



ANNOTATED AGENDA

Antioch City Council REGULAR MEETING

Date: Tuesday, April 9, 2024

Time: 5:15 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 A. Hernandez-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 \(antiochca.gov\)](https://www.antiochca.gov/notifications) and enter your e-mail address to subscribe. To view the agenda information, click on the following link: [City Council – City of Antioch, California \(antiochca.gov\)](https://www.antiochca.gov/city-council). 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.

5:16 P.M. ROLL CALL – CLOSED SESSION – for Council Members – ***Council Members District 1 Torres-Walker, District 2 Barbanica, District 3 Ogorchock, and Mayor Pro Tem (District 4) Wilson [Mayor Hernandez-Thorpe – Absent]***

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS *for Closed Session – None*

CLOSED SESSION:

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

Direction provided to Human Resources Director and City Attorney

5:18 P.M. MOTIONED TO ADJOURN TO CLOSED SESSION

7:01 P.M. ROLL CALL – REGULAR MEETING –for Council Members – ***Council Members District 1 Torres-Walker, District 2 Barbanica, District 3 Ogorchock, and Mayor Pro Tem (District 4) Wilson [Mayor Hernandez-Thorpe – Absent]***

PLEDGE OF ALLEGIANCE

CITY ATTORNEY TO REPORT OUT ON CLOSED SESSION

MOMENT OF SILENCE IN MEMORY OF FRED HOSKINS

COUNCIL MEMBER BARBANICA REQUESTED A MOTION TO SUSPEND THE RULES TO MOVE COUNCIL REGULAR AGENDA ITEMS #8 AND #9 TO BE HEARD AFTER AGENDA ITEM #4 - PRESENTATION; APPROVED, 4/0

1. PROCLAMATION

- Arbor Day, April 26, 2024

Approved, 4/0

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

2. ANNOUNCEMENTS OF CIVIC AND COMMUNITY EVENTS

- KEEP ANTIOCH BEAUTIFUL – April 20, 2024

3. ANNOUNCEMENTS OF BOARD AND COMMISSION OPENINGS

- CONTRA COSTA MOSQUITO & VECTOR CONTROL BOARD

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. PRESENTATION –** Antioch First 5 Presentation
Presented by Family and Community Liaison, Monique S. Angara

COUNCIL REGULAR AGENDA

8. SALES TAX CITIZENS' OVERSIGHT COMMITTEE APPOINTMENT FOR ONE PARTIAL-TERM VACANCY, EXPIRING MARCH 2026

Recommended Action:

- 1) *It is recommended that the Mayor nominate the candidate for appointment.*

Reso No. 2024/47 adopted appointing Sanjog Sooch to the Sales Tax Citizens' Oversight Committee for the partial-term vacancy expiring March 2026,
4/0

- 2) *It is recommended that the City Council adopt a resolution approving the Mayor's appointment of Sanjog Sooch to the Sales Tax Citizens' Oversight Committee for the partial-term vacancy expiring March 2026.*

9. PARKS AND RECREATION COMMISSION APPOINTMENTS FOR THREE (3) VACANCIES EXPIRING MARCH 2028

Recommended Action:

- 1) *It is recommended that the Mayor nominate the candidate for appointment.*

Reso No. 2024/48 adopted appointing Dominique King to the Parks and Recreation Commission for a full-term vacancy, expiring March 2028,
4/0

- 2) *It is recommended that the City Council adopt a resolution approving the Mayor's appointment of Dominique King to the Parks and Recreation Commission for a full-term, expiring March 2028.*

Reso No. 2024/49 adopted appointing Daynon Matthews to the Parks and Recreation Commission for a full-term vacancy, expiring March 2028,
4/0

- 3) *It is recommended that the City Council adopt a resolution approving the Mayor's appointment of Daynon Matthews to the Parks and Recreation Commission for a full-term, expiring March 2028.*

Reso No. 2024/50 adopted appointing La Shan Hunt to the Parks and Recreation Commission for a full-term vacancy, expiring March 2028,
4/0

- 4) *It is recommended that the City Council adopt a resolution approving the Mayor's appointment of La Shan Hunt to the Parks and Recreation Commission for a full-term, expiring March 2028.*

5. CONSENT CALENDAR

A. APPROVAL OF COUNCIL MEETING MINUTES FOR MARCH 12, 2024

Continued, 4/0

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

B. APPROVAL OF COUNCIL MEETING MINUTES FOR MARCH 26, 2024

Continued, 4/0

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

C. APPROVAL OF COUNCIL WARRANTS

Approved, 4/0

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

D. INCREASE OF PURCHASE ORDER WITH TYLER TECHNOLOGIES FOR UTILITY BILLING

Reso No. 2024/51 adopted, 4/0

Recommended Action: It is recommended that the City Council adopt a resolution approving an increase to the purchase order with Tyler Technologies for \$150,000 in fiscal year 2024 and \$150,000 in fiscal year 2025 for utility billing services.

E. FIRST AMENDMENT TO THE CONSUTRUCTION AGREEMENT WITH AMERICAN PAVEMENT SYSTEMS, INC. FOR THE ANTIOCH CAPE SEAL PROJECT 2023; P.W. 328-13

Reso No. 2024/52 adopted, 4/0

Recommended Action: It is recommended that the City Council adopt a resolution:

- 1) Approving the first amendment to increase the construction agreement with American Pavement Systems, Inc. for the Antioch Cape Seal Project 2023 in the Amount of \$47,810.10 for a total contract of \$2,209,566.17; and
- 2) Authorizing the Acting City Manager to execute the amendment in a form approved by the City Attorney.

CONSENT CALENDAR – Continued

- F.** RESOLUTION TO APPROVE AN INCREASE TO THE PURCHASE ORDER FOR GRAINGER AND INCREASE THE AMOUNT ON THE RECURRING PURCHASE ORDER LIST

Reso No. 2024/53 adopted, 4/0

Recommended Action: It is recommended that the City Council adopt a resolution:

- 1) Approving an increase to the Fiscal Year 2023/24 purchase order with Grainger Inc. in the amount of \$50,000 for a total amount not to exceed \$150,000;
- 2) Approving an increase to the annual recurring purchase order in the amount of \$50,000 not to exceed \$150,000; and
- 3) Authorizing the Acting City Manager to execute the increase to the purchase order.

- G.** SECOND AMENDMENT TO THE MAINTENANCE SERVICES AGREEMENT WITH LEE'S BUILDING MAINTENANCE COMPANY FOR CITYWIDE JANITORIAL SERVICES

Reso No. 2024/54 adopted, 4/0

Recommended Action: It is recommended that the City Council adopt a resolution:

- 1) Approving a second amendment to the maintenance services agreement with Lee's Building Maintenance Company for citywide janitorial services in the amount of \$50,000 for a total contract amount of \$708,180; and
- 2) Authorizing the Acting City Manager to execute the second amendment to the agreement with Lee's Building Maintenance Company in a form approved by the City Attorney.

PUBLIC HEARING

- 6.** LEUNG PRELIMINARY DEVELOPMENT PLAN

Feedback provided to applicant and staff

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

PUBLIC HEARING – Continued

7. RANCHO MEADOWS PROJECT PRELIMINARY DEVELOPMENT PLAN

Feedback provided to applicant and staff

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

COUNCIL REGULAR AGENDA – Continued

[ITEMS #8 AND #9 MOVED UP]

10. RESTRUCTURING OF THE ECONOMIC DEVELOPMENT COMMISSION AD HOC COMMITTEE – DISSOLUTION OR EXTENSION UNTIL A SPECIFIC DATE

Council motioned to dissolve ad hoc committee, 4/0

Recommended Action: It is recommended that the City Council dissolve the Restructuring of the Economic Development Commission Ad Hoc Committee.

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 10:31 p.m., 4/0



ARBOR DAY
APRIL 26, 2024

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees;

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska;

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife;

WHEREAS, trees beautify our community and are a renewable resource giving us paper, wood for our homes, and fuel for our fires;

WHEREAS, the City of Antioch has been named Tree City USA for the nineteenth consecutive year; and

WHEREAS, the City of Antioch will be celebrating Arbor Day with a tree planting at Hansen Park on April 26, 2024, at 10:00 a.m. with City Staff, and all members of the community are welcome.

NOW, THEREFORE, I, LAMAR A. HERNANDEZ-THORPE, Mayor of the City of Antioch, hereby proclaim April 26, 2024 as ARBOR DAY in the City of Antioch and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands.

APRIL 9, 2024

LAMAR A. HERNANDEZ-THORPE,
Mayor

"THIS EARTH DAY TO ARBOR DAY"

KEEP ANTIOCH BEAUTIFUL



APRIL 20, 2024

Check-In: 9AM Cleanup: 9:30-11:30AM

Free Lunch for Volunteers: 12-1pm

For more information visit: antiochca.gov/keep-antioch-beautiful

THIS YEAR'S Services



Planting
Flowers #10874
ANTIOCH WATER PARK



Trash
Cleanup #10875
AT WALDIE PLAZA



Planting over
60+ trees #10876
ON ARBOR DAY



ANTIOCH
OPPORTUNITY LIVES HERE

#2

The City of Antioch encourages residents to become involved in their local community. One way to do so is to serve on one of the various Boards, Commissions, and Committees. Any interested resident is invited to apply for the following vacancies by the **Deadline Date on Friday, April 26, 2024:**

➤ **CCC MOSQUITO & VECTOR CONTROL BOARD**

- One (1) Vacancy, expiring April 2026

To be considered for the vacancy position(s) listed above, please fill out and sign the “Community Service Application” form available online on the City’s website at: <https://bit.ly/COA-BC23>. Printed applications are also available at Antioch City Hall, 200 H Street, Antioch, CA.

Please return the completed application by the deadline date listed above, by email to: cityclerk@antiochca.gov. You can also drop off the application (Attn: City Clerk), in the water billing drop-off box outside Antioch City Hall.



***Your interest and desire to serve our community
can make a difference.***

#3



The City of Antioch encourages residents to become involved in their local community. One way to do so is to serve on various commissions, boards, and committees. Any interested resident is encouraged to apply.

Purpose:

The Board of Trustees are officials appointed by their respective city councils to govern the Mosquito and Vector Control District knowledgeably and effectively. They serve without compensation for a term of two to four years and are highly dedicated to this community service.

Additional information regarding the responsibilities and duties are available online at www.contracostamosquito.com.

Qualifications:

To be eligible, you must be a Contra Costa County taxpayer who is at least 18 years old and interested in any of the following areas: public health, public policy, wetlands, farming, community education, finance, personnel, or land development.

Meetings:

The Board meets on the second Monday of every other the month starting January, at 7:00 p.m., and occasionally, it may be necessary to hold a special Board meeting.

Location:

Meetings are to be held at the District Office address, located at 155 Mason Circle, Concord.

Applying:

If you are interested in pursuing volunteer positions with the City of Antioch, please complete an application and submit it via email to cityclerk@antiochca.gov, or mail/deliver it to the Office of the City Clerk, by the deadline date mentioned above. Applications must include your responses to the Questionnaire to be considered.

Applications are available on the City's website at: <https://bit.ly/COA-BC23>, and at the City Clerk's Office.





**Community Service Application for:
CCC MOSQUITO & VECTOR CONTROL BOARD**

One (1) Vacancy, expiring April 2026

*Required field

Deadline Date: By 5:00 p.m., April 26, 2024

APPLICANT INFORMATION Youth 14-17

*Full Name:	Main Phone: ()	Alternate Phone: ()
*Residence Address: Antioch, CA	E-mail Address:	
Employer/School:	Occupation:	Resident since:

***PARENT/GUARDIAN INFORMATION (if applicant is age 14-17 years)**

*Full Name:	Main Phone: ()	Alternate Phone: ()
*Residence Address: Antioch, CA	E-mail Address:	

***QUESTIONNAIRE**

Please answer the questions below on a separate sheet(s) and attach. Applications without these questions answered will not be considered. Please attach your resume (*recommended to enhance your application*).

1. List (3) main reasons for your interest in Contra Costa County Mosquito & Vector Control Board.
2. What skills/knowledge do you have that would be helpful in serving on this Board?
3. Do you have any previous city community service on this Board? (If yes, please explain)
4. Please add any other information/comments that would be helpful in reviewing your application.

***ACKNOWLEDGEMENTS**

My signature below indicates my understanding and acknowledgement that:

*This completed application is available for public review (*youth applications are exempt*).

*I have read and agree to the requirements listed on the Vacancy Announcement.

*To the best of my ability, I will attend the Board regular meetings: bi-monthly on the second Monday of the month.

<p><u>Please return completed application:</u></p> <ul style="list-style-type: none"> • Mail to: Office of the City Clerk P.O. Box 5007, Antioch CA 94531 • In Person: Antioch City Hall-Clerk's Office 200 H Street, 3rd Floor • Email to: cityclerk@antiochca.gov 	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-top: 1px solid black; width: 70%;">*Applicant Signature</td> <td style="border-top: 1px solid black; width: 30%;">*Date</td> </tr> <tr> <td style="border-top: 1px solid black;">*Parent/Guardian Signature</td> <td style="border-top: 1px solid black;">*Date</td> </tr> </table> <p><i>(An original, signed application with parent/guardian signature is required, if a minor)</i></p>	*Applicant Signature	*Date	*Parent/Guardian Signature	*Date
*Applicant Signature	*Date				
*Parent/Guardian Signature	*Date				



Welcome!
¡Bienvenido!

ANTIOCH FIRST 5 CENTER
Los Primeros 5 de Antioch

A Place for Families

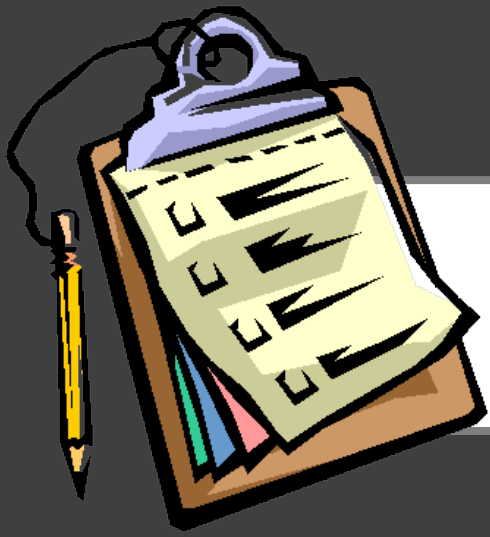
- **Center Director:** Deanna Gayles
- **Administrative Assistant:** Giselle Campos
- **Bilingual Community Resource Specialist:** Rocio Ceja
- **Family and Community Liaison/Outreach:** Monique Angara
- **Teachers:** Bany Noguera Sanchez and Isis Dawson
- **Father Engagement Specialist:** Tyrell Burk and Lionel Blanson
- **Childcare Worker:** Tierra Martin



Our Philosophy / *Nuestra filosofía*



- The parent is the child's first teacher.
- *Los padres son los primeros maestros del niño.*
- The first 5 years are the most rapid period of brain growth, with nearly 90% of brain development occurring by age 5.
- *Los primeros 5 años son el período más rápido de crecimiento cerebral, con casi el 90% del desarrollo cerebral que ocurre a los 5 años.*



Registration / *La Inscripción*

- Cost is **FREE**
- *El precio es **GRATUITO***
- New Family Registration Packet is the only thing required to participate in the program
- *Solo necesita un paquete de inscripción de familias nuevas para participar*

Class Enrollment

FIRST **March 2023** **Aspirant**
 East County Food 5 Center
 355 East Yeland Rd. Pittsburg, CA 94565 - (925) 301-4040

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
6 9:30AM-10:30AM Lee y Cantu Coverage SP (TY) 10:00AM-11:00AM Give Me 5 Math (TY-2Y) 11:00AM-12:00PM Let's Explore (TY) 2:30PM-3:30PM Read with Me (4Y) 6:00PM-8:00PM Book-a-Bunch Parenting EN (P) VIRTUAL	7 9:00AM-10:00AM Inteligencia Emocional de Bebes SP (6-18M) 10:00AM-11:00AM Baby Zumbi (0-18M) 10:00AM-11:00AM Daddy & Me (1Y-2Y) 11:00AM-12:00PM Zumbi (TY) 11:00AM-12:00PM Teacher Fun Zone (TY) 1:00PM-2:00PM Art & Craft (TY) 3:00PM-4:00PM Under the Sea (TY)	8 9:00AM-10:30PM Kindercolors (4Y) & RTK (P) 10:00AM-11:00AM Baby Zumbi (0-18M) 1:00PM-2:00PM Space Exploring (4Y-5Y) 2:30PM-3:30PM Read with Me (TY)	9 9:00AM-10:00AM Story Time (TY) VIRTUAL 10:00AM-11:00AM Reading Stars (TY) 11:00AM-12:00PM 24/7 Dad (TY) 11:00AM-12:00PM Mamas con Mamas SP (P) In-Person & VIRTUAL 2:00PM-3:00PM Learning Together Drop-In (TY-2Y) 6:00PM-8:00PM Book-a-Bunch (TY-2Y) VIRTUAL	10 9:30AM-10:30AM Raising Stars (TY) 10:00AM-11:00AM Learning Better Behavior EN (P) * 10:30AM-11:00AM Jump Bunch (18M-3Y) 11:00AM-12:00PM Art & Dance (2Y) 11:30AM-12:00PM Jump Bunch (3Y-4Y)	11 9:30AM-10:30AM Play Time Drop-In (TY-2Y) 11:00AM-12:00PM Daddy & Me (2Y-3Y)
13 9:30AM-10:30AM Lee y Cantu Coverage SP (TY) 10:00AM-11:00AM Give Me 5 Math (TY-2Y) 11:00AM-12:00PM Let's Explore (TY) 2:30PM-3:30PM Read with Me (4Y) 6:00PM-8:00PM Book-a-Bunch Parenting EN (P) VIRTUAL	14 9:00AM-10:00AM Inteligencia Emocional de Bebes SP (6-18M) 10:00AM-11:00AM Baby Zumbi (0-18M) 10:00AM-11:00AM Daddy & Me (1Y-2Y) 11:00AM-12:00PM Zumbi (TY) 11:00AM-12:00PM Teacher Fun Zone (TY) 1:00PM-2:00PM Art & Craft (TY) 3:00PM-4:00PM Under the Sea (TY)	15 9:00AM-10:30PM Kindercolors (4Y) & RTK (P) 10:00AM-11:00AM Baby Zumbi (0-18M) 1:00PM-2:00PM Space Exploring (4Y-5Y) 2:30PM-3:30PM Read with Me (TY)	16 9:00AM-10:00AM Story Time (TY) VIRTUAL 10:00AM-11:00AM Reading Stars (TY) 11:00AM-12:00PM 24/7 Dad (TY) 11:00AM-12:00PM Mamas con Mamas SP (P) In-Person & VIRTUAL 2:00PM-3:00PM Learning Together Drop-In (TY-2Y) 6:00PM-8:00PM Book-a-Bunch (TY-2Y) VIRTUAL	17 9:30AM-10:30AM Raising Stars (TY) 10:00AM-11:00AM Learning Better Behavior EN (P) * 10:30AM-11:00AM Jump Bunch (18M-3Y) 11:00AM-12:00PM Art & Dance (2Y) 11:30AM-12:00PM Jump Bunch (3Y-4Y)	18 9:30AM-10:30AM Play Time Drop-In (TY-2Y) 11:00AM-12:00PM Daddy & Me (2Y-3Y)
20 Spring Surprise 10:00am-12:00pm	21 Spring Surprise 10:00am-12:00pm	22 Spring Surprise 10:00am-12:00pm	23	24	25
27 9:30AM-10:30AM Lee y Cantu Coverage SP (TY) 10:00AM-11:00AM Give Me 5 Math (TY-2Y) 11:00AM-12:00PM Let's Explore (TY) 2:30PM-3:30PM Read with Me (4Y) 6:00PM-8:00PM Book-a-Bunch Parenting EN (P) VIRTUAL	28 9:00AM-10:00AM Inteligencia Emocional de Bebes SP (6-18M) 10:00AM-11:00AM Baby Zumbi (0-18M) 10:00AM-11:00AM Daddy & Me (1Y-2Y) 11:00AM-12:00PM Zumbi (TY) 11:00AM-12:00PM Teacher Fun Zone (TY) 1:00PM-2:00PM Art & Craft (TY) 3:00PM-4:00PM Under the Sea (TY)	29 9:00AM-10:30PM Kindercolors (4Y) & RTK (P) 10:00AM-11:00AM Baby Zumbi (0-18M) 1:00PM-2:00PM Space Exploring (4Y-5Y) 2:30PM-3:30PM Read with Me (TY)	30 9:00AM-10:00AM Story Time (TY) VIRTUAL 10:00AM-11:00AM Reading Stars (TY) 11:00AM-12:00PM 24/7 Dad (TY) 11:00AM-12:00PM Mamas con Mamas SP (P) In-Person & VIRTUAL 2:00PM-3:00PM Learning Together Drop-In (TY-2Y) 6:00PM-8:00PM Book-a-Bunch (TY-2Y) VIRTUAL	31 9:30AM-10:30AM Raising Stars (TY) 10:00AM-11:00AM Learning Better Behavior EN (P) * 10:30AM-11:00AM Jump Bunch (18M-3Y) 11:00AM-12:00PM Art & Dance (2Y) 11:30AM-12:00PM Jump Bunch (3Y-4Y)	Hours of Operations: Monday-Thursdays 9:00am-3:30pm Friday-Saturdays 9:00am-2:00pm Play Area Hours: Monday-Thursdays 9:00am-3:30pm Friday 9:00am-1:00pm Saturdays 9:00am-12:30pm

HELP ME GROW WINTER SESSION WILL CONTINUE UNTIL MARCH 27th

- Classes are lottery based
- Offering online classes and in-person classes
- Families are notified of which classes they got into the week before classes start

- *Las clases son basado en loteria*
- Ofreciendo clases en línea y clases en persona
- *Las familias reciben una notificación de las clases que tienen en la semana antes de que comiencen las clases*

Class core areas

Las áreas principales de clase



• Our classes fall into these core areas:

- Parent Education/Support
- Evidence-Based
- Early Learning and Literacy
- School Readiness

• Most classes are held once a week and run for 6 weeks

• Parent/child classes = one hour

• *Nuestras clases se centran en estas áreas principales:*

- *La educación y el apoyo de los padres*
- *Basado en la evidencia*
- *El aprendizaje temprano y la alfabetización*
- *La preparación escolar*

• *La mayoría de las clases son una vez a la semana para 6 semanas.*

• *Clases de padre/niño = una hora*

Virtual Classes / Clases Virtuales

- Classes are taught on Zoom
- Class invitation will come to your email
- Tablets available to rent
- The center provides class material for some of the children's classes

- Las clases se imparten en Zoom
- La invitación a la clase llegará a su correo electrónico.
- Tabletás disponibles para alquilar
- El centro proporciona material didáctico para algunas de las clases de los niños



Virtual Class Tips / Consejos de clase virtual

- Make sure you pick up your packet on the distribution date
- Create space for your child to take class
- Limit distractions as much as possible
- Asegúrese de recoger su paquete en la fecha de distribución
- Cree un espacio para que su hijo tome clases
- Limite las distracciones tanto como sea posible



Policies / Reglas

Sick policy:

- If you miss 2 classes without contacting teachers/staff when session starts you will be taken off the class roster
- Face Masks for kids and families are optional, but they will be provided if needed

Política de enfermedad:

- Si pierde 2 clases sin comunicarse con el maestro/personal cuando comience la sesión, será eliminado de la lista de clases.
- Las máscaras faciales para niños y familias son opcionales, pero se proporcionarán si es necesario.



Events / Eventos



A: Week of the Young Child
Event/Semana del Nino Evento

B: Reading Across America/Lectura a
Traves de America

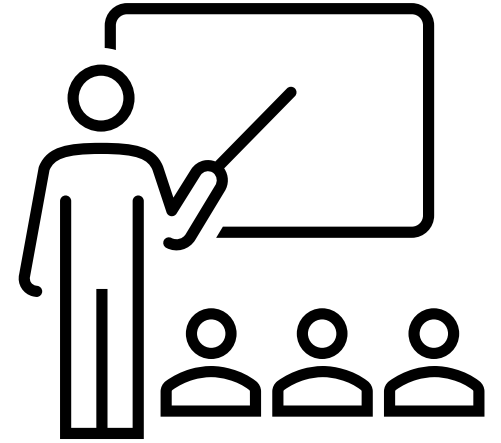
C: Triple P Class Graduation/Graduacion
de la Clase de Triple P

D: Book Launch + Author Meet &
Greet/Presentacion de Libro + Conocer
y Saludar al Autor



Workshops / Talleres

- Workshops connect parents to resources within the community
- Workshops can be about a variety of topics
- Los talleres conectan a los padres con los recursos dentro de la comunidad
- Los talleres pueden ser sobre una variedad de temas.



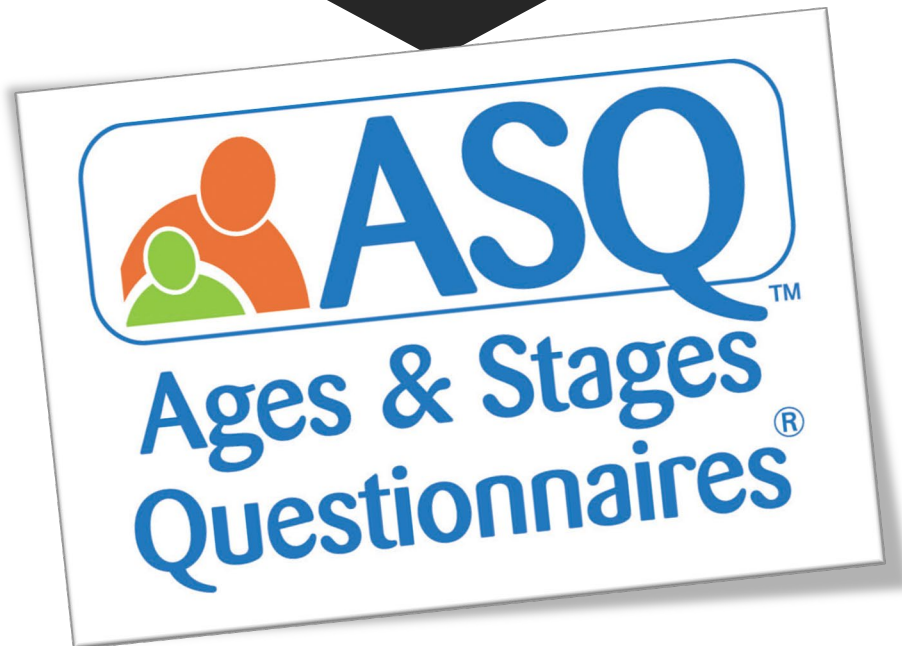
ASQ-3 ASQ SE

Ages & Stages Questionnaire

- **What is it?**
 - Questionnaire that look at 5 areas of development
- **What's the purpose?**
 - To give more knowledge about child development
 - To bring awareness to child's strengths and areas that need more support
 - To help teachers know what class and activities to recommend

Cuestionario de edades y etapas

- **¿Qué es?**
 - Cuestionario que se centra en 5 áreas del desarrollo
- **¿Cuál es el propósito?**
 - dar más conocimiento del desarrollo
 - tener más conciencia de los puntos fuertes y las áreas que necesitan más apoyo
 - Para ayudar a los maestros a saber qué clase y actividades recomendar



ASQ Link



ASQ Link





**CAC- Community
Advisory Council**

**Consejo Asesor
Comunitario**

- **Parent Leadership Group**
- **Surveys center families and other families in the community and makes recommendations to the center based on research**

- **Grupo de liderazgo de padres**
- **Encuesta a las familias del centro y otras familias en la comunidad y hace recomendaciones al centro basadas en la investigación.**




Thank You!!!

Gracias!!!



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of April 9, 2024
TO: Honorable Mayor and Members of the City Council
SUBMITTED BY: Ellie Householder, MMP, City Clerk
Vanessa Rosales, CMC, Administrative Analyst I 
SUBJECT: City Council Meeting Minutes of March 12, 2024

RECOMMENDED ACTION

It is recommended that the City Council continue the Meeting Minutes of March 12, 2024.

FISCAL IMPACT

None

DISCUSSION


N/A

ATTACHMENTS

None



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of April 9, 2024
TO: Honorable Mayor and Members of the City Council
SUBMITTED BY: Ellie Householder, MMP, City Clerk
Vanessa Rosales, CMC, Administrative Analyst I 
SUBJECT: City Council Meeting Minutes of March 26, 2024

RECOMMENDED ACTION

It is recommended that the City Council continue the Meeting Minutes of March 26, 2024.

FISCAL IMPACT

None

DISCUSSION

N/A

ATTACHMENTS

None

CITY OF
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CLAIMS BY FUND REPORT
FOR THE PERIOD OF
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100 General Fund

Non departmental

00411857	DIAMOND HILLS SPORT CLUB	PAYROLL	80.00
00411877	IN SHAPE HEALTH CLUBS	PAYROLL	368.99
00411881	LIFE INSURANCE COMPANY OF NA	PAYROLL	4,902.82
00411886	MUNICIPAL POOLING AUTHORITY	PAYROLL	2,339.56
00411887	MUNICIPAL POOLING AUTHORITY	PAYROLL	1,128.55
00411893	OPERATING ENGINEERS LOCAL NO 3	PAYROLL	4,761.00
00411897	PARS	PAYROLL	6,496.90
00411900	RANEY PLANNING & MANAGEMENT INC	PROFESSIONAL SERVICES	8,760.28
00411907	STATE OF CALIFORNIA	PAYROLL	1,508.88
00411908	STATE OF CALIFORNIA	PAYROLL	61.94
00411909	STATE OF CALIFORNIA	PAYROLL	120.00
00411921	AFLAC	INSURANCE PREMIUM	6,935.78
00411967	FIRE RISK MANAGEMENT SERVICES	INSURANCE PREMIUM	48,313.96
00412005	RANEY PLANNING & MANAGEMENT INC	TREE REMOVAL PERMIT PLANNING	11,448.48
00947783	ANTIOCH PD SWORN MGMT ASSOC	PAYROLL	660.00
00947784	ANTIOCH POLICE OFFICERS ASSOC	PAYROLL	20,924.95
00947785	ANTIOCH PW EMPLOYEE'S ASSOC	PAYROLL	2,345.00
00947793	NATIONWIDE RETIREMENT SOLUTIONS	PAYROLL	45,035.67
00947796	NATIONWIDE RETIREMENT SOLUTION	PAYROLL	29,895.47

City Council

00411829	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	1,975.62
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City Attorney

00411838	CANON FINANCIAL SERVICES	COPIER LEASE	140.68
00411872	HANSON BRIDGETT LLP	LEGAL SERVICES RENDERED	36,370.00
00411884	MEYERS NAVE	LEGAL SERVICES RENDERED	27,178.74
00411934	BEST BEST AND KRIEGER LLP	LEGAL SERVICES RENDERED	10,161.32
00411973	HANSON BRIDGETT LLP	LEGAL SERVICES RENDERED	91,540.00
00411983	KRAMER WORKPLACE INVESTIGATIONS	LEGAL SERVICES RENDERED	19,570.00
00411993	MEYERS NAVE	LEGAL SERVICES RENDERED	30,766.50
00947788	COMPUTERLAND	COMPUTER EQUIPMENT	4,036.64

City Manager

00411819	AMBIUS	PLANT SERVICE	374.92
00411827	BAKER TILLY US LLP	PROFESSIONAL SERVICES	720.00
00411829	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	1,446.52
00411838	CANON FINANCIAL SERVICES	COPIER LEASE	140.69

City Clerk

00411814	ACCONTEMPS	TEMP SERVICES	1,873.20
00411965	EIDEN, KITTY J	MINUTES CLERK	1,562.50
00412024	TOTAL RECALL CAPTIONING	CAPTIONING SERVICES	891.25
00947800	EIDIM GROUP, INC	EQUIPMENT	6,380.96

Human Resources

00411830	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	1,255.63
00411863	FEDEX	SHIPPING	23.75
00411891	OFFICE DEPOT INC	OFFICE SUPPLIES	849.60
00411911	STERICYCLE INC	DOCUMENT SHREDDING SERVICES	580.52
00411944	CALIF DEPARTMENT OF JUSTICE	FINGERPRINTS	554.00

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00411959	DIABLO LIVE SCAN LLC	FINGERPRINTS	240.00
00411994	MUNN, LAWRENCE E	CHECK REPLACEMENT	190.00
00412001	PEREIRA, SANDY W	CHECK REPLACEMENT	250.00
00947794	UBEO BUSINESS SERVICES	COPIER LEASE	791.28
Economic Development			
00411829	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	1,097.63
00411838	CANON FINANCIAL SERVICES	COPIER LEASE	140.68
00411850	CONWAY DATA INC	MARKETING	15,000.00
00411976	HINDERLITER DE LLAMAS AND ASSOC	PROFESSIONAL SERVICES	9,220.00
00412020	SWEET, BRET ALEXANDER	EXPENSE REIMBURSEMENT	25.00
Non Departmental			
00411840	CELEBRATE ANTIOCH FOUNDATION	CIVIC ENH GRANT	3,000.00
00411858	DOCUSIGN INC	DOCUSIGN RENEWAL	2,760.00
00411861	EIDEN, KITTY J	MINUTES CLERK	150.00
00411904	ROTARY CLUB OF THE DELTA	CIVIC ENH GRANT	1,000.00
00411910	STEM4REAL	CIVIC ENH GRANT	8,000.00
00411986	LIQUID DIAMOND INC	REFUND OVERPAYMENT	687.50
00411990	MARIAH WILLIAMS	CIVIC ENH GRANT	1,500.00
00411995	NICHOLE GARDNER	CIVIC ENH GRANT	2,000.00
00412000	PACIFIC CREDIT SERVICES	COLLECTION FEES	830.00
00412004	PYRO SPECTACULARS NORTH INC	EVENT SUPPLIES	19,698.00
Public Works Administration			
00411967	FIRE RISK MANAGEMENT SERVICES	INSURANCE PREMIUM	20.50
Public Works Street Maintenance			
00411834	C AND J FAVALORA TRUCKING INC	STREET PAVING	13,417.50
00411928	ANTIOCH BUILDING MATERIALS	ASPHALT MATERIALS	19,142.16
00411987	LOWES COMPANIES INC	PARTS	52.47
00411988	MANERI SIGN COMPANY	SIGNS	806.77
00412019	SUPERCOR SPECIALTY PRODUCTS.	PAINT SUPPLIES	590.01
00947801	GRAINGER INC	SUPPLIES	290.38
Public Works-Facilities Maintenance			
00411933	BAY CITIES PYROTECTOR	FIRE PERMIT REVIEW	632.00
00411977	HOME DEPOT, THE	TOOLS AND HARDWARE	381.96
00411987	LOWES COMPANIES INC	TOOLS AND HARDWARE	223.92
00412013	SIGNARAMA	CUSTOM CITY OF ANTIOCH FLAGS	2,359.01
Public Works-Parks Maint			
00411924	ALTA FENCE	FENCE REPAIR	5,631.00
00411958	DC ELECTRIC GROUP INC	ELECTRICAL REPAIR	4,347.75
00411999	OFFICE DEPOT INC	OFFICE SUPPLIES	383.54
00412022	TERRACARE ASSOCIATES	PARK MAINTENANCE	126,544.25
00412031	WATERSAVERS IRRIGATION	IRRIGATION PARTS	2,104.30
Public Works-Median/General Land			
00412022	TERRACARE ASSOCIATES	LANDSCAPE MAINTENANCE	8,881.36
Police Administration			
00411815	ADDINGTON, WILLIAM BRIAN	TRAINING PER DIEM	276.00
00411824	ARROWHEAD 24 HOUR TOWING INC	TOWING SERVICES	1,126.50
00411826	AXON ENTERPRISE INC	EQUIPMENT & LICENSING FEES	251,423.43
00411832	BPS TACTICAL INC.	EMPLOYEE VESTS	3,804.99

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00411836	CANON FINANCIAL SERVICES	COPIER LEASE	25.00
00411837	CANON FINANCIAL SERVICES	COPIER LEASE	28.20
00411841	CLONINGER, NAHLEEN R	OT MEAL REIMBURSEMENT	31.30
00411842	CODE 3 WEAR PUBLIC SAFETY	UNIFORMS	107.58
00411849	CC FAMILY JUSTICE ALLIANCE	CONTRIBUTION	5,337.52
00411852	CRIME SCENE CLEANERS INC	CLEANING SERVICES	260.00
00411854	CSI FORENSIC SUPPLY LLC	SUPPLIES	338.99
00411859	DUFFY, ADAM JAMES	TRAINING PER DIEM	222.00
00411862	EWART, ASHLEY MARIE	EXPENSE REIMBURSEMENT	337.98
00411863	FEDEX	SHIPPING	139.18
00411865	FLORES, VANESSA SOFIA	TRAINING PER DIEM	222.00
00411866	FLYMOTION	UAS INTERIOR	4,764.00
00411876	IBS OF TRI VALLEY	PATROL BATTERIES	543.74
00411879	JEONG, JISEOK	TRAINING PER DIEM	222.00
00411880	LC ACTION POLICE SUPPLY	SAFETY MATERIALS	1,620.12
00411898	PERRY, APRIL	TRAINING PER DIEM	222.00
00411899	PREFERRED ALLIANCE INC	PRE-EMPLOYMENT TESTING	126.00
00411912	TRANSUNION RISK & ALT DATA	DATABASE SUBSCRIPTION	106.60
00411913	VARNER, VICTORIA L	EXPENSE REIMBURSEMENT	109.74
00411915	VIGIL JR, JOSEPH	TRAINING PER DIEM	276.00
00411922	AIR SCIENCE USA LLC	OFFICE FURNITURE	5,810.01
00411931	ARROWHEAD 24 HOUR TOWING INC	TOWING SERVICES	7,712.25
00411945	CANON FINANCIAL SERVICES	COPIER LEASE	25.00
00411950	CONTRA COSTA COUNTY	RANGE FEES	275.00
00411954	CORE PSYCHOLOGICAL CORPORATION	BACKGROUND CHECK SERVICES	1,000.00
00411955	CRIME SCENE CLEANERS INC	CLEAN CRIME SCENE	130.00
00411956	CRUMP INVESTIGATIONS	BACKGROUND CHECK SERVICES	8,959.52
00411957	CSI FORENSIC SUPPLY LLC	SUPPLIES	743.60
00411967	FIRE RISK MANAGEMENT SERVICES	INSURANCE PREMIUM	135.99
00411969	GALLS LLC	EQUIPMENT	16.87
00411971	GRAHAM, AUSTIN JONATHAN	TRAINING PER DIEM	370.00
00411972	GREEN, ROBERT A	TRAINING PER DIEM	370.00
00411980	IBS OF TRI VALLEY	BATTERIES	5.85
00411984	LEGAL UPDATES PUBLISHING COMPANY	LEGAL UPDATES SUBSCRIPTION	4,800.00
00411985	LEXISNEXIS	DATABASE SUBSCRIPTION	252.50
00411992	MEADS, KORINA M	CHECK REPLACEMENT	16.80
00411996	NIEVES, RUDOLPH	TRAINING PER DIEM	370.00
00412002	PERMANENTE MEDICAL GROUP INC, THE	MEDICAL EXAMS	2,670.00
00412003	PERRY, APRIL	TRAINING PER DIEM	207.00
00412006	REACH PROJECT INC	PROFESSIONAL SERVICES	17,083.00
00412012	SHRED IT INC	SHREDDING SERVICES	136.98
00412014	SOUZA MELLONE, MICHAEL C	CHECK REPLACEMENT	187.00
00412015	SOUZA MELLONE, MICHAEL C	TRAINING PER DIEM	222.00
00412017	STATE OF CALIFORNIA	FINGERPRINTING SERVICES	460.00
00412028	VERIZON WIRELESS	PATROL CAR MODEMS	3,048.76
00412029	VIGIL JR, JOSEPH	TRAINING PER DIEM	222.00
00947787	CHAPLIN AND HILL INVESTIGATIVE	INVESTIGATIVE SERVICES	7,850.00
00947788	COMPUTERLAND	EQUIPMENT	1,759.45

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00947794	UBEO BUSINESS SERVICES	COPIER USAGE	3,094.44
00947804	PITNEY BOWES INC	METER LEASE	300.72
00947807	WILLIAMS SCOTSMAN INC	EVIDENCE STORAGE	229.27
Police Community Policing			
00411961	RETIREE	ADVANCED DISABILITY PENSION	8,984.50
00411978	RETIREE	ADVANCED DISABILITY PENSION	5,685.00
00411981	RETIREE	ADVANCED DISABILITY PENSION	5,466.50
00412016	SP PLUS CORPORATION	ANNUAL PO FOR FY23/24	21,636.32
00412030	VIGILANT SOLUTIONS, LLC	SUBSCRIPTION FEES	5,000.00
Police Investigations			
00411817	ALHAMBRA	WATER SERVICES	127.90
00411847	CONTRA COSTA COUNTY	EXTRADITION	485.00
00411951	CONTRA COSTA COUNTY	SART EXAM	1,700.00
00412021	T MOBILE USA INC	INV EVIDENCE	150.00
PD Special Investigations Unit			
00411963	EAN SERVICES LLC	RENTAL VEHICLE	7,409.05
00411991	RETIREE	ADVANCED DISABILITY PENSION	5,685.00
Police Communications			
00411890	NET TRANSCRIPTS	TRANSCRIPT SERVICES	136.20
00411948	COMCAST	CONNECTION SERVICES	2,715.73
00411970	GLOBALSTAR USA	SATELLITE PHONES	267.50
Police Facilities Maintenance			
00411987	LOWES COMPANIES INC	PARTS	442.40
00947798	CONSOLIDATED ELECTRICAL DIST INC	ELECTRICAL SUPPLIES	123.19
Youth Network Services			
00411831	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	3,068.06
00411835	CABRAL, MONSERRAT	ACT MEETING REIMBURSEMENT	317.26
00411932	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	249.59
00411941	BRIDGE BUILDERS TO THE NEW GEN	GROUP SERVICES	10,000.00
00412009	RR TRANSITIONAL HOUSING	PROFESSIONAL SERVICES	3,386.00
00947789	DELL COMPUTER CORP	COMPUTER EQUIPMENT	44.99
Housing and Homelessness			
00411932	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	35.00
00411968	FOCUS STRATEGIES	PROFESSIONAL SERVICES	2,997.50
00412010	SHARE COMMUNITY	PROFESSIONAL SERVICES	1,044.00
PSCR Administration			
00411831	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	562.00
00411932	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	273.50
00411946	CANON FINANCIAL SERVICES	COPIER LEASE	179.13
Community Development Administration			
00947806	UBEO BUSINESS SERVICES	COPIER LEASE	3,372.04
Community Development Land Planning Services			
00411861	EIDEN, KITTY J	MINUTES CLERK	525.00
00411900	RANEY PLANNING & MANAGEMENT INC	PROFESSIONAL SERVICES	3,789.55
CD Code Enforcement			
00411952	CONTRA COSTA COUNTY	RECORDING FEES	80.00
PW Engineer Land Development			
00411947	COASTLAND CIVIL ENGINEERING	INSPECTION SERVICES	22,010.00

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206	American Rescue Plan Fund		
	Mayor's Apprenticeship Program		
00411831	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	998.73
	Non Departmental		
00411823	ANTIOCH MEDICAL SUPPLY	CHECK REPLACEMENT	10,000.00
00411829	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	28.83
00411882	LITTLE MANUELS RESTAURANT	CHECK REPLACEMENT	15,000.00
209	RMRA Fund		
	Streets		
00411937	BKF ENGINEERS INC	PROFESSIONAL SERVICES	5,685.00
214	Animal Services Fund		
	Animal Services		
00411816	AIRGAS USA LLC	VETERINARY SUPPLIES	370.69
00411843	COGENT SOLUTIONS AND SUPPLIES	JANITORIAL SUPPLIES	525.12
00411860	EAST HILLS VETERINARY HOSPITAL	VETERINARY SERVICES	189.25
00411874	HILLS PET NUTRITION	PET FOOD	1,600.81
00411888	MWI VETERINARY SUPPLY CO	EQUIPMENT MAINTENANCE	1,718.11
00411914	VICTOR MEDICAL COMPANY	RESCUE CONCENTRATE	3,930.85
00411917	ZOETIS LLC	VETERINARY SUPPLIES	2,226.31
00411967	FIRE RISK MANAGEMENT SERVICES	INSURANCE PREMIUM	102.02
00412023	TONY LA RUSSA'S ANIMAL RESCUE	VETERINARY SERVICES	427.50
00947791	IDEXX LABORATORIES INC	VETERINARY SERVICES	257.25
00947795	WILLIAMS SCOTSMAN INC	STORAGE FEES	186.28
216	Park-In-Lieu Fund		
	Parks & Open Space		
00411905	ROYSTON HANAMOTO ALLEY AND ABEY	PROFESSIONAL SERVICES	14,757.95
219	Recreation Fund		
	Non departmental		
00411848	CONTRA COSTA COUNTY	SENIOR CENTER MEAL PROGRAM	11,173.00
00411870	GRACE BIBLE FELLOWSHIP	DEPOSIT REFUND	150.00
00411918	ABUKARSH, NASEER	DEPOSIT REFUND	267.00
00412011	SHEFFIELD, CRISTIE	DEPOSIT REFUND	100.00
	Nick Rodriguez Community Cent		
00411833	BRADY INDUSTRIES	JANITORIAL SUPPLIES	181.10
00411869	GANDIA, JUN CLYDE AQUINO	EXPENSE REIMBURSEMENT	103.77
00411939	BRADY INDUSTRIES	JANITORIAL SUPPLIES	81.42
00411977	HOME DEPOT, THE	SUPPLIES	206.25
	Senior Programs		
00411820	AMERICAN STAGE TOURS	SENIOR TRIP	890.00
00411828	BANK OF AMERICA	VARIOUS BUSINESS EXPENSES	991.54
00411864	FLANAGAN, RHONDA FAYE	EXPENSE REIMBURSEMENT	58.03
00411889	MYSENIORCENTER	KEYTAGS	490.83
00411892	OG CHARTER AND TOURS LLC	TRANSPORTATION	125.00
	Recreation Sports Programs		
00411853	CSI ERGONOMIC FURNITURE, INC	OFFICE FURNITURE	818.20
00411867	FREDRICKSON, JON	DEPOSIT REFUND	143.00

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Recreation-Comm Center

00411833	BRADY INDUSTRIES	JANITORIAL SUPPLIES	31.80
00411883	MCCAULEY AGRICULTURAL & PEST	PEST CONTROL	100.00
00411896	PARKINK	UNIFORMS	965.05
00411935	BIG SKY LOGOS AND EMBROIDERY	UNIFORMS	647.06
00411987	LOWES COMPANIES INC	PARTS	60.89
00947803	LSA ASSOCIATES INC	PROFESSIONAL SERVICES	2,508.45

Recreation Water Park

00411833	BRADY INDUSTRIES	JANITORIAL SUPPLIES	94.52
00411894	ORIGINAL WATERMAN	UNIFORMS	4,185.50
00411920	ADVANTAGE INDUSTRIAL SEWING	UNIFORMS	275.00
00411923	ALPHA ECHO TRADING COMPANY, LLC	LIFEJACKETS	1,187.02
00411926	AMERICAN RED CROSS	LIFEGUARD RECERTIFICATION	275.00
00411982	KNORR SYSTEMS INC	CHEMICALS	694.60
00411987	LOWES COMPANIES INC	TOOLS AND HARDWARE	48.23

