

**ANNOTATED  
AGENDA  
CITY OF ANTIOCH PLANNING COMMISSION  
ANTIOCH COMMUNITY CENTER  
4703 LONE TREE WAY, COMMUNITY HALL A**

**WEDNESDAY, MARCH 4, 2020**

**6:30 P.M.**

**NO PUBLIC HEARINGS WILL BEGIN AFTER 10:00 P.M.  
UNLESS THERE IS A VOTE OF THE PLANNING COMMISSION  
TO HEAR THE MATTER**

**APPEAL**

All items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on **WEDNESDAY, MARCH 11, 2020**.

If you wish to speak, either during “public comments” or during an agenda item, fill out a Speaker Request Form and place in the Speaker Card Tray. This will enable us to call upon you to speak. Each speaker is limited to not more than 3 minutes. During public hearings, each side is entitled to one “main presenter” who may have not more than 10 minutes. These time limits may be modified depending on the number of speakers, number of items on the agenda or circumstances. No one may speak more than once on an agenda item or during “public comments”. Groups who are here regarding an item may identify themselves by raising their hands at the appropriate time to show support for one of their speakers.

**ROLL CALL**

**6:30 P.M.**

Commissioners	Turnage, Chair
	Schneiderman, Vice Chair
	Motts
	Martin
	Parsons ( <i>absent</i> )
	Soliz

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

**CONSENT CALENDAR**

All matters listed under Consent Calendar are considered routine and are recommended for approval by the staff. There will be one motion approving the items listed. There will be no separate discussion of these items unless members of the Commission, staff or the public request specific items to be removed from the Consent Calendar for separate action.

- |    |                             |           |                         |                 |
|----|-----------------------------|-----------|-------------------------|-----------------|
| 1. | <b>APPROVAL OF MINUTES:</b> | <b>A.</b> | <b>January 15, 2020</b> | <b>APPROVED</b> |
|    |                             | <b>B.</b> | <b>February 5, 2020</b> | <b>APPROVED</b> |

\* \* \* END OF CONSENT CALENDAR \* \* \*

### **NEW PUBLIC HEARING**

2. **Z-80-02 - Revocation of Use Permit for Automotive Repair Shop at 901 A Street**  
– The Zoning Administrator of the City of Antioch is requesting that the Planning Commission revoke the Use Permit authorized under Zoning Administrator Resolution 80-2 that permitted, with conditions, an automotive repair shop at 901 A Street. The action is not considered a project under the California Environmental Quality Act (CEQA), and is therefore, not subject to CEQA.

***RESOLUTION NO. 2020-05***

### **NEW ITEMS**

3. **AR-19-17 – Georgia Pacific Gypsum Facility Project Design Review** – The applicant, Georgia-Pacific Gypsum LLC, requests design review approval for the construction of two untempered, unconditioned frame-supported fabric enclosures located at the existing Georgia-Pacific Gypsum Facility located at 801 Minaker Drive (APN 065-020-010).

***RESOLUTION NO. 2020-06***

4. **AR-19-18 - Parkridge Phase 3 Design Review** – The applicant, Davidon Homes, is requesting design review approval for Phase 3 of the Park Ridge Subdivision Project, which includes the subdivision and development of 64 single-family residential homes. The project site is located south of Laurel Road between the State Route (SR) 4 Bypass and Canada Valley Road (APN's 053-060-024, 053-060-038, 053-060-039, 053-060-046, 053-060-047, 053-060-048, 053-072-020).

***RESOLUTION NO. 2020-07***

### **ORAL COMMUNICATIONS**

### **WRITTEN COMMUNICATIONS**

### **COMMITTEE REPORTS**

### **ADJOURNMENT (8:24 PM)**



### **Notice of Availability of Reports**

This agenda is a summary of the discussion items and actions proposed to be taken by the Planning Commission. For almost every agenda item, materials have been prepared by the City staff for the Planning Commission's consideration. These materials include staff reports which explain in detail the item before the Commission and the reason for the recommendation. The materials may also include resolutions or ordinances which are proposed to be adopted. Other materials, such as maps and diagrams, may also be included. All of these materials are available at the Community Development Department located on the 2<sup>nd</sup> floor of City Hall, 200 "H" Street, Antioch, California, 94509, between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday for inspection and copying (for a fee) or on our website at:

<https://www.antiochca.gov/fc/community-development/planning/Project-Pipeline.pdf>

Copies are also made available at the Antioch Public Library for inspection. Questions on these materials may be directed to the staff member who prepared them, or to the Community Development Department, who will refer you to the appropriate person.

### **Notice of Opportunity to Address the Planning Commission**

The public has the opportunity to address the Planning Commission on each agenda item. You may be requested to complete a yellow Speaker Request form. Comments regarding matters not on this Agenda may be addressed during the "Public Comment" section on the agenda.

### **Accessibility**

In accordance with the Americans with Disabilities Act and California law, the City of Antioch offers 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 email 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@ci.antioch.ca.us](mailto:publicworks@ci.antioch.ca.us).

**CITY OF ANTIOCH  
PLANNING COMMISSION**

**Regular Meeting  
6:30 p.m.**

**January 15, 2020  
Antioch Community Center**

Chair Turnage called the meeting to order at 6:30 P.M. on Wednesday, January 15, 2020 in the City Council Chambers. He stated that all items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 P.M. on Wednesday, January 22, 2020.

**ROLL CALL**

Present: Commissioners Parsons, Motts, Soliz, Vice Chair Schneiderman and Chair Turnage  
Absent: Commissioner Martin  
Staff: Director of Community Development, Forrest Ebbs  
Planning Manager, Alexis Morris  
City Attorney, Thomas Lloyd Smith  
Minutes Clerk, Kitty Eiden

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

None.

**CONSENT CALENDAR**

1. Approval of Minutes: November 20, 2019

*On motion by Commissioner Soliz, seconded by Commissioner Motts, the Planning Commission members present unanimously approved the minutes of November 20, 2019, as presented. The motion carried the following vote:*

**AYES:** Schneiderman, Motts, Parsons, Soliz and Turnage  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** Martin

**NEW ITEM**

2. Legislative Update – An update of planning-related legislation, case law and regulations adopted during 2019.

Planning Manager Morris introduced agenda item #2.

Todd Leishman, Of Counsel, from Best Best & Krieger LLP, provided an update of planning-related legislation, case law, and regulations adopted during 2019.

In response to the Commission, Mr. Leishman and staff clarified the following:

Overview: Housing Legislation - Accessory Dwelling Units (ADU) - AB 881, AB 671, AB 587, AB 670

- A garage conversion is a converted ADU
- Portioned off bedrooms and a bathroom is a converted ADU
- A tool shed, pool house or gazebo conversion is a converted ADU
- New construction attached is the second category of ADUs
- New construction detached is the third category of ADUs
- A Junior ADU can be no larger than 500 sq. ft. and there is no size limit on any other converted ADU
- The City may impose size limits on attached and detached ADUs
- Laws took effect January 1, 2020 and primarily apply to new ADU applications and building permit submittals as of January 1, 2020
- There is some amnesty for ADUs that are not compliant
- In the past the City has received approximately 10 ADU applications per year
- Staff has recently received many inquiries regarding new ADU laws
- Two building permit submittals have been received since January 1, 2020 and staff expected many more
- The City may not apply any design or development standards to ADUs
- Only building codes can be applied
- ADUs are allowed on any lot that allows any residential use
- At the most, the City can require one parking space per ADU and no replacement parking if the garage is lost; however, if the ADU is within a half mile walking distance of a transit stop a parking space is not required
- The City should consider whether they want to add to the Building Code that the ADU needs to comply with the Health and Safety Code
- ADUs are allowed in front yards
- Lot size is not a consideration
- Lot coverage can be considered; however, it would not apply to building permit ADUs
- A separate law regulates HOAs and states that any CC&R that unreasonably restricts an ADU is void
- If a garage conversion ADU is built a replacement garage is subject to the normal permitting process
- A company who owns several rental units could pull building permits to convert the garages to additional units, turning single family properties into duplex properties
- A provision allows ADUs to use a bar sink as their sole sink
- Junior ADUs do not have to have their own bathroom facilities

- A conforming Ordinance will come to Planning Commission on February 5, 2020
- The City had 60-days to process ADUs
- Basements can be ADUs
- The AMBAG Regional Housing Needs Allocation Methodology Committee will discuss how ADUs will count toward the housing units each community is expected to build
- Every City that has a housing element has to report annually on each ADU
- Each ADU built as a rental will be required to pay the rental license tax
- ADU 750 feet or smaller are exempt from development impact fees
- ADU larger than 750 feet pay fees proportionate to the size of the ADU relative to the house
- A converted ADU on a single-family lot does not have to pay for direct utility connection and corresponding fees
- Connection fee had to be imposed relative to the relative square footages or the relative number of fixtures under the plumbing code
- A converted detached garage would be exempt from a direct utility connection
- If the City allowed new construction of an ADU on top of a garage they could potentially require a direct utility connection
- No known lawsuits have been filed regarding the new regulations for ADU
- The League of California Cities took a position of watch and oppose, and they will continue to advocate in Sacramento
- It is unknown if an ADU would increase property taxes
- The full impact fee could be charged if the ADU is equal in size to the main house

#### Restrictions on Local Control of Housing Developments - SB 330

- Laws took effect January 1, 2020
- Pre-app streamlining does not apply to any project that is not consistent with the General Plan/Zoning which were most of the large subdivisions currently in process
- Hearing limits include CEQA hearings/scoping sessions
- Development brought forward through a referendum would be subject to SB 330
- A citizen backed ballot initiative that converts residentially designated property to open space may be in conflict with SB 330
- A citizen backed initiative inside the Urban Limit Line occurring after 2018 may be impacted by SB 330
- CEQA applies
- Density could be reduced if it is increased elsewhere (No net loss/reduction)

#### Housing Omnibus Bill - AB 101

- Individual property owners will not be able to apply for grants, but funds will likely trickle down to County/Cities who would have the option of using them to incentivize/subsidize/study/draft plans for ADUs

Density Bonus - AB 1763

- Antioch had no major transit stops
- Quality transit has 15 minute or less headways and most of the schedule for BART in Antioch had 20-minute headways

Other Significant Housing Laws – AB 1255 / SB 6 / AB 1483, Tenant Protection Act - AB 1482, Surplus Land Act – AB 1486

(No questions asked)

What Didn't Pass in 2019 - SB 50, SB 5

- SB 50 – if it passes would apply to vacant lots, an uninhabitable structure or conversion of an existing structure in all single-family zones
- SB50 had to make it out of appropriations and approved on the floor by January 31, 2020 and if it does it will move on to the assembly where there will likely be more amendments
- If it does not get out of the senate it will likely return as another number

In response to Chair Motts, Mr. Leishman stated he would provide the City with a summary of the changes to CEQA.

Chair Turnage thanked Mr. Leishman for the presentation.

**ORAL COMMUNICATIONS**

Planning Manager Morris announced that Commissioner Zacharatos had resigned and the City would be recruiting for the vacancy. She reported that the construction of Council Chambers was expected to be completed in March. She stated that she had emailed information to the Commission regarding the League of California Cities Planning Conference with registration information.

In response to Commissioner Motts, Planning Manager Morris stated the Planning Commission Conference on February 1, 2020 and the League of California Cities Planning Conference in March would be come out of this fiscal year Planning Commission travel budget.

**WRITTEN COMMUNICATIONS**

None.

**COMMITTEE REPORTS**

Commissioner Motts reported that the TRANSPLAN meeting had been cancelled.

**ADJOURNMENT**

*On motion by Commissioner Soliz, seconded by Commissioner Parsons, the Planning Commission members present unanimously adjourned the meeting at 8:02 P.M. The motion carried the following vote:*

<b>AYES:</b>	<b><i>Schneiderman, Motts, Parsons, Soliz and Turnage</i></b>
<b>NOES:</b>	<b><i>None</i></b>
<b>ABSTAIN:</b>	<b><i>None</i></b>
<b>ABSENT:</b>	<b><i>Martin</i></b>

Respectfully submitted:  
KITTY EIDEN, Minutes Clerk

**CITY OF ANTIOCH  
PLANNING COMMISSION**

**Regular Meeting  
6:30 p.m.**

**February 5, 2020  
Antioch Community Center**

Chair Turnage called the meeting to order at 6:32 P.M. on Wednesday, February 5, 2020 in the City Council Chambers. He stated that all items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 P.M. on Wednesday, February 13, 2020.

**ROLL CALL**

Present: Commissioners Parsons, Motts, Martin, Vice Chair Schneiderman  
and Chair Turnage  
Absent: Commissioner Soliz (arrived at 6:38 P.M.)  
Staff: Planning Manager, Alexis Morris  
Associate Planner, Zoe Merideth  
City Attorney, Thomas Lloyd Smith  
Minutes Clerk, Kitty Eiden

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

None.

**CONSENT CALENDAR**

1. **Approval of Minutes: None**

**NEW PUBLIC HEARING**

2. **Z-19-07 – ZONING ORDINANCE AMENDMENTS FOR ACCESSORY DWELLING UNIT REGULATIONS** – The City of Antioch requests to amend chapter 5 of title 9 of the Antioch Municipal Code. The proposed ordinance would impose new limits on local authority to regulate Accessory Dwelling Units in compliance with the provisions of Government Code sections 65852.2 and 65852.22 as amended by recently approved legislation that took effect on January 1, 2020. The amendment would apply city-wide. The amendment is not considered a project under the California Environmental Quality Act (CEQA), and is therefore, not subject to CEQA.

Associate Planner Merideth presented the staff report dated February 5, 2020 recommending the Planning Commission approve the resolution recommending that the City Council adopt the ordinance (Exhibit 1 to the resolution) repealing and replacing Section 9-5.3805 – Accessory Dwelling Units of the Zoning Ordinance to comply with new state laws relating to Accessory Dwelling Units.

In response to Commissioner Motts, Planning Manager Morris explained that the ordinance would go into effect 30-days from the date of its adoption by the City Council. Associate Planner Merideth clarified that existing ADUs that were legally created would not be subject to new setback requirements.

Chair Turnage opened the public hearing.

Joe Bosman read written comments provided to the Planning Commission regarding the Accessory Dwelling Unit Ordinance which included the following proposed text revisions:

- B (4) Add “or as determined by the Director of Community Development, regardless of State Law”
- C (5) (b) Regarding JADU’s, remove “entirely” since a 150 SF egress passageway may be added
- D (d) 3 Add to, the maximum height above grade is 16’ “for a new conversion only”
- D (d)(2)(b) What are the fees for a “ADU Permit Processing Fee”?
- G(1)(b) Regarding Impact Fees: My Existing primary dwelling unit is 500 SF. If my ADU is 850 SF, will my fees be 170 percent of normal?

Chair Turnage closed the public hearing.

In response to Commissioners, Planning Manager Morris explained that the City’s ADU fees would be a proportionate formula based on the square footage of the main unit. She noted the state did not address what would happen if the second unit was larger than the main unit. She further noted that that issue would be addressed when the fee package goes to the City Council. She explained that the City was waiting to hear from other agencies with regards to the amount of their fees. She stated that she did not believe the spirit of the legislation would be to charge more for the ADU if the square footage was larger than the primary unit. She noted they would have to find a way for the fees to be fair and equitable for all ADUs.

Chair Turnage suggested that language could be added that the ADU fees not exceed the primary residence fees.

Planning Manager Morris stated it was possible to add an exception in the event the second unit was larger than the main unit.

City Attorney Smith added that he liked the idea of proposing a cap; however, given that it was a new law, he would want research the issue. He noted that the Planning



Commission could add that recommendation with the following additional language, “provided that is legally permissible after due diligence on the request”.

Commissioner Soliz apologized for his tardiness this evening. He questioned if there would be any impact on Mello Roos fees.

Planning Manager Morris responded that she did not believe so because the fees were related to utility providers, development impact fees and building permit fees.

**RESOLUTION NO. 2020-01**

***On motion by Chair Turnage, seconded by Commissioner Parsons, the Planning Commission approved the resolution recommending that the City Council adopt the ordinance (Exhibit 1 to the resolution) repealing and replacing Section 9-5.3805 – Accessory Dwelling Units of the Zoning Ordinance to comply with new state laws relating to Accessory Dwelling Units. With the following recommendation: “That provided it is legally permissible, Accessory Dwelling Unit (ADU) fees will not exceed that of the primary dwelling unit.”***

***The motion carried the following vote:***

<b>AYES:</b>	<b><i>Schneiderman, Motts, Parsons, Martin, Soliz and Turnage</i></b>
<b>NOES:</b>	<b><i>None</i></b>
<b>ABSTAIN:</b>	<b><i>None</i></b>
<b>ABSENT:</b>	<b><i>None</i></b>

**NEW ITEM**

- 3. ZONING ADMINISTRATOR RESOLUTION** – Resolution designating a Zoning Administrator and an alternate Zoning Administrator.

Planning Manager Morris presented the staff report dated February 5, 2020 recommending the Planning Commission approve the attached resolution designating the Community Development Director or his or her designee as the Zoning Administrator.

In response to Commissioner Parsons, Planning Manager Morris stated it was common that the Director of Community Development serve as the Zoning Administrator.

Following discussion, the Planning Commission agreed that the designee should be familiar with what was being proposed and suggested Planning Manager Morris and another member of the Planning Department staff be designated as the Zoning Administrator, in his absence.

**RESOLUTION NO. 2020-02**

***On motion by Commissioner Soliz, seconded by Commissioner Motts, the Planning Commission unanimously approved the attached resolution designating the Community Development Director adding onto the last clause,***

- ***Provided it is A) Planning Manager Morris or B) Planning Department staff member***

***The motion carried the following vote:***

**AYES:** ***Schneiderman, Motts, Parsons, Martin, Soliz and Turnage***  
**NOES:** ***None***  
**ABSTAIN:** ***None***  
**ABSENT:** ***None***

**ORAL COMMUNICATIONS**

Commissioner Motts reported on his attendance at the Sonoma Planning Conference.

Planning Manager Morris reminded the Commission that the League of California Cities Academy would be held March 4-6, 2020 in Sacramento and the deadline to register was February 11, 2020. She introduced new staff members, Associate Planner Jose Cortez and Community Development Technician Cristina Pfeffer.

**WRITTEN COMMUNICATIONS**

Commissioner Martin suggested if more than one Commissioner was planning on attending the Planning Conference they could commute together to save money on parking and mileage.

Chair Turnage, Commissioner Parsons and Commissioner Soliz stated that they would be unable to attend the Planning Conference. Commissioner Motts stated he would let Commissioner Martin know if he would be able to attend.

Commissioner Martin commented that anyone interested in going together could contact him and he would coordinate the trips.

In response to Commissioner Soliz, Commissioner Martin stated he would be happy to give an oral report to the Commission on the Planning Conference.

**COMMITTEE REPORTS**

Commissioner Motts reported that the TRANSPLAN meeting had not met.

**ADJOURNMENT**

*On motion by Commissioner Soliz, seconded by Commissioner Parsons, the Planning Commission unanimously adjourned the meeting at 7:11 P.M. The motion carried the following vote:*

<b>AYES:</b>	<b><i>Schneiderman, Motts, Parsons, Martin, Soliz and Turnage</i></b>
<b>NOES:</b>	<b><i>None</i></b>
<b>ABSTAIN:</b>	<b><i>None</i></b>
<b>ABSENT:</b>	<b><i>None</i></b>

Respectfully submitted:  
KITTY EIDEN, Minutes Clerk

CITY OF  
**ANTIOCH**  
CALIFORNIA

**STAFF REPORT TO THE PLANNING COMMISSION**

**DATE:** February 24, 2020

**SUBMITTED BY:** Forrest Ebbs, Community Development Director/Zoning Administrator *FE*

**SUBJECT:** Revocation of Use Permit for Automobile Repair Shop at 901 A Street

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**RECOMMENDED ACTION**

Staff recommends that the Planning Commission consider revocation of the Use Permit authorized by Zoning Administrator Resolution 80-2 for the operation of an automobile repair shop at 901 A Street.

**DISCUSSION**

Background

On January 24, 1980, the City of Antioch Zoning Administrator approved a Use Permit through adoption of Resolution No. 80-2 (Attachment B). The Use Permit authorized the use of the building at 901 A Street for a transmission repair shop and contained the following six conditions of approval:

1. Compliance with the Antioch Municipal Code.
2. Compliance with conditions of AUP 76-3 (see Exhibit A).
3. That a reversion to acreage map be recorded or that a parking covenant be recorded subject to staff approval.
4. That a masonry trash enclosure be provided.
5. That a grease oil trap be installed on the sewer line.
6. Conditions required by the Zoning Administrator which call for a modification or any change to the site plan submitted, must be corrected to show those conditions. and all standards and requirements of the City of Antioch prior to any submittal for a building permit. No building permit will be issued unless site plan meets the requirements stipulated by the Zoning Administrator and standards of the City.

Since 1980, the transmission repair shop has been discontinued and replaced by other similar uses, categorized by the Zoning Ordinance as "Automobile Repair – Major". The same Use Permit controls the entirety of the property, except for the market. Staff has not been able to locate AUP 76-3 and believes it to have been lost with other flood-damaged files.

Over the past five years at minimum, the various auto repair businesses at 901 A Street have operated outside of the parameters of the Use Permit, have violated other Municipal Code sections, and have generally become a nuisance to the adjacent residential neighborhood. The nature of the complaints are generally as follows:

- 1) Outdoor Lift: A prior operator or property owner installed an outdoor automotive lift on the southern side of the building, near the adjacent residential neighborhood. This lift was installed without building permits or planning approval and was eventually followed by a nonpermitted carport structure, which was recently enclosed with plywood. These two devices led to this outdoor area becoming an outdoor work bay where loud tools, compressors, music and other noises became highly audible to the adjacent residential property. Most recently, this area has been occupied by a new muffler business. The lift was recently removed in response to this pending action.
- 2) Unpermitted Structures: Since 2002, the operator/property owner has allowed the installation of several unpermitted structures in the rear of the site, which formerly served as a parking lot. These structures include a shipping container with plant-on roofs, a large shed, and a carport. At one point, an occupied motorhome was also located in this area.
- 3) Inoperable Vehicles: The site has routinely contained inoperable vehicles that are stored for an extended period of time. Many of these vehicles are not registered and are not being repaired. Some have been displayed for sale.
- 4) Outdoor Storage of Parts and Junk: The operators have used the outdoor parking area and adjacent hillside to store used auto parts, vehicles, and other debris.

In December 2018, the Community Development Director sent a letter to the owner and operator advising them of several ongoing issues with the property (Attachment C).

In February 2019, the Zoning Administrator reached out to the operator and property owner in response to complaints received regarding the ongoing noise associated with the business. At this time, the Zoning Administrator learned that the owner and operator had sublet areas of the building to other auto repair businesses, had allowed a shed to be used for painting cars, and had introduced new sheds to the rear of the site (Attachment D). A follow-up discussion with the operator occurred at the site.

Following the discussion, a letter was sent to the operator and owner in April 2019 offering terms under which the operation could continue without impacting the neighborhood (Attachment E). The operator agreed to these terms and implemented some of the changes. Since that time, the business operation has regressed, and all of the prior conditions have reoccurred.

On January 15, 2020, the Code Enforcement Division conducted an inspection of the property and found a number of violations occurring on the property (Attachment F). These violations relate to the automotive repair business and, specifically, the Condition

of Approval requiring that they comply with the Antioch Municipal Code. The Code Enforcement case will continue the property regardless of the Planning Commission actions because it is based on general Municipal Code violations.

#### Use Permit Revocation

The original Use Permit did not contain detailed operational conditions, but did require compliance with the Antioch Municipal Code, which directly addresses many of the described issues. Land uses requiring a Use Permit are potentially impactful on others and, as such, their permission to operate is conditional and dependent on their behavior under expressed and general terms of compatibility.

#### Recommendation

In staff's opinion, the property owner has been unwilling or unable to ensure that his tenants conduct themselves in a manner that is compatible with the adjacent residential neighborhood and the City of Antioch. This site is highly visible from A Street and Wilbur Avenue and has a close interface with residential neighbors to its south and east. The site has long been minimally maintained by its owner, with the responsibility delegated to its multiple tenants.

As such, staff has provided a resolution would revoke the Use Permit for automotive repair at this site. This action would prohibit the use of the property for automotive repair. The site is subject to the provisions of the Downtown Specific Plan, which totally prohibits automotive uses for the very reasons borne out in this case. As a result, the owner or a future tenant would not be able to reapply for a new Use Permit for automotive repair and would need to instead find a new authorized land use for the building.

As an alternative, the Planning Commission may request that staff return with a resolution to *modify* the existing Use Permit. If the modified Use Permit is approved by the Planning Commission, it would allow the continued operation of an automotive repair business at this site, but would impose a series of new and current conditions of approval that respond to the conditions at this site and are consistent with expectations for new automotive repair businesses. The Planning Commission should weigh the current and past conditions of the site in determining which course to pursue.

