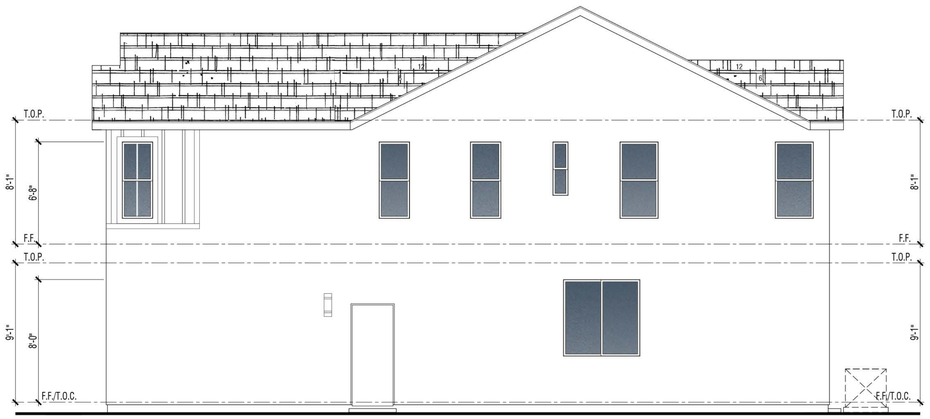
MATERIAL: FARMHOUSE "B" ELEVATION

1. Flat Conc. Tile 6:12 Pitch Typ. U.N.O.
2. 2x6 Wood Facia
3. Stucco
4. Board & Batten
5. Wood Trim
6. Vinyl Window
7. Stucco Over Foam
8. Decorative Metal Roll-up Garage Door
9. Metal Roof

Left



Front



Right

Rear

PLAN 3B | FARMHOUSE

Building Elevations

A29

BrightSky RESIDENTIAL

VINEYARD CROSSING

ANTIOCH, CA

CONCEPTUAL

Scale: 1/4"=1'-0" (0 2 4 8 16)

3.4.1

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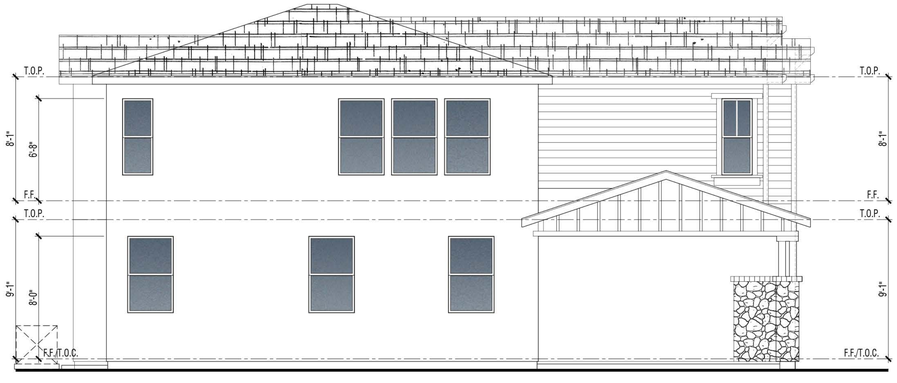
ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA

MATERIAL: FARMHOUSE "C" ELEVATION

1. Flat Conc. Tile 4:12 Pitch Typ. U.N.O.
2. 2x6 Wood Facia
3. Stucco
4. Board & Batten
5. Lap Siding
6. Wood Trim
7. Stone Veneer
8. Vinyl Window
9. Decorative Metal Roll-up Garage Door



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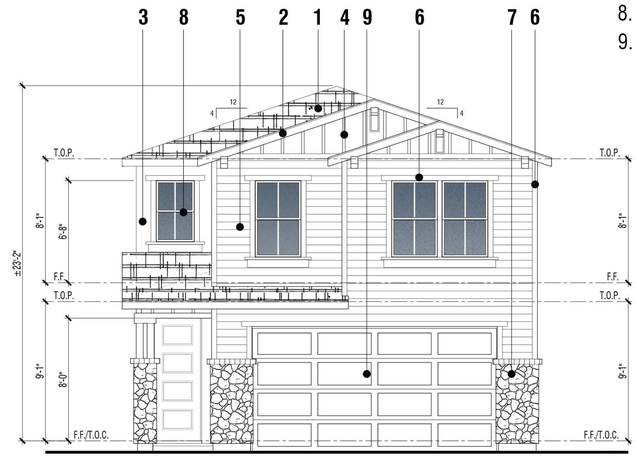

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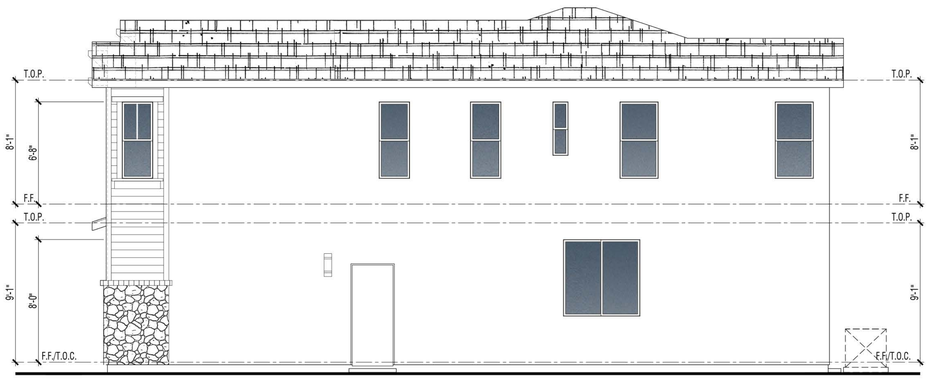

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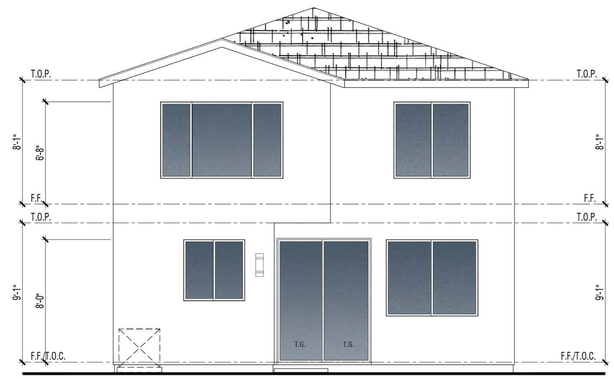

Rear

PLAN 3C | CRAFTSMAN

Building Elevations

A30

BrightSky RESIDENTIAL

VINEYARD CROSSING

ANTIOCH, CA

CONCEPTUAL

Scale: 1/4"=1'-0" (0 2 4 8 16)

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3.6.1

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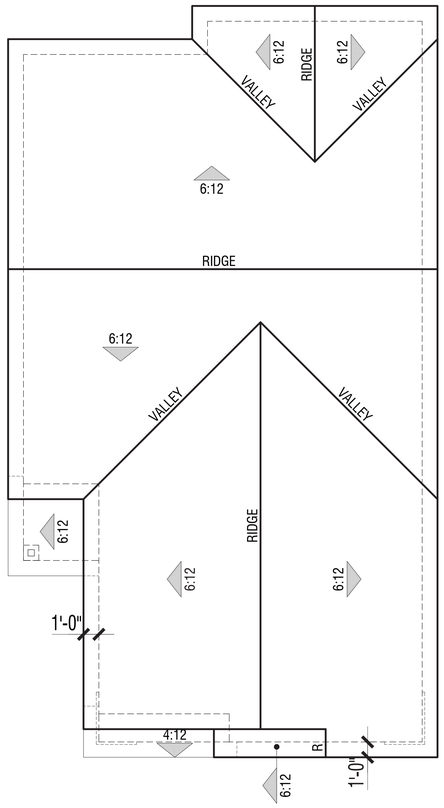
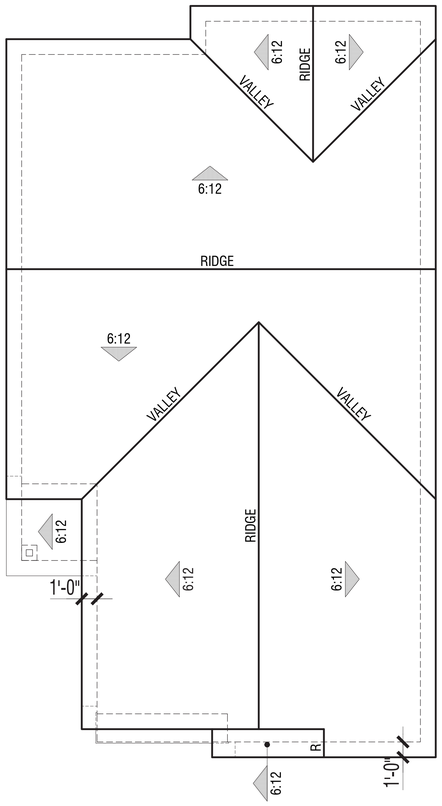
WHA
ORANGE COUNTY . LOS ANGELES . BAY AREA



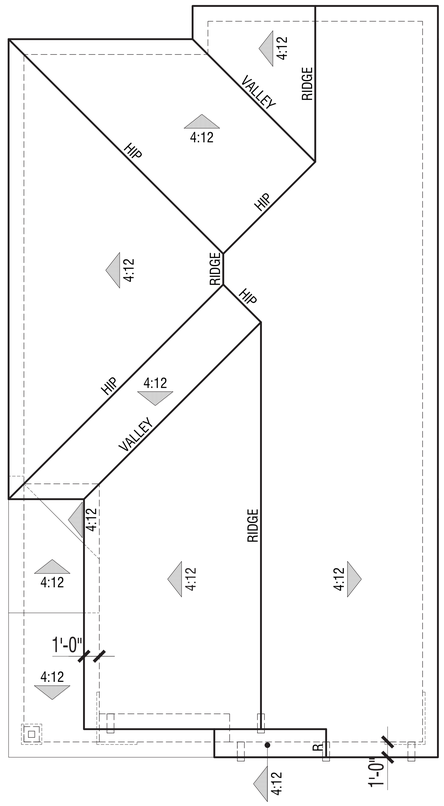
3A | Transitional

Eave 12" / Rake 12"



3B | Farmhouse

Eave 12" / Rake 12"



3C | Craftsman

Eave 12" / Rake 12"

PLAN 3

Roof Plans

A31

BrightSky RESIDENTIAL

VINEYARD CROSSING

ANTIOCH, CA

CONCEPTUAL

0 2 4 8 16

Scale: 1/4"=1'-0"

3.8.0

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ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA

Color Scheme TR4

1A | Transitional

Color Scheme FH7

1B | Farmhouse

Color Scheme CM1

1C | Craftsman

A.D.U. PLAN 1
Front Elevations

BrightSky RESIDENTIAL

Note: Artist's Conception; Colors, Materials And Application May Vary.

VINEYARD CROSSING

ANTIOCH, CA

CONCEPTUAL

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4.1.0

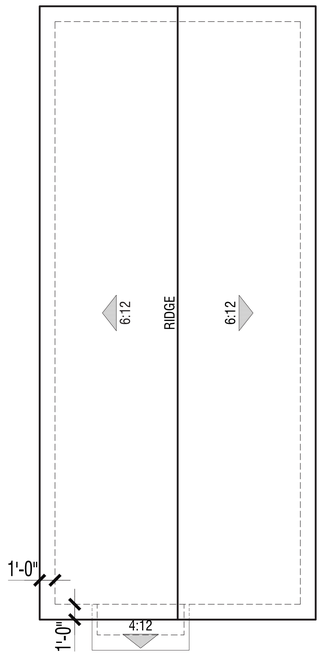
0 2 4 8 16

Scale: 1/4"=1'-0"

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

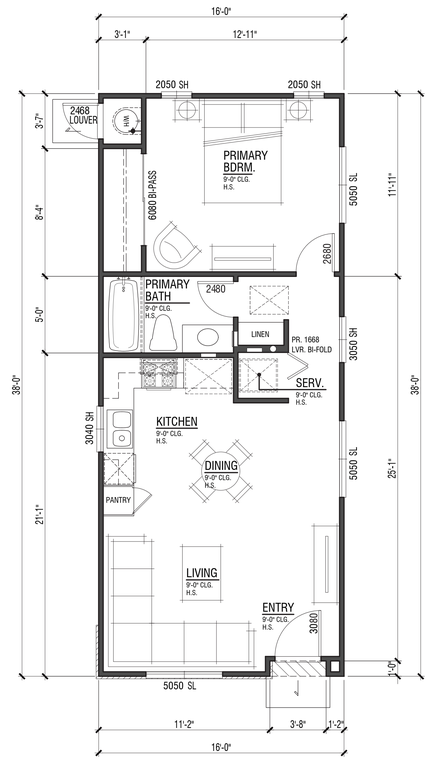


Roof Plan

DWELLING PLAN SUMMARY - A.D.U. PLAN 1A	
ROOM TYPE	QUANTITY
BEDROOM(S)	1
BATH(S)	1

FLOOR AREA TABLE	A.D.U. - PLAN 1A
FIRST LEVEL	603 SQ. FT.
TOTAL	603 SQ. FT.
COVERED ENTRY	5 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



Floor Plan

A.D.U. PLAN 1

VINEYARD CROSSING

ANTIOCH, CA

CONCEPTUAL

Scale: 1/4"=1'-0"

0 2 4 8 16

4.2.0

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A33

BrightSky RESIDENTIAL

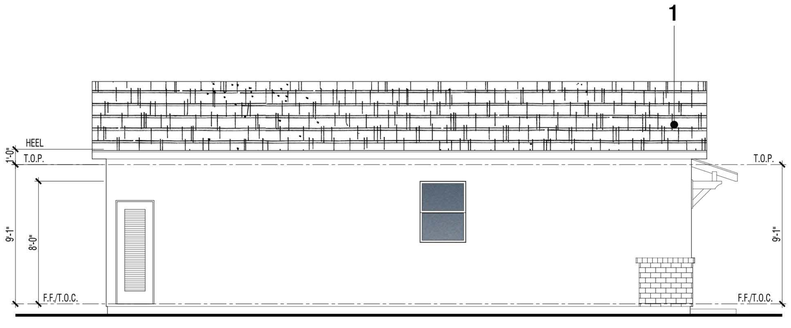
ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA

MATERIAL: TRADITIONAL "A" ELEVATION

1. Flat Conc. Tile 6:12 Pitch Typ. U.N.O.
2. 2x6 Wood Facia
3. Stucco
4. Brick Veneer
5. Vinyl Window
6. Stucco Over Foam
7. Lap Siding
8. Wood Trim



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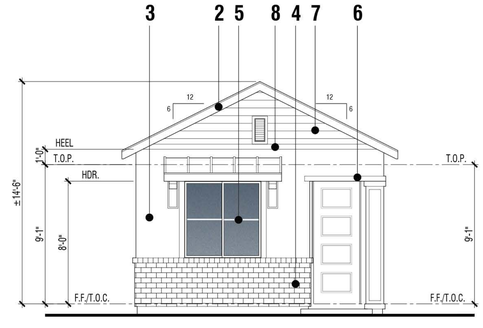

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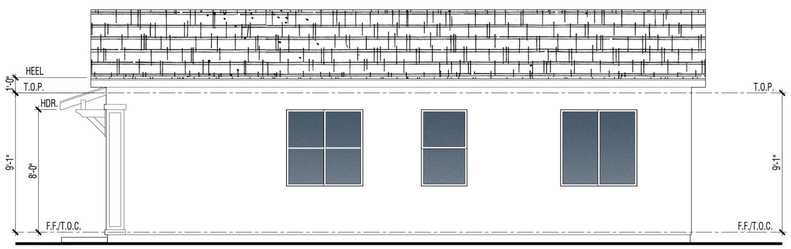

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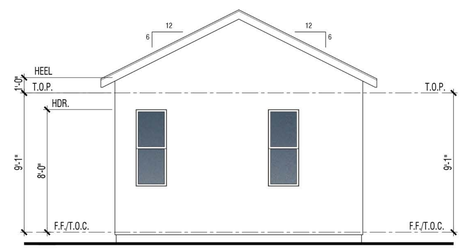

Rear

A.D.U. PLAN 1A | TRANSITIONAL

Building Elevations

A34

BrightSky RESIDENTIAL

VINEYARD CROSSING

ANTIOCH, CA

CONCEPTUAL

4.2.1

0 2 4 8 16

Scale: 1/4"=1'-0"

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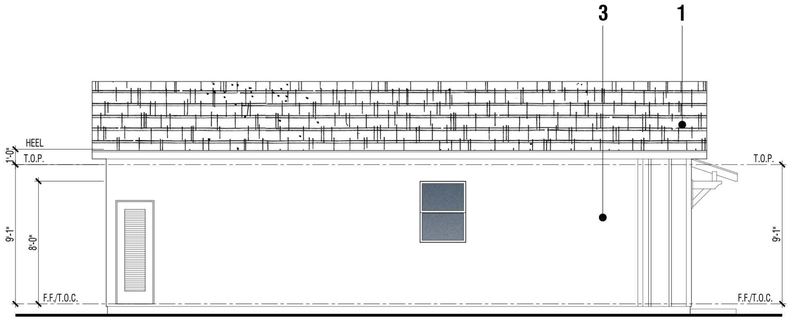
ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA

MATERIAL: FARMHOUSE "B" ELEVATION

1. Flat Conc. Tile 6:12 Pitch Typ. U.N.O.
2. 2x6 Wood Facia
3. Stucco
4. Board & Batten
5. Wood Trim
6. Vinyl Window
7. Metal Roof



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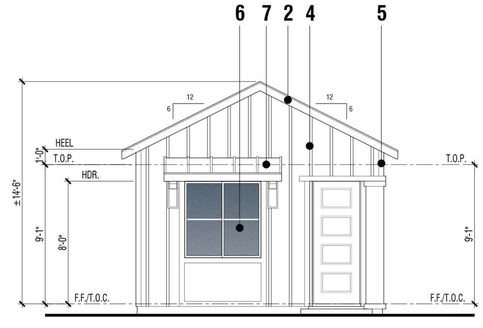

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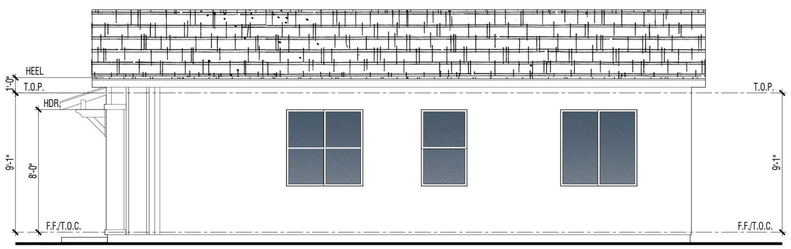

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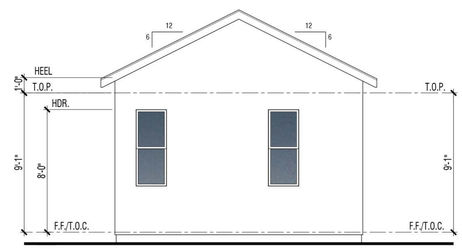

Rear

A.D.U. PLAN 1B | FARMHOUSE

Building Elevations

A35

BrightSky RESIDENTIAL

VINEYARD CROSSING

ANTIOCH, CA

4.4.1

0 2 4 8 16

Scale: 1/4"=1'-0"

CONCEPTUAL

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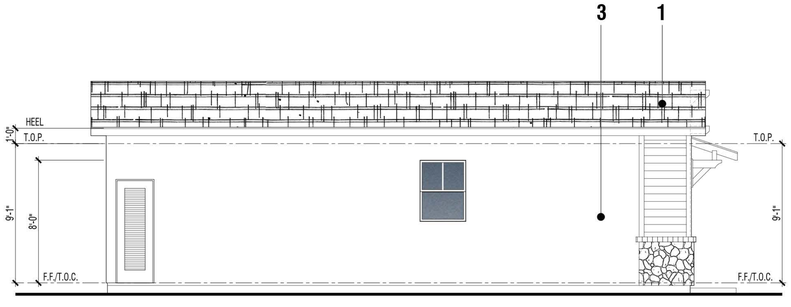
ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA

MATERIAL: FARMHOUSE "C" ELEVATION

1. Flat Conc. Tile 4:12 Pitch Typ. U.N.O.
2. 2x6 Wood Facia
3. Stucco
4. Board & Batten
5. Lap Siding
6. Wood Trim
7. Stone Veneer
8. Vinyl Window
9. Metal Roof



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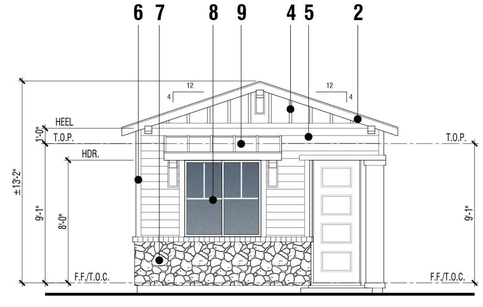

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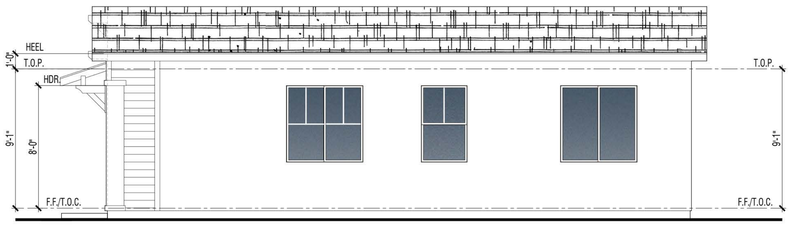

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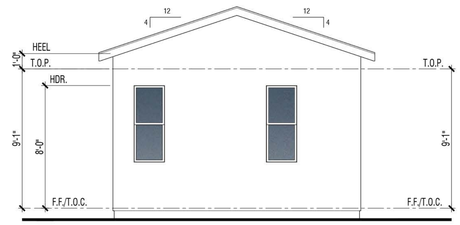

Rear

A.D.U. PLAN 1C | CRAFTSMAN

Building Elevations

A36

BrightSky RESIDENTIAL

VINEYARD CROSSING

ANTIOCH, CA

CONCEPTUAL

4.6.1

0 2 4 8 16

Scale: 1/4"=1'-0"

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ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA

Color Scheme TR5

2A | Transitional

Color Scheme FH8

2B | Farmhouse

Color Scheme CM2

2C | Craftsman

A.D.U. PLAN 2

Front Elevations

A37

BrightSky RESIDENTIAL

Note: Artist's Conception; Colors, Materials And Application May Vary.