222 Measure C/J Fund

Streets

00411938	BOETHING TREELAND FARMS	PLANTS	9,820.11
00412007	RECOLOGY BLOSSOM VALLEY ORGANICS	DECORATIVE MULCH	17,523.78
00412022	TERRACARE ASSOCIATES	LANDSCAPING SERVICES	42,108.41
00412031	WATERSAVERS IRRIGATION	IRRIGATION PARTS	1,387.22
00947805	SITEONE LANDSCAPE SUPPLY HOLDING	GRAVEL	50.41

226 Solid Waste Reduction Fund

Solid Waste Used Oil

00411902	REPUBLIC SERVICES INC	OIL & FILTER COLLECTION	1,668.25
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Solid Waste

00411942	BUSCH SYSTEMS INTERNATIONAL INC	3 SORT CONTAINERS	452.62
00411964	ECOHERO SHOW LLC, THE	PROFESSIONAL SERVICES	600.00

229 Pollution Elimination Fund

Channel Maintenance Operation

00411924	ALTA FENCE	FENCE REPAIR	654.00
00411987	LOWES COMPANIES INC	SUPPLIES	153.18

251 Lone Tree SLLMD Fund

Lonetree Maintenance Zone 1

00412022	TERRACARE ASSOCIATES	LANDSCAPE MAINTENANCE	4,911.58
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Lonetree Maintenance Zone 2

00412022	TERRACARE ASSOCIATES	LANDSCAPE MAINTENANCE	10,681.11
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Lonetree Maintenance Zone 3

00412022	TERRACARE ASSOCIATES	LANDSCAPE MAINTENANCE	9,162.86
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Lonetree Maintenance Zone 4

00412022	TERRACARE ASSOCIATES	LANDSCAPE MAINTENANCE	2,421.21
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252 Downtown SLLMD Fund

Downtown Maintenance

00412022	TERRACARE ASSOCIATES	LANDSCAPE MAINTENANCE	1,273.22
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253 Almondridge SLLMD Fund

Almondridge Maintenance

00411895	PACIFIC GAS AND ELECTRIC CO	ELECTRIC	265.68
00412022	TERRACARE ASSOCIATES	LANDSCAPE MAINTENANCE	2,363.29

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254	Hillcrest SLLMD Fund		
	Hillcrest Maintenance Zone 1		
00411924	ALTA FENCE	FENCE REPAIR	12,049.00
00412022	TERRACARE ASSOCIATES	LANDSCAPE MAINTENANCE	8,056.90
	Hillcrest Maintenance Zone 2		
00412022	TERRACARE ASSOCIATES	LANDSCAPE MAINTENANCE	8,005.46
	Hillcrest Maintenance Zone 4		
00412022	TERRACARE ASSOCIATES	LANDSCAPE MAINTENANCE	8,666.35
255	Park 1A Maintenance District Fund		
	Park 1A Maintenance District		
00411845	COMCAST	CONNECTION SERVICES	113.80
00412022	TERRACARE ASSOCIATES	LANDSCAPE MAINTENANCE	1,396.23
256	Citywide 2A Maintenance District Fund		
	Citywide 2A Maintenance Zone 3		
00412022	TERRACARE ASSOCIATES	LANDSCAPE MAINTENANCE	1,466.85
	Citywide 2A Maintenance Zone 4		
00412022	TERRACARE ASSOCIATES	LANDSCAPE MAINTENANCE	5,152.26
	Citywide 2A Maintenance Zone 5		
00412022	TERRACARE ASSOCIATES	LANDSCAPE MAINTENANCE	2,381.42
	Citywide 2A Maintenance Zone 6		
00412022	TERRACARE ASSOCIATES	LANDSCAPE MAINTENANCE	2,242.69
	Citywide 2A Maintenance Zone 8		
00412022	TERRACARE ASSOCIATES	LANDSCAPE MAINTENANCE	4,070.43
	Citywide 2A Maintenance Zone 9		
00412022	TERRACARE ASSOCIATES	LANDSCAPE MAINTENANCE	5,381.46
	Citywide 2A Maintenance Zone10		
00412007	RECOLOGY BLOSSOM VALLEY ORGANICS	DECORATIVE MULCH	12,522.50
00412022	TERRACARE ASSOCIATES	LANDSCAPE MAINTENANCE	2,581.23
259	East Lone Tree SLLMD Fund		
	Zone 1-District 10		
00412022	TERRACARE ASSOCIATES	LANDSCAPE MAINTENANCE	3,357.92
311	Capital Improvement Fund		
	Energy Efficiency		
00411964	ECOHERO SHOW LLC, THE	PROFESSIONAL SERVICES	600.00
569	Vehicle Replacement Fund		
	Equipment Maintenance		
00411962	DOWNTOWN FORD SALES	VEHICLE	200,247.18
570	Equipment Maintenance Fund		
	Non departmental		
00411875	HUNT AND SONS INC	FUEL	4,478.59
00411979	HUNT AND SONS INC	FUEL	5,865.70
	Equipment Maintenance		
00411987	LOWES COMPANIES INC	TOOLS AND HARDWARE	60.92
573	Information Services Fund		
	Network Support & PCs		
00411821	AMS DOT NET INC	LICENSING FEES	16,623.77
00411844	COMCAST	CONNECTION SERVICES	318.14
00411948	COMCAST	CONNECTION SERVICES	2,715.74



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00411949	COMCAST	CONNECTION SERVICES	194.99
00411967	FIRE RISK MANAGEMENT SERVICES	INSURANCE PREMIUM	91.82
00412025	TREDENT DATA SYSTEMS INC	ANNUAL SUPPORT	4,829.00
00947799	DIGITAL SERVICES	WEBSITE MAINTENANCE	7,865.00
Telephone System			
00411967	FIRE RISK MANAGEMENT SERVICES	INSURANCE PREMIUM	10.20
00947782	ALTURA COMMUNICATION SOLUTIONS LLC	SOFTWARE MAINTENANCE	21,135.94
GIS Support Services			
00411967	FIRE RISK MANAGEMENT SERVICES	INSURANCE PREMIUM	184.50
Office Equipment Replacement			
00411821	AMS DOT NET INC	WIRELESS INSTALLATION	2,469.50
00947782	ALTURA COMMUNICATION SOLUTIONS LLC	SOFTWARE MAINTENANCE	1,670.40
00947788	COMPUTERLAND	COMPUTER EQUIPMENT	254.18
00947789	DELL COMPUTER CORP	COMPUTER EQUIPMENT	2,423.20
577 Post Retirement Medical-Police Fund			
Non Departmental			
00412034	RETIREE	MEDICAL AFTER RETIREMENT	1,885.82
00412044	RETIREE	MEDICAL AFTER RETIREMENT	1,477.26
00412048	RETIREE	MEDICAL AFTER RETIREMENT	1,885.82
00412050	RETIREE	MEDICAL AFTER RETIREMENT	492.58
00412052	RETIREE	MEDICAL AFTER RETIREMENT	492.58
00412053	RETIREE	MEDICAL AFTER RETIREMENT	96.74
00412054	RETIREE	MEDICAL AFTER RETIREMENT	492.58
00412056	RETIREE	MEDICAL AFTER RETIREMENT	1,783.68
00412057	RETIREE	MEDICAL AFTER RETIREMENT	709.38
00412058	RETIREE	MEDICAL AFTER RETIREMENT	1,885.82
00947809	RETIREE	MEDICAL AFTER RETIREMENT	492.58
00947810	RETIREE	MEDICAL AFTER RETIREMENT	2,498.67
00947811	RETIREE	MEDICAL AFTER RETIREMENT	108.33
00947815	RETIREE	MEDICAL AFTER RETIREMENT	1,189.20
00947816	RETIREE	MEDICAL AFTER RETIREMENT	404.78
00947818	RETIREE	MEDICAL AFTER RETIREMENT	1,885.82
00947819	RETIREE	MEDICAL AFTER RETIREMENT	654.66
00947823	RETIREE	MEDICAL AFTER RETIREMENT	492.58
00947825	RETIREE	MEDICAL AFTER RETIREMENT	1,885.82
00947831	RETIREE	MEDICAL AFTER RETIREMENT	1,021.41
00947832	RETIREE	MEDICAL AFTER RETIREMENT	1,885.82
00947837	RETIREE	MEDICAL AFTER RETIREMENT	492.58
00947839	RETIREE	MEDICAL AFTER RETIREMENT	873.00
00947841	RETIREE	MEDICAL AFTER RETIREMENT	739.30
00947845	RETIREE	MEDICAL AFTER RETIREMENT	654.66
00947856	RETIREE	MEDICAL AFTER RETIREMENT	1,557.12
00947857	RETIREE	MEDICAL AFTER RETIREMENT	1,268.03
00947862	RETIREE	MEDICAL AFTER RETIREMENT	1,885.82
00947863	RETIREE	MEDICAL AFTER RETIREMENT	873.00
00947864	RETIREE	MEDICAL AFTER RETIREMENT	1,885.82
00947878	RETIREE	MEDICAL AFTER RETIREMENT	492.58
00947879	RETIREE	MEDICAL AFTER RETIREMENT	739.30



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00947880	RETIREE	MEDICAL AFTER RETIREMENT	232.43
00947881	RETIREE	MEDICAL AFTER RETIREMENT	1,885.82
00947884	RETIREE	MEDICAL AFTER RETIREMENT	546.39
00947886	RETIREE	MEDICAL AFTER RETIREMENT	1,681.54
00947893	RETIREE	MEDICAL AFTER RETIREMENT	167.79
00947894	RETIREE	MEDICAL AFTER RETIREMENT	485.80
00947895	RETIREE	MEDICAL AFTER RETIREMENT	1,838.54
00947896	RETIREE	MEDICAL AFTER RETIREMENT	1,885.82
00947899	RETIREE	MEDICAL AFTER RETIREMENT	473.38
00947910	RETIREE	MEDICAL AFTER RETIREMENT	1,375.12
00947913	RETIREE	MEDICAL AFTER RETIREMENT	2,383.00
00947916	RETIREE	MEDICAL AFTER RETIREMENT	935.09
00947918	RETIREE	MEDICAL AFTER RETIREMENT	864.41
00947919	RETIREE	MEDICAL AFTER RETIREMENT	291.15
00947927	RETIREE	MEDICAL AFTER RETIREMENT	1,124.55
00947930	RETIREE	MEDICAL AFTER RETIREMENT	1,885.82
00947931	RETIREE	MEDICAL AFTER RETIREMENT	739.30
00947933	RETIREE	MEDICAL AFTER RETIREMENT	492.58
00947935	RETIREE	MEDICAL AFTER RETIREMENT	1,375.12
00947939	RETIREE	MEDICAL AFTER RETIREMENT	353.71
00947948	RETIREE	MEDICAL AFTER RETIREMENT	656.87
00947949	RETIREE	MEDICAL AFTER RETIREMENT	2,498.67
00947951	RETIREE	MEDICAL AFTER RETIREMENT	1,387.69
00947959	RETIREE	MEDICAL AFTER RETIREMENT	1,885.82
00947960	RETIREE	MEDICAL AFTER RETIREMENT	1,885.82
00947962	RETIREE	MEDICAL AFTER RETIREMENT	475.66
00947964	RETIREE	MEDICAL AFTER RETIREMENT	55.00
00947968	RETIREE	MEDICAL AFTER RETIREMENT	492.58
00947969	RETIREE	MEDICAL AFTER RETIREMENT	1,885.82
00947972	RETIREE	MEDICAL AFTER RETIREMENT	353.71
00947978	RETIREE	MEDICAL AFTER RETIREMENT	852.80
00947982	RETIREE	MEDICAL AFTER RETIREMENT	757.82
00947983	RETIREE	MEDICAL AFTER RETIREMENT	864.41
00947985	RETIREE	MEDICAL AFTER RETIREMENT	21.52
00947986	RETIREE	MEDICAL AFTER RETIREMENT	1,885.82
578	Post Retirement Medical-Misc Fund		
	Non Departmental		
00412033	RETIREE	MEDICAL AFTER RETIREMENT	291.15
00412036	RETIREE	MEDICAL AFTER RETIREMENT	172.00
00412039	RETIREE	MEDICAL AFTER RETIREMENT	79.69
00412040	RETIREE	MEDICAL AFTER RETIREMENT	473.38
00412041	RETIREE	MEDICAL AFTER RETIREMENT	197.69
00412043	RETIREE	MEDICAL AFTER RETIREMENT	79.69
00412046	RETIREE	MEDICAL AFTER RETIREMENT	419.79
00412047	RETIREE	MEDICAL AFTER RETIREMENT	167.79
00412059	RETIREE	MEDICAL AFTER RETIREMENT	79.69
00412060	RETIREE	MEDICAL AFTER RETIREMENT	289.77
00412063	RETIREE	MEDICAL AFTER RETIREMENT	100.00



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00947808	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947812	RETIREE	MEDICAL AFTER RETIREMENT	709.38
00947814	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947817	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947822	RETIREE	MEDICAL AFTER RETIREMENT	76.69
00947827	RETIREE	MEDICAL AFTER RETIREMENT	552.38
00947830	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947833	RETIREE	MEDICAL AFTER RETIREMENT	197.69
00947834	RETIREE	MEDICAL AFTER RETIREMENT	552.38
00947835	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947838	RETIREE	MEDICAL AFTER RETIREMENT	552.38
00947843	RETIREE	MEDICAL AFTER RETIREMENT	354.69
00947846	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947849	RETIREE	MEDICAL AFTER RETIREMENT	79.69
00947852	RETIREE	MEDICAL AFTER RETIREMENT	79.69
00947855	RETIREE	MEDICAL AFTER RETIREMENT	79.69
00947858	RETIREE	MEDICAL AFTER RETIREMENT	552.38
00947859	RETIREE	MEDICAL AFTER RETIREMENT	552.38
00947860	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947861	RETIREE	MEDICAL AFTER RETIREMENT	552.38
00947868	RETIREE	MEDICAL AFTER RETIREMENT	709.38
00947869	RETIREE	MEDICAL AFTER RETIREMENT	79.69
00947870	RETIREE	MEDICAL AFTER RETIREMENT	132.11
00947871	RETIREE	MEDICAL AFTER RETIREMENT	110.00
00947872	RETIREE	MEDICAL AFTER RETIREMENT	552.38
00947876	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947877	RETIREE	MEDICAL AFTER RETIREMENT	79.69
00947887	RETIREE	MEDICAL AFTER RETIREMENT	79.69
00947888	RETIREE	MEDICAL AFTER RETIREMENT	79.69
00947892	RETIREE	MEDICAL AFTER RETIREMENT	79.69
00947898	RETIREE	MEDICAL AFTER RETIREMENT	79.69
00947903	RETIREE	MEDICAL AFTER RETIREMENT	197.69
00947904	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947905	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947907	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947908	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947915	RETIREE	MEDICAL AFTER RETIREMENT	79.69
00947921	RETIREE	MEDICAL AFTER RETIREMENT	197.69
00947925	RETIREE	MEDICAL AFTER RETIREMENT	709.38
00947926	RETIREE	MEDICAL AFTER RETIREMENT	79.69
00947928	RETIREE	MEDICAL AFTER RETIREMENT	42.00
00947932	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947936	RETIREE	MEDICAL AFTER RETIREMENT	79.69
00947938	RETIREE	MEDICAL AFTER RETIREMENT	79.69
00947942	RETIREE	MEDICAL AFTER RETIREMENT	79.69
00947947	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947950	RETIREE	MEDICAL AFTER RETIREMENT	79.69
00947955	RETIREE	MEDICAL AFTER RETIREMENT	79.69

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00947966	RETIREE	MEDICAL AFTER RETIREMENT	79.69
00947971	RETIREE	MEDICAL AFTER RETIREMENT	24.32
00947974	RETIREE	MEDICAL AFTER RETIREMENT	79.69
00947981	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947984	RETIREE	MEDICAL AFTER RETIREMENT	79.69
579	Post Retirement Medical-Mgmt Fund		
	Non Departmental		
00412035	RETIREE	MEDICAL AFTER RETIREMENT	79.69
00412037	RETIREE	MEDICAL AFTER RETIREMENT	1,476.00
00412038	RETIREE	MEDICAL AFTER RETIREMENT	856.90
00412042	RETIREE	MEDICAL AFTER RETIREMENT	79.69
00412045	RETIREE	MEDICAL AFTER RETIREMENT	79.69
00412049	RETIREE	MEDICAL AFTER RETIREMENT	397.82
00412051	RETIREE	MEDICAL AFTER RETIREMENT	81.52
00412055	RETIREE	MEDICAL AFTER RETIREMENT	432.38
00412061	RETIREE	MEDICAL AFTER RETIREMENT	445.66
00412062	RETIREE	MEDICAL AFTER RETIREMENT	2,498.67
00412064	RETIREE	MEDICAL AFTER RETIREMENT	552.38
00947813	RETIREE	MEDICAL AFTER RETIREMENT	316.68
00947820	RETIREE	MEDICAL AFTER RETIREMENT	552.38
00947821	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947824	RETIREE	MEDICAL AFTER RETIREMENT	552.38
00947826	RETIREE	MEDICAL AFTER RETIREMENT	167.79
00947828	RETIREE	MEDICAL AFTER RETIREMENT	137.69
00947829	RETIREE	MEDICAL AFTER RETIREMENT	2,498.67
00947836	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947840	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947842	RETIREE	MEDICAL AFTER RETIREMENT	92.00
00947844	RETIREE	MEDICAL AFTER RETIREMENT	856.90
00947847	RETIREE	MEDICAL AFTER RETIREMENT	683.04
00947848	RETIREE	MEDICAL AFTER RETIREMENT	209.01
00947850	RETIREE	MEDICAL AFTER RETIREMENT	451.37
00947851	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947853	RETIREE	MEDICAL AFTER RETIREMENT	432.38
00947854	RETIREE	MEDICAL AFTER RETIREMENT	79.69
00947865	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947866	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947867	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947873	RETIREE	MEDICAL AFTER RETIREMENT	473.38
00947874	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947875	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947882	RETIREE	MEDICAL AFTER RETIREMENT	263.02
00947883	RETIREE	MEDICAL AFTER RETIREMENT	400.00
00947885	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947889	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947890	RETIREE	MEDICAL AFTER RETIREMENT	236.69
00947891	RETIREE	MEDICAL AFTER RETIREMENT	2,498.67
00947897	RETIREE	MEDICAL AFTER RETIREMENT	316.38

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00947900	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947901	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947902	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947906	RETIREE	MEDICAL AFTER RETIREMENT	654.66
00947909	RETIREE	MEDICAL AFTER RETIREMENT	1,164.42
00947911	RETIREE	MEDICAL AFTER RETIREMENT	609.06
00947912	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947914	RETIREE	MEDICAL AFTER RETIREMENT	1,681.54
00947917	RETIREE	MEDICAL AFTER RETIREMENT	291.15
00947920	RETIREE	MEDICAL AFTER RETIREMENT	137.69
00947922	RETIREE	MEDICAL AFTER RETIREMENT	1,885.82
00947923	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947924	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947929	RETIREE	MEDICAL AFTER RETIREMENT	79.69
00947934	RETIREE	MEDICAL AFTER RETIREMENT	864.41
00947937	RETIREE	MEDICAL AFTER RETIREMENT	79.69
00947940	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947941	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947943	RETIREE	MEDICAL AFTER RETIREMENT	79.69
00947944	RETIREE	MEDICAL AFTER RETIREMENT	137.69
00947945	RETIREE	MEDICAL AFTER RETIREMENT	856.90
00947946	RETIREE	MEDICAL AFTER RETIREMENT	197.69
00947952	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947953	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947954	RETIREE	MEDICAL AFTER RETIREMENT	79.69
00947956	RETIREE	MEDICAL AFTER RETIREMENT	263.02
00947957	RETIREE	MEDICAL AFTER RETIREMENT	683.04
00947958	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947961	RETIREE	MEDICAL AFTER RETIREMENT	432.38
00947963	RETIREE	MEDICAL AFTER RETIREMENT	273.42
00947965	RETIREE	MEDICAL AFTER RETIREMENT	79.69
00947967	RETIREE	MEDICAL AFTER RETIREMENT	552.38
00947970	RETIREE	MEDICAL AFTER RETIREMENT	110.00
00947973	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947975	RETIREE	MEDICAL AFTER RETIREMENT	79.69
00947976	RETIREE	MEDICAL AFTER RETIREMENT	316.38
00947977	RETIREE	MEDICAL AFTER RETIREMENT	2,471.54
00947979	RETIREE	MEDICAL AFTER RETIREMENT	79.69
00947980	RETIREE	MEDICAL AFTER RETIREMENT	1,987.00
611	Water Fund		
	Non departmental		
00411936	BISHOP CO	TOOLS	150.05
00411966	FASTENAL CO	INDUSTRIAL SUPPLIES	529.96
00412018	SUNRISE ENVIRONMENTAL	SUPPLIES	623.61
00947801	GRAINGER INC	SUPPLIES	831.98
	Water Supervision		
00411906	SEAN FRYXELL	WATER REFUND CK REPLACEMENT	145.25
	Water Production		

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00411822	ANIMAL DAMAGE MANAGEMENT	PEST CONTROL	425.00
00411825	AVEVA SELECT CALIFORNIA	SOFTWARE RENEWAL	20,470.00
00411871	GUALCO GROUP INC, THE	GOVERNMENT RELATION SERVICES	4,002.10
00411901	REINHOLDT ENGINEERING CONSTR	TESTING SERVICES	495.00
00411916	WALTER BISHOP CONSULTING	PROFESSIONAL SERVICES	4,250.00
00411924	ALTA FENCE	FENCE REPAIR	650.00
00411925	AMAYA SOLUTIONS INC	CHEMICALS	15,144.80
00411929	ARAMARK UNIFORM SERVICES	SUPPLIES	108.34
00411940	BRENNTAG PACIFIC INC	CHEMICALS	1,066.34
00411953	CONTRA COSTA WATER DISTRICT	MAIN CANAL	946,814.96
00411974	HASA INC	CHEMICALS	29,599.81
00411975	HAWTHORN VENTURES LLC	UNIFORMS	829.50
00411977	HOME DEPOT, THE	TOOLS AND HARDWARE	124.55
00411987	LOWES COMPANIES INC	TOOLS	24.91
00411989	MARATHON POWER	UNINTERRUPTED POWER SUPPLIES	2,476.00
00411998	OCCUPATIONAL HEALTH CENTERS OF CA	PRE-EMPLOYMENT MEDICAL	871.00
00412027	UNIVAR SOLUTIONS USA INC	CHEMICALS	9,206.18
00412032	WILSON, DAVID	EXPENSE REIMBURSEMENT	120.00
00947797	CHEMTRADE CHEMICALS US LLC	CHEMICALS	15,296.02
Water Distribution			
00411813	ACCONTEMPS	TEMP HELP	798.40
00411821	AMS DOT NET INC	CABLING	127.32
00411834	C AND J FAVALORA TRUCKING INC	TRUCKING AND RECYCLING SERVICE	11,020.00
00411851	CRESCO EQUIPMENT RENTALS	EQUIPMENT RENTAL	4,136.20
00411878	ISINGS CULLIGAN	WATER SERVICES	42.15
00411919	ACCONTEMPS	TEMP HELP	802.29
00411943	C AND J FAVALORA TRUCKING INC	TRUCKING AND RECYCLING SERVICE	18,352.50
00411966	FASTENAL CO	INDUSTRIAL SUPPLIES	603.12
00411975	HAWTHORN VENTURES LLC	UNIFORMS	554.00
00411987	LOWES COMPANIES INC	PARTS	2,288.15
00411997	NA CA BACKFLOW PREVENTION ASSOC	BACKFLOW TRAINING CLASS	1,320.00
00412000	PACIFIC CREDIT SERVICES	COLLECTION FEES	68.67
00412008	ROBERTS AND BRUNE CO	MISCELLANEOUS WATER FITTINGS	354.74
00412026	ULINE	FACILITY SUPPLIES	299.18
00947792	INFOSEND INC	PRINT AND MAIL SERVICES	13,741.97
00947801	GRAINGER INC	SAFETY SUPPLIES	323.98
00947802	INFOSEND INC	PRINT AND MAIL SERVICES	2,231.04
Public Buildings & Facilities			
00411839	CDM SMITH INC	PROFESSIONAL SERVICES	157,012.21
00411855	CSI METRICS LLC	PROFESSIONAL SERVICES	22,017.76
00411873	HB CONSULTING GROUP INC	PROFESSIONAL SERVICES	21,185.00
00947786	CAROLLO ENGINEERS INC	ENGINEERING SERVICES	81,192.46
621 Sewer Fund			
Swr-Wastewater Administration			
00411813	ACCONTEMPS	TEMP HELP	798.40
00411818	ALTA FENCE	FENCE REPAIR	3,448.00
00411821	AMS DOT NET INC	CABLING	127.31
00411834	C AND J FAVALORA TRUCKING INC	TRUCKING AND RECYCLING SERVICE	11,020.00

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00411856	CWEA SFBS	CERTIFICATION FEES	108.00
00411878	ISINGS CULLIGAN	WATER SERVICE	42.15
00411885	MSA SAFETY INCORPORATED	MULTI-GAS DETECTORS	4,951.92
00411903	ROBERTS AND BRUNE CO	SUPPLIES	5,969.31
00411919	ACCONTEMPS	TEMP HELP	802.29
00411927	AMERICAN TEXTILE AND SUPPLY INC	SEWER CONTAINMENT SUPPLIES	377.54
00411943	C AND J FAVALORA TRUCKING INC	TRUCKING AND RECYCLING SERVICE	18,352.50
00411960	DKF SOLUTIONS GROUP LLC	PROFESSIONAL SERVICES	109.00
00411967	FIRE RISK MANAGEMENT SERVICES	INSURANCE PREMIUM	557.49
00411987	LOWES COMPANIES INC	TOOLS	623.49
00947792	INFOSEND INC	PRINT AND MAIL SERVICES	13,742.05
00947802	INFOSEND INC	PRINT AND MAIL SERVICES	2,231.04
631	Marina Fund		
	Marina Administration		
00411846	COMCAST	CONNECTION SERVICES	698.11
00411868	FURBER SAW INC	PARTS	172.24
00411924	ALTA FENCE	FENCE REPAIR	520.00
00411987	LOWES COMPANIES INC	SUPPLIES	232.27
00411999	OFFICE DEPOT INC	OFFICE SUPPLIES	63.86
00412022	TERRACARE ASSOCIATES	PARK MAINTENANCE	758.00
00947790	GRAINGER INC	SUPPLIES	138.42

CITY OF
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STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of April 9, 2024

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Dawn Merchant, Finance Director 

APPROVED BY: Brad Helfenberger, Acting Assistant City Manager

SUBJECT: Increase of Purchase Order with Tyler Technologies for Utility Billing

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution approving an increase to the purchase order with Tyler Technologies for \$150,000 in fiscal year 2024 and \$150,000 in fiscal year 2025 for utility billing services.

FISCAL IMPACT

The cost of utility billing services, which includes annual software hosting, billing, maintenance, and electronic payment transaction fees is included in the Water and Sewer Enterprise FY2023-25 adopted budgets.

DISCUSSION

The City of Antioch utilizes Incode Utility Billing Software provided by Tyler Technologies for its utility billing processes which includes software hosting fees, bill generation, maintenance fees and electronic payment transaction fees. In prior years, the City maintained separate purchase orders with Tyler Technologies based on each particular service under the City contract, of which many fell under the City Council threshold for approval. Beginning with fiscal year 2024, the City combined all utility billing related services under one purchase order for ease of tracking and reconciliation, however, the new combined total amount of all services provided was inadvertently excluded from the "Summary of Annual Recurring Purchase Orders and/or Contracts" detailed in the "Financial Summaries" section of the adopted FY2023-25 Budget; the amount listed and approved for the contract in FY2023/24 was \$180,000 and \$189,000 for FY2024/25 (refer to Attachment B, p. 2). In order to capture the entire cost of services, the fiscal year 2024 and fiscal year 2025 approved purchase orders need to be increased by \$150,000 in each fiscal year. The amount in each fiscal year is included in the adopted Water and Sewer Fund budgets.

ATTACHMENTS

- A. Resolution
- B. Financial Summaries Pages from Adopted FY2023-25 Budget

ATTACHMENT A

RESOLUTION NO. 2024/

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH APPROVING A PURCHASE ORDER INCREASE WITH TYLER TECHNOLOGIES IN THE AMOUNT OF \$150,000 IN FISCAL YEAR 2024 AND \$150,000 IN FISCAL YEAR 2025 FOR UTILITY BILLING SERVICES

WHEREAS, the City currently utilizes Incode Utility Billing Software provided by Tyler Technologies;

WHEREAS, the “Summary of Annual Recurring Purchase Orders and/or Contracts” approved in the adopted FY2023-25 budget included purchase order approval to Tyler Technologies/Incode in the amount of \$180,000 in 2023-24 and \$189,000 in 2024-25; and

WHEREAS, the amount of the approved purchase order in the FY2023-25 budget excluded certain fees included in the overall contract for utility billing services and the purchase order needs to be increased by \$150,000 in each fiscal year in order to represent the full contract cost and in order to pay the vendor.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch hereby approves an increase to the purchase order with Tyler Technologies in the amount of \$150,000 in fiscal year 2024 and \$150,000 in fiscal year 2025 for utility billing services.

* * * * *

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 9th day of April 2024, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

**ELIZABETH HOUSEHOLDER
CITY CLERK OF THE CITY OF ANTIOCH**

ANTIOCH

2023-25 OPERATING BUDGET

FINANCIAL SUMMARIES

Summary of Annual Recurring Purchase Orders and/or Contracts

Vendor	2023-24 Budgeted Amount	2024-25 Budgeted Amount	Product/Service Description	Fund
Antioch Auto Parts	\$65,000	\$65,000	Vehicle parts	Vehicle Fund
Arrowhead Tow	60,000	60,000	Towing & evidence vehicle storage on as needed basis	General Fund
Badger Meter	1,500,000	1,500,000	Sole source for water meter and parts	Water Fund
Chaplin & Hill	60,000	60,000	Outside investigator – Police Department	General Fund
Contra Costa County	170,000	170,000	CAL-ID, City of Antioch portion	General Fund
Contra Costa County	260,000	260,000	Lab testing for Police Department	General Fund
Contra Costa County-Public Works	375,000	375,000	Traffic Signal Maintenance	General Fund
County Asphalt	79,000	79,000	Secondary asphalt & rock supplier	Various
Delta Diablo	124,000	124,000	Hazardous waste collection & disposal	Sewer/Solid Waste
East Bay Hills Vet Hospital	80,000	80,000	Emergency veterinary services	Animal Control Fund
Honeywell International	75,000	75,000	Additional HVAC repairs on as needed basis	Various
Mark 43	187,693	0	CAD/RMS (anticipated transition to new provider in FY24)	General Fund
SP Plus Corporation	260,000	260,000	Parking Enforcement	General Fund
Grainger	100,000	100,000	Various Public Works goods & supplies	Various
Jack Doheny Supplies	65,000	65,000	Sole source supplier for CCTV Truck	Water/Sewer
Office Depot	100,000	100,000	Office Supplies	Various
PFM	140,000	145,000	Investment Advisor	General Fund
San Diego Police Equipment	75,000	75,000	Various police equipment on as needed basis	General Fund
East Bay Regional Communications System Authority	200,000	200,000	EBRCS upgrade radio software encryption/installation and maintenance	General Fund
DKF Solutions	75,000	75,000	Training for City employees	Sewer
Central Square Inc/OneSolution	293,486	308,161	ASP (Hosting) service for financial software	General Fund
Granite	100,000	100,000	Sole source EZ asphalt bulk delivery	Various

ATTACHMENT B, P1

ANTIOCH

2023-25 OPERATING BUDGET

FINANCIAL SUMMARIES

Vendor	2023-24 Budgeted Amount	2024-25 Budgeted Amount	Product/Service Description	Fund
NTU Technologies	\$50,000	\$50,000	Proprietary chemical for water treatment	Water
Polydyne Inc	50,000	50,000	Proprietary chemical for water treatment	Water
ICR Electrical	50,000	50,000	Backup and emergency electrical support to WTP	Water
Alta Fence	50,000	50,000	Provide emergency repair for WTP facilities	Water
Delta Fence	50,000	50,000	Provide emergency repair for WTP facilities	Water
Cummins West	50,000	50,000	Provide emergency repair service for backup generators	Water
Koffler Pump	50,000	50,000	Provide emergency repair service for backup generators	Water
Antioch Building Materials	300,000	300,000	Local source of asphalt material	Various
SiteOne Landscape	250,000	250,000	Sole source irrigation controllers	Various
Interstate Sales	50,000	50,000	Thermoplastic for street maintenance	General Fund
Borges & Mahoney	50,000	50,000	Instrumentation	Water
Peterson Tractor	50,000	50,000	General maintenance and equipment rentals	Various
Watersavers Irrigation	100,000	100,000	Irrigation parts	Various
Amazon Business Solutions	50,000	50,000	Office supplies	Various
Tyler Technologies/Incode	180,000	189,000	Utility billing software – hosting and transaction fees	Water/Sewer
Tyler Technologies/ELP	190,000	190,000	Energov/ELP Community Development permitting software	General Fund
Data Ticket Inc.	50,000	50,000	Citation processing, collections and hearing correspondence	General Fund
Lowe's	75,000	75,000	Materials and supplies on as needed basis	Various
Axon/Evidence.com	251,423	251,423	BWC and digital evidence storage	General Fund
EAN/Enterprise	100,000	100,000	Undercover vehicles, training vehicle rentals and temp vehicles	General Fund
Giordano Consulting	50,000	50,000	Outside investigator – Police Department	General Fund
MWI Veterinary Supply	75,000	75,000	Veterinary supplies	Animal Control Fund
Peregrine Technologies	92,250	200,000	Analysis platform, E-File DA	General Fund
Public Safety Family Counseling	75,000	75,000	Psychological services & support	General Fund
Serological Institute	75,000	75,000	DNA analysis	General Fund
ShotSpotter	280,000	280,000	Gunshot detection	General Fund


ATTACHMENT B, P2


CITY OF
ANTIOCH
CALIFORNIA

STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of April 9, 2024

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Mitchell Loving, Junior Engineer 

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

SUBJECT: First Amendment to the Construction Agreement with American Pavement Systems, Inc. for the Antioch Cape Seal Project 2023; P.W. 328-13

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution:

1. Approving the first amendment to increase the construction agreement with American Pavement Systems, Inc. for the Antioch Cape Seal Project 2023 in the amount of \$47,810.10 for a total contract amount of \$2,209,566.17; and
2. Authorizing the Acting City Manager to execute the amendment in a form approved by the City Attorney.

FISCAL IMPACT

Adoption of this resolution will increase the construction agreement with American Pavement Systems, Inc. for the Antioch Cape Seal Project 2023 ("Project") in the amount of \$47,810.10 for a total contract amount of \$2,209,566.17. Funding for this action is included within the Measure J fund budget.

DISCUSSION

On March 14, 2023, the City Council awarded a contract to American Pavement Systems, Inc. in the amount of \$2,161,756.07 to install a cape seal surface treatment that consisted of a rubberized chip seal overlain by an application of micro-surfacing, over the full width of various streets throughout the City. Additional work performed included street surface preparation, removal and replacement of pavement markings and markers and traffic control.

Staff recommends the approval of this first amendment to the agreement for the application of additional micro-surfacing required over adjacent areas outside the limits of work to ensure a seamless transition from existing to new asphalt.

ATTACHMENTS

A. Resolution

ATTACHMENT "A"

RESOLUTION NO. 2024/**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE THE FIRST
AMENDMENT TO THE AGREEMENT WITH AMERICAN PAVEMENT SYSTEMS,
INC. FOR THE ANTIOCH CAPE SEAL PROJECT 2023
PW 328-13

WHEREAS, on June 13, 2023, the City Council adopted the 5 Year Capital Improvement Program 2023-2028, which included funding for the Antioch Cape Seal Project 2023 ("Project");

WHEREAS, the Project was published and advertised in the East County Times on January 17, 2023 and January 19, 2023, and a Notice to Contractors was sent to the construction trade journals;

WHEREAS, the Project bids were publicly opened and read on February 21, 2023, and one (1) bid was received;

WHEREAS, the lowest responsive and responsible bidder was submitted by American Pavement Systems, Inc. of Modesto;

WHEREAS, on March 14, 2023, the City Council awarded a contract to American Pavement Systems, Inc. in the amount of \$2,161,756.07; and

WHEREAS, the City Council has considered authorizing the Acting City Manager to execute the first amendment to the Agreement with American Pavement Systems, Inc. for this Project in the amount of \$47,810.10 for a total contract amount of \$2,209,566.17.

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

1. Approves the first amendment to the construction agreement with American Pavement Systems, Inc. for the Antioch Cape Seal Project 2023 in the amount of \$47,810.10 for a total contract amount of \$2,209,566.17; and
2. Authorizes the Acting City Manager to execute the amendment in a form approved by the City Attorney.

* * * * *

AI

RESOLUTION NO. 2024/**

April 9, 2024

Page 2

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 9th day of April 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

**ELIZABETH HOUSEHOLDER
CITY CLERK OF THE CITY OF ANTIOCH**

A2


CITY OF
ANTIOCH
CALIFORNIA

STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of April 9, 2024

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Shaun Connelly, Water Distribution Superintendent

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

SUBJECT: Resolution to Approve an Increase to the Purchase Order for Grainger and Increase the amount on the Recurring Purchase Order List

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution:

1. Approving an increase to the FY 2023/24 purchase order with Grainger Inc. in the amount of \$50,000 for a total amount not to exceed \$150,000;
2. Approving an increase to the annual recurring purchase order in the amount of \$50,000 not to exceed \$150,000; and
3. Authorizing the Acting City Manager to execute the increase to the purchase order.

FISCAL IMPACT

Adoption of this resolution will increase the purchase order for Grainger Inc. in the amount of \$50,000 for a total of \$150,000. Sufficient funding for this increase is included in the 2023-25 adopted budget throughout various funds that utilize this vendor.

DISCUSSION

Various departments utilize Grainger Inc. on an as-needed and emergency basis to procure supplies and materials necessary to perform essential activities. Staff is requesting an amendment to the existing purchase order to continue to purchase necessary items and tools to complete work throughout the City. Grainger maintains a local Concord branch and is convenient and accessible to City staff. Grainger provides items such as batteries for lights for night work, tools (chain saws, chains, wrenches, sockets), safety equipment (leather/nitrile gloves, face shields, safety vests & glasses, first aid replacement items), apparel (rain jackets and pants, rubber boots), and vehicle repair equipment to include vehicle 2-way radios and keyed tool boxes. As the fleet increases, larger boxes need to be installed and for older vehicles the boxes need to be replaced due to wear and tear.

ATTACHMENTS

A. Resolution

ATTACHMENT "A"

RESOLUTION NO. 2024/xxx

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
APPROVING AN INCREASE TO THE PURCHASE ORDER WITH GRAINGER INC.
AND APPROVING AN INCREASE TO THE ANNUAL RECURRING PURCHASE
ORDER LIST**

WHEREAS, various City departments utilize Grainger on an as-needed and emergency basis to acquire supplies and materials necessary to perform essential activities;

WHEREAS, the City Council has considered increasing the purchase order for Grainger Inc. in the amount of \$50,000 for a total amount of \$150,000; and

WHEREAS, the City Council has considered increasing the amount of the annual recurring purchase order list for Grainger Inc. in the amount of \$50,000 for a total amount of \$150,000.

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

1. Approves an increase to the FY 2023/24 purchase order with Grainger Inc. in the amount of \$50,000 for a total amount not to exceed \$150,000;
2. Approves an increase to the annual recurring purchase order in the amount of \$50,000 not to exceed \$150,000; and
3. Authorizes and the Acting City Manager to execute the increase to the purchase order.

* * * * *

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 9th day of April 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

**ELIZABETH HOUSEHOLDER
CITY CLERK OF THE CITY OF ANTIOCH**


CITY OF
ANTIOCH
CALIFORNIA

STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of April 9, 2024

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Jason Bonilla, Operations Supervisor

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

SUBJECT: Second Amendment to the Maintenance Services Agreement with Lee's Building Maintenance Company for Citywide Janitorial Services

RECOMMENDED ACTION

It is recommended that the City Council adopt a resolution:

1. Approving a second amendment to the maintenance services agreement with Lee's Building Maintenance Company for citywide janitorial services in the amount of \$50,000 for a total contract amount of \$708,180; and
2. Authorizing the Acting City Manager to execute the second amendment to the agreement with Lee's Building Maintenance Company in a form approved by the City Attorney.

FISCAL IMPACT

Adoption of this resolution will increase the maintenance services agreement with Lee's Building Maintenance Company for citywide janitorial services in the amount of \$50,000 for a total contract amount of \$708,180. Funding for this action is included in the various fiscal year 2023/24 Operating Budgets within the General Fund.

DISCUSSION

On June 26, 2019, the City Council awarded a contract to Lee's Building Maintenance Company for citywide janitorial services. On July 24, 2019, the City Council approved the first amendment to the agreement with Lee's Building Maintenance Company. This included additional window and restroom cleaning services for City Hall, Antioch Police Department, and Public Works Maintenance Service Center.

This second amendment to the agreement will provide funding for extra janitorial services that were identified by staff and implemented by Lee's Building Maintenance Company at the following locations: Police Department, City Hall, Public Safety and Community Resources offices, as well as disinfection of offices as requested throughout the City's

facilities. Staff recommends the approval of this second amendment to Lee's Building Maintenance Company to continue these extra services through the remaining term of the contract, to June 30, 2024.

ATTACHMENTS

A. Resolution

Exhibit 1. Lee's Building Maintenance Company Second Amendment

Exhibit 2. Lee's Building Maintenance Company Maintenance Services Agreement

ATTACHMENT "A"

RESOLUTION NO. 2024/xxx

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
APPROVING A SECOND AMENDMENT TO THE AGREEMENT WITH LEE'S
BUILDING MAINTENANCE COMPANY FOR CITYWIDE JANITORIAL SERVICES
AND INCREASING THE CONTRACT AMOUNT BY \$50,000 FOR A TOTAL AMOUNT
NOT EXCEED \$708,180 AND AUTHORIZING THE ACTING CITY MANAGER TO
EXECUTE THE AGREEMENT**

WHEREAS, on June 26, 2019, the City Council awarded a contract to Lee's Building Maintenance Company for citywide janitorial services;

WHEREAS, on July 24, 2019, the City Council approved the first amendment to the agreement with Lee's Building Maintenance Company, which included additional window and restroom cleaning services for City Hall, Antioch Police Department, and Public Works Maintenance Center;

WHEREAS, this second amendment to the agreement will provide funding for citywide janitorial services at the City Hall, the Police Department, and Public Safety and Community Resources Department as well as disinfection of offices upon request throughout the City's facilities;

WHEREAS, staff recommends the approval of this second amendment to Lee's Building Maintenance Company service agreement to continue these citywide services through the remaining term of the contract until June 30, 2024; and

WHEREAS, the City Council has considered authorizing a second amendment to increase the maintenance services agreement with Lee's Building Maintenance Company for citywide janitorial services in the amount of \$50,000 for a total contract amount not to exceed \$708,180.

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

1. Approves a second amendment to the maintenance services agreement with Lee's Building Maintenance Company for citywide janitorial services in the amount of \$50,000.00 for a total contract amount of \$708,180.00; and
2. Authorizes the Acting City Manager to execute the second amendment to the agreement with Lee's Building Maintenance Company in a form approved by the City Attorney.

* * * * *

RESOLUTION NO. 2024/***

April 9, 2024

Page 2

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 9th day of April 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

**ELIZABETH HOUSEHOLDER
CITY CLERK OF THE CITY OF ANTIOCH**

EXHIBIT "1"

**AMENDMENT NO. 2 TO THE
MAINTENANCE SERVICES AGREEMENT FOR
JANITORIAL SERVICES RFP NO. 910-0529-19A**

THIS SECOND AMENDMENT TO THE AGREEMENT FOR JANITORIAL SERVICES RFP NO. 910-0529-24A is entered into as of this 9th day of April 2024, by and between the CITY OF ANTIOCH, a municipal corporation with its principal place of business at 200 H Street, Antioch California 94509 ("**City**") and Lee's Building Maintenance Company ("**Contractor**"), with its principal place of business at PO Box 2542, Martinez, CA 94553.

R E C I T A L S

WHEREAS, on June 26, 2019, the City and Contractor entered into a Maintenance Services Agreement for janitorial services ("Agreement") in the amount not to exceed \$558,180;

WHEREAS, on June 24, 2019, the City and Contractor entered into the first amendment to expand the scope of the Agreement to include daily cleaning services to new locations at City Hall and Council Chambers for an additional \$7,200 per year, and to include annual window washing services at City Hall and Council Chambers, Public Works, and Police and Animal Services for \$8,450 per year; the total compensation for the Agreement was increased to \$658,100.00; and

WHEREAS, on April 9, 2024, the City Council has considered a second amendment with Contractor increasing the total compensation of the Agreement in the amount of \$50,000 for a total amount not to exceed \$708,180, to provide monthly maintenance services and additional sanitization services for the remainder of the contract term.

NOW, THEREFORE, THE PARTIES DO MUTUALLY AGREE AS FOLLOWS:

1. 1 "Services to be Performed" shall be amended to read as follows:

"1. Services to be Performed. The work will consist of providing Janitorial Service Bid No. 910-0529-19A services for the City of Antioch described further in Exhibit A and B, Exhibit A to Amendment No. 1 and Exhibit A to Amendment No. 2 which is hereby attached and incorporated by reference into this Agreement."

2. Section 2 "Compensation" shall be amended to read as follows:

"2. Compensation. The total compensation shall not exceed \$708,180, with the details set forth in Exhibit A and B, Exhibit A to Amendment No. 1 and Exhibit A to Amendment No. 2 which is hereby attached and incorporated by reference into this Agreement."

All other terms and conditions of the Agreement shall remain in full force and effect.

**SIGNATURE PAGE FOR
AMENDMENT NO. 2 TO THE
MAINTENANCE SERVICES AGREEMENT FOR
JANITORIAL SERVICES RFP NO. 910-0529-19A**

CITY OF ANTIOCH

LEE'S BUILDING MAINTENANCE COMPANY

By: _____
Kwame P. Reed
Acting City Manager

By: _____
Josh Sparks, Owner

ATTEST:

Elizabeth Householder,
City Clerk of the City of Antioch

APPROVED AS TO FORM:

Thomas Lloyd Smith
City Attorney

MAINTENANCE AND TRADE SERVICES AGREEMENT
JANITORIAL SERVICE BID NO. 910-0529-19A

THIS AGREEMENT is made and entered into this **26TH DAY OF JUNE, 2019** between **LEE'S BUILDING MAINTENANCE COMPANY** ("Contractor"), whose address is **PO BOX 2542, MARTINEZ, CA 94553** and telephone number is **925-584-0874** and the **CITY OF ANTIOCH**, a municipal corporation ("City").