#### ATTACHMENTS

- A. Resolution Revoking Use Permit
- B. Zoning Administrator Resolution 80-2, approving Use Permit.
- C. Letter to Operator/Owner dated December 2018
- D. Letter to Operator/Owner dated February 2019
- E. Letter to Operator/Owner dated April 2019
- F. Notice of Violation dated January 15, 2020
- G. Photographs of Site dated January 15, 2020

# ATTACHMENT “A”

ATTACHMENT A

**PLANNING COMMISSION  
RESOLUTION NO. 2020-\*\***

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH  
REVOKING USE PERMIT 80-2**

**WHEREAS**, the Zoning Administrator issued Use Permit 80-2 on January 24, 1980 to allow the operation of a transmission repair shop at 901 A Street; and,

**WHEREAS**, Use Permit 80-2 contained a Condition of Approval requiring compliance with the Antioch Municipal Code; and,

**WHEREAS**, as established in Antioch Municipal Code Section 9-5.2703(B)(1)(a), a Use Permit requires the finding that “that the granting of such use permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity”; and,

**WHEREAS**, the automotive repair business located at 901 A Street has consistently operated in violation of the Antioch Municipal Code including, but not limited to, the installation of an outdoor lift without proper City permits, the construction/installation of multiple accessory buildings without proper City permits, and the installation of signs without proper City permits; and,

**WHEREAS**, the automotive repair business has been determined by the Planning Commission to now be detrimental to the public health and welfare and injurious to the property and improvement in the vicinity; and,

**WHEREAS**, the operator and property owner have been advised of the continued complaints and observed violations and have not taken adequate action; and,

**WHEREAS**, this project has been deemed Categorical Exempt from CEQA under Article 19, Section 15321, as an enforcement action by a regulatory agency; and,

**WHEREAS**, the Planning Commission duly gave notice of public hearing as required by law; and,

**WHEREAS**, the Planning Commission on March 4, 2020, duly held a public hearing, received and considered evidence, both oral and documentary; and,

**NOW THEREFORE IT BE RESOLVED** that the Planning Commission does hereby make the following findings for revocation of a Use Permit:



1. The automotive repair business has operated in violation of Condition of Approval No. 1 of Use Permit 80-2, which requires compliance with the Antioch Municipal Code. These violations are documented in the Notice of Violation dated January 15, 2020 and in photographs and correspondence received by the Planning Commission at its March 4, 2020 meeting.

**NOW THEREFORE BE IT RESOLVED** that the Planning Commission of the City of Antioch does hereby **REVOKE** Use Permit 80-2.

**I HEREBY CERTIFY** the foregoing resolution was duly adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 4th day of March 2020.

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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**Forrest Ebbs**  
**Secretary to the Planning Commission**

# ATTACHMENT “B”

ZONING ADMINISTRATOR

RESOLUTION NO. 80-2

WHEREAS, the City of Antioch Zoning Administrator did receive a request by Robert Ross for a Use Permit to allow a transmission repair shop at 901 A Street; and


WHEREAS, the Zoning Administrator on January 24, 1980, duly held a public hearing, received and considered evidence, both oral and documentary.

NOW, THEREFORE, BE IT RESOLVED that the Zoning Administrator of the City of Antioch does hereby APPROVE the Use Permit request to allow a transmission repair shop at 901 A Street, subject to the following conditions:

1. Compliance with the Antioch Municipal Code.
2. Compliance with conditions of AUP 76-3 (see Exhibit A).
3. That a reversion to acreage map be recorded or that a parking covenant be recorded subject to staff approval.
4. That a masonry trash enclosure be provided.
5. That a grease (oil) trap be installed on the sewer line.
6. Conditions required by the Zoning Administrator which call for a modification or any change to the site plan submitted, must be corrected to show those conditions and all standards and requirements of the City of Antioch prior to any submittal for a building permit. No building permit will be issued unless site plan meets the requirements stipulated by the Zoning Administrator and standards of the City.

\*\*\*\*\*

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Zoning Administrator of the City of Antioch, County of Contra Costa, State of California, at a regular meeting of said Zoning Administrator held on the 24th day of January, 1980.

  
LORI A. MELGOZA  
Secretary to the Zoning Administrator

# ATTACHMENT “C”



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December 20, 2018

Abraham Alonso  
901 A Street, Unit A  
Antioch, CA 94509

Dear Sir,

It has come to my attention that the business that you operate at 901 A Street in the City of Antioch is maintaining conditions that are inconsistent with underlying land use approvals and violate the Antioch Municipal Code. As you may be aware, the privilege to operate an automobile service station at this location is granted by a Use Permit that the City of Antioch issued in 1995. A Use Permit that is operated in violation of a provision of the Zoning Ordinance is subject to revocation (AMC 9-5.2707.1). Due to the current conditions at the site, the City of Antioch will likely pursue revocation of the Use Permit, which would **prohibit** auto repair at this site. In order to avoid Use Permit revocation, we strongly suggest that you address the following issues and take the recommended corrective actions.

1. Storage of Vehicles: The rear of the site currently contains multiple stored vehicles, including a recreational vehicle. The Zoning Ordinance prohibits the storage of vehicles at a service station with limited exceptions for customer and employee vehicles. Further, occupying a recreational vehicle for temporary or permanent residence is prohibited.
  - Please remove all vehicles from the rear of the site, including the recreational vehicle. Employee-owned vehicles, tenant-owned vehicles, inoperable vehicles, or unregistered vehicles may not be stored at the site overnight.
2. Sale of Carport Structures: The sale of carport structures is not a permitted use at this site.
  - Please cease the sale of carport structures and remove all display models from the site. Further, please remove any carport structures from the site that were not installed with Building Permits, as required.
3. Sale of Personal Vehicles: The sale of vehicles from this site, whether for commercial or personal purposes, is prohibited by the Zoning Ordinance.
  - Please cease the sale of vehicles from this site.
4. Outdoor Automobile Servicing: The repair or servicing of vehicles outside of the enclosed work bays is prohibited. In particular, the outdoor work area at the southern end of the building is not permitted, nor is the automobile lift that was installed without Building Permits.

- Please cease the repair of vehicles outside of the enclosed work bays and remove the lift.
- 5. Shed and Storage Buildings: The rear of the site contains at least three sheds and/or storage or work buildings. None of these buildings has been approved and we have aerial photos from May 2002 where the buildings are not in place.
  - Please remove all storage buildings from the site.

Please be advised that the City of Antioch will begin Use Permit revocation proceedings on April 1, 2019 if all of the above corrections are not made. If you can demonstrate that any of the above conditions were approved through Building Permits or formal Planning approvals, please submit such evidence for our consideration. If you have any questions about the above requirements, please contact me directly at (925) 779-7038 or at [febbs@ci.antioch.ca.us](mailto:febbs@ci.antioch.ca.us).

Sincerely,

Forrest Ebbs  
Director of Community Development  
City of Antioch



# ATTACHMENT “D”





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February 15, 2019

Abraham Alonso  
901 A Street, Unit A  
Antioch, CA 94509

Dear Sir,

It has come to my attention that the business that you operate at 901 A Street in the City of Antioch is maintaining conditions that are inconsistent with underlying land use approvals and violate the Antioch Municipal Code (AMC). As you may be aware, the privilege to operate an automobile service station at this location is granted by a Use Permit that the City of Antioch issued in 1995. Pursuant to AMC 9-5.2707.1, a Use Permit that is operated in violation of a provision of the Zoning Ordinance is subject to revocation. Due to the current conditions at the site, the City of Antioch will likely pursue revocation of the Use Permit, which would **prohibit** auto repair at this site. In order to avoid Use Permit revocation, we strongly suggest that you address the following issues and take the recommended corrective actions.

**1. Vehicle Storage**

The rear of the site currently contains multiple stored vehicles, including a recreational vehicle. The Zoning Ordinance prohibits the storage of vehicles at a service station with limited exceptions for customer and employee vehicles. Further, occupying a recreational vehicle for temporary or permanent residence is prohibited by the Zoning Ordinance.

Please remove all vehicles from the rear of the site, including the recreational vehicle. Employee-owned vehicles, tenant-owned vehicles, inoperable vehicles, or unregistered vehicles may not be stored at the site overnight.

**2. Sale of Carport Structures**

Carport structures are being sold at this location. This is not a permitted use and violates the Zoning Ordinance.

Please cease the sale of carport structures and remove all display models from the site. Further, please remove any carport structures from the site that were not installed with Building Permits, as required.

**3. Vehicle Sales**

The site is being used for vehicle sales. Sale of vehicles from this site, whether for commercial or personal purposes, is prohibited by the Zoning Ordinance.

Please cease the sale of vehicles from this site.

**4. Outdoor Automobile Servicing**

Vehicles are being repaired and/or serviced outside of the work bays. The repair or servicing of vehicles outside of the enclosed work bays is prohibited.

Please cease the repair of vehicles outside of the enclosed work bays.

**5. Unpermitted Construction**

- The outdoor work area at the southern end of the building is not permitted.
- The automobile lift was installed without Building Permits.
- The rear of the site contains at least three unpermitted sheds and/or storage or work buildings.

**AERIAL PHOTOS FROM MAY 2002 SHOW THESE BUILDINGS ARE NOT IN PLACE. SEE ATTACHED**

Please remove all storage buildings from the site, remove the automobile lift, and return the outdoor work area to its original condition.

**6. Unauthorized Body Work and Painting**

The current Use Permit allows only auto repair and does not permit body work or painting. It has come to our attention that auto painting is occurring in the shed at the rear of the site. Please note that this facility is not licensed by the City or the appropriate Air Quality Control or State agencies to perform body work or painting.

Please cease all body work and painting and remove all equipment related to this operation.

Please be advised that the City of Antioch, in accordance with AMC 9-5.2707.1, will begin Use Permit revocation proceedings on April 1, 2019, if all of the above corrections are not made. If you can demonstrate that any of the above conditions were approved through Building Permits or formal Planning approvals, please submit such evidence for our consideration. If you have any questions about the above requirements, please contact me directly at (925) 779-7038 or at [febbs@ci.antioch.ca.us](mailto:febbs@ci.antioch.ca.us).

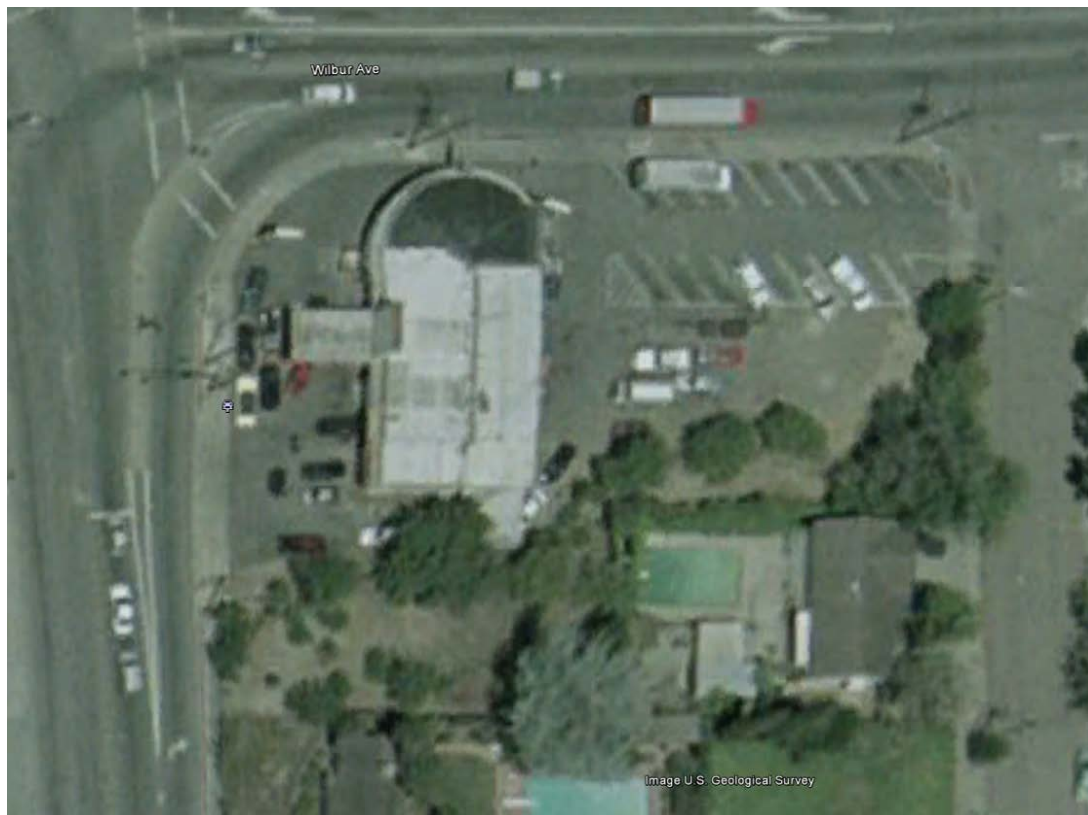
Sincerely,

Forrest Ebbs  
Director of Community Development  
City of Antioch

C: Jerry and Patricia Underwood  
1773 Glazier Drive  
Concord, CA 94521

Code Enforcement Division

File



# ATTACHMENT “E”



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April 18, 2019

Abraham Alonso  
901 A Street, Unit A  
Antioch, CA 94509

RE: A's Auto Repair / 901 A Street

Mr. Alonso,

Thank you for meeting with me to discuss the ongoing operation of A's Auto Repair and the letter dated February 15, 2019. As you are aware, your business is operating under a Use Permit, which is conditional, and your continued operation at this site relies on ensuring that your business does not represent a detriment to the community. Based off our conversation and the tour of the site, I believe that your operation can operate appropriately with the following points of understanding:

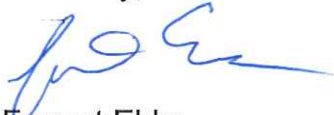
1. The outdoor lift will only be used for servicing over-sized vehicles that would not fit within the standard garage due to low ceiling heights. The outdoor lift may not be used outside of the posted business hours of 8:30 – 5:00, Monday through Friday and may only be used by A's Auto Repair employees. Please see point no. 3 below.
2. All work will otherwise be performed indoors or in the rear service area behind the closed gates.
3. Mechanical work can only be performed at this site by employees of A's Auto Repair or other businesses with active business licenses at this site during posted business hours. The mechanical areas may not be sublet or loaned to other unlicensed mechanics, friends or similar parties.
4. All efforts shall be made to minimize noise impacts on adjacent residential properties.
5. No painting of cars or body work may be performed on site.

Mr. Alonso  
April 18, 2018  
Page 2

6. Parts, vehicles, or other property may not be stored on the hillside or in other areas visible from off the property.
7. The parking area in front must remain clear enough to allow vehicles to turn around before exiting the site. No vehicle shall back into A Street.
8. Carports may not offered for sale at or from this site.

I believe that these points are fair and will allow for the continued successful operation at this site. Please note that failure to abide by these points or to otherwise Please contact me if you have any questions at [febbs@ci.antioch.ca.us](mailto:febbs@ci.antioch.ca.us) or at (925) 779-7038.

Sincerely,



Forrest Ebbs  
Director of Community Development  
City of Antioch

# ATTACHMENT “F”



# ANTIOCH CALIFORNIA

## NOTICE OF VIOLATION OF ANTIOCH MUNICIPAL CODE AND MAINTAINING A PUBLIC NUISANCE IN THE CITY OF ANTIOCH

To: UNDERWOOD, JERRY + PATRICIA  
 Location of property: 901 A STREET, A'S AUTO  
 APN: 065-061-008-2 Date of Inspection: 1/15/20 Case #: CE2001-080

The property listed above has been found to be in violation of the City of Antioch's Municipal Code. The violation(s) marked below require immediate action by the property owner/resident. Failure to correct these violation(s) by the date indicated will result in further actions being taken by the City.

### Antioch Municipal Code Section:

<input type="checkbox"/>	4-16.03 - Major automotive repairs in public view in a residential district.
<input type="checkbox"/>	5-1.202(A)(1)(a) - Property inadequately maintained. Inoperable equipment, junk, rubbish, building materials, and/or containers in public view.
<input checked="" type="checkbox"/>	5-1.202(A)(2) - Overgrown, dead or decayed trees, weeds or other vegetation posing a risk of harm to the public and/or create visual blight.
<input type="checkbox"/>	5-1.202(B) - Building or structures which are broken, deteriorated, or in a state of disrepair including: walls, fences, signs, retaining walls.
<input type="checkbox"/>	5-1.202(C)(1) - Vacant building, structure or other property that is unsecured.
<input checked="" type="checkbox"/>	5-1.202(D) - Outdoor parking or storage of inoperable, wrecked, dismantled, salvaged, abandoned vehicle, or parts thereof, including watercraft.
<input checked="" type="checkbox"/>	5-1.202(D)(2) - Parking on unpaved surface.
<input type="checkbox"/>	6-3.02 - Solid waste and recycling; mandatory service.
<input type="checkbox"/>	7-2.623(A)(2) - No encroachment of any nature which impedes/obstructs the public right-of-way or which impairs adequate sight distance.
<input checked="" type="checkbox"/>	8-1.02 - Building permits required to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish any building.
<input type="checkbox"/>	9-5.1101 - Sight obstructions at intersections (and driveways).
<input type="checkbox"/>	9-5.1210 - Tree branches shall be trimmed at least 7 feet over the sidewalk and 14 feet over the street.
<input type="checkbox"/>	9-5.3830 - It shall be unlawful to keep or maintain any recreational vehicle as a temporary or permanent residence upon any lot or parcel.
<input type="checkbox"/>	5-1.201.1 - Parking or storing recreational vehicle on the front of the property, including the driveway.
<input checked="" type="checkbox"/>	Other: <u>GRAFFITI 5-1403(A) BANNERS 9-5.508(K)</u>

Required Corrections: You must correct the violation(s) noted above by the deadline on this notice.

A re-inspection will be performed on or shortly after the deadline. If you fail to correct the violation(s) by the deadline on this notice, the City may issue Administrative Citations which carry fines ranging from \$100 to \$1,000 per violation for every day the violation(s) are permitted to remain. A re-inspection fee of \$225 will be added to each citation. In addition to citations, the City may take any other legal action(s) necessary to bring the property into compliance.

If you have questions regarding this notice, you may contact me at the number indicated below.

Notes: VEHICLES MUST BE PARKED ON IMPROVED SURFACE  
GRAFFITI MUST BE REMOVED  
BANNERS CAN ONLY BE UP FOR 10 DAYS  
ABANDONED VEHICLES MUST BE REMOVED FROM PARKING LOT  
NO VEHICLES BESIDES OVERSIZED VEHICLES, UNPERMITTED UP  
DRIED VEGETATION MUST BE REMOVED

The property owner is responsible for all costs involved with the City's investigation of this nuisance including citations, inspection fees, hearing costs, and any other cost incurred by the City if forced to abate this nuisance.

Correct violation(s) by: 1/25/20 Officer: CATHY RAMBLAS  
 Request building permit(s) by: \_\_\_\_\_ Phone: 925-779-6138 Date: 1/15/20

Community Development Department - Code Enforcement

P.O. Box 5007 • 200 H Street • Antioch, CA 94531-5007 • Tel: 925-779-7042 • Fax: 925-779-7034 • [www.ci.antioch.ca.us](http://www.ci.antioch.ca.us)

WHITE - FILE / YELLOW - OWNER / PINK - POST

**F1** 6/19



## CONTINUATION OF NOTICE

LOCATION OF PROPERTY: 901 A STREET A'S AUTO

APN: 065-061-008-2 Date of Inspection: 1/15/20 Case# CE2001-080

- LIFT MUST BE REMOVED OR APPLY FOR USE PERMIT WITHIN 30 DAYS
- PAY PHONE IN PARKING LOT MUST BE REMOVED
- IF TREE IN BACK LOT IS DEAD IT MUST BE REMOVED.
- NO PARTS OR EQUIPMENT CAN BE STORED ON THE HILL.

Officer: CATHY RAMBLAS Phone: 925-779-6138 Date: 1/15/20

# ATTACHMENT “G”













CITY OF  
**ANTIOCH**  
CALIFORNIA

**STAFF REPORT TO THE PLANNING COMMISSION**

**DATE:** Regular Meeting of March 4, 2020

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

**REVIEWED BY:** Kevin Scudero, Associate Planner *KS*

**APPROVED BY:** Alexis Morris, Planning Manager *AM*

**SUBJECT:** Georgia-Pacific Gypsum Facility Project Design Review (AR-19-17)

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**RECOMMENDED ACTION**

Staff recommends that the Planning Commission approve the Design Review application subject to the conditions contained in the attached resolution.

**DISCUSSION**

Request/Requested Approvals

Georgia-Pacific Gypsum LLC requests design review approval for the construction of two untempered, unconditioned frame-supported fabric enclosures and related site improvements located at the existing Georgia-Pacific Gypsum Facility located at 801 Minaker Drive (APN 065-020-010).



## Environmental

Staff has determined the proposed project to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 11, Section number 15311 (Accessory Structures), in which the project includes the construction, or placement of minor structures accessory to the existing industrial facility.

In addition, the proposed project is designed to address and reduce existing environmental impacts and will avoid significant environmental impacts during construction. The project would directly control existing gypsum dust at the Georgia-Pacific Gypsum Facility, which would benefit the adjacent Antioch Dunes Wildlife Refuge, the San Joaquin River, and adjacent properties. Furthermore, enclosing operations would reduce existing noise levels. The two proposed untempered, unconditioned frame-supported fabric enclosures were designed to be constructed and to operate in such a manner that avoids causing significant effects on the environment. Installing prefabricated accessory structures eliminates the need for earthwork associated with the construction of utilities, concrete footings, or a foundation. The proposed roadway improvements and minor drainage improvements were also designed to avoid causing significant environmental impacts and improve existing conditions.

## Background

The proposed project is located at the existing Georgia-Pacific Gypsum Facility along the San Joaquin River, approximately two miles west of the Antioch Bridge. Adjacent shoreline areas include the Antioch Dunes National Wildlife Refuge and the former Fulton Shipyard to the west; the Kemwater Plant to the east; and a retired sewage treatment plant, railroad tracks, and Wilbur Avenue to the south. The nearest sensitive receptors are residences located approximately 1,800 feet to the south of the project site. The project site is zoned Heavy Industrial (M-2).

The existing 29.51-acre Georgia-Pacific Gypsum Facility consists of a wharf; indoor gypsum storage dome; outdoor gypsum ore and waste gypsum board stockpiles; rail and truck loading facilities; processing, calcine, and administrative buildings; a water tower; dirt roadways; stormwater biotreatment facility; a parking area; a large berm along the eastern property line; and numerous landscaping trees around the southern and northern perimeter of the facility. Gypsum rock is transported to the site via ship, unloaded to the storage areas, and then used for producing wallboard products at the facility. Outdoor gypsum storage currently consists of two stockpiles in the northeast portion of the project site, including a waste gypsum board stockpile measuring approximately 54 feet by 190 feet and 13 feet high and a gypsum ore stockpile measuring approximately 124 feet by 200 feet and 45 feet high.

In 2016, a U.S. Fish and Wildlife Service Biological Opinion was issued for wharf upgrades at the facility noting gypsum dust deposition from ongoing facility operations is adversely affecting the Antioch Dunes Wildlife Refuge to the west. Specifically, the Lange's metalmark butterfly (*Apodemia mormo langei*) and its host plant, the naked-

stemmed buckwheat (*Eriogonum nudum* var. *auriculatum*), as well as two other endangered plants found in the Antioch Dunes Wildlife Refuge: the Antioch Dunes evening primrose (*Oenothera deltoides howellii*) and Contra Costa wallflower (*Erysimum capitatum angustatum*).

As part of the ongoing operations, the Georgia-Pacific Gypsum Facility has implemented a Fugitive Dust Control Plan to minimize gypsum dust impacts. However, enclosing the stockpiles in lieu of open storage would better ensure gypsum dust is contained, and alleviate gypsum dust deposition from the stockpiles onto adjacent properties, specifically the Antioch Dunes Wildlife Refuge. In addition to benefitting the Antioch Dunes Wildlife Refuge, dust control would have positive effects on the San Joaquin River and adjacent properties. It should be noted that with implementation of the proposed project, other dust control elements from the Fugitive Dust Control Plan would continue to be implemented.

### Project Overview

The proposed project comprises construction of two single-story storage accessory structures, internal facility roadway improvements, and related stormwater infrastructure upgrades at the existing Georgia-Pacific Gypsum Facility in Antioch (see Attachment B). The accessory structures, prefabricated metal frames with fabric membranes, would be used to house existing gypsum stockpiles, which are currently stored uncovered at the existing facility. Georgia-Pacific is proposing to undertake the project to comply with recently adopted Bay Area Air Quality Management District (BAAQMD) regulations (Regulation 6-1, Particulate Matter) pertaining to fugitive dust controls. The accessory structures and roadway improvements are proposed to reduce the facility's potential fugitive dust and facilitate continued operation of the facility in compliance with regulations. The new structures would fully enclose the stockpiles and reduce dust levels on-site; the new roadway improvements would reduce the potential for gypsum dust track out, and the stormwater infrastructure would fully capture the site's stormwater reducing the potential for runoff into the surrounding environment. The purpose of the proposed roadway improvements is to better facilitate traffic to and from the buildings and to reduce the potential for vehicles to track gypsum dust onto internal and external roadways. The proposed project's goal is to control gypsum dust, which will benefit the Antioch Dunes National Wildlife Refuge, the San Joaquin River, and adjacent properties.

It should be noted that plant operations would not change as a result of the proposed project, with the exception of improved dust control. There would be no expansion of uses or additional employees on-site. The project plans do identify the use of new shredder/crusher equipment; however, that machinery is not a part of this project. The applicant has identified that the facility currently intends to construct the buildings independent of purchasing a crusher and may not pursue the utilization of a crusher at all. If a mobile crusher is to be utilized in the future, Georgia-Pacific will work with BAAQMD to ensure permitting is obtained prior to the crusher being on-site or in operation.