VINEYARD CROSSING

ANTIOCH, CA

5.1.0

0 2 4 8 16

Scale: 1/4"=1'-0"

CONCEPTUAL

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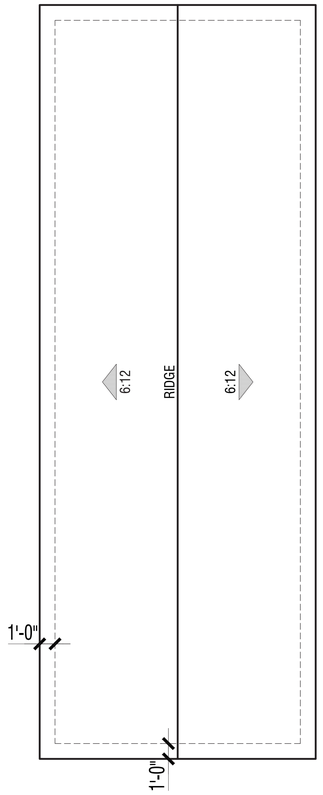
ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA

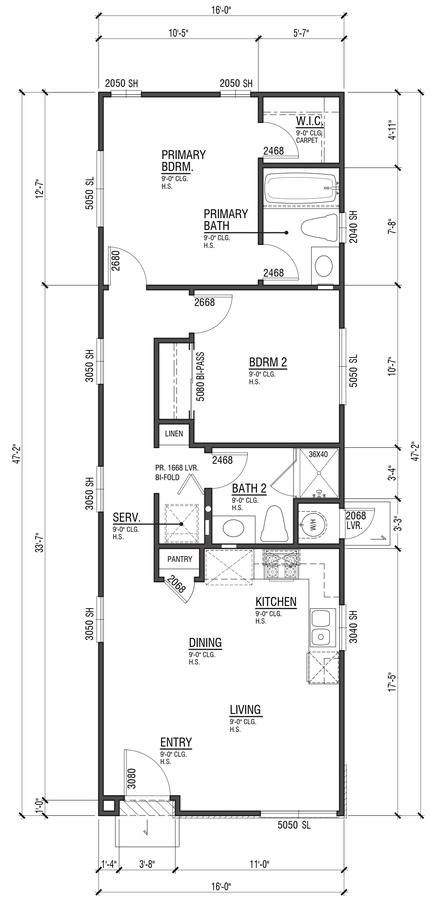


Roof Plan

DWELLING PLAN SUMMARY - A.D.U. - PLAN 2A	
ROOM TYPE	QUANTITY
BEDROOM(S)	2
BATH(S)	2

FLOOR AREA TABLE	A.D.U. - PLAN 2A
FIRST LEVEL	750 SQ. FT.
TOTAL	750 SQ. FT.
COVERED ENTRY	5 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



Floor Plan

A.D.U. PLAN 2

VINEYARD CROSSING

ANTIOCH, CA

CONCEPTUAL

Scale: 1/4"=1'-0"

0 2 4 8 16

5.2.0

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BrightSky RESIDENTIAL

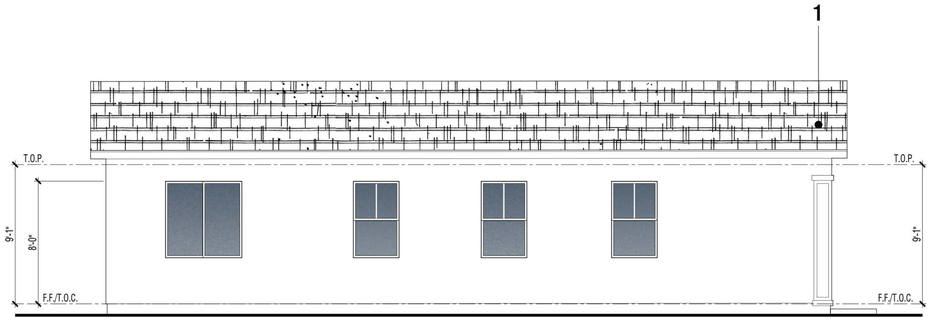
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

MATERIAL: TRADITIONAL "A" ELEVATION

1. Flat Conc. Tile 6:12 Pitch Typ. U.N.O.
2. 2x6 Wood Facia
3. Stucco
4. Brick Veneer
5. Vinyl Window
6. Stucco Over Foam
7. Wood Corner Trim
8. Lap Siding
9. Wood Trim



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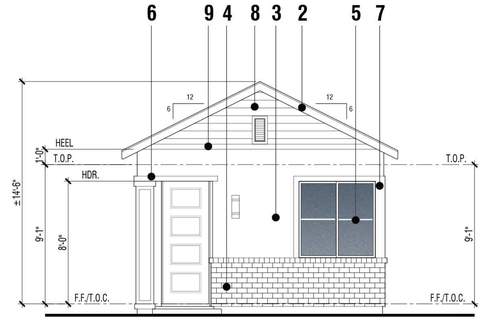
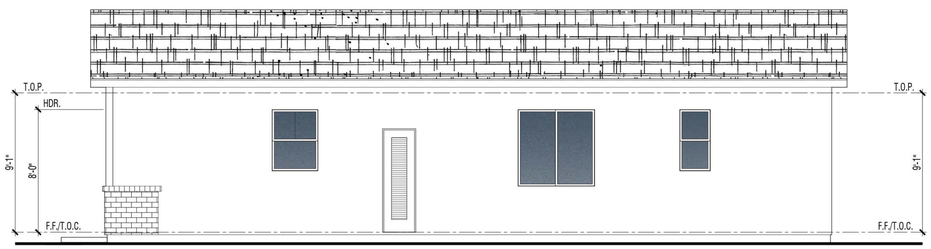


Front



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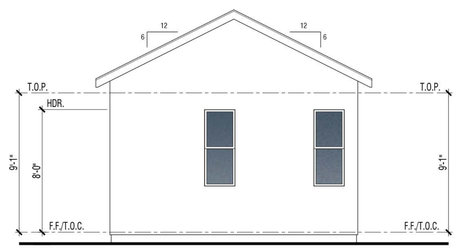

Rear

A.D.U. PLAN 2A | TRANSITIONAL

Building Elevations

A39

BrightSky RESIDENTIAL

VINEYARD CROSSING

ANTIOCH, CA

CONCEPTUAL

Scale: 1/4"=1'-0" (0 2 4 8 16)

5.2.1

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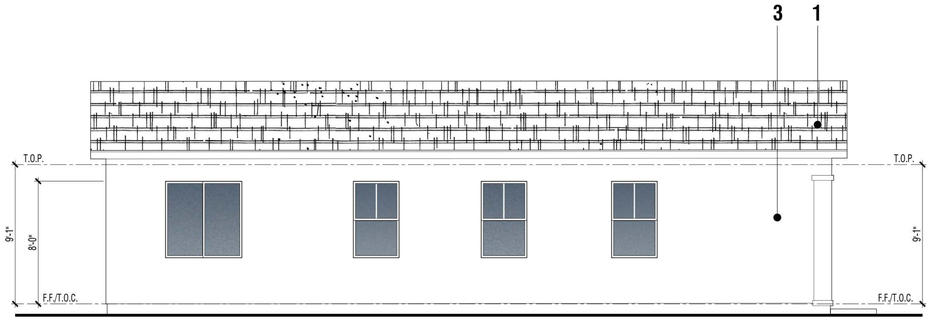
ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA

MATERIAL: FARMHOUSE "B" ELEVATION

1. Flat Conc. Tile 6:12 Pitch Typ. U.N.O.
2. 2x6 Wood Facia
3. Stucco
4. Board & Batten
5. Wood Trim
6. Vinyl Window



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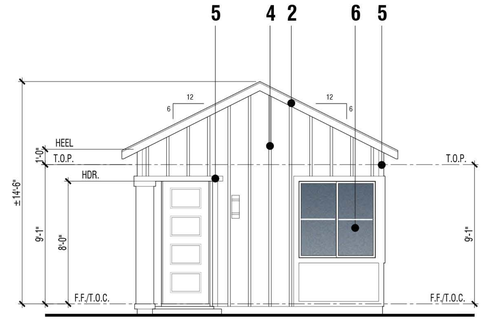

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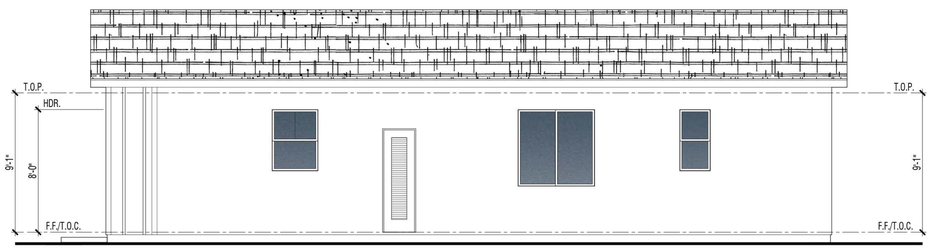
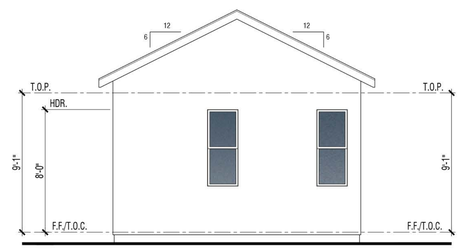


Right



Rear

A.D.U. PLAN 2B | FARMHOUSE

Building Elevations

A40

BrightSky RESIDENTIAL

VINEYARD CROSSING

ANTIOCH, CA

5.4.1

0 2 4 8 16

Scale: 1/4"=1'-0"

CONCEPTUAL

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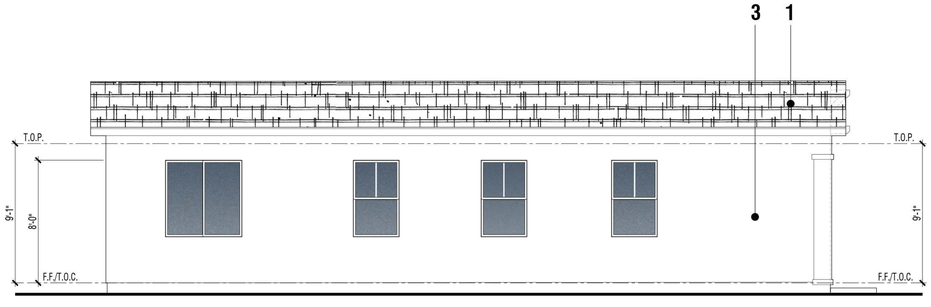
ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA

MATERIAL: FARMHOUSE "C" ELEVATION

1. Flat Conc. Tile 4:12 Pitch Typ. U.N.O.
2. 2x6 Wood Facia
3. Stucco
4. Board & Batten
5. Lap Siding
6. Wood Trim
7. Stone Veneer
8. Vinyl Window



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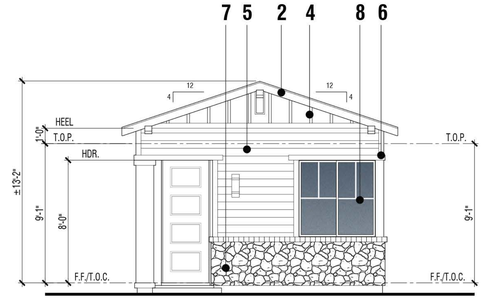
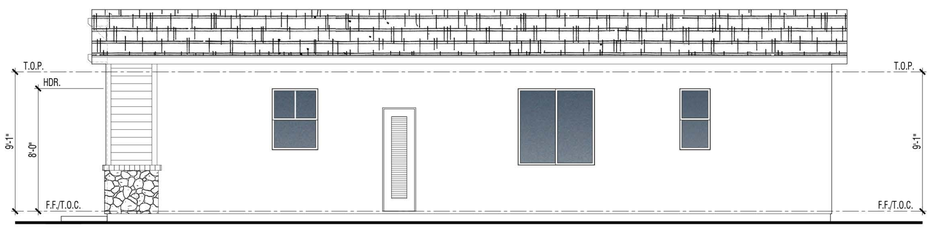


Front



Right

Rear

A.D.U. PLAN 2C | CRAFTSMAN

Building Elevations

A41

BrightSky RESIDENTIAL

VINEYARD CROSSING

ANTIOCH, CA

5.6.1

0 2 4 8 16

Scale: 1/4"=1'-0"

CONCEPTUAL

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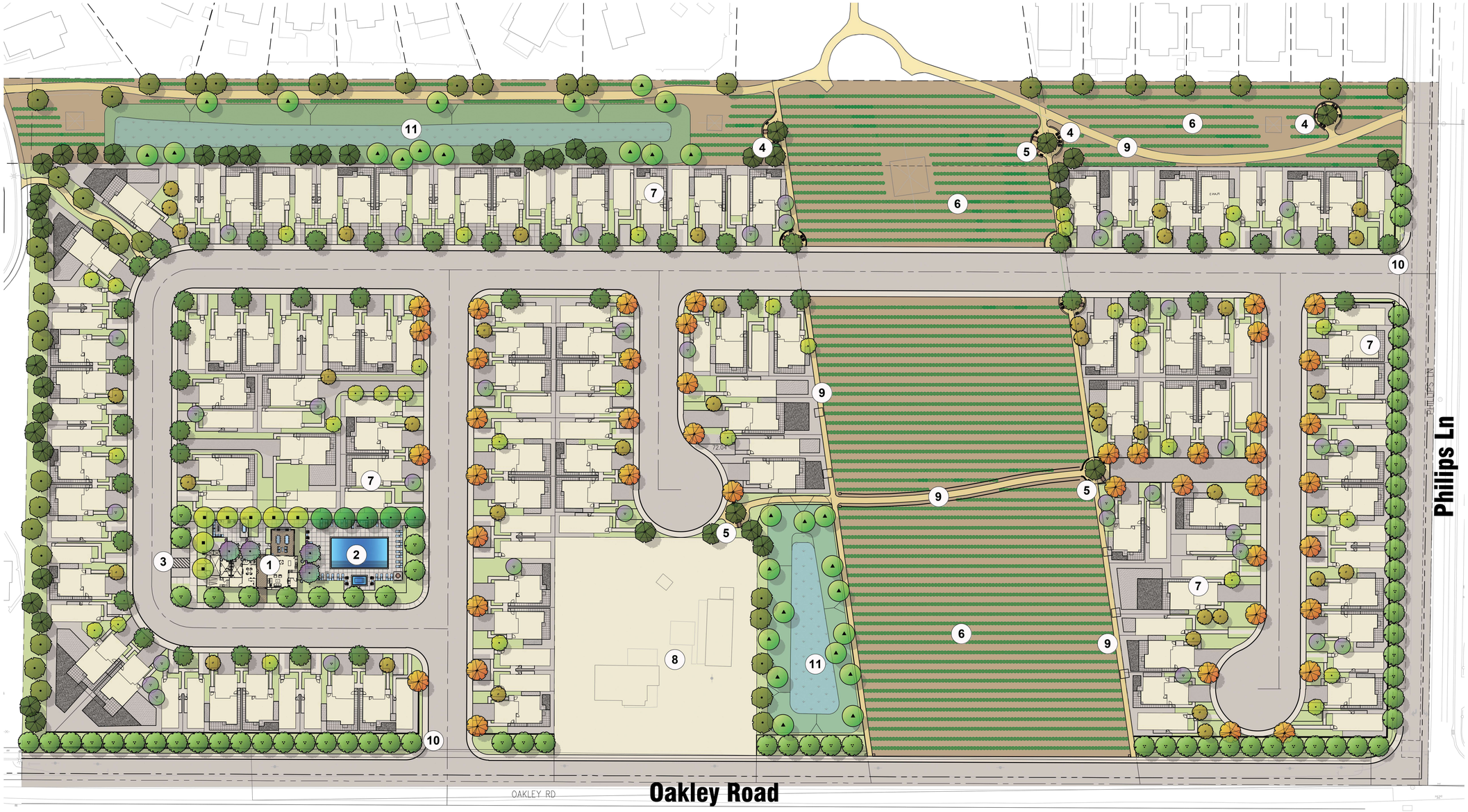
ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA



TREE PLANTING LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	PERIMETER STREET TREES			
	OLEA EUROPAEA 'WILSONII' FRUITLESS OLIVE	36"-48" BOX 3"-4" CALIPER	VL	
	INTERIOR STREET TREES			
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	24"-36" BOX 2"-3" CALIPER	L	
	ULMUS WILSONII 'PROSPECTOR' PROSPECTOR ELM	24"-36" BOX 2"-3" CALIPER	L	
	FRONTYARD ACCENT TREES			
	LAGERSTROEMIA INDICA 'NATCHEZ' NATCHEZ CREPE MYRTLE	24"-36" BOX 2"-3" CALIPER	L	
	GINKGO BILOBA MAIDENHAIR TREE	24"-36" BOX 2"-3" CALIPER	M	
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM SOUTHERN MAGNOLIA	24"-36" BOX 2"-3" CALIPER	M	
	PARK ACCENT TREES			
	PODOCARPUS GRACILIOR AFRICAN FERN PINE	24"-36" BOX 2"-3" CALIPER	M	
	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' HONEYLOCUST SKYLINE	24"-36" BOX 2"-3" CALIPER	L	
	ARBUTUS 'MARINA' MARINA STRAWBERRY TREE	24"-36" BOX 2"-3" CALIPER	L	

SHRUB PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS
	ALOE LITTLE RED RIDING HOOD ' ALOE RUDIKOPPE	1 GAL.	18" O.C.	L
	ARBUTUS UNEDO STRAWBERRY TREE	15 GAL.	36" BOX	M
	BERBERIS T. 'HELMOND PILLAR' BERBERIS PILLAR BARBERRY	15 GAL.	36" O.C.	L
	DIANELLA TASMANICA FLAX LILY	5 GAL.	24" O.C.	M
	DURANTA ERECTA SKY FLOWER	15 GAL.	5'-0" O.C.	L
	DODONEA VISCOSA 'PURPUREA' HOPSEED BUSH	24" BOX	5'-0" O.C.	L
	TRACHELOSPERMUM FRAGRANS WINTER'S HONEYSUCKLE	15 GAL. VINE	5'-0" O.C.	L
	GREWIA OCCIDENTALIS LAVENDER STARFLOWER	15 GAL. VINE	5'-0" O.C.	M
	PHORMIUM TENAX 'BLACK ADDER' BLACK ADDER FLAX	5 GAL.	30" O.C.	L
	PHILODENDRON 'XANDADU' WINTERBOURN PHILODENDRON	5 GAL.	24" O.C.	M
	PITTOSPORUM T. 'VARIEGATA' VARIEGATED MOCK ORANGE	15 GAL.	36" O.C.	M
	PRUNUS CAROLINIANA 'COMPACTA' COMPACT CAROLINA CHERRY	24" BOX	30" O.C.	M
	VIBURNUM x BURKWOODII VIBURNUM	5 GAL.	5'-0" O.C.	M
	PITTOSPORUM TEN.' OLIVER TWIST' OLIVER TWIST KOHUHU	5 GAL.	36" O.C.	L
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	1 GAL.	24" O.C.	M
	MYOPORUM PARVIFOLIUM MYOPORUM	1 GAL.	36" O.C.	M
	ROSEMARINUS 'PROSTRATUS' TRAILING ROSEMARY	1 GAL.	36" O.C.	M
	TEUCRIUM CHAMAEDRYS GERMANDER	1 GAL.	24" O.C.	M
	ABELIA GRANDIFLORA 'PROSTRATE' PROSTRATE GLOSSY ABELIA	1 GAL.	4' O.C.	M
	SENECIO MANDRALISCAE CHALK STICKS	1 GAL.	12" O.C.	M
	ELYMUS ARENARIUS 'BLUE DUNE' BLUE DUNE LYME GRASS	1 GAL.	12" O.C.	M
	KNIPHOFIA UVARIA RED HOT POKER	1 GAL.	12" O.C.	M
	PENNISETUM SETACEUM 'CUPREUM' PURPLE FOUNTAIN GRASS	1 GAL.	12" O.C.	M
	CAREX DIVULSA BERKELEY SEDGE	1 GAL.	24" O.C.	M
	CAREX PANSA SAND DUNE SEDGE	1 GAL.	12" O.C.	M
	FESTUCA CALIFORNICA CALIFORNIA FESCUE	1 GAL.	24" O.C.	L
	FESTUCA MAIREI ATLAS FESCUE	5 GAL.	30" O.C.	L
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL.	30" O.C.	L
	TULBAGHIA VIOLACEA 'VARIAGATA' SOCIETY GARLIC	1 GAL.	24" O.C.	L
	SALVIA LEUCANTHA MEXICAN BUSH SAGE	1 GAL.	36" O.C.	L
	ELAEGNUS PUNGENS SILVERBERRY	1 GAL.	48" O.C.	L
	GREVILLEA LANIGERA 'PROSTRATE' PROSTRATE WOOLLY GREVILLEA	1 GAL.	30" O.C.	L
	LEUCOPHYLIUM FRUTESCENS TEXAS RANGER	1 GAL.	36" O.C.	L
	WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL.	36" O.C.	L
	YUCCA FILAMENOSA 'VARIGATA' VARIGATED YUCCA	15 GAL.	36" O.C.	M
	CALLISTEMON 'LITTLE JOHN' DWARF BOTTLE BRUSH	5 GAL.	36" O.C.	M
	LIGUSTRUM 'TEXANUM' TEXAS PRIVET	5 GAL.	36" O.C.	M
	NANDINA DOMESTICA 'NANA PURPUREA' DWARF NANDINA	5 GAL.	36" O.C.	M

LEGEND

1. RECREATION CENTER
2. RECREATION POOL & SPA
3. ADA AND GUEST PARKING
4. VINEYARD LOUNGE
5. VINEYARD PICNIC AREA
6. EXISTING VINEYARD
7. RESIDENTIAL UNITS
8. EXISTING FARM HOUSE
9. DECOMPOSE GRANITE TRAILS
10. ENTRY MONUMENT
11. BASIN

PERCENTAGE OF LANDSCAPE AREA

SHRUB AREA: TOTAL: 1 ACRE OR 43,850 SQ. FT
TURF AREA TOTAL: 0.035 ACRES OR 1,547 SQ. FT

TOTAL LANDSCAPE AREA: 1.04 ACRES OR 45,397 SQ. FT
TOTAL SITE AREA: 4.18 ACRES OR 182,082 SQ. FT.

PERCENTAGE OF LANDSCAPE AREA PROPOSED: 25%

PLANTING DESIGN NOTE:

ALL PLANT MATERIAL IS DROUGHT TOLERANT, MODERATE AND LOW WATER USE, ACCLIMATED TO THE LOCAL CLIMATE.

TREES TYPES AND LOCATIONS HAVE BEEN CHOSEN FOR THERE FORM AND STRUCTURE AND ARE IN SCALE WITH THE BUILDINGS AND WILL PROVIDE SHADE OVER PAVING SURFACES AND PEDESTRIAN GATHERING AREAS.