RECITALS

A. Contractor is qualified and experienced in providing services for the purposes specified in this Agreement.

B. City finds it necessary and advisable to obtain these services from Contractor for the purposes provided in this Agreement.

NOW THEREFORE, in consideration of the mutual covenants and conditions in this Agreement, City and Contractor agree as follows:

1. **Services to be Performed.** The work will consist of providing **JANITORIAL SERVICE BID NO. 910-0529-19A** services for the City of Antioch as described further in Exhibit A, Scope of Work, which is hereby attached and incorporated by reference into this Agreement.
2. **Compensation.** The total compensation under this Agreement shall not exceed **\$558,180.00**, with the details set forth in Exhibit A, and Exhibit B (Contractor's bid submittal) which is hereby attached and incorporated by reference into this Agreement.
3. **Term.** The term of this Agreement will expire on **June 30, 2024**.
4. **Method of Payment.** Payment shall be made within thirty (30) days of receipt of Contractor's invoice and approval by City. Delivery of any goods shall not constitute acceptance of any goods.
5. **Indemnification.** Contractor shall indemnify, save and hold harmless from and defend the City, its officers, agents and employees, against any and all claims, costs, demands, causes of action, suits, losses, expense or liability arising from, or alleged to have arisen, from any acts or omissions of Contractor, its agents, sub-contractors, officials or employees, in connection with the execution of the work covered by this Agreement, as it may be amended, except for the sole negligence or willful misconduct of City. This indemnification includes any claim that the materials or equipment provided under this Agreement, or any tool, article or process used in manufacture of such tools or equipment, constitutes an infringement of any patent issued by the United States. This entire indemnification provision shall survive termination or cancellation of this Agreement.

6. Insurance. During the term of this Agreement, Contractor shall maintain insurance from insurers that have an AM Best rating of no less than A:VII at Contractor's own cost and expense and such insurance coverage shall consist of insurance coverage against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work under this Agreement and the results of that work by the Contractor, its agents, representatives, employees or subcontractors including the following:

a. Commercial General Liability ("CGL"). Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than **\$2,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

b. Railroad Protective Liability. If Contractor's services include work within fifty (50) feet of a railroad right of way, the Contractor shall have removed any exclusion on their liability policy limiting coverage for work near a railroad, or shall provide a Railroad Protective Liability policy in favor of the City. Limits for such coverage shall be no less than **\$5,000,000**.

c. Automobile Liability Insurance. ISO Form Number CA 00 01 covering any auto (Code 1), or if Contractor has no owned autos, hired, (Code 8) and non-owned autos (Code 9), with limit no less than **\$1,000,000** per accident for bodily injury and property damage.

d. Workers' Compensation Insurance. As required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than **\$1,000,000** per accident for bodily injury or disease.

For services deemed public works, by signing this agreement, Contractor is certifying, pursuant to Section 1861 of the California Labor Code, that: "I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of the work of this Contract."

e. Other Insurance Provisions. The insurance policies are to contain, or be endorsed to contain, the following provisions:

i. Additional Insured Status. The City, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance (at least as broad as ISO Form CG 20 10 11 85

or if not available, through the addition of both CG 20 10 and CG 20 37 if a later edition is used).

ii. *Primary Coverage.* For any claims related to this contract, the Contractor's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.

iii. *Notice of Cancellation.* Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the City.

iv. *Waiver of Subrogation.* Contractor hereby grants to City a waiver of any right to subrogation which any insurer of said Contractor may acquire against the City by virtue of the payment of any loss under such insurance. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

v. *Deductibles and Self-Insured Retentions.* Any deductibles or self-insured retentions must be declared to and approved by the City. The City may require the Contractor to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.

f. Certificate of Insurance and Endorsements. Contractor shall furnish the City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor's obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

g. Subcontractors. Contractor shall include all subcontractors as insured under Contractor's policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated in this Agreement, including but not limited to naming additional insureds.

h. Higher limits. If the contractor maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

7. Independent Contractor. At all times during the term of this Agreement, Contractor shall be an independent contractor and shall not be an employee of City. City

shall have the right to control Contractor only insofar as the results of Contractor's services rendered pursuant to this Agreement and other requirements set forth in the bid or contract documents; otherwise City shall not have the right to control the manner or means by which Contractor accomplishes services rendered pursuant to this Agreement. Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, Contractor and any of its employees, agents, and subcontractors providing services under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any and all claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in the California Public Employees Retirement System ("PERS") as an employee of City and entitlement to any contribution to be paid by City for employer contributions and/or employee contributions for PERS benefits.

8. **Warranty Against Defects.** Contractor warrants all work done and goods provided under this Agreement shall: (a) meet all conditions of the Agreement; (b) shall be free from all defects in design, material and workmanship; and (c) shall be fit for the purposes intended. If any defects occur within twelve (12) months following acceptance or any longer period of time provided by Contractor's standard warranty, Contractor shall be solely responsible for the correction of those defects.

9. **Labor Code Prevailing Wage.** To the extent applicable, Contractor shall comply with the requirements of the California Labor Code including but not limited to hours of labor, nondiscrimination, payroll records, apprentices, workers' compensation and prevailing wages.

No less than the general prevailing rate of per diem wages, and not less than the general prevailing rate of per diem wages for holidays and overtime work, for each craft, classification or type of worker needed to execute the work under this Agreement shall be paid to all workers, laborers and mechanics employed in the execution of the work by the Contractor or any subcontractor doing or contracting to do any part of the work. The appropriate determination of the Director of the California Department of Industrial Relations shall be filed with, and available for inspection, at the City offices. Contractor shall post, at each job site, a copy of the prevailing rate of per diem wages. The Contractor shall forfeit fifty dollars (\$50.00) for each calendar day or portion thereof for each worker paid less than the stipulated prevailing rates for any public work done under the Agreement by it or by any subcontractor under Contractor.

10. **Notices.** This Agreement shall be administered by Jon Blank, Public Works Director/City Engineer ("**Contract Administrator**").

Any formal written notice to Contractor shall be sent to:

Lee's Building Maintenance Company
PO Box 2542
Martinez, CA 94553

Any formal written notice to City shall be sent to:

**City Manager
City of Antioch
P. O. Box 5007
Antioch, CA 94531-5007**

11. **Miscellaneous Provisions.**

a. City may terminate this Agreement at any time by mailing a notice to Contractor. Contractor shall be paid for that portion of goods accepted and/or work completed when notice is received. Contractor may not terminate this Agreement.

b. Contractor shall not assign or transfer this Agreement.

c. If either City or Contractor waive a breach of this Agreement, such waiver shall not constitute a waiver of other or succeeding breaches of this Agreement.

d. This Agreement constitutes the entire understanding of the parties.

e. This Agreement may only be modified by a writing signed by the authorized representative of both parties.

f. Contractor covenants that it has obtained all certificates, licenses, including a City Business License, permits or the like required by any federal, state or local regulatory agency in order to perform the work under this Agreement.

g. Contractor shall comply with all federal, state and local laws, regulations and rules, including but not limited to applicable safety and environmental laws.

h. Contractor shall bear full and exclusive responsibility for any release of hazardous or non-hazardous substances and disposal of hazardous wastes.

i. The Contractor will permit the City to audit, examine and make copies of all contracts, invoices, payrolls and other documents or data relating to this Agreement. Such records shall be maintained for three years from the date of final payment under this Agreement.

j. This Agreement shall be governed by the laws of the State of California, with venue for any action under this Agreement in Contra Costa County, California.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the date and year first above written.

CITY OF ANTIOCH:

By: 
Rowland E. Bernal, Jr., City Manager

CONTRACTOR:

By: 
Title: owner

By: _____

Title: _____

(Second signature required if a corporation)

ATTEST:


Arne Simonsen, CMC, City Clerk of City of Antioch

APPROVED AS TO FORM:


Thomas Lloyd Smith, City Attorney

<u>JANITORIAL SERVICE PER FACILITY</u>	<u>Monthly Charge 7/1/19 - 6/30/20</u>	<u>Monthly Charge 7/1/20 - 6/30/21</u>	<u>Monthly Charge 7/1/21 - 6/30/22</u>	<u>Monthly Charge 7/1/22 - 6/30/23</u>	<u>Monthly Charge 7/1/23 - 6/30/24</u>	<u>5 Year Totals</u>
City Hall & Council Chambers 1:	<u>2,000.00</u>	<u>2,100.00</u>	<u>2,200.00</u>	<u>2,300.00</u>	<u>2,400.00</u>	<u>11,000.00</u>
Senior Center 2:	<u>1.00</u>	<u>2.00</u>	<u>3.00</u>	<u>4.00</u>	<u>5.00</u>	<u>15.00</u>
Nick Rodriguez Center 3:	<u>500.00</u>	<u>500.00</u>	<u>500.00</u>	<u>500.00</u>	<u>500.00</u>	<u>2,500.00</u>
Marina & Restrooms 4:	<u>1,300.00</u>	<u>1,300.00</u>	<u>1,300.00</u>	<u>1,300.00</u>	<u>1,300.00</u>	<u>6,500.00</u>
Police & Animal Services 5:	<u>3,400.00</u>	<u>3,500.00</u>	<u>3,600.00</u>	<u>3,700.00</u>	<u>3,800.00</u>	<u>18,000.00</u>
Public Works 6:	<u>900.00</u>	<u>900.00</u>	<u>900.00</u>	<u>900.00</u>	<u>900.00</u>	<u>4,500.00</u>
Water Treatment Plant 7:	<u>200.00</u>	<u>250.00</u>	<u>300.00</u>	<u>350.00</u>	<u>400.00</u>	<u>1,500.00</u>
Antioch Water Park 8:	<u>500.00</u>	<u>500.00</u>	<u>500.00</u>	<u>500.00</u>	<u>500.00</u>	<u>2,500.00</u>
TOTAL MONTHLY COST:	<u>8,801.00</u>	<u>9,052.00</u>	<u>9,303.00</u>	<u>9,554.00</u>	<u>9,805.00</u>	
TOTAL ANNUAL COST:	<u>105,612.00</u>	<u>108,624.00</u>	<u>111,636.00</u>	<u>114,648.00</u>	<u>117,660.00</u>	<u>558,180.00</u>
<u>EXTRA SERVICES</u>						
Hourly Rate; Emergency Call Out:	<u>50.00/per hour</u>	<u>50.00/per hour</u>	<u>50.00/per hour</u>	<u>50.00/per hour</u>	<u>50.00/per hour</u>	
Hourly Rate, Scheduled Extra Work:	<u>30.00/per hour</u>	<u>30.00/per hour</u>	<u>30.00/per hour</u>	<u>30.00/per hour</u>	<u>30.00/per hour</u>	
<u>CITY HALL & COUNCIL CHAMBERS</u>						
All Interior Windows on Exterior Walls:	<u>750.00</u>	<u>750.00</u>	<u>750.00</u>	<u>750.00</u>	<u>750.00</u>	<u>3,750.00</u>
All Exterior Windows:	<u>1,700.00</u>	<u>1,800.00</u>	<u>1,900.00</u>	<u>2,000.00</u>	<u>2,100.00</u>	<u>9,500.00</u>
<u>POLICE DEPARTMENT</u>						
All Interior Windows on Exterior Walls:	<u>900.00</u>	<u>900.00</u>	<u>900.00</u>	<u>900.00</u>	<u>900.00</u>	<u>4,500.00</u>
All Exterior Windows:	<u>4000.00</u>	<u>4000.00</u>	<u>4000.00</u>	<u>4000.00</u>	<u>4000.00</u>	<u>20,000.00</u>
<u>PUBLIC WORKS</u>						
All Interior Windows on Exterior Walls:	<u>400.00</u>	<u>400.00</u>	<u>400.00</u>	<u>400.00</u>	<u>400.00</u>	<u>2,000.00</u>
All Exterior Windows:	<u>700.00</u>	<u>700.00</u>	<u>700.00</u>	<u>700.00</u>	<u>700.00</u>	<u>3,500.00</u>
<u>TERMS OR CASH DISCOUNT</u>	<u>2% net 10</u>					

STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of April 9, 2024

TO: Honorable Mayor and Members of the City Council

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

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

SUBJECT: Leung Preliminary Development Plan

RECOMMENDED ACTION

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

FISCAL IMPACT

The development of the Leung Project will be fully funded by the applicant, Richland Communities. The City will incur no costs in the development.

DISCUSSION

Request

The applicant, Kyle Masters, Richland Communities, requests Preliminary Development Plan review of a proposal to construct a 435-unit residential development over a 160-acre vacant project site (APNs 057-041-013, 057-041-015, 057-041-016). The proposed project includes the development of 50 conventional single family detached units, 385 clustered single family detached residential units, and 159 row townhomes. The project also includes a recreation center, two neighborhood parks, and walking trails. Primary site access would be from Sand Creek Road. The applicant's project description is provided as Attachment A.

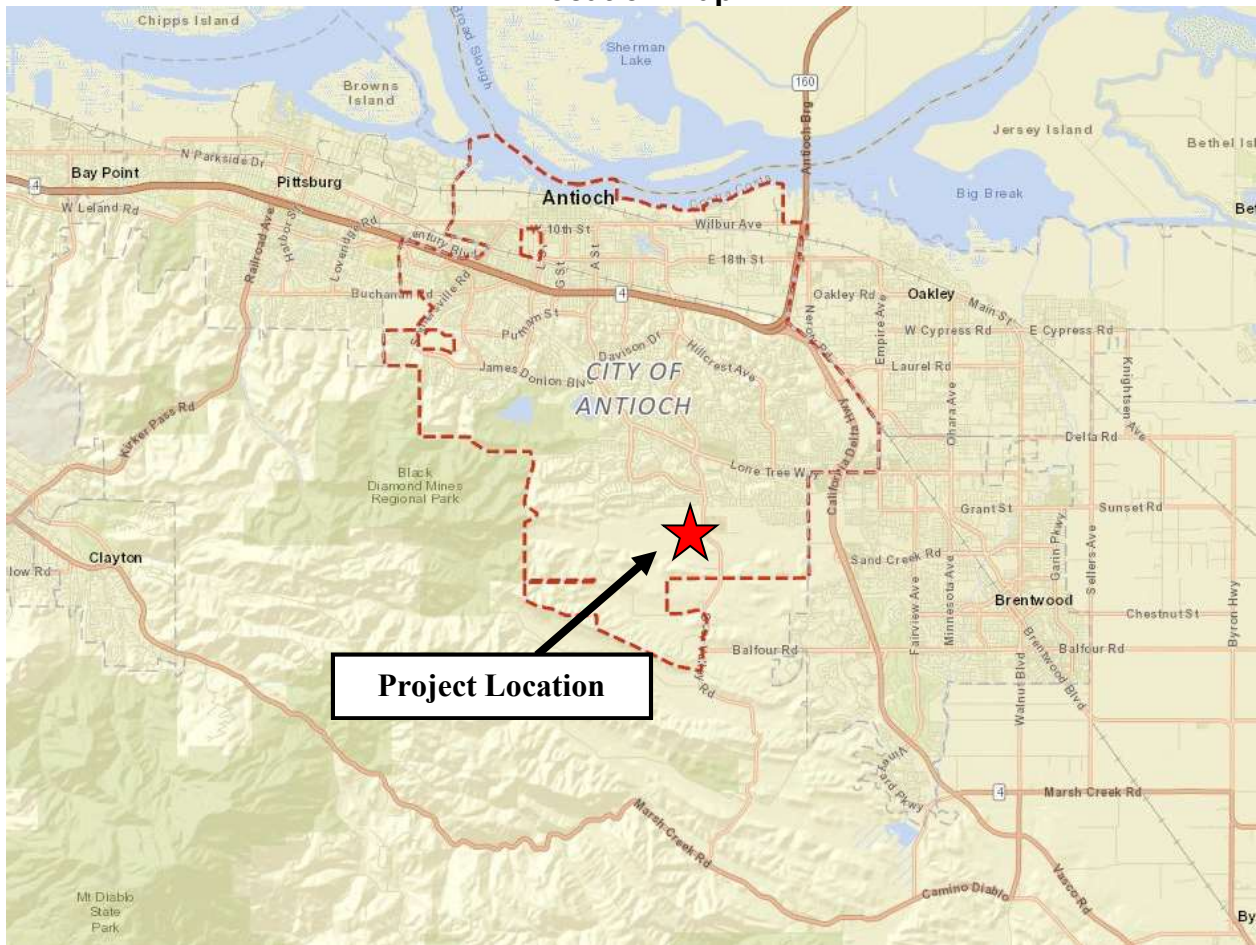
Environmental

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).

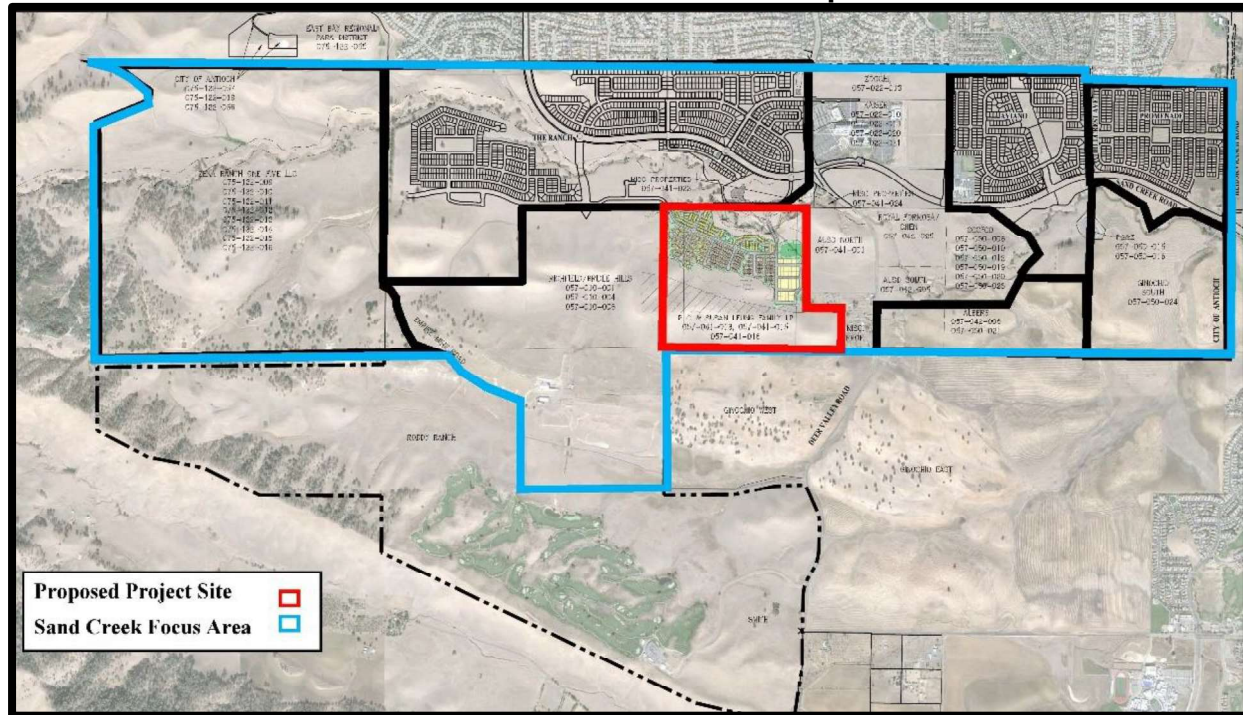
Background

The 160-acre vacant project site located within the 2,700-acre Sand Creek Focus Area formerly known as FUA-1 located in the southern portion of the City of Antioch on the south side of Sand Creek and to the east of Deer Valley Road. The Sand Creek Focus Area of the General Plan contains lands designated by the Antioch General Plan for open space, residential, commercial, and mixed-use development. Per the City's General Plan, the site is designated Estate and Executive Residential/Open Space. The site is zoned Study Area (S).

Location Map



Sand Creek Focus Area Map



Residential developments within the Sand Creek Focus Area are intended to be a range of housing types, including upper income estate housing, golf course-oriented age-restricted housing for seniors, suburban single-family detached housing for families or for seniors, and multifamily development. The applicant would be requesting a General Plan land use amendment to Low Density Residential (LDR), Medium Low Density Residential (MLDR), Medium Density Residential (MDR), and rezone to Planned Development (PD). It should be noted that the City of Antioch has approved previous General Plan Amendments for individual projects located within the Sand Creek Focus Area.

The Promenade/Vineyards at Sand Creek project to the east contains small residential lot sizes that was accomplished through a General Plan Amendment applying the MLDR designation, which as well as the Aviano project included a General Plan Amendment to allow the lots to be market rate single family housing rather than senior housing. The Creekside Vineyards project included the approval of a General Plan text amendment to the Sand Creek Focus Area of the General Plan to allow single family units on small lots that are not age restricted.

The Albers Ranch project also includes a proposed General Plan Amendment to the land use map for the Sand Creek Focus Area of the General Plan to change the portion of that site currently designated Hillside, Estate and Executive Residential/Open Space to Medium Low Density Residential/Open Space. In addition, the Albers Ranch project also includes a proposed General Plan Amendment to the text of the Sand Creek Focus Area of the General Plan to add a sub area to the Sand Creek Focus Area called the Albers

Ranch Sub Area. The Albers Ranch Sub Area only affects the Albers Project site and not the Leung Project. An Environmental Impact Report (EIR) has been prepared for the Albers Ranch Project and may be before the Planning Commission and City Council this year.

Furthermore, The Ranch project located directly north of this proposed project created a Limited Development Area and a Restricted Development Area and had extensive text amendments to the Sand Creek Focus Area of the General Plan to reflect the elimination of the golf course and a General Plan Amendment to the Land Use Map to change the land use designations of that project site to LDR, MLDR, Mixed Use, Public/Quasi Public, and Open Space. The Circulation Element of the General Plan was also amended to shift the proposed alignment of Dallas Ranch Road and its connection to Sand Creek Road north of Sand Creek.

The requested General Plan Amendment to LDR, MLDR, and MDR as part of this proposed project would result in similar densities as the other approved projects.

The proposed project application was submitted to the City in January 2023 and staff determined the application was complete in November 2023 and was routed to City Departments and outside agencies for review. Planning and Engineering staff, PG&E and the East Bay Regional Park District (EBRPD) have provided comments on the proposed project (see Attachment C).

The purpose of a Preliminary Development Plan is to gather feedback from the City Council 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 Leung Project site consists of three properties totaling 160 acres. A portion of the previously approved The Ranch Project is north of the project site and consists of designated open space followed by MLDR. Rural single-family residential and vacant Antioch School District property is located to the east of the project site and the area to the south and west of the site consists of undeveloped land. The area south is outside the City's Sphere of Influence and Planning Area, within unincorporated Contra Costa County.

The applicant is proposing a 435-unit residential development with an overall density of 2.72 dwelling units per acre. The project would consist of 50 conventional single family detached units, 385 clustered single family detached residential units, and 159 row townhomes. The conventional single-family lots are proposed to have a minimum lot size

of 4,500 square feet (sf). Both types of cluster developments are proposed to consist of eight single-family units. The typical size of the “hammerhead cluster” and the “8-pack cluster” would be 28,980 sf and 26,600 sf respectively. The project also includes a recreation center, two neighborhood parks, and walking trails.

New wet and dry utility extensions are proposed to serve the project. A sanitary sewer and potable water stub are proposed at the termination of Street ‘B’ from The Ranch development to the north. The sewer and potable water stubs are proposed to extend with the bridge crossing over Sand Creek and into the project site. The proposed sanitary sewer system would be a gravity system connecting to the provided stub and flow towards Deer Valley Road. An additional potable water stub is proposed from Street ‘C’ from The Ranch development to create a looped system within the proposed project. The stormwater is proposed to be captured in a storm drainage system and conveyed towards the eastern edge of the site. The storm system is proposed to be discharged to a stormwater basin located in the northeastern corner for detention and treatment. The treated stormwater is proposed to be discharged through an approved outfall structure into Sand Creek to the north. Dry utilities such as electric, gas, telecom and cable are also proposed to be extended to serve the project.

Consistency with the General Plan and Zoning

The Sand Creek Focus Area currently designates the project site Estate and Executive Residential/Open Space. Estate & Executive Residential/Open Space land uses intend to serve as a transition between urban and rural areas and for areas that are not suited for a more intensive form of development because of topography, geologic conditions, or urban service limitations. The Estate & Executive Residential/Open Space land use designation is generally used for single-family detached units on 0.5-acre lots or more, with a maximum density of two dwelling units per developable acre.

As mentioned previously, the project site is requesting a General Plan Amendment to the land use map from Estate & Executive Residential/Open Space to LDR, MLDR and MDR. Areas designated as LDR and MLDR are intended for single-family homes. MLDR is characterized in the General Plan as a typical subdivision, as well as other detached housing such as zero lot line units and patio homes. Areas designated as MLDR are typically located on level terrain with relatively few geological or environmental constraints. The maximum allowable density is six dwelling units per acre. The MDR designation has a wide range of living accommodations, such as conventional single-family dwellings, multi-family townhouses, and apartment developments, which should include generous amounts of public or open space for active and passive recreational uses.

The maximum allowable density in the LDR land use designation is four du/ac, the MLDR land use designation allows up to six 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 2.72 du/ac, which is below the maximum densities allowed for the LDR, MLDR, and MDR General Plan designations.

According to the General Plan, achievement of maximum densities within the Sand Creek Focus Area is not guaranteed nor implied. The final density is determined by development design, any onsite constraints such as physical or environmental, available infrastructure, and other factors.

The project site is zoned S allowing for uses that have otherwise been allowed under the previous county zoning designations. The S zone is an interim zone which the City's General Plan directs be updated or revised either by one or more specific plans or master development plans when a site within the Sand Creek Focus Area is proposed for development. In 2005, the City Council adopted an Alternate Planning Process for the Sand Creek Focus Area. The process requires the submittal of a rezone to PD, including submittal of a Master Development Plan. Therefore, the project would require a request to rezone the project site from S to PD. The PD district is intended to accommodate a wide range of residential, commercial, and industrial land uses which are mutually supportive and compatible with existing and proposed developments on surrounding properties. Once rezoned, the PD district would establish its own specific development standards for the area within its respective boundaries, with its own specific development standards, including lot size, yard setbacks, and building height requirements.

Staff recommends that the City Council consider whether a General Plan land use amendment to allow the proposed residential product type is the most appropriate for the site or if they would prefer to see a different type of residential product (i.e. a denser multi-family development).

Zoning Standards

The proposed detached cluster residential development includes five-foot side, rear, and front yard setbacks. The proposed attached townhome residential development would include varying front yard setbacks of five feet to 18 feet, zero side yard setbacks, and approximately five to ten-foot rear yard setbacks.

For comparison, staff reviewed the existing development standards in the citywide R-4, R-6, and R-10 residential districts. Both R-4 and R-6 districts have a 35-foot maximum height requirement, 6,000-sf minimum lot size, and a 40 percent maximum lot coverage. The R-10 district has a 45-foot maximum height requirement. All three citywide districts have a minimum 20-foot front yard setback. The conventional single-family lots are proposed to have a minimum lot size of 4,500 sf.

Staff recommends that the City Council provide feedback on the proposed lot clusters and make recommendations on any modifications they would like to see implemented.

Site Layout and Design

In August of 2023, 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. The submittal of the Objective Design Standards Checklist will be required at the time of the Design Review application to illustrate compliance in the future. The Objective Design Standards Checklist will include relevant guidelines, how the project complies with them, and a detailed discussion of the issues.

Building Siting and Massing

The City's Objective Residential 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 plans show the potential plotting of the cluster single-family residences in two forms, the hammerhead cluster and the 8-pack cluster. The proposed hammerhead cluster includes eight residential units around a hammerhead roadway. The 8-pack cluster includes eight residences in two rows around a shared roadway. The proposed townhomes would be attached in rows. Additionally, the proposed project would offer three complimentary elevations – Spanish, American Traditional, and Craftsman.

Architecture

The three proposed architectural styles include varying architectural elements and materials, which comply with the City's Objective Design Standards. The Spanish style features a smooth stucco exterior, tile roofing, and gridded windows with shutters with iron accents. The American Traditional style features a stucco and horizontal lap siding exterior with a decorative brick veneer, and gridded windows with shutter and decorative trim and sill. The Craftsman style features a stucco exterior with a decorative stone veneer, decorative corbels, and gridded windows decorative trim and sill.

Recreational Amenities

The City's Single-Family and Missing Middle Residential Objective Design Standards encourage 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. Pedestrian walking trails are proposed surrounding the residential areas with scenic viewpoint locations. A proposed recreation center is located near the center of the project site, which includes amenities such as a large sundeck with shade structures, children's play area, a lounge, workout room, and an office. The central clubhouse would provide unobstructed views overlooking Sand Creek to the north and have access points to the walking trails. Further to the east, a pocket park is also proposed with a gathering area and open space for small group activities. In addition, the three wetland areas located throughout the site are proposed to be avoided. Landscaping would need to be

consistent with the City's Single-Family and Missing Middle Residential Objective Design Standards.

Circulation, Parking, and Utilities

The Ranch development to the north is proposed to span Sand Creek and provide the main point of access from Sand Creek Road. An additional roadway connection is proposed from Phase 3 of The Ranch, creating a looped roadway system for emergency vehicle access. The neighborhood street section proposes two travel lanes and parking, with a landscape strip and detached sidewalk. The proposed interior alley roads include two travel lanes with planting on either side.

The Antioch Engineering Department provided comments on street sections, traffic, parking, grading, and utilities. Comments include modifying street widths to accommodate bike lanes, parking, and public services such as trash and emergency vehicles. The City requires a 60-foot minimum right-of-way width consisting of 12-foot paved travel lanes, eight-foot shoulders, five-foot sidewalks, and a five-foot parkway on both sides. Engineering would not support the currently proposed 20-foot-wide alleyways, which would need to be widened to 22 feet to ensure emergency vehicle access.

Due to the density of the project, Engineering would require a traffic study and a very detailed on- and off-street parking plan to mitigate potential issues such as blocked line of sight triangles. The plans also show dead end cul-de-sacs exceeding the 200-foot length limit. A site-specific geotechnical report and a soils report to document the feasibility of the development on the project site would be required. Utility plans would need to show complete right-of-way of Sand Creek Road dedicated to the city so sewer, water and drainage improvements can be constructed in the proposed Sand Creek Road extension in front of the Kaiser Permanente Hospital main entrance.

PLANNING COMMISSION MEETING

On February 21, 2024, 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 density, street designs, and community amenities. The commissioners questioned the need to continue to increase the density from what was originally intended for the Sand Creek Focus Area. The Commissioners requested additional active open spaces, native landscaping, and street widths and cul-de-sacs redesigned per engineering comments. The Planning Commission also provided suggestions to include public transportation access for residents.

Public Comments

Members of the public also spoke on the project, expressing concerns for the density, wildfire risks, heat islands, and the need to integrate local and native plant species into the development.

CONCLUSION

Staff recommends that the City Council provide the applicant feedback concerning the proposed project. Specifically, staff recommends feedback on the following items:

- Proposed General Plan land use amendment to allow additional Low Density Residential, Medium Low Density Residential, and Medium Density Residential development in the Sand Creek Focus Area.
- Proposed cluster and townhome development.
- Proposed amount of active open space.
- Proposed street widths and sidewalks.

ATTACHMENTS

- A. Project Plans
- B. Applicant's Project Description
- C. Agency Comments
- D. February 21, 2024 Planning Commission Minutes



PRELIMINARY DEVELOPMENT PLAN

TITLE SHEET
LEUNG PROPERTY

CITY OF ANTIPOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1" = 120' DATE: OCTOBER 6, 2023



VICINITY MAP
100' TO SCALE



DATE: OCTOBER 6, 2023

CIVIL ENGINEERS

PLANNERS

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GENERAL NOTES

1. PROPERTY OWNERS: P.C. & SUSAN LEUNG FAMILY
2. APPLICANT/DEVELOPER: RICHARD PLANNED COMMUNITIES, 12500 RICHMOND ROAD, SUITE 125, SACRAMENTO, CA 95825, PHONE: (916) 715-4883
3. ENGINEER: CAROLAN, BIRSE, & GIBSON, INC., 10000 RICHMOND ROAD, SUITE 100, SACRAMENTO, CA 95825, PHONE: (916) 715-4883
4. USE: EXISTING: AGRICULTURAL; PROPOSER: SINGLE FAMILY DETACHED RESIDENTIAL/TOWNHOMES
5. GENERAL PLAN: EXISTING: ESTATE & EXCLUSIVE RESIDENTIAL / OPEN SPACE; PROPOSER: LOW, MEDIUM LOW & MEDIUM DENSITY RESIDENTIAL
6. ZONING: EXISTING: WEST SAND CREEK DISTRICT (WSD2); PROPOSER: PLANNED DEVELOPMENT (PD)
7. APN: 057-041-011, 057-041-015, 057-041-016
8. CONSIDER INTERVALS: EXISTING: 2 FOOT; PROPOSER: 2 FOOT
9. PRIOR APPROVAL: FIA-1 SPECIFIC PLAN
10. LOCATION: DEER VALLEY ROAD

SHEET INDEX

- C-1 TITLE SHEET (DATE PREPARED OCTOBER 6, 2023)
- C-2 SITE PLAN (DATE PREPARED OCTOBER 6, 2023)
- C-3 GRADING & DRAINAGE (DATE PREPARED OCTOBER 6, 2023)
- S-1 OVERALL MAP (DATE PREPARED MARCH 22, 2022)
- S-2 CONCEPTUAL SITE PLAN (DATE PREPARED MARCH 22, 2022)
- S-3 TECHNICAL SITE PLAN (DATE PREPARED MARCH 22, 2022)
- S-4 CONCEPTUAL STREET SCENE (HAMMER HEAD CLUSTER SF) (DATE PREPARED MARCH 22, 2022)
- S-5 CONCEPTUAL STREET SCENE (6-PACK CLUSTER) (DATE PREPARED MARCH 22, 2022)
- S-6 CONCEPTUAL STREET SCENE (ROW/TOWNS) (DATE PREPARED MARCH 22, 2022)
- S-7 OPEN SPACE (DATE PREPARED MARCH 22, 2022)
- S-8 LANDSCAPE STREET SECTIONS (DATE PREPARED MARCH 22, 2022)
- S-9 OPEN SPACE / TRAILS (DATE PREPARED MARCH 22, 2022)

SHEET NO. C-1 OF 15 SHEETS

SAN RAMON : (925) 866-0322
ROSEVILLE : (916) 788-4466
WWW.CBGS.COM

DATE: OCTOBER 6, 2023

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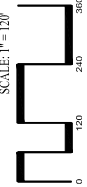


PRELIMINARY DEVELOPMENT PLAN

SITE PLAN

LEUNG PROPERTY

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
 SCALE: 1" = 120' DATE: OCTOBER 6, 2023



SHEET NO. **C-2**
 OF 15 SHEETS

SAN RAMON : (925) 866-0322
 ROSEVILLE : (916) 788-4456
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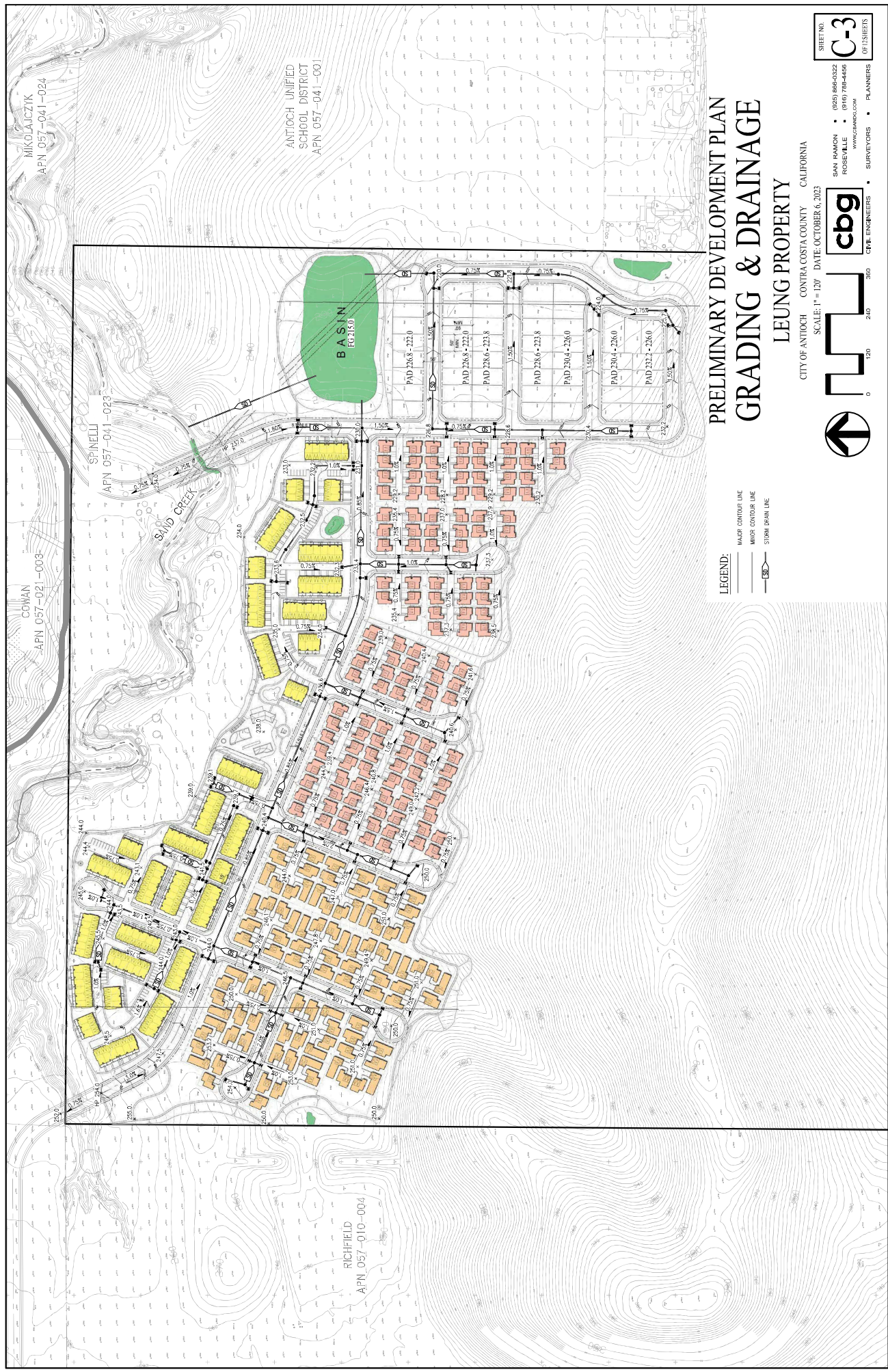
GENERAL PLAN:
 EXISTING: ESTATE & EXECUTIVE RESIDENTIAL / OPEN SPACE
 PROPOSED: LOW, MEDIUM LOW & MEDIUM DENSITY RESIDENTIAL

ZONING:
 EXISTING: WEST SAND CREEK DISTRICT (NSC2)
 PROPOSED: PLANNED DEVELOPMENT (PD)

LEUNG PROPERTY
 SITE AREA (ACRES): 160.462
 SITE AREA (FEET): 180.462
 TOTAL UNITS: 435 UNITS
 DENSITY: 2.72 DU/AC

PRODUCT	TOTAL			
	PLAN 1	PLAN 2	PLAN 3	PLAN 4
BEDROOMS UNIT	16	17	17	•
CONVENTIONAL SFD	21	26	23	25
HAMMERHEAD CLUSTER SFD	37	28	32	34
8-PACK CLUSTER SFD	53	53	53	•
ROWTOWNS				
TOTAL UNITS				435

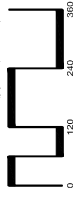
PARKING REQUIREMENT	TOTAL			
	PLAN 1	PLAN 2	PLAN 3	PLAN 4
BEDROOMS UNIT	48	51	51	•
CONVENTIONAL SFD	63	78	69	75
HAMMERHEAD CLUSTER SFD	111	84	96	102
8-PACK CLUSTER SFD	170	170	170	•
ROWTOWNS				
SUBTOTAL	392	383	386	177
TOTAL PARKING REQUIRED				1338



**PRELIMINARY DEVELOPMENT PLAN
GRADING & DRAINAGE**

LEUNG PROPERTY

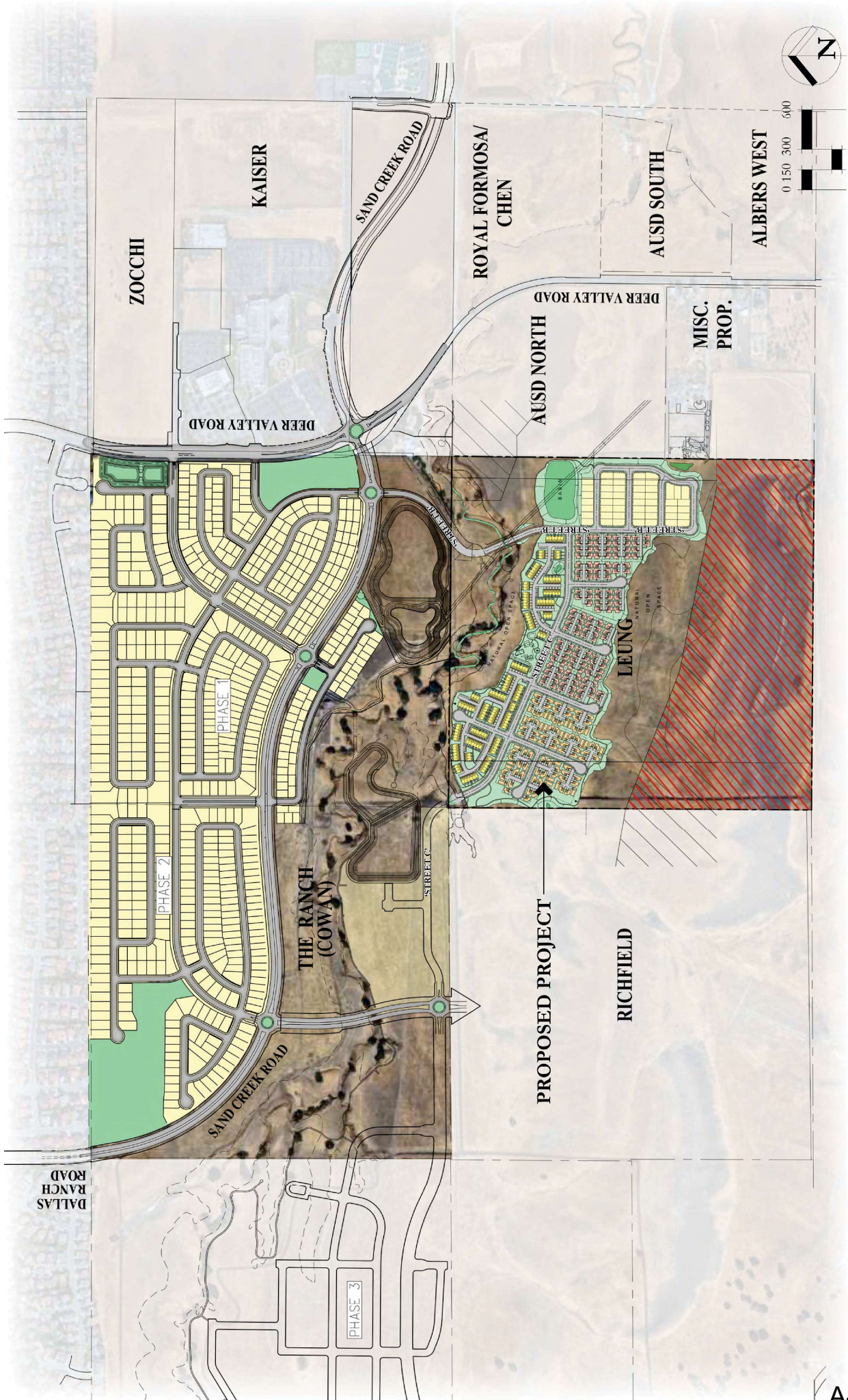
CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1" = 120' DATE: OCTOBER 6, 2023



SAN RAMON : (925) 866-0322
ROSEVILLE : (916) 788-4656
WWW.CBGENG.COM

SHEET NO. **C-3**
OF 15 SHEETS

- LEGEND:**
- WATER CONTOUR LINE
 - MINOR CONTOUR LINE
 - STORM DRAIN LINE



OWNER/DEVELOPER
LEUNG PROPERTY

**OVERALL MAP
 CITY OF ANTIOCH, CA**



COMMUNITY PARK WITH PASSIVE GATHERING AREAS

PERIMETER OPEN SPACE TRAIL AND VISTA LOOKOUTS

CENTRAL CLUBHOUSE AND RECREATION CENTER

ROWTOWN NEIGHBORHOOD

NATURAL OPEN SPACE

BASIN

STREET B

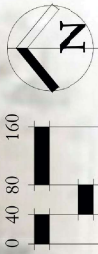
STREET B

CONVENTIONAL SFD NEIGHBORHOOD

SHORT NEIGHBORHOOD LOOP STREETS

NEIGHBORHOOD LOOP STREET ALONG SCHOOL SITE EDGE

PRESERVE NATURAL HABITAT ALONG PERIMETER OF SITE (TYP.)



HAMMERHEAD CLUSTER SFD NEIGHBORHOOD

8-PACK CLUSTER SFD NEIGHBORHOOD

NATURAL OPEN SPACE

PRESERVE NATURAL HABITAT ALONG PERIMETER OF SITE (TYP.)