## Accessory Structures

The proposed project includes construction of two single-story sloped-roof accessory structures within the northeastern portion of the facility, which would provide gypsum storage function in-lieu of existing open-air conditions. The first accessory structure would enclose the existing gypsum ore stockpile (gypsum ore enclosure) measuring 291.25 feet by 165.25 feet (48,126 square feet) with a roof height ranging from 20 feet to 67.83 feet. The second accessory structure would enclose the two waste gypsum board stockpiles (gypsum waste board enclosure) measuring 281.25 feet by 109.5 feet (30,796 square feet) with a roof height ranging from 25.33 feet to 57 feet.

Building ventilation would conform to 2016 California Mechanical Code (CMC) minimum ventilation rates for Warehouse and General Manufacturing occupancy categories. The Code Compliance Report prepared for the proposed project concluded that mechanical ventilation within the accessory structures would not be required for CMC compliance.

The enclosure frame and trestle system and fabric covering would be prefabricated off-site and brought to the project site for assembly. The enclosure frame and trestle system would be installed using a long-range excavator. The enclosure frame would be affixed to the ground using helical anchors placed using a skid steer with a helical drive head; a vibratory or impact hammer would not be used. The fabric covering would be affixed by hand with workers operating from a lift.

It should be noted the proposed project submitted plans to the City's Building Department for a concurrent at-risk review and made two minor revisions to the project as a result. The first revision, per the California Energy Code (CEnC) requirements and the applicant's desire for increased daylighting, the proposed membrane structures will each feature a maximum 12'-0" wide white fabric stripe centered on the ridge line to act as a 'skylight' providing diffused ambient light through the translucent lighter color fabric. The second revision, per the California Mechanical Code (CMC), each membrane structure will receive a single 12,000 cubic feet per minute (cfm) fan/louver to ensure the 3000-cfm ventilation requirement of the CMC is met.

## Roadway and Drainage Improvements

The roadway improvements would be constructed around the perimeter of the proposed accessory structures, which would prevent gypsum dust track out onto internal and external roadways from vehicles. The proposed external roadways would include crushed stone paving around portions of the perimeter of each enclosure. Heavy-duty concrete paving would be installed at the eastern entrance of the gypsum waste board enclosure.

Drainage improvements would be constructed to convey stormwater from the new enclosure and surrounding roadway improvement footprints. Under existing conditions, there is no catchment or drainage system in the area of the gypsum stockpiles. Stormwater in the gypsum stockpile area is absorbed or pools and evaporates. Existing

perimeter berms prevent discharges from the gypsum stockpile area. The proposed project includes development of stormwater improvements designed to convey runoff (e.g., buried pipe, gutters, or drains) from the impermeable enclosure roof slopes and perimeter roadway improvements to the facility's existing drainage system, for ultimate discharge to the existing sedimentation pond located approximately 150 feet west of the gypsum stockpiles. A concrete apron and lock blocks would be installed at the base of the enclosures, which would act as a level spreader and energy dissipater for stormwater runoff from the enclosure roofs and adjoining areas. New outfalls would not be constructed as part of the proposed project.

Roadway improvements would require surface preparation and placement of crushed stone and concrete paving. Surface preparation would include grubbing of vegetation, soil compaction, and site cleaning within the improvement footprint. Fill or excavation would occur to achieve the desired grade. Crushed stone backfill would be installed according to specification. Concrete forms and concrete reinforcement would be placed prior to installing cast in place concrete. The improved drainage system would be installed during and incidental to these roadway improvements, including installation of storm drain pipes and grate inlets. Limited trenching for storm drain pipes or other features may be required to construct stormwater improvements (e.g., buried pipe, gutters, or drains), but would be such that damage would not occur to adjacent structures, foundations, roadways, pavements, utilities, piping, or property. Erosion and sediment controls would be implemented throughout roadway and drainage improvement construction.

### Architecture

Both enclosures would consist of a metal frame and truss system covered with a fabric membrane consisting of grey-colored nylon mesh with poly material coating and the white-colored nylon mesh to act as a 'skylight' providing diffused ambient light through the translucent lighter color fabric. The eastern side of each enclosure (facing the existing dome) would be open between the ground and eave bottom to allow for vehicle circulation.

The western side of each enclosure would be fitted with two mechanical or telescoping 25-foot-tall overhead doors providing vehicle and personnel access. The northern and southern sides of both accessory structures would be fitted with egress doors for personnel access, including three egress doors on each side of the larger gypsum ore enclosure and two egress doors on each side of the smaller gypsum waste board enclosure.

The proposed enclosures would be largely obscured from surrounded views by existing structures, vegetation, and topography. The existing processing and administrative buildings located immediately north of Wilbur Avenue would conceal all but the top portions of the proposed enclosures when viewed from the south. The calcine building (southwest of the processing building), the water tower, and the storage dome building are all taller than the proposed enclosures, and these structures would entirely conceal

the proposed enclosures from certain viewpoints south, east, and northeast of the project parcel. A large berm along the eastern property line and landscaping trees around the southern and northern perimeter of the parcel would further obscure portions of the enclosures from surrounding views. The grey fabric color was selected to blend with existing stainless-steel structures within the parcel.

The new enclosures would be operated in compliance with fire code regulations and the Contra Costa County Fire Protection District has approved the use of the proposed membrane structures. Both new enclosures would be storing only non-combustible gypsum and would be located 60 feet apart and surrounded by 60 feet clear spaces on all sides to ensure sufficient area for fire apparatus circulation and access around all sides of proposed structures.

### **ATTACHMENTS**

- A. Planning Commission Resolution No. 2020-\*\*
- B. Proposed Project Plans

# ATTACHMENT “A”

ATTACHMENT A

**PLANNING COMMISSION  
RESOLUTION NO. 2020-\*\***

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH  
APPROVING THE DESIGN REVIEW OF ACCESSORY STRUCTURES FOR THE  
GEORGIA-PACIFIC GYPSUM FACILITY**

**WHEREAS**, the Planning Commission for the City of Antioch did receive a request for approval of a design review application from Georgia-Pacific Gypsum, LLC to construct two accessory structures for the Georgia-Pacific Gypsum Facility, including internal facility roadway improvements, and related stormwater infrastructure upgrades. The project site is located at 801 Minaker Drive (APN 065-020-010) (AR-19-17); and,

**WHEREAS**, this project has been deemed Categorically Exempt from CEQA under Article 19, Section 15311 – Accessory Structures; and,

**WHEREAS**, the proposed project is consistent with Article 26 and Article 27 of the Antioch Municipal Code regarding the City's Design Review requirements and procedures, and the continued use of the site is consistent with the City's M-2 zoning district as well as the development standards for the M-2 zoning district; and

**WHEREAS**, the Planning Commission on March 4, 2020, duly held a hearing, received and considered evidence, both oral and documentary; and,

**NOW THEREFORE BE IT RESOLVED** that the Planning Commission of the City of Antioch does hereby **APPROVE** AR-19-17 to allow the construction of accessory structures for the Georgia-Pacific Gypsum Facility, including internal facility roadway improvements, and related stormwater infrastructure upgrades located at 801 Minaker Drive (APN 065-020-010) subject to the following conditions:

**A. GENERAL CONDITIONS**

1. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.
2. The project shall be implemented as indicated on the application form and accompanying materials provided to the City and in compliance with the Antioch Municipal Code, or as amended by the Planning Commission.
3. No building permit will be issued unless the plan conforms to the site plan as approved by the Planning Commission and the standards of the City.

4. This approval expires two years from the date of approval (expires March 4, 2022), unless a building permit has been issued and construction has diligently commenced thereon and has not expired, or an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one one-year extension shall be granted.
5. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.

**B. CONSTRUCTION CONDITIONS**

1. The use of construction equipment shall be restricted to weekdays between the hours of 8:00 a.m. and 5:00 p.m., or as approved in writing by the City Manager.
2. The project shall be in compliance with and supply all the necessary documentation for AMC 6-3.2: Construction and Demolition Debris Recycling.
3. Building permits shall be secured for all proposed construction associated with this facility, including any interior improvements not expressly evident on the plans submitted.

**C. FIRE REQUIREMENTS**

1. Access as shown appears to comply with Fire District requirements. Provide emergency apparatus access roadways with all-weather driving surfaces.
2. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 4750 GPM. Required flow must be delivered from not more than 5 hydrant duration of 240 minutes while maintaining 20-pounds residual pressure in the main. (507.1), (B105) CFC
3. Existing on-site hydrants shall be tested in accordance with NFPA 25. Annual and 5-year inspection reports shall be provided with site plan submittal (see item 4 below).
4. The developer shall submit a minimum of two (2) copies of full size, scaled site improvement plans indicating all existing or proposed hydrant locations, fire apparatus access, elevations of building, size of building and type of construction and a striping and signage plan for review and approval prior to obtaining a building permit.

**This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review.** (501.3) CFC

5. Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site. (501.4) CFC
6. Flammable or combustible liquid storage tanks shall not be located on the site without obtaining approval and necessary permits from the Fire District. (3401.4) CFC
7. Provide safety during construction. (Ch.33) CFC
8. The developer shall submit a minimum of two (2) complete sets of building plans and specifications of the subject project to the Fire District for review and approval prior to construction to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC
9. Include a copy of the approved AMM, permit# P-2019-02389 with all submittals to the Fire District.

**D. FEES**

1. The applicant shall pay all fees as required by the City Council.

**E. PROPERTY MAINTENANCE**

1. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.
2. No signs shall be installed on this site without prior City approval.

**F. GRADING**

1. The grading operation shall take place at a time, and in a manner, so as not to allow erosion and sedimentation. Erosion measures shall be implemented during all construction phases in accordance with an approved erosion and sedimentation control plan.
2. The grading plan for this development shall be approved by the City Engineer.

3. The final grading plan for this development shall be signed by a California licensed civil engineer and approved by the City Engineer.
4. All elevations shown on the improvement plans shall be on the USGS 1929 sea level datum.

**G. CONSERVATION/NPDES**

1. The project shall comply with the Storm Water Control Plan dated September 18, 2019.
2. The following requirements of the federally mandated NPDES program (National Pollutant DISCHARGE Elimination System) shall be complied with as appropriate, or as required by the City Engineer:
  - a. Prior to issuance of permits for building, site improvements, or landscaping, the applicant shall submit a permit application consistent with the applicant's approved Storm Water Control Plan, and include drawings and specifications necessary for construction of site design features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, and other features that control storm water flow and potential storm water pollutants.
  - b. The Storm Water Control Plan shall be certified by a registered civil engineer, and by a registered architect or landscape architect as applicable. Professionals certifying the Storm Water Control Plan shall be registered in the State of California and submit verification of training, on design of treatment measures for water quality, not more than three years prior to the signature date by an organization with storm water treatment measure design expertise (e.g., a university, American Society of Civil Engineers, American Society of Landscape Architects, American Public Works Association, or the California Water Environment Association), and verify understanding of groundwater protection principles applicable to the project site (see Provision C.3.i of Regional Water Quality Control Board Order R2 2003 0022).
  - c. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall submit, for review and approval by the City, a final Storm Water BMP Operation and Maintenance Plan in accordance with City of Antioch guidelines. This O&M plan shall incorporate City comments on the draft O&M plan and any revisions resulting from changes made during construction. The O&M plan shall be incorporated into the CC&Rs for the Project.



- d. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall execute and record any agreements identified in the Storm Water Control Plan which pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.
- e. Prevent site drainage from draining across sidewalks and driveways in a concentrated manner.
- f. Collect and convey all storm water entering, and/or originating from, the site to an adequate downstream drainage facility. Submit hydrologic and hydraulic calculations with the Improvement Plans to Engineering Services for review and approval.
- g. Prior to issuance of the grading permit, submit proof of filing of a Notice of Intent (NOI) by providing the unique Waste Discharge Identification Number (WDID#) issued from the Regional Water Quality Control Board.
- h. Submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) for review to the Engineering Department prior to issuance of a building and/or grading permit. The general contractor and all subcontractors and suppliers of materials and equipment shall implement these BMP's. Construction site cleanup and control of construction debris shall also be addressed in this program. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a project stop work order.
- i. Install appropriate clean water devices at all private storm drain locations immediately prior to entering the public storm drain system. Implement Best Management Practices (BMP's) at all times.
- j. Install on all catch basins "No Dumping, Drains to River" decal buttons.
- k. If sidewalks are pressure washed, debris shall be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drain. If any cleaning agent or degreaser is used, wash water shall be collected and discharged to the sanitary sewer, subject to the approval of the sanitary sewer District.
- l. Include erosion control/storm water quality measures in the final grading plan that specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydro seeding, gravel bags and siltation fences and are subject to review and approval of the City Engineer. If no grading plan is required,

necessary erosion control/storm water quality measures shall be shown on the site plan submitted for an on-site permit, subject to review and approval of the City Engineer. The applicant shall be responsible for ensuring that all contractors and subcontractors are aware of and implement such measures.

- m. Sweep or vacuum the parking lot(s) a minimum of once a month and prevent the accumulation of litter and debris on the site. Corners and hard to reach areas shall be swept manually.
- n. Ensure that the area surrounding the project such as the streets stay free and clear of construction debris such as silt, dirt, dust, and tracked mud coming in from or in any way related to project construction. Areas that are exposed for extended periods shall be watered regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular basis. All trucks shall be covered.
- o. Clean all on-site storm drain facilities a minimum of twice a year, once immediately prior to October 15 and once in January. Additional cleaning may be required if found necessary by City Inspectors and/or City Engineer.

#### **H. GENERAL DESIGN REQUIREMENTS**

- 1. All on-site curbs, gutters and sidewalks shall be constructed of Portland cement concrete.
- 2. Asphalt paving shall be designed for a minimum traffic index (TI) of 6.5 (due to anticipated truck traffic) or as determined during the engineering design process, and shall have a minimum slope of 2%, concrete paving shall have a minimum slope of 0.75%, and asphalt paving for identified accessible parking stalls and access routes may have a minimum slope of 1.5% and a maximum 2% slope, or as approved by the City Engineer.
- 3. All access drive aisles shall be constructed per current ADA and City standards, subject to review and approval by the City Engineer.
- 4. The applicant shall install and maintain parking lot and pathway lights and landscaping within the project area at no cost to the City.
- 5. The parking lot striping and signing plan shall be approved by the City Engineer.
- 6. All parking spaces shall be double-striped, and all parking lot dimensions shall meet minimum City of Antioch Municipal Code requirements.

7. The applicant shall show a turning template on the site plan verifying that trucks can safely ingress, egress, and successfully maneuver throughout the site.

**I. PROJECT SPECIFIC CONDITIONS**

1. This design review approval applies to the construction of two accessory structures for the Georgia-Pacific Gypsum Facility, including internal facility roadway improvements, and related stormwater infrastructure upgrades as depicted on the project plans submitted to the City of Antioch on October 4, 2019.
2. Prior to any future use of any shredder/crusher machinery on-site, the applicant shall first obtain the necessary permits from the Bay Area Air Quality Management District (BAAQMD), including, but not limited to, an Authority to Construct Permit and Permit to Operate, which shall be submitted to the City of Antioch Community Development Department and Planning Division.
3. All dust control measures included in the existing Fugitive Dust Control Plan shall continue to be implemented during project operations after the construction of the proposed project, including but not limited to, washing vehicle tires before exiting the proposed gypsum ore enclosure and gypsum waste board enclosure to reduce the potential for vehicles to track gypsum dust out of the proposed enclosures and onto internal and external roadways.

**I HEREBY CERTIFY** the foregoing resolution was duly adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 4th day of March 2020.

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

---

**Forrest Ebbs**  
**Secretary to the Planning Commission**

# ATTACHMENT “B”



# GEORGIA-PACIFIC GYPSUM LLC

## MEMBRANE STRUCTURES FOR DUST CONTROL

**NORTH (BULK MATERIAL STORAGE) YARD  
EXISTING G-P GYPSUM FACILITY**

801 MINAKER DRIVE,  
ANTIOCH, CONTRA COSTA COUNTY  
CALIFORNIA, 94509  
APN# 065020010

**PROJECT DESCRIPTION:** PROPOSED PAIR OF MEMBRANE STRUCTURES TO SERVE AS UNCONDITIONED, NON-TEMPERED DUST/WEATHER ENCLOSURES FOR EXISTING BULK MATERIAL PILES OF NONCOMBUSTIBLE GYPSUM PRODUCT THAT IS CURRENTLY STORED IN THE OPEN-AIR NORTH YARD OF THE G-P GYPSUM FACILITY. PROJECT GOAL IS TO COMPLY WITH UPDATED BAMQMD REGULATION 6 DUST CONTROL. PILES WILL REMAIN SERVED ONLY BY HEAVY MACHINERY OPERATORS WITHIN THEIR CONSTRUCTION VEHICLES AS THEY TRANSPORT GYPSUM TO AND FROM THE PILES. IT IS ANTICIPATED THAT A LIMITED AMOUNT OF EXISTING VEHICLES WILL BE OPERATING WITHIN EACH STRUCTURE WITH NO ADDITIONAL OCCUPANTS ANTICIPATED. PROJECT AREA OF WORK IS ISOLATED TO A PRIVATE SECURE GATED FACILITY YARD WITH NO PUBLIC ACCESS PROPOSED.

CODE REVIEW INFORMATION

PROJECT LOCATION



Parcel Information	
APN	065020010
ADDRESS	801 MINAKER DR
ACREAGE	30.336
ACRES	29.51
GENERAL PLAN	FOCUS AREA
ZONING	M-2

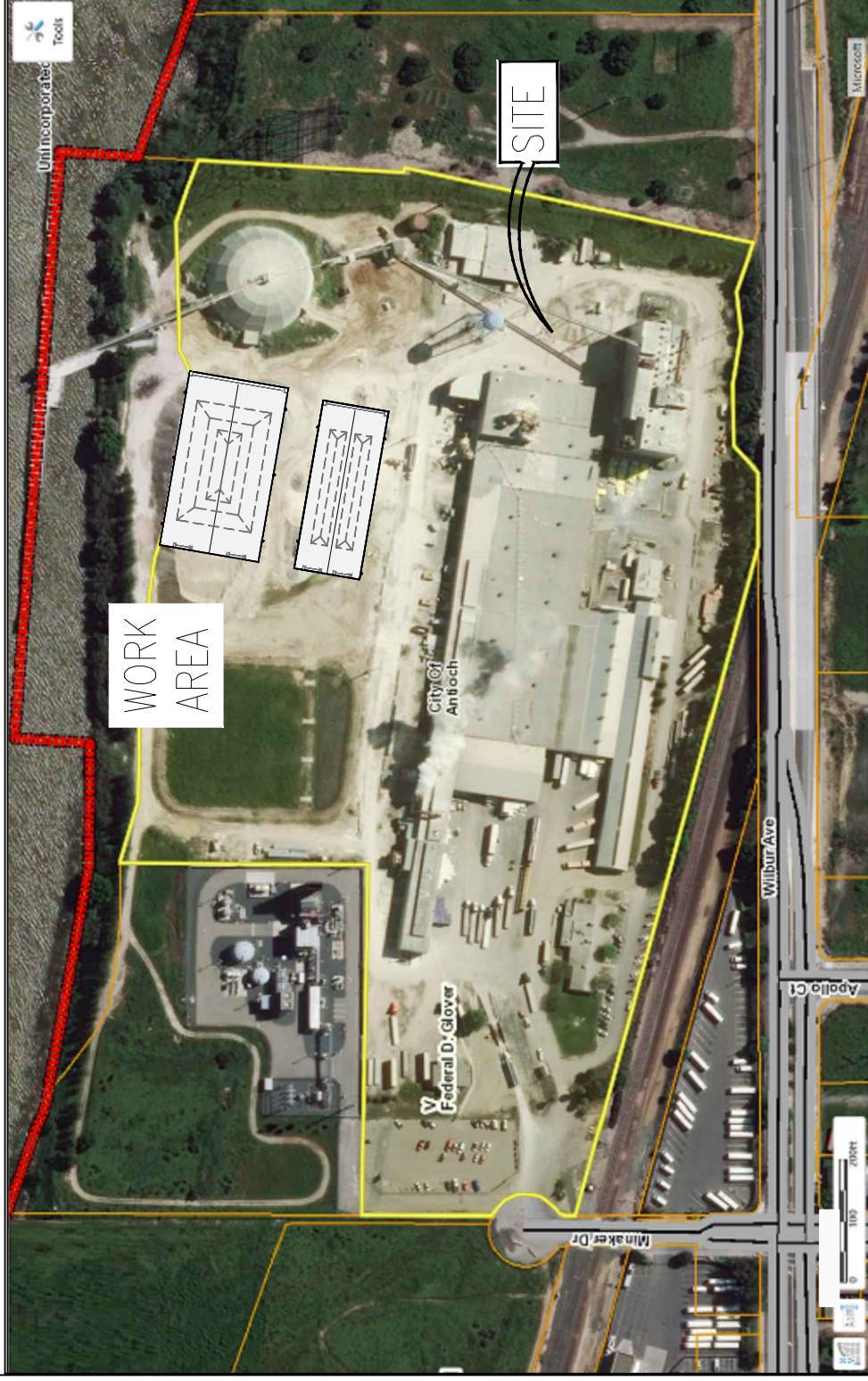
Census Blocks	
Block #	060133060022006
Population	0

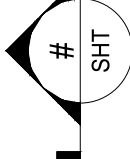

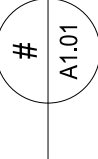

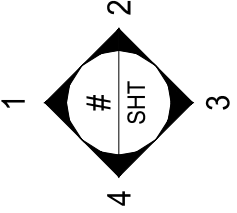
PERMITTED USE: WAREHOUSING



## EXISTING FACILITY DIAGRAM



PRINCIPAL PARCEL NO. : 065020010  
 CSLC LEASED PARCEL NO. : 065020008  
 ADDRESS NO. : 801 MINAKER DRIVE, ANTIOCH, CA 94509  
 APPROX. 29.51 ACRES (TOTAL) WORK AREA: APPROX. 8.5 ACRES

SYMBOL / MATERIAL LEGEND	
	SECTION CUT
	COLUMN GRID IDENTIFICATION
	DETAIL KEY
	ELEVATION SYMBOL
	DOOR SCHEDULE SYMBOL

## DRAWING LIST

[illegible]

ARCHITECTURAL		MEMBRANE STRUCTURES		
A-1.01	LIFE SAFETY AND EGRESS PLAN	X	X	
A-2.01	OVERALL FLOOR PLAN	X	X	
A-3.01	EXTERIOR ELEVATIONS	X	X	
A-4.01	LONGITUDINAL AND CROSS SECTIONS	X	X	
CIVIL		WOOD E&S INC. FOR G-P GYPSUM		
G-001	COVER SHEET		X	
C-100	OVERALL EXISTING CONDITIONS PLAN		X	
C-101	EXISTING CONDITIONS PLAN		X	
C-201	SITE PLAN		X	
C-210	PARTIAL SITE SECTIONS		X	
C-301	GRADING AND DRAINAGE PLAN		X	
C-311	STORM DRAIN PROFILES		X	
C-401	EROSION AND SEDIMENT CONTROL PLAN		X	
C-501	SITE DETAILS		X	
C-502	SITE DETAILS 2		X	
C-511	EROSION CONTROL DETAILS		X	

C-512	EROSION CONTROL DETAILS 2	X
STRUCTURAL		
TBD	TBD	
ELECTRICAL		
TBD	TBD	

MEMBRANE STRUCTURE FOUNDATION, STRUCTURAL & CALCULATIONS UNDER SEPARATE COVER  
SEALED BY PROJECT STRUCTURAL ENGINEER / DESIGNER OF RECORD

## ABBREVIATIONS

&	AND	L.P.	LOW POINT
@	AT	MATL.	MATERIAL
ø	DIAMETER	MAX.	MAXIMUM
ACT	ACOUSTICAL CEILING TILE	WFR.	MANUFACTURER
ACT	Above FINISHED FLOOR	MIN.	MINIMUM
ALUM	ALUMINUM	M.O.	MASONRY OPENING
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	MOD	MODIFIED
APPROX.	APPROXIMATE, APPROXIMATELY	MTD	MOUNTED
B.O.	BOARD OF	MTL.	METAL
B.D.	BOTTOM	N.L.C.	NOT IN CONTRACT
BRC.	BEARING	N/A	NOT APPLICABLE
C	CARPET	O.C.	ON CENTER
CCIV	CLOSED-CIRCUIT TELEVISION	O.D.	OUTSIDE DIAMETER
C.J.	CONTROL JOINTS	OPP.	OPPOSITE
C.L.	CENTERLINE	P	PANED
C.L.C.	CEILING	P	PLASTIC LAMINATE
CLC.	CLEAR	PART.	PARTITION, PARTIAL
CMU	CONCRETE MASONRY UNIT	P.WOOD	POLYWOOD
COLL.	COLUMNS	POLY.	POLYETHYLENE
COLS.	CONCRETE	P.O.S.	POINT OF SALE
CONC.	CONCRETE	PTD	PANED
CONT.	CONTINUOUS	PL	PLATE
C.O.	CLEAN OUT	PL	PLASTIC
DIA	DIAMETER	R.D.	ROOF DRAIN
D/L	DETAIL	RECEP.	RECEPTACLE
ELEC.	ELECTRIC, ELECTRICAL	REF.	REFER, REFERENCE
E.Q.	EQUAL	REF'D	REFERRED
EXP	EXPANSION	R.O.	ROUGH OPENING
EXT.	EXTERIOR	R.T.U.	ROOF TOP UNIT
FF	FINISH FLOOR	SQ. FT.	SQUARE FEET
FIN.	FINISHED	SQ. IN.	SQUARE INCHES
F.O.	FACE OF	SC	SUSPENDED CEILING
FT	FEET	S.C.	SMOOTH CONCRETE
GA.	GAUGE	S.S.	STAINLESS STEEL
G.C.	GENERAL CONTRACTOR	SHT.	SHEET
GL	GLAZING	SHTS.	SHEETS
GYP.	GYPSON	SM.	SHIMLAR
GYPB	GYPSON WALL BOARD	SPTS	SPECIFICATIONS
H	HIGH	STL.	STEEL
HDW	HARDWARE	T	TILE
HGT.	HEIGHT	TELE.	TELEPHONE
HM	HOLLOW METAL	THICK	THICKNESS
H.P.	HORIZONTAL	THRESH	THRESHOLD
HT.	HOT	T.O.	TOP OF
I.D.	INSIDE DIAMETER	TY	TYPICAL
i.e.	INSULATION	U.G.N.	UNLESS OTHERWISE NOTED
INSUL.	INSULATION	VCT	VINYL COMPOSITION TILE
INT	INTERIOR	VB	VINYL BASE
INT.	INTERIOR	VF	VERIFY IN FIELD
JT.	Joint	W	WIDE
LB	POUND	W/	WITH
LLH.	LONG LEG	WOOD	WOOD

# B1

PROJECT DIRECTORY



Structural / Fabrication:  
**CLEARSPAN**  
**FABRIC STRUCTURES INTERNATIONAL**  
1440 Field of Dreams Way  
Dyersville, IA 52040  
ph. 866.643.1010



Architect:  
**SM DESIGN & CONSULTING, PC**  
855 Bloomfield Avenue, Suite 220  
Glen Ridge, NJ 07028  
ph. 973.259.9500



CONTRACTOR NOTE:

"KNOW WHAT'S BELOW. CALL BEFORE YOU DIG." CALL CALIFORNIA 811.