VINEYARD CROSSING | Preliminary Landscape Plan | Overall Concept Plan

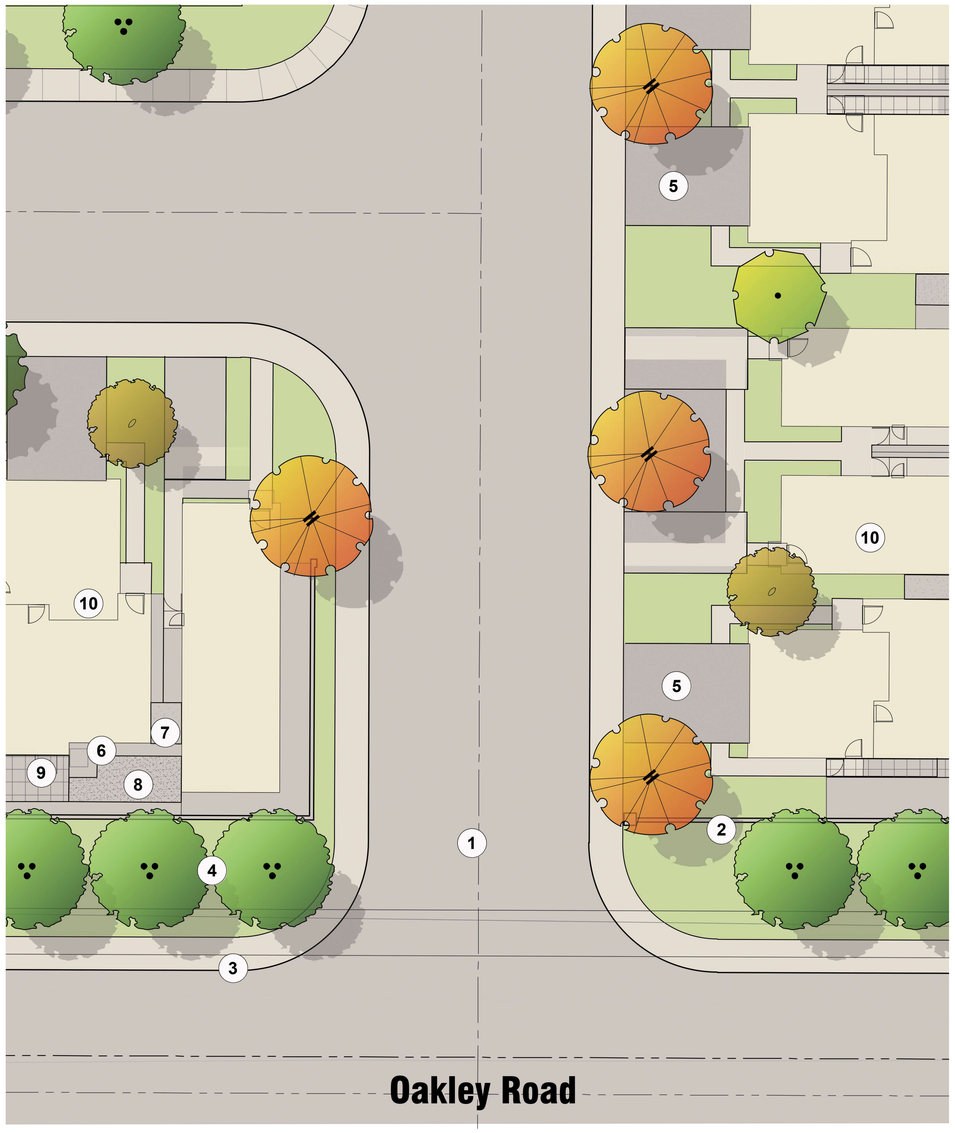
Brightsky | Antioch, CA | June 01, 2023

NORTH

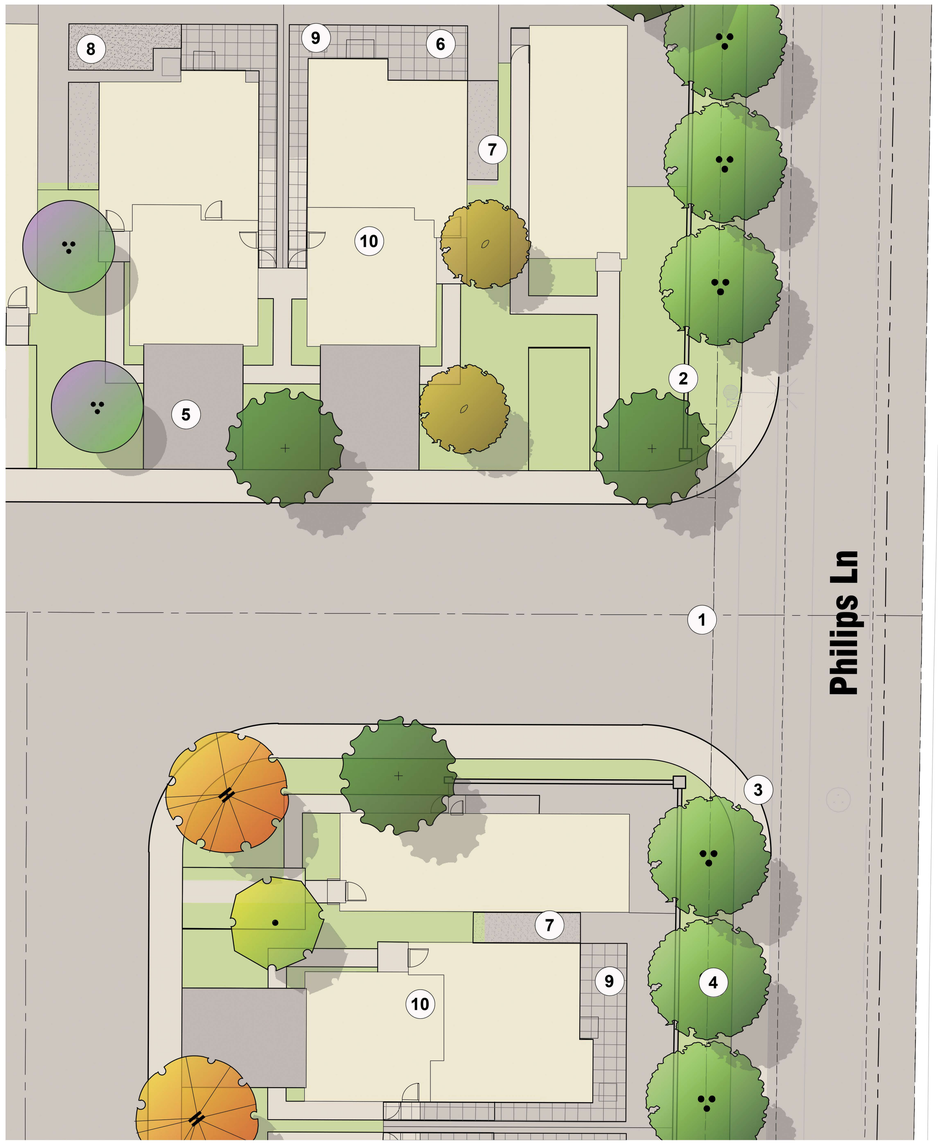
SCALE: 1" = 40' - 0"

0 40 80 120 160

SMP ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446



PRIMARY ENTRY



SECONDARY ENTRY

TREE PLANTING LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	PERIMETER STREET TREES			
	OLEA EUROPAEA 'WILSONII' FRUITLESS OLIVE	36"-48" BOX 3"-4" CALIPER	VL	
	INTERIOR STREET TREES			
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	24"-36" BOX 2"-3" CALIPER	L	
	ULMUS WILSONII 'PROSPECTOR' PROSPECTOR ELM	24"-36" BOX 2"-3" CALIPER	L	
	FRONTYARD ACCENT TREES			
	LAGERSTROEMIA INDICA 'NATCHEZ' NATCHEZ CREPE MYRTLE	24"-36" BOX 2"-3" CALIPER	L	
	GINKGO BILOBA MAIDENHAIR TREE	24"-36" BOX 2"-3" CALIPER	M	
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM SOUTHERN MAGNOLIA	24"-36" BOX 2"-3" CALIPER	M	
	PARK ACCENT TREES			
	PODOCARPUS GRACILIOR AFRICAN FERN PINE	24"-36" BOX 2"-3" CALIPER	M	
	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' HONEYLOCUST SKYLINE	24"-36" BOX 2"-3" CALIPER	L	
	ARBUTUS 'MARINA' MARINA STRAWBERRY TREE	24"-36" BOX 2"-3" CALIPER	L	

LEGEND

1. ENTRY MONUMENT
2. ENHANCED ENTRY WALL MONUMENT
3. ADJACENT SIDEWALK
4. STREET TREES
5. DRIVEWAY
6. BACKYARD PATIO
7. DECORATIVE MULCH
8. SYNTHETIC LAWN
9. CONCRETE PATIO
10. RESIDENTIAL UNIT

A43

VINEYARD CROSSING | Preliminary Landscape Plan | Entry Enlargements

Brightsky | Antioch, CA | June 01, 2023

NORTH

SCALE: 1" = 10' - 0"

0 10 20 30 40

SMP ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

TREE PLANTING LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	PERIMETER STREET TREES			
	OLEA EUROPAEA 'WILSONII' FRUITLESS OLIVE	36"-48" BOX 3"-4" CALIPER	VL	
	INTERIOR STREET TREES			
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	24"-36" BOX 2"-3" CALIPER	L	
	ULMUS WILSONII 'PROSPECTOR' PROSPECTOR ELM	24"-36" BOX 2"-3" CALIPER	L	
	FRONTYARD ACCENT TREES			
	LAGERSTROEMIA INDICA 'NATCHEZ' NATCHEZ CREPE MYRTLE	24"-36" BOX 2"-3" CALIPER	L	
	GINKGO BILOBA MAIDENHAIR TREE	24"-36" BOX 2"-3" CALIPER	M	
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM SOUTHERN MAGNOLIA	24"-36" BOX 2"-3" CALIPER	M	
	PARK ACCENT TREES			
	PODOCARPUS GRACILIOR AFRICAN FERN PINE	24"-36" BOX 2"-3" CALIPER	M	
	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' HONEYLOCUST SKYLINE	24"-36" BOX 2"-3" CALIPER	L	
	ARBUTUS 'MARINA' MARINA STRAWBERRY TREE	24"-36" BOX 2"-3" CALIPER	L	

LEGEND

1. RECREATION BUILDING
2. CLUB RESTROOM
3. POOL RESTROOM
4. SHOWERS
5. LEASING OFFICE
6. POOL FENCE AND GATES
7. CHASE LOUNGES
8. ADA AND GUEST PARKING
9. PICNIC PAVILION W/ TRELLIS
10. FIRE TABLE LOUNGE SEATING
11. TABLES SEATING WITH BBQ
12. SEATING LOUNGE
13. RESIDENTIAL UNITS
14. PUMP ROOM
15. RECREATIONAL POOL
16. ENHANCED POOL DECK PAVING
17. SPA
18. ENHANCED CONCRETE UNIT PAVING
19. CONCRETE SIDEWALKS

A44

VINEYARD CROSSING | Preliminary Landscape Plan | Rec Center Enlargement

Brightsky | Antioch, CA | June 01, 2023

NORTH

SCALE: 1" = 10' - 0"

0 10 20 30 40

SMP ENVIRONMENTAL DESIGN
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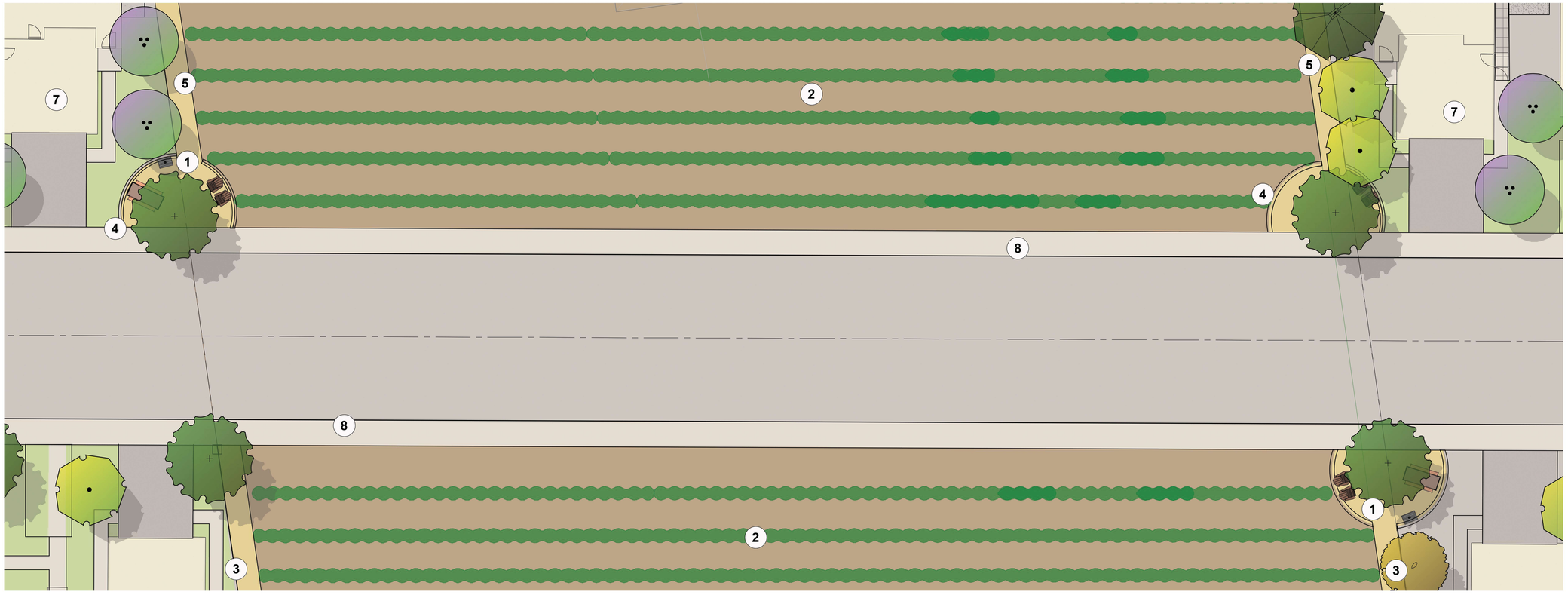
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446



TREE PLANTING LEGEND

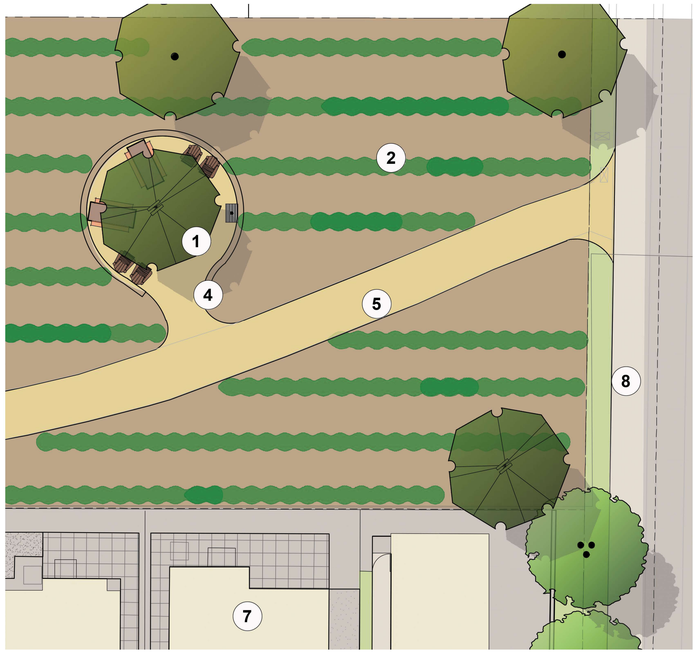
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
PERIMETER STREET TREES				
	OLEA EUROPAEA 'WILSONII' FRUITLESS OLIVE	36"-48" BOX 3"-4" CALIPER	VL	
INTERIOR STREET TREES				
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	24"-36" BOX 2"-3" CALIPER	L	
	ULMUS WILSONII 'PROSPECTOR' PROSPECTOR ELM	24"-36" BOX 2"-3" CALIPER	L	
FRONTYARD ACCENT TREES				
	LAGERSTROEMIA INDICA 'NATCHEZ' NATCHEZ CREPE MYRTLE	24"-36" BOX 2"-3" CALIPER	L	
	GINKGO BILOBA MAIDENHAIR TREE	24"-36" BOX 2"-3" CALIPER	M	
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM SOUTHERN MAGNOLIA	24"-36" BOX 2"-3" CALIPER	M	
PARK ACCENT TREES				
	PODOCARPUS GRACILIOR AFRICAN FERN PINE	24"-36" BOX 2"-3" CALIPER	M	
	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' HONEYLOCUST SKYLINE	24"-36" BOX 2"-3" CALIPER	L	
	ARBUTUS 'MARINA' MARINA STRAWBERRY TREE	24"-36" BOX 2"-3" CALIPER	L	

LEGEND

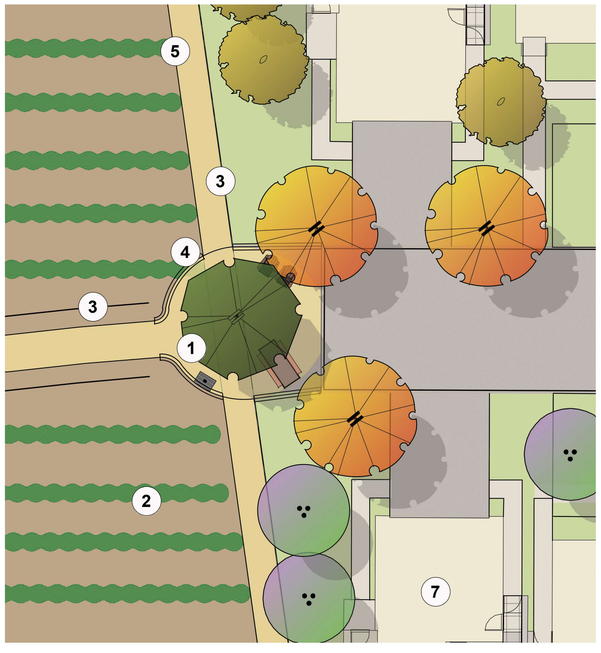
1. VINEYARD PICNIC AREA
2. EXISTING VINEYARD
3. RAIL FENCE
4. ENHANCED LOW STONE WALL
5. DECOMPOSE GRANITE TRAILS
6. BACKYARD PATIO
7. RESIDENTIAL UNITS
8. ADJACENT SIDEWALK

Open Space

Open Space



Open Space



Open Space

VINEYARD CROSSING | Preliminary Landscape Plan | Open Space Enlargement

Brightsky | Antioch, CA | June 01, 2023

NORTH

SCALE: 1" = 10' - 0"

0 10 20 30 40

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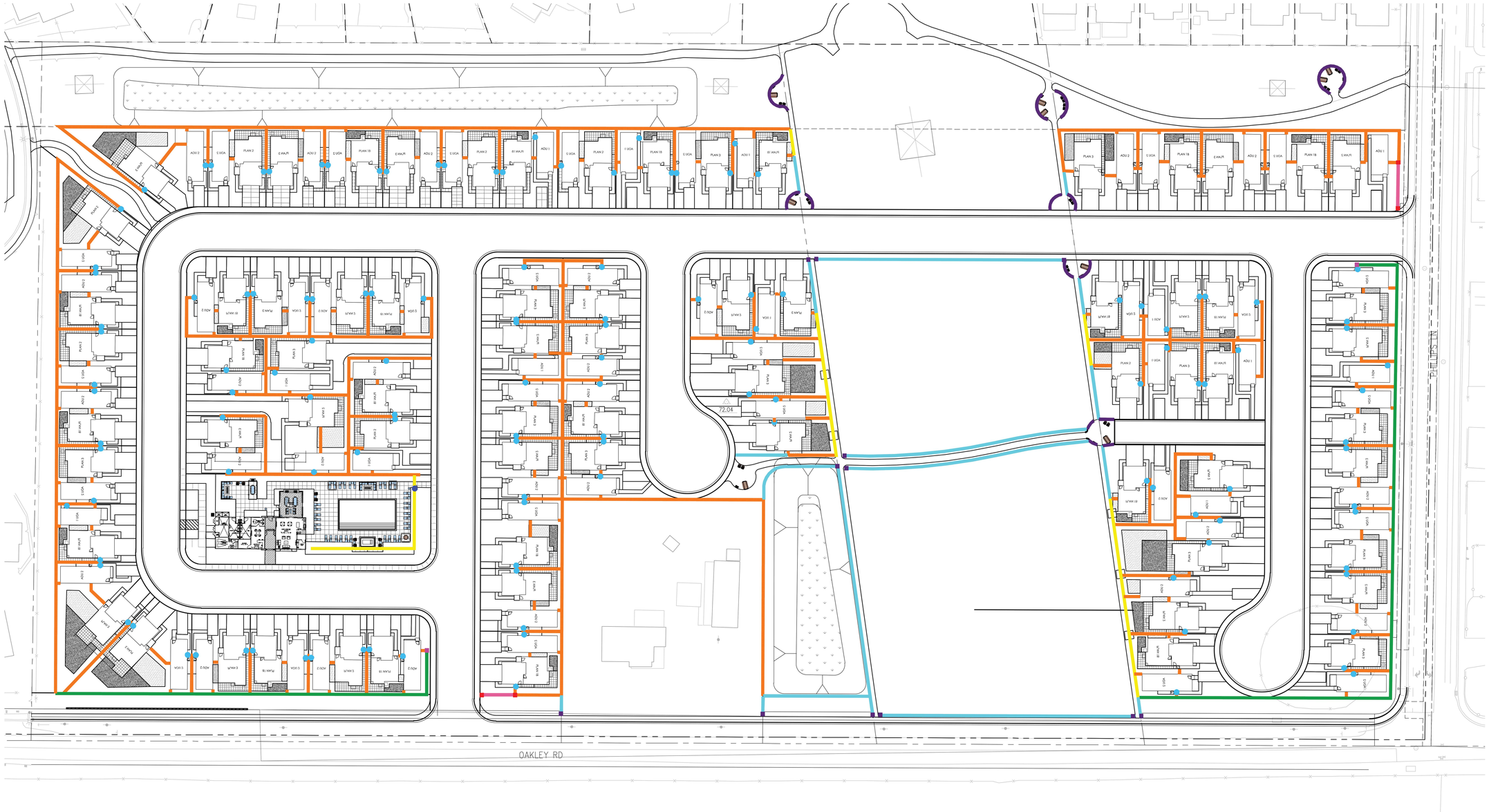
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446



WALL AND FENCE LEGEND:

- 6'-0" HIGH - 8" CMU COMMUNITY WALL
- 6'-0" HIGH BACKYARD WOOD FENCE
- 6'-0" HIGH ENHANCED SOLID STONE WALL
- 6' HIGH TUBULAR STEEL POOL / VIEW FENCE
- 42" ENHANCED STONE WALL
- 36" CABLE RAIL FENCE
- 42" ENHANCED STONE PILASTER
- 6'-6" ENHANCED STONE PILASTER
- 6'-0" HIGH - 6" X 12" CMU PILASTER
- 6'-0" HIGH BACKYARD WOOD GATE
- 6'-0" HIGH TUBULAR STEEL POOL / VIEW GATE WITH KEY FOB