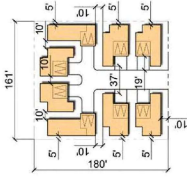
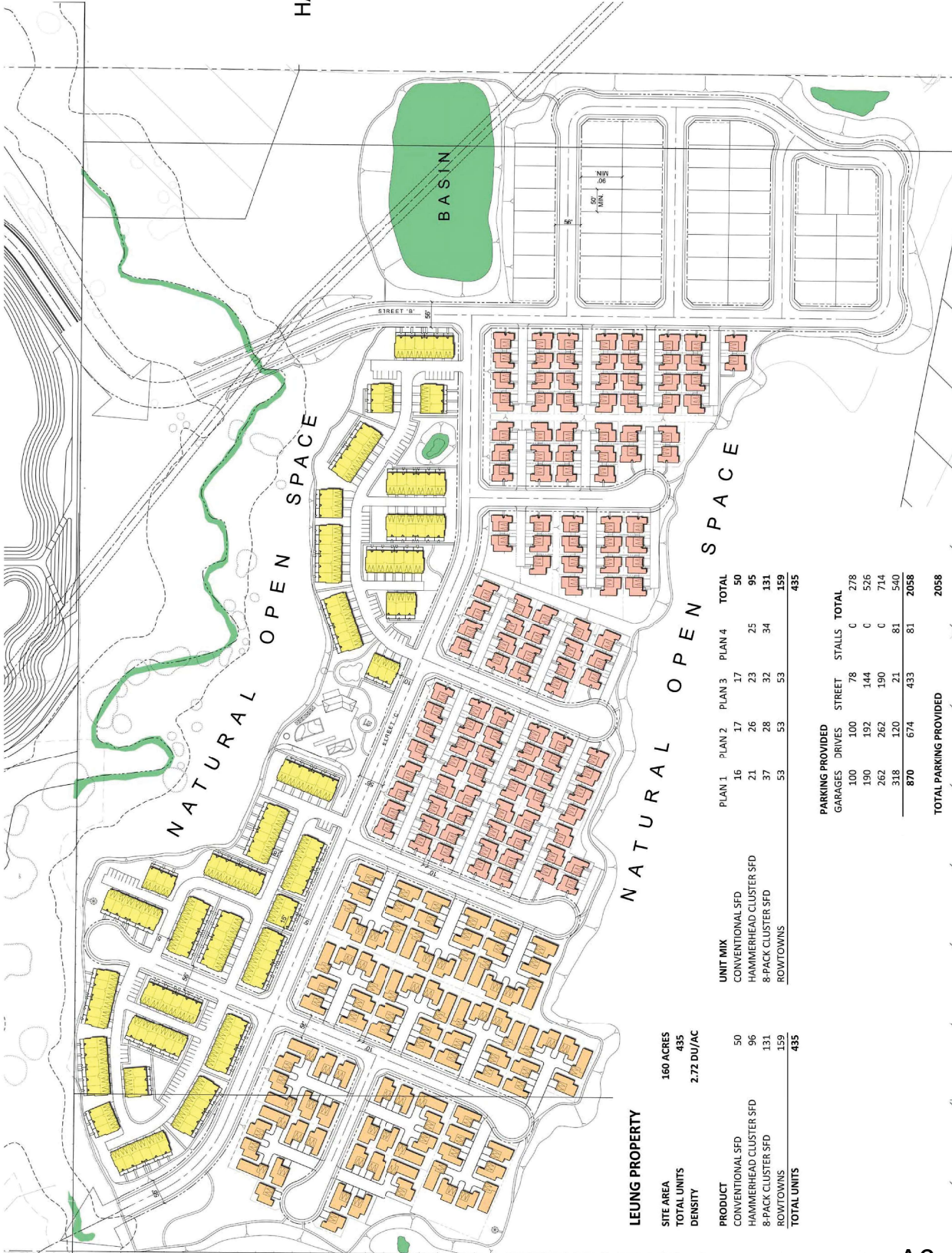
PERIMETER OPEN SPACE TRAIL AND VISTA LOOKOUTS

**CONCEPTUAL SITE PLAN
CITY OF ANTIOCH, CA**

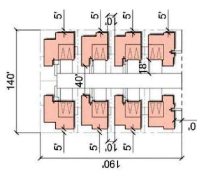
OWNER/DEVELOPER
LEUNG PROPERTY

THE GALLOWAY GROUP
Strategic Land Planning & Site Planning
Community Design, Building, Design

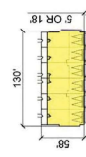
SHEET S-2



**HAMMERHEAD SFD CLUSTER
(8-PLEX)**



**SFD CLUSTER
(8-PLEX)**



**TOWNHOMES
(6-PLEX)**

LEUNG PROPERTY

SITE AREA 160 ACRES
TOTAL UNITS 435
DENSITY 2.72 DU/AC

PRODUCT	CONVENTIONAL SFD	HAMMERHEAD CLUSTER SFD	8-PACK CLUSTER SFD	ROWTOWNS	TOTAL UNITS
	50	96	131	159	435

UNIT MIX	PLAN 1	PLAN 2	PLAN 3	PLAN 4	TOTAL
CONVENTIONAL SFD	16	17	17	17	50
HAMMERHEAD CLUSTER SFD	21	26	23	25	95
8-PACK CLUSTER SFD	37	28	32	34	131
ROWTOWNS	53	53	53	53	159
TOTAL UNITS					435

PARKING PROVIDED		STREET	STALLS	TOTAL
GARAGES	DRIVES			
100	100	78	C	278
190	192	144	C	526
262	262	190	C	714
318	120	21	81	540
870	674	433	81	2058
TOTAL PARKING PROVIDED				2058

A6

**TECHNICAL SITE PLAN
CITY OF ANTIOCH, CA**

OWNER/DEVELOPER
LEUNG PROPERTY



THE GALLOWAY GROUP
Strategic Land Planning • Site Planning
Community Design • Urban Design

SHEET
S-3



PLAN 3
SPANISH

PLAN 2
AMERICAN TRADITIONAL

PLAN 2
SPANISH

PLAN 3
CUSTOM

PLAN 3
AMERICAN TRADITIONAL

PLAN 2
SPANISH

PLAN 2
CUSTOM

PLAN 3
SPANISH

CLUSTER A

STREET VIEW

CLUSTER B

HAMMER HEAD CLUSTER SFD
CONCEPTUAL STREET SCENE
CITY OF ANTIOCH, CA

OWNER/DEVELOPER
LEUNG PROPERTY

Bassenian Lagoni
 ARCHITECTURE • PLANNING • INTERIORS
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STREET VIEW



CLUSTER VIEW

8-PACK CLUSTER

CONCEPTUAL STREET SCENE
CITY OF ANTIOCH, CA

OWNER/DEVELOPER
LEUNG PROPERTY

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STREET VIEW 1



STREET VIEW 2

A9

ROWTOWNS

CONCEPTUAL STREET SCENE
CITY OF ANTIOCH, CA

OWNER/DEVELOPER
LEUNG PROPERTY

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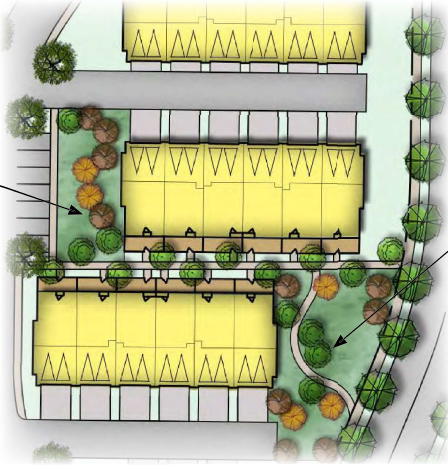
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SHEET

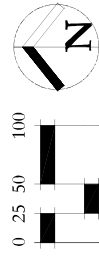
S-6

PASSIVE OPEN SPACE,
LAWN GAMES, SMALL
GROUP ACTIVITIES



SMALL GATHERING AREAS,
PASSIVE OPEN SPACE,
MEANDERING PATHWAYS

3. POCKET PARK



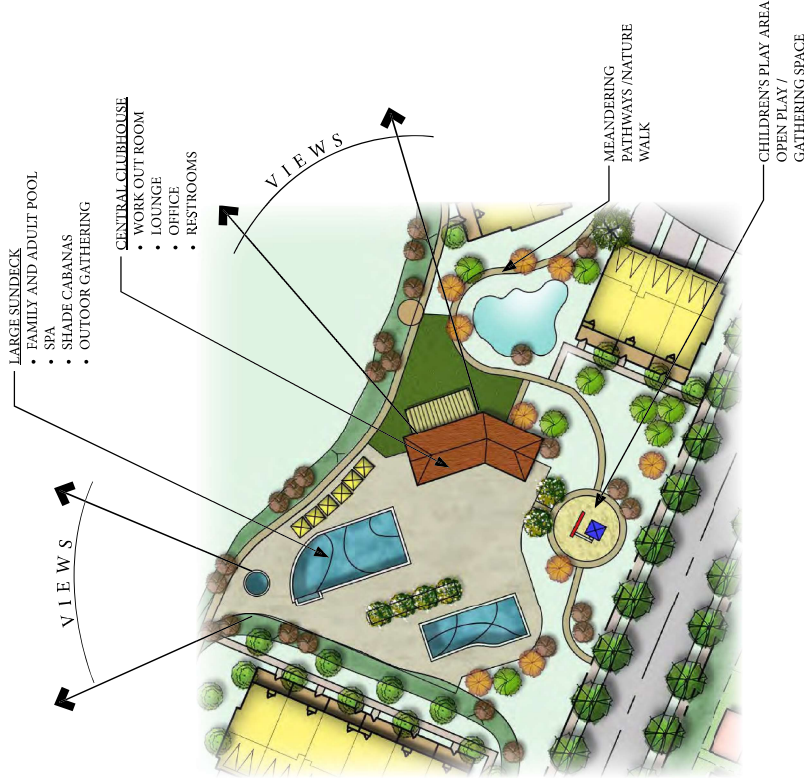
VICINITY MAP: NTS



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SHEET

S-7



LARGE SUNDECK
• FAMILY AND ADULT POOL
• SPA
• SHADE CABANAS
• OUTDOOR GATHERING

CENTRAL CLUBHOUSE
• WORK OUT ROOM
• LOUNGE
• OFFICE
• RESTROOMS

V I E W S

MEANDERING
PATHWAYS / NATURE
WALK

CHILDREN'S PLAY AREA
OPEN PLAY /
GATHERING SPACE

2. CENTRAL RECREATION CENTER



MEANDERING PATHWAY

OPEN ACTIVE TURF
AREA

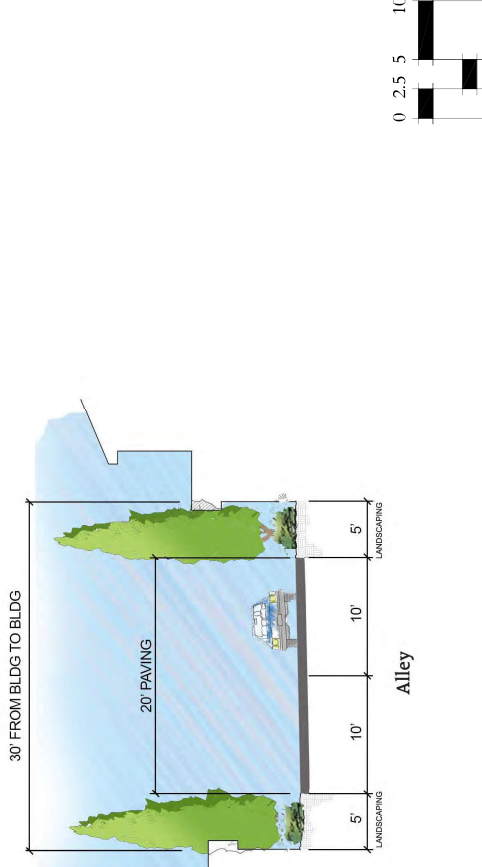
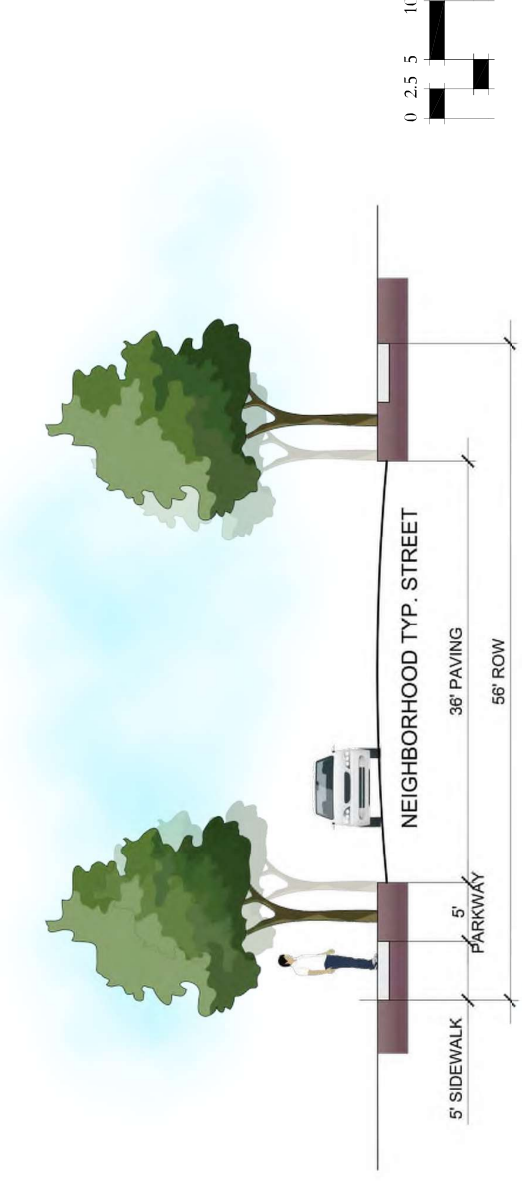
PERIMETER VISTA
TRAIL (TYPICAL)

1. NEIGHBORHOOD PARK

A10

OPEN SPACE
CITY OF ANTIOCH, CA

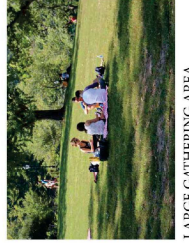
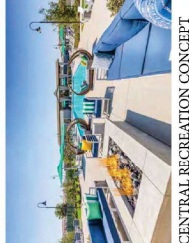
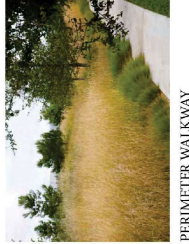
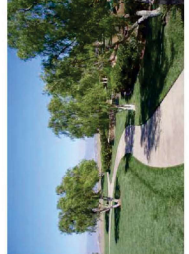
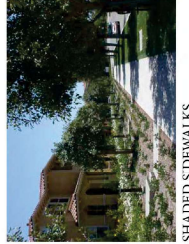
OWNER/DEVELOPER
LEUNG PROPERTY



A11

OWNER/DEVELOPER
LEUNG PROPERTY

LANDSCAPE STREET SECTIONS
CITY OF ANTIOCH, CA



OWNER/DEVELOPER
LEUNG PROPERTY

OPEN SPACE / TRAILS
CITY OF ANTIOCH, CA

November 30, 2022

LEUNG PROPERTY– FUA-1 **PROJECT DESCRIPTION**

Richland Communities presents a 435-unit residential development located on the Leung property within the Sand Creek Focus Area FUA-1. The 160± acre property is located on the southern side of Sand Creek, and to the east of Deer Valley Road, within the existing Antioch City limits. The site is bordered by Sand Creek and The Ranch residential project to the north, hillside open space to the south, and vacant open space parcels to the east and west. The project site is currently open space land with a General Plan Use of Estate & Executive Residential/Open Space and West Sand Creek District zoning. The proposed project would request a rezone to a Planned Development, with a General Plan Land Use of low, medium low, and medium density residential to provide an array of housing options. The hillside open space along the southern edge is proposed to be preserved to maintain the surrounding areas natural geography and design. Similarly, a buffer is proposed from Sand Creek to provide a natural transition from the developed area to an organic feature of the development. A bridge overcrossing connecting The Ranch development is proposed to span Sand Creek and provide the main point of access from Sand Creek Road. An additional roadway connection is proposed from Phase 3 of The Ranch, creating a looped roadway system for emergency vehicle access. The neighborhood street section proposes two travel lanes and parking, with a landscape strip and detached sidewalk. The interior alley roads propose two travel lanes with planting on either side.

The project proposes a variety of housing options, including conventional single family detached units, clustered single family detached, as well as row townhomes. The overall density for the development is 2.72 dwelling units per acre. A main spine road bisects the project site, with higher density on the north side adjacent to Sand Creek, and lower density along the hillside open space. The conventional single-family product is located along the eastern edge, to provide a more seamless transition to the adjacent existing open space and residential homes. The 159-unit multifamily neighborhood consists of a street network with guest parking, with access to the main spine road through the development. The townhomes are proposed to be 2-story and provide a diverse mix of architectural styles that are complementary of the surrounding developments. A recreation center is positioned in the middle of the neighborhood to provide a break in the density and create a communal gathering location. The cluster single family detached homes are located on the southside of Street 'C' and consist of alleys branching off a neighborhood street. The neighborhood streets are proposed to terminate in a cul-de-sac for emergency vehicle turnaround and provide views to the hillside open space to the south. A mix of 95 hammerhead cluster single family homes and 131 8-pack cluster single family homes provides a balanced blend of layouts. The cluster single family homes include an 18' deep driveway to allow for additional off-street parking. Street views of the cluster development are provided to demonstrate the variation in elevation and color schemes. Moving to the east, a neighborhood of 50 single family lots is proposed, with an average width of 50' and depth of 90'. A perimeter loop road is proposed around the conventional single-family neighborhood to provide enhanced connectivity.

In addition to an assortment of housing choices, the project proposes a mix of dispersed amenity areas throughout the site. Along the northwestern project entrance, a community neighborhood park is proposed with open active turf area and a meandering trail system. This park area provides a communal open space at one end of the project for the residents use, while also being set back from the adjacent homes to provide privacy. A meandering walkway with planting around the project perimeter is proposed to take advantage of the varying topography of the hillsides and Sand Creek. The walkway routes around the edge of the residential areas, along the stormwater basin, and adjacent to Sand Creek. Additional vista lookout locations are proposed on the hillside section and Sand Creek section of the walkway to provide respite places. Sidewalks are proposed along the main spine road and within the residential neighborhoods. The multifamily neighborhood also includes additional common area walkways to enhance connectivity across the site. A recreation center is planned in the center of the development, between the main spine road and open space bordering Sand Creek. The recreation center includes additional amenities such as a large sundeck with shade structures and a children's play area. The central clubhouse also proposes multiple uses with a lounge, workout room, and an office. The central clubhouse has unobstructed views out to Sand Creek to the north and has additional access points from the perimeter meandering walkway. Further to the east, a pocket park is also proposed with a gathering area and open space for small group activities. There are three isolated wetland areas located throughout the site that are proposed to be avoided with the development.

New wet and dry utility extensions are proposed with this development. A sanitary sewer and potable water stub are proposed at the termination of Street 'B' from The Ranch development to the north. The sewer and potable water stubs are proposed to extend with the bridge crossing over Sand Creek and into the project site. The sanitary sewer system within the Leung development is proposed to be a gravity system connecting to the provided stub and flow towards Deer Valley Road. An additional potable water stub is proposed from Street 'C' from The Ranch development to create a looped system within the development. The stormwater is proposed to be captured in a storm drainage system and conveyed towards the eastern edge of the project. The storm system is proposed to be discharged to a stormwater basin located in the northeastern corner for detention and treatment. The treated stormwater will then be discharged through an approved outfall structure into Sand Creek to the north. Dry utilities such as electric, gas, telecom and cable are proposed to be extended into the development for service.

Memorandum

Date: November 20,2023

To: Kevin Scudero, Acting Planning Director

From: Kevin Van Katwyk, Engineering Department

Re: **Engineering review of the Leung Property Preliminary Development plan application for General Plan Amendment.**

List of Engineering Issues

Title sheet C1 and Site plan C-2

1. **Identify available On Street Parking:** The applicant needs to prepare a very detailed parking plan of each development, showing the number and location of all off-street parking spaces that are available in each residential unit within the project. Every resident should have at least one available off-street parking near their residence. Due to the high number of very narrow driveways and clustered homes, every residential unit should have an available off-street parking stall near their home. If one street parking stall cannot be reached with this plan the plan should be revised with small parking lots designated for visitors, maintenance workers or city emergency vehicles. Sight distance triangles shall be maintained entering every public street and private street and driveway.
2. **Too long of dead-end Cul-de-sac streets.** Per City standard detail ST- 10a and ST-10B the maximum cul-ade-sac length is 200 feet. Many of the cul-de-sac streets shown in the development plan exceed this limit and need to be changed to connecting circle streets instead of dead-end cul-de-sacs.
3. **Minimum public street ROW width is 60 feet with 40' wide pavement** (curb to curb) (8+12+12+8) instead of the (6+12+12+6) 56' wide section shown with 36' of pavement.
4. **Maintain good line of sight triangles.** Due to the density of the proposed buildings in the townhome development, the line sight at many intersections with public streets and private streets are being violated. Due to the lack of marked off- street parking, maintaining adequate safe line of line of sight needs to be maintained at all intersections with public streets.
5. **Bike Lanes need to be created in addition street parking on both sides of public collector streets:** The applicant needs to provide room for 6' bike lanes along with parking on both sides of the street for all collector streets.
6. **May need a traffic study to identify any mitigations traffic generated from this development on existing city intersections.**

7. **Provide a 52' wide bridge section: 1' concrete rail, 5' sidewalk, 8' bike lane, 12' traffic lane, 12' traffic lane 8 bike lane, 5' sidewalk, 1' concrete rail.**
8. Pedestrian path along base of open space slope needs to be 12' wide minimum to allow space for fire truck access to be able to fight fires on the open space areas plus provide 3' wide for drainage ditch to handle the surface water draining into the yards of the new residential units located at the base of the hill. Th 12 wide roadway = 3 wide ditches thus totaling a minimum of 15' wide.
9. Is the park a passive or active park? For an active park, it needs to provide a small parking lot, an area designated for parking and areas designated as a children's play area. Other areas to be used for your soccer and baseball practice also be designated for soccer and baseball use.
10. **A significant center line with larger turning curve radius** on the collector road on north side of east Sand Creek Bridge, from the drive entrance from the roadway to Sand Creek Road needs to be design and reconstructed.
11. In the Townhome (yellow 6-plex) development, a developer needs to stripe out one parking stall close to the end of the drive aisle so to provide 3-point vehicle turn around at the end of parkin isle for any vehicle.
12. The project needs to follow the **minimum land area to be created for City parks**. There is a vacant land area north of sand creek that could be as newly created by the city park.
13. **Secondary access through the Ranch** project needs to be created before the 75th housing unit for secondary access to the project with be required. Through his access requires access through the Ranch project, the developer shall process the so Ranch phase 3 tentative map that will create the roadway access to this project.
14. The recreation center at the yellow Townhomes (6 plex) site need a parking lot for not only residents but also visitors.
15. The roadway 90-degree bends on the signal family homes provides a new standard knuckle configuration that needs to be reviewed and approved by the Engineering department prior to project approval.
16. This new standard knuckle needs to be incorporated into road bends of the townhomes (6-plex) development.
17. Placement of each unit's trash bins on the public streets on garbage pickup day needs to be provided on a separate diagram. The big question we have is whether there is adequate room in the public street curb lines for all the trash bins of all the units within the development, and can emergency vehicles still get through with these trash bins in the public street. The trash bins provide adequate sight visibility on trash pickup days at each driveway for vehicles and /or emergency vehicles to pass.
18. Provide the creek trail on the plans that will be constructed with the development of the Ranch project. Please coordinate with the various improvements shown to be improved with the development of "The Ranch".
19. Provide a phasing plan or a plan showing the various areas of future development. This will be the future configuration of the large map subdivision.

Grading Plan C-3

1. Need Geotechnical evaluation of soils and potential slides in area.
 - a. Need to evaluate the stability of 2:1 cut slope at the base of the existing open space large slope.
 - b. Evaluate the stability of 2:1 versus 3:1 cut slopes.
2. Need drainage ditches at the base of all existing slopes with the subdivision.
3. For both bridges across Sand Creek need Army Corps, 401 and 404 permits.
4. Need Corps 404 permits for drainage outfall into Sand Creek
5. **Need to see FEMA 100-year flood plain shown on the development plans.** The exhibit provides to show elevations of HGL of the 100-year event stream. Need to see finish floor elevations of all residential buildings boarding the creek frontage to show they are out of the flood plain.
6. Due to the high density of the units, all residential building down spouts **shall flow directly into an underground SD system that flows underground to the curb . The developer needs to provide a underground drainage system of inlets installed to drain the back yards. The side yards to narrow to drain these small residential lots.**
7. **Need to review in greater detail all areas that have slope transitions.** The grade difference between the match grades on west side (253) and matching grades to the east (220) is a difference of 33 vertical feet. Along the north south direction, the matching grade to the north is 239 and 250 which is difference of 11 feet. The plan currently does not provide enough slope transitions to make up the difference. It appears that there will be quite a few retaining walls on grading the site to make the houses fit. The development plan needs to show the locations and placement of the walls and provide details of the various types of blocks retaining walls.
8. Note to the design engineer that in our new MS4 drainage permit, the Water Board has now required all projects that are subject to C.3 to use the Bay Area Hydrology Modeling (BAHM) instead of the City of Antioch version. The City IMP Sizing calculator is no longer valid.

Utility Plan C-4

1. A looped water line within phase 4 of the "The Ranch" development need to be shown. The tentative map for this phase 3 of the Ranch needs to be processed at the same time as this project so this project has a street to install the water line and provide a secondary access.
2. Need this subdivision to prepare water model a updated city water master plan.
3. Need the subdivision modeled in the updated city sewer master plan.
4. Need complete ROW of sand creek road dedicated to the city so sewer, water and drainage improvements can be constructed in the proposed Sand Creek Road extension in front of Kaiser Permanente Hospital main entrance.

5. The builder of Sand creek roadway in front of Kaiser hospital needs to form a benefit district to receive a fair share contribution of other developers who benefit from the street and utility improvements of sand creek road.
6. Areas within the various developments should designate future areas for placement of large dry utility boxes throughout the development.
7. Need to show the placement of fire hydrants, streetlights mailboxes within the development due to its effect on parking and adequate line of sight at various intersections of driveways to the public streets.
8. Provide details of the location of all water meters, CATV boxes, PG&E boxes, and other internet boxes on end of all driveways to the public street throughout the development. The developer needs to provide adequate room for the location utility water meters and other utilities to be installed that will meet city residential standards.
9. Street Light standards. Please provide details of a typical streetlight to be used in the project. Please provide the layout of the streetlights and the spacing of street lighting throughout the project. Please indicate on the plan the approximate spacing of the lights and the output from photometrics of the streetlights.

Overall Map S-1

1. The dedication and construction of public street C located in the adjacent “the Ranch” (Cowan) development needs to be coordinated with the development of this proposed Leung property project development. If the Leung project develops first the access and utilities through street C and the main 4 land roadway crossing the creek to future extension of Sand Creek Road needs to be made available.
2. This secondary public access through the Ranch needs to be available before or at 75th housing unit.
3. The project needs to develop a phasing plan for coordination with adjacent developments that it is dependent on. Part of the development plan is phasing of various infrastructure street and utility improvements with adjacent developments.
- 4.

Conceptual site plan S-2

See comments 1-18 listed above.

Open Space S-7

- **Neighborhood Park**
 - a. Provide dimensions of the meandering pathway.
 - b. Need a children’s play area.
 - c. Need a full-size asphalt basketball court.
 - d. Need to show how big the play area is. Is there enough room to play soccer, baseball, etc. within the designated play areas.
 - e. Add any other amenities in the park for the benefit of the residents.
- **Central Recreation Center**
 - a. There is no parking available to park at this recreation center. Provide needed parking for residents and guests and employees of the sales office and center.

- b. Childrens play area is too small. Provide larger Childrens play area for the number of residents that could use this service.
 - c. Provide barrique pits and picnic tables to hold birthday parties in the park area.
 - d. Provide a lot more benches for parents to sit to watch their kids swim by the pool and park.
 - e. Provide a security gate and fence around the pool area.
- Pocket Park
 - a. Provide 3 point turn around at the end of each dead end parking drive isle.
 - b. Provide the approximate square footage of passive open space play area.
 - c. Provide dimensions of width of all walkways within the development.

Landscape street Sections sheet S-8

- Neighborhood Typ. Street section: The street section shown is too narrow and does not comply with City standards: City requirements 60' right of way with 40 paved street with 8 shoulders + 12-foot travel lane+12 travel lane+8 shoulder, that includes 5 sidewalk and 5 parkway on each side of he right of way.
- Alley street section is very narrow: Minimum Lane width is 11' each direction, thus making the total pavement width is 22' for emergency equipment.

Open Space / Trails sheet S-9

1. All trails next to open space need to be 12' wide to allow room for emergency equipment. All open space against the large slope needs to have an additional 3' wide concrete wide drainage ditch to handle the drainage from the slope so it does not impact the adjacent residential unit lots.
2. Review the City Park dedication requirements for stream setbacks. Recommend a park located at the north side of Sand Creek under the high-power lines and south of the" The Ranch" detention basins.

November 22, 2023

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

Re: PDP23-02: Leung Properties

Dear Kevin:

Thank you for giving us the opportunity to review the proposed Leung Properties development. The installation of new gas and electric facilities and/or relocation of existing PG&E facilities will be performed in accordance with common law or Rules and Tariffs as authorized by the California Public Utilities Commission.

Following our review, PG&E recommends the following language be expressly stated for the offer to dedicate Public Utility Easements (PUE):

I/We the undersigned, as Owner(s) of the land shown hereon, do hereby state that I/we am/are the only person(s) whose consent is necessary to pass clear title to said land and do hereby consent to the preparation and recordation of this map and offer for dedication and do hereby dedicate for public uses the Public Utility Easements (PUEs) shown on this map for public utility purposes including electric, gas, communication facilities and all other public utility purposes; together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush. The PUEs hereby offered for dedication are to be kept open and free of buildings, structures and wells of any kind.

The final map must contain a statement setting forth dedications and offers to dedicate interests in real property for public utility purposes. If the offer of dedication has terminated, or the local agency declines to accept it, the applicant maybe required to provide an easement in gross satisfactory to PG&E. Please note that this is our preliminary review and PG&E reserves the right for future review as needed.

Please work with PG&E's Service Planning department at www.pge.com/cco for additional services you may require, or for any modification and/or relocation requests.

Sincerely,



A handwritten signature in blue ink that reads 'Justin Newell'.

Justin Newell
Land Management
916-594-4068



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November 30, 2023

Kevin Scudero, Community Development Director
City of Antioch
Planning Division
200 H Street
Antioch, CA 94509

Sent via email to: kscudero@antiochca.gov

RE: Leung Property – Preliminary Development Plan application for a General Plan amendment

Dear Mr. Scudero,

The East Bay Regional Park District (Park District) appreciates the opportunity to comment on the Preliminary Development Plan application for a General Plan amendment for the 160-acre Leung Property (Proposed Project) in the Sand Creek Focus Area in Antioch. The Park District has maintained a long-term interest in development proposals and activities within the Sand Creek Focus Area, because it is in the vicinity of several Park District properties including Black Diamond Mines Regional Preserve to the west, Contra Loma Regional Park to the northwest, and Deer Valley Regional Park to the south. These properties protect open space in and around Antioch and provide much needed access to nature and outdoor recreation for residents throughout East Contra Costa County.

The Proposed Project includes a 435-unit residential development of townhomes and both clustered and conventional single-family dwellings, roadways, a recreation center, a catchment basin, and natural open space. Street connections into and out of the proposed project site appear to be via two bridges at the north end of the property crossing over Sand Creek into "The Ranch" property to the north with no connections to the adjoining properties to the west, south, or east.

In 2022, the Park District and East Contra Costa County Habitat Conservancy (Conservancy) adopted a Habitat Restoration and Public Access Plan (Roddy Ranch Plan) for the former Roddy Ranch golf course located within the future Deer Valley Regional Park, about 1 mile south of the Proposed Project site.

This 230-acre former golf course off Deer Valley Road is anticipated to be one of the first areas of the East Contra Costa County Habitat Conservation Plan / Natural Communities Conservation Plan (HCP/NCCP) preserve lands system to open to public access and will serve as one of the most accessible sites in the preserve system. The plan for the former Roddy Ranch golf course proposes 4 miles of trails, a staging area, picnic sites, an interpretive pavilion, and future trail connections to other areas of the future Deer Valley Regional Park and nearby Black Diamond Mines Regional Preserve in the vicinity of the Sand Creek Focus Area and the Proposed Project. Additionally, over 100 acres of grassland and wetland habitat will be restored within the former golf course to provide habitat for sensitive species.

Board of Directors

Dennis Waespi President Ward 3, Elizabeth Echols Vice-President Ward 1, Ellen Corbett Treasurer Ward 4, Dee Rosario Secretary Ward 2, Olivia Sanwong Ward 5, John J. Mercurio Ward 6, Colin Coffey Ward 7, Sabrina B. Landreth General Manager



The Park District has been actively working with the City to identify potential mitigation options to offset the recreational impacts from the approved “Ranch” development project to the north of the Proposed Project. Similarly, the Park District will continue to be interested in mitigation options for the Leung Property as well as an understanding of long-term management responsibilities for on-site preserved lands.

The southern approximately 65-acre portion of the Leung Property is hatched on the site plan map, presumably indicating that no development is to take place there. The Park District would like confirmation from the City about any plans for the 65-acre southernmost portion of the Leung Property, such as whether it is meant to remain as permanent open space along with the “natural open space” indicated on the site plans immediately south of the housing within the Proposed Project.

The Park District looks forward to continuing to work with the City of Antioch to ensure the protection of open space and recreational access to parklands as residential development projects are considered within the Sand Creek Focus Area.

Thank you for the opportunity to submit comments on the Proposed Project at the Leung Property in the Sand Creek Focus Area of Antioch. Please keep the Park District apprised of any project developments and please do not hesitate to reach out to Edward Willis, Acting Senior Planner, at 510-544-2621 or ewillis@ebparks.org.

Sincerely,



Edward Willis
Acting Senior Planner

cc: Brian Holt, Chief of Planning, Trails & GIS

Kevin Valente

From: Scudero, Kevin <KScudero@antiochca.gov>
Sent: Monday, November 27, 2023 8:21 AM
To: Kevin Valente
Subject: FW: City of Antioch Project Routing for Leung Properties (PDP23-02)
Attachments: Leung Property Project Routing.pdf

Kevin Scudero
Acting Community Development Director
Senior Planner

☎: 925-779-6159 (Main)
☎: 925-779-6133 (Direct)
🌐: www.antiochca.gov

City of Antioch | P.O. Box 5007, Antioch, CA 94531-5007



From: Thao Nguyen <Thao.Nguyen@pw.cccounty.us>
Sent: Monday, November 27, 2023 8:11 AM
To: Scudero, Kevin <KScudero@antiochca.gov>
Cc: Michelle Cordis <michelle.cordis@pw.cccounty.us>
Subject: FW: City of Antioch Project Routing for Leung Properties (PDP23-02)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Kevin,

The Contra Costa County Flood Control and Water Conservation District (FC District) has reviewed the Request for Comments for the Leung Property project (APN 057-041-013, -015, -016) in the City of Antioch (City), CA 94531. We submit the following comments:

1. This project is located within Drainage Area 130, for which a drainage fee is due in accordance with Flood Control Ordinance Number 2007-6. By ordinance, all building permits or subdivision maps filed in this area are subject to the provisions of the drainage fee ordinance. Effective Jan 1, 2023, the current fee in this drainage area is \$0.89 per square foot of newly created impervious surface.

2. The DA130 drainage fee can be calculated once the developer's engineer submits a worksheet, which includes a scalable map that calculates the total impervious surface on the parcel pre- and post-development. The drainage area fee for this development should be collected prior to filing the final map.
3. The District is not the approving local agency for this project as defined by the Subdivision Map Act. As a special district, the District has an independent authority to collect drainage fees that is not restricted by the Subdivision Map Act. The District reviews the drainage fee rate every year the ordinance is in effect and adjusts the rate annually on January 1 to account for inflation. The drainage fee rate does not vest at the time of tentative map approval. The drainage fees due and payable will be based on the fee in effect at the time of fee collection.
4. The developer should contact the City to determine if this development is required to adhere to any creek structure setback requirements within the City Ordinance Code. If so, the applicant should be required to show the creek structure setback line on the tentative map and dedicate development rights to the City.
5. We recommend that the City condition the developer to design and construct storm drain facilities to adequately collect and convey stormwater entering or originating within the development to the nearest adequate man-made drainage facility or natural watercourse, without diversion of the watershed.
6. The developer should be required to submit hydrology and hydraulic calculations to the City that prove the adequacy of the in-tract drainage system and the downstream drainage system. We defer review of the local drainage to the City.
7. We recommend that the City condition the developer to contact the appropriate environmental regulatory agencies such as the State Department of Fish and Wildlife, and State Regional Water Quality Control Board to obtain all the necessary permits for this project or show that such permits are not necessary.
8. The developer should be required to comply with the current National Pollutant Discharge Elimination System (NPDES) requirements under the City Stormwater Management and Discharge Control Ordinances and the C.3 Guidebook. We support the State's goal of providing best management practices to achieve the permanent reduction or elimination of stormwater pollutants and downstream erosion from new development.

We appreciate the opportunity to review plans involving drainage matters. Please let us know if you have any questions.



Thao Nguyen Nguyen | Staff Engineer
Contra Costa County Flood Control & Water Conservation District
255 Glacier Drive, Martinez, CA 94553
thao.nguyen@pw.cccounty.us | Office: 925-313-2197

From: Villagrana, Monique <mwillagrana@antiochca.gov>
Sent: Thursday, November 2, 2023 10:26 AM
Subject: City of Antioch Project Routing for Leung Properties (PDP23-02)

You don't often get email from mwillagrana@antiochca.gov. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

The City of Antioch Planning Division is requesting your review of the project information and plans contained in the attached document.

Please provide feedback on availability of services, potential design or code conflicts, requirements for additional permits and draft conditions of project approval.

Responses are requested at your earliest availability, by or before November 30, 2023, to Kevin Scudero at kscudero@antiochca.gov.

Thank You in advance for your time and collaboration.

Monique Villagrana

Community Development Technician | Planning Division

☎: (925) 779-6163 (Direct)

☎: (925) 779-6159 (Main)

☎: (925) 779-7034 (Fax)

✉: mvillagrana@antiochca.gov

🌐: www.antiochca.gov

Community Development Department | 200 'H' Street, Antioch, CA 94509-1005



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ATTACHMENT D

**CITY OF ANTIOCH
PLANNING COMMISSION
REGULAR MEETING**

**Regular Meeting
6:30 P.M.**

**February 21, 2024
City Council Chambers**

1. CALL TO ORDER

Chairperson Gutilla called the meeting to order at 6:30 P.M. on Wednesday, February 21, 2024, in Council Chambers.

2. ROLL CALL

Present: Commissioners Jones, Lutz, Martin, Vice Chairperson Riley and Chairperson Gutilla

Absent: Commissioner Hills

Staff: Outside Legal Counsel, Ruthann Ziegler
Acting Director of Community Development, Kevin Scudero
Acting Planning Manager, Zoe Merideth
Contract Planner, Kevin Valente
Contract Engineer, Kevin Van Katwyk
Minutes Clerk, Kitty Eiden

Acting Planning Manager Merideth introduced Nathan Tinclair, Associate Planner.

The Planning Commission welcomed Associate Planner Sinclair to the City.

3. PLEDGE OF ALLEGIANCE

Chairperson Gutilla led the Pledge of Allegiance.

4. PUBLIC COMMENT

Alexander Broom requested the Planning Commission agendaize consideration of installing traffic calming measures on Hillcrest Avenue and Davidson Drive at Deer Valley Road.

5. CONSENT CALENDAR

Commissioner Martin requested Consent Calendar Item 5-2 be removed from the Consent Calendar for separate consideration.

5-1. Planning Commission Meeting Minutes December 6, 2023

5-3. Creekside Vineyards Extension | GP-9-06, PD-19-02 | APN 057-050-024 Two-year extension request of the Creekside Vineyards at Sand Creek Vesting Tentative Subdivision Map 9501 and Design Review Approvals.

On motion by Commissioner Riley, seconded by Commissioner Lutz the Planning Commission members present unanimously approved Consent Calendar Items 5-1 and 5-3. The motion carried the following vote:

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

5-2. Planning Commission Meeting Minutes January 17, 2024

Commissioner Martin stated he had requested this item be considered separately because he was absent and would be abstaining from the vote.

Chairperson Gutilla stated she was also absent from the meeting and would be abstaining.

In response to Commissioner Riley, Outside Legal Counsel Ziegler clarified that five Commissioners were present this evening so if the Planning Commission approved the minutes by three votes, it would be a majority of the quorum which would be sufficient for this matter.

On motion by Commissioner Riley, seconded by Commissioner Lutz the Planning Commission approved Consent Calendar Item 5-2. The motion carried the following vote:

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

6. NEW PUBLIC HEARING

6-1. Laurel Ranch Car Wash | PDP22-01 | APN 053-060-064 The applicant requests Preliminary Development Plan (PDP) review of a new 2,800 square foot carwash with 18 vacuum stations and a 2,500 square foot convenience store. The proposed project includes 35 parking spaces, inclusive of the 18 vacuum stalls. Associated improvements including landscaping and stormwater control facilities are also proposed. The project is located at the southwest corner of Laurel Road and Country Hills Drive.

Acting Planning Manager Merideth presented the staff report dated February 21, 2024, recommending the Planning Commission provide the applicant with feedback regarding the proposal.

Julio Tinajero, Milestone Associates presented a history of the project and the revised site plan based on feedback received from the Planning Commission on their previous submittal.

Chairperson Gutilla opened the public comment period.

Laura Kindsvater advocated for the Planning Commission to mandate that the applicant increase the proportion of native plant species in their project to over 70%.

An unidentified speaker expressed concern about the project's egress during peak traffic hours. Additionally, this speaker expressed support for alternative commercial uses for the site.

Alexander Broom shared the sentiment expressed by the previous speaker regarding alternative commercial uses for the site.

Chairperson Gutilla closed the public comment period.

In response to Commissioner Martin, Acting Planning Manager Merideth provided clarification regarding the General Plan and East Lone Tree Specific Plan map designation for the site and specified that the stand-alone parking was situated behind the convenience store.

In response to Commissioner Martin, Contract Engineer Kevin Van Katwyk reviewed option layout 1 and 2 (staff report attachment D2 and D3).

Commissioner Martin voiced opposition to the project but expressed conditional support for specific aspects if the project were to be approved. These included:

- Elimination of the 360-degree turn to enter the carwash.
- Elimination of parking behind the building.
- Support for the current building design.
- Inclusion of a noise, light and traffic survey.
- Increasing the proportion of native plant species.
- Reduction in hours of operation to 5:00 A.M. – 10:00 P.M.

Commissioner Lutz echoed the sentiments expressed by Commissioner Martin and offered additional feedback for the project, which included:

- Elimination of the carwash.
- Revising the project into a convenience store with adequate parking.
- Concern regarding traffic in the area and the circulation plan.

Commissioner Jones requested the results of the site feasibility study and outreach to the neighboring community be provided if the project returned to the Commission.

Commissioner Riley stated he opposed the previous project submittal but acknowledged that while it may not be the most desirable use of the site, it could still provide convenience for residents in the area. He highlighted the unique characteristics of the parcel, noting its odd shape, and expressed a desire to see development take place on the site.

Chairperson Gutilla outlined several concerns and areas of support regarding the project:

Concerns:

- Smell of recycled water.
- Trash generated from customers.
- Noise impacts.
- Traffic impacts and circulation plan.
- Parking behind the building.
- Location of the trash receptacle.

Support:

- Reduction in hours of operation.
- Increasing native species in landscaping.
- Installing canopies over vacuum stations.
- Revising the project as electric vehicle (EV) charging stations and an indoor play structure for customers.

Chairperson Gutilla expressed her general opposition to the project while acknowledging the removal of the gas station. She thanked the applicant for this change and noted the unique nature of the parcel.

Commissioner Riley offered conditional support for aspects of the project, should it proceed:

- Removal of vacuum stations closest to residential lots.
- Relocating the trash receptacle behind the structure and potentially replacing it with parking spaces.
- Support for a variance for canopies over vacuum facilities contingent upon ensuring they would not obstruct line of sight for traffic.

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

In response to Mr. Tinajero's requests for an opportunity to respond to comments, Chairperson Gutilla reopened the Commissioner comment period.

Mr. Tinajero expressed gratitude for the feedback provided. He reported that the applicant would be the owner/operator of the project and was locally based. He explained that the applicant purchased the property under the belief that it was zoned for commercial use; however, it was later discovered to be zoned residential. He noted this discrepancy created challenges for the project's development, especially considering the parcel's size and shape, which may not be suitable for residential development. He requested the Planning Commission consider the circumstances under which the property was purchased, and the challenges posed by the zoning discrepancy. He emphasized that commercial zoning across the street supported the feasibility of commercial development on the property. He highlighted the necessity for revenue-generating options to make the project economically viable. He provided an overview of the site circulation plan.

Chairperson Gutilla agreed that the site was inconsistent with residential development.

Acting Director of Community Development Scudero explained that the parcel was initially designated to serve as the stormwater retention area for the development across the street. He confirmed that preliminary meetings were held with the applicant under the assumption that the parcel was zoned for commercial use. He clarified that during these discussions, staff expressed reservations about the proposed gas station/carwash development, but the applicant chose to proceed. He suggested that the Planning Commission provide feedback on what type of development should occur on the site.

Commissioner Lutz stated he would prefer a large convenience store and hydrogen charging station occur on this site.

Commissioner Jones stated she would prefer an EV charging station with a convenience store.

Commissioner Riley stated he preferred a large convenience store or coffee shop.

Commissioner Martin stated he preferred a single use commercial development such as a large convenience store, deli or coffee shop.

Chairperson Gutilla stated she agreed with the previously suggested alternative uses for the parcel. Specifically, she supported the idea of developing a large convenience store with a deli or bagel shop, emphasizing the importance of ample parking, and limiting operating hours.

Chairperson Gutilla closed the Commission comment period.

- 6-2 Leung Properties | PDP23-02 | APN 057-041-013, 015, 016:** The applicant requests a Preliminary Development Plan review of a proposal to construct a 435-unit residential development over a 160-acre vacant project site (APNs 057-041-013, 057-041-015, 057-041-016). The proposed project includes the development of 50 conventional single family detached units, 385 clustered single family detached residential units, and 159 row townhomes. The project also includes a recreation center, two neighborhood parks, and walking trails. Primary site access would be from Sand Creek Road.

Acting Director of Community Development Scudero introduced Contract Planner Valente who presented the staff report dated February 21, 2024, recommending the Planning Commission provide direction to the applicant for the Final Development Plan Submittal.

Kyle Masters, Richland Communities / The Ranch Phase 4, gave a brief overview of the project map.

Terry Gallaway / The Gallaway Group / The Ranch Phase 4, gave a PowerPoint presentation of their master plan, conceptual site plan, open space, technical site plan, architecture, and conceptual street scene.

Chairperson Gutilla opened the public comment period.

Juan Pablo Galvan Martinez, Senior Land Use Manager at Save Mount Diablo, reported they had engaged with the developer of The Ranch project, leading to a mutually satisfactory resolution regarding the buffer along Sand Creek and the dedication of open space. He expressed satisfaction that a similar proposal was being put forth for the project under consideration. He requested the City and Planning Commission consider tracking the cap on housing units for the Sand Creek Focus Area.

Laura Kindsvater advocated for the Planning Commission to mandate that the applicant enhance the proportion of keystone and native plant species to exceed 70% for the housing units and parks. She proposed restoration efforts in the natural areas along Sand Creek and expressed support for buildings facing the creek.

Alexander Broom spoke in support of the perimeter walkway and advocated for the inclusion of a greater variety of drought tolerant native plant species throughout the development. He stressed the importance of wildfire mitigation measures and expressed apprehension regarding evacuation routes from the area. He suggested the implementation of cool roofs. He inquired about the width of the trail and proposed the addition of other amenities to enhance the area.

An unidentified speaker raised concerns about the project's trajectory, noting that the applicant intended to secure entitlements before selling it to a builder. He also expressed concern regarding the elimination of estate housing and questioned the potential implications for the City's RHNA numbers. He highlighted the proposed density increase without consideration for affordable housing. He suggested the construction of a gated community with an Homeowners Association (HOA) and increased lot sizes.

Chairperson Gutilla closed the public comment period.

In response to Commissioner Jones, Mr. Gallaway reviewed the square footage allocated for each product type.