CONTRACTOR MUST CALL 2 DAYS IN ADVANCE OF DIGGING PROJECT AND INFORM CALL CENTER OF INTENT TO DIG. DOES NOT INCLUDE DAY OF NOTICE. MARKS VALID FOR 30 DAYS

PROJECT INFORMATION\_ BUILDING CODE

GYPSUM CORE MEMBRANE STRUCTURE: 291'-3" x 153'-3" (48,126 SF) * S-2 STORAGE WAREHOUSE (UNSPRINKLERED) : 97 OCCUPANTS PER BC TABLE 1004.1.2 WAREHOUSE USE (1 OCCUPANT PER 500 SF) REQUIRED MIN. EGRESS WIDTH: 97 x 0.2' = 19.4 ~ 20' MIN.		2	NO. OF EXITS PROVIDED	6
MAX. TRAVEL DISTANCE ALLOWED		300' MAX.	MAX. TRAVEL DISTANCE	PROPOSED 114'-6"
CONSTRUCTION TYPE: IIB			EXTERIOR WALLS:	0-HR (FIRE TREATED FABRIC)
MAX HEIGHT ALLOWABLE:		55'-0"	HEIGHT PROPOSED:	43'-11"
MAX STORY ALLOWABLE:		3	PROPOSED:	SINGLE STORY

GYPSUM WASTE BOARD MEMBRANE STRUCTURE: 281'-3" x 109'-6" (30,796 SF) *			
S-2 STORAGE WAREHOUSE (UNSPRINKLERED) : 62 OCCUPANTS PER BC TABLE 1004.1.2			
WAREHOUSE USE (1 OCCUPANT PER 500 SF)			
REQUIRED MIN. EGRESS WIDTH: $62 \times 0.2' = 12.4 \times 1.3'$ MIN.			
NO. OF EXITS	REQUIRED	2	NO. OF EXITS PROVIDED
MAX. TRAVEL DISTANCE	ALLOWED	300' MAX.	MAX. TRAVEL DISTANCE
CONSTRUCTION TYPE:	IIB		PROPOSED
MAX HEIGHT ALLOWABLE:	55'-0"		EXTERIOR WALLS: 0-HR (FIRE TREATED FABRIC)
MAX STORY ALLOWABLE:	3		HEIGHT PROPOSED: 41'-2"
			PROPOSED: SINGLE STORY

BUILDING HEIGHT AS DEFINED BY IBC CHAPTER 2 DEFINITIONS: THE VERTICAL DISTANCE FROM GRADE PLANE TO THE AVERAGE HEIGHT OF THE HIGHEST ROOF SURFACE.

STRUCTURE ROOFS ARE GABLE PROFILE SUCH THAT BUILDING HEIGHT IS THE AVERAGE ROOF HEIGHT.

FOR BUILDING HEIGHT PER CITY OF ANTIOCH ZONING STANDARDS- SEE SHEET SP-1.01 SITE PLAN

[illegible]

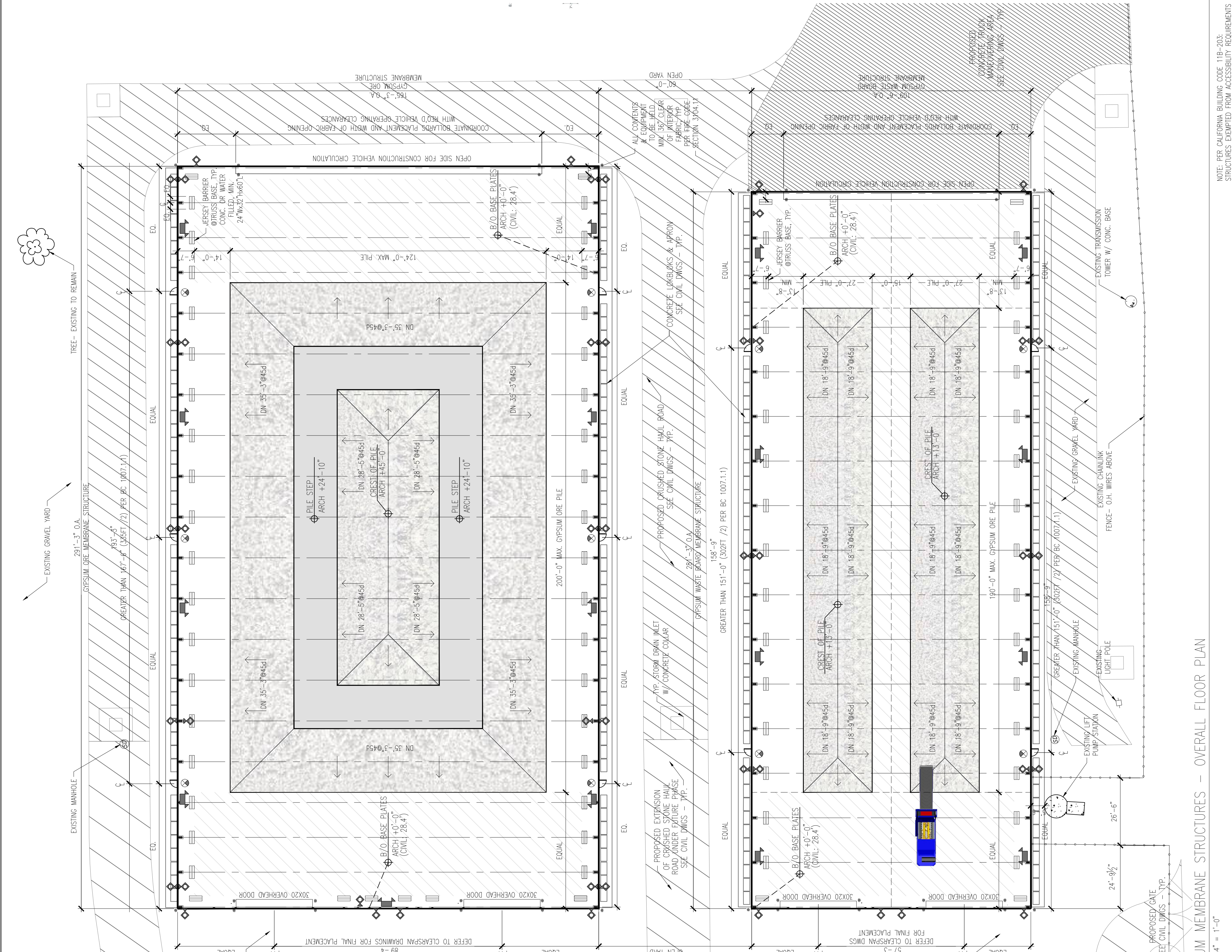
# G1.01

ARCHITECTURAL: 1 OF 6









ILLUMINATED EXIT SIGN ABOVE MAN-DOORS

FLOOD LIGHT-  
@20'-0" A.F.F.

EMERGENCY EXIT LIGHT W/ BATTERY BACKUP TYP.  
@20'-0" A.F.F.

Typical Man-Door Specs:  
- Width: 3'-0" Height: 6'-8"  
- Polystyrene core  
- 18 gauge  
- Galvanized  
- 1 1/4" push  
- 1 1/4" hinge reinforcement  
- Ringe reinforcement  
- Closer reinforcement  
- Closer  
- Pushbar Panic Hardware (lever-opposing side)  
- 1/2"-tempered vision glass lite  
- ADA threshold

Typical Man-Door Frame Specs:  
- Inner Width: 3'-0"  
- Inner Height: 6'-8"  
- Jamb depth: 5 1/8"  
- 16 gauge  
- 3 sided frame  
- Compression anchors  
- Galvanized  
- 2" header  
- 1-3/4" hinge reinforcement  
- Closer reinforcement  
- Closer reinforcement

1.5

LIGHT LEGEND

3

MAN DOOR SPECIFICATIONS

REFER TO TENT FABRICATOR DRAWINGS FOR FINAL DOOR SPECIFICATIONS

NOTE: SITE CONTRACTOR SHALL FIELD COORDINATE WITH STRUCTURAL DRAWINGS TO ENSURE CORRECT PLACEMENT OF BOLLARDS AND OTHER CIVIL SITE ELEMENTS WITH OVERHEAD AND MAN DOOR OPENINGS OF PREFABRICATED MEMBRANE STRUCTURE.

NOTE: FINAL OVERHEAD DOOR SIZE AND PLACEMENT PER CLEARSPAN MANUFACTURING DRAWINGS, TYPICAL

NOTE: REFER TO ELECTRICAL LIGHTING PLANS FOR FINAL LIGHT LOCATIONS AND CIRCUITING

DOB APPROVAL STAMPS:

SMDC ARCHITECTS

SM DESIGN & CONSULTING - PC

855 Bloomfield Avenue, Suite 220

Glen Ridge, NJ 07028

Telephone 973-259-9500

www.smdpc.com

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SUBCONSULTANTS

SEAL

LICENCED ARCHITECT

JOHN J. JUREK

C-18031

5.31.21

DATE

PREPARED FOR

ClearSpan

fabric structures International

Membrane Structure Mgr / Installer:

1440 Field of Dreams Way

Dyersville, IA 52040

(866) 643-1010

PROJECT DESCRIPTION

GEORGIA-PACIFIC GYPSUM LLC MEMBRANE STRUCTURES

PROJECT LOCATION

801 MINAKER DR, ANTIOCH, CA 94509

SHEET TITLE

MEMBRANE STRUCTURE OVERALL FLOOR PLAN

SHEET MANAGEMENT

PROJECT NO.: ANT-1

DRAWN BY: JT

REVIEWED BY: MK

ISSUANCES

05/23/2019 TO CLIENT / CCQPD

05/24/2019 PRE-APP MEETING

10/04/2019 FOR DESIGN REVIEW

SHEET NUMBER

A-2.01

ARCHITECTURAL - 4 OF 6

SKID STEER LOADER - FOR USE ON BULK MATERIAL PILES - JCB ROBOT 165

BULLDOZER - FOR USE ON PILES - CATERPILLAR D6T XL CRAWLER TRACTOR

LOADER - ONLY FOR USE AT BASE OF PILE IN APPROVED AREA - JOHN DEERE 725 Z-BAR WHEEL LOADER

SHREDDER - ONLY USED IN GYPSUM WASTE BOARD STRUCTURE IN APPROVED AREAS - EDGE SLAYER XL

NOTE: PROPOSED MEMBRANE STRUCTURES ARE UNCONDITIONED, NON-TEMPERED DUST WEATHER ENCLOSURES FOR EXISTING BULK MATERIAL PILES OF NONCOMBUSTIBLE GYPSUM PRODUCT PILES WILL REMAIN SERVICED ONLY BY HEAVY MACHINERY OPERATORS WITHIN THEIR CONSTRUCTION VEHICLES AS THEY TRANSPORT GYPSUM TO AND FROM THE PILES. IT IS ANTICIPATED THAT A MAXIMUM OF X TO X VEHICLES WILL BE OPERATING WITHIN EACH STRUCTURE WITH NO ADDITIONAL OCCUPANTS ANTICIPATED.

NOTE: OPERATIONS ARE THE SOLE RESPONSIBILITY OF OWNER (G-P GYPSUM). VEHICLES ARE NOT TO BE STORED WITHIN STRUCTURES. OPERATORS SHALL YIELD TO INTERIOR CLEARANCES BETWEEN STRUCTURE AND MATERIAL PILE AND/OR MANUFACTURER-ESTABLISHED DIMENSIONS. OPERATIONS AND SAFETY PROTOCOLS TO BE DETERMINED BY G-P GYPSUM. REFER TO STRUCTURAL DRAWINGS FOR MEMBRANE STRUCTURE DIMENSIONS & INFORMATION

2

EXAMPLE VEHICLES/EQUIPMENT

PROVIDED FOR REFERENCE ONLY

NOTE: NOT TO SCALE



Adjusted for City of Antioch, Building & Planning Divisions to reflect the following changes:

- 1- Per CERC requirements and applicant's desire for increased daylighting, proposed membrane structures will each feature a max. 12'-0" wide white fabric stripe centered on the ridge line to act as a 'skylight' providing diffused ambient light through the translucent lighter color fabric. The balance of the membrane fabric will remain as previously proposed; gray in color for superior weathering and reduced maintenance.
- 2- Per Building Reviewer direction, each membrane structure will receive a single 12,000 fan/louver as shown.



DOB APPROVAL STAMPS:
 SM DESIGN & CONSULTING - PC 855 Bloomfield Avenue, Suite 220 Glen Ridge, NJ 07028 Telephone 973-259-9500 www.smdpc.com
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SUBCONSULTANTS
SEAL 
PREPARED FOR  ClearSpan fabric structures International Membrane Structure Mgr / Installer: 1440 Field of Dreams Way Dyersville, IA 52040 (866) 643-1010
PROJECT DESCRIPTION GEORGIA-PACIFIC GYPSUM LLC MEMBRANE STRUCTURES
PROJECT LOCATION 801 MINAKER DR, ANTIOCH, CA 94509
SHEET TITLE MEMBRANE STRUCTURE EXTERIOR ELEVATIONS
SHEET MANAGEMENT PROJECT NO.: ANT-1 DRAWN BY: JT REVIEWED BY: MK ISSUANCES 05/23/2019 TO CLIENT / CCCCPO 05/24/2019 PRE-APP MEETING 10/04/2019 FOR DESIGN REVIEW 11/28/2019 CCCCPO LD REVIEW 12/12/2019 CCCCPO NC REVIEWS 12/13/2019 TO BUILDING DIVISION
SHEET NUMBER A-3.01 ARCHITECTURAL: 5 OF 6



DGB APPROVAL STAMPS:

SMDC

ARCHITECTS

SM DESIGN & CONSULTING, PC

855 Bloomfield Avenue, Suite 220

Glen Ridge, NJ 07028

Telephone 973-259-9500

www.smdcp.com

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SUBCONSULTANTS

SEAL

LIBER ARCHITECT

NEW JERSEY

0-18031

5-31-21

EXPIRATION DATE

PREPARED FOR

ClearSpan

Membrane Structures International

Membrane Structure Mgr. / Installer:

1440 Field of Dreams Way

Dyersville, IA 52040

(866) 643-1010

PROJECT DESCRIPTION

GEORGIA-PACIFIC

GYPSUM LLC

MEMBRANE

STRUCTURES

PROJECT LOCATION

801 MINAKER DR,

ANTIOCH, CA 94509

SHEET TITLE

MEMBRANE STRUCTURE

LONGITUDINAL & CROSS

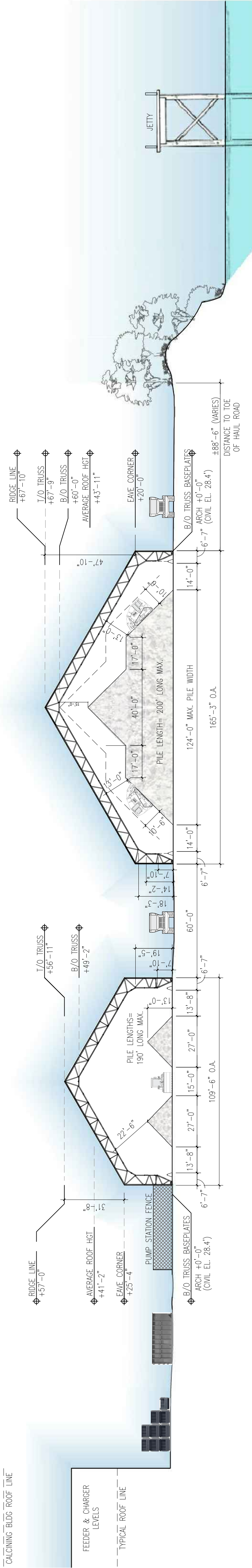
SECTIONS

SHEET MANAGEMENT		
PROJECT NO.:	ANT-1	
DRAWN BY:	JT	
REVIEWED BY:	WK	
ISSUANCES		
05/23/2019	TO CLIENT / COOPD	
05/24/2019	PRE-APP MEETING	
10/04/2019	FOR DESIGN REVIEW	

SHEET NUMBER

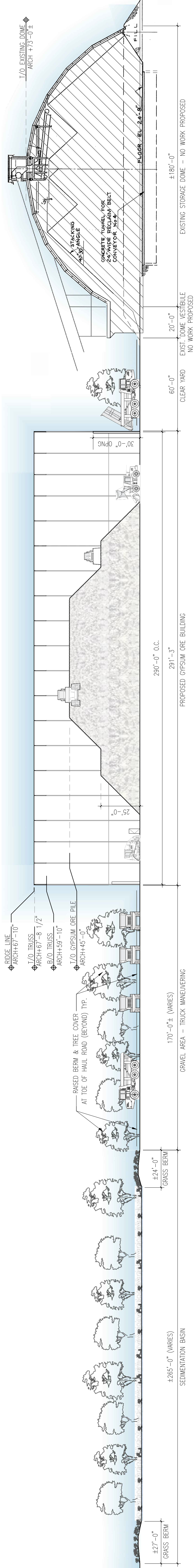
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ARCHITECTURAL: 6 OF 6



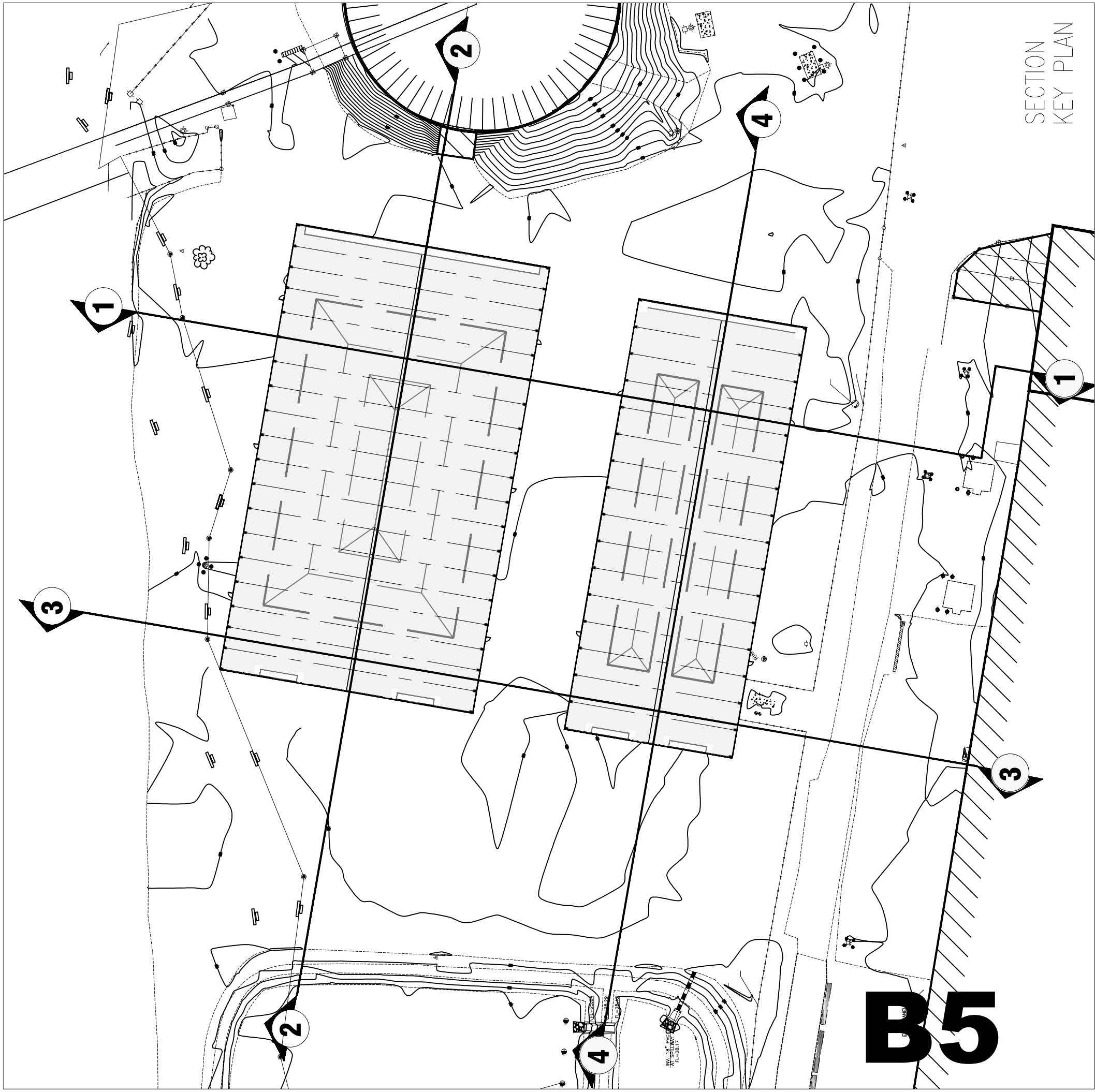
1 CROSS-SECTION – MEMBRANE STRUCTURES – (VIEW TOWARD SEDIMENTATION POND)

SCALE: 1/32" = 1'-0"



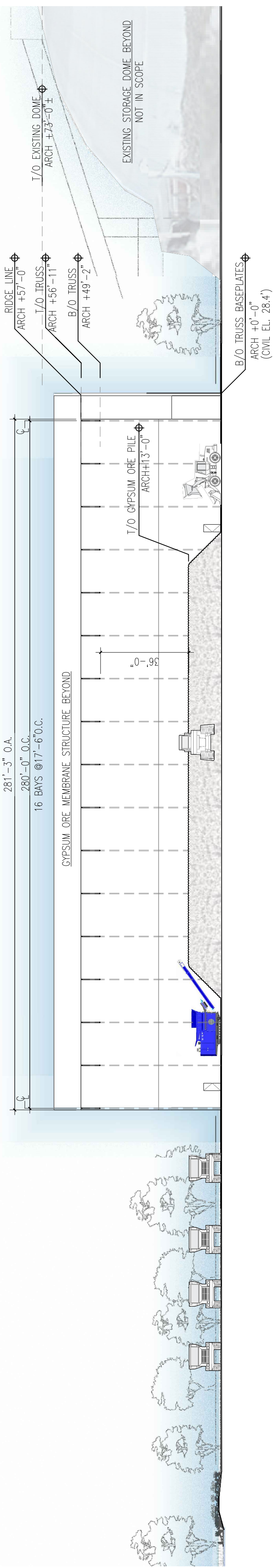
2 LONGITUDINAL SECTION – GYP SUM ORE MEMBRANE STRUCTURE (VIEW TOWARD RIVER)

SCALE: 1/32" = 1'-0"



3 CROSS-SECTION – MEMBRANE STRUCTURES – (VIEW TOWARD SEDIMENTATION POND)

SCALE: 1/32" = 1'-0"



4 LONGITUDINAL SECTION – GYP SUM WASTE BOARD MEMBRANE STRUCTURE (VIEW TOWARD RIVER)

SCALE: 1/32" = 1'-0"



CITY OF  
**ANTIOCH**  
CALIFORNIA

**STAFF REPORT TO THE PLANNING COMMISSION**

**DATE:** Regular Meeting of March 4, 2020

**SUBMITTED BY:** Kevin Scudero, Associate Planner *KS*

**APPROVED BY:** Alexis Morris, Planning Manager *AM*

**SUBJECT:** Park Ridge Phase 3 Design Review (AR-19-18)

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**RECOMMENDED ACTION**

Staff recommends that the Planning Commission approve the Design Review application subject to the conditions contained in the attached resolution.