A46

VINEYARD CROSSING | Preliminary Landscape Plan | Overall Concept Plan

Brightsky | Antioch, CA | June 01, 2023

NORTH

SCALE: 1" = 10' - 0"

0 10 20 30 40

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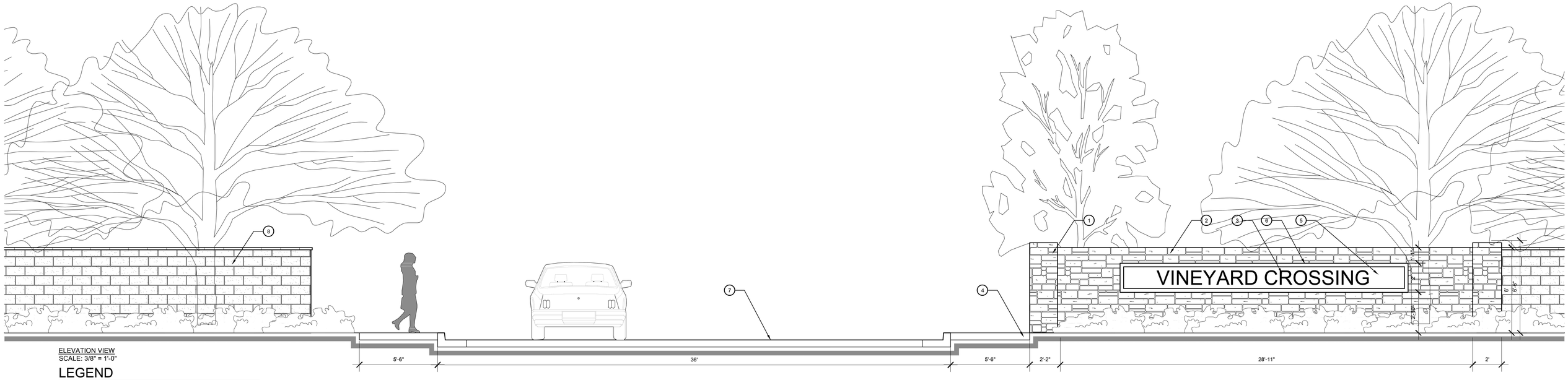


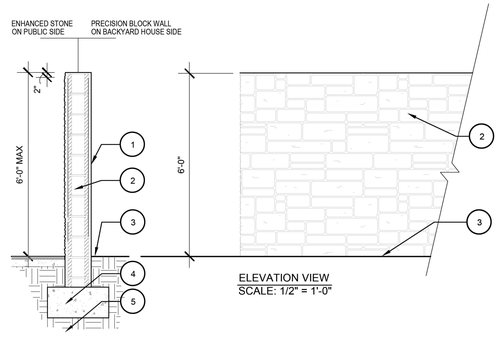
ELEVATION VIEW
SCALE: 3/8" = 1'-0"

LEGEND

1. 6'-6" TALL MASONRY PILASTER
2. 6' TALL MASONRY WALL
3. PROJECT ENTRY SIGNAGE WITH BACK LITE LETTERS
4. 5' SIDEWALK
5. SMOOTH STUCCO PAINTED SIGN BACKDROP
6. PRECAST COINING SIGN BAND
7. ENTRY DRIVE
8. 6'-0" HIGH CMU COMMUNITY WALL WITH 2" PRECAST CONCRETE CAP

VEHICULAR ENTRY MONUMENT

SCALE: $\frac{1}{2}$" = 1'-0"



SECTION VIEW
SCALE: 1/2" = 1'-0"

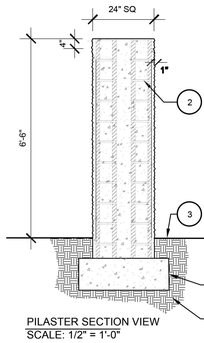
ELEVATION VIEW
SCALE: 1/2" = 1'-0"

LEGEND

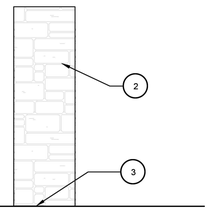
1. ENHANCED STONE BLOCK WALL
2. 8X6X16 COLORED CMU SPLIT FACE BLOCK WALL
3. FINISH GRADE
4. CONCRETE FOOTING
5. COMPACT SUBGRADE

6'-0" HIGH ENHANCED MASONRY ENTRY WALL

SCALE: $\frac{1}{2}$" = 1'-0"



PILASTER SECTION VIEW
SCALE: 1/2" = 1'-0"



ELEVATION VIEW
SCALE: 1/2" = 1'-0"

LEGEND

1. COMPACTED SUBGRADE
2. 8X8X16 COLORED CMU SPLIT FACE BLOCK WALL & SPLIT FACE PILASTER
3. FINISH GRADE
4. CONCRETE FOOTING

6'-6" HIGH ENHANCED MASONRY ENTRY WALL

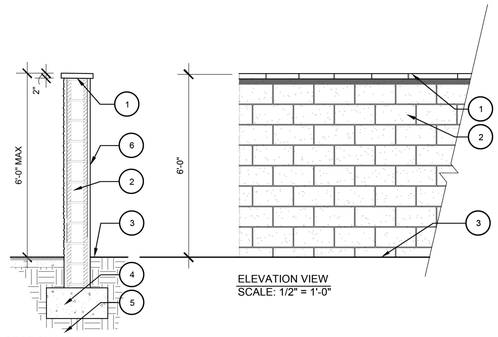
SCALE: $\frac{1}{2}$" = 1'-0"

A47

VINEYARD CROSSING | Preliminary Landscape Details | Wall and Fence Details

Brightsky | Antioch, CA | June 01, 2023

SMP ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

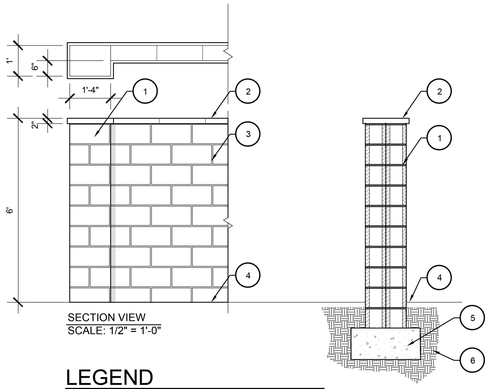


LEGEND

1. 2" PRECISION WALL CAP (TYP)
2. 8X6X16 COLORED CMU SPLIT FACE BLOCK WALL
3. FINISH GRADE
4. CONCRETE FOOTING
5. COMPACT SUBGRADE
6. ENHANCED STONE BLOCK WALL

6' HIGH - 8" CMU COMMUNITY WALL

SCALE: $\frac{1}{2}$" = 1'-0"

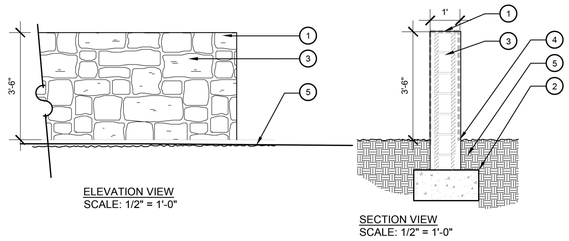


LEGEND

1. 12" X 16" SPIT FACE PILASTER
2. PRECAST CONCRETE WALL CAP
3. SPLIT FACE BLOCK WALL
4. FINISH GRADE
5. CONCRETE FOOTING
6. COMPACT SUBGRADE

6'-0" HIGH - 8" CMU PILASTER

SCALE: $\frac{1}{2}$" = 1'-0"

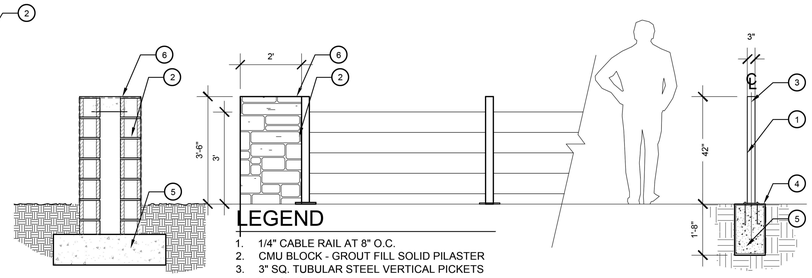


LEGEND

1. STONE VENEER RAP AROUND CAP AND ENDS.
2. CONCRETE FOOTING
3. 8"x8"x16" CMU BLOCK -GROUT FILL SOLID ALL VOIDS
4. FINISH GRADE, TYP.
5. COMPACTED SUB-GRADE

3'-6" HIGH - 8" ENHANCED WALL

SCALE: $\frac{1}{2}$" = 1'-0"

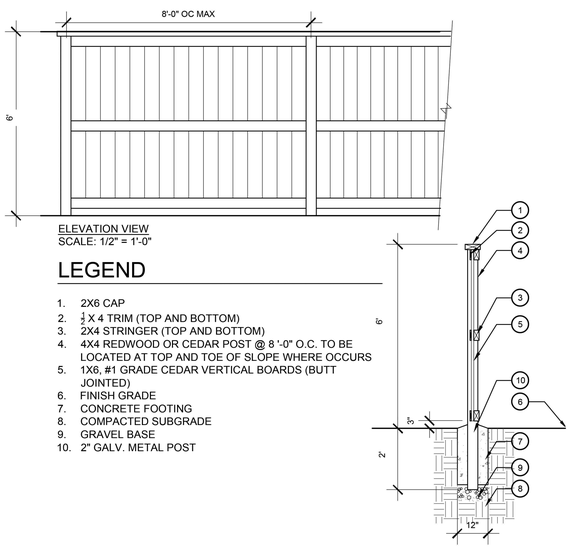


LEGEND

1. 1/4" CABLE RAIL AT 8" O.C.
2. CMU BLOCK - GROUT FILL SOLID PILASTER
3. 3" SQ. TUBULAR STEEL VERTICAL PICKETS
4. FINISH GRADE
5. CONCRETE FOOTING
6. STONE VENEER RAP AROUND CAP AND ENDS.

3'-0" HIGH - RAIL FENCE WITH 3'-6" PILASTER

SCALE: $\frac{1}{2}$" = 1'-0"

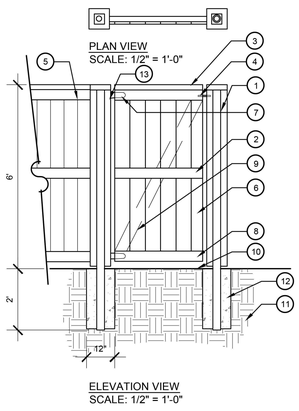


LEGEND

1. 2X6 CAP
2. $\frac{1}{2}$ X 4 TRIM (TOP AND BOTTOM)
3. 2X4 STRINGER (TOP AND BOTTOM)
4. 4X4 REDWOOD OR CEDAR POST @ 8 '-0" O.C. TO BE LOCATED AT TOP AND TOE OF SLOPE WHERE OCCURS
5. 1X6, #1 GRADE CEDAR VERTICAL BOARDS (BUTT JOINTED)
6. FINISH GRADE
7. CONCRETE FOOTING
8. COMPACTED SUBGRADE
9. GRAVEL BASE
10. 2" GALV. METAL POST

6' HIGH BACKYARD WOOD FENCE

SCALE: $\frac{1}{2}$" = 1'-0"

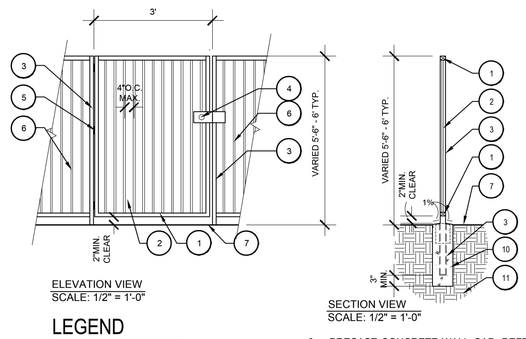


LEGEND

1. 2X4 WOOD JAMB
2. 1X4 WOOD TRIM
3. 2X6 WOOD CAP
4. LOCKING METAL GATE LATCH
5. BACKYARD WOOD FENCE
6. 2X4 FRAME
7. TWO (2) HEAVY DUTY METAL HINGES
8. 1X6 VERTICAL BOARDS
9. 2X4 BRACE
10. FINISH GRADE
11. GRADE SURFACE
12. CONCRETE FOOTING
13. 2" GALV. METAL POST

6' HIGH BACKYARD WOOD GATE

SCALE: $\frac{1}{2}$" = 1'-0"

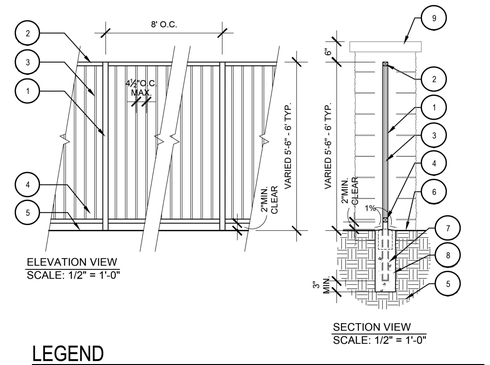


LEGEND

1. 1-1/2" x 2" x 16 GA. METALIZED TUBULAR STEEL GATE FRAME.
2. 3/4" SQ. x 16 GA. METALIZED TUBULAR STEEL PICKETS EQUALLY SPACED AT 4" MAXIMUM ON CENTER.
3. 2" SQ GATE POST
4. LOCKABLE HANDLE / LATCH WITH KEY FOB
5. SELF CLOSING GATE HINGES
6. WALL / FENCING
7. FINISH GRADE
8. PRECAST CONCRETE WALL CAP- REFER TO FINISH SCHEDULE
9. 8X8X16 ONE SIDED SPLIT FACE BLOCK- REFER TO FINISH SCHEDULE
10. CONCRETE FOOTING
11. COMPACTED SUBGRADE

6' HIGH TUBULAR STEEL POOL / VIEW GATE WITH KEY FOB

SCALE: $\frac{1}{2}$" = 1'-0"



LEGEND

1. 2"SQ. TUBULAR STEEL POST
2. 1½"SQ. TUBULAR STEEL TOP RAIL
3. ⅝"SQ. TUBULAR STEEL PICKETS @ 4 ½" MAXIMUM O.C.
4. 1½"SQ. TUBULAR STEEL BOTTOM RAIL
5. COMPACTED SUBGRADE
6. FINISH GRADE
7. SINK POST INTO FOOTING
8. CONCRETE FOOTING
9. PILASTER

6' HIGH TUBULAR STEEL POOL / VIEW FENCE

SCALE: $\frac{1}{2}$" = 1'-0"

A48

VINEYARD CROSSING | Preliminary Landscape Details | Wall and Fence Details

Brightsky | Antioch, CA | June 01, 2023

SMP ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

June 13, 2023

Zoe Merideth
Senior Planner
City of Antioch
200 H Street
Antioch, CA 94509
VIA EMAIL AND DELIVERED HARD COPY

Re: Vineyard Crossing PDP Application (3001 Oakley Road)

Dear Ms. Meredith:

BrightSky Residential is proposing the Vineyard Crossing project, which involves subdivision of the project site into 71 lots and associated streets. The proposed single family lots are in conformance with the general plan, and entitlement of the project requests approval of a vesting tentative map, final development plan, and planned development rezone to permit the development. The development is on two parcels separated by a Pacific Gas & Electric owned utility easement. The west parcel is approximately 10.2 acres in size and the east parcel is approximately 4.7 acres in size. The utility easement bifurcating the project site will remain undeveloped other than a connecting street and footpath.

BrightSky Residential will retain ownership of all the proposed homes within Vineyard Crossing to manage the homes as a purpose-built single-family rental community. The homes will be best-in-class, generously amenitized rental homes with onsite management providing maintenance-free living to the residents.

BrightSky Residential is proposing three new house plans ranging in size from 1,492 sq. ft. to 1,6970 sq. ft., with 3 complimentary elevations each – farmhouse, transitional, and craftsman. Additionally, beyond the traditional construction of Single-Family Residences (SFRs), BrightSky is proposing two new Accessory Dwelling Units, (ADUs) ranging in size from 603 sq. ft. to 750 sq. ft., with three elevations matching the SFRs. ADUs are a unique opportunity to address a variety of housing needs and provide housing options for a broad spectrum of people.

These homes were designed to respond to the current market demands yet offer the long-term quality necessary for homes to stand the test of time. The homes are all on larger lots; the lot sizes ranging from 4,125 to 7,246 square feet.

BrightSky has designed the new homes to complement each other and provide a harmonious street scene that complements the surrounding developments yet retains distinct individual character. The exterior materials of these styles are stucco and siding bodies with metal and siding accents, based

on architectural styles. Additional detailing and enhanced articulation of the individual homes, such as asymmetrical massing and gables, metal awnings and standing seam metal roofing, complete the elevations. All elevations have concrete roof tile, and great attention was paid to high-end finishes throughout. The homes feature three different color palettes for each elevation style.

To enhance the residents day-to-day living, each proposed home provides many included features. Each house plan provides a unique interior layout with standard amenities for the resident.

Access to the proposed private streets within the project will be from Phillips Lane and Oakley Road. The private streets will be 47' wide with parking on both sides and 43' wide with parking on one side.

The homes feature fully landscaped front and backyards. The front yards, which BrightSky will maintain, feature street and accent trees, a dense variety of drought tolerant and adapted ornamental shrubs and groundcovers, and hardscape walking paths. The backyards feature hardscape, ground cover, and drought tolerant and adapted ornamental shrubs.

Thank you for your consideration of this application. We look forward to continuing to work with you to bring this project to fruition.

My Best,

Reggie Decker

VINEYARD CROSSING CONSISTENCY CHECKLIST SINGLE FAMILY OBJECTIVE DESIGN STANDARDS		
DOCUMENT	**POLICY**	**DISCUSSION**
Objective Design Guidelines: Standard 3.1.1.A Orientation to Street	The main elevation of single-family homes shall face the primary public or private street on which the lot is located. In addition, the main entry to single-family homes shall also be located on the elevation facing the primary public or private street.	In all proposed designs, the main elevation and entry face the primary neighborhood street.
Objective Design Guidelines: Standard 3.1.1.B Access to Main Entry	A minimum four-foot-wide pedestrian walkway, other than the driveway, shall provide direct access from the sidewalk to the main entry.	Future plans will need to show compliance with Standard 3.1.1.B.
Objective Design Guidelines: Standard 3.1.1.C Driveway Centerline	Driveways shall include a decorative element at least one-foot wide composed of pavers, colored concrete, aggregate, brick banding or other decorative treatment to break up uninterrupted concrete surfaces to no more than 12-foot wide sections.	Future plans will need to show compliance with Standard 3.1.1.C.
Objective Design Guidelines: Standard 3.1.2.A Off-parallel window placement	Upper-floor windows facing dwellings within 15 feet of the property line shall be offset by a minimum of twelve inches, as measured from the window frame, from the adjacent property window frame to avoid direct view into adjacent properties.	Future plans will need to show compliance with Standard 3.1.2.A.
Objective Design Guidelines: Standard 3.1.2.B Daylight Plane Standard	No portion of the building volume shall encroach into a daylight plane starting at a point that is 28 feet above the property line abutting any adjacent lot with an existing single-family or multifamily residential use of two stories or less and sloping upward at a 45-degree angle toward the interior of the lot.	Future plans will need to show compliance with Standard 3.1.2.B.
Objective Design Guidelines: Standard 3.2.1.A Front Elevation Massing	Building elevations on which the main entry is located shall include at least two of the following massing strategies, compliant with the associated standards: **Single Floor Projection:** A façade projection on the lower or upper floor that projects project at least one foot from the main wall plane, with a total	The plans included in the preliminary development plan submittal comply with Standard 3.2.1.A.

	area of at least 80 feet and capped by a gable, eave or other roof form. **Multi-Floor Projection:** A façade projection extending from ground level to the upper floor ceiling that projects at least one foot from the main wall plane, with a total area of at least 124 feet, and capped by a gable or other roof form. Multi-floor projections shall comply with the standards in Section 3.3.1.1.2 Separation of Floors. **Massing Break:** A break in the main wall plane of at least two feet that extends from ground level to the upper floor ceiling. The break shall be located so as to separate primary façade elements such as entries and garages, and picture windows. **Bay Window:** A protruding window, such as a bay window, which is at least two feet in depth. **Second Floor Stepback:** A minimum two-foot, street-facing stepback applied to the second floor. The setback shall span at least 60% of the total street-facing building elevation and shall be covered with an eave or roof component that matches the primary roof form of the building. **Contrasting Materials or Finish on Floors:** Application of siding, panels or materials that vary from the primary exterior finish, to at least 40% of the total elevation area of one story of the building. All materials shall comply with standards in Section 3.2.4 Design Detail.	
Objective Design Guidelines: Standard 3.2.2.A Porch or Recess Requirement	Main entryways shall incorporate a porch, recessed entryway, or a combination of porch and recessed entryway.	The plans included in the preliminary development plan submittal comply with Standard 3.2.2.A.
Objective Design Guidelines: Standard 3.2.2.C Recessed Entry Standards	Recessed entryways shall comply with the following: **Depth**. Recessed entries shall be recessed at least two feet from the	The plans included in the preliminary development plan submittal comply with Standard 3.2.2.C.

	wall plane on which the door is located to create a covered landing area. **Overhang**. Recessed entries shall include an eave or roof form at least six feet wide that extends at least two feet from the main wall plane.	
Objective Design Guidelines: Standard 3.2.3.A Design Sensitive Approach	All garages shall be designed and located to limit their visual presence, using one of the following techniques: **Design sensitive front garage**. Garages located at the front building elevation shall comply with the following standards: The width shall not exceed 60 percent of the total width of the front elevation of the building. The garage shall be prohibited from projecting from the surrounding wall plane. The garage shall include either 1) an overhang at least 12 inches deep with the same materials and color palette as the primary roof form, or 2) a recess of at least 12 inches from the surrounding wall plane. **Side accessible attached garage**. Such garages shall be located a minimum of 12 feet behind the main elevation of the home. Detached or attached rear garage. Such garages shall be located at the rear of residential lots and be made accessible from a side lot driveway or from the rear.	Future plans will need to show compliance with Standard 3.2.3.A.
Objective Design Guidelines: Standard 3.2.3.B Complementary Garage Door Design	The color and design of all garage doors shall vary from the immediately adjacent wall plane and shall match colors used on exterior details of the home.	The plans included in the preliminary development plan submittal comply with Standard 3.2.3.B.
Objective Design Guidelines: Standard 3.2.4.A Material Mix	Up to four materials and four finishes may be used consistently on each building facade.	The plans included in the preliminary development plan submittal comply with Standard 3.2.4.A.