In response to the Commission, Acting Director of Community Development Scudero clarified that the term "single-family missing middle objective design standards" pertained to housing types rather than income levels. He also indicated that staff was not aware of any instances of flooding in the area under consideration.

Mr. Masters clarified that the project included detention measures for all runoff. He mentioned plans to construct a detention basin adjacent to existing basins, which would eventually integrate into the park and open space area surrounding the trail system. He highlighted the connectivity of the project to The Ranch and East Bay Regional Park's trail systems.

In response to Commissioner Lutz, Mr. Masters clarified that bridges for the project would be elevated above the 300-year flood protection level, emerging from abutments. He mentioned the possibility of exploring emergency vehicle access to the area as well. He affirmed their commitment to adhering to the City's regulations concerning landscaping and the incorporation of native species. Additionally, he expressed openness to consider the inclusion of an affordable housing component.

Commissioner Lutz expressed his support for incorporating an affordable housing component into the project.

Mr. Masters discussed the importance of offering a diverse range of housing options that catered to individuals from various backgrounds.

In response to Commissioner Lutz, Acting Director of Community Development Scudero clarified that a planned development zone permitted flexibility regarding setbacks.

In response to Commissioner Lutz, Mr. Gallaway elaborated on setbacks and circulation plans for the cluster home products. He commented on the water-saving benefits of native plants and mentioned plans to grade the perimeter edge of the open space to facilitate a smooth transition into the project. He requested feedback from the Planning Commission on all aspects of the project. He explained that they typically sold to homebuilders who understood buyer preferences. He clarified that they hadn't proposed apartment-type developments as they didn't perceive a suitable market for it in this location. He emphasized their approach to addressing housing affordability by increasing density to enhance the residual value of the land. Additionally, he mentioned their endeavor to provide housing options suitable for families with children.

Commissioner Lutz expressed concern that increasing density might not necessarily lead to a decrease in housing prices.

Mr. Gallaway mentioned that they were opting for two-story construction as a cost-effective building design approach.

Acting Director of Community Development Scudero reported that the housing element included consideration of an inclusionary housing ordinance, and staff had initiated that process. He further mentioned that these projects could potentially be subject to that ordinance.

Commissioner Riley voiced support for both the project's density and design. Additionally, he remarked that he wished the project were closer to a highway or transit station. He stated that the area was relatively secluded, emphasizing the importance of having nearby infrastructure for the benefit of residents.

In response to Commissioner Riley, Mr. Gallaway commented that they had secured additional parking on the streets by avoiding driveways that would interrupt parking spaces.

Mr. Masters added that there would be an HOA in place to manage parking along with other aspects of the project.

Commissioner Riley discussed the importance of providing mass transit access to the area.

Commissioner Martin questioned how this project would affect the cap on residential units for this area.

Acting Director of Community Development Scudero explained that when the General Plan was adopted in 2003, the Sand Creek Focus Area had a cap of 4000 units. He noted that every project developed since then had requested an increase in density, yet the cap had not been adjusted to accommodate those increases. He further stated his belief that the cap might not be compliant with state law. Therefore, when an entitlement application comes forward, they would need to consult legal counsel to determine if the cap was enforceable or if it needed to be amended.

Commissioner Martin commented he disliked the density; however, he understood that it made the project more affordable. He provided the following feedback:

- Concerns regarding General Plan amendments eliminating estate housing and the challenges this would pose in meeting the requirements of the housing element.
- Support for the staff's response to the identified engineering issues
- Support for adhering to the City's guidelines for setbacks to allow for the storage of refuge containers behind fences.
- Support for the proposed architecture.
- Increasing recreational amenities.
- Increasing native plant species.
- Enhanced fire resistance measures due to the presence of open space.
- Inclusion of a traffic study.

Chairperson Gutilla stated she supported the following:

- Incorporating a downstairs bedroom for two-story models.
- Support for cul-de-sacs, provided parking was available in the center.
- Advocacy for a variety of transition areas between the cul-de-sac communities and open space.
- Increasing bike-friendly options, pedestrian access, and vehicle parking at the community center.
- Ensuring a smooth transition for landscaping between the open space, trails, and development.
- Advocating for additional emergency vehicle access on Deer Valley Road.
- Supporting public access for transit opportunities.

Mr. Gallaway explained how each product type would be serviced by the garbage company.

Acting Director of Community Development Scudero stated the first question before the Planning Commission was if they supported the General Plan changes.

Chairperson Gutilla also suggested:

- Less density on the perimeter of the project to facilitate a smoother transition to open space.
- Support for the staff's response to the identified engineering issues.

In response to Commissioner Jones, Acting Director of Community Development Scudero explained that every development in the Sand Creek Focus Area had either increased density or reduced lot sizes from the current General Plan designations. He reiterated that they were in the initial stages of developing an inclusionary housing ordinance and when they selected the consultant, they would discuss timing and its impact on development applications deemed complete. He provided an overview of the City's current deed restricted affordable housing units.

Chairperson Gutilla closed the Commission comment period.

Chairperson Gutilla declared a recess at 9:29 P.M. The meeting reconvened at 9:38 P.M. with all Commissioners present, except for Commissioner Hills, who was previously reported as absent.

Acting Planning Manager Merideth announced that past practice was that the Commission end the public hearings at 9:30 P.M. She requested that they consider whether they wanted to proceed this evening with the remainder of the agenda. With consensus of the Commission, the Planning Commission agreed to continue with the final public hearing this evening.

6-3 Rancho Meadows PDP | PRE2023-0002 | APN 051-052-053, 051-082-010 The applicant requests a Preliminary Development Plan review of a proposal to construct 143 residential units on a 17.12-acre vacant project site (APNs 051-052-053-9, 051-082-010-3). The proposed project includes the development of 137 residential lots at approximately 2,600 square-feet (sf) and six residential lots at 4,200 sf. The project also includes one open space area near the project entry consisting of a children's play area, seating, picnic tables, a shade trellis, and play field. Site access would be provided by an off-site extension of Vineyard Drive across the existing PG&E easement.

Acting Director of Community Development Scudero introduced Contract Planner Valente who presented the staff report dated February 21, 2024, recommending the Planning Commission provide direction to the applicant for the Final Development Plan Submittal.

Kerri Watt, Civic Rancho Meadows Applicant / DeNova Homes, gave a PowerPoint presentation of the Ranch Meadows Project Preliminary Development Plan.

Trent Sanson, Civic Rancho Meadows / Yellow Roof Foundation / Executive VP of DeNova Homes, provided a brief overview of their 501c3 charitable foundation and outlined their proposal to include six renter-occupied low-income units with junior Accessory Dwelling Units (ADUs). He explained their request for a general plan amendment and rezone proposal. Additionally, he noted that the current light industrial office use did not appear compatible with adjacent residential zoning.

Kerry Watt commented that they would prioritize the use of as many pollinators and native species as possible. Additionally, she mentioned that the houses would adhere to the City's Objective Design Standards.

Chairperson Gutilla opened the public comment period.

Alexander Broom suggested expanding park space and native plant species in the project. He expressed concern for the potential inconsistency of the proposal with the City's Climate Action Resiliency Plan and suggested the proposal align with the current General Plan designation.

Laura Kindsvater requested the Planning Commission require the applicant to increase native plant species to more than 70% with an emphasis on locally native and keystone species. She provided resources to assist the developer in meeting this requirement.

An unidentified speaker voiced his support for the project, highlighting the developer's commitment to offering affordable housing. He mentioned the project's potential positive impacts. He suggested the developer view Santa Fe Avenue as a traditional right-of-way and prioritize transit and pedestrian connectivity in their planning efforts.

Chairperson Gutilla closed the public comment period.

Commissioner Jones spoke in support of converting office space for housing specifically if it comes with an affordability component. She noted that there was currently less demand for office space, making such a conversion a beneficial use of the property.

Commissioner Lutz voiced his support for the Yellow Roof Foundation, suggesting that it should serve as a model for other developers.

In response to Commissioner Lutz, Contract Planner Valente clarified that if the project were to proceed, it would undergo an environmental review process. He assured that any contamination present at the site would be addressed and remediated as part of the project development process.

Mr. Sanson explained that prior to acquiring the property, an environmental site assessment was conducted which revealed that the site had historically been used as a vineyard. He emphasized their commitment to collaborating with staff on a comprehensive review process through CEQA and their willingness to ensure compliance with environmental regulations.

Commissioner Lutz questioned the potential impact of reallocating land that was originally designated for job creation.

Acting Director of Community Development Scudero acknowledged that repurposing the land would result in the loss of sites designated for business park/light industrial; however, he emphasized that when viewed within the broader context of the eastern waterfront employment focus area, the property in question could be seen as transitional. He noted that the primary consideration for the Commission was whether they supported the proposed change in land use. He further noted that while the property could potentially be used for a lower intensity business park, it was uncertain if there was a market demand for such a development in that location. He noted that there were entitled business park uses that had not yet been developed in this area.

In response to Commissioner Lutz, Mr. Sanson explained that the Yellow Roof Foundation homes were clustered together for ease of maintenance and to facilitate a supportive community environment.

Commissioner Lutz requested that side yard setbacks and park space be increased while also advocating for a decrease in density. Additionally, he expressed concern about the lack of amenities in the area.

Commissioner Riley expressed concern about the insufficient park space, amenities, and third spaces in the area. He proposed extending the park space by eliminating homes on lots 35 and 36. He voiced support for rezoning the property, emphasizing its adjacency to an existing residential neighborhood and the decreasing need for business parks. He spoke favorably of the Yellow Roof Foundation and the project, suggesting that they could serve as a positive example for other developers.

Commissioner Martin expressed concern regarding the removal of grapevines on the property; however, he acknowledged the necessity for housing development, especially considering the areas limited suitability for industrial use due to factors such as accessibility challenges and the presence of high-tension power lines. He also highlighted the property's unique shape and its adjacency to other residential areas. He encouraged the developer to disclose the presence of high-tension power lines, emphasizing the importance of transparency regarding potential interference they could cause. He voiced support for the affordable housing component proposed by the Yellow Roof Foundation. He requested the widening of alley E and L to accommodate sidewalks on both sides of the street.

Mr. Sanson clarified that the alleys were designed to serve as vehicular pass-through access to garages. He expressed willingness to explore potential modifications to the plan.

Commissioner Martin requested sideyard setbacks be increased to a minimum of 5 yards and spoke in support of the suggestion to increase park space by removing lots 35 and 36. He expressed a preference for a 20-foot front yard setback; however, he indicated a willingness to support increasing open space if this item remained unchanged.

In response to Commissioner Martin, Mr. Sanson stated they would be fronting costs associated with extending Vineyard Drive. He stated their intention was for everything north of the PG&E parcel to be privately owned and maintained through a future HOA; however, they were in discussions with PG&E to acquire an easement right-of-way or fee simple for the portion of the road extending through their parcel. He noted they would engage with city staff to determine the logistics and maintenance boundaries between public right-of-way and private ownership.

Commissioner Martin recommended the installation of a sound wall or other sound protection measures along the north side of the development, particularly along the railroad tracks.

Mr. Sanson stated that they would be conducting an acoustic study which would provide recommendations for the installation of a sound wall and sound attenuation measures.

Commissioner Martin supported the engineering requirements outlined in the staff report and the Objective Design Standards. He encouraged the developer to consider incorporating native and keystone species into their landscape plan.

Mr. Sanson affirmed that the development team was willing to accommodate the requests regarding native and keystone species wherever possible.

Chairperson Gutilla expressed concern about the potential presence of toxins on the site from pesticides used in old growth vineyards. She cautioned developers against exploiting disadvantaged individuals by placing them in environmentally compromised areas. She noted that the combination of small lots, narrow streets, and a lack of sidewalks could contribute to miniaturizing the neighborhood; therefore, she agreed with the engineering recommendations for sidewalks on both sides of the street. She suggested that the architecture of the Yellow Roof homes match the architecture of the remainder of the development.

In response to Chairperson Gutilla, Mr. Sanson clarified that the intent of the ADU program was for each unit to be separate. He explained that they were in the process of developing the floor plan for the Yellow Roof program, but each unit would be built independently and have a one car garage with its own point of entry.

Chairperson Gutilla requested side yards for both Yellow Roof units be a minimum of 5-feet. Additionally, she stated that while there may be concerns regarding the jobs/housing imbalance, she considered this specific parcel to be an appropriate site for residential development. She suggested that if all the homes in the adjacent neighborhood to the west were single-story, she would prefer the homes on that side of the development to also be single-story.

Mr. Sanson responded that they would investigate that issue and commented that many of the lots in question were located far away from the property line.

Chairperson Gutilla expressed her support for the use of native plant species and the Yellow Roof Foundation proposal. She suggested the developer consider whether the turnaround area was large enough to accommodate people who might accidentally enter the project.

Commissioner Riley expressed his preference for sidewalks on both sides of the streets; however, he felt that the alleyways could be an exception to this preference.

Chairperson Gutilla stated she supported the suggestion for increasing park space by expanding the park into lots 35 and 36.

In response to Commissioner Jones, Mr. Sanson clarified that both the single-family home and the ADU would serve as affordable housing units, resulting in a total of 12 affordable housing units within the development.

Chairperson Gutilla closed the Commission comment period. She thanked the applicant for presenting their project and wished them luck moving forward.

7. REGULAR ITEM

7-1. TRANSPLAN Committee Discussion

Consensus of the Planning Commission agreed to table Regular Item #7-1.

On motion by Commissioner Riley, seconded by Commissioner Jones the Planning Commission members present unanimously tabled Regular Item 7-1. The motion carried the following vote:

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

8. ORAL/WRITTEN COMMUNICATIONS

Acting Director of Community Development Scudero reported that the City Council had added a discussion on the City's native landscaping to their 90-day future agenda item list.

9. COMMITTEE REPORTS - None

10. NEXT MEETING: March 20, 2024 / March 6, 2024, meeting is canceled.

Chairperson Gutilla announced the March 6, 2024, Planning Commission meeting was canceled and the next meeting would be held on March 20, 2024.

11. ADJOURNMENT

On motion by Commissioner Martin, seconded by Commissioner Riley, the Planning Commission members present unanimously adjourned the meeting at 10:51 P.M. The motion carried the following vote:

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

Kitty Eiden
KITTY EIDEN, Minutes Clerk



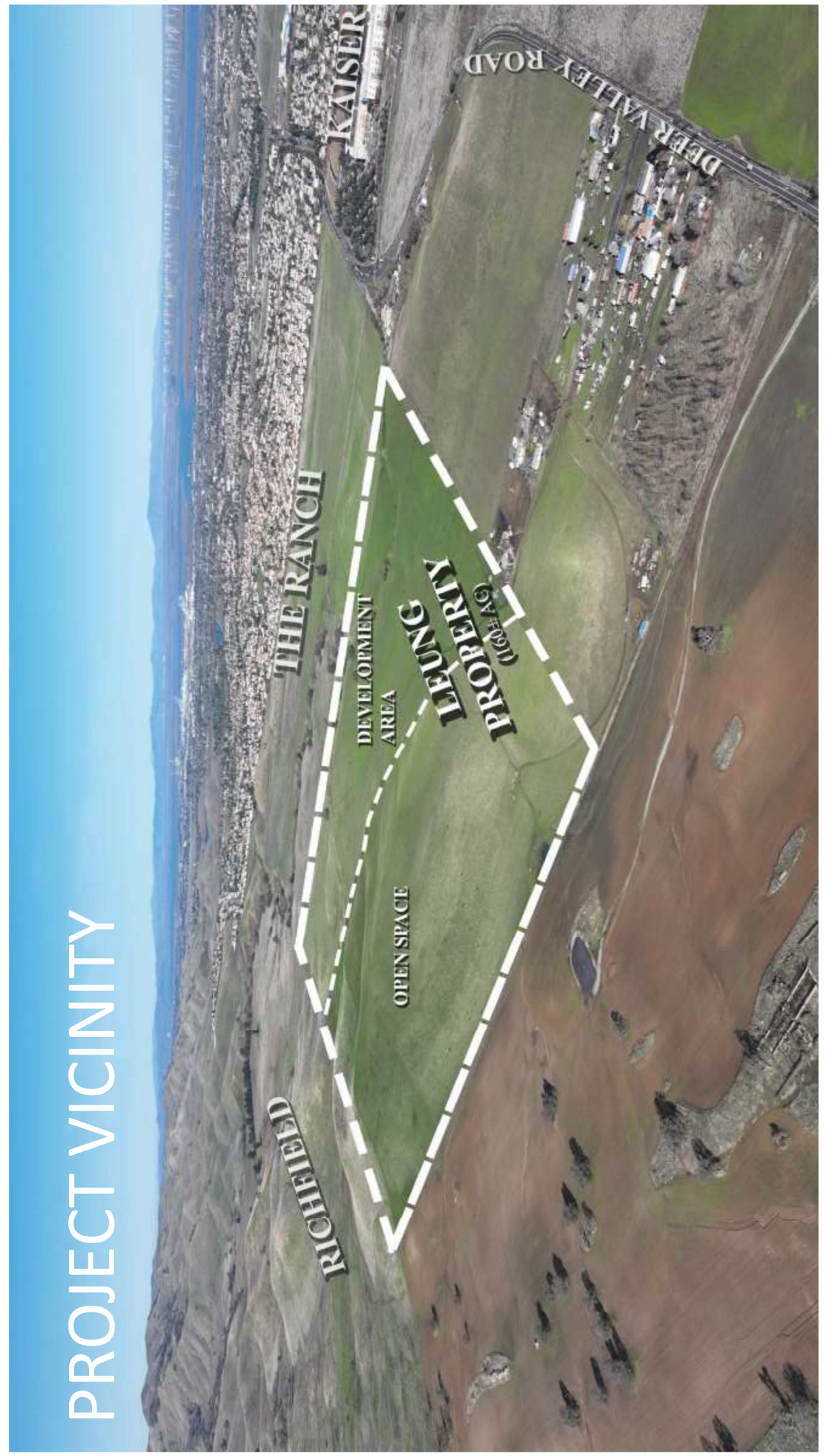
THE RANCH – PHASE 4

Presented by:
Richland Communities

PROJECT OVERVIEW

- Within FUA-1 Plan Area, south of The Ranch
- Site Size: 160 Acres
- General Plan Land Use:
 - Existing – Estate/Executive Residential/Open Space
 - Proposed – Low/Medium Low/Medium Density Residential
- Zoning:
 - Existing – West Sand Creek District (WSCD)
 - Proposed – Planned Development (PD)

PROJECT VICINITY



FUA-1 AREA MAP



THE RANCH OVERVIEW



CONCEPTUAL SITE PLAN

LEUNG PROPERTY

SITE AREA = 160 ACRES
TOTAL UNITS = 435 DU
DENSITY = 2.72 DU/ACRE

PROPOSED HOUSING TYPES

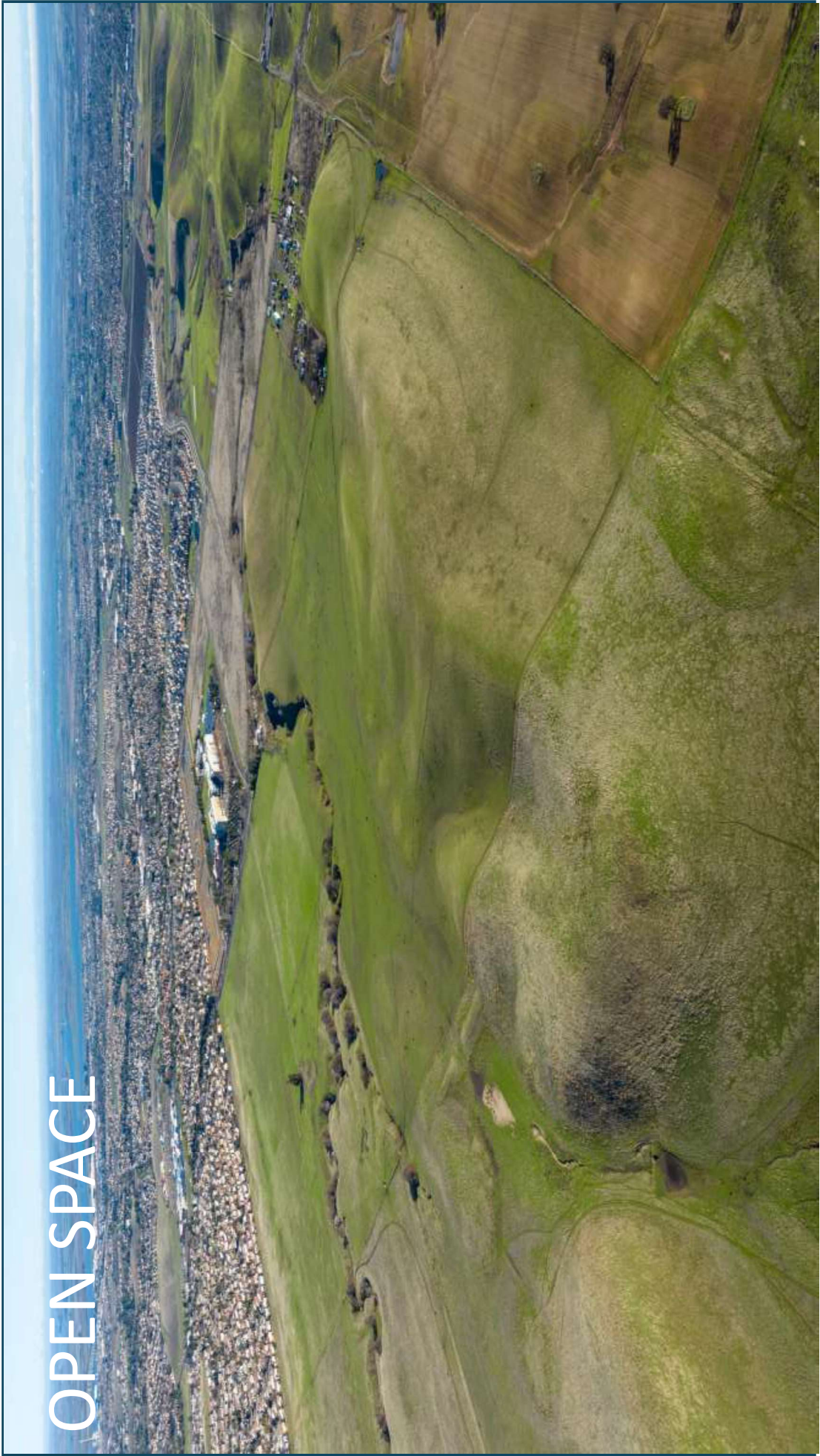
- CONVENTIONAL SFD 50 DU
- CLUSTERED SINGLE-FAMILY DETACHED (COURT) 96 DU
- CLUSTERED SINGLE-FAMILY DETACHED (LANE) 131 DU
- SINGLE-FAMILY ATTACHED TOWNHOMES 159 DU



PROPOSED NEIGHBORHOODS

- Four (4) Distinct Neighborhoods
 - Neighborhood 1: Traditional Single-Family Detached Homes
 - Neighborhood 2: Clustered Single-Family Detached (Court)
 - Neighborhood 3: Clustered Single-Family Detached (Lane)
 - Neighborhood 4: Single-Family Attached Townhomes

OPEN SPACE



OPEN SPACE FEATURES

- Natural open space buffer to Sand Creek and to hills above site.
- Community Park with gathering areas.
- Central recreation center & pocket park.
- Perimeter open space trail and vista lookouts.
- Landscape buffers along project edges.
- 99-acres (61%) of the site will be preserved as Natural Open Space.
- No Development on the 59-acre hillside.
- No Development within 150 feet of Sand Creek.

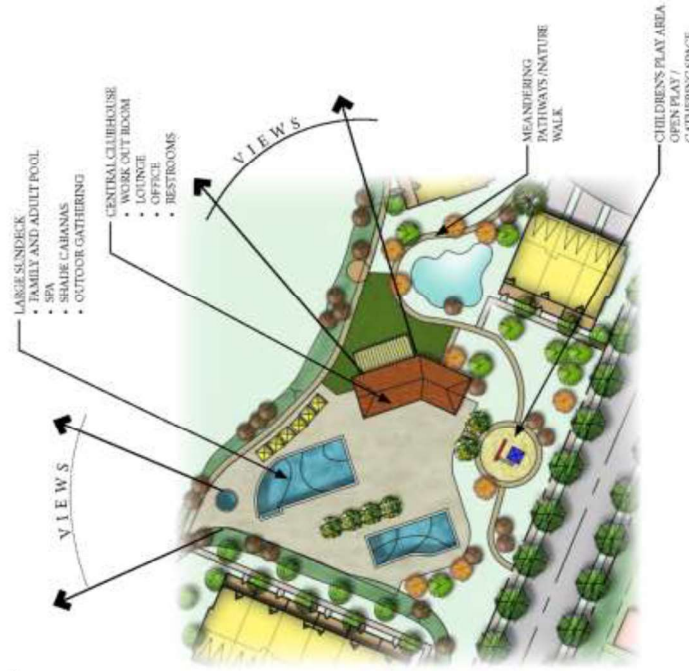
TRAILS



NEIGHBORHOOD PARKS



1. NEIGHBORHOOD PARK



2. CENTRAL RECREATION CENTER



VICINITY MAP: NTS

TECHNICAL SITE PLAN



REQUIRED PARKING:

- ATTACHED SINGLE FAMILY = 2(1 COVERED)+1 GUEST/5 DU = 350 SPACES
- DETACHED SINGLE FAMILY = 2 COVERED +1 GUEST/DU = 813 SPACES
- TOTAL REQUIRED PARKING ON SITE = 1,163 SPACES**
- PARKING PROVIDED = 2,058 SPACES**
- 870 GARAGE SPACES (713 REQUIRED)
- 674 DRIVEWAY SPACES (2 CAR DRIVEWAYS FOR ALL DETACHED + 120 ATTACHED)
- 433 ON STREET SPACES (277 REQUIRED FOR DETACHED)
- 81 ADDITIONAL SPACES FOR GUESTS (ATTACHED REQUIRED GUEST SPACES = 32)

NE-2: CLUSTERED SINGLE-FAMILY DETACHED (COURT)

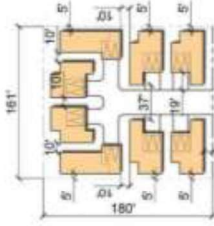
- Home size range 2,100 to 2,600 square feet.
- Full-size 2-car driveways for each home.
- Share common court.
- Private back yards and side yards.
- Density : 7.4 DU/AC.



Street View with Front Doors & Porches

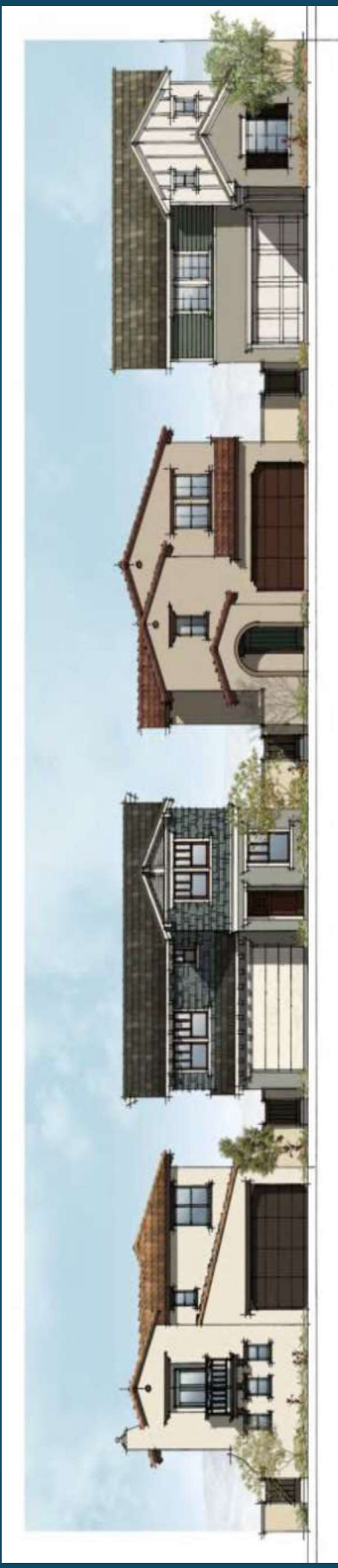


Garages oriented onto private courts



CLUSTERED SFD
(COURT)

NE-2: CLUSTERED SINGLE-FAMILY DETACHED (COURT)



Street View

NE-3: CLUSTERED SINGLE-FAMILY DETACHED (LANE)

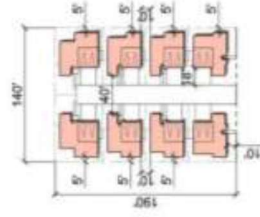
- Home size range 1,850 to 2,150 square feet.
- Full-size 2-car driveways for each home.
- Share common lane.
- Private back yards and side yards.
- Density : 8.6 DU/AC.



Street View with Front Doors



Garages with full driveways



CLUSTERED SFD
(LANE)

NE-3: CLUSTERED SINGLE-FAMILY DETACHED (LANE)



Street View



Lane View

NE-4: SINGLE-FAMILY ATTACHED TOWNHOMES

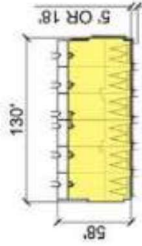
- Home size range 1,300 to 1,625 square feet.
- 2-car garage for each unit.
- Full Size Driveway on 37 % of units.
- Three (3) and six (6) Unit Buildings.
- Density : 11.0 DU/AC.



Front elevation View

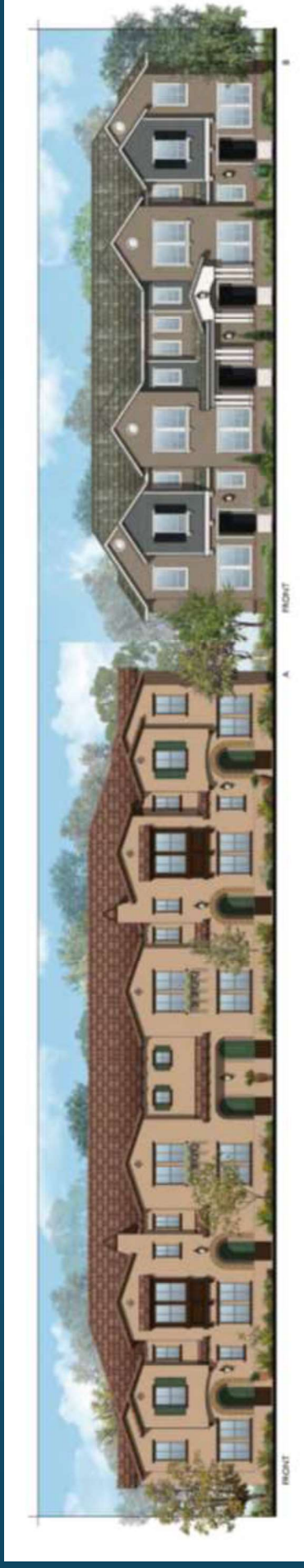


Garages face on private alleys



SINGLE-FAMILY
ATTACHED
TOWNHOMES

NE-4: SINGLE-FAMILY ATTACHED TOWNHOMES

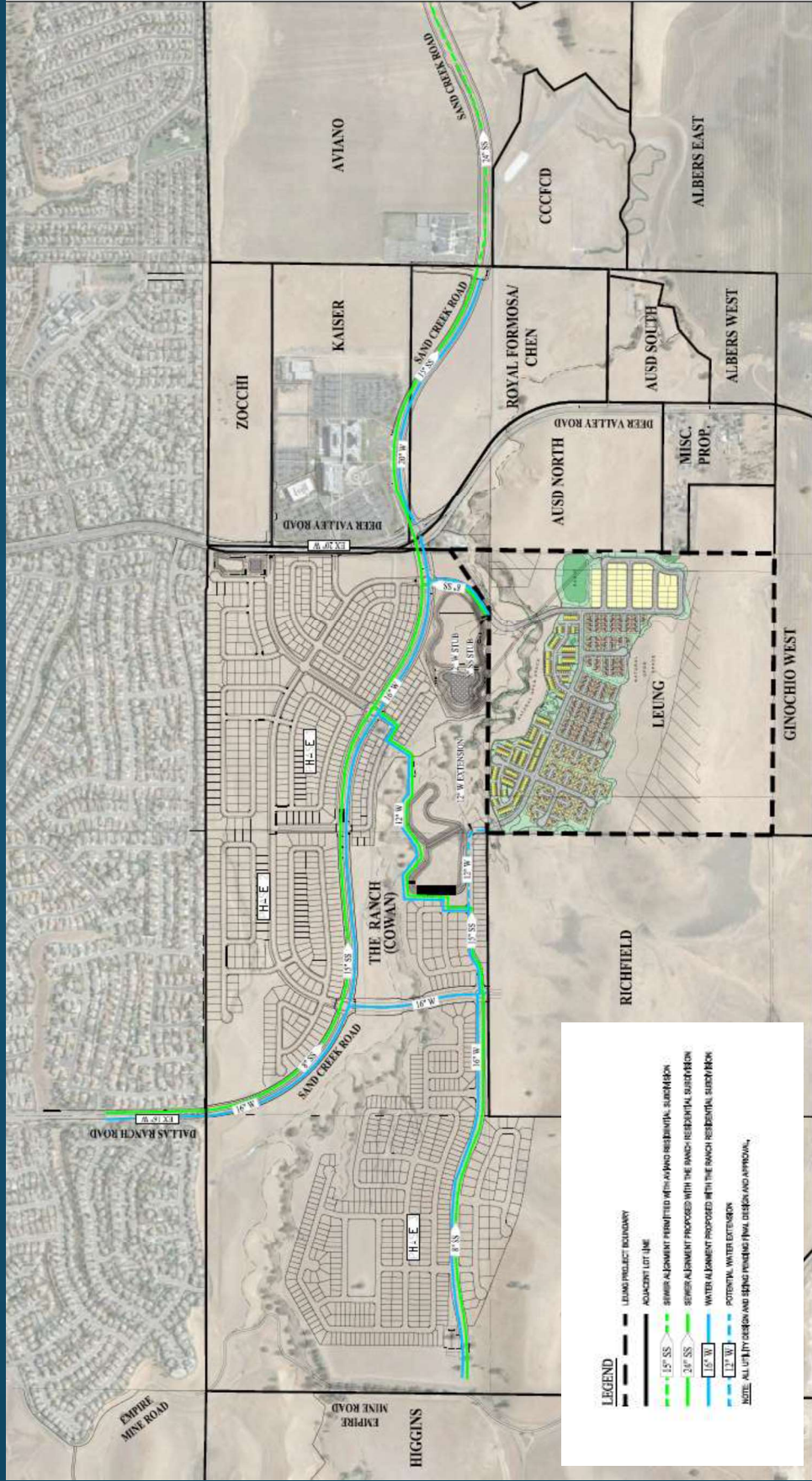


Street View

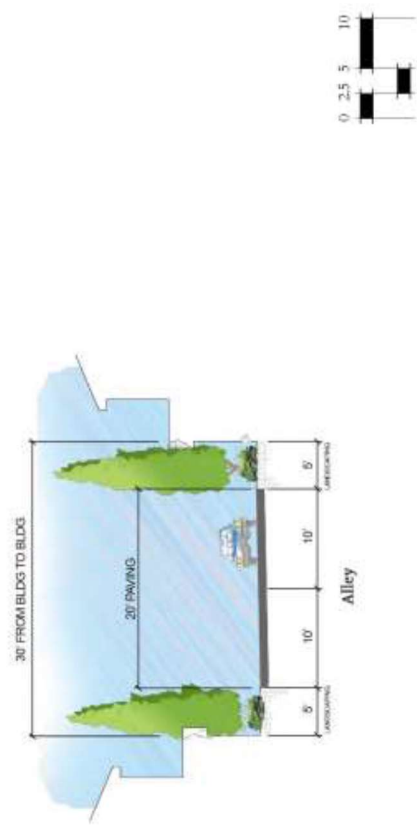
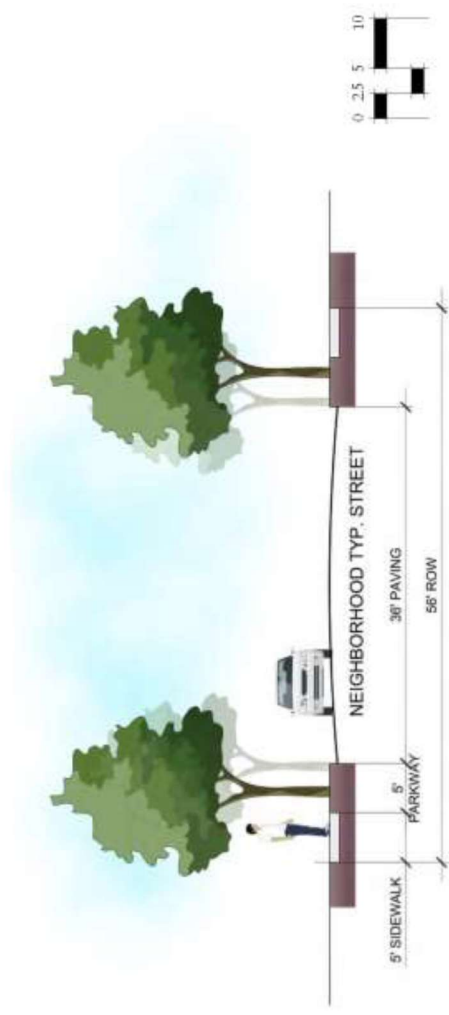


Street View

APPENDIX – UTILITY INFRASTRUCTURE



APPENDIX - LANDSCAPE STREET SECTIONS



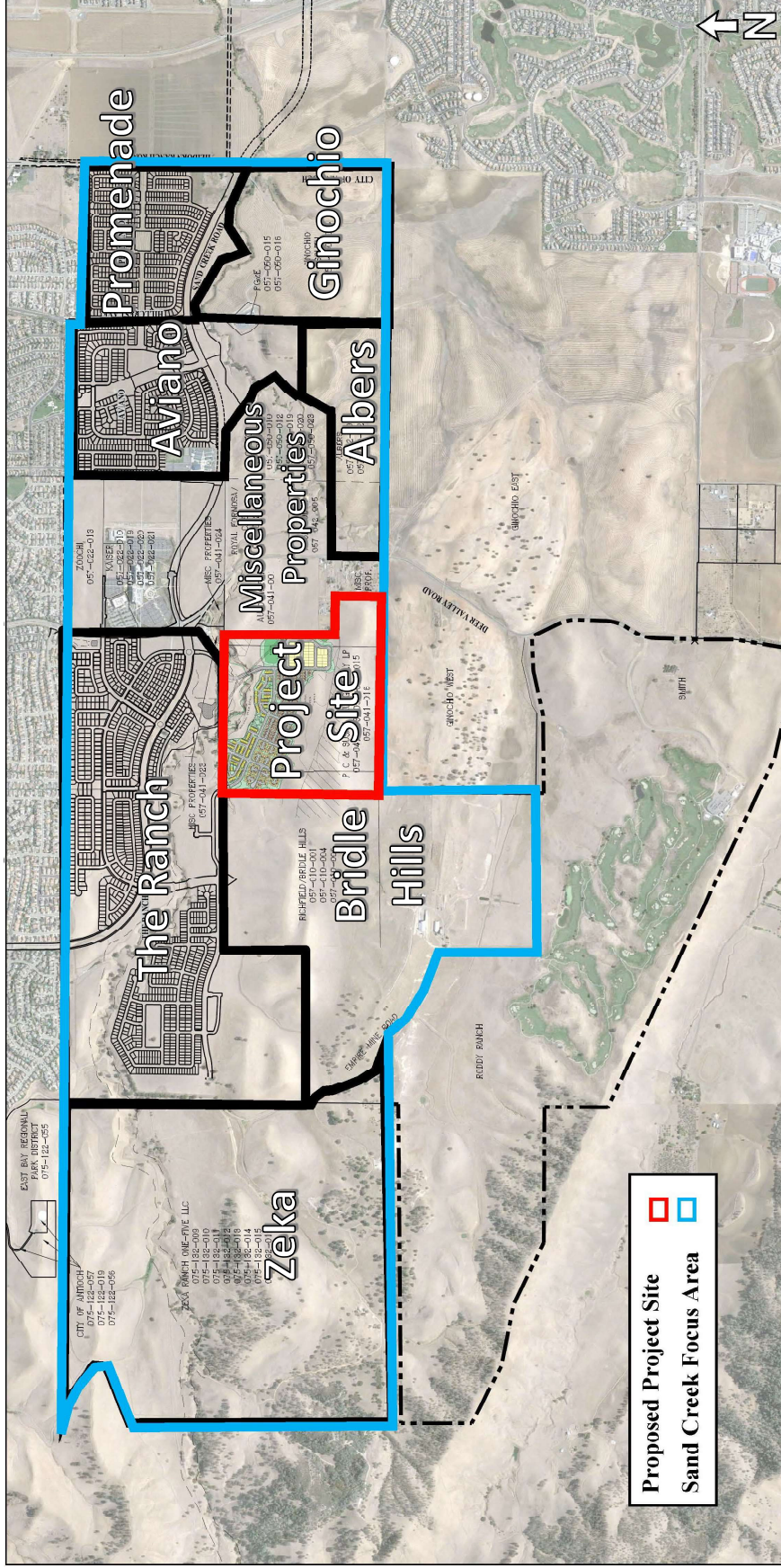
Leung Property Preliminary Development Plan Review

***City Council
April 9, 2024***

Preliminary Development Plan (PDP)

- Purpose of PDP review is to gather feedback for the applicant to become aware of concerns and/or issues to be addressed
- PDP review is a non entitlement action and does not require environmental review

Project Location



Site Plan



Sand Creek Focus Area Background

- Approved General Plan Amendments for the Sand Creek

Focus Area:

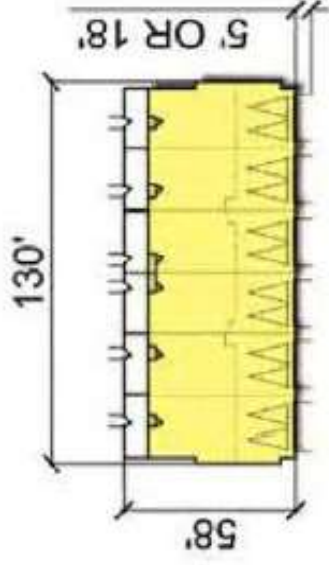
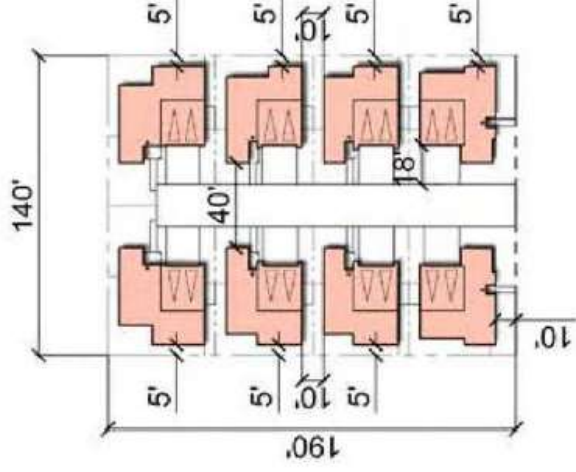
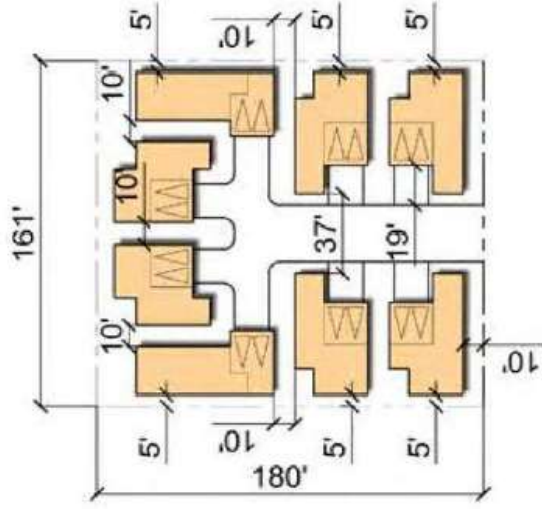
- Aviano;
- Promenade/Vineyards at Sand Creek;
- Creekside Vineyards; and
- The Ranch

- Pending General Plan Amendment:

- Albers Ranch

Zoning Standards Review

- Existing Zoning: Study Area (S)
- Proposed Zoning: Planned Development (PD)
- Consistency review with the citywide R-4, R-6 and the R-10 zoning districts



Objective Design Standards

- 2023 Citywide Single-Family and Missing Middle Residential Objective Design Standards
- Objective Standards apply to residential projects including building siting, architectural style, parking, and landscaping
- The Objective Design Standards Checklist will be required as part of the Design Review Application to illustrate compliance

Proposed Architecture

- Three complimentary architectural styles – Spanish, American Traditional, and Craftsman



Proposed Open Space

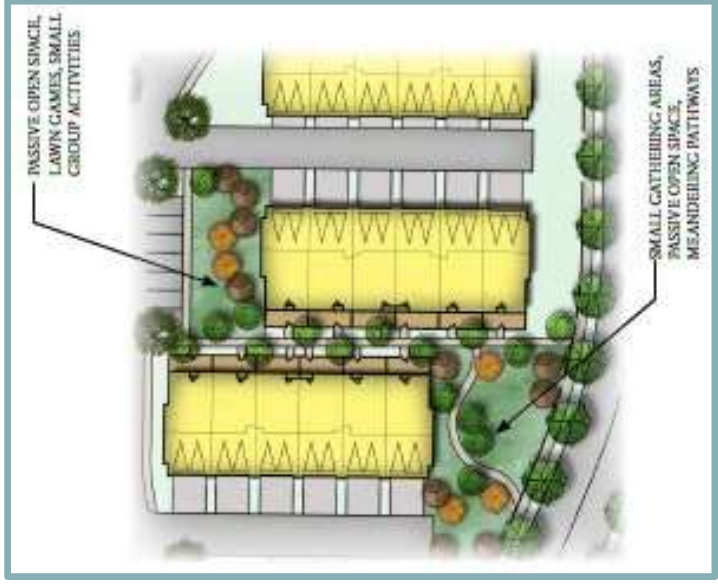
Central Recreation Center



Neighborhood Parks



Pocket Parks



Trails Map



Traffic Circulation

- Engineering concerns regarding proposed street widths
- Staff requests 60-foot minimum right-of-way width consisting of:
 - 12-foot paved travel lanes;
 - 8-foot shoulders;
 - 5-foot sidewalks; and
 - 5-foot parkway on both sides
- Proposed 20-foot-wide alleyways should be 22 feet to ensure emergency vehicle access

Planning Commission Hearing

- February 21, 2024 Antioch Planning Commission hearing
 - Concerns regarding the proposed density
 - Additional active open spaces including native landscaping needed
 - Need for public transportation access for residents
 - Commission supported the project's architectural designs

Conclusion

- Staff is requesting that the City Council provide the applicant feedback for the project
- Specifically, staff recommends feedback on the following items :
 - Proposed General Plan land use amendment to allow additional LDR, MLDR, and MDR
 - Proposed cluster and townhome development
 - Proposed amount of active open space
 - Proposed street widths and sidewalks



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of April 9, 2024

TO: Honorable Mayor and Members of the City Council

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

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

SUBJECT: Rancho Meadows Project Preliminary Development Plan

RECOMMENDED ACTION

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

FISCAL IMPACT

The development of the Rancho Meadows Project will be fully funded by the applicant, DeNova Homes, Inc. The City will incur no costs in the development.