**DISCUSSION**

Requested Approvals

The applicant, Davidon Homes, is requesting design review approval for Phase 3 of the Park Ridge Subdivision Project, which includes four new home plans, front yard and project landscaping, entryway signage, and the subdivision and development of 64 single-family residential homes.



## Environmental

The project site is located within the East Lone Tree Specific Plan. The 1996 East Lone Tree Specific Plan EIR determined air quality impacts to be significant and unavoidable, due to the site's proximity to SR 4. Following the certification of the Specific Plan EIR in 1996, the City of Antioch adopted a Statement of Overriding Consideration on May 28, 1996, finding that the benefits derived from implementing the Specific Plan outweighed a remaining (unavoidable) post-mitigation significant impact on regional air quality. An Addendum to the 1996 East Lone Tree Specific Plan Environmental Impact Report (EIR) was prepared and completed in January, 2009 for the Park Ridge Subdivision Project. The Addendum determined all environmental impacts could be mitigated to less-than-significant levels through project compliance with appropriate mitigation measures with the exception of the project's impact on air quality. On March 9, 2010, the Antioch City Council reaffirmed the Statement of Overriding Considerations in conjunction with the Addendum prepared for the Park Ridge Subdivision Project. The proposed Design Review is consistent with the project analyzed in the Addendum; therefore, no further environmental review is required.

## Background

The Park Ridge Subdivision Project is located south of Laurel Road between the State Route (SR) 4 Bypass and Canada Valley Road. The total 169.7-acre project site is surrounded by SR 4 to the east, existing residential developments to the south and west, and the approved Laurel Ranch residential subdivision to the north.

In 2010, per request from Davidon Homes, the City Council approved a rezone of the project site from Specific Plan (SP) to Planned Development District (PD-05-01), as well as the project's Final Development Plan, Vesting Tentative Map and Use Permit (PD-05-01, PW 674, and UP-08-04) to construct 525 single-family homes, 25 acres of passive open space, and approximately 8.22 acres for a neighborhood park.

In 2016 the Planning Commission approved the design review for Phase 1 of the project which consisted of 11 home models. In 2019 the Zoning Administrator approved the design review for Phase 2 of the project which consisted of 8 of the 11 models that were previously approved by the Planning Commission for Phase 1 of the development.

## Project Overview

The Park Ridge Subdivision Project includes the development of 525 single-family residential homes, an 8.22-acre neighborhood park, 25.5 acres of dedicated central open space, and 36.1 acres of public streets on a 169.7-acre site.

The Park Ridge Subdivision Project is to be completed in seven phases. Phase 1 of the development consists of 123 single-family homes on the southernmost portion of the site

and is almost near completion. Phase 2 of the development consists of 58 single-family homes on the western portion of the site to the north of Phase 1 and construction on the new homes has recently begun. Phase 3 consists of 64 single-family homes on the eastern portion of the project site and is accessed via the future extension of Country Hills Drive.

### Architecture

The applicant is proposing five home plans ranging in size from 1,948 to 2,809 sf. The plans are plotted on each lot of Phase 3 as indicated in Attachment D. Phase 3 features four architectural styles: California Ranch, Contemporary Ranch, Transitional Spanish and Mediterranean with each individual home plan having three of the architectural styles. Each architectural style features four color schemes. The color and materials binder will be available to view at the Planning Commission Hearing.

Three of the five home plans are designed as single-story homes, the larger of which allows for an option for a multi-generational suite with a separate entry. The two remaining floor plans are two stories, with three car front load tandem garages. The tandem garages can also flex into additional bedroom suites or a study. All home plans also have an outdoor covered living area as an option.

All of the proposed home plans are a minimum of forty-feet wide and have 20'x20' two-car garages with two of the home plans having an option for a third car tandem garage. Four of the five home plans have the garage recessed behind the main living portion of the home while one home plan has the garage extend beyond the main portion of the living space, which is consistent with Section 6.1.3E1 of the Citywide Design Guidelines.

The applicant did not provide enhanced elevations for street side and rear elevations that are visible from the public right of way. This is a standard practice for new subdivisions and is consistent with Section 6.C.2 of the Citywide Design Guidelines which states that "the highest level of articulation will likely occur on the front façade and facades visible from public streets." Therefore, staff has included a condition of approval that enhanced elevations be provided for review and approval by the Zoning Administrator prior to the issuance of the first building permit.

The following table summarizes the characteristics of each home plan and the proposed architectural styles are discussed individually below.

Home	Size (s.f.)	Bedrooms	Baths	Garage	Stories
Plan 1	1,948	3	2.5	2 car	1
Plan 2	2,266	4	2.5	2 car	1
Plan 3	2,483	4 + study with optional multi-generational suite	2	2 car	1
Plan 4	2,523	3 + loft with optional bedroom 5 or bedroom 4 suite	2.5 (opt. 3rd w/ 4 bed)	3 car tandem	2
Plan 5	2,809	4 + loft with optional bedroom 5 or 6 suite	3	3 car tandem	2

### Transitional Spanish

The Transitional Spanish theme is available on home plans one, two and four. The Transitional Spanish theme features “S” tile roofs, a stucco base, faux clay accents and decorative 8”x8” cement wall tiles that are consistent with the Spanish theme. The homes also feature exterior lighting, garage doors and architectural details that are consistent with the architectural style.

### California Ranch

The California Ranch theme is available on plans one, three, four and five. The California Ranch theme features a composition shingle roof, stucco base, and cultured stone veneer around the base. Plans three, four and five also feature a horizontal Hardie Plank Cedarmill lap siding in addition to the stucco base. The homes also feature exterior lighting, garage doors and architectural details that are consistent with the architectural style. Staff has included a condition of approval that the stone veneer on Plan one be continued along the front elevation to the porch entryway.

### Mediterranean

The Mediterranean theme is available on plans two, three and five. The Mediterranean theme features “S” tile roofs, a stucco base and decorative 8”x8” cement wall tiles that are consistent with the Mediterranean theme. The homes also feature exterior lighting, garage doors and architectural details that are consistent with the architectural style.

### Contemporary Ranch

The Contemporary Ranch theme is available on all five home plans. The Contemporary Ranch theme features a composition shingle roof, stucco base, board and batten siding and metal roof accents that are limited to front entries, porches and pop out window

accents. The homes also feature exterior lighting, garage doors and architectural details that are consistent with the architectural style.

### Landscaping

The Phase 3 Landscaping Plans include multiple front-yard configurations for each of the five different home models. All front yard configurations include at least one tree and multiple medium and small shrubs. In compliance with Section 9-5.1003 of the Antioch Municipal Code, front yards would not be planted with any trees smaller than 15 gallons, any shrubs smaller than five gallons, or any groundcover smaller than one gallon.

The common area Landscaping Plans for Phase 3 also include the planting of drought tolerant street trees along the landscape strip within the subdivision, as well as the project entryway and open space between the homes and Country Hills Drive. The landscaping for the street frontage will utilize similar plant material and themes as previously installed within Park Ridge phases one and two. Staff has included as a condition of approval that all street trees proposed to be planted in prominent areas, such as along street corners and project entryways, shall have a box depth of at least 48 inches.

### Sound Wall and Fencing

Phase 3 of the Park Ridge Subdivision Project includes the construction of a six-foot-tall precast concrete sound wall along the rear of the lots set back beyond the landscaped bio-retention basins adjacent to Country Hills Drive. The sound wall would have a light gray tone and consist of modest design features and capped concrete reinforcement posts at regular intervals, consistent with the Residential Design Guidelines. The proposed sound wall is consistent with the previously approved sound wall that was approved for Phases 1 and 2 of the development. In addition to the sound wall, the subdivision will include good neighbor fencing which includes a wood fence with a bottom and top rail, 4x4 post in a concrete footing.

### Entries

Phase 3 of the Park Ridge Subdivision Project includes two entryways located at Canyon Ridge Way and Summit View Way. Each entryway to the subdivision would have a six-foot-tall stone veneer wall with "Park Ridge" engraved on a precast concrete sign. The sign is flanked by a split 2-rail fence with stone veneer pilasters. This entryway sign is consistent with the previously approved and constructed entryway signs for the Park Ridge development.

### Addressing

Each home model includes the placement of one standard street address marker on the front façade adjacent to the two-car garage door. Home addressing is required to be visible from the nearest street for emergency services. Detailed plans for the design and colors of the address markers have not yet been submitted; therefore, staff has included

a condition requiring staff review and approval of the address markers prior to building permit.

**ATTACHMENTS**

- A. Resolution
- B. Floor Plans and Elevations
- C. Landscape Plans
- D. Development Plan
- E. Project Description

# ATTACHMENT “A”



ATTACHMENT A

**PLANNING COMMISSION  
RESOLUTION NO. 2020-\*\***

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH  
APPROVING THE DESIGN REVIEW OF PHASE 3 OF THE PARK RIDGE  
SUBDIVISION PROJECT**

**WHEREAS**, the Planning Commission for the City of Antioch did receive a request from Davidon Homes for Design Review approval of Phase 3 of the Park Ridge Subdivision Project (AR-19-18), for the development of 64 single-family homes, related infrastructure improvements, and landscaping (APN's 053-060-024, 053-060-038, 053-060-039, 053-060-046, 053-060-047, 053-060-048, 053-072-020); and

**WHEREAS**, on March 9, 2010, the City Council approved a rezone of the project site from Specific Plan (SP) to Planned Development District (PD-05-01), as well as the project's Final Development Plan, Vesting Tentative Map and Use Permit (PD-05-01, PW 674, and UP-0804) to construct 525 single-family homes, 25 acres of passive open space, and approximately 8.22 acres for a neighborhood park; and

**WHEREAS**, the City prepared an addendum to the East Lone Tree Specific Plan EIR for the Park Ridge Subdivision Project, which was certified in 2009. The East Lone Tree Specific Plan EIR Statement of Overriding Considerations was reaffirmed by the Antioch City Council on March 9, 2010. The proposed project is consistent with the 2010 approvals; therefore, further environmental review is not required; and,

**WHEREAS**, the Planning Commission on August 17, 2016, duly held a hearing, received and considered evidence, both oral and documentary and approved the design review of Park Ridge Subdivision Phase 1; and,

**WHEREAS**, the Zoning Administrator on June 27, 2019, duly held a hearing, received and considered evidence, both oral and documentary and approve the design review of Park Ridge Subdivision Phase 2; and,

**WHEREAS**, the Planning Commission on March 4, 2020, duly held a hearing, received and considered evidence, both oral and documentary.

**NOW THEREFORE IT BE RESOLVED** that the Planning Commission of the City of Antioch does hereby **APPROVE** the design review (AR-19-18) of Park Ridge Subdivision Phase 3, consisting of 64 single-family homes and related infrastructure improvements and landscaping on APN's 053-060-024, 053-060-038, 053-060-039, 053-060-046, 053-060-047, 053-060-048, 053-072-020, subject to the following conditions:

**A. GENERAL CONDITIONS**

1. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement. In addition, if there

is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.

2. The project shall be implemented as indicated on the application form and accompanying materials provided to the City and in compliance with the Antioch Municipal Code, or as amended by the Planning Commission.
3. No building permit will be issued unless the plan conforms to the site plan as approved by the Planning Commission and the standards of the City.
4. This approval expires two years from the date of approval (expires March 4, 2022), unless a building permit has been issued and construction has diligently commenced thereon and has not expired, or an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one one-year extension shall be granted.
5. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.
6. All required easements or rights-of-way shall be obtained by the applicant at no cost to the City of Antioch. Advance permission shall be obtained from any property or easement holders for any work done within such property or easements.

**B. CONSTRUCTION CONDITIONS**

1. The use of construction equipment shall be as outlined in Antioch Municipal Code Section 5-17.05. Requests for alternative days/times may be submitted in writing to the City Manager for consideration.
2. The project shall be in compliance with and supply all the necessary documentation for AMC 6-3.2: Construction and Demolition Debris Recycling.
3. Building permits shall be secured for all proposed construction associated with this facility, including any interior improvements not expressly evident on the plans submitted.

**C. FIRE REQUIREMENTS**

1. All requirements of the Contra Costa County Fire Protection District shall be met:

- a. The developer shall submit three (3) complete sets of plans and specifications of the subject project, including plans for any of the following required submittals, to the Fire District for review and approval prior to construction to ensure compliance with minimum requirements related to fire and life safety. The required re-submittals shall include tenant improvement plans, fire sprinklers, and fire alarm (105.4.1) CFC, (901.2) CFC, (107) CBC.
- b. Plan review and inspection fees shall be submitted at the time of plan review submittal. Checks may be made payable to “CCCYPD” (Contra Costa County Fire Protection District).

**D. FEES**

1. The applicant shall pay all fees as required by the City Council.
2. The applicant shall pay the Regional Traffic Impact Fee as well as all other applicable fees, including any future increase in the Regional Traffic Impact Fee.
3. The applicant shall pay the Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance.
4. The applicant shall pay any required Drainage Area fees prior to the issuance of any building permits for this project.
5. The developer shall pay all applicable Delta Diablo fees prior to the issuance of any building permits for this project.

**E. PROPERTY MAINTENANCE**

1. A parking lot sweeping program shall be implemented that, at a minimum, provides for sweeping immediately prior to, and once during, the storm season.
2. The project shall comply with Property Maintenance Ordinance Section 5-1.204. No final landscape and irrigation plan shall be considered to be complete without an approved maintenance agreement reflective of standards contained in Section 5-1.204(G).
3. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.
4. No signs shall be installed on this site without prior City approval.

**F. GRADING**

1. The grading operation shall take place at a time, and in a manner, so as not to allow erosion and sedimentation. Erosion measures shall be implemented during all construction phases in accordance with an approved erosion and sedimentation control plan.
2. The grading plan for this development shall be approved by the City Engineer.
3. The final grading plan for this development shall be signed by a California licensed civil engineer and approved by the City Engineer.
4. All elevations shown on the improvement plans shall be on the USGS 1929 sea level datum.

**G. CONSERVATION/NPDES**

1. The project shall comply with all Federal, State, and City regulations for the National Pollution Discharge Elimination System (NPDES) (AMC§6-9). Under NPDES regulations, the project is subject to provision C.3: New development and redevelopment regulations for storm water treatment. Provision C.3 requires that the project include storm water treatment and source control measures, as well run-off flow controls, so that post-project runoff does not exceed estimated pre-project runoff. C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrates how compliance will be achieved. The SWCP shall be submitted simultaneously with the project plans. An Operation and Maintenance Plan (O&M) for the treatment and flow-controls in the approved SWCP shall be submitted and approved before the Building Department will issue Certificate of Occupancy permits and shall be included in the project CC&Rs. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall execute any agreements identified in the Storm Water Control Plan that pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.
2. The following requirements of the federally mandated NPDES program (National Pollutant DISCHARGE Elimination System) shall be complied with as appropriate, or as required by the City Engineer:
  - a. Prior to issuance of permits for building, site improvements, or landscaping, the applicant shall submit a permit application consistent with the applicant's approved Storm Water Control Plan, and include drawings and specifications necessary for construction of site design features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, and

other features that control storm water flow and potential storm water pollutants.

- b. The Storm Water Control Plan shall be certified by a registered civil engineer, and by a registered architect or landscape architect as applicable. Professionals certifying the Storm Water Control Plan shall be registered in the State of California and submit verification of training, on design of treatment measures for water quality, not more than three years prior to the signature date by an organization with storm water treatment measure design expertise (e.g., a university, American Society of Civil Engineers, American Society of Landscape Architects, American Public Works Association, or the California Water Environment Association), and verify understanding of groundwater protection principles applicable to the project site (see Provision C.3.i of Regional Water Quality Control Board Order R2 2003 0022).
- c. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall submit, for review and approval by the City, a final Storm Water BMP Operation and Maintenance Plan in accordance with City of Antioch guidelines. This O&M plan shall incorporate City comments on the draft O&M plan and any revisions resulting from changes made during construction. The O&M plan shall be incorporated into the CC&Rs for the Project.
- d. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall execute and record any agreements identified in the Storm Water Control Plan which pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.
- e. Prevent site drainage from draining across sidewalks and driveways in a concentrated manner.
- f. Collect and convey all storm water entering, and/or originating from, the site to an adequate downstream drainage facility. Submit hydrologic and hydraulic calculations with the Improvement Plans to Engineering Services for review and approval.
- g. Prior to issuance of the grading permit, submit proof of filing of a Notice of Intent (NOI) by providing the unique Waste Discharge Identification Number (WDID#) issued from the Regional Water Quality Control Board.
- h. Submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) for review to the Engineering Department prior to issuance of a building and/or

grading permit. The general contractor and all subcontractors and suppliers of materials and equipment shall implement these BMP's. Construction site cleanup and control of construction debris shall also be addressed in this program. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a project stop work order.

- i. Install appropriate clean water devices at all private storm drain locations immediately prior to entering the public storm drain system. Implement Best Management Practices (BMP's) at all times.
- j. Install on all catch basins "No Dumping, Drains to River" decal buttons.
- k. If sidewalks are pressure washed, debris shall be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drain. If any cleaning agent or degreaser is used, wash water shall be collected and discharged to the sanitary sewer, subject to the approval of the sanitary sewer District.
- l. Include erosion control/storm water quality measures in the final grading plan that specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydro seeding, gravel bags and siltation fences and are subject to review and approval of the City Engineer. If no grading plan is required, necessary erosion control/storm water quality measures shall be shown on the site plan submitted for an on-site permit, subject to review and approval of the City Engineer. The applicant shall be responsible for ensuring that all contractors and subcontractors are aware of and implement such measures.
- m. Sweep or vacuum the parking lot(s) a minimum of once a month and prevent the accumulation of litter and debris on the site. Corners and hard to reach areas shall be swept manually.
- n. Ensure that the area surrounding the project such as the streets stay free and clear of construction debris such as silt, dirt, dust, and tracked mud coming in from or in any way related to project construction. Areas that are exposed for extended periods shall be watered regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular basis. All trucks shall be covered.
- o. Clean all on-site storm drain facilities a minimum of twice a year, once immediately prior to October 15 and once in January. Additional cleaning may be required if found necessary by City Inspectors and/or City Engineer.

## **H. UTILITIES**

1. All existing and proposed utilities shall be undergrounded (e.g. transformers and PMH boxes) and subsurface in accordance with the Antioch Municipal Code, except existing P.G.& E. towers, if any or as approved by the City Engineer.
2. Underground utilities shall be designed to flow approximately parallel to the centerline of the street, or as approved by the City Engineer.
3. All on-site curbs, gutters and sidewalks shall be constructed of Portland cement concrete.
4. The sewer collection system shall be constructed to function as a gravity system.
5. If necessary, a public utilities easement that encompasses public utilities shall be provided as directed by the City Engineer.
6. All ground mounted utility appurtenances such as transformers, AC condensers, backflow devices, etc., shall be located out of public view and adequately screened in such a manner as to minimize the visual and acoustical impact. Screening may include a combination of landscaping and/or masonry to the satisfaction of the Community Development Department. All gas and electrical meters shall be concealed and/or painted to match the building
7. The applicant shall prepare a final site plan and elevations of all on-site mechanical equipment (including HVAC condensers, transformers, switch boxes, backflow devices, PG&E transformers, etc.) and specifics of how such equipment shall be screened from public view. This plan, with an approval stamp from the City of Antioch shall be submitted to the utility provider for review. Any necessary changes or deviations from the approved utility location and/or screening shall be reviewed by the Community Development Department prior to installation and may be subject to discretionary Design Review processing and fees.
8. Improvements and fees that are required by the Contra Costa County Flood Control District shall be implemented, as approved by the City Engineer.
9. The developer shall provide adequate water pressure and volume to serve this development, as approved by the City Engineer. This will include a minimum residual pressure of 20 psi with all losses included at the highest point of water service and a minimum static pressure of 50 psi.
10. A reduced backflow prevention device shall be installed on all City water meter services.

**I. LANDSCAPING**

1. Landscape shall show immediate results and be permanently maintained in good condition.
2. Street trees to be planted in prominent areas (such as along street corners and project entries) shall have a box depth of at least 48 inches.

**J. PROJECT SPECIFIC CONDITIONS**

1. This design review approval applies to the construction of approximately 64 single family homes, landscaping, fencing, sound walls and other associated improvements as depicted on the architectural elevations submitted to the City of Antioch on October 17, 2019 and landscape plans submitted to the Community Development Department on November 14, 2019.
2. All conditions of approval for the Final Planned Development, Vesting Tentative Map, and Use Permit, shall be complied with as identified in Resolution No. 2010/21.
3. Phase 3 models shall be plotted as shown on the Development Plan, dated September 20, 2019. Any changes to the plotting shall be reviewed and approved by the Zoning Administrator prior to the issuance of building permits for those units.
4. Prior to issuance of the 1<sup>st</sup> building permit in Phase 3, the applicant shall submit detailed plans of the address markers for each home model, subject to review and approval by the City of Antioch Community Development Department.
5. Prior to issuance of the 1<sup>st</sup> building permit in Phase 3, the applicant shall submit enhanced elevations for all street side and rear elevations that are visible from the public right of way. Enhanced elevations shall be reviewed and approved by the Zoning Administrator.
6. All plans shall have the accents and trim on the front elevations wrapped 5 feet or to the fence line on each side at a minimum.
7. The Plan 1 craftsman model shall have the stone veneer continued along the front elevation to the porch entryway.
8. The 2-rail fence railing shall be made of precast concrete instead of redwood.



**I HEREBY CERTIFY** the foregoing resolution was duly adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 4th day of March, 2020.