Objective Design Guidelines: Standard 3.2.4.B Appropriate Building Materials	Materials used on building finishes shall be high quality and durable. Appropriate building materials include: » Brick, rock, and stone, or a veneer of these materials » Smooth troweled stucco » Poured in place concrete » Cementitious board » Glass » Plaster or stucco » Ceramic tiles (as a secondary material) » Slate tiles » Stainless Steel » Finished and painted wood trim » Wood, aluminum, copper, steel, and vinyl clad frames for windows and doors	The plans included in the preliminary development plan submittal comply with Standard 3.2.4.B.
Objective Design Guidelines: Standard 3.2.4.C Prohibited Materials	The following materials shall be prohibited from use on finishes: » Porous materials » Plywood » Vinyl siding » Faux materials such as foam material that replicates “stone” or “brick.” » Plastic or vinyl	The plans included in the preliminary development plan submittal comply with Standard 3.2.4.C.
Objective Design Guidelines: Standard 3.2.4.D Exterior Material Wrapping	Decorative material and design treatments used on front elevations shall extend to the fence line on each side elevation, at a minimum	Future plans will need to show compliance with Standard 3.2.4.D.
Objective Design Guidelines: Standard 3.2.4.E Limit	The number of colors on the entire building exterior shall be limited to a maximum of five colors (or five tones of the same color), including trim and accent colors.	The plans included in the preliminary development plan submittal comply with Standard 3.2.4.E.
Objective Design Guidelines: Standard 3.2.4.F Functional Elements	All vents, gutters, downspouts, flashings, electrical conduits, etc., shall be painted to match the color of the adjacent surface. Exception made be made for contrasting gutters and downspouts that are a feature of Spanish-style architecture.	Future plans will need to show compliance with Standard 3.2.4.F.
Objective Design Guidelines: Standard	All windows shall include one of the following perimeter design details:	The plans included in the preliminary development plan

3.2.5.A Window Perimeter	» Trim at least two inches wide around the entire window. » A minimum two-inch recess from the surrounding exterior wall plane.	submittal comply with Standard 3.2.5.A.
Objective Design Guidelines: Standard 3.2.5.B Front Window Detail	Windows located on front building façades shall be articulated with at least one of the following details, in addition to trim requirements in Standard 3.3.5.1.1: » Sills » Kickers » Functional shutters » Awnings	The plans included in the preliminary development plan submittal comply with Standard 3.2.5.B.
Objective Design Guidelines: Standard 3.2.5.C Side Elevation Offset	Windows on the side elevations of two-story buildings shall be staggered horizontally by a minimum of six inches from center, between floors.	Future plans will need to show compliance with Standard 3.2.5.C.
Objective Design Guidelines: Standard 3.2.6.A Street Fronting Roofline	Roof surfaces that face front property lines and are wider than 30 feet shall be vertically articulated at least once every 30 feet, with at least one of the following techniques: » A change in height of at least four feet » A roof dormer » A change in roof orientation » A change in roof form that projects at least three feet above the main roofline.	The plans included in the preliminary development plan submittal comply with Standard 3.2.6.A.
Objective Design Guidelines: Standard 3.2.6.B Restricted Roof Forms	Superficial roof forms, such as “mansards,” affixed to the building are prohibited.	The plans included in the preliminary development plan submittal comply with Standard 3.2.6.B.
Objective Design Guidelines: Standard 3.3.1.A Required Coverage	All portions of required front yards, except those occupied by walkways and allowable motor vehicle parking and storage areas, shall be landscaped according to the following standards: At least 75 percent organic plant material, including grasses, trees and shrubs; and No more than 25 percent inorganic ground cover, including decomposed granite, decorative pavers and river rock.	The plans included in the preliminary development plan submittal comply with Standard 3.3.1.A.

	Gravel surfaces are prohibited in all front yard areas except for secondary pathways less than 4' wide.	
Objective Design Guidelines: Standard 3.3.1.B Design Diversity	A variety of heights, textures, and colors shall be used in the front yard landscape palette.	The plans included in the preliminary development plan submittal comply with Standard 3.3.1.B.
Objective Design Guidelines: Standard 3.3.1.C Utility Screening	All utility appurtenances such as transformers and generators that cannot be undergrounded or located in side or rear yards shall be screened with one of the following: Dense, U-shaped shrubs or plantings at least as tall as the utility and that do not prevent access to the utility. Architectural structures composed of at least one material used on the home and that do not prevent access to the utility.	Future plans will need to show compliance with Standard 3.3.1.C.
Objective Design Guidelines: Standard 3.3.2.A Planting Size	All proposed shrubs except accent, color or ground cover planting shall be a minimum five-gallon size.	Future plans will need to show compliance with Standard 3.3.2.A.
Objective Design Guidelines: Standard 3.3.2.B Tree Protection	No irrigated landscape area shall be permitted within a 10-foot radius around a landmark or heritage tree with a trunk diameter of 48 inches and/or in excess of 40 feet above natural grade in height.	The plans included in the preliminary development plan submittal comply with Standard 3.3.2.B.
Objective Design Guidelines: Standard 3.3.2.C Automatic Sprinkler Controllers	Automatic irrigation controllers shall be installed to ensure that landscaped areas will be watered properly. Backflow preventors and anti-siphon valves shall be provided in accordance with current codes.	Future plans will need to show compliance with Standard 3.3.2.C.
Objective Design Guidelines: Standard 3.3.2.D Sprinkler Heads	Sprinkler heads and risers shall be protected from car bumpers. "Pop-up" heads shall be used near curbs and sidewalks. The landscape irrigation system shall be designed to prevent run-off and overspray.	Future plans will need to show compliance with Standard 3.3.2.D.
Objective Design Guidelines: Standard 3.3.3.A Open Fencing	Fences in the required front yard setback parallel to the street shall not be solid or opaque. Fences shall have a partially open design characterized by boards or slats spaced no more	Future plans will need to show compliance with Standard 3.3.3.A.

	than four inches apart, lattice, posts, or other visually penetrable design strategy. Fences behind the front elevation of the house may be solid.	
Objective Design Guidelines: Standard 3.3.3.B Prohibited Materials	Chain link and barbed wire are prohibited from use for all residential fencing. Exceptions for chain link fencing may be made for the following: Fencing not visible from streets adjacent to the property; chain link with integrated slats of wood or vinyl; and gates at entries into side yards.	The plans included in the preliminary development plan submittal comply with Standard 3.3.3.B.
Objective Design Guidelines: Standard 3.3.3.C Trash Storage Enclosure	Single family lots shall include a location for the storage of trash receptacles (waste wheelers, etc.) which is screened from public view by a fence or architectural enclosure that includes at least one material or color found on the primary residential structure.	Future plans will need to show compliance with Standard 3.3.3.C.
Objective Design Guidelines: Standard 3.3.3.D Trash Storage Access	All trash storage enclosures shall be made accessible by a minimum three-foot wide paved pathway from the enclosure to the front driveway or other paved area of the front yard.	Future plans will need to show compliance with Standard 3.3.3.D.
Objective Design Guidelines: Standard 3.3.4.A Downward Facing Requirement	All building- and ground-mounted lighting shall be located and fully shielded so that no light is emitted above a 90-degree angle.	Future plans will need to show compliance with Standard 3.3.4.A.
Objective Design Guidelines: Standard 3.3.4.B Entryway Illumination	The front porch, landing or other recessed entryway shall include a lighting element consistent with the design, materials and/or color of the home.	Future plans will need to show compliance with Standard 3.3.4.B.
Objective Design Guidelines: Standard 3.3.4.C Ground-Mounted Lighting	Ground-mounted lighting to illuminate driveway edges, landscaped areas or stair approaches shall be limited to three feet tall.	Future plans will need to show compliance with Standard 3.3.4.C.
Objective Design Guidelines: Standard 3.3.4.D Inappropriate Lighting	No permanently installed outdoor lights that blink, revolve, flash, or change intensity shall be permitted.	Future plans will need to show compliance with Standard 3.3.4.D.
Objective Design Guidelines: Standard 3.6.1.A Entry Drive Design	The Arterials Entry Drive shall be distinguished through the use of at least two of the following design elements:	Future plans will need to show compliance with Standard 3.6.1.A.

	Two- to three--foot tall architectural monument sign composed of stone, brick, wood, or other natural materials. Monument signs shall include a solid base at least eighteen (18) inches in height. » Textured, colored or stamped roadway paving from the neighborhood property line to the first interior intersection. » Public art or water feature with integrated neighborhood signage. » Minimum four-foot-wide landscaped median with integrated signage from the neighborhood property line to the first interior intersection. » Special landscaping on both sides of the entry drive that includes both specimen trees and larger background trees.	
Objective Design Guidelines: Standard 3.6.1.B Entry Drive Lighting	Shielded street lighting on poles 10 to 20 feet high shall be provided on at least one side of the Arterial Entry Drive, extending from the neighborhood property line to the first interior intersection.	Future plans will need to show compliance with Standard 3.6.1.B.
Objective Design Guidelines: Standard 3.6.1.C Perimeter Wall Design	Perimeter walls along arterials shall incorporate one of the following design variations at least every 40 feet in length: » Change in height of at least twenty percent of the total wall height. » Change in material, texture, or color. » Break in the wall plane, including projecting or recessed areas.	The plans included in the preliminary development plan submittal comply with Standard 3.6.1.C.
Objective Design Guidelines: Standard 3.6.1.D Perimeter Wall Construction	All perimeter walls shall be of masonry construction using brick or stone. Precast or prefabricated perimeter walls of any material shall be prohibited.	The plans included in the preliminary development plan submittal comply with Standard 3.6.1.D.
Objective Design Guidelines: Standard 3.6.1.E Perimeter Landscaping	Neighborhood perimeters shall incorporate landscaping designs in which plantings are paired with perimeter walls. A combination of grasses, ground covers and shrubs or vines shall be planted no greater than	The plans included in the preliminary development plan submittal comply with Standard 3.6.1.E.

	two feet from the base of the perimeter wall or fence.	
Objective Design Guidelines: Standard 3.6.1.F Perimeter Trees	Trees selected from the City of Antioch Approved Street Tree List and at least 15 gallons in size with a one-inch diameter at breast height (dbh) shall be planted a maximum of 30 feet apart along neighborhood perimeters.	Future plans will need to show compliance with Standard 3.6.1.F.
Objective Design Guidelines: Standard 3.6.2.A Dead Ends	Dead-end streets, with the exception of cul-de-sacs, pedestrian pathways, bicycle facilities and multi-modal pathways shall be prohibited in residential subdivisions.	The plans included in the preliminary development plan submittal comply with Standard 3.6.2.A.
Objective Design Guidelines: Standard 3.6.2.B Common Spaces	All parks and common spaces shall be directly accessible by at least one street and one pedestrian pathway, bicycle facility and/or multimodal pathway.	Future plans will need to show compliance with Standard 3.6.2.B.
Objective Design Guidelines: Standard 3.6.2.C External Connectivity	New arterial and collector streets within a subdivision or neighborhood shall be aligned with surrounding existing and planned streets to create a continuous street pattern.	The plans included in the preliminary development plan submittal comply with Standard 3.6.2.C.
Objective Design Guidelines: Standard 3.6.2.D Cul-de-Sacs	The ends of all cul-de-sacs longer than 500 feet shall include a pedestrian connection to another street, multi-modal pathway or common open space.	The plans included in the preliminary development plan submittal comply with Standard 3.6.2.D.
Objective Design Guidelines: Standard 3.6.2.E Pedestrian Pathway Design	Pedestrian pathways or sidewalks shall be separated from streets by a minimum four-foot-wide planted buffer and incorporate canopy or shade trees planted at least every 24 feet on center.	Future plans will need to show compliance with Standard 3.6.2.E.
Objective Design Guidelines: Standard 3.6.3.A “T” Intersection Restriction	Lots located at “T” intersections shall be offset from the point of intersection, such that driveway access, main entries and line of sight are not centered with the approaching right-of-way.	Future plans will need to show compliance with Standard 3.6.3.A.
Objective Design Guidelines: Standard 3.6.3.B Unit Design Variation	Subdivisions with more than four units shall include at least three models, each with a distinct floor plan and elevation design.	The plans included in the preliminary development plan submittal comply with Standard 3.6.3.B.

Objective Design Guidelines: Standard 3.6.3.C Adjacent Building Design	No home shall be located adjacent to, or across the street from, a home with the with the same floor plan or building elevation.	Future plans will need to show compliance with Standard 3.6.3.C.
Objective Design Guidelines: Standard 3.6.3.D Corner Unit Design	Units located on corner lots have shall incorporate at least two of the following design details enhancements: » Functional shutters on the street-facing windows » Wrap-around decorative horizontal cladding » Roof gables or other projections	Future plans will need to show compliance with Standard 3.6.3.D.
Objective Design Guidelines: Standard 3.6.4.A Active Assets	Common open spaces shall facilitate movement and exercise by including at least three of the following active recreation assets: » Play Structures » Exercise machines » Fitness series » Play Courts » Swing sets » Jogging path » Dog play area	Future plans will need to show compliance with Standard 3.6.4.A.
Objective Design Guidelines: Standard 3.6.4.B Passive Assets	Common open spaces shall facilitate outdoor relaxation and rest with at least three of the following passive recreation assets: » Seating or benches » Permanent picnic or game tables » Planters within incorporated seating » Permanent shade structures » Dog waste station	Future plans will need to show compliance with Standard 3.6.4.B.
Objective Design Guidelines: Standard 3.6.4.C Bicycle Parking	All common open spaces shall provide parking racks for at least four bicycles at each pedestrian entry to the open space.	Future plans will need to show compliance with Standard 3.6.4.C.
Objective Design Guidelines: Standard 3.6.4.I Maximum Landscaping Height	Internal or border landscaping of common open spaces shall not exceed four feet in height when fully mature.	Future plans will need to show compliance with Standard 3.6.4.I.
Objective Design Guidelines: Standard 3.6.5.A Pedestrian Lighting	All areas used by pedestrians and cyclists shall be illuminated at night. Such areas include: » Pedestrian pathways » Bicycle facilities	Future plans will need to show compliance with Standard 3.6.5.A.

	» Multi-modal pathways » Open spaces	
Objective Design Guidelines: Standard 3.6.5.B Street Lighting	Street lighting shall be installed inside the project along the network of internal streets.	Future plans will need to show compliance with Standard 3.6.5.B.
Objective Design Guidelines: Standard 3.6.5.C Inappropriate lighting	No lights that blink, revolve, flash, or change intensity shall be permitted in residential neighborhoods.	Future plans will need to show compliance with Standard 3.6.5.C.
Objective Design Guidelines: Standard 3.6.6.A Tree Protection During Construction	An ISA-Certified Arborist or Landscape Architect shall be retained during demolition, grading and construction to ensure existing protected trees are protected as required in permit documents. Tree protection plans shall be included in the planning permit plan set as well as all demolition, grading and building permit drawings.	Future plans will need to show compliance with Standard 3.6.6.A.
Objective Design Guidelines: Standard 3.6.6.C Invasive Species Restriction	All plant materials shall be native California or noninvasive, drought tolerant species adaptable to the Antioch climate. All species identified in the California Invasive Plant Council's (Cal-IPC) Inventory of Invasive Plants are prohibited.	Future plans will need to show compliance with Standard 3.6.6.C.
Objective Design Guidelines: Standard 3.6.6.D Natural Turf Restriction	Natural turf in public areas shall be limited to play fields, dog runs and other active recreational areas of common open spaces.	Future plans will need to show compliance with Standard 3.6.6.D.
Objective Design Guidelines: Standard 3.6.6.E Artificial Turf Restriction	Artificial turf in public areas shall be limited to playgrounds, accent areas, and pedestrian pathways of open common open spaces. No artificial turf shall be installed within five feet of a tree root crown (measured in all directions).	Future plans will need to show compliance with Standard 3.6.6.E.
Objective Design Guidelines: Standard 3.6.6.G Low Maintenance Planting Design	Plants shall be selected and landscapes designed to ensure that plants will grow to maturity without regular clipping or pruning at pathways, curbs or buildings.	Future plans will need to show compliance with Standard 3.6.6.G.
Objective Design Guidelines: Standard 3.6.6.H Inorganic Material Restriction	Inorganic ground cover (gravel, river rock, etc.) is not an alternative for plant material. It shall cover no more	Future plans will need to show compliance with Standard 3.6.6.H.

	than 35 percent of the total landscape area.	
Objective Design Guidelines: Standard 3.6.6.I Design Concepts	All landscaped areas shall include at least two of the following planting design concepts: » Specimen trees (48-inch box or more) in informal groupings or rows at major focal points. » Use of planting to create shadow and patterns against walls. » Use of planting to soften building lines and emphasize the positive features of the site. » Use of flowering vines on walls, arbors, or trellises. » Trees to create canopy and shade, especially in common open spaces.	The plans included in the preliminary development plan submittal comply with Standard 3.6.6.I.
Objective Design Guidelines: Standard 3.6.6.J Mulching	All planting areas shall be mulched to a minimum depth of three inches.	Future plans will need to show compliance with Standard 3.6.6.J.
Objective Design Guidelines: Standard 3.6.6.K Interference with Utilities	Plant materials shall be placed so they do not restrict access to emergency apparatus such as fire hydrants or fore alarm boxes or disturb overhead lines or underground utilities. Trees and large shrubs shall be placed as follows: » A minimum of 6 feet between the center of trees and the edge of a driveway, a water meter, gas meter, and sewer laterals. » A minimum of 20 feet between the center of trees and the beginning of curb returns at intersections to keep trees out of the line-of-sight triangle at intersections. » A minimum of 15 feet between the center of trees and large shrubs to utility poles and streetlights. » A minimum of 8 feet between the center of trees or large shrubs and fire hydrants and fire department sprinkler and standpipe connections.	Future plans will need to show compliance with Standard 3.6.6.K.

Objective Design Guidelines: Standard 3.6.6.L Staking and Root Barriers	All young trees shall be securely staked with double staking and/or guy-wires. Root barriers shall be required for any tree placed within 10 feet of pavement or other conditions where roots could disrupt adjacent paving/curb surfaces.	Future plans will need to show compliance with Standard 3.6.6.L.
Objective Design Guidelines: Standard 3.6.6.M Irrigation Enclosures	All irrigation systems shall be designed to reduce vandalism by placing controls in appropriate enclosures.	Future plans will need to show compliance with Standard 3.6.6.M.
Objective Design Guidelines: Standard 3.6.6.N Right-of-Way Landscaping	The landscape design requirements in standards 3.6.6.4.1 through 3.6.6.4.4, above, shall be applied to landscaped areas along arterial, collector and local streets.	Future plans will need to show compliance with Standard 3.6.6.N.

Pacific Gas and Electric Company
Plan Review Team
Land Management
PGEPlanReview@pge.com

October 27, 2023

Kevin Scudero
City of Antioch
200 H Street
Antioch, CA 94509

Re: PRE2023-0003: Vineyard Crossings

Dear Kevin:

Thank you for giving us the opportunity to review the subject plans. The proposed Vineyard Crossings development is within the same vicinity of PG&E's existing facilities that impact this property.

PG&E currently holds an easement for the operation and maintenance of an existing line of towers over the subject property. Said easement is recorded at Book 2715 and Page 339 with Contra Costa County Official Records. The Vineyard Crossings development plans propose a large bioretention and water quality basin within PG&E's existing easement area. Said basin will take up a significant amount of space from PG&E's easement area and will hinder PG&E's full enjoyment of said easement and rights granted therein. Said basin will significantly reduce PG&E's working space within its own easement, as well as limit the reconstruction or replacement of PG&E's existing line of towers. PG&E does not approve or condone the placement of this basin within its easement area. The applicant must revise their development plans to keep PG&E's easement area clear and accessible at all times for the continued safe operation of the tower line.

Landscaping and trees are also proposed within PG&E's existing easement. The applicant is permitted to plant only low-growing shrubs under the wire zone and only grasses within the area directly below the tower. Along the border of the transmission line right-of-way, plant only small trees no taller than ten feet (10'). Any lounge, picnic areas, and seating within PG&E's easement cannot be permanent in nature and must be readily removeable. No permanent structures are permitted within PG&E's easement area.

Additionally, the applicant proposes multiple uses and improvements within PG&E's existing property that bisects the proposed Vineyard Crossings development. Any proposed uses of roads, paths, and vineyards will require a third-party application to PG&E for said uses and improvements. The diminishment of PG&E property and rights will require necessary leases, licenses, and a California Public Utilities Commission (CPUC) approval and/or 851 filing. The applicant cannot proceed with the proposed uses and improvements without the required coordination between the California Public Utilities Commission (CPUC) and PG&E.

Please contact the Building and Renovation Center (BRSC) for facility map requests by calling 1-877-743-7782 and PG&E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or for any additional services you may require.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact me at Justin.Newell@pge.com.

Sincerely,

Justin Newell
Land Management
916-594-4068

Memorandum

Date: November 3,2023

To: Kevin Scudero, Acting Director of Community Development

From: Kevin Van Katwyk, Senior Engineer, Engineering

Re: List of issues for Vineyard Crossing Preliminary Development Plan, TM 9650 Submittal

Sheet C1.0 Preliminary Lotting Plan

A list of issues is the following:

- Oakley Road is a residential collector street with a proposed cross-section with a 40’ curb to curb 60 feet right of way. The cross sections along project frontage of half of the street needs to be widened to 20' wide along the project frontage (plan shows 18.5’) with a 12 ' wide travel lane and an 8' wide shoulder with new concrete curb and gutter and 6’ wide concrete sidewalk for total half of street right of way of 30’. Please revise the cross sections accordingly.
- The internal local private residential street sections are to be minimum of 38’ wide pavement (curb to curb) with 2-11’ travel lanes, 8’ parking lane, with 2- 5’ feet sidewalks on each side of the 58’ feet right of way for public street and 48 right of way for private street with 2 -10’ PUE’s. Please revise the cross sections accordingly.
- We don’t agree with the 32’ wide private street pavement section of 43’ right of way shown as one of the streets. This street is too narrow and does not allow for parking on both sides of the street, nor is there enough room for emergency vehicles to get through with two lanes of traffic with parking. The private minimum street width we would allow is 36’ feet with parking on both sides for all lots to have at least one parking stall they can park on the street. Please revise the street accordingly.
- With so many driveways, please provide a parking plan that shows the locations where vehicles from each unit can park on each of the streets to meet the subdivision parking requirements.
- Please provide a diagram of the traffic site visibility triangle at a typical driveway with parking. Also show line of site triangle all intersections and at 90 degree turns of the streets with project retaining walls and lot fences. As stated above please show on one plan all fencing and retaining walls with the layout of parking so we can see how the project will be in compliance with proper vehicle sight distance at the street.
- Please complete the topography survey plan shown as background on many of the drawings in the submittal. Many key existing topo elevations and features are missing.
- Please provide on the Oakley Road roadway, ROW dedication and landscaping improvements over the existing farm parcel and PG&E parcel that is identical with the rest of the street parkway improvements and dedications.
- Provide dimensions of the width of the driveway to lots 64-68 and add 3 parking stalls at the end of the driveway at to lots 65 and 66.
- The two 90 degree turns of the road curb lines in the provide 36’ wide street is unacceptable because two large vehicles with parked cars on both sides will not be able

to pass each other. Please provide a larger turning curve bulb for two cars to be able to pass on each of the 90-degree curves of the private street within the subdivision.