DISCUSSION

Request

The applicant, Kerri Watt, DeNova Homes, Inc, request Preliminary Development Plan review of a proposal to construct 143 residential units on a 17.12-acre vacant project site (APNs 051-052-053-9, 051-082-010-3). The proposed project includes the development of 137 residential lots at approximately 2,600 square-feet (sf) and six residential lots at 4,200 sf. The project also includes one open space area near the project entry consisting of a children’s play area, seating, picnic tables, a shade trellis, and play field. Site access would be provided by an off-site extension of Vineyard Drive across the existing PG&E easement. The applicant's project description is provided as Attachment A.

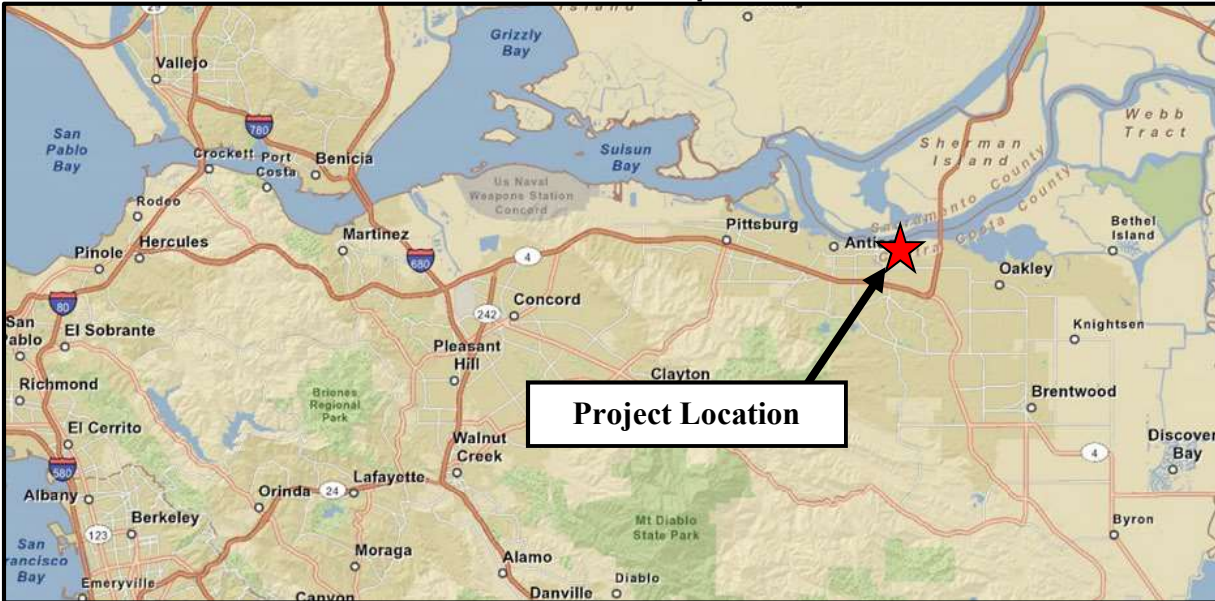
Environmental

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 project site is 17.12 acres of existing vineyards within the Eastern Waterfront Focus Area north of E. 18th Street, south of the Santa Fe Railroad, and to the west of State Route 160. It should be noted that the project site is located northwest of the recently

Location Map



Project Site Map



approved E. 18th Street West Warehouse project. The project site has a General Plan land use designation of Eastern Waterfront Employment Area Focus Area - Business Park and is zoned Planned Business Center (PBC). The project site is subject to the provisions of the East Eighteenth Street Specific Plan. The primary function of the Eastern Waterfront Employment Area is to provide industrial employment opportunities, revitalize former heavy industrial lands along the river, including transitioning to other uses.

The PDP application was submitted to the City in May 2023 and staff determined the application was complete in December 2023 and was routed to City Departments and outside agencies for review. Planning and Engineering staff, the Contra Costa County Flood Control District, Chevron, and PG&E have provided comments on the proposed project (see Attachment D).

The purpose of a Preliminary Development Plan is to gather feedback from the Planning Commission, City Council, 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 Rancho Meadows Project site consists of two properties totaling 17.12 acres. The project site currently includes a vineyard but is not currently harvested. A PG&E easement borders the property to the south, the Santa Fe Railroad is to the north, existing single-family residences are to the west, and existing vineyards to the east with State Route 160 further east.

The applicant is proposing a 143-unit residential development consisting of 137 single-family detached homes on approximately 2,600 sf lots and six renter-occupied homes on 4,200 sf lots designed for people who are at risk of being unhoused. The Yellow Roof Foundation is a non-profit organization that is proposed to own and manage the six low-income units. Rental prices would be based upon an individual's unique ability to pay based upon current income rather than a fixed rent based upon area median income. The proposed project would have an overall density of 8.35 dwelling units per acre (du/ac).

The 6,000 sf centrally located open space area would provide residents with a children's play area, seating, picnic tables, a shade trellis, and open grass areas.

Primary access to the site is proposed by constructing an off-site extension of Vineyard Drive through the 100-foot-wide PG&E overhead electric distribution lines easement, with a 25-foot-wide Emergency Vehicle Access (EVA) at the northwest side of the property. Both the primary entry and the EVA are proposed to be gated.

Consistency with the General Plan and Zoning

The Antioch General Plan designates the project site as Eastern Waterfront Employment Focus Area with a Business Park zoning as a part of the East 18th Street Specific Plan. The project site is currently designated for employment generating uses such as office and light industrial so long as they are compatible with a location adjacent to residential neighborhoods.

Therefore, the proposed project would require a General Plan land use map amendment from Eastern Waterfront Employment Focus Area to Medium Density Residential (MDR). Areas designated as MDR have a wide range of living accommodations, such as conventional single-family dwellings, multi-family townhouses, and apartment developments. Developments in these areas can be expected to be a maximum of two stories and include generous amounts of public or open space for active and passive recreational uses. Lands adjacent to parks, commercial uses, transit routes and rail stations, and arterial roadways would be appropriate for the upper end of the allowable development intensity for this category. Pursuant to the Antioch General Plan, the density range in the proposed MDR land use designation is 6-10 du/acre. The current proposed gross density for the entire project site would be 8.35 du/ac which is near the mid-point density.

The purpose and intent of the Business Park zoning is to provide for light industrial, research and development, and office-based firms seeking an attractive and pleasant working environment and a prestigious location. Business Park areas are typically labor-intensive, meaning the density of employment is higher than areas involving mostly manufacturing or warehouse uses. Business Park development may occur as single use, a multi-tenant complex, or subdivision wherein individual entities own and operate their businesses, but do not generally include structures for human occupancy.

Therefore, the proposed project would require a rezone from Business Park to Planned Development District (PD). PD districts are intended to accommodate a wide range of residential, commercial, and industrial land uses which are mutually supportive and compatible with existing and proposed developments on surrounding properties. Once rezoned, the PD district would establish its own specific development standards for the area within its respective boundaries, with its own specific development standards, including lot size, yard setbacks, and building height requirements.

Staff recommends that the City Council consider whether a General Plan land use amendment to allow residential development is appropriate at the site. Should the City Council feel that an amendment to allow residential development is appropriate then the Council should also consider whether the proposed residential product type is the most appropriate for the site or if they would prefer to see a different type of residential product (i.e. a denser multi-family development).

Zoning Standards

The proposed plans show each plan-type on the three smallest typical lot sizes, and the rental home plotted on its typical lot size. The plans show front yard setbacks of 18 feet to 20 feet to the garage, a minimum of 10 feet for living areas, four-foot-wide side yard setbacks, and minimum rear setbacks of five to eight feet. For 137 of the proposed single family lots the average lot size is approximately 2,600 square feet.

For comparison, staff reviewed the existing development standards in the citywide R-10 Medium Density Residential District. The R-10 district has a 45-foot maximum height, 6,000-sf minimum lot size, minimum lot width of 65 feet for corner lots and 60 feet for interior lots, 40 percent maximum lot coverage, a 5-foot minimum side yard setback, a 20-foot minimum front yard setback, and 10-foot minimum rear yard setback. The maximum density allowed in the R-10 district is 10 du/ac.

Staff recommends that the City Council provide feedback on the proposed lot sizes and setbacks and make recommendations on any modifications they would like to see implemented.

Site Layout and Building 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. The submittal of the Objective Design Standards Checklist will be required at the time of the Design Review application to illustrate compliance in the future. The Objective Design Standards Checklist will include relevant guidelines, how the project complies with them, and a detailed discussion of the issues.

Building Siting and Massing

The City's Objective Residential 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 plans show the potential plotting of the single-family units with slightly varying setbacks, and the six renter-occupied units look to have the same front setbacks. Additionally, the proposed project would offer three complimentary elevations – Cottage, Mediterranean, and Regency.

Architecture

The three proposed architectural styles include varying architectural elements and materials, which comply with the City's Objective Design Standards. The Cottage style features board and batten on the upper gables, window trim, and a stucco exterior. The Mediterranean style features a stucco exterior, awnings, a metal corbel, and window trim.

The Regency style has lap siding on the second floor, brick veneer, wooden corbels, window trim, and a metal railing accent above the garage.

The two-story residences would be approximately 1,600 to 2,000 sf, with three to four bedrooms and two-car garages with a maximum height of 30 feet. The six renter occupied residences would have three bedrooms, two baths, and attached “junior” accessory dwelling unit (JADU). The renter occupied residences would be single-story and 1,737 sf lot including an ADU. Elevations have not yet been provided for the renter occupied residences.

Recreational Amenities

The City’s Objective Residential Design Standards encourage buildings to be oriented to create courtyards, open space areas, and community facilities. Open space areas should be conveniently located for the majority of residents. The proposed project includes a centrally located open space area near the site entrance including a park and bioretention facility. This area contains 6,000 square feet of activity area with amenities appropriate for families. The nearest public park to the proposed development is Almondridge park located over ½ mile away on the south side of E. 18th Street.

Additional active open space areas and increased pedestrian connectivity would comply with the City’s Objective Residential Design Standards. The proposed project includes three additional open space areas intended for bio-retention. One along the northern boundary of the project site, two along “J” Street. The stormwater quality treatment areas currently are not proposed for passive recreation. Staff has identified the area south of the proposed EVA access to Walnut Avenue that could be used as additional open space. Preliminary landscaping plans were provided that identify the proposed street trees along all proposed internal roadways and surrounding the proposed stormwater quality treatment areas. In addition, each proposed residential lot includes front yard landscaping consisting of one tree and shrubs. Landscaping would need to be consistent with the City’s Single-Family and Missing Middle Residential Objective Design Standards.

Given the lack of nearby parks and open space staff recommends the City Council provide feedback on the amount of proposed active open space in the development.

Circulation, Parking, and Utilities

The proposed project includes primary site access through the proposed Vineyard Drive extension. The proposed internal roadway network includes 36-foot-wide neighborhood streets with a proposed 42-foot-wide right of way. The Antioch Engineering Department provided comments on street sections, traffic, parking, noise, grading, and utilities.

The project’s entrance island would need to be reconfigured or relocated to allow for emergency vehicle access. All residential lots will also need to have proper sight distance

of 25 feet at the driveways and all intersections provide proper sight distance of 50 feet at each corner. The project needs to include sidewalks in front of all residential lots, on both sides of the street, provide ADA ramps at corners of street intersections, and show crosswalks along the residential lots for amenity access. City standards call for a 46-foot minimum right-of-way from back of sidewalks, 11-foot travel lanes, eight-foot shoulders for parking, and five-foot sidewalks on both sides of the street. Rolled curbs and increased bulb out pavement on all streets with 90-degree bends is also required. Plans must demonstrate on every street bend how a single unit 50-foot truck and a 40-foot bus design vehicle per Caltrans Highway Design will not hit parked cars along the curbs or hit other passenger cars trying to make the same turn from the opposite direction. The location of each unit's trash bin needs to be shown to ensure there is sufficient space for both trash truck, emergency vehicles and the bins to be collected with trash collection single unit 40-foot trucks. Additionally, a diagram must be provided showing an emergency vehicle and full-size vehicle will be able to simultaneously pass through the open security gate. The minimum clear span opening is 28 feet minimum. Firetrucks must also be able to maneuver through the site without hitting any parked cars, structures, sidewalks and keeping within the face curb lines of residential streets.

A noise and traffic study will be required to identify any traffic circulation issues in the project and document all needed mitigation measures necessary to offset the increase in vehicle trips that will be generated by this development. A parking study would also be needed, documenting the number of parking stalls required, the number of stalls available within the development, and how many stalls would be available for visitors. Parking space requirements must be consistent with the single-family residential detached requirements of two spaces per unit in a garage, plus one guest parking space on the street within close proximity to the unit served.

A site-specific geotechnical report and a soils report to document the feasibility of the development on the project site would be required. The report needs to conduct critical soil strength tests for the foundation design of homes, soils borings and soil analysis for the design of retaining walls. Retaining walls would be constructed along the PG&E right-of-way and along the existing lots west of the development. The City would like to remove any slopes that encumber these adjacent properties or other structures a part of the project.

Preparation of a sewer drain model of the downstream detention basin located adjacent to the project must show the water surface level and the capacity of the main sewer drain system to the outfall of the river. The submittal must include stormwater area sizing calculations for the proposed stormwater quality areas. Engineering does not support the two small detention basins within the residential lots because they would be costly to maintain.

All required utilities must be shown on the utility plans including electrical, communication, street lighting, utility boxes, and fire hydrants. Street light detail, including layout of the streetlights and placement photo metric analysis need to show compliance with the city

street standard lighting criteria. In addition, all three overhead electrical lines, easements and facilities within 50 feet of the project's boundary, and tower locations within the 100-foot PG&E easement need to be shown on the plans.

Public Comments

In addition to the City receiving comments from City Engineering, comment letters were received from the Contra Costa County Flood Control District, Chevron, and PG&E. The Contra Costa County Flood Control District provided standard comments and provided a summary of drainage fees. Chevron provided a comment letter identifying there are no Chevron Pipe Line Company-owned/operated facilities within the proposed project site. PG&E stated the applicant must execute the necessary PG&E property management agreement and California Public Utilities Commission (C.P.U.C.) 851 filing and approval in order to cross PG&E's existing property with the proposed Vineyard Drive Extension. Additionally, the applicant must provide detailed profile plans, proposed roadway grading plan, existing/new drainage scheme, and any crossing third party utilities planned in the proposed roadway for review. PG&E requires project plans to show gas transmission pipelines and substructure depth verifications. Any proposed grading and or landscaping within PG&E's gas transmission right-of-way must be reviewed and approved by PG&E engineering prior to any work commencing.

PLANNING COMMISSION MEETING

On February 21, 2024, 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 affordable housing component but did not support the project's narrow roads, the four-foot setbacks, and the small park that would not seem to offer much benefit to the residents. The Commissioners requested additional recreational open spaces, native landscaping, and redesigned streets to accommodate pedestrians.

Public Comments

Members of the public also spoke on the project, expressing concerns for the small parks and a lack of active recreational opportunities and the need to integrate local and native plant species into the development.

CONCLUSION

Staff recommends that the City Council provide the applicant feedback concerning the proposed project. Specifically, staff recommends feedback on the following items:

- Proposed General Plan land use amendment to allow residential development in the Eastern Waterfront Employment Focus Area and East 18th street specific plan area.
- Proposed lot sizes and setbacks.
- Proposed amount of active open space.
- Proposed street widths and sidewalks.

ATTACHMENTS

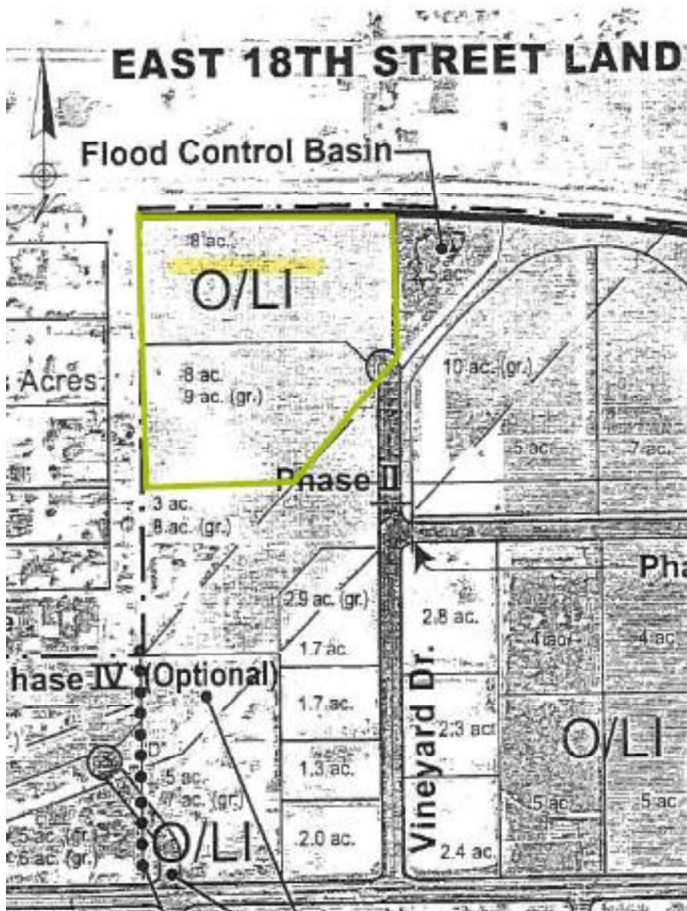
- A. Applicant's Project Description
- B. Project Plans
- C. Agency Comments
- D. February 21, 2024 Planning Commission Meeting Minutes

ATTACHMENT A

PRELIMINARY DEVELOPMENT PLAN DESCRIPTION OF REQUEST BY CIVIC RANCHO MEADOWS FOR THE “VINEYARD AND SANTA FE PROPERTY” APNs: 051-052-053-9 and 051-082-010-3

This nearly 17-acre property is located north of East 18th Street, bounded by the Santa Fe railroad tracks to the north and generally between Santa Fe Avenue to the west and Vineyard Drive to the south and east. It currently is planted in wine grapes, primarily to prevent the property from appearing unused or “fallow”, or to create any type of habitat: The property is not actively used for viticultural harvests. The southern edge of the property is bordered by a 100 feet wide Pacific Gas & Electric easement for overhead electric distribution lines.

This property falls within the City’s East 18th Street Specific Plan (East 18th SP, 1999) and is designated for Office /Light Industrial land uses:



The City’s General Plan (2003, Land Use Plan updated 2017) designates the property as within the “Eastern Waterfront Employment Focus Area”, with a land use designation of “Business Park”. Table 4.1. of the General Plan indicates that this “Business Park” designation allows light industrial and office uses similar

to that of the East 18th Specific Plan (East 18th SP), although it also allows Open Space uses, inclusive of agriculture.

General Plan (2003): Eastern Waterfront Employment Focus Area (EWEA):



During the City’s Housing Element Update discussions in 2022, Civic Rancho Meadows, LLC, proposed that this property be considered as a housing opportunity site. However, due to the presence of the vineyards, the City counseled that the site should be evaluated independently to address any potential land use conflicts between new housing and what the City considers to be old-growth vineyards.

[NOTE: Neither the East 18th SP or the City’s General Plan indicate that the vineyards on this site are considered “old growth”: The East 18th SP designates another property to the east (“Parcel 14” of the SP) as land to be preserved due to the age and variety of the grapes grown on that property; that property is designated in the SP and GP as “open space”. However, this site is designated within the California Department of Conservation as Farmland of Statewide Significance, even though the site is not irrigated nor has it been utilized to produce wine grapes commercially, at least not within recent history.]

To develop the property with housing, the applicant is requesting:

- A General and Specific Plan Amendment from “EWEA - Business Park” and “Office / Light Industrial” to Medium Density Residential, allowing for a residential density range of 6 – 10 du/acre, generally consistent with single-family detached homes.
- A rezone from “Planned Business Center” to Planned Development, to allow for setbacks and lot coverages to ensure that the targeted densities can be attained;
- A Vesting Tentative Map to create 137 single-family detached lots of an approximate size of 42’ width by 62’ depth and 6 additional single-family lots reserved for-rent (see below) for a total of 143 lots;

- A Design Review application for the site plan, architecture, landscape plan, etc. for the 137 single-family homes for sale and the six rental homes.

At this time, however, the sole application is for a *Preliminary Development Plan* review. The materials submitted include a site plan, preliminary grading and storm drain plan, a master utility plan (not required), elevations for the proposed single family homes and floor plans for the proposed rental homes. The PDP does require a landscape plan, but because of the preliminary nature of the site planning, a landscape plan will follow once the site plan has received appropriate review.

Primary access to the site is proposed by extending Vineyard Drive northwestwards across the existing (and to remain) 100-foot wide Pacific Gas & Electric Company (PG&E) easement, established for the overhead electric distribution lines. CRM has contacted PG&E which has indicated it has no issue with the roadway extension, since it will not interfere with the easement or access thereto. However, PG&E cannot make any formal negotiations until the City has prepared an environmental document, if any is required. The Vineyard Drive extension will maintain a 68-foot right-of-way, but once within the boundaries of the property, it will narrow to a private street width of 42 feet. A 25-foot wide Emergency Vehicle Access (EVA) is proposed from Santa Fe Avenue at the northwest side of the property. Both the primary entry and the EVA will be gated.

The proposed new community would consist of 137 single-family detached homes on lots averaging 42' by 62', or about 2600 square feet and another 6 lots of approximately 4200 square feet, for a total of 143 lots. This yields a density of 8.35 units per acre, which is about the mid-point density for the proposed GPA to Medium Density Residential (6 – 10 du/acre). This smaller lot size is the most effective method of obtaining the mid-point density while maintaining a single-family residential character. A private common open space of is proposed shortly after the entry, yet centrally-located to the new residents. This private park will contain a bio-retention basin, but also 6000 SF of activity area with amenities appropriate for families, likely including such things as a children's play area, seating, picnic tables, a shade trellis and open areas for unstructured play.

To the right of the gated entry is an area reserved for a smaller community proposed by The Yellow Roof Foundation, a not-for-profit charitable foundation proposing to construct six homes designed for rent to people who are at risk of becoming unhoused. Rents are based upon an individual's unique ability to pay based upon current income, rather than any sort of fixed-price rent based upon Area Median Income, etc. Thus, the homes are not market-priced, yet also not restricted by any income levels. The Yellow Roof Foundation will maintain ownership and management of these rental homes, and will offer the residents access to financial management courses along with other resources to promote an eventual transition to market-rate housing. The YRF homes are designed for individuals or small families.

The vision for the 137 homes is that of 2-story homes approximately 1600 – 2000 square feet in size, with 3 – 4 bedrooms and 2-car garages. Houses would not exceed 30' in height. These homes are sized to accommodate families, likely 1600- 2000 square feet to include 3 – 4 bedrooms, 2 bathrooms, and 2-car garages. The proposed elevation styles include "Cottage", "Mediterranean", and "Regency". Please see the attached elevations for a conceptual depiction of the homes. The site plan includes several insets showing each plan-type plotted on the three smallest typical lot sizes, and the rental home plotted on its typical lot size. This plotting indicates front yard setbacks of 18' – 20' to the garage, a minimum of 10' for living areas (ground floor or cantilevered second floor), 4' wide side yard setbacks, and minimum rear setbacks of 5' – 8'. The for-rent homes are conceptualized as a 3-bedroom 2-bath primary home with an attached "junior" accessory dwelling unit (ADU). These six homes would be single-story. Please refer to

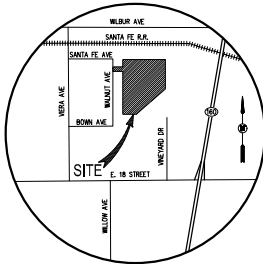
Sheet 1 of the civil plan set for the site plan. Please refer to the house elevations and for-rent floor plan for the vision for the community.

The northern border of the property will be developed for storm water retention. An existing 10' wide easement in favor of CCCFCD at the northeast corner easement will be included in this bio-retention area. The City's Regional Detention Basin is immediately adjacent to the northeastern property line. A second bio-retention basin is located in a portion of the central common open space. All of the site is designed to drain towards this regional basin. Additionally, the storm drain plan has been designed to be consistent with the County's drainage master plan, which indicates that drainage from the property be split into two different trunk lines, one along the northern boundary (Line B, to be installed along with the bio-retention basin), and the other along the southern boundary (Line C). This southern storm drain line is designed to accommodate off-site drainage through the property and to the regional basin. Additionally, the EVA is designed to accommodate a 36-inch storm drain line to convey off-site drainage from the west through the property to the regional basin. Please refer to Sheet 2 of the civil plan set for the grading and drainage plan, and also the Preliminary Utility Plan.

Water will be supplied to the new community through connections with the existing 8-inch water lines in Vineyard Drive and at the intersection of Walnut Avenue / Santa Fe Avenues. Therefore, the system will be looped. The sewer connection will occur at an existing manhole in Santa Fe Avenue; all sewer will be directed to this existing line. Please refer to the Preliminary Utility Plan.

The site generally slopes downwards to the north, except for a knoll in the southwest corner of the property. Grading in this knoll area to create lots requires lowering the knoll and installing retaining walls along the rear property lines of some lots grouped around Alley "E". Other small retaining walls may be needed as the grading plans become more finalized. Where possible, many of the lots are engineered to be either at a similar or lower pad elevation to the adjoining properties to the west.

CANDY PROPERTIES
051-032-009-6



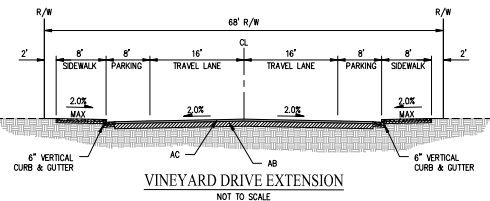
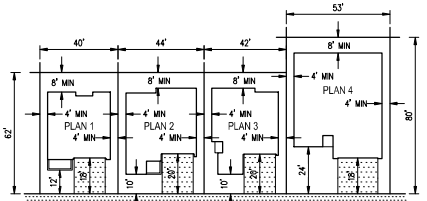
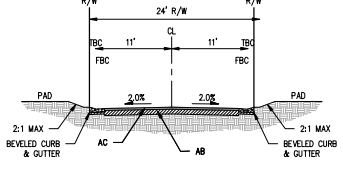
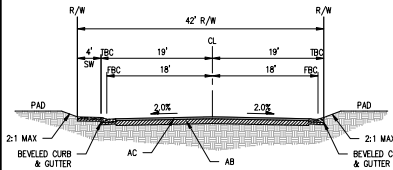
GENERAL NOTES

- OWNER/SUBDIVIDER: DENOVA HOMES
1500 WILLOW PASS COURT
CONCORD, CA 94520
(925) 852-0541
ATTN: TRENT SANSON
- CIVIL ENGINEER: CARLSON, BARRE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 150
SAN RAMON, CA 94583
(925) 866-0322
ATTN: ANGELO ORTEGALLO, RCE #64345
- A.P.N.: 051-052-053-9, 051-082-010-3
- EXISTING USE: AGRICULTURAL
- SITE AREA: 17.12 AC±
- LOTS: 143 RESIDENTIAL LOTS, 9 OPEN SPACE PARCELS
- DENSITY: 8.35 DU/AC
- EXISTING ZONING: PBC (PLANNED BUSINESS CENTER)
- PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
- EXISTING GENERAL PLAN OVERLAY: EASTERN WATERFRONT EMPLOYMENT FOCUS AREA
- PROPOSED GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL
- BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND NGS MONUMENTS, HAVING PID NO. AA382 AND J54835, EPOCH 2010, THE BEARING BEING N040504"E (CALCULATED AND MEASURED).
- EXISTING STRUCTURES: ALL EXISTING BUILDINGS, PAVEMENT, VEGETATION, AND TREES WITHIN THE PROJECT BOUNDARY TO BE REMOVED.
- FLOOD ZONE: ZONE X: AREAS OF MINIMAL FLOOD HAZARD. SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, MAP NUMBER 06013C0144C. DATED: SEPTEMBER 30, 2015.
- STREETS: ALL INTERIOR STREETS ARE TO BE PUBLIC AND OWNED AND MAINTAINED BY THE CITY OF ANTIOCH.

PARKING SUMMARY

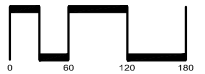
TYPE	GARAGE STALLS	DRIVEWAY STALLS	ON-STREET	TOTAL	REQUIRED*
SINGLE FAMILY HOMES	286	286	—	572	286
INTERIOR STREETS	—	—	187	208	143
VINEYARD DRIVE	—	—	21	21	—
TOTAL				780	429

*PER AEC 9-5, 1983



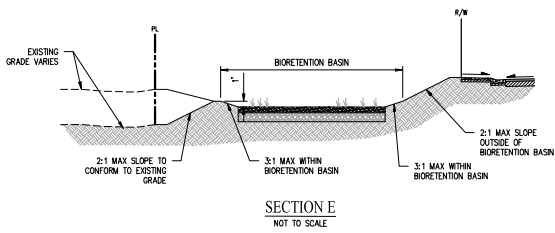
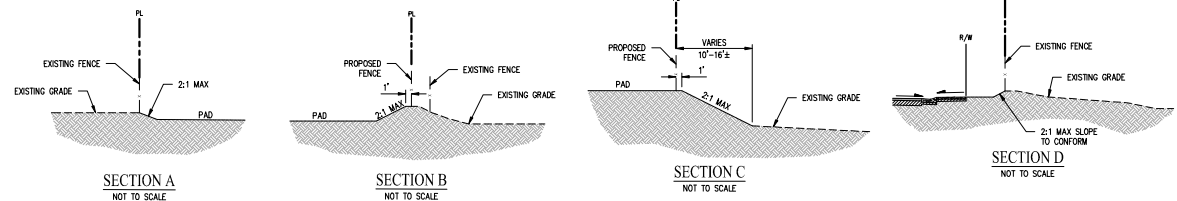
**PRELIMINARY SITE PLAN
GONSALVES PROPERTY
PRELIMINARY DEVELOPMENT PLAN**

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=60' DATE: NOVEMBER 2023



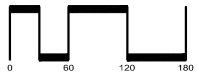
SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4466
WWW.CBANG.COM

SHEET NO.
1
OF 2 SHEETS



PRELIMINARY
GRADING AND DRAINAGE PLAN
GONSALVES PROPERTY
PRELIMINARY DEVELOPMENT PLAN

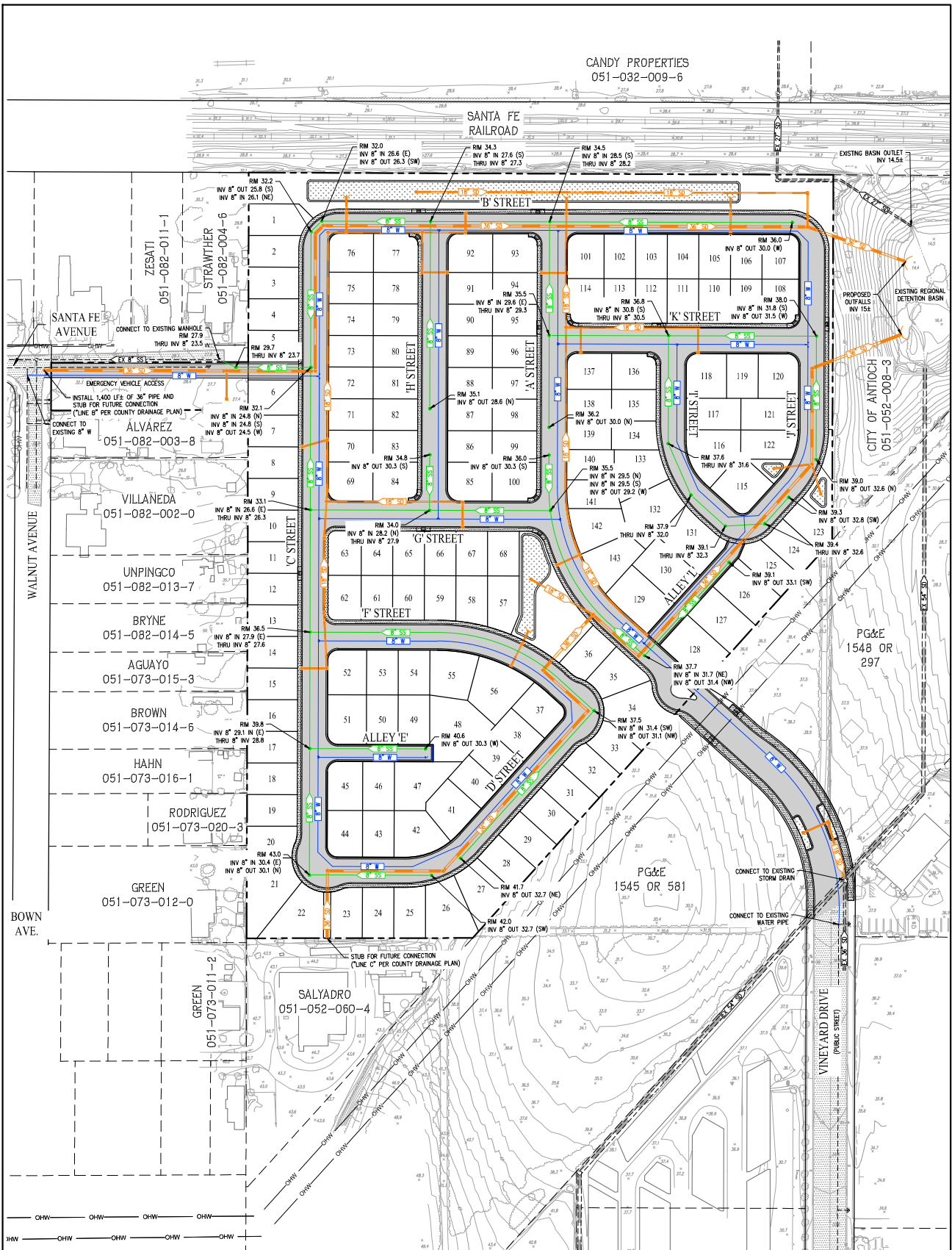
CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=60' DATE: NOVEMBER 2023



SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4466
WWW.CBANDGO.COM

SHEET NO.
2
OF 2 SHEETS

CANDY PROPERTIES
051-032-009-6

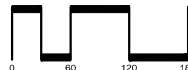


LEGEND:

- PROJECT BOUNDARY
- EXISTING WATER PIPE
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- EXISTING OVERHEAD WIRE
- PROPOSED WATER PIPE
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN

**PRELIMINARY
UTILITY PLAN
GONSALVES PROPERTY**

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=60' DATE: MAY 2023



SAN RAMON : (925) 866-0322
ROSELVILLE : (916) 788-4466
WWW.BMNDG.COM

CIVIL ENGINEERS • SURVEYORS • PLANNERS



PLANTING NOTES

- THE PLANTING DESIGN FOR THE SITE IS DROUGHT TOLERANT AND CONSISTS OF A BALANCE OF EVERGREEN AND DECIDUOUS PLANTING AS WELL AS NATIVE AND ORNAMENTAL PLANTING.
- ALL SHRUBS AND GROUNDCOVER MATERIAL, SELECTED HAVE A WUCOLS WATER USE RATING OF VERY LOW TO MODERATE.
- UTILITY METERS, TRANSFORMERS AND OTHER SERVICES ELEMENTS SHALL BE SCREENED WITH PLANT MATERIAL WHERE POSSIBLE PER EAST LONE TREE SPECIFIC PLAN.
- TREES, SHRUBS AND GROUNDCOVERS SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT BY CURBS PER CITY ODS 3.3.1.G.
- TREES, SHRUBS AND GROUNDCOVERS SHALL NOT INTERFERE WITH SITE LIGHTING OR RESTRICT EMERGENCY ACCESS TO FIRE HYDRANTS OR FIRE ALARM BOXES PER CITY ODS 3.3.1.H.
- PROPOSED TREE LOCATIONS ARE BASED ON STANDARD JOINT TRENCH LOCATIONS. FINAL TREE LOCATIONS TO BE DETERMINED WHEN FINAL UTILITY LOCATIONS ARE PROVIDED. TREE PLACEMENT MAY BE ADJUSTED AND FINAL TREE COUNT MAY CHANGE.
- TREES AND LARGE SHRUBS SHALL NOT BE LOCATED UNDER OVERHEAD LINES OR ON UNDERGROUND UTILITIES. TREES AND LARGE SHRUBS SHALL BE LOCATED:
 - 6' MINIMUM FROM EDGE OF DRIVEWAY, WATER METER, GAS METER AND SEWER LATERALS.
 - 20' MINIMUM FROM BEGINNING OF CURB RETURNS AT INTERSECTIONS.
 - 15' MINIMUM FROM UTILITY POLES AND STREETLIGHTS.
 - 8' MINIMUM FROM FIRE HYDRANTS, SPRINKLER AND STANDPIPE CONNECTIONS. PER CITY ODS 3.3.1.H.
- TREES PLANTED WITHIN 10' OF PAVEMENT SHALL HAVE ROOT BARRIER INSTALLED PER CITY ODS 3.3.1.I.
- PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.
- PROPOSED TREES SHALL BE INSTALLED SECURELY WITH DOUBLE STAKING PER CITY ODS 3.3.1.J.

PROPOSED TREE LEGEND

BOTANICAL NAME	COMMON NAME
ACER R. 'REDPOINTE'	REDPOINTE MAPLE
ARBUTUS X 'MARINA'	MADRONE
CERCIS OCCIDENTALIS	WESTERN REDBUD
GINKGO B. 'PRINCECTON SENTRY'	MAIDENHAIR TREE
LAGERSTROEMIA L. 'MUSKOGEE'	GRAPE MYRTLE
LAURUS X 'SARATOGA'	SWEET BAY
PISTACIA C. 'KEITH DAVEY'	CHINESE PISTACHE
QUERCUS ILEX	HOLLY OAK
TILIA C. 'GREENSPRINE'	LITTLELEAF LINDEN
ZELKOVA S. 'CITY SPRITE'	JAPANESE ZELKOVA

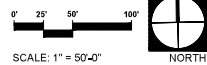
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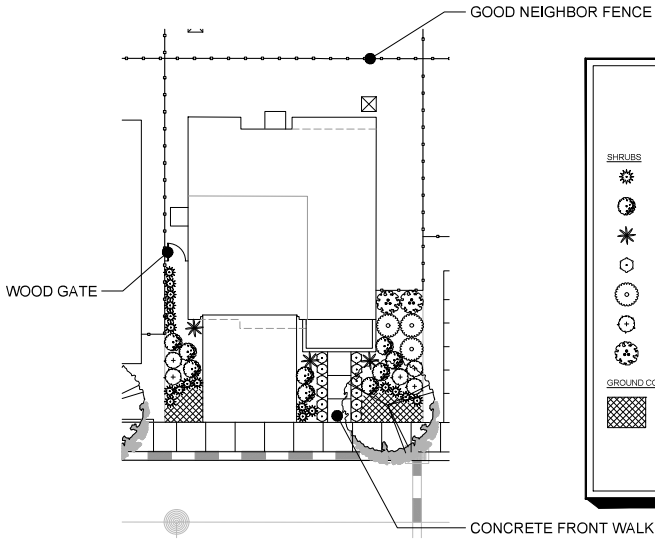
- SEE SHEET L-2 FOR COMPLETE PLANT PALETTE INCLUDING PROPOSED TREES, SHRUBS, GROUNDCOVERS, GRASSES, BIORETENTION PLANTING, AND TURF. COMPLETE PLANT PALETTE IDENTIFIES BOTANICAL NAME, COMMON NAME, WATER USE, SPECIES NATIVE OR ADAPTIVE, CONTAINER SIZE, AND HEIGHT AND WIDTH OF PROPOSED PLANT MATERIAL.
- LANDSCAPED AREAS SHALL INCORPORATE PLANTINGS UTILIZING THREE-TIER SYSTEM: (1) GRASSES AND GROUNDCOVERS, (2) SHRUBS AND VINES, AND (3) TREES PER CITY OF ANTIOCH ODS 3.3.1.C.

MWEO STATEMENT OF COMPLIANCE

I HAVE COMPLIED WITH THE CRITERIA OF THE CITY OF ANTIOCH WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN."

PHILIP A. VANDERTOOLEN, PRESIDENT
VANDERTOOLEN ASSOCIATES, INC.
CA LICENSE # 2738





TYPICAL FRONT YARD PLANTING
SCALE: 1" = 20'-0"

TYPICAL FRONT YARD SHRUB & GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	NATIVE/ADAPTIVE	H X W	TIER
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOENSTER'	FEATHER REED GRASS	1 GAL	LOW	A	3' X 2'	1
	CALLISTEMON C. 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	LOW	A	3' X 3'	2
	CHONDROPETALUM TECTORIUM	CAPE RUSH	5 GAL	LOW	A	3' X 3'	1
	PENSTEMON H. 'MARGARITA BOP'	BEARD TONGUE	1 GAL	LOW	N	2' X 2'	1
	PITOSPORUM T. 'WHEELER'S DWARF'	DWARF PITOSPORUM	5 GAL	LOW	A	3' X 4'	2
	SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN BUSH SAGE	1 GAL	LOW	A	3' X 3'	2
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	LOW	A	5' X 8'	2
	MYOPORIUM PARVIFOLIUM	TRAILING MYOPORIUM	1 GAL	LOW	A	6' X 5'	1

NOTE:
1. LANDSCAPED AREAS SHALL INCORPORATE PLANTINGS UTILIZING THREE-TIER SYSTEM: (1) GRASSES AND GROUNDCOVERS, (2) SHRUBS AND VINES, AND (3) TREES PER CITY OF ANTIOCH ODS 3.3.1.C.

OVERALL PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	NATIVE/ADAPTIVE	SIZE	H X W
TREES (TIER 3)						
	ACER R. 'REDPOINTE'	ARMSTRONGS MAPLE	M	A	15 GAL	40' X 20'
	ARBITUS X MARINA'	MADRONE	L	A	15 GAL	35' X 25'
	CERCIS OCCIDENTALIS	WESTERN REDBUD	VL	N	15 GAL	15' X 15'
	QINGKO B. 'PRINCETON BENTRY'	MADENHART TREE	M	A	15 GAL	45' X 15'
	LAGERSTROEMIA L. 'MUSKOGEE'	CRAPE MYRTLE	L	A	24" BOX	20' X 12'
	LAURUS X 'SARATOGA'	SARATOGA SWEET BAY	L	A	15 GAL	30' X 25'
	PISTACHIA C. 'KEITH DAVEY'	CHINESE PISTACHE	L	A	24" BOX	50' X 50'
	QUERCUS ILEX	HOLLY OAK	L	A	24" BOX	50' X 50'
	TILIA C. 'GREENSPHIRE'	LITTLELEAF LINDEN	M	A	24" BOX	35' X 20'
	ZELKOVA S. 'CITY SPIRIT'	SANLEAF ZELKOVA	M	A	15 GAL	24' X 18'
SHRUBS (TIER 2)						
	CALLISTEMON VINNALIS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	L	A	5 GAL	3' X 3'
	CESTUS SPP.	ROCKROSE	L	A	5 GAL	4' X 4'
	DIETES SPP.	FOURIGHT LILY	L	A	5 GAL	3' X 3'
	DODONAEA V. 'PURPUREA'	HOPSEED BUSH	L	A	5 GAL	12' X 10'
	GALVEZIA SPICATA 'FRIBRACKER'	ISLAND SNAPDRAGON	L	N	5 GAL	2' X 3'
	GREVILLEA X 'NOELLI'	WINKLEAF FRIBRET	L	A	5 GAL	4' X 4'
	LEOSTRUM JAPONICUM 'TEKANUM'	WINKLEAF FRIBRET	L	A	5 GAL	9' X 9'
	LOROPETALUM C. 'RAZZLEBERRY'	CHINESE FRINGE FLOWER	M	A	5 GAL	9' X 4'
	NANDINA DOMESTICA	HEAVENLY BAMBOO	L	A	5 GAL	8' X 3'
	PHIBRUM SPP.	NEW ZEALAND FLAX	L	A	5 GAL	3' X 3'
	PITOSPORUM TOBIIRA	TOBIIRA	L	A	5 GAL	9' X 9'
	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEE BERRY	L	N	5 GAL	6' X 6'
	SALVIA SPP.	INDIA HAVYTHORN	L	A	5 GAL	4' X 4'
	SOLYIA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	L	A	5 GAL	4' X 4'
	TEUCRIUM FRUTICOSUM 'COMPACTUM'	BUSH GERMANDER	L	A	5 GAL	2' X 2'
	VERBENA LILACINA 'DE LA MINA'	CECROUS ISLAND VERBENA	L	A	5 GAL	2' X 3'
	WESTRINGIA FRUTICOSA	COASTAL ROSEMARY	L	A	5 GAL	5' X 8'
ACCENT SHRUBS & GROUNDCOVERS (TIER 1)						
	ACHILLEA SPP.	YARROW	L	N	1 GAL	24" X 24"
	ANDROPANIS KANGA RED'	KANGAROO PINN	L	A	1 GAL	24" X 24"
	ERIGONIA KARVINIANUS	SANTA BARBARA DASY	L	A	1 GAL	12" X 36"
	LIRIOPE SPICATA	CREEDING LILY TURF	M	A	1 GAL	12" X 12"
	MYOPORIUM PARVIFOLIUM	MYOPORIUM	L	A	1 GAL	12" X 95"
	NEPETA FASSENII 'WALKERS LOW'	CATMINT	L	A	1 GAL	12" X 24"
	PENSTEMON H. 'MARGARITA BOP'	PENSTEMON	L	N	1 GAL	24" X 24"
	SCAEVOLA 'MAUVE CLUSTERS'	SCAEVOLA	L	A	1 GAL	6' X 48"
GRASSES (TIER 1)						
	BOUTELOUA G. BLONDE AMBITIOUS	BLUE GRAMA	L	N	1 GAL	2' X 2'
	CALAMAGROSTIS X A. 'KARL FOENSTER'	FEATHER REED GRASS	L	A	1 GAL	3' X 2'
	CHONDROPETALUM TECTORIUM	SMALL CAPE RUSH	L	A	5 GAL	3' X 3'
	FESTUCA MAIRII	ATLAS FESCUE	L	A	1 GAL	2' X 3'
	HELICTOTRICHON SEMPERVIRENS	BLUE CAT GRASS	L	A	1 GAL	2' X 3'
BIORETENTION (TIER 1)						
	CAREX TUMUJUCOLA	BERKELEY SEDGE	I	N	1 GAL	1' X 2'
	ELYSIUM C. 'CANYON PRINCE'	WILD RYE GRASS	L	N	1 GAL	2' X 3'
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	L	N	1 GAL	2' X 2'
	MULHERBERGIA REENS	DEER GRASS	L	N	1 GAL	4' X 4'
	BIOFILTRATION SOD	AVAILABLE AT DELTA BLUEGRASS (800) 637-6873	L	N	SOD	N/A
TURF (TIER 1)						
	RHECTOMATUS TALL FESCUE (RTF)	SELF-HEALING TURF	H	A	SOD	N/A

NOTES:
1. LANDSCAPE WILL UTILIZE LOW-WATER USE PLANT MATERIALS, HYDRO ZONING AND EMPLOY WATER EFFICIENT LOW VOLUME DRIP AND SPRAY IRRIGATION AND SMART CONTROLLERS. SEE I-10 FOR HYDROZONE PLAN AND WATER USE CALCULATIONS.
2. LANDSCAPED AREAS SHALL INCORPORATE PLANTINGS UTILIZING THREE-TIER SYSTEM: (1) GRASSES AND GROUNDCOVERS, (2) SHRUBS AND VINES, AND (3) TREES PER CITY OF ANTIOCH ODS 3.3.1.C.