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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**Forrest Ebbs**  
**Secretary to the Planning Commission**

# ATTACHMENT “B”

# PARK RIDGE



# THE HILLS

## PROJECT TEAM

**DEVELOPER:**  
CONTACT: STEVE ABBS  
BUSINESS: (925) 945-8000

DAVIDON HOMES  
1600 S. MAIN STREET, SUITE 150  
WALNUT CREEK, CA 94596

**ARCHITECT / PLANNER:**  
CONTACT: TERESSA OEHRLEIN  
BUSINESS: (949) 553-9100

BASSENIAN / LAGONI  
2031 ORCHARD DRIVE  
NEWPORT BEACH, CA 92660

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FLOOR PLAN - CALIFORNIA RANCH	A3.4	ELEVATIONS - OPTIONS	A5.8
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TRANSITIONAL SPANISH

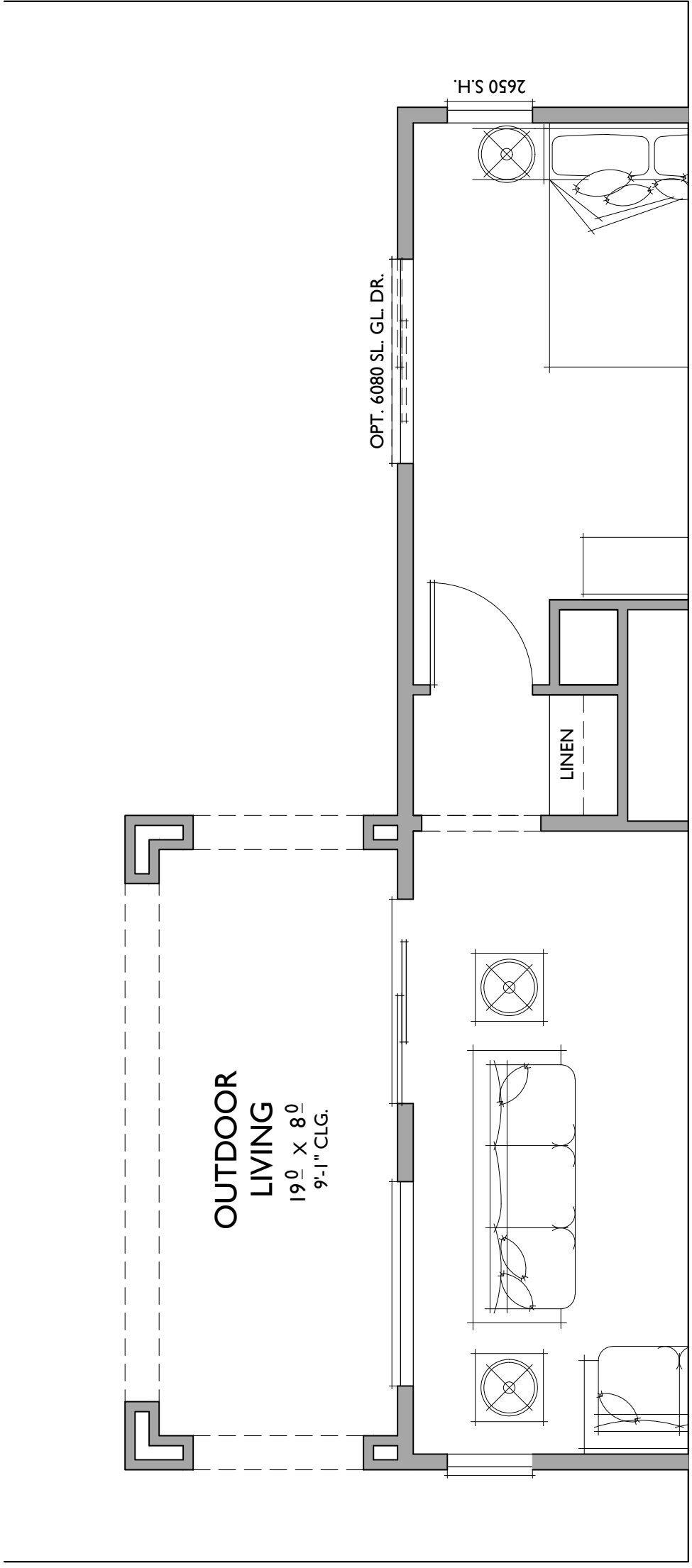


CALIFORNIA RANCH

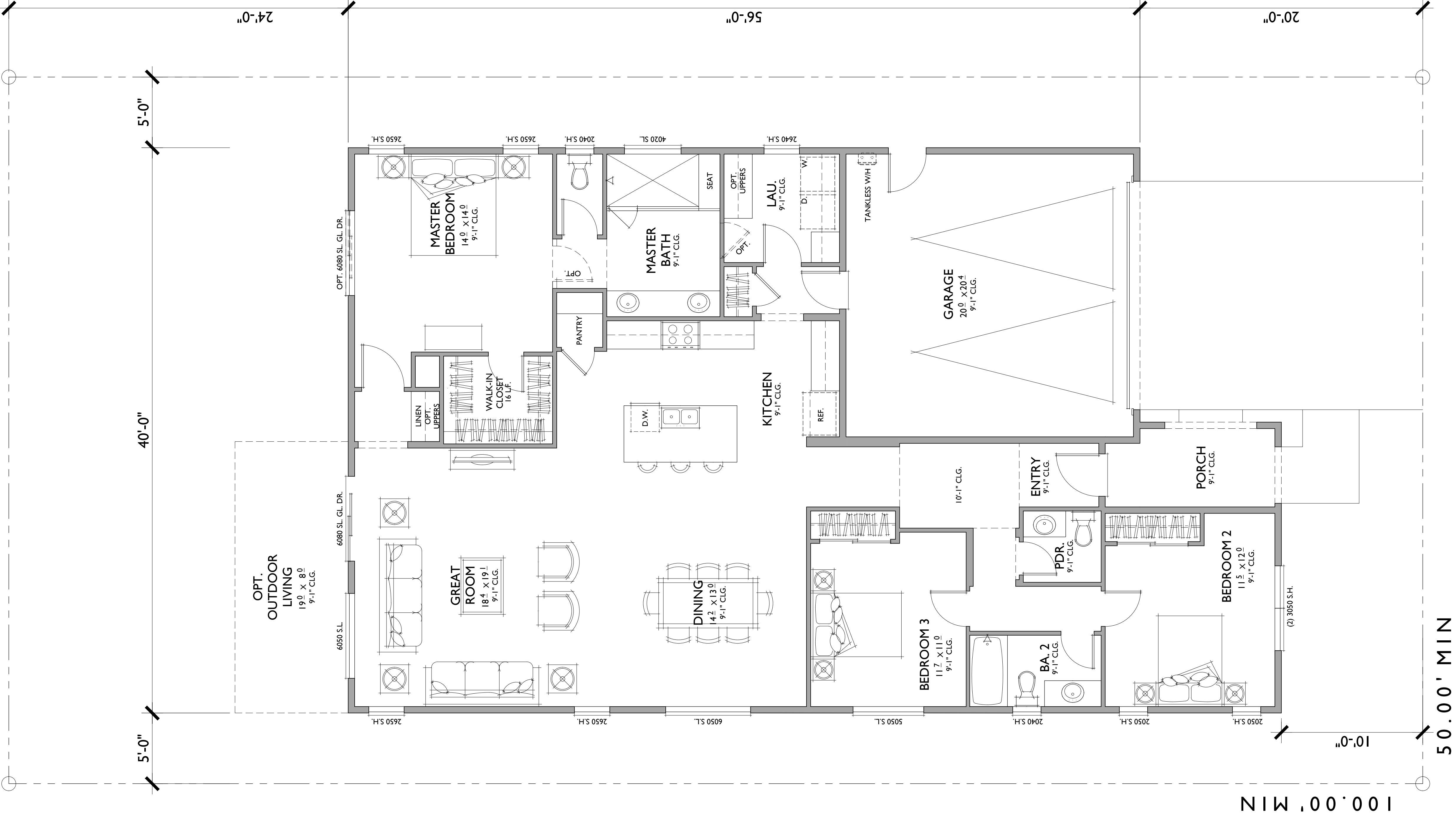


CONTEMPORARY RANCH





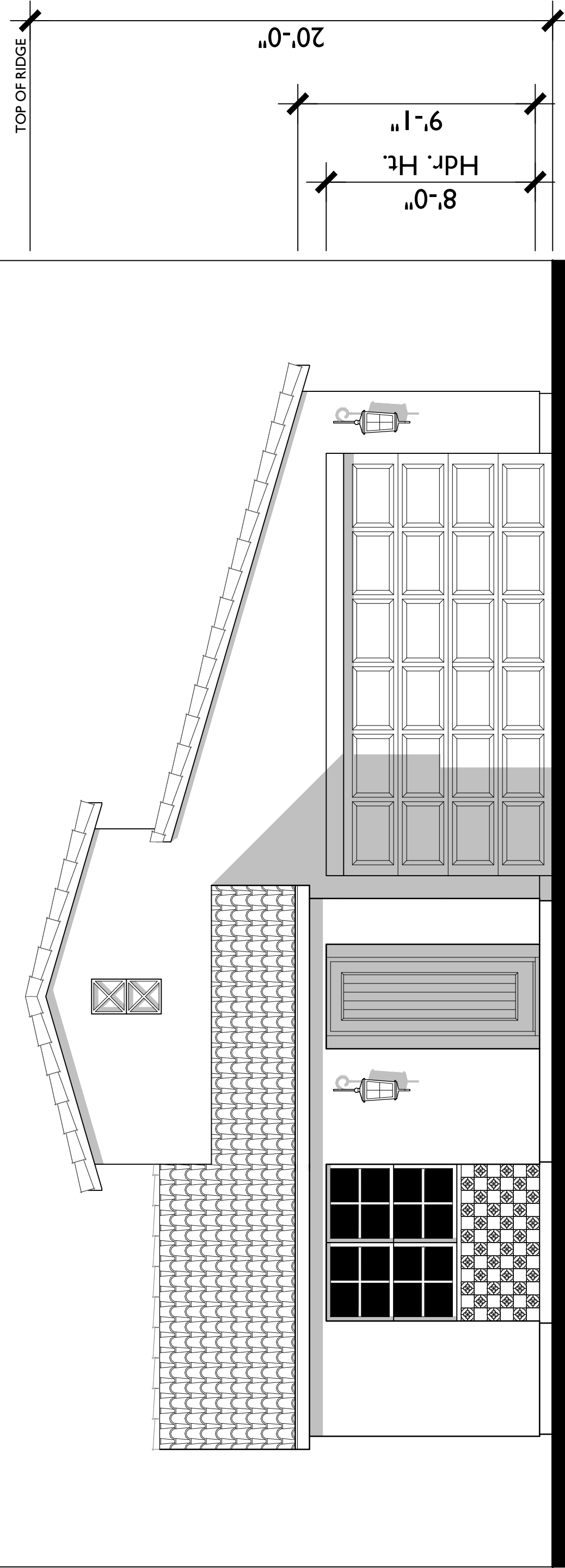
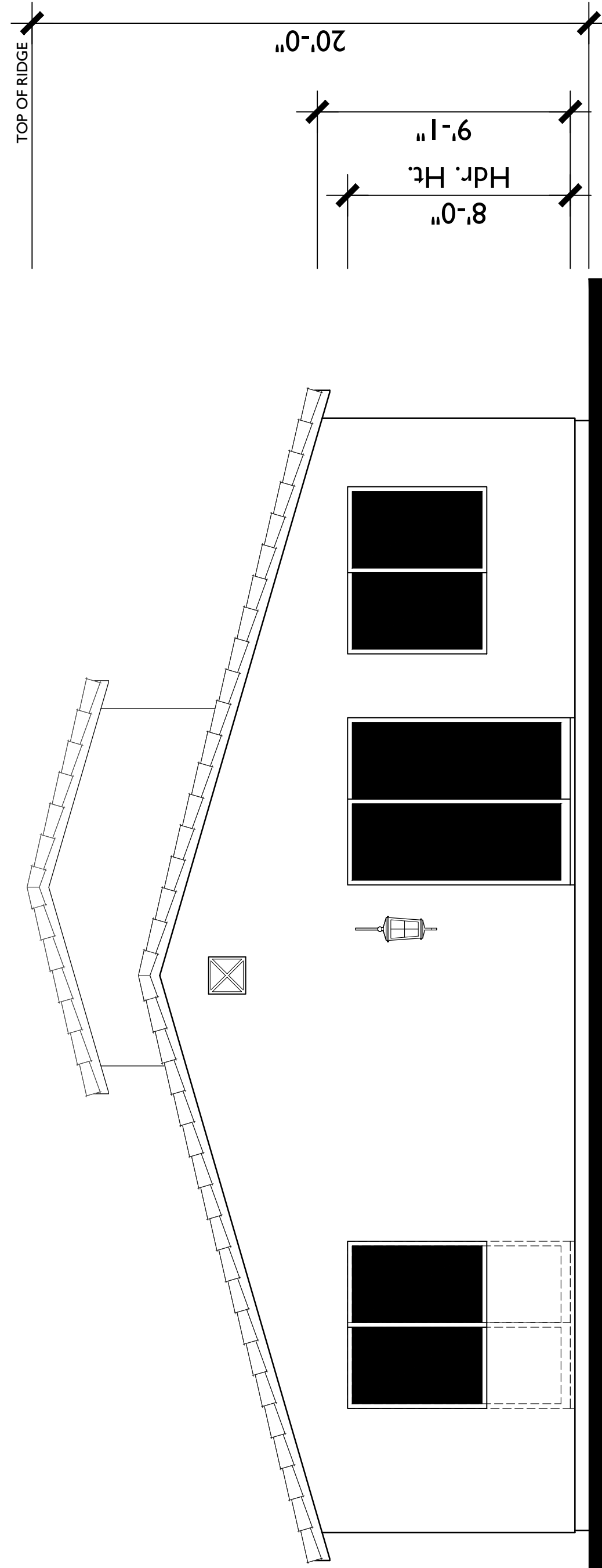
OPT. OUTDOOR LIVING



**PLAN I**  
3 BEDROOMS / 2.5 BATHS  
2- CAR GARAGE

FLOOR AREA TABLE	
<b>TOTAL LIVING</b>	<b>1948 SQ. FT.</b>
2 - CAR GARAGE	426 SQ. FT.
OPT. OUTDOOR LIVING	171 SQ. FT.
PORCH	71 SQ. FT.

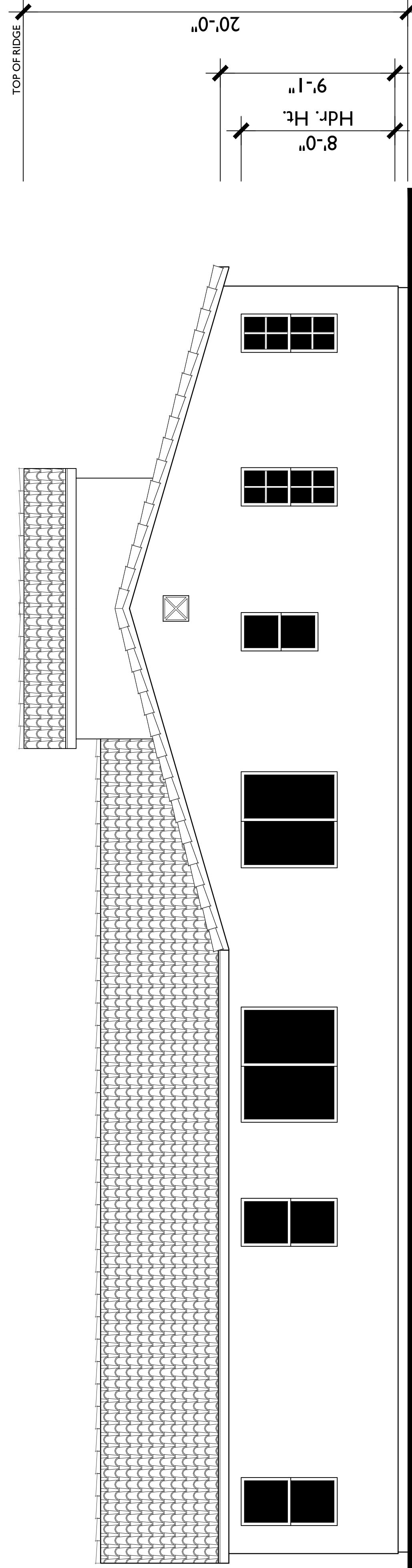
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



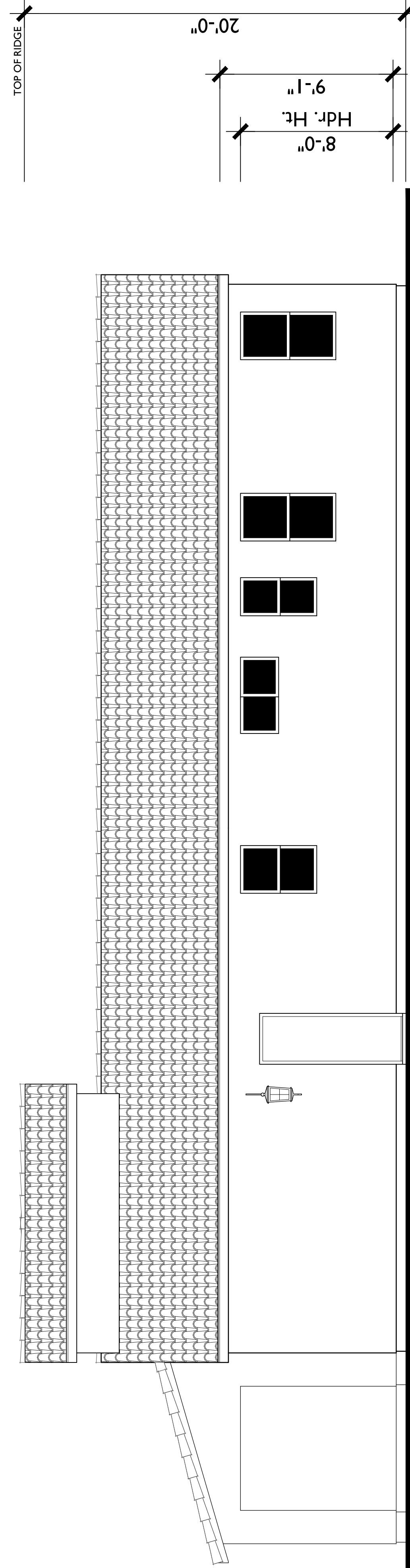
REAR

FRONT

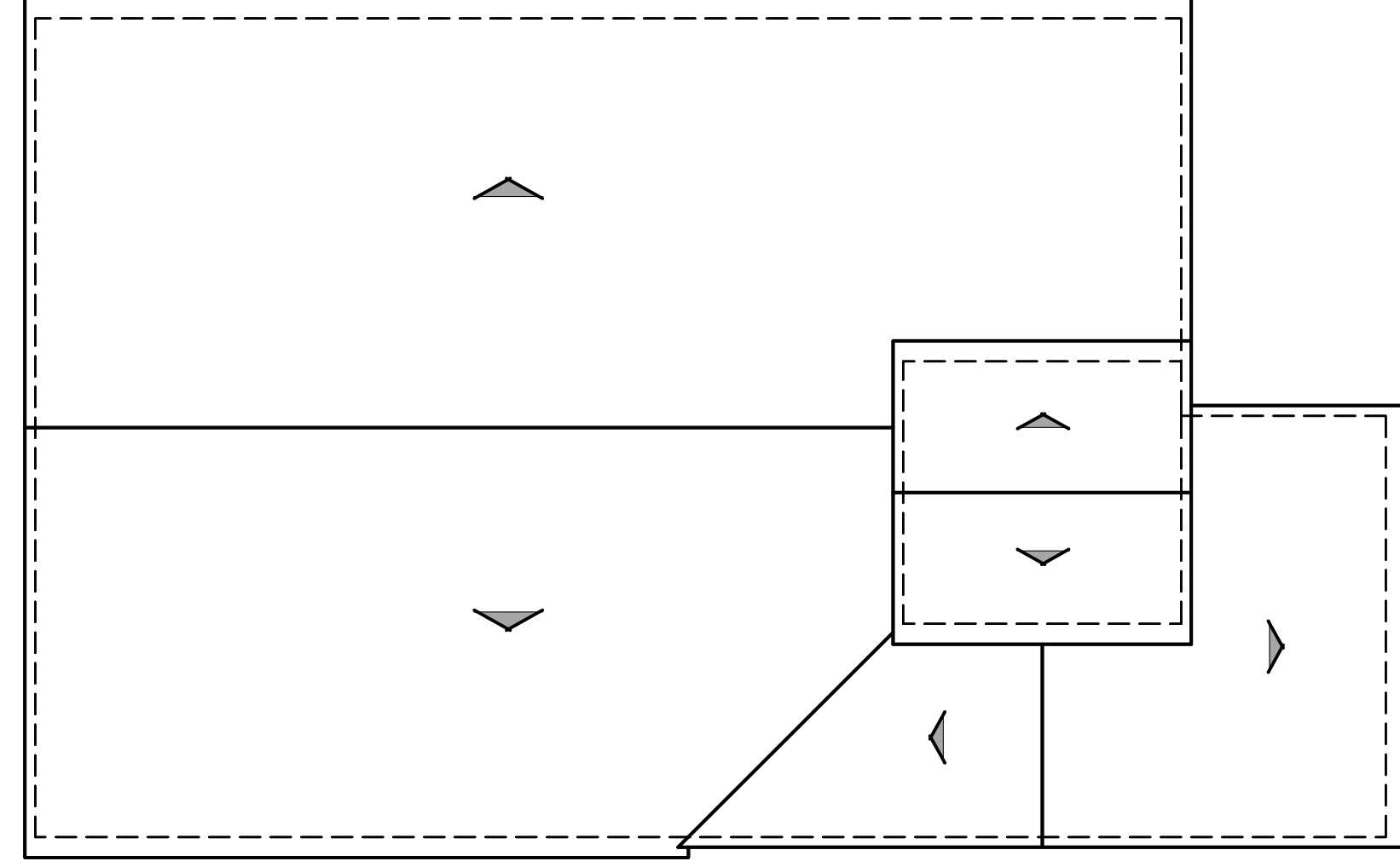
TRANSITIONAL SPANISH  
1/4"=1'-0"



LEFT



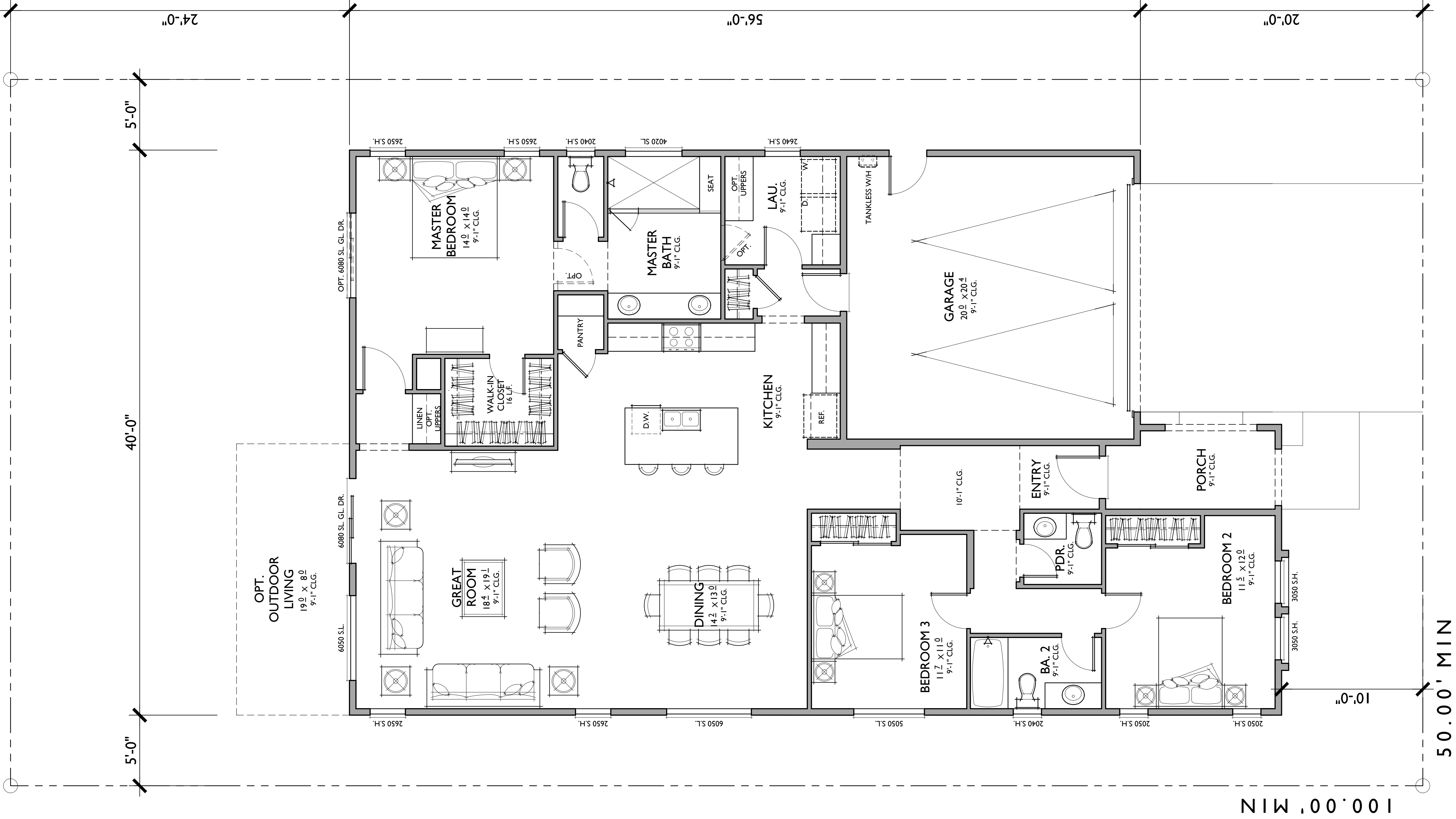
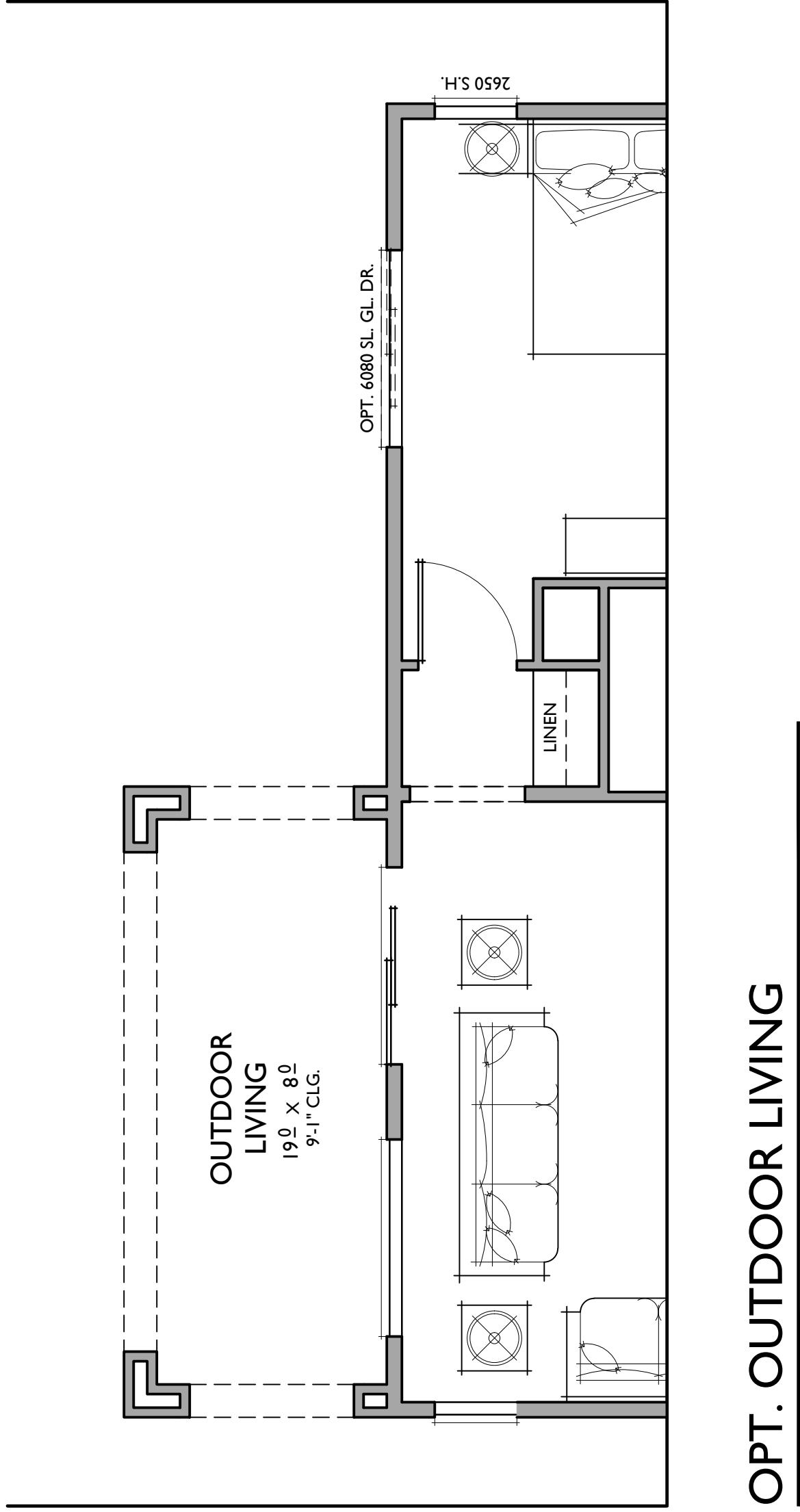
RIGHT