Sheet C2.0 Existing Conditions Plan

A list of issues is the following:

Please complete this topography survey drawing to a design level topography and boundary survey standards. It is missing a lot of information we normally want to see on a design level topography/ boundary survey plan. At a minimum please provide the following:

1. Show inverts of all existing wet utilities so we can review the depth and location of the existing utility system and how it works now.
2. Provide the location of existing retaining walls on Honeynut street.
3. Provide edge of pavement grades along all street frontages along the project
4. Provide sidewalk grades and grades at the top and bottom of slopes to be shown.
5. Provide the location of existing fences.
6. Provide notes on what existing improvements are going to be removed.
7. Provide the location of surveyed existing monuments found around the project to be used in the design of the project.
8. Provide recorded information of existing easements on the property.
9. Provide a recent title report of the project parcel.
10. Provide recorded information of existing road dedications of Oakley Road and Phillips Lane.
11. Please provide the location of all irrigation wells used for irrigation of the existing crops on the project. Make a note of those wells that will need to be capped and removed due to their location within the subdivision.

Sheet C3.0 Preliminary Site Plan

A list of issues is the following:

1. The subdivision does not meet the project parking requirements. Need to show all off-street parking on this sheet or another sheet showing all the driveways and house units with street dimensions.
2. Provide the geometrics of street curb radii of all curves, bends and culde sacs.
3. Provide the location and details of proposed fencing with the project.
4. Provide the location of all retaining walls on the project
5. Provide an upgraded topo survey shown as background on this plan showing existing retaining walls and other existing improvements that will remain.
6. Where will each unit garbage bins be stored next within each lot? Where will they be placed in the street on garbage pick up day with every parking space used? Please provide a separate drawing of the location of the bins drawn to scale.

8. Please provide all radii of all face of curbs within the subdivision

10. Provide a 12' wide maintenance access to each bioretention basin, and a ramp to the bottom of each basin for maintenance purposes.

11. Provide a letter from PG&E right of way that they will allow the building of connecting paved street in their power line easement between the two subdivisions.

12. On the driveway to lots 65 to 68, provide a diagram of how street parking will be provided for these units.

13. Provide dimensions of this single driveway to lots 65- 68 on the site plans.

14. Provide on the sheet all street parking in each of the culd-de- sacs.

15. The 32'wide curb to curb street is too narrow and not acceptable to city standards.

16. Provide dimensions of emergency access to Honeynut Street. How will emergency vehicles deal with the large grade difference at the end of the EVAE. Provide a section of this roadway and section to Honeynut street.

17. Same comments listed on the sheet 1 also apply to his sheet.

Sheet C4.0 Preliminary Grading Plan

A list of issues is the following:

1. Please prepare a more complete preliminary grading plan showing at least the following:
    a. Provide grading transitions from the lots to existing ground.
    b. Provide top and bottom grade transitions between lots.
    c. Provide top and bottom grading transitions lots to the streets.
    d. Provide the top of wall and bottom of wall elevations of all retaining walls for the project.
    e. Provide grading transition from lots to existing ground at PG&E easements.
    f. Provide slope grade of all graded slopes starting from 3:1 to 2:1 max is allowed with an endorsement from soil engineer.
2. Provide grading details of typical lot grading with house and ADU.
3. Please provide a more complete grading plan to make sure to us the grading concept is well defined and works within the confines of this project.
4. Provide a soils report of the project soils.

5. Provide invert information at all storm drainage structures and ponds so we can review the adequacy of the grading design. Provide a preliminary drainage report on how the C3 flows were determined and the pond overflow devices that will handle the 10 year and 100-year flows.

6. Show the SD invert of all pipe crossings so we can see if there is enough clearance between the pipes per city specifications.

7. Provide 12' wide ramps to all bioretention basins not to exceed 15 % grade.

8. Provide retention basins at all locations with bio-retention basins.

9. Provide for the relocation of the existing DG path north of lots 49-53.

10. Provide at least a 1-foot-wide flat area on each side of the fence line of any lot.

11. Need to provide grading and storm drainage inlets, ditches, and berms for farm parcel so drainage from farm parcel does not drain into to neighboring residential lots. This is a violation of drainage law.

12. Provide maintenance access to all water quality basins within the subdivision.

13. Provide SD pipe and additional SD inlets every 400 feet of Oakley Road and Phillips Lane.

14. Per submittal requirements provide cross sections through the project.

Sheet C5.0 Preliminary Utility Plan

A list of issues is the following:

1. Provide a complete concept design of sewer system by showing inverts of sewer structures.
2. Provide a complete concept design of SD system by showing inverts of pipes or reference the complete storm drain design shown on the grading plan.
3. Provide pipe clearances where SD and SS cross each other demonstrating that the system works as proposed.
4. Provide a typical detail of the location of all utilities to each unit within a typical lot.
5. Provide the location of joint trench in the subdivision. Provide location for the various large power and cable boxes will be located within the subdivision.
6. Provide the approximate location of transformers and other underground electrical equipment in the subdivision.

7. Provide maintenance access to all bioretention basins within the project.

8. Provide the size of the existing water line in Phillips Lane.

9. Provide sewer study report of the peak sewer flows from this new subdivision

10. Provide a Water study report on the peak water demands from this subdivision.

11. Provide the location of streetlights and mailboxes within the subdivision.

Sheet C6.0 Preliminary Stormwater Control Plan

CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

4005 PORT CHICAGO HWY, STE 250, CONCORD, CA 94520 • (925) 941-3300 • CCCFPD.ORG

October 10, 2023

Mr. Kevin Scudero
City of Antioch
Planning Division

Subject: Vineyard Crossings
3001 Oakley Road
Project # PLNPRE2023-0003
CCCFPD Project No.: P-2023-004371

Dear Mr. Scudero:

We have reviewed the major subdivision application to establish 71 single family homes and 70 accessory dwelling units at the subject location. The following is required for Fire District approval in accordance with the 2022 California Fire Code (CFC), the 2022 California Building Code (CBC), the 2022 California Residential Code (CRC), and Local and County Ordinances and adopted standards:

1. The Permittee shall pay all fire facility impact fees at the time of the issuance of the first building permit, at the then-current rate.

2. The Permittee shall request that the Project site be annexed into the most current Community Facilities District for fire protection and emergency response services (if applicable), or developer will provide an alternative funding mechanism acceptable to the Contra Costa Fire Protection District for the provision of fire protection and emergency response services.

3. Access as shown on plans does not comply with Fire District requirements in two specific areas:

   Access to Homes 43 and 46 (and corresponding ADUs) does not meet requirements:

   Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 16 feet (for one or two homes) unobstructed width, and not less than 13 feet 6 inches of vertical clearance, **to within 150 feet of travel distance to all portions of the exterior walls of every building**. Access shall have a minimum outside turning radius of 45 feet, and must be capable of supporting the imposed fire apparatus loading of 37 tons.

4. Access roadways of **less than 28-feet** unobstructed width shall have signs posted or curbs painted red with the words: ***NO PARKING – FIRE LANE*** clearly marked. (22500.1) CVC, (503.3) CFC

   Access roadways of **28 feet or greater, but less than 36-feet** unobstructed width shall have ***NO PARKING – FIRE LANE*** signs posted, allowing for parking on one side only or curbs painted red with the words ***NO PARKING – FIRE LANE*** clearly marked. (22500.1) CVC, (503.3) CFC

5. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1) CFC

6. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 1000 GPM. Required flow must be delivered from not more than 1 hydrant flowing for a duration of 120 minutes while maintaining 20-pounds residual pressure in the main. (507.1), (B105) CFC

7. The developer shall provide hydrants of the East Bay type in compliance with Chapter 5 and Appendix B and C of the California Fire Code**. The proposed location at the end of cul-de-sac is not acceptable**. Fire hydrants in a cul-de-sac shall be at least 150 feet from end of the street.

8. A land development permit is required for access and water supply review and approval prior to submitting building construction plans.

   The developer shall submit a minimum of two (2) copies of full size, scaled site improvement plans indicating:

   All existing or proposed hydrant locations,
   Fire apparatus access to include slope and road surface
   Aerial fire apparatus access,
   Elevations of building,
   Size of building and type of construction,
   Gates, fences, retaining walls, bio-retention basins, any obstructions to access.
   Detail showing the lowest level of fire department vehicle access and the floor level of the highest occupied floor,
   Striping and signage plan to include "NO PARKING-FIRE LANE" markings
   This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review. (501.3) CFC

9. ***Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site.*** (501.4) CFC

   Note: A temporary aggregate base or asphalt grindings roadway is not considered an all-weather surface for emergency apparatus access. The first lift of asphalt concrete paving shall be installed as the minimum roadway material and must be engineered to support the designated gross vehicle weight of 37 tons.

10. The homes as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2022 edition of NFPA 13D or Section R313.3 of the 2022 California Residential Code. Submit a minimum of two (2) sets of plans to this office for review and approval prior to installation. (903.2) CFC, (R313.3) CRC, Contra Costa County General Plan / Contra Costa County Ordinance 2022-34.

11. The developer shall provide traffic signal pre-emption systems (Opticom) on any new or modified traffic signals installed with this development. (21351) CVC

12. Flammable or combustible liquid storage tanks shall ***not*** be located on the site without obtaining approval and necessary permits from the Fire District. (3401.4) CFC

13. The owner shall cut down and remove all weeds, grass, vines, or other growth that is capable of being ignited and endangering property. (304.1.2) CFC

4005 Port Chicago Hwy, Ste. 250 | Concord, CA 94520 | Phone: 925-941-3300 | Fax: 925-3309 | www.cccfpd.org

14. The owner or the owner's authorized agent shall be responsible for the development, implementation and maintenance of a written plan in compliance with NFPA 241, establishing a fire prevention program at the project site applicable throughout all phases of the construction. The plan shall be made available for review by the fire code official upon request. (Ch.33) CFC

    The fire prevention program superintendent shall develop and maintain an approved prefire plan in cooperation with the fire chief. The fire chief and fire code official shall be notified of changes affecting the utilization of information contained in such prefire plans. (Ch.33) CFC

CONTACT THE FIRE DISTRICT (MINIMUM 2 WORKING DAYS IN ADVANCE) AT 925-941-3300 EXT 3902 TO SCHEDULE AN INSPECTION OF THE ACCESS AND HYDRANT INSTALLATION PRIOR TO CONSTRUCTION OR THE STORAGE OF COMBUSTIBLE MATERIALS ON THE JOB SITE.

Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

If you have any questions regarding this matter, please contact this office at (925) 941-3300.

Sincerely,

Michael Cameron
Fire Inspector

File: 3001 OAKLEY RD-PLN-P-2023-004371

4005 Port Chicago Hwy, Ste. 250 | Concord, CA 94520 | Phone: 925-941-3300 | Fax: 925-3309 | www.cccfpd.org

D10

Chevron

Jose Antonio Lopez, Jr.
Sr. Land Representative, Land Department

November 7, 2023

Via E-mail

City of Antioch
c/o Kevin Scudero
200 H Street
Antioch, CA 94531
kscudero@antiochca.gov

Re: **Vineyard Crossings**
CPL File Number: 2023-059

Mr. Scudero,

Chevron Pipe Line Company has reviewed your correspondence regarding the proposal of the Vineyard Crossing project, which involves subdivision of the project site into 71 lots and associated streets, notice attached herein.

Cursory reviews of available records indicate that there are no Chevron Pipe Line Company-owned/operated facilities within the area in question.

Please remember to notify Underground Service Alert at (800) 227-2600, at least two working days before starting any excavation.

If you have any questions or need any additional information, please contact me at (925) 753-2002. When inquiring, please refer to the above-referenced file number 2023-059.

Regards,

Jose Antonio Lopez, Jr

Jose Antonio Lopez, Jr. (Tony)
Sr. Land Representative
Chevron Pipe Line Company
Office - (925) 753-2002
E-mail – tonylopez@chevron.com

CITY OF
ANTIOCH
CALIFORNIA

DATE: October 6, 2023

PROJECT NAME: Vineyard Crossings

PROJECT REFERRAL – REQUEST FOR COMMENTS/CONDITIONS

Development plans and related information for the project identified above, proposed in the City of Antioch, can be accessed at the following links:

- Project Plans
- Project Description

Please review these plans and provide this office with your feedback on availability of services/potential design or code conflicts/requirements for additional permits and recommended conditions of project approval. **Please submit your comments no later than October 27, 2023 to Kevin Scudero** via e-mail at kscudero@antiochca.gov. If you have any questions regarding this project, please call Kevin Scudero at (925) 779-6133.

Project No: PRE2023-0003 **APN's: 051-190-028, 051-190-034**	**Application Type: Preliminary Development Plan**
Project Description: Preliminary Development Plan application for a rezone to Planned Development to subdivide and construct 71 single family homes and 70 Accessory Dwelling Units and associated improvements. This is an application for preliminary review only and not an entitlement application.	
Applicant: Reggie Decker | BrightSky Residential	
Mailing Address: 1255 Treat Blvd., Suite 300, Concord, CA 94597	
Phone: 925-584-8927	**E-mail: reggie@deckerdevelopmentllc.com**

FEDERAL/STATE/REGIONAL

- ☐ US Army Corps of Engineers
- ☒ US Fish and Wildlife Service
- ☒ Department of Fish and Game
- ☒ State Regional Water Quality Control Board
- ☒ US Postal Service (Antioch)
- ☐ Sonoma State – Historical/Archaeological
- ☐ Association of Bay Area Governments
- ☐ Bay Area Air Quality Management Dist.
- ☐ East Bay Regional Park District

COUNTY

- ☐ CCC Assessor's Office
- ☐ CCC Community Development Department
- ☒ CCC Fire Protection District (fire@cccfpd.org)
- ☒ CCC Flood Control District
- ☐ CCC Health Services Department
- ☐ CC Mosquito & Vector Control District
- ☐ CCC LAFCO
- ☐ CCC Library (Antioch Branch)
- ☐ CCC Public Works Dept.

UTILITIES

- ☐ A T & T Broadband
- ☒ Contra Costa Water District
- ☒ Delta Diablo Sanitation District
- ☐ SBC/Pacific Bell
- ☒ Pacific Gas and Electric
- ☒ Republic Services
- ☒ Comcast Cable Communications
- ☒ EBMUD
- ☒ Chevron USA, Inc.
- ☒ ECCID
- ☐ STAN-PAC
- ☐ OXY USA

- ☐ Other: _____
- ☐ Other: _____

LOCAL

- ☒ Assistant Engineer
- ☐ Bldg Insp Manager
- ☐ Asst City Engineer
- ☐ City Manager
- ☐ City Attorney
- ☐ Environmental Coordinator
- ☐ City Economic Development Div.
- ☐ Police Chief
- ☐ Public Works Director
- ☐ Supervisor Federal Glover
- ☒ Antioch School District
- ☐ Brentwood School District
- ☐ Liberty School District
- ☐ City of Brentwood
- ☐ City of Oakley
- ☐ City of Pittsburg

TRANSPORTATION

- ☒ BART
- ☐ Central Contra Costa Trans. Auth.
- ☐ Metropolitan Trans. Comm
- ☒ Tri-Delta Transit
- ☐ TRANSPLAN
- ☒ Contra Costa Transp. Authority
- ☐ TRANSPAC
- ☒ Cal Trans

ATTACHMENT E

CITY OF ANTIOCH
PLANNING COMMISSION
REGULAR MEETING

Regular Meeting **December 6, 2023**
6:30 p.m. **City Council Chambers**

1. CALL TO ORDER

Chairperson Gutilla called the meeting to order at 6:30 P.M. on Wednesday, December 6, 2023, in Council Chambers.

Acting Planning Manager Merideth introduced newly appointed Commissioner Cortney Jones.

2. ROLL CALL

Present: Commissioners Jones, Lutz, Martin, Vice Chairperson Riley and Chairperson Gutilla
Absent: Commissioner Hills (arrived at 6:32 P.M.)

Staff: Outside Legal Counsel, Michael Conneran
Acting Director of Community Development, Kevin Scudero
Acting Planning Manager, Zoe Merideth
Minutes Clerk, Kitty Eiden

3. PLEDGE OF ALLEGIANCE

Chairperson Gutilla led the Pledge of Allegiance.

4. EX-PARTE COMMUNICATIONS - None

5. PUBLIC COMMENT – None

Commissioner Hills arrived at 6:32 P.M.

6. CONSENT CALENDAR

6-1. Planning Commission Meeting Minutes October 18, 2023
6-2. Planning Commission Meeting Minutes November 1, 2023

On motion by Commissioner Martin, seconded by Commissioner Hills the Planning Commission unanimously approved Consent Calendar Items 6-1 and 6-2. The motion carried the following vote:

AYES: ***Jones, Hills, Lutz, Martin, Riley, Gutilla***
NOES: ***None***
ABSTAIN: ***None***
ABSENT: ***None***

Acting Director of Community Development Scudero requested the Planning Commission take a five-minute recess to allow the City's consultant additional time to arrive.

Chairperson Gutilla declared a recess at 6:36 P.M. The meeting reconvened at 6:39 P.M. with all Commissioners present.

7. PUBLIC HEARING

7-1. PRE2023-0003 | Vineyard Crossing | APN 051-191-028-4 and 051-191-034-2: **-** The applicant, BrightSky Residential LLC, is requesting a Preliminary Development Plan (PDP) Review for the Vineyard Crossing Project consisting of 71 single-family units and 70 accessory dwelling units (ADUs) on 71 residential lots. The 14.6-acre proposed project would also include amenities for the residents consisting of a recreation center, pool, and spa for the community, as well as pedestrian paths throughout the proposed open space areas.

Contract Planner Valente presented the staff report dated December 6, 2023, recommending the Planning Commission: 1) Provide feedback to the applicant and City staff regarding the proposal and provide direction to the applicant for the Final Development Plan submittal.

Charles McKeag thanked the Planning Commission for allowing them to present the project and staff for bringing it forward. He stated they looked forward to receiving input from the Planning Commission this evening. He announced their development team was present to answer any questions. He clarified that this was a single-family rental community, and they were looking at density and zoning. He reported lot size was consistent with the adjacent project. He stated the unique aspect of the project was the accessory dwelling units to provide a product for those not in the market to purchase a home. He noted they were excited to bring a different type of product to Antioch.

Chairperson Gutilla opened the public comment period.

Alexander Broom expressed concern that the project did not align with the principals highlighted in Senate Bill 9 safeguarding communities from large scale corporate ownership of housing units. He noted the proposed density would be a large alteration to that portion of Antioch. He expressed concern that the project lacked low-income units and he urged the Planning Commission to carefully consider this proposal. He stated he believed this project would increase rents throughout the City.

Laura Kindsvater, Antioch resident, reviewed written comment she submitted outlining her concerns with the landscaping plan for the proposed project and requesting the developers and City consider incorporating native and locally native keystone species.

Andrew Becker spoke in opposition to the project noting it was not needed and it would only provide a benefit to the investors.

Chairperson Gutilla closed the public comment period.

Commissioner Martin commented that there were too many units on the property and ADUs were on many lots that were too small. He questioned why the City was not requiring the inclusion of low and middle income rental rates. He suggested lot sizes be a minimum of 6000 square feet, rear yard setbacks a minimum of 10-feet and side yard setbacks be a minimum of 5-feet. He suggested relocating the community facility to a central location. He agreed with staff on requiring a parking analysis and Homeowners Association as well as a minimum street width of 38 feet. He noted if it was determined that on-street parking was not feasible, guest parking needed to be provided. He spoke in support of enhancing community amenities to include items such as a play area and barbeques. He requested a VMT study be conducted and include the effects this project would have on the Phillips Lane and E 18th Street intersection. He expressed concern for the removal of the vineyards to accommodate development.

In response to Commissioner Jones, Acting Director of Community Development Scudero explained the applicant was proposing establishing PD standards which provided for flexibility. He commented that they were asking the Planning Commission to take that into consideration and provide feedback.

In response to Commissioner Jones, Mr. McKeag commented that their company was about producing a unique rental product attainable by more people. He provided context for the preliminary development phase and explained that their development team would be working with outside agencies to address their concerns. He clarified that they were looking for feedback from the Commission on the proposal before them this evening.

In response to Commissioner Jones, Contract Planner Valente explained that the plants proposed were locally acclimated for the climate and low water usage; however, they were not necessarily native to the area.

Commissioner Hills thanked staff for the presentation and commented that this project was unique. She stated that she agreed with Commissioner Martin that the project was very dense, and the parking situation was a concern. She also agreed with requiring a parking analysis. She suggested consideration of a scooter program like this applicant's other project and providing access to the BART station. She supported requiring keystone native plants in the landscape plan.

In response to Commissioner Hills, Acting Director of Community Development Scudero explained if the project submitted an entitlement application it would go through a thorough environmental review and must comply with any environmental mitigation identified.

Contract Planner Valente added that some protected species had been in the area in the past so part of the future environmental review would be to survey the area prior to construction to determine if they were onsite and what type of measures would be needed if they were found.

In response to Commissioner Hills, Mr. McKeag explained that each unit would be rented separately and have their own private yard space. He added their parking calculations were based on detailed plans.

In response to Commissioner Lutz, Mr. McKeag stated this project would be professionally managed and maintained with onsite staff. He noted they had accepted a condition of approval that in the event they sold any lots, a Homeowners Association would replace their management team. He explained their landscape designer had followed the City's approved plant list.

Acting Director of Community Development Scudero added the City had adopted landscape design guidelines; however, the Planning Commission had discretion to provide guidance as to what they wanted for this site.

Mr. McKeag stated that he appreciated the comments regarding native keystone species and that the issue could be studied.

Commissioner Lutz encouraged the applicant to consider native keystone species in their landscape plan. He expressed concern regarding the density of the project and the lack of affordable housing units. He stated he was aware of the trend in development, and he understood the need for housing. He noted his concern was for those who struggled to purchase a home and noted if the project moved forward, he wanted to make sure all the feedback provided this evening was incorporated into the final development plan.

Commissioner Riley questioned why the applicant brought forward a deconstructed apartment design instead of a townhome style product. He noted having an ADU on every lot defeated the intent of accessory dwelling units that typically were added on post purchase. He added that this project increased density, wasted space and would become another car centric community.

Acting Director of Community Development Scudero clarified ADUs did not count toward density per state law, so this was a way for the developer to add extra units and remain within General Plan densities. He added that the General Plan did not allow multifamily at this location.

Commissioner Riley questioned if there was a possibility of changing zoning to allow multifamily development since he felt this design in a secluded area would have a negative impact on the future of Antioch.

Acting Director of Community Development Scudero responded that the Hillcrest Station Area Specific Plan needed to be updated. He noted the vision was when the area was built out there would be connectivity from this area to the BART station. He further noted it was not feasible for this developer to provide that connectivity since it was outside the bounds of their development footprint.

Acting Director of Community Development Scudero stated he would send a link to the Commission for the Hillcrest Station Area Specific Plan.

Chairperson Gutilla questioned if having a major transit stop would open by right development for low-income housing should connectivity be established to the BART station.