PLANTING NOTES

- THE PLANTING DESIGN FOR THE SITE IS DROUGHT-TOLERANT AND CONSISTS OF A BALANCE OF EVERGREEN AND DECIDUOUS PLANTING AS WELL AS NATIVE AND ORNAMENTAL PLANTING.
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c. 15" MINIMUM FROM UTILITY POLES AND STREETLIGHTS.
d. 8" MINIMUM FROM FIRE HYDRANTS, SPRINKLER AND STANDPIPE CONNECTIONS.
PER CITY ODS 3.3.1.H.
- TREES PLANTED WITHIN 10' OF PAVEMENT SHALL HAVE ROOT BARRIER INSTALLED PER CITY ODS 3.3.1.I.
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- PROPOSED TREES SHALL BE INSTALLED SECURELY WITH DOUBLE STAKING PER CITY ODS 3.3.1.J.

IRRIGATION NOTES

- THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE MANDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO).
- THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET/SMART IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.
- THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, AND POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS.
- PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULE WILL REFLECT THE REGIONAL EVAPOTRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.
- ALL MWELO DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.

MWELO STATEMENT OF COMPLIANCE

I HAVE COMPLIED WITH THE CRITERIA OF THE CITY OF ANTIOCH WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

PHILIP A. VANDERTOLEN, PRESIDENT
VANDERTOLEN ASSOCIATES, INC.
CA LICENSE # 2758



PLAN 2BR - REGENCY

PLAN 3A - MEDITERRANEAN

PLAN 1C - COTTAGE

NOTE: All's Conception, Colors
 Attendant Application May Vary.

TYPICAL STREETSCENE



PLAN 1A - MEDITERRANEAN



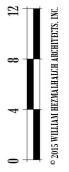
PLAN 1B - REGENCY

NOTE: ARTIST'S CONCEPTUAL COLLAGE.
Materials and Application May Vary.



PLAN 1C - COTTAGE

FRONT ELEVATIONS





PLAN 2A - MEDITERRANEAN



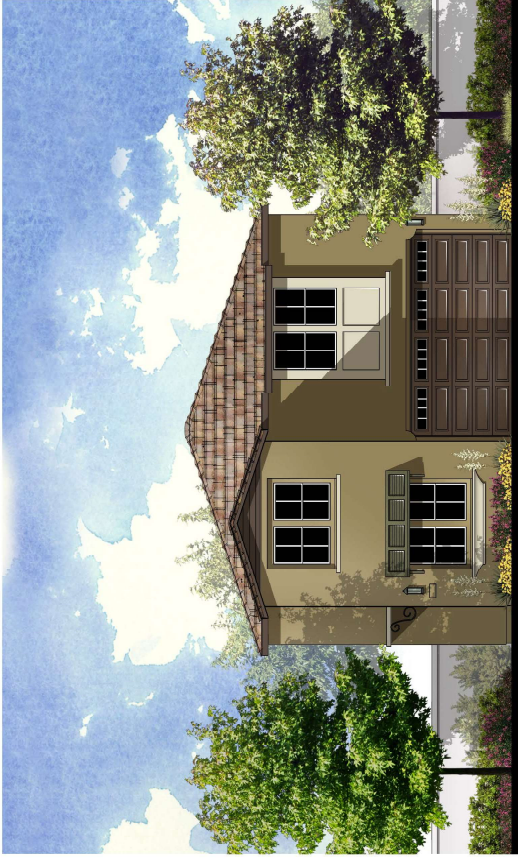
PLAN 2B - REGENCY

NOTE: THESE CONCEPT COLORS
MATERIALS AND APPLICATION MAY VARY.



PLAN 2C - COTTAGE

FRONT ELEVATIONS



PLAN 3A - MEDITERRANEAN



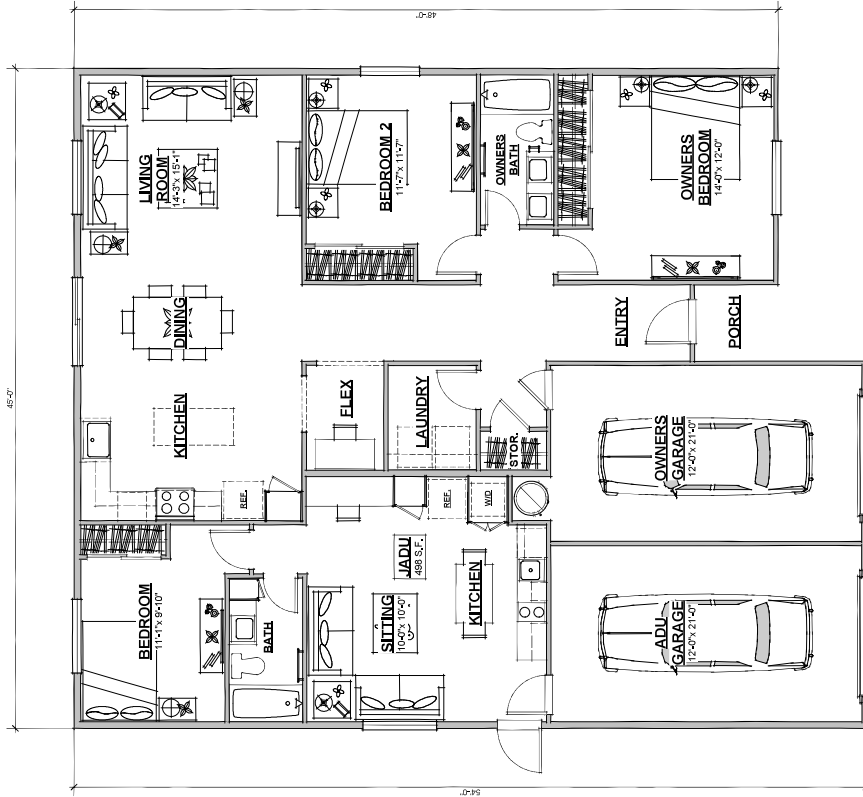
PLAN 3B - REGENCY

NOTE: All sizes shown are approximate. Materials and application may vary.



PLAN 3C - COTTAGE

FRONT ELEVATIONS



FIRST FLOOR PLAN (1,239 S.F. + 498 S.F. - JADU)
(1,737 TOTAL S.F.)

Memorandum

Date: January 26, 2024

To: Kevin Scudero, Acting Planning Director

From: Kevin Van Katwyk, Engineering Department

Re: **Engineering review of the Preliminary Development Plan for Rancho Meadows, "Vineyards and Santa Fe Property"**

List of Engineering requirements

General Comments

1. Please show all three overhead electrical lines, the tower locations, within the 100-foot PG&E easement.
2. Please label all easements and facilities that are within 50 feet of the project boundary.
3. **A traffic study will be required** to identify any traffic circulation issues in the project and document all needed mitigation measures necessary to offset the increase in vehicle trips that will be generated by this development. Please submit a scope of work from your traffic engineer on the required VMS analysis and documentation of vehicle peak hour vehicle circulation surrounding this development.
4. Provide **a parking plan** of the entire development showing how the parking requirements for the residential development will be met. With this diagram we would like to see the location of all street parking that is available within the development. We would like a typical detail of the dimensions of the parallel parking stall and documentation of the number of parking stalls are required, the number of stalls are available within the development and how many stalls would be available for visitors.
5. Provide **sound study** of main line railroad located to the north of the project on this residential development.

Sheet 1 – Site Plan

6. Ensure all residential lots **have proper sight distance** of 25 feet at their driveways and all intersections provide proper sight distance of 50 feet at each corner per AMC § 9-5.1101 on a separate diagram.
7. Reconfigure or relocate the entrance island to the property so emergency vehicles (fire truck) and moving trucks can pass through without hitting the island in either direction.
8. Please provide sidewalks in front of all residential lots, provide ADA ramps at corners of street intersections, and show crosswalks along the residential lots that are needed for access to parks or any other amenities. Sidewalks help improve the proper line of sight

to vehicles traveling in residential streets, intersections, and alley ways within the project. For this reason, we would like them installed on both sides of the street.

9. Please provide increased bulb out pavement all streets with a 90-degree bends. Please demonstrate on every street bend how a SU 50 truck and a 40' bus Design vehicle per Caltrans Highway Design vehicle will not hit park cars along the curbs or hit other passenger cars trying to make the same turn from the opposite direction.
10. Please confirm what streets, basins, landscape areas, parks will be HOA maintained by the community and which will not and be maintained by the city.
11. Confirm parking space requirements, are consistent with the single-family residential (detached) requirements of "2 spaces per unit in a garage, plus one guest parking space on the street within close proximity to the unit served" per AMC § 9-5.1703.1.
12. Please show how the proposed lot dimensions are consistent with those required for similar density development, but may be acceptable for this planned development, see AMC § 9-5.601.
13. The interior street typical section is very narrow. City standards call for a 46-foot minimum right of way from back of sidewalks, 11-foot travel lanes, 8-foot shoulders for parking, and 5-foot sidewalks on both sides of the street.
14. Include the calculations for the minimum required open space, see AMC § 9-4.1001.
15. Please provide documentation rolled curb detail to be used within the project.
16. Please provide landscaping of the area south of EVAE access to Walnut avenue from the development. Suggest this area could be used as pocket park or open space.

Sheet 2 – Grading Plan

17. Submit a site-specific **geotechnical report** to evaluate soil for stability, liquefaction, slide potential, seismic data in the area. Soil report should also document the feasibility of building the project on the project site and should have completed critical soil strength tests for foundation design of homes, soils borings and soil analysis for the design of retaining walls and other structures to be built with the project.
18. On the grading plans please provide proposed 1' contours and graded transition slopes between lots and slope transitions throughout the project interior and along the perimeter boundary.
19. Provide additional detail on the type, size, and location of the various proposed retaining walls and perimeter walls or fences in the project.
20. Please provide retaining walls along the PG & E right of way and along the existing lots west of the development and remove any slopes that encumber these adjacent properties.

Utility Plans

21. Ensure all required utilities (water, sewer, drainage, electrical, internet utilities are shown on the utility plans. This includes, but is not limited to, electrical, communication, street lighting, utility boxes, and fire hydrants.

22. Confirm and show the 1%-chance (100-year) flood plain boundary closest to the project. Prepare an SD model of the downstream detention basin located adjacent to the project showing the Water surface level and the capacity of the main SD system to the outfall of the river.
23. Please Include in the submittal stormwater area sizing calculations for building the many bio detention basins and retention basins that will meet all C3 requirements for the project. Please remove the two small detention basins within the residential lots since they will be costly to maintain at very little benefit to the whole system.
- 24.** Prepare a focused technical study of a specific area of the water system masterplan for this development. This specific area of study will consist of water mains located in Wilbur Avenue, 18th avenue, Viera Avenue to the west and SR 160 to the west. Please identify if the city has adequate water pressure and storage capacity to service these residential units with adequate fire and water flow and pressure. If the study identifies water capacity issues, then the study should identify mitigation that needs to be constructed that will resolve the problem.
25. Provide a local sewer downstream sewer analysis technical study for the subdivision identifying the capacity of the downstream sewer lines and pump stations and document if the downstream sewer system has the capacity to handle the anticipated increased sewer flows of this development. If there are problems, then these problems need to be identified and mitigations recommended.
26. Provide a diagram of the placement of each unit's trash bin in street to ensure there is sufficient space for both trash truck, emergency vehicles and the bins to be collected with trash collection SU-40 trucks.
27. Please provide a diagram that an emergency vehicle and full size vehicle will be able to pass through the security gate at the same time with the gate open. The minimum clear span opening is 28' minimum.
28. We need a diagram to show that a firetruck can maneuver through the site without hitting any parked cars, structures, sidewalks and keeping within the face curb lines of residential streets.
29. Provide a typical street light detail, layout of the streetlights and photo metric analysis of the placement of streetlights within the project showing how the proposed street lighting will meet city street standard lighting criteria.



December 26, 2023

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

Ref: Gas and Electric Transmission and Distribution

Dear Kevin Scudero,

Thank you for submitting the PRE2023-0002 plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management



Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 24 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 24 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 24 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.



Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 10 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

January 25, 2024

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

Re: Ranch Meadows PRE2023-0002
E 18th Street, Antioch, CA 94509
APN: 051-052-053, 051-082-010

Dear Kevin Scudero,

Thank you for giving us the opportunity to review the subject plans. The proposed PRE2023-0002 is within the same vicinity of PG&E's existing facilities that impact this property.

The project plans propose the Vineyard Drive Extension through a portion of PG&E's existing property located at APN:051-052-024-0. PG&E currently operates and maintains existing gas and electric transmission facilities within said property. The applicant must execute the necessary PG&E property management agreement and California Public Utilities Commission (C.P.U.C.) 851 filing and approval in order to cross PG&E's existing property with the proposed Vineyard Drive Extension. Additionally, the applicant must provide detailed profile plans, proposed roadway grading plan, existing/new drainage scheme, and any crossing 3rd party utilities planned in proposed roadway (electrical, sewer, water, firewater, etc.) for review. Project plans are to show gas transmission pipelines and substructure depth verifications (potholes).

Any proposed grading and or landscaping within PG&E's gas transmission right-of-way must be reviewed and approved by PG&E engineering prior to any work commencing.

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 Brian.Callaghan@pge.com.

Sincerely,



Brian Callaghan
Land Management
(925) 204-4074

Kevin Valente

From: Scudero, Kevin <KScudero@antiochca.gov>
Sent: Thursday, January 25, 2024 4:35 PM
To: Kevin Valente
Subject: FW: Rancho Meadows - RFC
Attachments: Drainage Fee Calc DA 29J.pdf

Kevin Scudero
Acting Community Development Director

☎: 925-779-6159 (Main)
☎: 925-779-6133 (Direct)
🌐: www.antiochca.gov

City of Antioch | P.O. Box 5007, Antioch, CA 94531-5007



From: Alexander Zandian <Alexander.Zandian@pw.cccounty.us>
Sent: Thursday, January 25, 2024 4:29 PM
To: Scudero, Kevin <KScudero@antiochca.gov>
Subject: Rancho Meadows - RFC

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello,

The Contra Costa County Flood Control and Water Conservation District (FC District) has reviewed the Rancho Meadow Preliminary Development Plan located at (APN 051-052-053) in the City of Antioch. We have the following comments and recommendations:

1. The DA 29J fee for this project is estimated to be \$481,000 based on total number of lots charged at the Single-Family Residential rate. Please see the enclosed spreadsheet for our drainage fee calculation.
2. The District is not the approving local agency for this project as defined by the Subdivision Map Act. As a special district, the District has an independent authority to collect drainage fees that is not restricted by the Subdivision Map Act. The District reviews the drainage fee rate every year the ordinance is in effect, and adjusts the rate annually on January 1 to account for inflation. The drainage fee rate does not vest at the time of tentative map approval. The drainage fees due and payable will be based on the fee in effect at the time of fee collection.

3. We recommend that the City condition the developer to design and construct storm drain facilities to adequately collect and convey stormwater entering or originating within the development to the nearest adequate man-made drainage facility or natural watercourse, without diversion of the watershed.
4. The developer should be required to submit hydrology and hydraulic calculations to the city that prove the adequacy of the in-tract drainage system and the downstream drainage system. We defer review of the local drainage to the city. However, the FC District is available to provide technical review under our Fee-for-Service program.
5. We recommend that the City condition the developer to contact the appropriate environmental regulatory agencies such as the U.S. Army Corps of Engineers, State Department of Fish and Wildlife, and State Regional Water Quality Control Board to obtain all the necessary permits for this project, or show that such permits are not necessary.
6. The Applicant should be required to comply with the current National Pollutant Discharge Elimination System (NPDES) requirements under the City Stormwater Management and Discharge Control Ordinances and the C.3 Guidebook. We support the State’s goal of providing best management practices to achieve the permanent reduction or elimination of stormwater pollutants and downstream erosion from new development. The FC District is available to provide technical assistance for meeting these requirements under our Fee-for-Service program.
7. Review of development plans and hydrology and hydraulic calculations for conformance with our drainage area plan falls under our Fee-for-Service program. Calculation of the eligible construction costs and fee credit also falls under our Fee-for-Service program.

We appreciate the opportunity to comment on Rancho Meadows development and welcome continued coordination. If you should have any questions, please contact me by phone at (925) 313-2052 or by email at Alexander.Zandian@pw.cccounty.us.

Thanks,

Alexander Zandian

Staff Engineer



Contra Costa County Public Works Department

Flood Control & Water Conservation District

255 Glacier Drive, Martinez, CA 94553

Office: (925) 313-2052

Fax: (925) 313-2333

Website: www.cccpublicworks.org

“Accredited by the American Public Works Association”

Summary of Drainage Fees

Development #: Rancho Meadows
 APN: 051-051-053
 Drainage Area: 29J

Date: 17-Jan-24
 Ordinance: 2002-29

Fee Schedule: **2024**

Commercial/Industrial/Downtown
 Office (Medium)
 Office (Light)

Building			Subdivision		
Unit Price	QTY	Amount	Unit Price	QTY	Amount
\$ 32,074		-	\$ 34,453		-
27,487		-	30,716		-
23,002		-	25,927		-

Multifamily Residences

Less than 2,500 square ft of land
 2,500-2,999 (square feet per unit)
 3,000-3,999
 4,000-4,999
 5,000-5,999
 6,000-6,999
 7,000-7,999
 8,000 +

Building			Subdivision		
Unit Price	QTY	Amount	Unit Price	QTY	Amount
\$ 25,272		-	\$ 25,272		-
1,498		-	1,498		-
1,716		-	1,716		-
1,997		-	1,997		-
2,285		-	2,285		-
2,566		-	2,566		-
2,839		-	2,839		-
2,980		-	2,980		-

Single Family Residential

4,000-4,999 (square feet per unit)
 5,000-5,999
 6,000-6,999
 7,000-7,999
 8,000-9,999
 10,000-13,999
 14,000-19,999
 20,000-29,999
 30,000-39,999
 40,000 +

Building			Subdivision		
Unit Price	QTY	Amount	Unit Price	QTY	Amount
\$ 2,098		-	\$ 3,362	143	480,766.00
2,192		-	3,502		-
2,285		-	3,643		-
2,379		-	3,783		-
2,519		-	3,986		-
2,800		-	4,391		-
3,268		-	5,054		-
4,040		-	6,061		-
5,015		-	7,238		-
6,014		-	8,338		-

Amount of	Sqr Ft.	Unit Price	Amount
impervious surface.	0	0.78	\$ -
to account for:			

TOTAL: \$480,766.00

Calculate DA 130 fee if checked

Mark box to add mitigation fee n/a

Comments:

This estimate is based on the Preliminary Development Plan and Project Description by CBG, dated May 2023. The fees total \$480,766 for 143 lots subdivided at the single family residential rate.

Prepared by:

ATTACHMENT D

**CITY OF ANTIOCH
PLANNING COMMISSION
REGULAR MEETING**

**Regular Meeting
6:30 P.M.**

**February 21, 2024
City Council Chambers**

1. CALL TO ORDER

Chairperson Gutilla called the meeting to order at 6:30 P.M. on Wednesday, February 21, 2024, in Council Chambers.

2. ROLL CALL

Present: Commissioners Jones, Lutz, Martin, Vice Chairperson Riley and Chairperson Gutilla

Absent: Commissioner Hills

Staff: Outside Legal Counsel, Ruthann Ziegler
Acting Director of Community Development, Kevin Scudero
Acting Planning Manager, Zoe Merideth
Contract Planner, Kevin Valente
Contract Engineer, Kevin Van Katwyk
Minutes Clerk, Kitty Eiden

Acting Planning Manager Merideth introduced Nathan Tinclair, Associate Planner.

The Planning Commission welcomed Associate Planner Sinclair to the City.

3. PLEDGE OF ALLEGIANCE

Chairperson Gutilla led the Pledge of Allegiance.

4. PUBLIC COMMENT

Alexander Broom requested the Planning Commission agendaize consideration of installing traffic calming measures on Hillcrest Avenue and Davidson Drive at Deer Valley Road.

5. CONSENT CALENDAR

Commissioner Martin requested Consent Calendar Item 5-2 be removed from the Consent Calendar for separate consideration.

5-1. Planning Commission Meeting Minutes December 6, 2023

5-3. Creekside Vineyards Extension | GP-9-06, PD-19-02 | APN 057-050-024 Two-year extension request of the Creekside Vineyards at Sand Creek Vesting Tentative Subdivision Map 9501 and Design Review Approvals.

On motion by Commissioner Riley, seconded by Commissioner Lutz the Planning Commission members present unanimously approved Consent Calendar Items 5-1 and 5-3. The motion carried the following vote:

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

5-2. Planning Commission Meeting Minutes January 17, 2024

Commissioner Martin stated he had requested this item be considered separately because he was absent and would be abstaining from the vote.

Chairperson Gutilla stated she was also absent from the meeting and would be abstaining.

In response to Commissioner Riley, Outside Legal Counsel Ziegler clarified that five Commissioners were present this evening so if the Planning Commission approved the minutes by three votes, it would be a majority of the quorum which would be sufficient for this matter.

On motion by Commissioner Riley, seconded by Commissioner Lutz the Planning Commission approved Consent Calendar Item 5-2. The motion carried the following vote:

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

6. NEW PUBLIC HEARING

6-1. Laurel Ranch Car Wash | PDP22-01 | APN 053-060-064 The applicant requests Preliminary Development Plan (PDP) review of a new 2,800 square foot carwash with 18 vacuum stations and a 2,500 square foot convenience store. The proposed project includes 35 parking spaces, inclusive of the 18 vacuum stalls. Associated improvements including landscaping and stormwater control facilities are also proposed. The project is located at the southwest corner of Laurel Road and Country Hills Drive.

Acting Planning Manager Merideth presented the staff report dated February 21, 2024, recommending the Planning Commission provide the applicant with feedback regarding the proposal.

Julio Tinajero, Milestone Associates presented a history of the project and the revised site plan based on feedback received from the Planning Commission on their previous submittal.

Chairperson Gutilla opened the public comment period.

Laura Kindsvater advocated for the Planning Commission to mandate that the applicant increase the proportion of native plant species in their project to over 70%.

An unidentified speaker expressed concern about the project's egress during peak traffic hours. Additionally, this speaker expressed support for alternative commercial uses for the site.

Alexander Broom shared the sentiment expressed by the previous speaker regarding alternative commercial uses for the site.

Chairperson Gutilla closed the public comment period.

In response to Commissioner Martin, Acting Planning Manager Merideth provided clarification regarding the General Plan and East Lone Tree Specific Plan map designation for the site and specified that the stand-alone parking was situated behind the convenience store.

In response to Commissioner Martin, Contract Engineer Kevin Van Katwyk reviewed option layout 1 and 2 (staff report attachment D2 and D3).

Commissioner Martin voiced opposition to the project but expressed conditional support for specific aspects if the project were to be approved. These included:

- Elimination of the 360-degree turn to enter the carwash.
- Elimination of parking behind the building.
- Support for the current building design.
- Inclusion of a noise, light and traffic survey.
- Increasing the proportion of native plant species.
- Reduction in hours of operation to 5:00 A.M. – 10:00 P.M.

Commissioner Lutz echoed the sentiments expressed by Commissioner Martin and offered additional feedback for the project, which included:

- Elimination of the carwash.
- Revising the project into a convenience store with adequate parking.
- Concern regarding traffic in the area and the circulation plan.

Commissioner Jones requested the results of the site feasibility study and outreach to the neighboring community be provided if the project returned to the Commission.

Commissioner Riley stated he opposed the previous project submittal but acknowledged that while it may not be the most desirable use of the site, it could still provide convenience for residents in the area. He highlighted the unique characteristics of the parcel, noting its odd shape, and expressed a desire to see development take place on the site.

Chairperson Gutilla outlined several concerns and areas of support regarding the project:

Concerns:

- Smell of recycled water.
- Trash generated from customers.
- Noise impacts.
- Traffic impacts and circulation plan.
- Parking behind the building.
- Location of the trash receptacle.

Support:

- Reduction in hours of operation.
- Increasing native species in landscaping.
- Installing canopies over vacuum stations.
- Revising the project as electric vehicle (EV) charging stations and an indoor play structure for customers.

Chairperson Gutilla expressed her general opposition to the project while acknowledging the removal of the gas station. She thanked the applicant for this change and noted the unique nature of the parcel.

Commissioner Riley offered conditional support for aspects of the project, should it proceed:

- Removal of vacuum stations closest to residential lots.
- Relocating the trash receptacle behind the structure and potentially replacing it with parking spaces.
- Support for a variance for canopies over vacuum facilities contingent upon ensuring they would not obstruct line of sight for traffic.

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

In response to Mr. Tinajero's requests for an opportunity to respond to comments, Chairperson Gutilla reopened the Commissioner comment period.

Mr. Tinajero expressed gratitude for the feedback provided. He reported that the applicant would be the owner/operator of the project and was locally based. He explained that the applicant purchased the property under the belief that it was zoned for commercial use; however, it was later discovered to be zoned residential. He noted this discrepancy created challenges for the project's development, especially considering the parcel's size and shape, which may not be suitable for residential development. He requested the Planning Commission consider the circumstances under which the property was purchased, and the challenges posed by the zoning discrepancy. He emphasized that commercial zoning across the street supported the feasibility of commercial development on the property. He highlighted the necessity for revenue-generating options to make the project economically viable. He provided an overview of the site circulation plan.

Chairperson Gutilla agreed that the site was inconsistent with residential development.

Acting Director of Community Development Scudero explained that the parcel was initially designated to serve as the stormwater retention area for the development across the street. He confirmed that preliminary meetings were held with the applicant under the assumption that the parcel was zoned for commercial use. He clarified that during these discussions, staff expressed reservations about the proposed gas station/carwash development, but the applicant chose to proceed. He suggested that the Planning Commission provide feedback on what type of development should occur on the site.

Commissioner Lutz stated he would prefer a large convenience store and hydrogen charging station occur on this site.

Commissioner Jones stated she would prefer an EV charging station with a convenience store.

Commissioner Riley stated he preferred a large convenience store or coffee shop.

Commissioner Martin stated he preferred a single use commercial development such as a large convenience store, deli or coffee shop.

Chairperson Gutilla stated she agreed with the previously suggested alternative uses for the parcel. Specifically, she supported the idea of developing a large convenience store with a deli or bagel shop, emphasizing the importance of ample parking, and limiting operating hours.

Chairperson Gutilla closed the Commission comment period.

6-2 Leung Properties | PDP23-02 | APN 057-041-013, 015, 016: The applicant requests a Preliminary Development Plan review of a proposal to construct a 435-unit residential development over a 160-acre vacant project site (APNs 057-041-013, 057-041-015, 057-041-016). The proposed project includes the development of 50 conventional single family detached units, 385 clustered single family detached residential units, and 159 row townhomes. The project also includes a recreation center, two neighborhood parks, and walking trails. Primary site access would be from Sand Creek Road.

Acting Director of Community Development Scudero introduced Contract Planner Valente who presented the staff report dated February 21, 2024, recommending the Planning Commission provide direction to the applicant for the Final Development Plan Submittal.

Kyle Masters, Richland Communities / The Ranch Phase 4, gave a brief overview of the project map.

Terry Gallaway / The Gallaway Group / The Ranch Phase 4, gave a PowerPoint presentation of their master plan, conceptual site plan, open space, technical site plan, architecture, and conceptual street scene.

Chairperson Gutilla opened the public comment period.

Juan Pablo Galvan Martinez, Senior Land Use Manager at Save Mount Diablo, reported they had engaged with the developer of The Ranch project, leading to a mutually satisfactory resolution regarding the buffer along Sand Creek and the dedication of open space. He expressed satisfaction that a similar proposal was being put forth for the project under consideration. He requested the City and Planning Commission consider tracking the cap on housing units for the Sand Creek Focus Area.

Laura Kindsvater advocated for the Planning Commission to mandate that the applicant enhance the proportion of keystone and native plant species to exceed 70% for the housing units and parks. She proposed restoration efforts in the natural areas along Sand Creek and expressed support for buildings facing the creek.

Alexander Broom spoke in support of the perimeter walkway and advocated for the inclusion of a greater variety of drought tolerant native plant species throughout the development. He stressed the importance of wildfire mitigation measures and expressed apprehension regarding evacuation routes from the area. He suggested the implementation of cool roofs. He inquired about the width of the trail and proposed the addition of other amenities to enhance the area.

An unidentified speaker raised concerns about the project's trajectory, noting that the applicant intended to secure entitlements before selling it to a builder. He also expressed concern regarding the elimination of estate housing and questioned the potential implications for the City's RHNA numbers. He highlighted the proposed density increase without consideration for affordable housing. He suggested the construction of a gated community with an Homeowners Association (HOA) and increased lot sizes.

Chairperson Gutilla closed the public comment period.

In response to Commissioner Jones, Mr. Gallaway reviewed the square footage allocated for each product type.

In response to the Commission, Acting Director of Community Development Scudero clarified that the term "single-family missing middle objective design standards" pertained to housing types rather than income levels. He also indicated that staff was not aware of any instances of flooding in the area under consideration.

Mr. Masters clarified that the project included detention measures for all runoff. He mentioned plans to construct a detention basin adjacent to existing basins, which would eventually integrate into the park and open space area surrounding the trail system. He highlighted the connectivity of the project to The Ranch and East Bay Regional Park's trail systems.

In response to Commissioner Lutz, Mr. Masters clarified that bridges for the project would be elevated above the 300-year flood protection level, emerging from abutments. He mentioned the possibility of exploring emergency vehicle access to the area as well. He affirmed their commitment to adhering to the City's regulations concerning landscaping and the incorporation of native species. Additionally, he expressed openness to consider the inclusion of an affordable housing component.

Commissioner Lutz expressed his support for incorporating an affordable housing component into the project.

Mr. Masters discussed the importance of offering a diverse range of housing options that catered to individuals from various backgrounds.

In response to Commissioner Lutz, Acting Director of Community Development Scudero clarified that a planned development zone permitted flexibility regarding setbacks.

In response to Commissioner Lutz, Mr. Gallaway elaborated on setbacks and circulation plans for the cluster home products. He commented on the water-saving benefits of native plants and mentioned plans to grade the perimeter edge of the open space to facilitate a smooth transition into the project. He requested feedback from the Planning Commission on all aspects of the project. He explained that they typically sold to homebuilders who understood buyer preferences. He clarified that they hadn't proposed apartment-type developments as they didn't perceive a suitable market for it in this location. He emphasized their approach to addressing housing affordability by increasing density to enhance the residual value of the land. Additionally, he mentioned their endeavor to provide housing options suitable for families with children.

Commissioner Lutz expressed concern that increasing density might not necessarily lead to a decrease in housing prices.

Mr. Gallaway mentioned that they were opting for two-story construction as a cost-effective building design approach.

Acting Director of Community Development Scudero reported that the housing element included consideration of an inclusionary housing ordinance, and staff had initiated that process. He further mentioned that these projects could potentially be subject to that ordinance.

Commissioner Riley voiced support for both the project's density and design. Additionally, he remarked that he wished the project were closer to a highway or transit station. He stated that the area was relatively secluded, emphasizing the importance of having nearby infrastructure for the benefit of residents.

In response to Commissioner Riley, Mr. Gallaway commented that they had secured additional parking on the streets by avoiding driveways that would interrupt parking spaces.

Mr. Masters added that there would be an HOA in place to manage parking along with other aspects of the project.

Commissioner Riley discussed the importance of providing mass transit access to the area.

Commissioner Martin questioned how this project would affect the cap on residential units for this area.

Acting Director of Community Development Scudero explained that when the General Plan was adopted in 2003, the Sand Creek Focus Area had a cap of 4000 units. He noted that every project developed since then had requested an increase in density, yet the cap had not been adjusted to accommodate those increases. He further stated his belief that the cap might not be compliant with state law. Therefore, when an entitlement application comes forward, they would need to consult legal counsel to determine if the cap was enforceable or if it needed to be amended.

Commissioner Martin commented he disliked the density; however, he understood that it made the project more affordable. He provided the following feedback:

- Concerns regarding General Plan amendments eliminating estate housing and the challenges this would pose in meeting the requirements of the housing element.
- Support for the staff's response to the identified engineering issues
- Support for adhering to the City's guidelines for setbacks to allow for the storage of refuge containers behind fences.
- Support for the proposed architecture.
- Increasing recreational amenities.
- Increasing native plant species.
- Enhanced fire resistance measures due to the presence of open space.
- Inclusion of a traffic study.

Chairperson Gutilla stated she supported the following:

- Incorporating a downstairs bedroom for two-story models.
- Support for cul-de-sacs, provided parking was available in the center.
- Advocacy for a variety of transition areas between the cul-de-sac communities and open space.
- Increasing bike-friendly options, pedestrian access, and vehicle parking at the community center.
- Ensuring a smooth transition for landscaping between the open space, trails, and development.
- Advocating for additional emergency vehicle access on Deer Valley Road.
- Supporting public access for transit opportunities.

Mr. Gallaway explained how each product type would be serviced by the garbage company.

Acting Director of Community Development Scudero stated the first question before the Planning Commission was if they supported the General Plan changes.

Chairperson Gutilla also suggested:

- Less density on the perimeter of the project to facilitate a smoother transition to open space.
- Support for the staff's response to the identified engineering issues.

In response to Commissioner Jones, Acting Director of Community Development Scudero explained that every development in the Sand Creek Focus Area had either increased density or reduced lot sizes from the current General Plan designations. He reiterated that they were in the initial stages of developing an inclusionary housing ordinance and when they selected the consultant, they would discuss timing and its impact on development applications deemed complete. He provided an overview of the City's current deed restricted affordable housing units.

Chairperson Gutilla closed the Commission comment period.

Chairperson Gutilla declared a recess at 9:29 P.M. The meeting reconvened at 9:38 P.M. with all Commissioners present, except for Commissioner Hills, who was previously reported as absent.

Acting Planning Manager Merideth announced that past practice was that the Commission end the public hearings at 9:30 P.M. She requested that they consider whether they wanted to proceed this evening with the remainder of the agenda. With consensus of the Commission, the Planning Commission agreed to continue with the final public hearing this evening.

6-3 Rancho Meadows PDP | PRE2023-0002 | APN 051-052-053, 051-082-010 The applicant requests a Preliminary Development Plan review of a proposal to construct 143 residential units on a 17.12-acre vacant project site (APNs 051-052-053-9, 051-082-010-3). The proposed project includes the development of 137 residential lots at approximately 2,600 square-feet (sf) and six residential lots at 4,200 sf. The project also includes one open space area near the project entry consisting of a children's play area, seating, picnic tables, a shade trellis, and play field. Site access would be provided by an off-site extension of Vineyard Drive across the existing PG&E easement.

Acting Director of Community Development Scudero introduced Contract Planner Valente who presented the staff report dated February 21, 2024, recommending the Planning Commission provide direction to the applicant for the Final Development Plan Submittal.

Kerri Watt, Civic Rancho Meadows Applicant / DeNova Homes, gave a PowerPoint presentation of the Ranch Meadows Project Preliminary Development Plan.

Trent Sanson, Civic Rancho Meadows / Yellow Roof Foundation / Executive VP of DeNova Homes, provided a brief overview of their 501c3 charitable foundation and outlined their proposal to include six renter-occupied low-income units with junior Accessory Dwelling Units (ADUs). He explained their request for a general plan amendment and rezone proposal. Additionally, he noted that the current light industrial office use did not appear compatible with adjacent residential zoning.

Kerry Watt commented that they would prioritize the use of as many pollinators and native species as possible. Additionally, she mentioned that the houses would adhere to the City's Objective Design Standards.

Chairperson Gutilla opened the public comment period.

Alexander Broom suggested expanding park space and native plant species in the project. He expressed concern for the potential inconsistency of the proposal with the City's Climate Action Resiliency Plan and suggested the proposal align with the current General Plan designation.

Laura Kindsvater requested the Planning Commission require the applicant to increase native plant species to more than 70% with an emphasis on locally native and keystone species. She provided resources to assist the developer in meeting this requirement.

An unidentified speaker voiced his support for the project, highlighting the developer's commitment to offering affordable housing. He mentioned the project's potential positive impacts. He suggested the developer view Santa Fe Avenue as a traditional right-of-way and prioritize transit and pedestrian connectivity in their planning efforts.

Chairperson Gutilla closed the public comment period.

Commissioner Jones spoke in support of converting office space for housing specifically if it comes with an affordability component. She noted that there was currently less demand for office space, making such a conversion a beneficial use of the property.

Commissioner Lutz voiced his support for the Yellow Roof Foundation, suggesting that it should serve as a model for other developers.

In response to Commissioner Lutz, Contract Planner Valente clarified that if the project were to proceed, it would undergo an environmental review process. He assured that any contamination present at the site would be addressed and remediated as part of the project development process.

Mr. Sanson explained that prior to acquiring the property, an environmental site assessment was conducted which revealed that the site had historically been used as a vineyard. He emphasized their commitment to collaborating with staff on a comprehensive review process through CEQA and their willingness to ensure compliance with environmental regulations.

Commissioner Lutz questioned the potential impact of reallocating land that was originally designated for job creation.

Acting Director of Community Development Scudero acknowledged that repurposing the land would result in the loss of sites designated for business park/light industrial; however, he emphasized that when viewed within the broader context of the eastern waterfront employment focus area, the property in question could be seen as transitional. He noted that the primary consideration for the Commission was whether they supported the proposed change in land use. He further noted that while the property could potentially be used for a lower intensity business park, it was uncertain if there was a market demand for such a development in that location. He noted that there were entitled business park uses that had not yet been developed in this area.

In response to Commissioner Lutz, Mr. Sanson explained that the Yellow Roof Foundation homes were clustered together for ease of maintenance and to facilitate a supportive community environment.

Commissioner Lutz requested that side yard setbacks and park space be increased while also advocating for a decrease in density. Additionally, he expressed concern about the lack of amenities in the area.

Commissioner Riley expressed concern about the insufficient park space, amenities, and third spaces in the area. He proposed extending the park space by eliminating homes on lots 35 and 36. He voiced support for rezoning the property, emphasizing its adjacency to an existing residential neighborhood and the decreasing need for business parks. He spoke favorably of the Yellow Roof Foundation and the project, suggesting that they could serve as a positive example for other developers.

Commissioner Martin expressed concern regarding the removal of grapevines on the property; however, he acknowledged the necessity for housing development, especially considering the areas limited suitability for industrial use due to factors such as accessibility challenges and the presence of high-tension power lines. He also highlighted the property's unique shape and its adjacency to other residential areas. He encouraged the developer to disclose the presence of high-tension power lines, emphasizing the importance of transparency regarding potential interference they could cause. He voiced support for the affordable housing component proposed by the Yellow Roof Foundation. He requested the widening of alley E and L to accommodate sidewalks on both sides of the street.

Mr. Sanson clarified that the alleys were designed to serve as vehicular pass-through access to garages. He expressed willingness to explore potential modifications to the plan.

Commissioner Martin requested sideyard setbacks be increased to a minimum of 5 yards and spoke in support of the suggestion to increase park space by removing lots 35 and 36. He expressed a preference for a 20-foot front yard setback; however, he indicated a willingness to support increasing open space if this item remained unchanged.

In response to Commissioner Martin, Mr. Sanson stated they would be fronting costs associated with extending Vineyard Drive. He stated their intention was for everything north of the PG&E parcel to be privately owned and maintained through a future HOA; however, they were in discussions with PG&E to acquire an easement right-of-way or fee simple for the portion of the road extending through their parcel. He noted they would engage with city staff to determine the logistics and maintenance boundaries between public right-of-way and private ownership.

Commissioner Martin recommended the installation of a sound wall or other sound protection measures along the north side of the development, particularly along the railroad tracks.

Mr. Sanson stated that they would be conducting an acoustic study which would provide recommendations for the installation of a sound wall and sound attenuation measures.

Commissioner Martin supported the engineering requirements outlined in the staff report and the Objective Design Standards. He encouraged the developer to consider incorporating native and keystone species into their landscape plan.

Mr. Sanson affirmed that the development team was willing to accommodate the requests regarding native and keystone species wherever possible.

Chairperson Gutilla expressed concern about the potential presence of toxins on the site from pesticides used in old growth vineyards. She cautioned developers against exploiting disadvantaged individuals by placing them in environmentally compromised areas. She noted that the combination of small lots, narrow streets, and a lack of sidewalks could contribute to miniaturizing the neighborhood; therefore, she agreed with the engineering recommendations for sidewalks on both sides of the street. She suggested that the architecture of the Yellow Roof homes match the architecture of the remainder of the development.

In response to Chairperson Gutilla, Mr. Sanson clarified that the intent of the ADU program was for each unit to be separate. He explained that they were in the process of developing the floor plan for the Yellow Roof program, but each unit would be built independently and have a one car garage with its own point of entry.

Chairperson Gutilla requested side yards for both Yellow Roof units be a minimum of 5-feet. Additionally, she stated that while there may be concerns regarding the jobs/housing imbalance, she considered this specific parcel to be an appropriate site for residential development. She suggested that if all the homes in the adjacent neighborhood to the west were single-story, she would prefer the homes on that side of the development to also be single-story.

Mr. Sanson responded that they would investigate that issue and commented that many of the lots in question were located far away from the property line.

Chairperson Gutilla expressed her support for the use of native plant species and the Yellow Roof Foundation proposal. She suggested the developer consider whether the turnaround area was large enough to accommodate people who might accidentally enter the project.

Commissioner Riley expressed his preference for sidewalks on both sides of the streets; however, he felt that the alleyways could be an exception to this preference.

Chairperson Gutilla stated she supported the suggestion for increasing park space by expanding the park into lots 35 and 36.

In response to Commissioner Jones, Mr. Sanson clarified that both the single-family home and the ADU would serve as affordable housing units, resulting in a total of 12 affordable housing units within the development.

Chairperson Gutilla closed the Commission comment period. She thanked the applicant for presenting their project and wished them luck moving forward.

7. REGULAR ITEM

7-1. TRANSPLAN Committee Discussion

Consensus of the Planning Commission agreed to table Regular Item #7-1.

On motion by Commissioner Riley, seconded by Commissioner Jones the Planning Commission members present unanimously tabled Regular Item 7-1. The motion carried the following vote:

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

8. ORAL/WRITTEN COMMUNICATIONS

Acting Director of Community Development Scudero reported that the City Council had added a discussion on the City's native landscaping to their 90-day future agenda item list.

9. COMMITTEE REPORTS - None

10. NEXT MEETING: March 20, 2024 / March 6, 2024, meeting is canceled.

Chairperson Gutilla announced the March 6, 2024, Planning Commission meeting was canceled and the next meeting would be held on March 20, 2024.

11. ADJOURNMENT

On motion by Commissioner Martin, seconded by Commissioner Riley, the Planning Commission members present unanimously adjourned the meeting at 10:51 P.M. The motion carried the following vote:

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

Kitty Eiden
KITTY EIDEN, Minutes Clerk



Building a Better Community®



Building a Better Community®

Rancho Meadows Preliminary Development Plan

**City of Antioch Planning Commission Review
February 21, 2024**

AERIAL VIEW: LOCATION



17-acre site

Bordered by:

- Santa Fe railroad tracks to the north
- PG&E property planted with vineyards to the east & south
- Single-family homes on varied-sized lots to the west

Current & only access is from the dead-end of Santa Fe Ave (a partially-improved street)

PG&E property contains high-voltage distribution lines and three gas lines

East 18th Specific Plan shows Vineyard Drive extending north through the PG&E property to provide access to properties north of its current terminus

LAND USE: GPA, SPA & REZONE FOR HOUSING



- The East 18th Specific Plan designates property for Office / Light Industrial land uses
- 2003 General Plan: “Eastern Waterfront Employment Focus Area” and “Business Park”
- Existing vineyards are not indicated as “old growth” & with minimal commercial production
- Previous discussions with City to include in Housing Element update with the “Viera Neighborhood”, but was ultimately not incorporated

Proposed:

- **GPA & SPA to Medium Density Residential** (6 – 10 du/acre)
- **Rezone from Planned Business Center to Planned Development**, to allow for setbacks and lot coverages to achieve density
- **VTM to create 142 lots:** 137 lots averaging 2600 SF and 6 larger lots of 4200 SF for construction of **single-family detached homes**

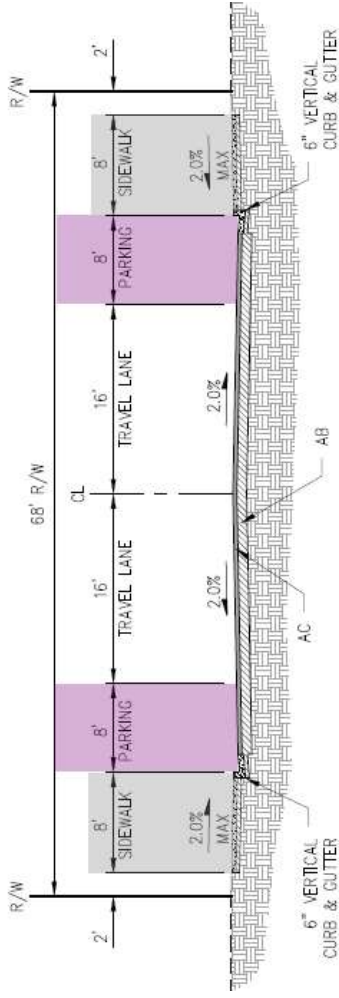


PRELIMINARY DEVELOPMENT PLAN



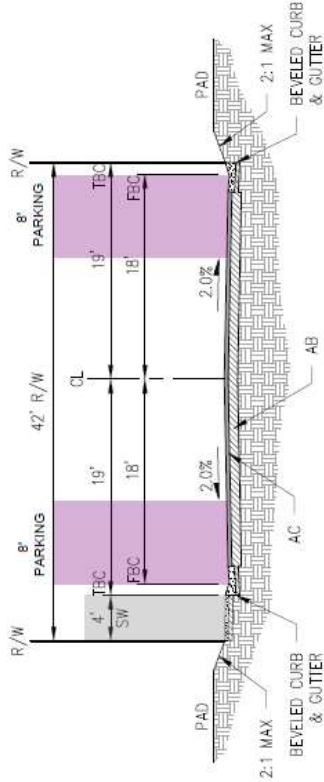
- Access: Vineyard Drive extended through the PG&E property
- Gated entry - private streets EVA ONLY from Santa Fe Ave
- Common open space near entrance & centrally-located
- New lots on the western PL designed to share rear lot lines with existing homes – “typical” suburban style
- Bio-retention to the north to drain into adjacent flood control basin
- 6 lots near entrance planned for the Yellow Roof Foundation & planned for families & individuals in need of affordable housing

DETAILS: PRELIMINARY DEVELOPMENT PLAN



VINEYARD DRIVE EXTENSION

NOT TO SCALE



TYPICAL INTERIOR STREET

PARKING SUMMARY					
TYPE	GARAGE STALLS	DRIVEWAY STALLS	ON-STREET	TOTAL	REQUIRED*
SINGLE FAMILY HOMES	286	286	—	572	286
INTERIOR STREETS	—	—	187	208	143
VINEYARD DRIVE	—	—	21	21	—
			TOTAL	780	429

*PER AMC 9-5, 1703.1

Vineyard Drive Extension:

- Two 6-foot-wide travel lanes
- Parking on both sides of street
- 8' sidewalk on both sides

Internal Private Streets:

- Two 11-foot wide travel lanes
- Parking on both sides of streets
- 4' sidewalk on one side

Parking:

- 2-car garage for each home
- 187 spaces on internal private streets
- 21 spaces on public Vineyard Drive
- Provided Parking > Required

DETAILS: PRELIMINARY DEVELOPMENT PLAN



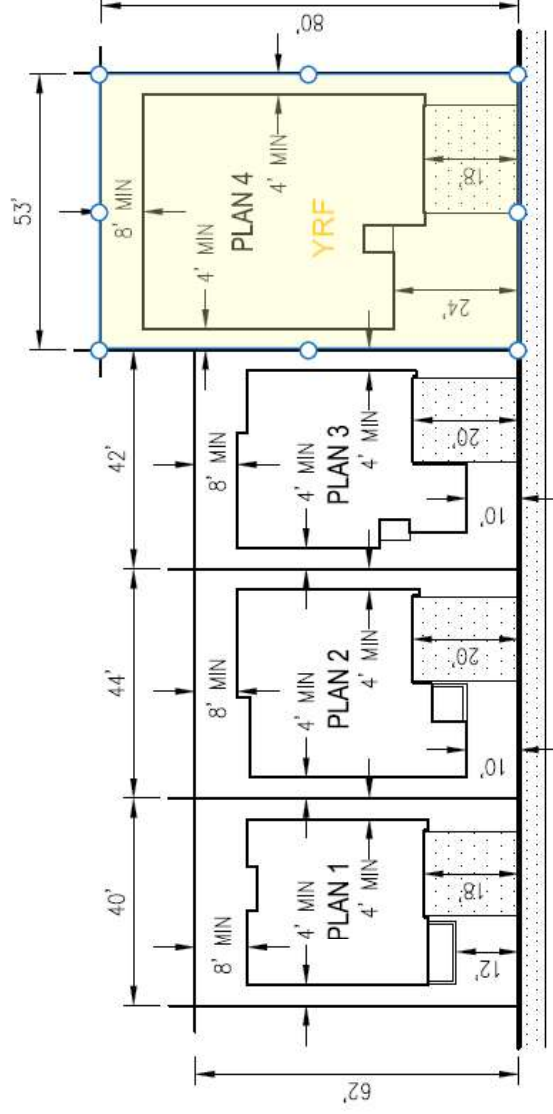
PD Development Standards

Typical Lot Sizes 2480 – 2730 SF

- Width varies 40 – 44'
- Min depth: 62'
- Front Setbacks 10 – 12'
- Full-length driveways
- Side setbacks: 4'
- Rear yards: 8' min but vary considerably

Yellow Roof Lots (6):

- Designed to accommodate a single-story home w/ ADU
- 53' wide x 80' deep
- Full-length driveway
- Similar front, side and rear setbacks



TYPICAL LOT SETBACKS

NOT TO SCALE

PRELIMINARY LANDSCAPE PLAN



- Entry highlighted by specimen tree
- Common recreation area:
 - Located near entry
 - Easily accessible by sidewalks
 - Likely amenities
 - Child's play area
 - Open play area
 - Shade structure & benches
- Northern bioretention area fully landscaped
- Front yard landscape provided
- Street trees throughout
- Landscape species:
 - Drought-tolerant & resistant
 - Naturalized species for Antioch
 - Will focus on pollinator plants, etc.