ROOF PLAN Transitional Spanish  
1/8"=1'-0"

PITCH: 3.5:12  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: CONCRETE "S" TILE

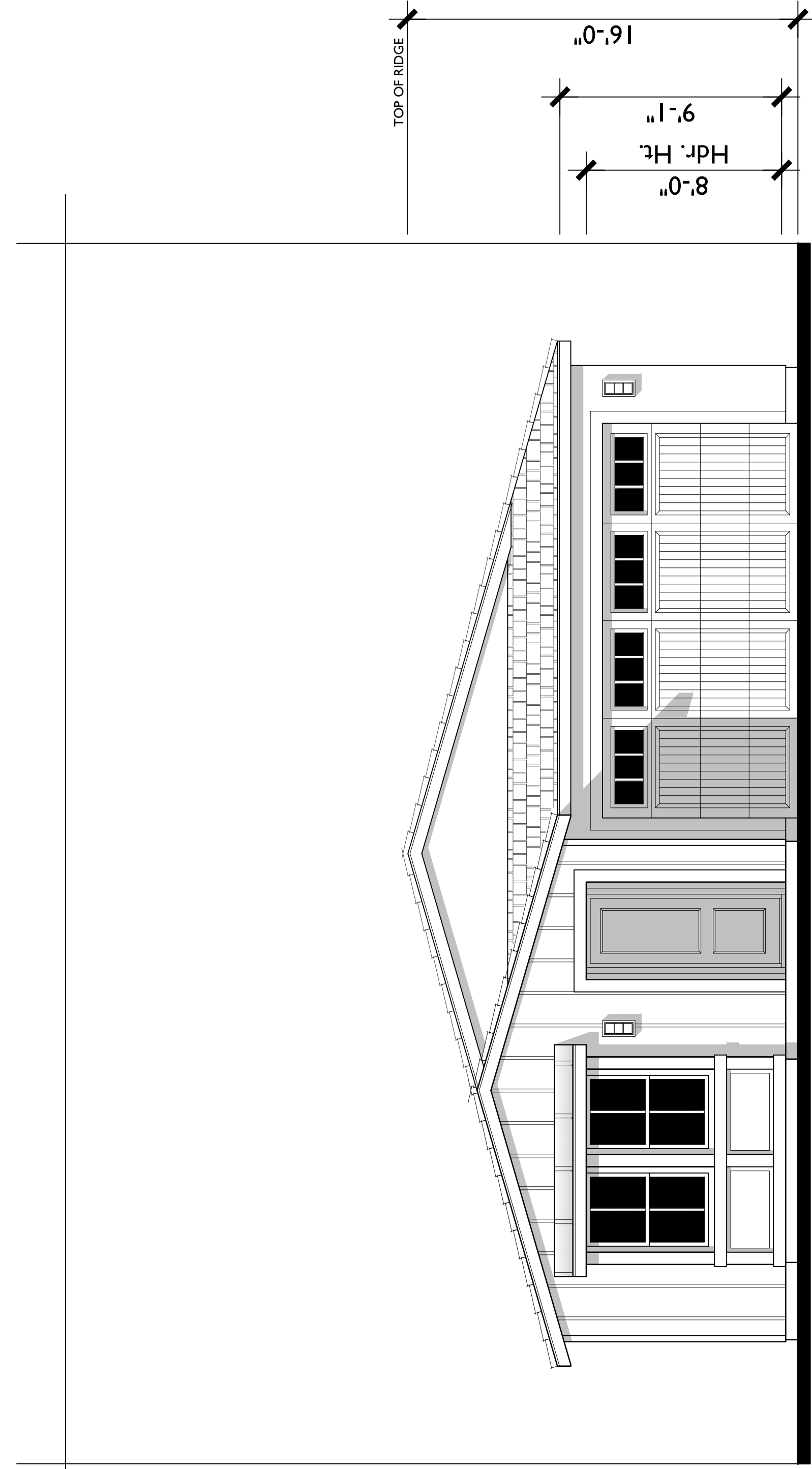




**PLAN I**  
3 BEDROOMS / 2.5 BATHS  
2- CAR GARAGE

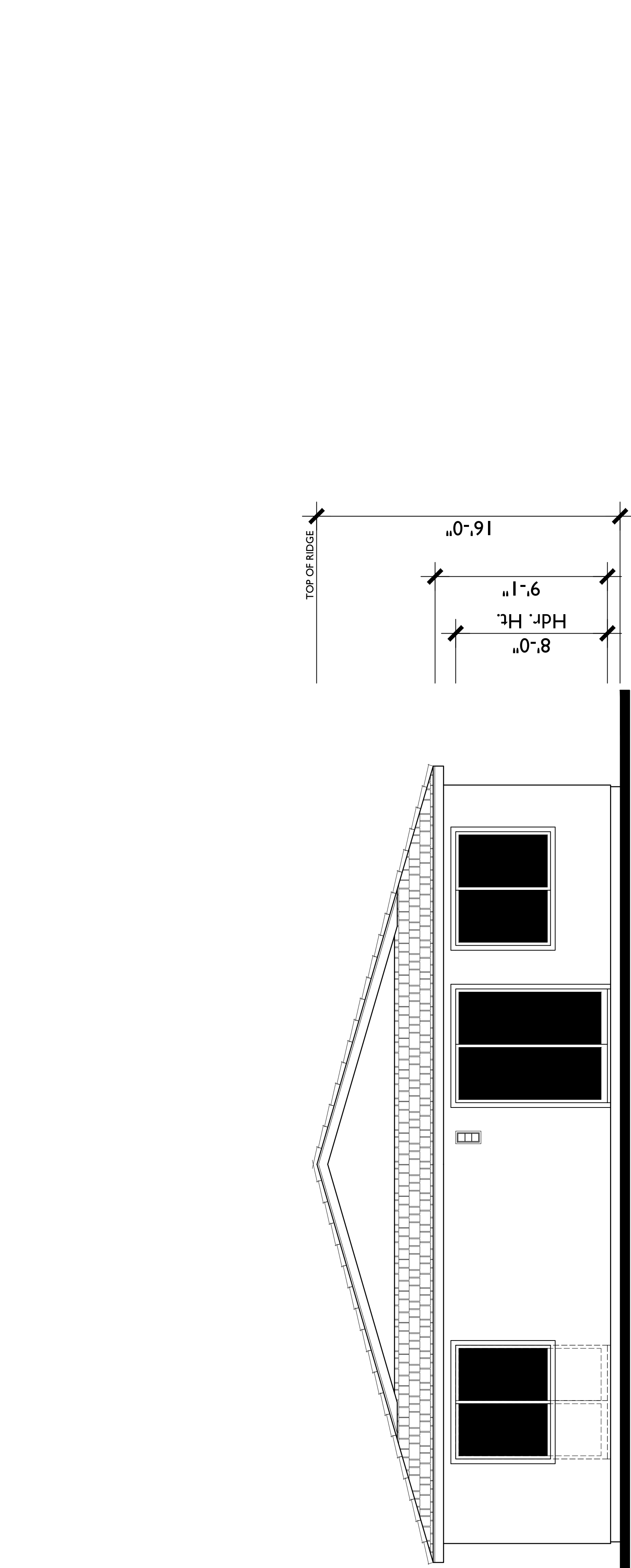
FLOOR AREA TABLE	
<b>TOTAL LIVING</b>	<b>1948 SQ. FT.</b>
2 - CAR GARAGE	426 SQ. FT.
OPT. OUTDOOR LIVING	154 SQ. FT.
PORCH	71 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



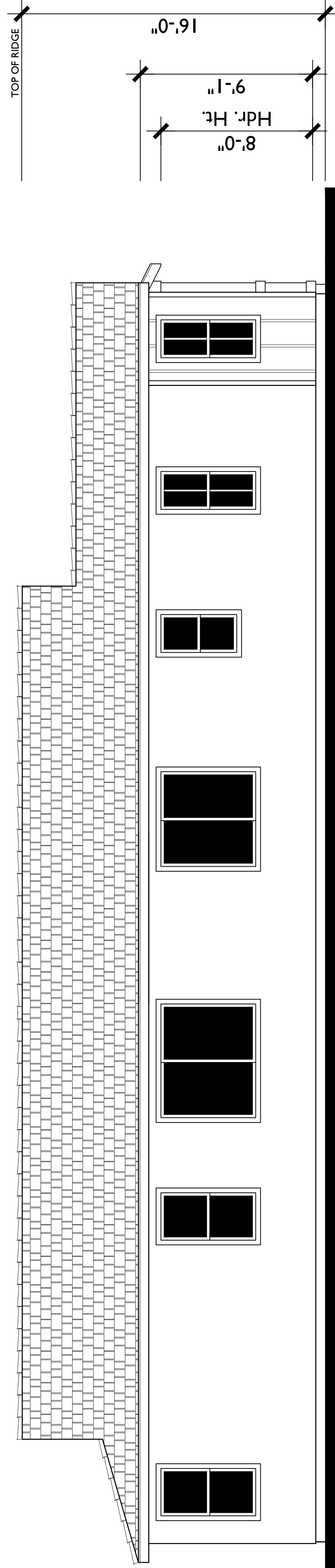
FRONT

CONTEMPORARY RANCH  
1/4"=1'-0"

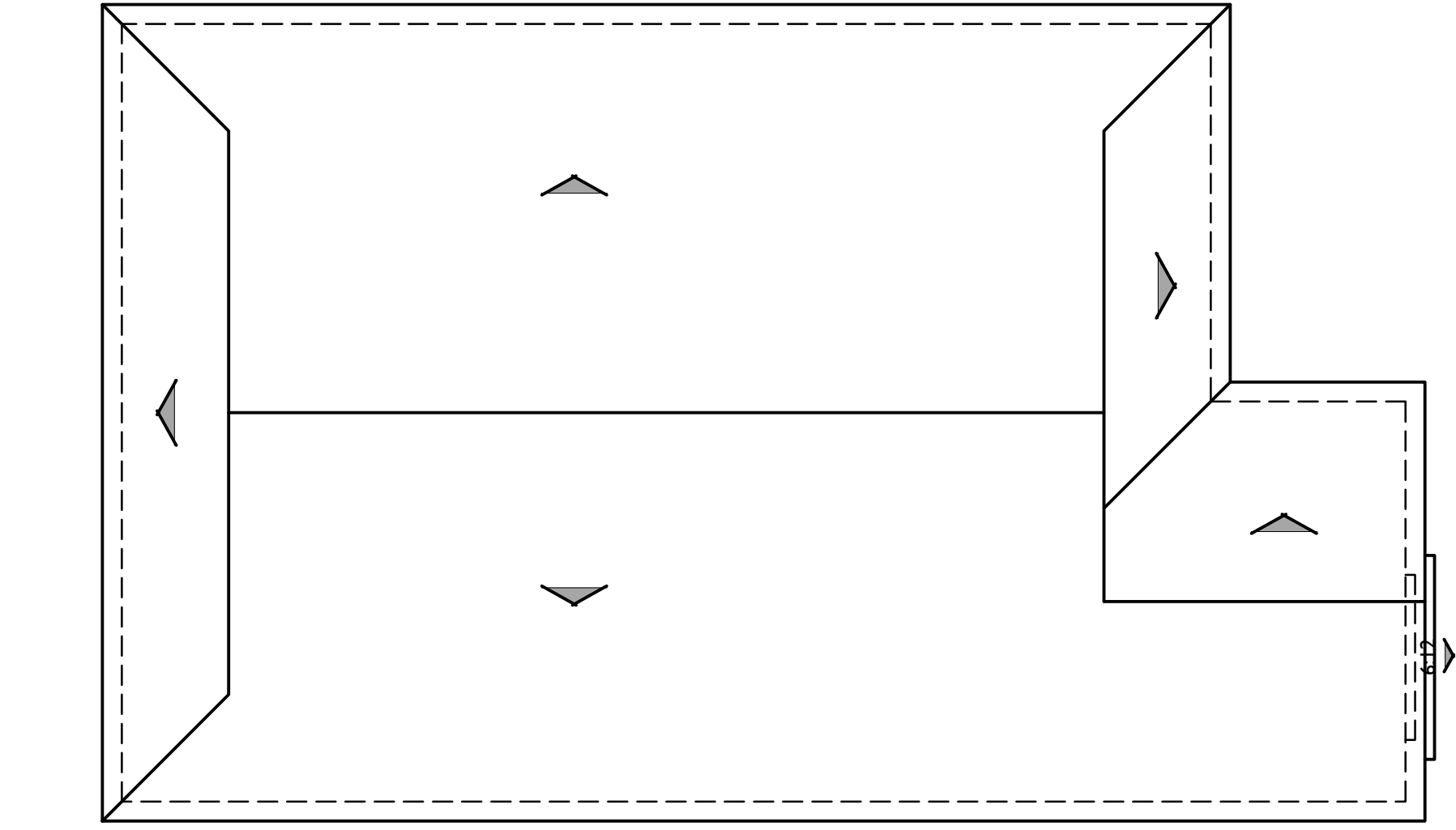


REAR

CONTEMPORARY RANCH  
1/4"=1'-0"

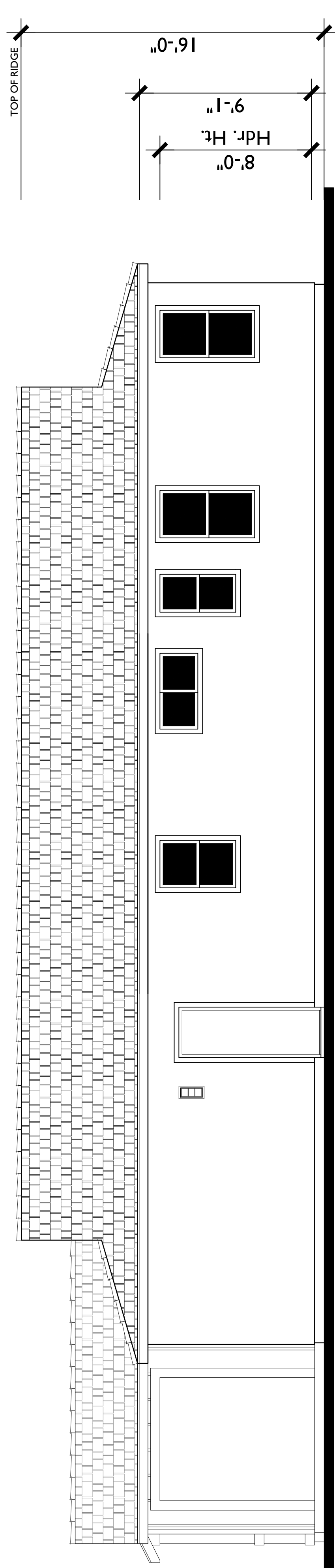


LEFT



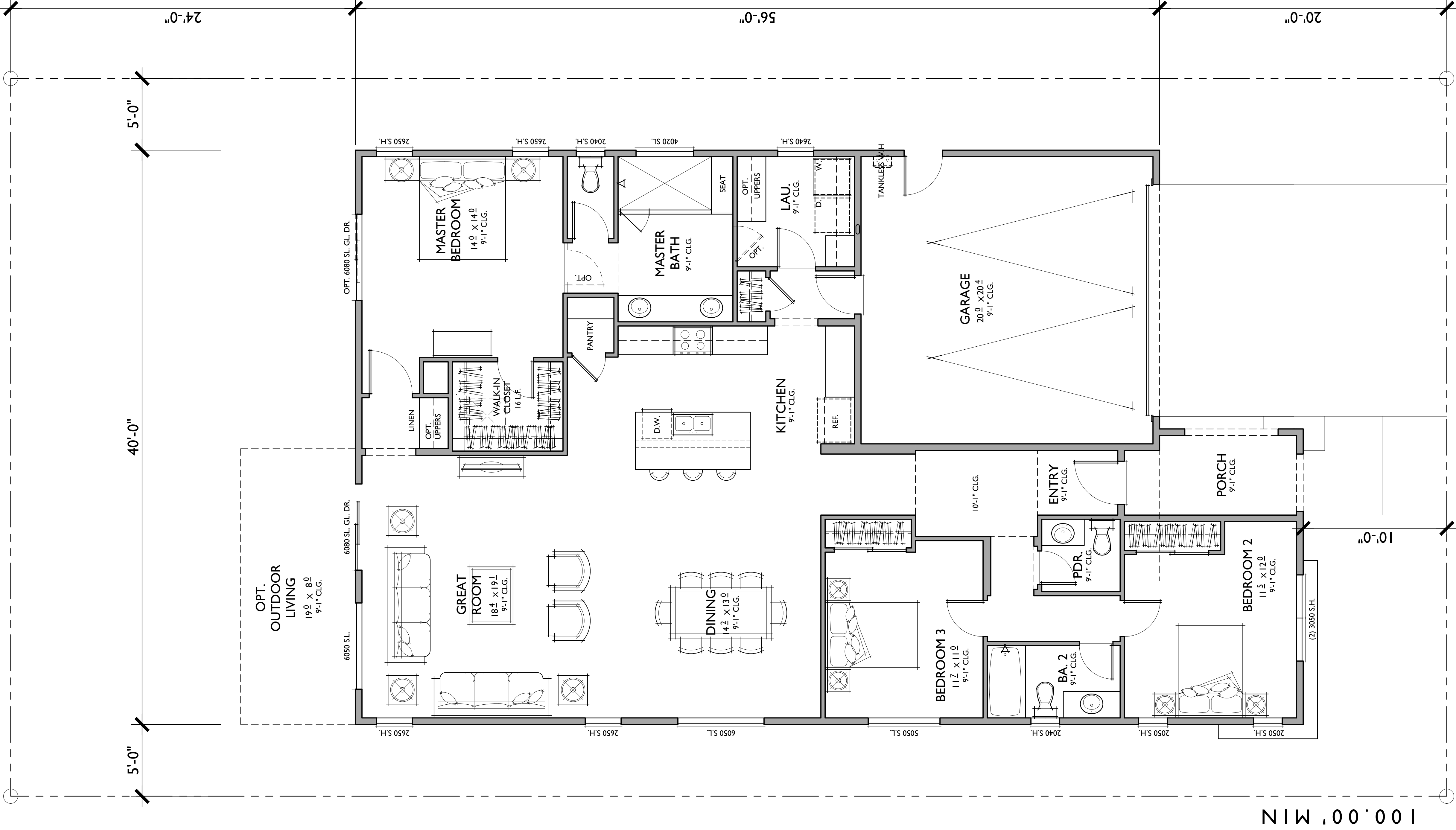
ROOF PLAN Contemporary Ranch

PITCH: 3.5:12 UNO  
RAKE: 12"  
RAKE: 12"  
ROOF MATERIAL: COMPOSITION SHINGLE



RIGHT

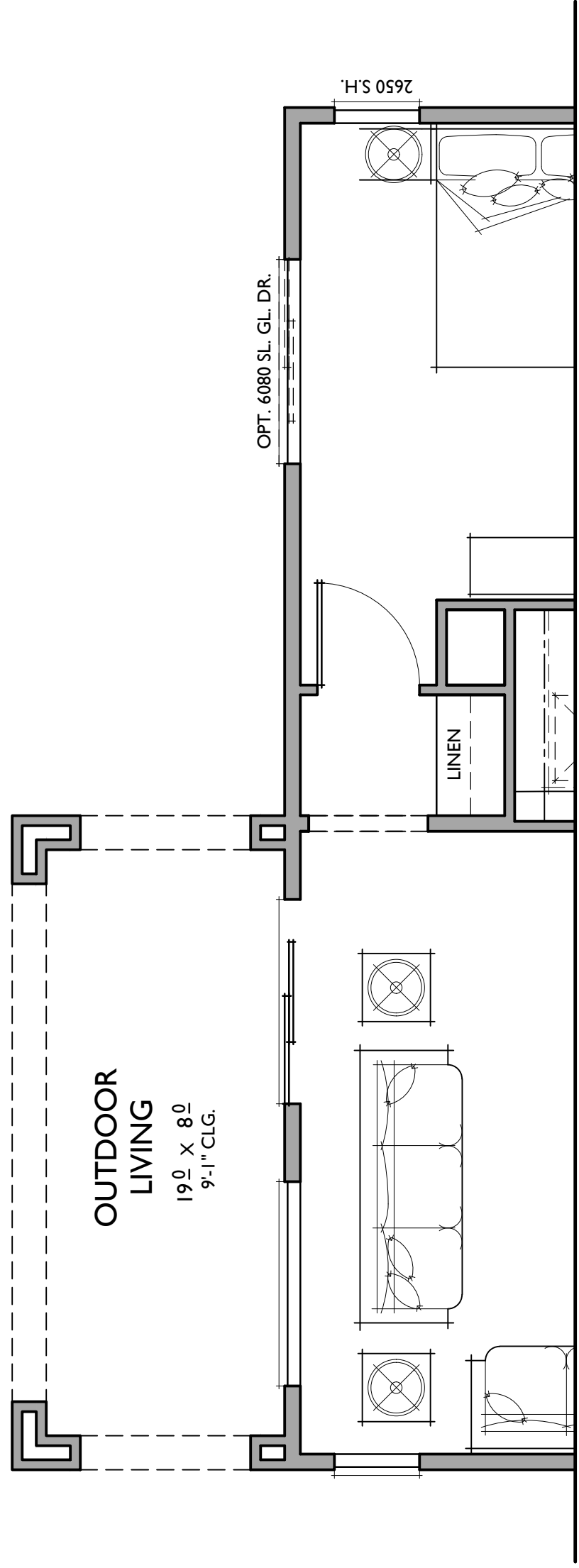




**PLAN I**  
3 BEDROOMS / 2.5 BATHS  
2- CAR GARAGE

FLOOR AREA TABLE	
<b>TOTAL LIVING</b>	<b>1948 SQ. FT.</b>
2 - CAR GARAGE	426 SQ. FT.
OPT. OUTDOOR LIVING	154 SQ. FT.
PORCH	71 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



OPT. OUTDOOR LIVING

50.00' MIN

100.00' MIN

# PARK RIDGE

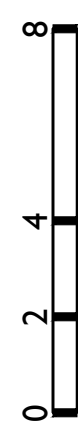
## THE HILLS

A I.6

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ARCHITECTURE • PLANNING • INTERIORS