Acting Director of Community Development Scudero responded that it would depend on the funding source for affordable housing.

Commissioner Riley reiterated that he would prefer the land to be converted into lower density single family or higher density multifamily housing. He noted that the proposed project was incompatible with current development.

Commissioner Hills reported that Gray Star had an essential housing program with rent based on area medium income, and she suggested the City consider looking into that program to help satisfy the communities concern for affordable housing.

In response to Commissioner Jones, Acting Director of Community Development Scudero explained that Antioch did not have an inclusionary housing ordinance; however, one of their goals was to bring an ordinance forward for consideration. He commented that they would have to look at the logistics for the Homeowners Association and put in the necessary protections to make sure maintenance responsibilities were accounted for should the property sell. He clarified that currently the main structure and ADU would be sold as one.

Acting Planning Manager Merideth added that in January state law would allow a city to opt into the option of selling each unit separately; however, Antioch had not opted into that program so selling the ADU separately would not be allowed under the current ordinance.

In response to Commissioner Jones, Mr. McKeag reported the smallest ADU would rent comparable to a one-bedroom apartment at approximately $2000.00 - $2200.00 and follow upwards depending on bedroom count and square footage.

Commissioner Martin spoke in support of the floor plans and architectural designs. He requested the ADUs match the architectural style of the main unit. He agreed with the request for native plant species in the landscaping plans.

Chairperson Gutilla thanked the Commission for the robust discussion and agreed with previous comments. She expressed concern regarding the density of the project and insufficient setbacks. She supported moving the recreation center to be more centrally located and suggested additional recreational amenities for children and enhanced features along the trails. She requested wider streets with sidewalks on both sides. She stated she also agreed with the staff's comments and recommendations.

In response to Chairperson Gutilla, Mr. Mckeag reported the vineyard was PG&E property and they had no contractual control over the maintenance of the area. He reviewed the property boundaries and noted there was a trail that connected this property to an existing public park.

Chairperson Gutilla stated it was a tough balance between giving people the opportunity to rent a space to save up for homeownership and trapping people in a space where they could not afford it. She stated the comments provided this evening gave reasonable suggestions to move forward in another direction.

Chairperson Gutilla closed the comment period and thanked the applicant for bringing their project forward.

8. ORAL/WRITTEN COMMUNICATIONS

Acting Planning Manager Merideth presented a slide that showed of the Planning Commission's year in review and thanked them for their participation.

Acting Director of Community Development Scudero added that a lot had been accomplished and he thanked the Planning Commission for their commitment to the community. He wished everyone a happy holiday.

10. COMMITTEE REPORTS

Acting Director of Community Development Scudero stated that he would look into filling the Planning Commission vacancy on the TRANSPLAN Committee.

11. NEXT MEETING: January 17, 2024: December 20, 2023 and January 3, 2024 meetings are canceled.

Chairperson Gutilla announced that the December 20, 2023, and January 3, 2024, Planning Commission meetings were canceled, and the next meeting was scheduled to take place on January 17, 2024. She stated she would not be in attendance for the January 17, 2024, meeting.

12. ADJOURNMENT

On motion by Commissioner Riley, seconded by Commissioner Hills, the Planning Commission unanimously adjourned the meeting at 8:19 P.M. The motion carried the following vote:

AYES:	***Martin, Hills, Jones, Lutz, Riley, Gutilla***
NOES:	***None***
ABSTAIN:	***None***
ABSENT:	***None***

Kitty Eiden
KITTY EIDEN, Minutes Clerk

Vineyard Crossing Preliminary Development Plan Review

City Council

January 23, 2024

Project Location

- Located north of Oakley Road and West of Phillips lane. In the vicinity to Highway 160.

- An existing PG&E utility easement divides the project site.

- The City of Antioch General Plan designates the western parcel of the project site as Medium Low Density Residential (MLDR) and the Eastern parcel as Medium Density Residential (MDR).

Proposed Project

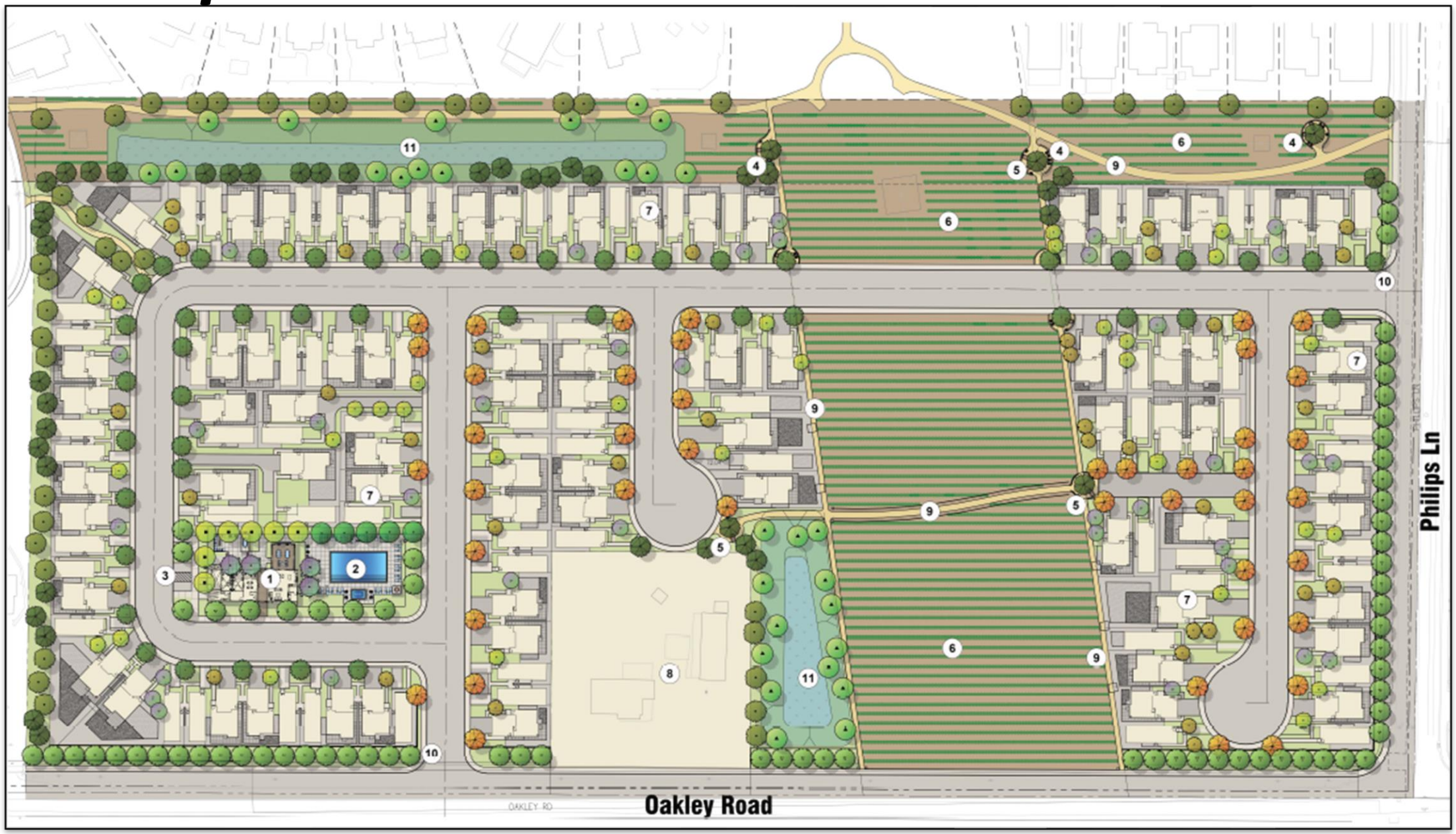
The City of Antioch received a request for a preliminary development plan (PDP) review by BrightSky Residential LLC, (applicant) for the following:

- 71 single family residences (SFRs);
- 70 accessory dwelling units (ADUs);
- A recreation center with pool and spa; and
- Pedestrian paths throughout the proposed open space areas.

Site Plan

HONEYNUT STREET
BIORETENTION
051-190-021
PARCEL A
AMENITY
BIORETENTION
PHILLIPS LANE
OAKLEY ROAD
MAX 8' RET WALL
36' FC-FC
47' PL-PL
32' FC-FC
43' PL-PL

Landscape Plan



Preliminary Development Plan

- The proposed PDP review is a non entitlement action and does not require environmental review or other entitlements.

- The purpose of a PDP review is to gather feedback in order for the applicant to become aware of concerns and/or issues to be addressed.

- Staff reviewed the application for consistency with the General Plan Land Use Designations, zoning standards, and consistency with the City's Objective Design Standards.

- Staff also routed the project application to other City Departments and applicable agencies for comment.

Proposed Residential Density

- The maximum allowable density in MLDR land use designation is six dwelling units per gross developable acre (du/ac) and the maximum allowable density in the MDR land use designation is ten du/ac.

- The calculated gross density for just the western parcel is 4.71 du/ac, which has the MLDR designation and allows for a maximum of six du/ac per gross developable acre.

- The calculated gross density for just the eastern parcel 4.90 du/ac, which has the MDR designation and allows for a maximum of ten du/ac per gross developable acre.

- The applicant will need to provide the gross developable density for each property to ensure General Plan compliance during the entitlement phase.

- Typical development in the MLDR and MDR designation would include attached and/or cluster-type, ownership, oriented units including some with private yards and common recreation areas.

Zoning Standards

- The site is currently zoned PD, which is intended to allow some flexibility from zoning standards to better integrate a project into its setting while maintaining consistency with the General Plan.

- As a result, the project would include a PD rezone, which would be required to establish these specific development standards, including lot size, yard setbacks, and building height requirements.

- Staff reviewed the current development standards in the R-6 Single-Family Residential District and the R-10 Medium Density Residential District as a comparison for consistency with the development intended for the MLDR and MDR land use designations.

Zoning Standards – Single Family Residences

- The proposed residential building heights and front yard setbacks for the single-family residences are consistent with the R-6 and R-10 district regulations.

- However, the proposed project includes varying interior side and rear yard setbacks that are not consistent with the minimum five-foot interior side yard setback and 10-foot rear yard setbacks of the R-6 and R-10 districts respectively.

- The proposed project currently includes some four-foot interior side yard setbacks and some rear yard setbacks as small as six feet.

Zoning Standards – Single Family Residences

- Out of the proposed 71 lots, seven currently meet the minimum 6,000-square-foot lot size requirement for the R-6 and R-10 zoning districts and a majority of the proposed lots do not meet the minimum lot width, which would be 65-feet for a corner lot and 60-feet for an interior lot.

- Maximum lot coverage for the R-6 and R-10 zoning district is 40 percent and if the largest floor plan is built on the smallest lot, it would result in a 53 percent lot coverage. If the largest floor plan was built on the largest lot, it would result in a 30 percent lot coverage.

- Staff recommends the City Council consider the proposed lot sizes and setbacks and provide feedback to establish the final development plan and standards the proposed PD standards.

Zoning Standards – Accessory Dwelling Units

- The Antioch Municipal Code also provides development standards for detached ADUs that are smaller than 800 square feet related to building height and rear and side yard setbacks.

- The proposed project's ADUs are consistent with the citywide ADU development standards for maximum height of 16-feet and four-foot side and rear yard setbacks, as well as the standards for ADUs provided by the State of California.

Objective Design Standards

- In August 2023, the City of Antioch adopted citywide Single-Family and Missing Middle Residential Objective Design Standards.

- These Objective Standards apply to all aspects of residential projects including building siting, architectural style, parking, and landscaping.

- Consistent with the Objective Standards, the proposed residences are oriented toward the adjacent street with varying front yard setbacks.

Objective Design Standards

- The proposed project also includes three different floor plans ranging in size from 1,492 sf to 1,697 sf, with three complimentary elevations each – farmhouse, transitional, and craftsman.

- In addition, the proposed project include two different ADU options ranging in size from 603 sf or 750 sf.

Objective Design Standards

- The Craftsman Style , featuring a stucco and lap siding exterior with board and batten and decorative wood corbels at the upper gables, with a decorative stone veneer.

- The Farmhouse Style features a stucco and board and batten exterior with decorative wood corbels.

- The Transitional Style features a stucco exterior with a decorative brick veneer, and decorative window shutters.

3A | Transitional

3B | Farmhouse

3C | Craftsman

Objective Design Standards

- A proposed recreation center with outdoor pool and spa would be located near the center of the west parcel.

- Additional active open space areas and increased pedestrian connectivity would comply with the City's Objective Design Standards.

Objective Design Standards

- Two decomposed granite trails would provide connection between the two parcels through the PG&E easement, with picnic areas fencing and low stone walls along the path.

- Total landscaped areas would consist of approximately 1.04 acres of shrubs, turf, and trees.

- Plant material for this project would be locally acclimated, drought tolerant, and moderate or low water use.

Traffic Circulation

- The proposed project includes primary site access through Oakley Road and Phillips Lane into a new internal roadway network, which includes 36-foot-wide and 32-foot-wide roads.

- During the project review process, City Engineering and the Contra Costa County Fire Protection District (CCCFPD) provided comments letters identifying concerns regarding the currently proposed street widths.

- Staff would need the internal roadways to be a minimum of 38-feet-wide from curb to curb to accommodate two 11-foot travel lanes, eight-foot parking lanes, and two five-foot sidewalks on each side.

Parking

- Each proposed single-family residence would have a two-car garage with driveway and each ADU would include a parking pad with driveway.

- Therefore, each proposed lot would include two driveways, which would severely limit street parking options for residents and guests.

- As a result, City Engineering requests a parking plan to show how many vehicles would be able to use street parking.

- Pursuant to the CCCFPD, the proposed driveways for lots 43 and 46 also do not currently meet access requirements for fire apparatus.

Other Issues

- The proposed project is proposed to be renter occupied. However, nothing precludes applicant from selling lots individually in the future.

- Staff would require the formation of a homeowner's association (HOA) to ensure maintenance of all common areas would be covered should the lots be sold in the future.

Other Issues

- Pursuant the Antioch Municipal Code:
  - An ADU must not be sold separately from the primary dwelling; and
  - The ADU is restricted to the approved size and to other attributes allowed by the code.

- In addition, the proposed roadway and pedestrian pathways through the PG&E easement would require a third-party approval by PG&E, and the project applicant would need to secure the necessary leases, licenses, and a California Public Utilities Commission (CPUC) approval and/or 851 filing.

Planning Commission Feedback

- On December 6th, 2023 the Antioch Planning Commission held a public hearing regarding the proposed project.

- The Planning Commission was in support of the project's architectural designs but did not support the currently proposed small lots and setbacks, narrow roads, and trails that do not seem to offer much benefit to the residents.

- The Commissioners requested additional active open spaces, native landscaping, and parking.

- The Planning Commission also provided concerns regarding the development being renter occupied.

Public Comment

- During the December 6th Planning Commission meeting, several members from the public also spoke and provided comment.

- Members of the public also expressed concerns for the proposed small lots, lack of parking, a corporate owned subdivision, and the need to integrate local and native plant species into the development.

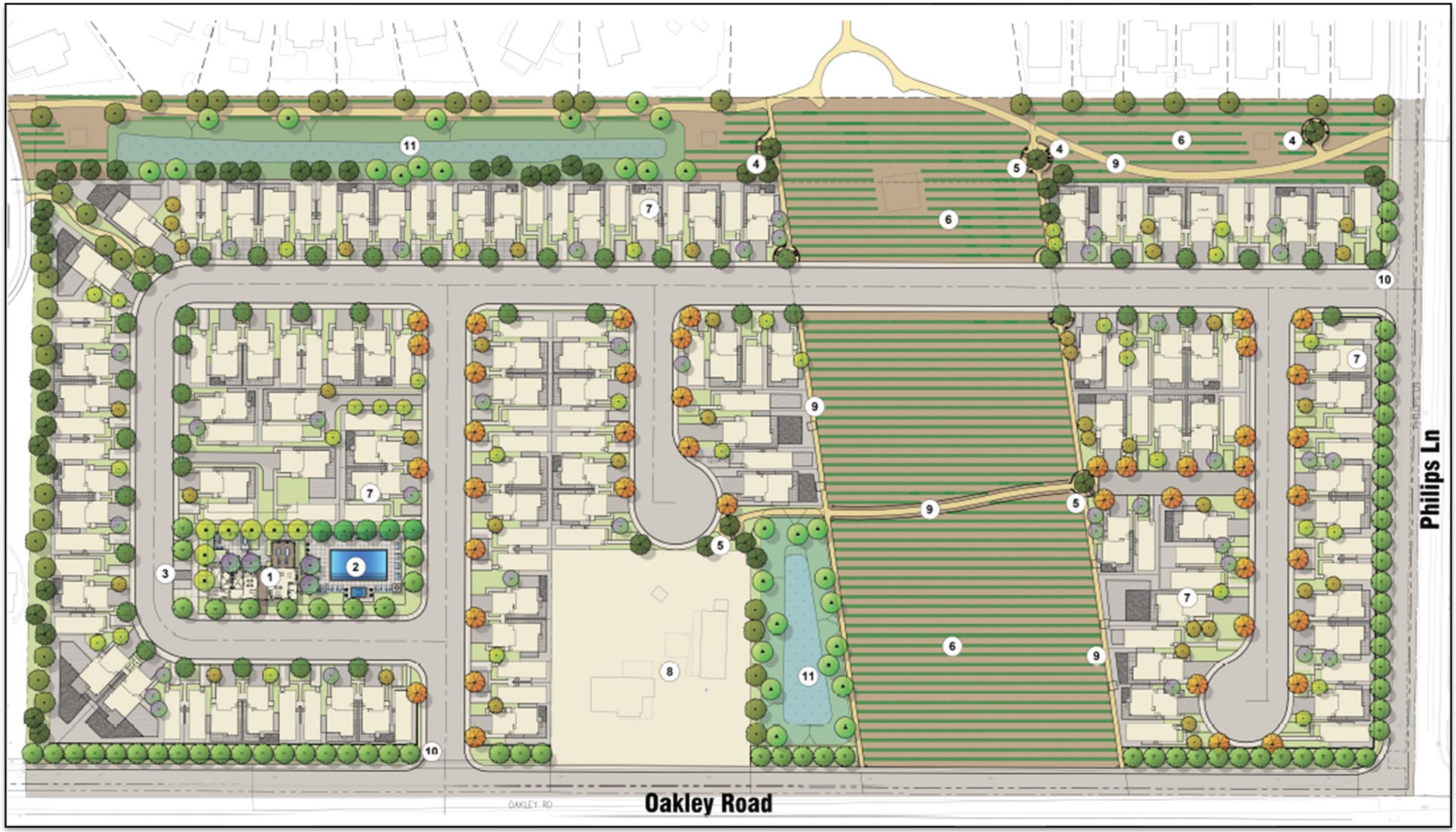
Staff Conclusion

Staff is supportive of the architectural styles and proposed design of the residences; however, staff has a number of concerns with the proposed project's street design and access, pedestrian connectivity, lack of active recreation amenities.

<u>Staff Recommendations:</u>

1. Provide Active recreational areas
2. Provide increased pedestrian connectivity to the proposed recreation center/pool.
3. Provide internal local private residential street sections that are consistent with minimum Engineering standards, including travel lanes, street parking, and sidewalk widths.
4. Provide concept designs of the proposed sewer system and a more complete preliminary grading plan.
5. Coordinate with the CCCFPD to ensure compliance with the 2022 California Fire Code (CFC), the 2022 California Building Code (CBC), the 2022 California Residential Code (CRC), and all Local and County Ordinances and adopted standards.
6. Coordinate with PG&E to ensure the existing easement is not impacted due to this proposed development.

Discussion and Feedback



VINEYARD CROSSING PRELIMINARY DEVELOPMENT PLAN

BrightSky RESIDENTIAL

DeNova Homes
Building a Better Community

CITY OF ANTIOCH

CITY COUNCIL REVIEW

JANUARY 23, 2024

AERIAL VIEW

Vineyard Crossing:

- Bordered by Oakley Road on the south and Philips Lane to the east
- Residential development to north and west
- Existing home property on Oakley Road – not a part

PG&E Property & Easement:

- Overhead distribution lines extend to north & south within PG&E property
- Overhead power lines extend to east & west within easement
- Existing park (Almond Ridge) & public trails within the PG&E property & easement
- Public roads cross under the distribution lines at the north

GENERAL PLAN DENSITY AND ZONING

General Plan Designations:

West Parcel (10.29 ac)

- Medium-Low Density Residential (MDLR): maximum **6 du/acre**
- Max units: 62
- Proposed: 48 (+ 48 ADUs)
- "Characterized by single-family homes… zero lot line and patio homes and …. duplexes"

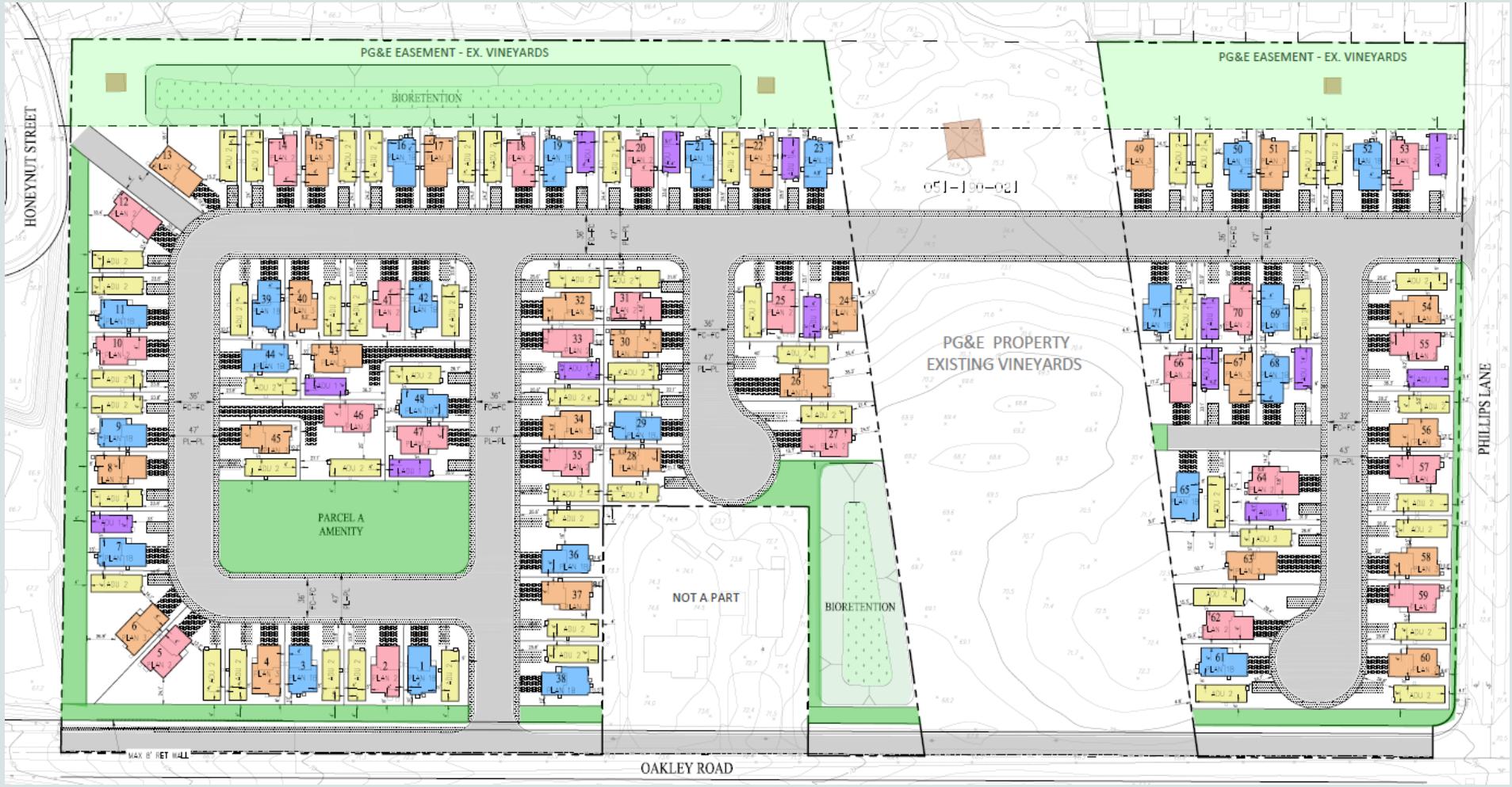
East Parcel (4.35 ac)

- Medium Density Residential (MDR): maximum **10 du/acre**
- Max units: 43
- Proposed: 23 (+ 22 ADUs)
- "At higher end of density range … multi-family townhouse & apartment development … where serves as a transition … lower-density townhouse and small-lot single-family development …"

Zoning Designations: Both parcels have a PD zoning. This zoning allows for residential use and creative site planning to accommodate different residential living styles.