PRELIMINARY ELEVATIONS



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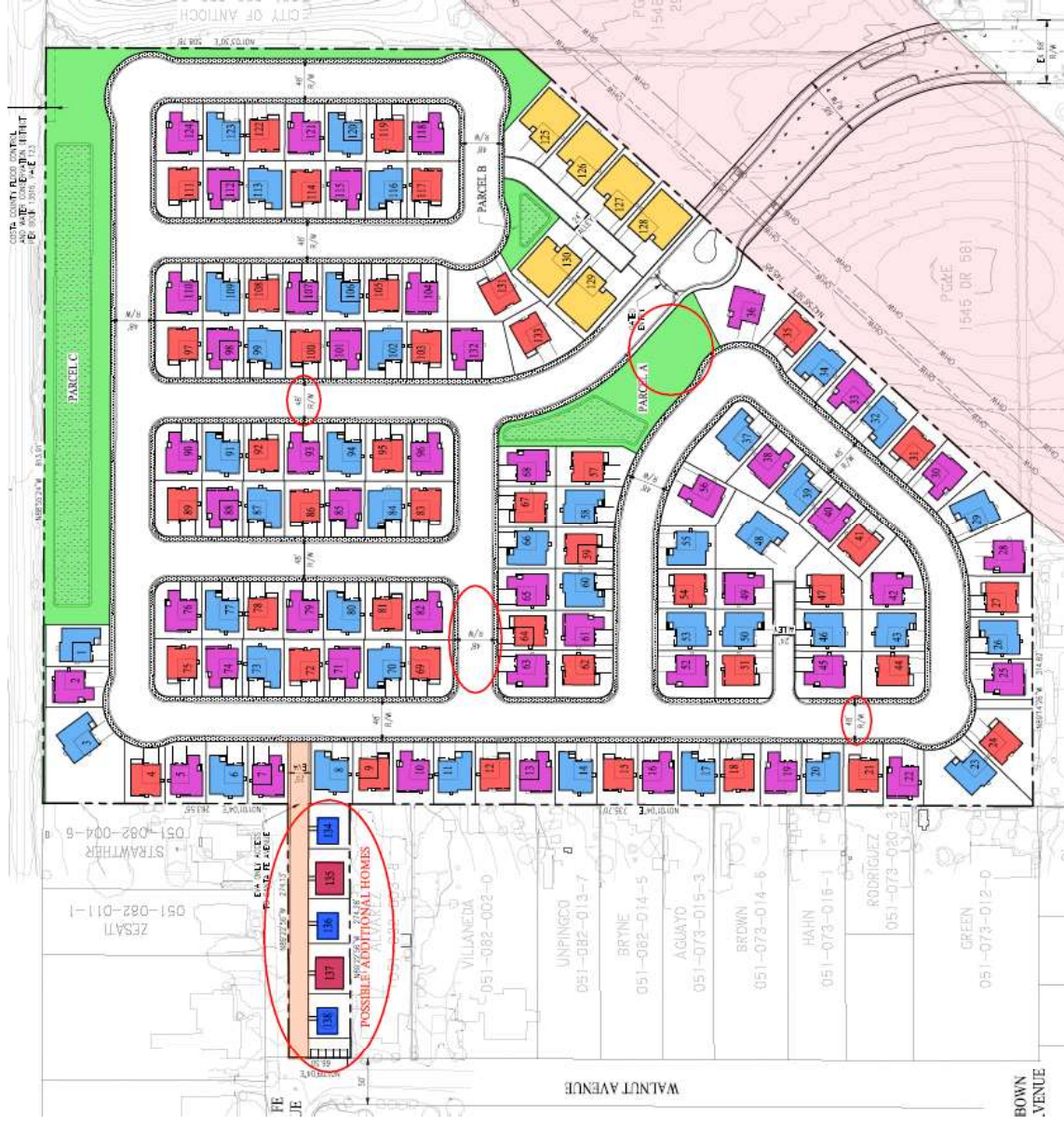
PLAN 1C - COTTAGE

PLAN 3A - MEDITERRANEAN

PLAN 2BR - REGENCY



PDP REVISIONS BASED ON COMMENTS



- Increased the size of the recreation area by eliminating two lots
 - Added 4' sidewalk to both sides of the private streets
 - Increased the sideyard setbacks on the garage side to 5' to accommodate trash bins
 - Potential for five additional homes in remainder parcel already zoned for housing
- RESULT:**
- Reduces number of homes overall to **138**, including
 - 6 YRF homes
 - 5 potential additional homes
 - 127 market-rate homes

- Overall Mission Statement: ***“Building brighter futures and better tomorrows. And we believe this all begins at home.”***
- Charitable foundation/501c3 created by the founders/owners of DeNova Homes, Inc.
 - Finding ways to give back to the communities we work in
- Completed & Pending YRF Projects in the following areas:
 - Pittsburg (*completed*) – 6 units (3 homes with 3 ADUs)
 - Clayton (*completed*) – 2 units (1 home with 1 ADU)
 - Oakley (*permitted, construction start Spring 2024*) – 8 units (4 homes with 4 ADUs)
 - Davis (*planning stages, construction start Spring 2025*) – 2 units (1 home with 1 ADU)
 - Concord – received a \$1M grant from State of CA to deploy in City of Concord
 - Fairfield – land donation with long-term plans for a “tiny home village”
 - Ongoing discussions with other agencies, private land owners, and faith-based groups to expand our program for years to come



QUESTIONS? COMMENTS



Thank you.
We will be happy to answer any questions and look forward to Commissioner comments.



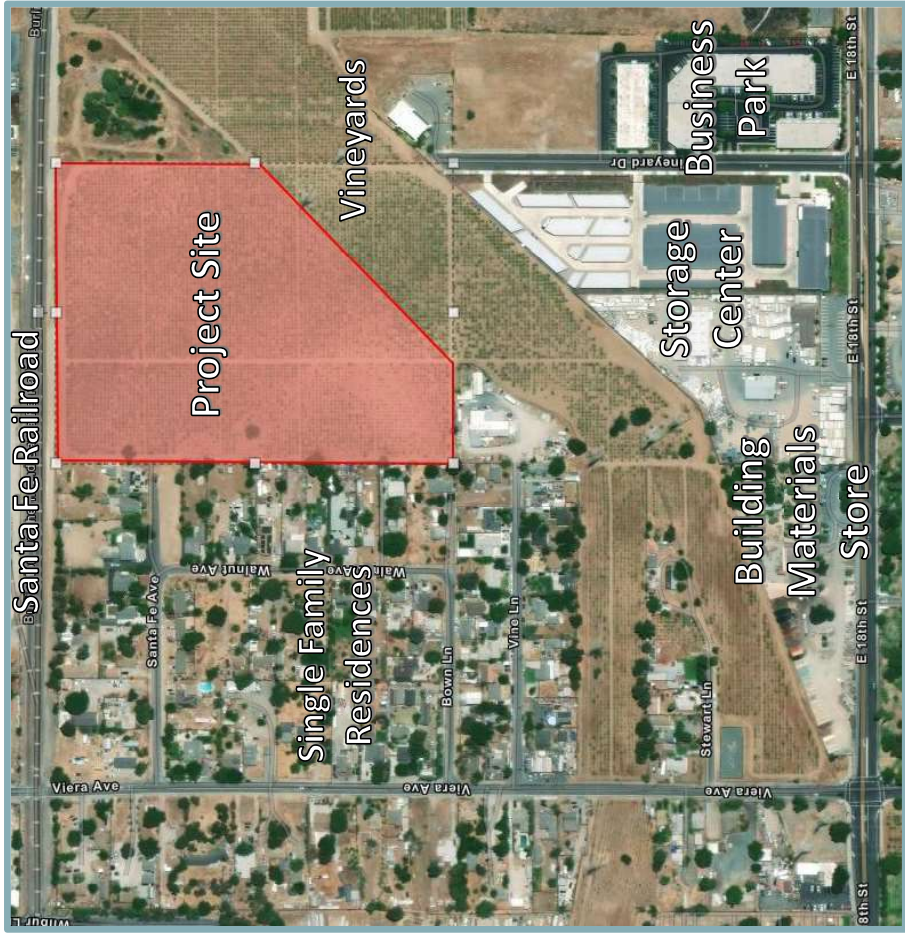
Rancho Meadows Property Preliminary Development Plan Review

***City Council
April 9, 2024***

Preliminary Development Plan (PDP)

- Purpose of PDP review is to gather feedback for the applicant to become aware of concerns and/or issues to be addressed
- PDP review is a non entitlement action and does not require environmental review

Proposed Project



Proposed Project

- Current General Plan Land Use - Business Park
- Proposed General Plan Land Use - Medium Density Residential
- Current Zoning - Planned Business Center (PBC) District
- Proposed Zoning - Planned Development (PD) District

Zoning Standard Review

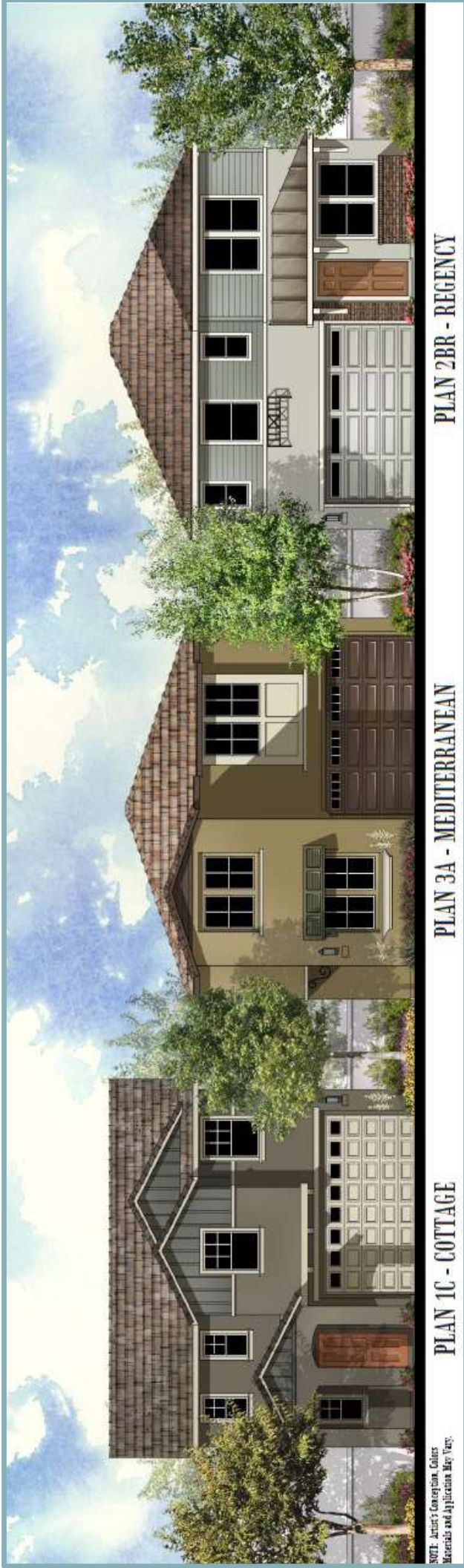
- Consistency review with the citywide R-10 zoning district
- Proposed building heights are consistent with the R-10 district
- Proposed yards setbacks and lot sizes are not consistent with the R-10 district

Objective Design Standards

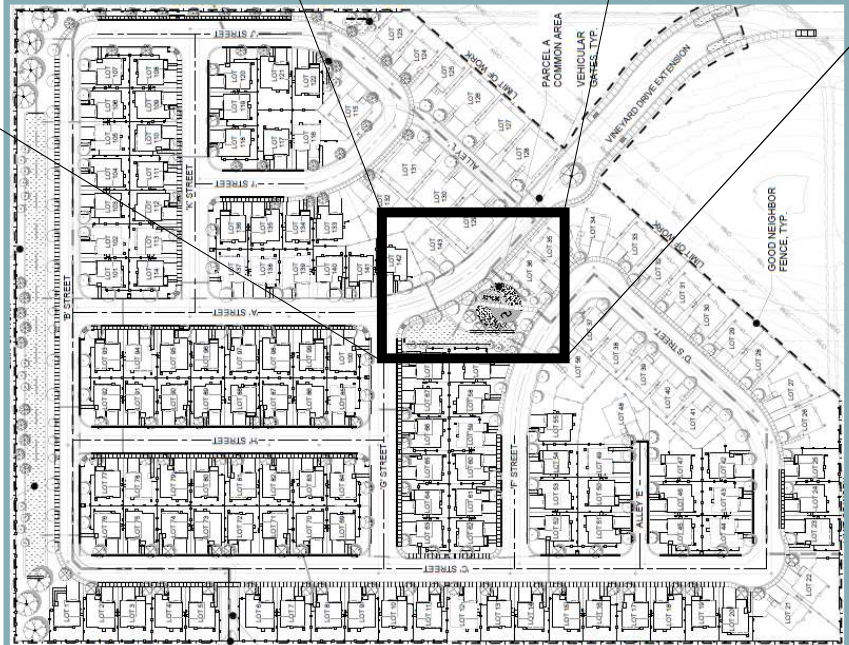
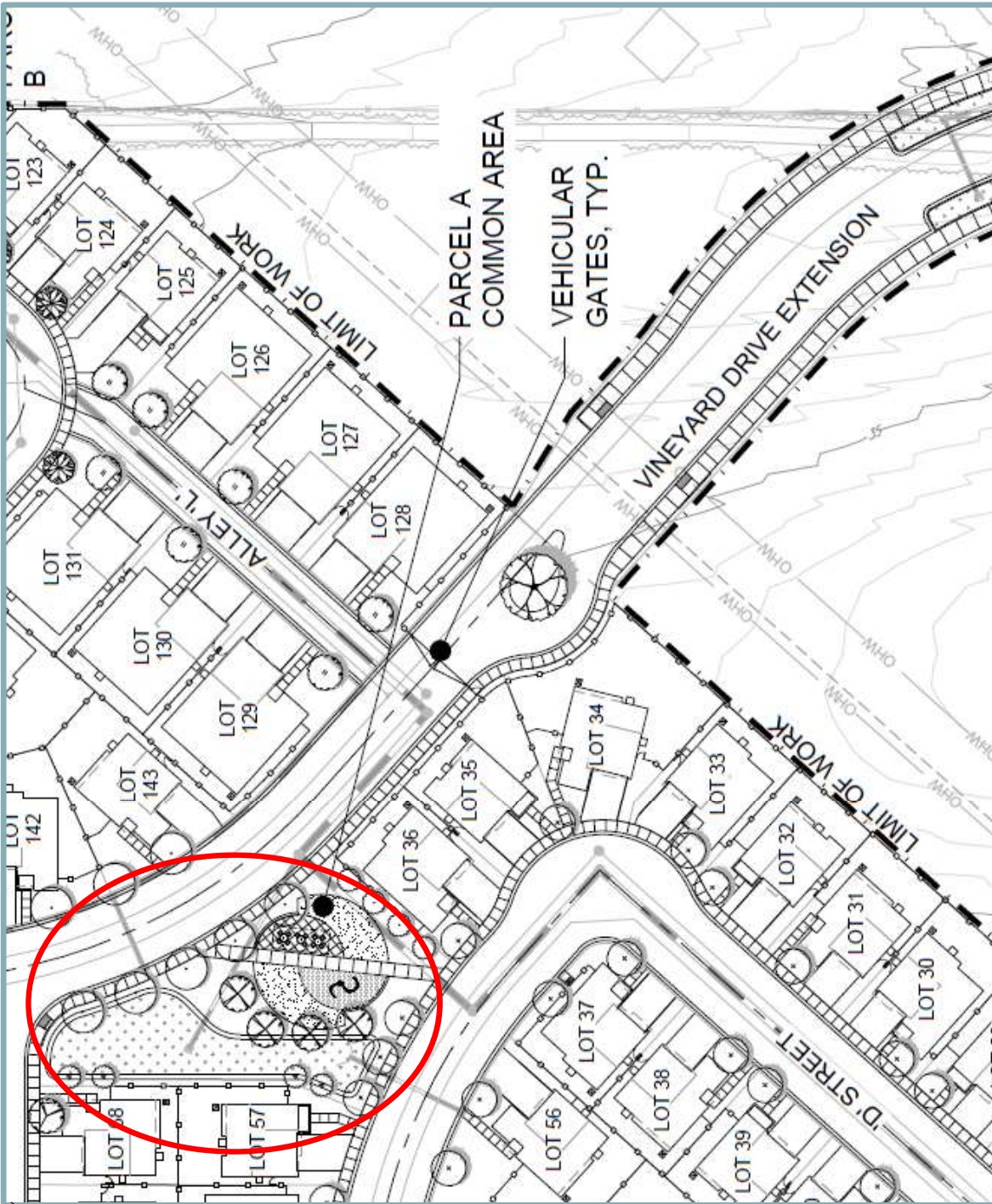
- 2023 Citywide Single-Family and Missing Middle Residential Objective Design Standards
- Objective Standards apply to residential projects including building siting, architectural style, parking, and landscaping
- The Objective Design Standards Checklist will be required as part of the Design Review Application to illustrate compliance

Proposed Architecture

- Three complimentary architectural styles – Cottage, Mediterranean, and Regency



Proposed Park



Traffic Circulation

- Engineering concerns regarding proposed street widths
- Staff requests 48-foot minimum right-of-way width consisting of:
 - 11-foot travel lanes;
 - 8-foot shoulders; and
 - 5-foot sidewalks;
- The proposed Vineyard Drive Extension is located in an existing PG&E easement

Planning Commission Hearing

- February 21, 2024 Antioch Planning Commission hearing
 - Concerns regarding proximity to overhead powerlines, narrow roads, and small setbacks
 - Additional active open spaces including native landscaping needed
 - Improve street circulation for pedestrian access
 - Commission supported the affordable housing component

Conclusion

- Staff is requesting that the City Council provide the applicant feedback for the project
- Specifically, staff recommends approval of the following items:
 - Proposed General Plan land use amendment to allow residential development in the Eastern Waterfront Employment Focus Area
 - Proposed lot sizes and setbacks
 - Proposed amount of open space
 - Proposed street widths and sidewalks

CITY OF
ANTIOCH
CALIFORNIA

STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of April 9, 2024

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Dawn Merchant, Finance Director 

APPROVED BY: Kwame P. Reed, Acting City Manager

SUBJECT: Sales Tax Citizens' Oversight Committee Appointment for the vacancy expiring March 2026

RECOMMENDED ACTION

- 1) It is recommended that the Mayor nominate the candidate for appointment.
- 2) It is recommended that the City Council adopt a resolution appointing the Mayor's appointment of Sanjog Sooch to the Sales Tax Citizens' Oversight Committee for the partial-term vacancy expiring March 2026.

FISCAL IMPACT

There is no fiscal impact as all positions are voluntary.

DISCUSSION

The Sales Tax Citizens' Oversight Committee (Committee) is responsible for reviewing the receipt and expenditure of funds under Measure W as they relate to the Council's stated priorities outlined in the adopted budgets of the City. The Committee is responsible for reporting out the result of their review by April 1st of each year at a public meeting.

The Committee consists of seven members who are Antioch residents. The terms of the Committee members are staggered with four members serving a 4-year term and 3 members serving a 2-year term. At least one member of the Committee shall have a financial, accounting or auditing background.

In general law cities where the office of mayor is an elective office pursuant to Article 5 (commencing with Section 34900) of Chapter 7 of Part 1 of Division 2 of Title 4, the mayor, with the approval of the city council, shall make all appointments to boards, commissions, and committees, unless otherwise specifically provided by statute. Under Antioch Municipal Code §2-5.201, the Mayor shall nominate candidates for membership on all boards and commissions. Nominees shall be appointed to each board and commission upon receiving approval of at least a majority vote of the City Council.

Currently, there are four vacancies on the Sales Tax Citizens' Oversight Committee: three (3) partial-term positions expiring March 2026 and one (1) full-term expiring March 2028. The City Clerk's Office advertised to fill the vacancies in the usual manner with an extended application deadline of March 1, 2024, at 5:00 p.m. The applicant was interviewed by Mayor Lamar A. Hernandez-Thorpe and Finance Director Dawn Merchant. Mayor Hernandez-Thorpe is nominating Sanjog Sooch for the partial term expiring March 2026.

The biography and background of the candidate will be presented at the City Council meeting.

ATTACHMENTS

- A. Resolution for one (1) partial-term vacancy expiring March 2026
- B. Application

RESOLUTION NO. 2024/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
APPOINTING [INSERT NAME OF APPOINTEE AFTER APPOINTMENT] TO THE
SALES TAX CITIZENS' OVERSIGHT COMMITTEE FOR ONE (1) PARTIAL-TERM
VACANCY ENDING MARCH 2026**

WHEREAS, there are currently four (4) vacancies on the Sales Tax Citizens' Oversight Committee;

WHEREAS, the City Clerk's Office announced vacancies and accepted applications for these vacancies;

WHEREAS, Mayor Lamar A. Hernandez-Thorpe considered the application received and interviewed the interested applicant;

WHEREAS, Antioch Municipal Code Section 2-5.201 requires the Mayor to nominate candidates for membership on all boards and commissions and requires nominees to receive approval of at least a majority vote of the City Council to be appointed to a board or commission; and

WHEREAS, Mayor Lamar A. Hernandez-Thorpe has nominated [insert name of appointee after appointment] to the Sales Tax Citizens' Oversight Committee, partial-term vacancy ending March 2026.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch hereby approves the Mayor's appointment of [insert name of appointee after appointment] to serve on the Sales Tax Citizens' Oversight Committee for the partial-term vacancy, ending in March 2026.

* * * * *

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 9th day of April 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

**ELIZABETH HOUSEHOLDER
CITY CLERK OF THE CITY OF ANTIOCH**



Community Service Application for:
SALES TAX CITIZENS' OVERSIGHT COMMITTEE

One (1) Vacancy, expiring March 2024
 One (1) Vacancy, expiring March 2026

Deadline Date: By 5:00 p.m., January 12, 2024

*Required field

APPLICANT INFORMATION			<input checked="" type="checkbox"/> Youth 14-17
*Full Name: Sanjog Sooch	Main Phone:	Alternate Phone: CITY OF ANTIOCH Clerk's Department (925)	
*Residence Address: Antioch, CA	E-mail Address:		MAR 11 2024
Employer/School: Heritage High School	Occupation: Student	Resident since: 2008	

*PARENT/GUARDIAN INFORMATION (If applicant is age 14-17 years)		
*Full Name: Sanjog Singh Sooch	Main Phone:	Alternate Phone:
*Residence Address: Antioch, CA	E-mail Address:	

***QUESTIONNAIRE**

Please answer the questions below on a separate sheet(s) and attach. Applications without these questions answered will not be considered. Please attach your resume (*recommended to enhance your application*).

- List (3) main reasons for your motivation to join the Sales Tax Citizens' Oversight Committee.
- Do you have a financial or accounting background? If so, please provide details.
- What skills/experience do you have that would be helpful in serving on this Committee?
- Please add any other information/comments that would be helpful in reviewing your application.

***ACKNOWLEDGEMENTS**

My signature below indicates my understanding and acknowledgement that:

*This completed application is available for public review (*youth applications are exempt*).

*I have read and agree to the requirements listed on the Vacancy Announcement.

*To the best of my ability, I will attend the Sales Tax Citizens' Oversight Committee regular meetings which meet at **least 2 times annually**.

- Please return completed application by:**
- Mail to: Office of the City Clerk
P.O. Box 5007, Antioch CA 94531
 - In Person: Antioch City Hall-Clerk's Office
200 H Street, 3rd Floor
 - Email to: cityclerk@antiochca.gov

Sanjog Sooch		12/28/2023
*Applicant Signature		*Date
Manjit Sooch		12/28/2023
*Parent/Guardian Signature		*Date
<i>(An original, signed application with parent/guardian signature is required, if a minor)</i>		

One (1) Vacancy, expiring March 2024

One (1) Vacancy, expiring March 2026

Deadline Date: By 5:00 p.m., January 12, 2024

The City of Antioch encourages residents to become involved in their local community. One way to do so is to serve on various commissions, boards, and committees. Any interested resident is encouraged to apply.

Purpose:

The Sales Tax Citizens' Oversight Committee shall review the expenditures and report publicly how the funds are being used to address the City Council's stated priorities of maintaining Antioch's fiscal stability, police patrols, 911 emergency response, youth violence prevention programs; ensuring water quality/safety; repairing streets; cleaning up parks/illegal dumping; restoring youth afterschool/summer programs; and other essential services. Each year, an independent auditor shall complete a public audit report of the revenue raised and its expenditure. The Committee's review shall be completed in conjunction with the City's budget process. The Committee's report on its review, whether oral or written, shall be considered by the City Council at a public meeting before April 1 of each year. Any written report shall be a matter of public record.

Committee Seats:

- Seven (7) Members, 4-year terms.

Meetings:

- The Committee shall meet at least twice a year.

Requirements:

- Must be a resident of the City of Antioch.
- At least one member of the Committee shall have a financial, accounting or auditing background.
- Commissioners are required to submit the Fair Political Practices Commission (FPPC) Form 700 (Statement of Economic Interests) upon assuming office, and every year thereafter.
- Commissioners are required to complete a 2-hour online AB1234 Ethics course within one year of their appointment.
- Newly appointed and reappointed Members are required to take an Oath of Office administered by the City Clerk.



To be considered for these volunteer position(s), a completed application must be emailed to: cityclerk@antiochca.gov, or mailed/delivered to the Office of the City Clerk, by the deadline date listed above. Applications are available on the City's website at: <https://bit.ly/COA-BC23>, and at the City Clerk's Office.

Application questions

1) 3 main reasons for my motivation to join the Sales Tax Citizens' Oversight Committee.

- The main motive that makes me want to apply for this spot is to help put more emphasis on the prevention of youth violence. I take pride in this subject of matter because as a youth myself, I have experienced this in many occasions from the people around me. The cities future is in the youths hands, and honestly that scares me. My main goal is to help youth around me to get there lives back on track by focusing on creating goals for themselves and visualizing there futures.
- Another motive behind my application to join this Committee is to help the Committee by bringing different perspectives to overall help improve the city of Antioch.
- My last motive behind this application is to get an early start in my future goals in life. I've always been interested in the process behind running a successful city as it is something I wish to be apart of in my future. Knowing what it takes behind the scenes to make the citizens of this city interest me greatly. As this spot in the committee is just one part of the overall cycle that it takes, applying for this spot is 100% a step in the right direction.

2) I do not have any experience in financial or accounting backgrounds.

3) What skills/experience I have that would be helpful in serving on this Committee

- My main attribute that will help the committee the most is that I am a teenager going through highschool the same way every other kid who will one day if not already are having a massive impact on the city of antioch and I can share my thoughts and thoughts of kids around me.
- I am a member of on the board for the National Honors Society (NHS) club which aspires to influence and make positive changes on the school campus and the speech and debate club. I have over 200 hours of community service from my church out in tracy. I am a Varsity Team Captain in Track n Feild and Basketball, I have a 4.2 gpa which ranked me top 5 in the class of 2026. These attributes hopefully show my dedication in leadership, show


my passion in helping the community, and show how hard im willing to work.

CITY OF
ANTIOCH
CALIFORNIA

STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of April 9, 2024

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Brad Helfenberger, Parks and Recreation Director 

APPROVED BY: Kwame P. Reed, Acting City Manager

SUBJECT: Parks and Recreation Commission Appointments for Three (3) Vacancies Expiring March 2028

RECOMMENDED ACTION

- 1) It is recommended that the Mayor nominate the candidates for appointments.
- 2) It is recommended that the City Council adopt a resolution approving the Mayor's appointment of Dominique King to the Parks and Recreation Commission for a full-term, expiring March 2028.
- 3) It is recommended that the City Council adopt a resolution approving the Mayor's appointment of Daynon Matthews to the Parks and Recreation Commission for a full-term, expiring March 2028.
- 4) It is recommended that the City Council adopt a resolution approving the Mayor's appointment of La Shan Hunt to the Parks and Recreation Commission for a full-term, expiring March 2028.

FISCAL IMPACT

There is no fiscal impact as all positions are voluntary.

DISCUSSION

The Parks and Recreation Commission has three full-term vacancies for appointments that expire in March 2028. Applications were received during the recruitment period and the applicants were interviewed by Mayor Hernandez-Thorpe.

Mayor Hernandez-Thorpe is nominating Dominique King, Daynon Matthews, and La Shan Hunt to fill vacancies expiring March 2028. The biography and background of the candidates will be presented at the City Council meeting.

ATTACHMENT

- A. Resolution
- B. Applications

RESOLUTION NO. 2024/**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
APPOINTING *[INSERT NAME OF APPOINTEE AFTER APPOINTMENT]* TO THE
PARKS AND RECREATION COMMISSION FOR ONE (1) FULL TERM VACANCY
ENDING MARCH 2028**

WHEREAS, there are currently three (3) vacancies on the Parks and Recreation Commission;

WHEREAS, the City Clerk made announcement of the vacancies and solicited applications for the vacancies;

WHEREAS, Mayor Lamar A. Hernandez-Thorpe considered applications received and interviewed each of the interested applicants;

WHEREAS, Antioch Municipal Code Section 2-5.201 requires that the Mayor nominate candidates for membership on all boards and commissions and requires that the City Council approve, by a majority vote, the appointment of said nominees;

WHEREAS, Mayor Lamar A. Hernandez-Thorpe has nominated *[insert name of appointee after appointment]* to be appointed to the Parks and Recreation Commission for a full term that expires in March 2028.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Antioch hereby approves the Mayor’s appointment of *[insert name of appointee after appointment]* to serve on the Parks and Recreation Commission for a full term ending in March 2028.

* * * * *

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 9th day of April 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

**ELIZABETH HOUSEHOLDER
CITY CLERK OF THE CITY OF ANTIOCH**

CITY OF ANTIOCH
Clerk's Department
FEB 28 2024
RECEIVED

**Community Service Application for:
PARKS & RECREATION COMMISSION**
Three (3) Vacancies, expiring March 2028

*Required field

Deadline Date: By 5:00 p.m., March 1, 2024

APPLICANT INFORMATION			<input type="checkbox"/> Youth 14-17
*Full Name: Dominique King	Main Phone: [REDACTED]	Alternate Phone: ()	
*Residence Address: [REDACTED] Antioch CA 94509 Antioch, CA	E-mail Address: [REDACTED]		
Employer/School: Oscar Grant Foundation	Occupation: Chief Information Officer	Resident since: 2015	
*PARENT/GUARDIAN INFORMATION (if applicant is age 14-17 years)			
*Full Name:	Main Phone: ()	Alternate Phone: ()	
*Residence Address: Antioch, CA	E-mail Address:		
*QUESTIONNAIRE			
<p>Please answer the questions below on a <u>separate sheet(s)</u> and attach. Applications without these questions answered will <u>not</u> be considered. Please attach your resume (<i>recommended to enhance your application</i>).</p> <ol style="list-style-type: none"> List (3) main reasons for your motivation to join the Parks & Recreation Commission. What skills/experience do you have that would be helpful in serving on this Commission? Please provide details of any previous community service performed within the City of Antioch. Please add any other information/comments that would be helpful in reviewing your application. 			
*ACKNOWLEDGEMENTS			
<p>My signature below indicates my understanding and acknowledgement that:</p> <p><input type="checkbox"/> *This completed application is available for public review (<i>youth applications are exempt</i>).</p> <p><input type="checkbox"/> *I have read and agree to the requirements listed on the Vacancy Announcement.</p> <p><input type="checkbox"/> *To the best of my ability, I will attend the Parks & Recreation Commission regular meetings every 3rd Thursday of the month at 7:00 p.m.</p>			

Please return completed application by:

- Mail to: Office of the City Clerk
P.O. Box 5007, Antioch CA 94531
- In Person: Antioch City Hall-Clerk's Office
200 H Street, 3rd Floor
- Email to: cityclerk@antiochca.gov

[REDACTED]	02.27.2024
*Applicant Signature	*Date
_____	_____
*Parent/Guardian Signature	*Date
<i>(An original, signed application with parent/guardian signature is required, if a minor)</i>	

1. Three primary motivations driving my interest in joining the Parks & Recreation Commission are:

a. Passion for community enrichment: I am deeply committed to enhancing the quality of life for residents by ensuring access to diverse recreational opportunities.

b. Civic engagement: I believe in actively participating in local governance and contributing to decision-making processes that directly impact our community.

c. Advocacy for green spaces: I am dedicated to preserving and improving our parks and recreational areas to promote health, wellness, and environmental sustainability. Additionally, I recognize the importance of addressing the need for our city to become a safe biking community.

2. In terms of skills and experience relevant to serving on this Commission, my current role as Chair of the Parks and Recreation Commission has provided me with invaluable insight and leadership capabilities. Additionally, my participation in various Adhoc committees has refined my ability to collaborate effectively, analyze complex issues, and make informed decisions in accordance with community needs and priorities. I possess a thorough understanding of the Brown Act and am proficient in navigating the appropriate protocols during commission meetings. Furthermore, my direct engagement with the community has afforded me a comprehensive understanding of residents' thoughts, opinions, ideas, and concerns. Additionally, as an avid runner, I possess a deep understanding of our park and trail systems and am attuned to the unique needs of many of these areas.

3. My involvement in community service within the City of Antioch spans various activities, including volunteering at local events such as youth sports programs, holiday events, workshops, and cleanups. Additionally, I dedicate my time to serving as an educational advocate for local families and contribute to Moms Demand Action, a gun violence prevention organization. These experiences have not only deepened my understanding of the community's needs but also strengthened my commitment to serving its residents. Moreover, my volunteer work extends to roles with the East County Youth NAACP, where I actively participate, as well as serving on the boards of

both the Delta Learning Center and The Adult Branch for the East County NAACP. These engagements further reinforce my belief in the critical role of parks and recreation in our community, particularly in addressing the needs of underserved areas, notably in Antioch Districts 1 and 2.

4. In reviewing my application, I want to underscore my commitment to fostering inclusivity and accessibility within our parks and recreation programs. I am enthusiastic about leveraging my skills, experience, and passion for community service to make a positive impact on the Parks & Recreation Commission and the broader Antioch community.

FEB 15 2024
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**Community Service Application for:
PARKS & RECREATION COMMISSION**
Three (3) Vacancies, expiring March 2028

*Required field

Deadline Date: By 5:00 p.m., March 1, 2024

APPLICANT INFORMATION			<input type="checkbox"/> Youth 14-17
*Full Name: Daynon Matthews	Main Phone: [REDACTED]	Alternate Phone: ()	
*Residence Address: [REDACTED] Antioch, CA 94531	E-mail Address: [REDACTED]		
Employer/School: Veolia	Occupation: Facilities Engineer	Resident since: 2021	
*PARENT/GUARDIAN INFORMATION (If applicant is age 14-17 years)			
*Full Name:	Main Phone: ()	Alternate Phone: ()	
*Residence Address: Antioch, CA	E-mail Address:		
*QUESTIONNAIRE			
<p>Please answer the questions below on a <u>separate sheet(s)</u> and attach. Applications without these questions answered will <u>not</u> be considered. Please attach your resume (<i>recommended to enhance your application</i>).</p> <ol style="list-style-type: none"> List (3) main reasons for your motivation to join the Parks & Recreation Commission. What skills/experience do you have that would be helpful in serving on this Commission? Please provide details of any previous community service performed within the City of Antioch. Please add any other information/comments that would be helpful in reviewing your application. 			
*ACKNOWLEDGEMENTS			
<p>My signature below indicates my understanding and acknowledgement that:</p> <p><input type="checkbox"/> *This completed application is available for public review (<i>youth applications are exempt</i>).</p> <p><input type="checkbox"/> *I have read and agree to the requirements listed on the Vacancy Announcement.</p> <p><input type="checkbox"/> *To the best of my ability, I will attend the Parks & Recreation Commission regular meetings every 3rd Thursday of the month at 7:00 p.m.</p>			

Please return completed application by:

- Mail to: Office of the City Clerk
P.O. Box 5007, Antioch CA 94531
- In Person: Antioch City Hall-Clerk's Office
200 H Street, 3rd Floor
- Email to: cityclerk@antiochca.gov

[REDACTED]	2/15/24
*Applicant Signature	*Date
_____	_____
*Parent/Guardian Signature	*Date
<i>(An original, signed application with parent/guardian signature is required, if a minor)</i>	

Daynon Matthews
Parks Commission Questionnaire

1. List (3) Main reasons for your motivation to join the Parks & Recreation Commission.
 - I am a foster parent to teenage youth (14-17) in the city of Antioch and would have their best interests in mind while making my decisions and planning for the city parks and recreation activities.
 - I think the city of Antioch has great potential to become a real destination in the bay area. I see a lot of opportunity to upgrade existing parks and begin public programs to help guide the city into a tight knit community.
 - I am a new father to my own child and have a personal interest in making changes now that would impact the childhood he and many other kids will have in the years to come.

2. What skills/experience do you have that would be helpful in serving on this commission?

Since moving to Antioch in 2021 I have thoroughly explored a lot of the trails and parks that the city has to offer. While doing so, I have noticed things that could be improved. My work background in facility maintenance leads me to have knowledge and skills of what really goes into these types of improvements. In addition, my position as a foster parent helps me better advocate for our cities diverse youth while also having the knowledge as a parent to guide youth who may be at risk into better situations. I think with my experience as both a foster parent and a facilities manager I would be a great asset and voice to the community via the Parks & Rec commission.

3. Please provide details of any previous community service performed within the City of Antioch.

Unfortunately, my relatively short time living in Antioch and busy life style hasn't allowed me much time to do any community service in the city in an "Official" sense. However, I believe serving the community can be achieved in many different ways. For example, my wife and I take long walks with our two dogs and more often than not you can see me with a grocery bag in hand picking up litter along the way. I also like to be involved with the city's youth via my work with foster children, I try to have my home be a gathering place for not only my foster children, but their friends as well. We always have a full table around dinner time and our home is full with conversations about the latest gossip at school. I have in the past volunteered with the Salvation Army in Sacramento to cook and serve meals to the unhoused. I also plan on bringing the whole family out for the coastal clean-up later this month.

4. Please add any other information/comments that would be helpful in reviewing your application.

In the last few months I have been educating myself on Parks commissions, city planning, and landscape design. I have caught myself up on the recent meetings of the Antioch Parks & Rec Commission via the city website and am very excited to be a part of something to bring a positive change to my community.

Thank you for your consideration,

Daynon Matthews

FEB 28 2024



RECEIVED

Community Service Application for:

PARKS & RECREATION COMMISSION

Three (3) Vacancies, expiring March 2028

Deadline Date: By 5:00 p.m., March 1, 2024

*Required field

APPLICANT INFORMATION

Youth 14-17

*Full Name: La Shan Hunt	Main Phone: [REDACTED]	Alternate Phone: ()
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*Residence Address: Antioch, CA	E-mail Address: [REDACTED]
------------------------------------	-------------------------------

Employer/School: PG&E	Occupation: Sr Cyber Security Product Manager	Resident since: 2018
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*PARENT/GUARDIAN INFORMATION (If applicant is age 14-17 years)

*Full Name:	Main Phone: ()	Alternate Phone: ()
-------------	--------------------	-------------------------

*Residence Address: Antioch, CA	E-mail Address:
------------------------------------	-----------------

*QUESTIONNAIRE

Please answer the questions below on a separate sheet(s) and attach. Applications without these questions answered will not be considered. Please attach your resume (recommended to enhance your application).

- List (3) main reasons for your motivation to join the Parks & Recreation Commission.
- What skills/experience do you have that would be helpful in serving on this Commission?
- Please provide details of any previous community service performed within the City of Antioch.
- Please add any other information/comments that would be helpful in reviewing your application.

*ACKNOWLEDGEMENTS

My signature below indicates my understanding and acknowledgement that:

- *This completed application is available for public review (youth applications are exempt).
- *I have read and agree to the requirements listed on the Vacancy Announcement.
- *To the best of my ability, I will attend the Parks & Recreation Commission regular meetings every 3rd Thursday of the month at 7:00 p.m.

Please return completed application by:

- Mail to: Office of the City Clerk
P.O. Box 5007, Antioch CA 94531
- In Person: Antioch City Hall-Clerk's Office
200 H Street, 3rd Floor
- Email to: cityclerk@antiochca.gov

[REDACTED SIGNATURE]	2/26/24
*Applicant Signature	*Date
_____	_____
*Parent/Guardian Signature	*Date
(An original, signed application with parent/guardian signature is required, if a minor)	

FEB 28 2024

RECEIVED

Shan Hunt

Antioch Ca, 94531

List 3 main reasons for your motivation to join the Parks & Recreation Commission

I'm applying for a position in park and recreation because you are passionate about making a difference in your community. You aim to achieve this by ensuring the implementation of youth programs, maintaining clean and safe parks for families, and contributing to the overall well-being of your neighborhood.

What skills/experience do you have that would be helpful in serving on the Commission

In my role as a program manager, I have honed strong organizational skills and exceptional time management abilities. These skills have enabled me to successfully oversee and execute various projects and initiatives, ensuring that they are completed efficiently and within specified timelines. My experience in coordinating and managing programs has equipped me with the ability to effectively plan, prioritize, and delegate tasks to achieve desired outcomes. Additionally, my proactive approach to problem-solving and my aptitude for fostering collaboration among team members have been instrumental in driving successful project outcomes. Overall, my combination of program management expertise, organizational skills, and time management abilities makes me well-equipped to contribute effectively to the park and recreation team.

Please provide details of any previous community services performed within the City of Antioch.

I haven't performed any community service in the City of Antioch, Ca. However, I moved here from San Francisco where I started my career in park and recreation, I have gained invaluable firsthand experience in the field. This foundational experience has provided me with a deep understanding of the operations and dynamics within park and recreation settings. I am familiar with the various functions and responsibilities involved in maintaining parks, organizing recreational activities, and ensuring the safety and satisfaction of visitors. My tenure in park and recreation has instilled in me a strong sense of dedication to community service and a passion for creating positive experiences for individuals and families. Drawing on this initial exposure, I am eager to leverage my knowledge and skills to contribute meaningfully to the continued success of park and recreation initiatives.

STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of April 9, 2024

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Kwame P. Reed, Acting City Manager/Economic Development Director *KPR*

SUBJECT: Restructuring of the Economic Development Commission Ad Hoc Committee – Dissolution or Extension Until a Specific Date

RECOMMENDED ACTION

It is recommended that the City Council dissolve the Restructuring of the Economic Development Commission Ad Hoc Committee.

FISCAL IMPACT

The recommended action has no direct fiscal impact at this time.

DISCUSSION

The Restructuring of the Economic Development Commission Ad Hoc Committee (“Committee”) was established by Resolution 2023-66 at the April 25, 2023 City Council meeting. The Committee was created to work with the City Manager, Economic Development Director, the existing members of the Economic Development Commission, and the CEO of the Antioch Chamber of Commerce on restructuring the Economic Development Commission (“EDC”). The Committee would provide a recommendation to the City Council that is based on the economic development goals and priorities of the City Council including but not limited to the findings and initiatives within the adopted “Reinvest Antioch” Economic Development Program.

At the October 10, 2023, City Council meeting, the City Council approved a six (6)-month extension to the Committee that expires on April 25, 2024. The Councilmembers on the Committee recently met with staff and are making the recommendation to dissolve the Committee until substantial work has commenced towards the comprehensive update to the General Plan.

ATTACHMENTS

None.