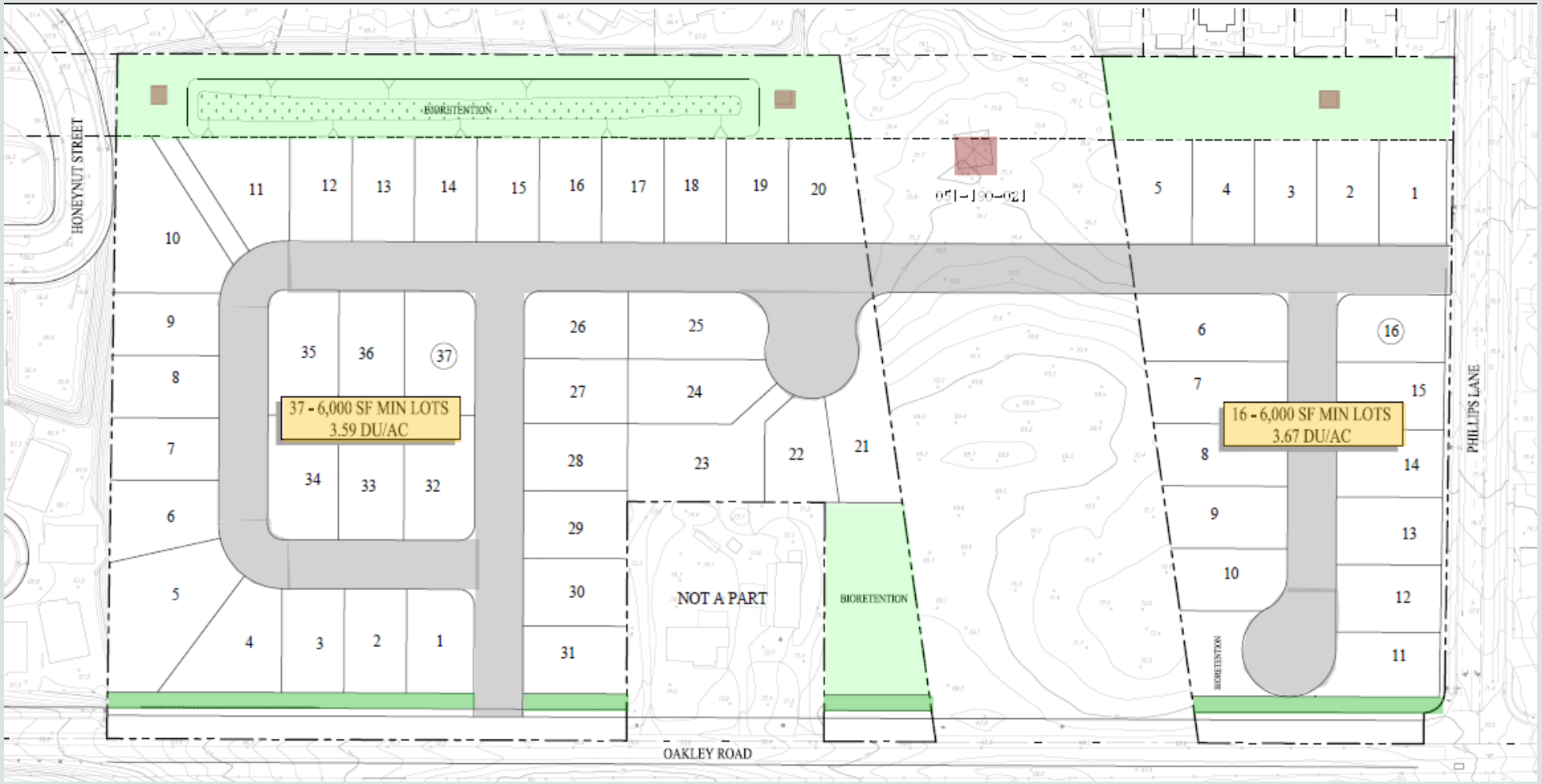
DEVELOPMENT PLAN

- Overall density = 4.8 du /acre
- Western access from Oakley Rd
- Eastern access from Philips Lane
- Public road through PG&E property to connect both sides
- Road designed for sidewalk on both sides; *with on-street parking*
- One single-family home & one ADU for 70 lots; one SFD only on Lot 66 [ADUs in yellow & purple]
- Homes & ADUs maintain 5' sideyard setbacks with private patio areas.
- Recreation center w/pool near western entrance, *away from existing home*



SITE PLAN WITH 6000 SF LOTS

- Response to some Planning Commissioners comments
- **53** lots, using same accesses & similar circulation
- Cannot meet even midpt. GP density on east parcel
- No common open space area or amenities



COMPARISON OF DENSITY

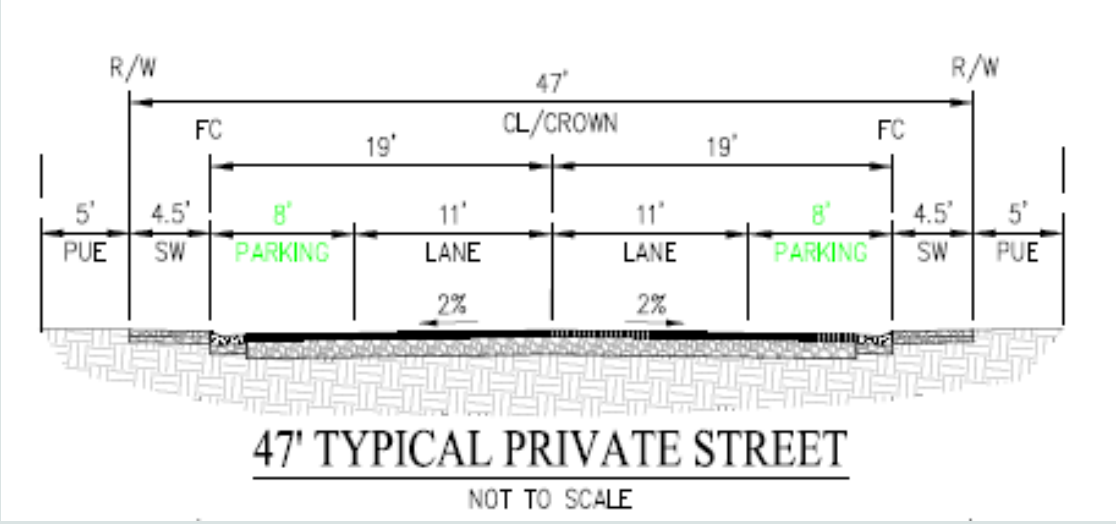
	Western Parcel	Eastern Parcel	Overall
Acreage	10.29 ac	4.35 ac	14.64 ac
GP Max Density[1]; Units	6 du/ac; 62 units	10 du/ac; 43 units	7.2 du/ac; 105 units
Proposed Density / Units	4.7 du/ac; 48 units (+48 ADUs)	5.3 du/ac; 23 units (+22 ADUs)	4.8 du/ac; 71 units (+70 ADUs)
6000 SF Lots Density / Units	3.6 du/ac; 37 units	3.7 du/ac; 16 units	3.6 du/ac; 53 units

[1] From General Plan Land Use Element p 4-19

CITY-STANDARD STREETS & ON-STREET PARKING

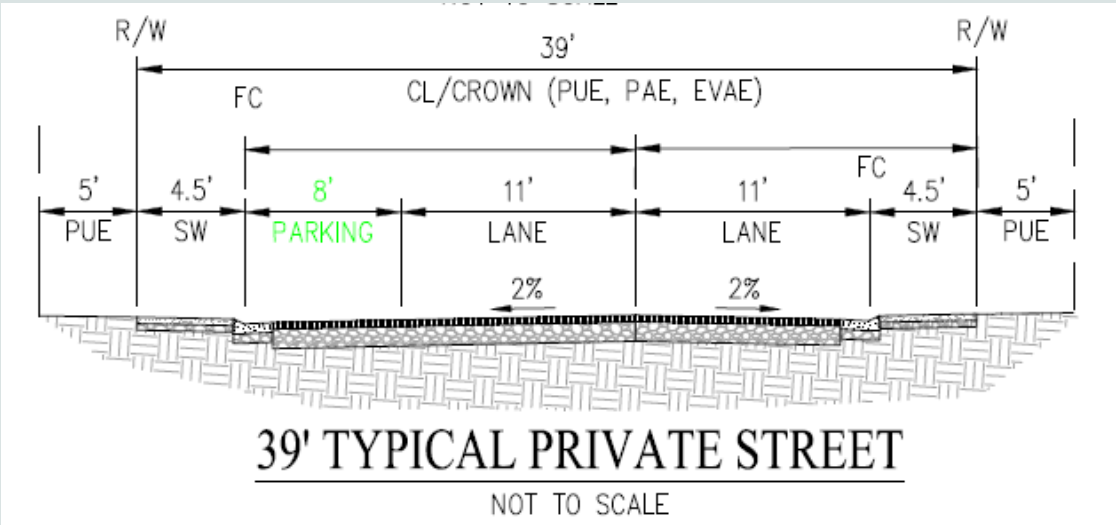
West Parcel

- Proposed standard street width = 38 feet
- Two, 11- feet wide travel lanes
- Parking lane of 8′ on each side of street
- Sidewalks on both sides of streets



East Parcel (fewer homes)

- Two, 11-feet wide travel lanes
- Parking lane of 8′ on one side of street
- Sidewalks on both sides of streets



LOT PARKING AND ON-STREET PARKING

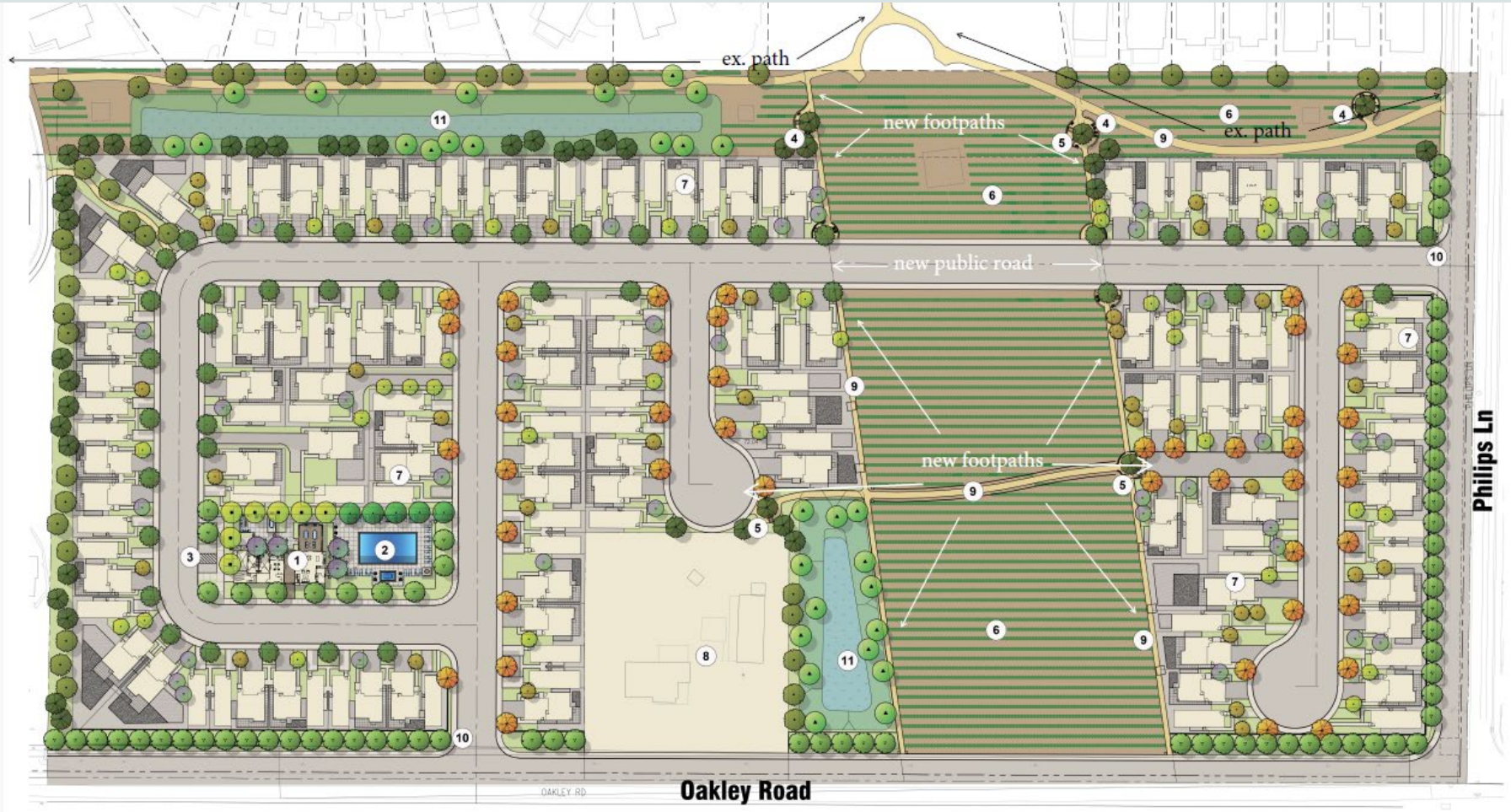
- Available on-street parking: 77 spaces
- Available on-lot parking:
  - 4 / home (garage & driveway)
  - 1 / ADU (driveway)

LEGEND

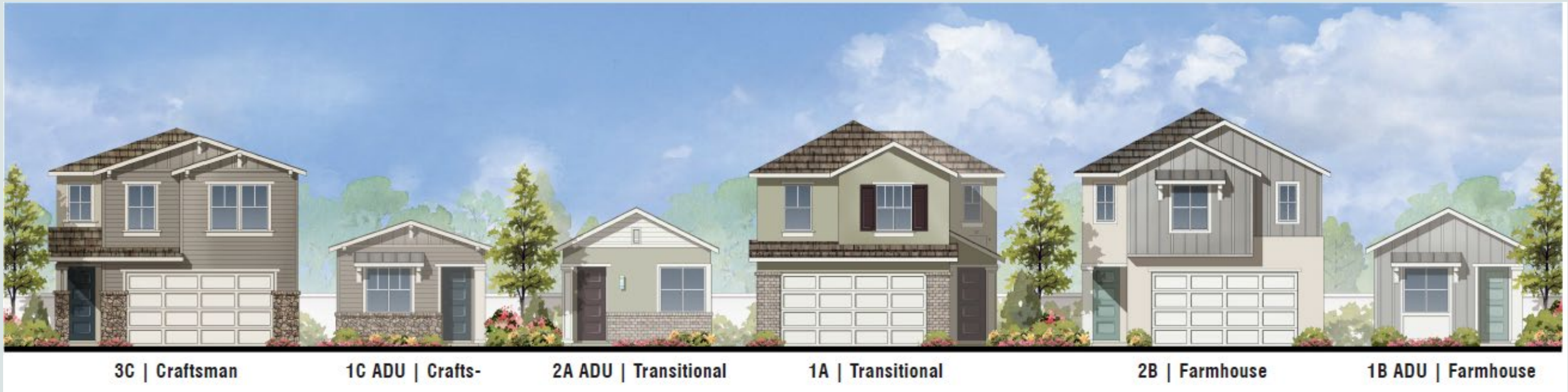
- STREET PARKING
- GARAGE PARKING
- DRIVEWAY PARKING

LANDSCAPE PLAN

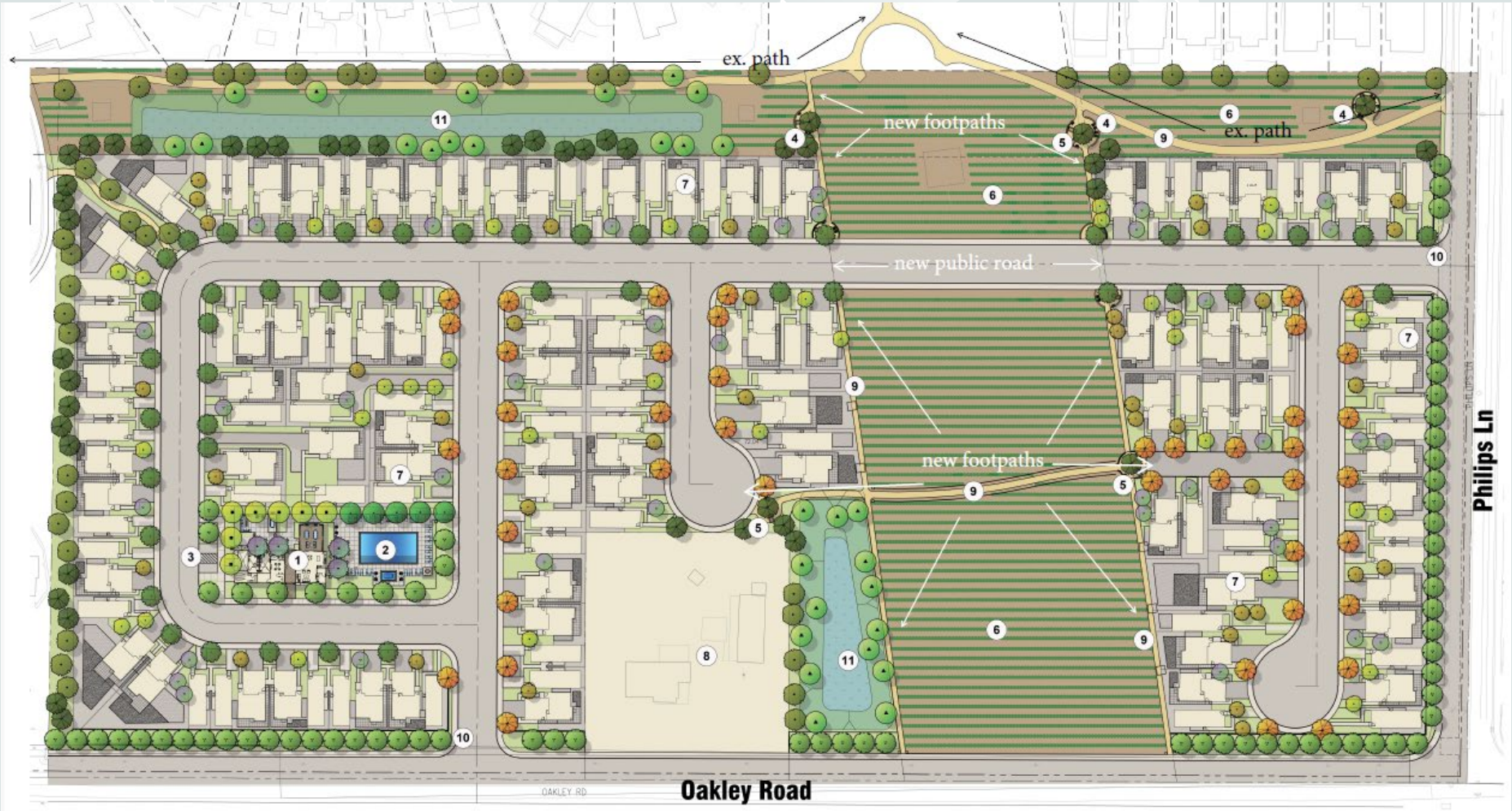
- Recreation Center has pool, spa, club building & parking
- Footpaths to promote connectivity:
  - *Between east & west sides*
  - *North & south to connect to the public sidewalk and*
  - *To connect with existing paths to the north & Almond Ridge Park*
  - *Picnic and seating areas along pathway "nodes"*
- Oakley Road and Philips Lane street frontages improved with "allée" of trees
- Landscaped buffer along western and northern property lines
- Protective fencing to prevent trespass into PG&E property & bio-retention areas



SAMPLE STREETSCAPE



- Three elevation styles for the standard 2-story homes and the ADUs
- Finishes include siding, stone, brick and stucco
- The Single-Family Objective Design Standards may be integrated as the Final Development Plan is prepared



Thank you.

We will be happy to answer any questions and look forward to Councilmember comments.

Antioch police department

Community Services Officer Presentation

1/23/24

#4.02

What is a Community Services Officer (CSO)?

- Civilian employee (non-sworn and do not have a peace officer status).

- Perform a wide variety of specialized and technical non-sworn law enforcement duties in support of Police Department operations.

- Do not respond to emergency calls for service.

- Do not respond to or handle in-progress crimes.

- Do not respond to or handle violent crimes.

Duties

- Respond to **non-emergency and/or cold calls for service** in-lieu of a Police Officer.
- Operate the City's **temporary holding facility.**
- Provide information and assistance to the general public at the **front counter** in the PD.
- Maintain the storage, maintenance, tracking, and control of police **property and evidence.**
- Serve as a **Crime Scene Investigator.**
- Perform a variety of duties to enforce the vehicle code regarding **abandoned and stored vehicles.**
- Provide **traffic control.**
- Assist the **Investigations Bureau** on various cases.
- Perform a variety of **clerical and administrative** functions related to training and recruiting**.**
- Perform related duties as required.

Current CSO Staffing

11 authorized CSO positions

1 vacancy

Current Assignments

1 – Front Counter

1 – Administration (training/recruiting)

2 – Property Evidence

6 – Field Services