Antioch, Ca



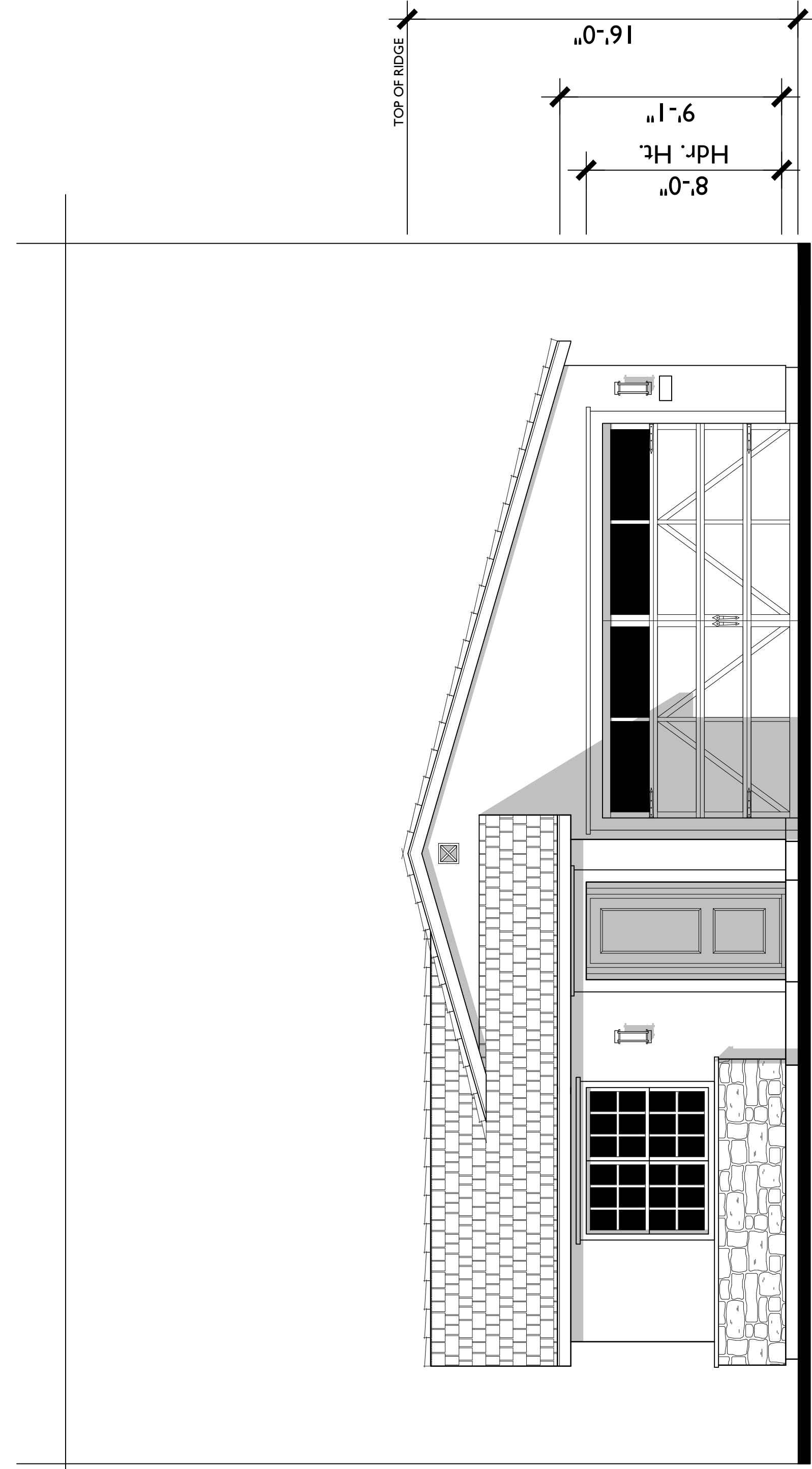
081.19057

202 Orchard Oaks, Suite 100  
Walnut Creek, CA 94596  
Tel: +1 925 933 3100  
Fax: +1 925 933 3248

11.08.19

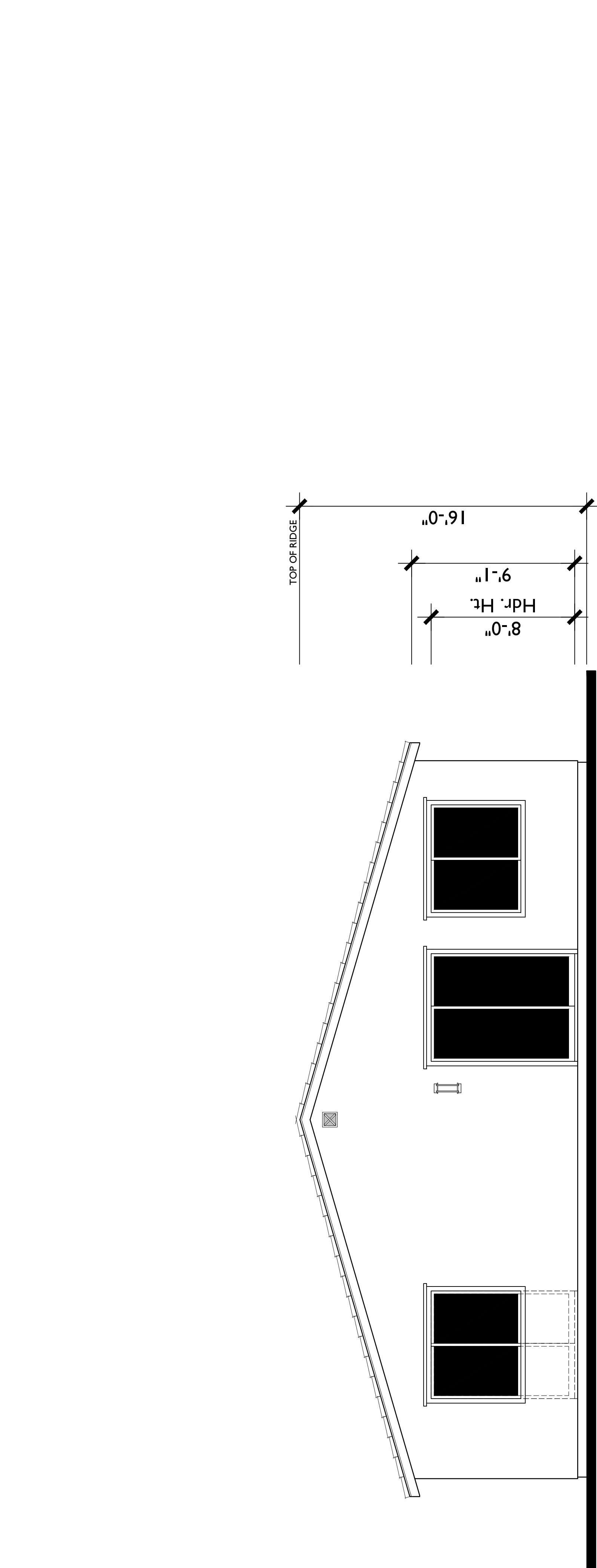
**DAVIDSON HOMES**

1600 SOUTH MAIN STREET, SUITE 150  
WALNUT CREEK, CA 94596-5394  
(925) 945-8000 (925) 256-0140 FAX



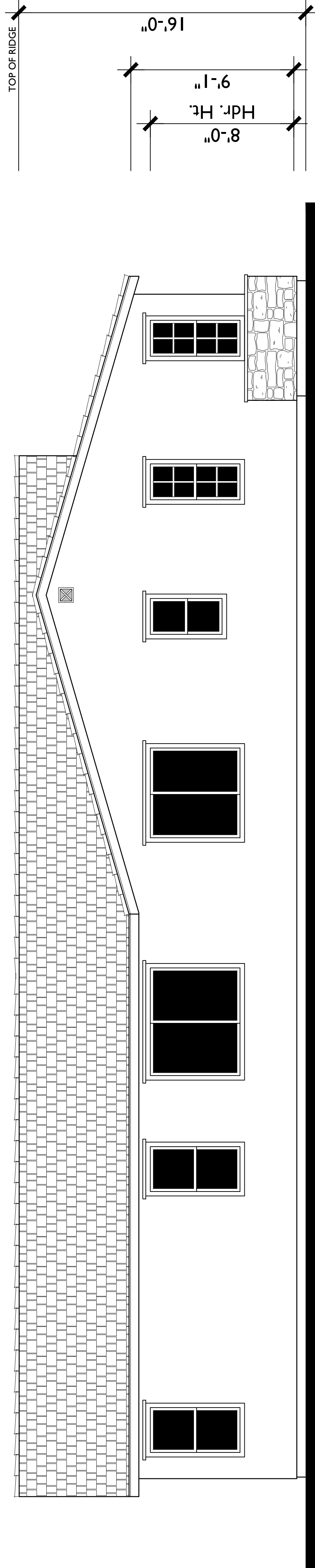
FRONT

CALIFORNIA RANCH  
1/4"=1'-0"

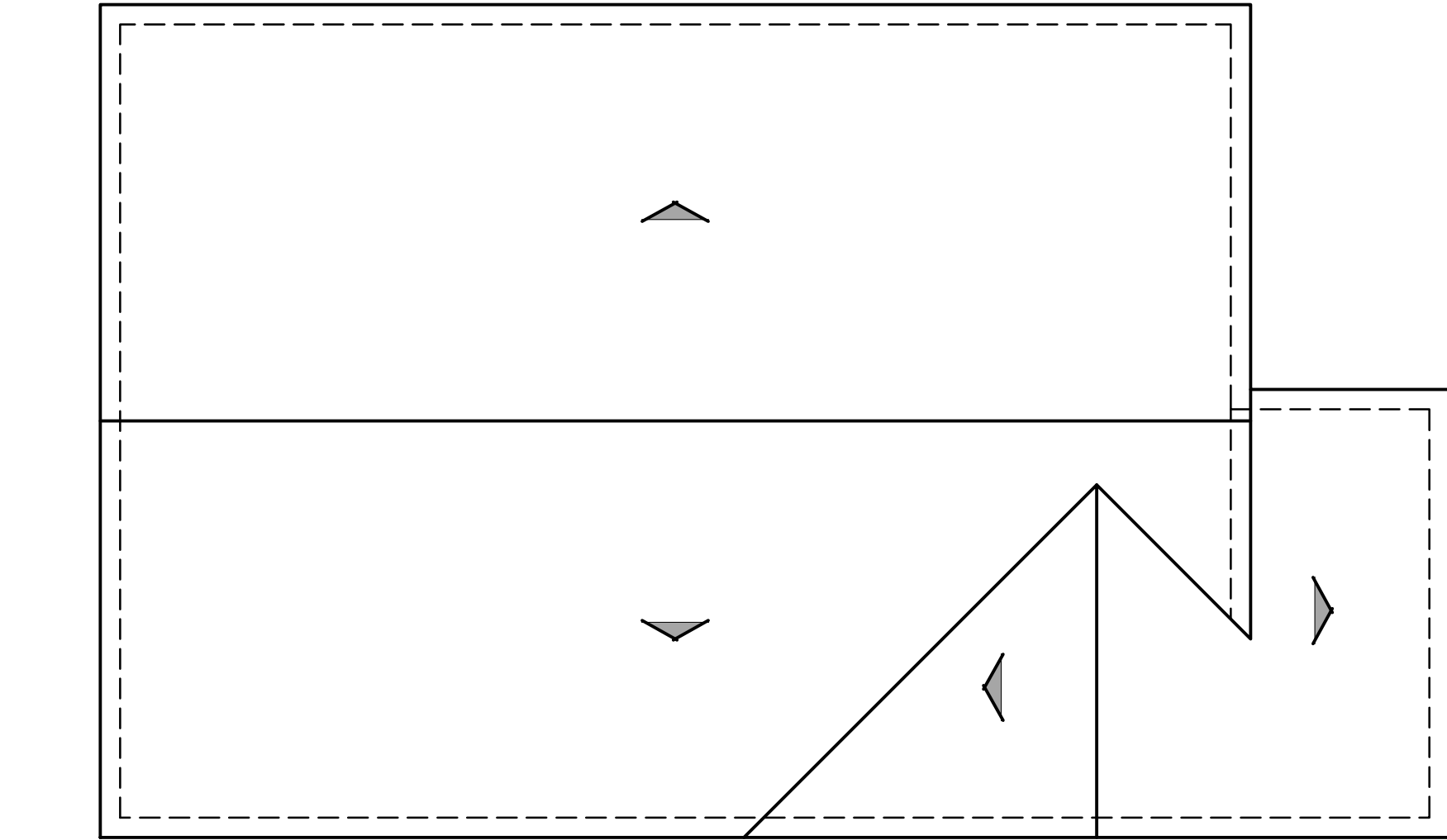


REAR

CALIFORNIA RANCH  
1/4"=1'-0"



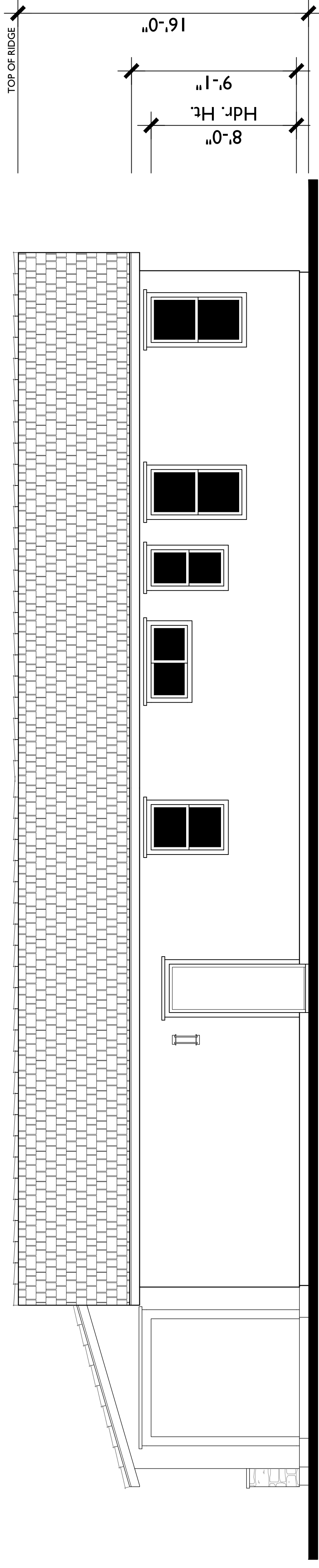
LEFT



ROOF PLAN

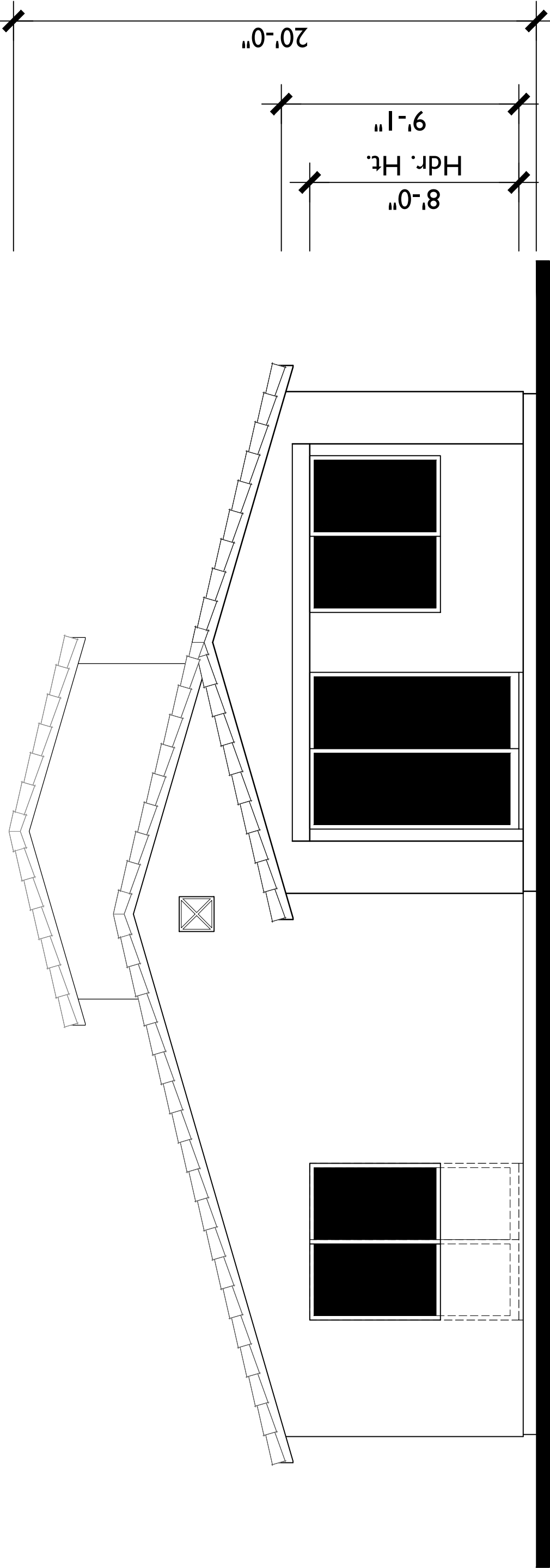
California Ranch

PITCH: 3.5:12  
RAKE: 12"  
EAVE: 12"  
ROOF MATERIAL: COMPOSITION SHINGLE

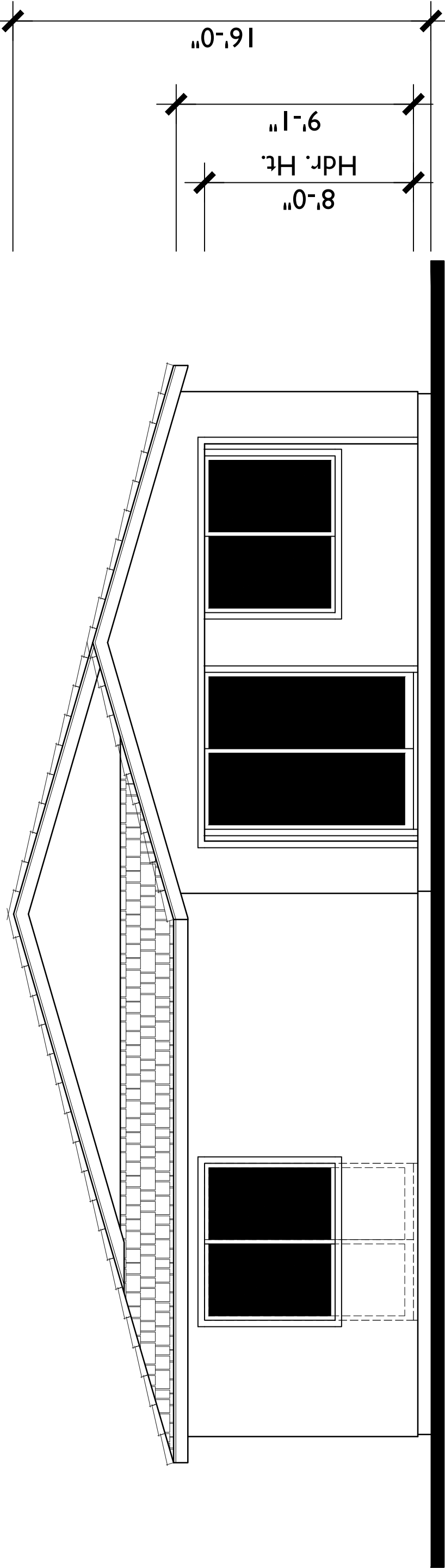


RIGHT

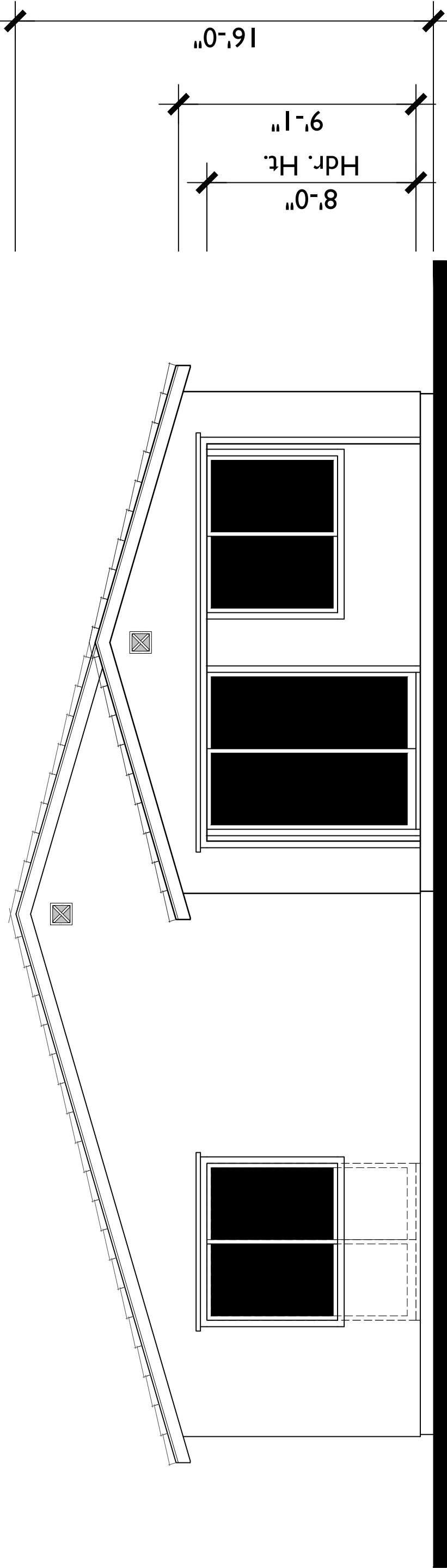




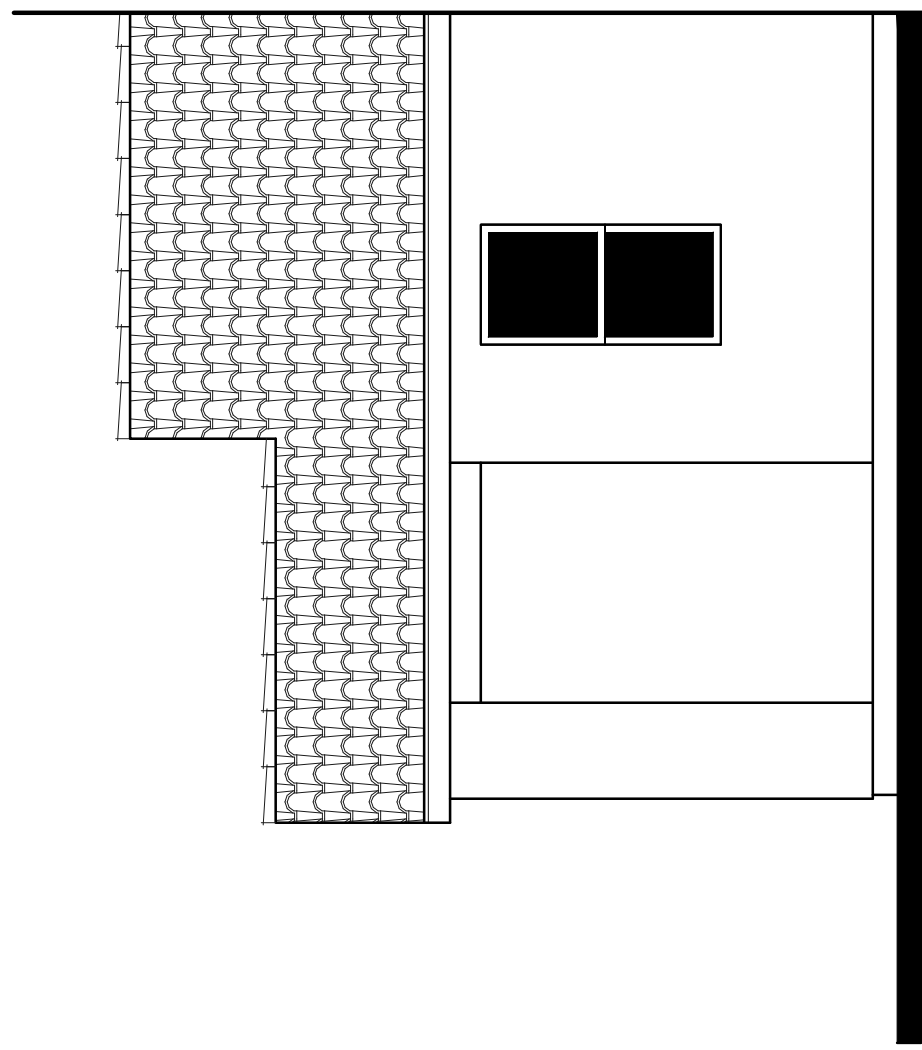
REAR - OUTDOOR LIVING



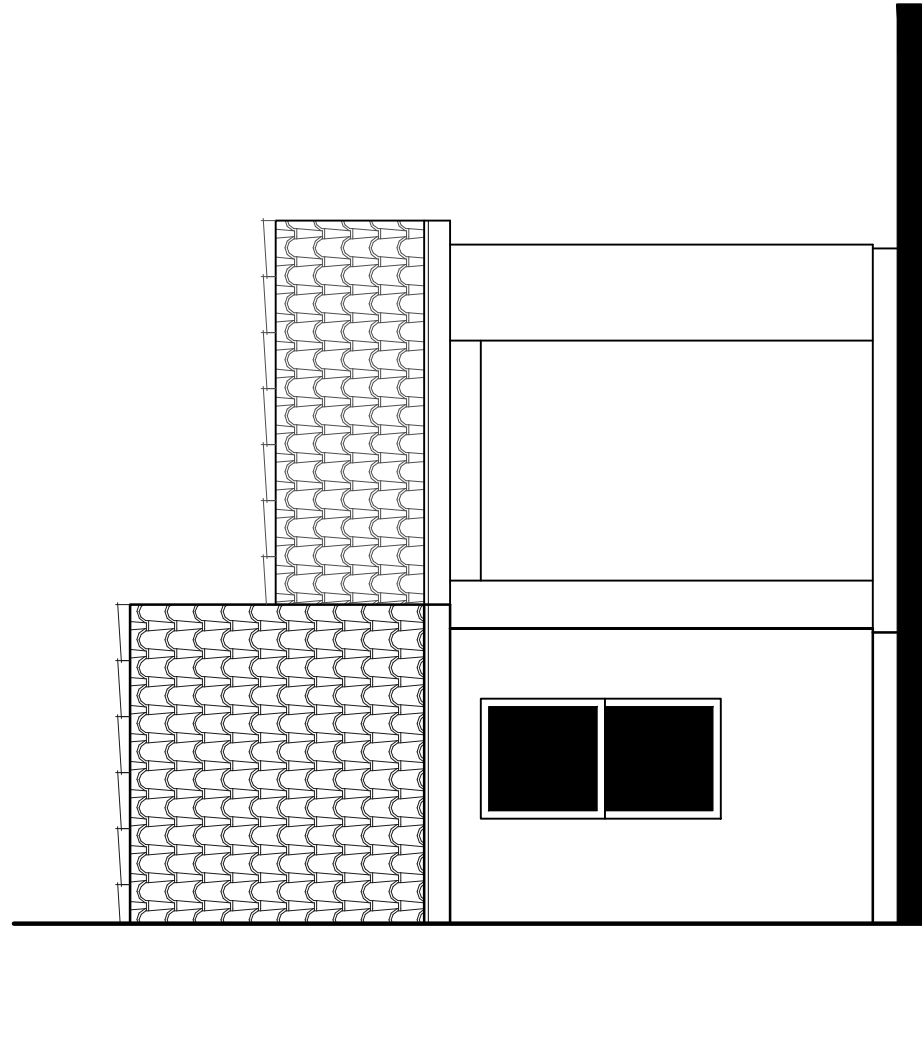
REAR - OUTDOOR LIVING



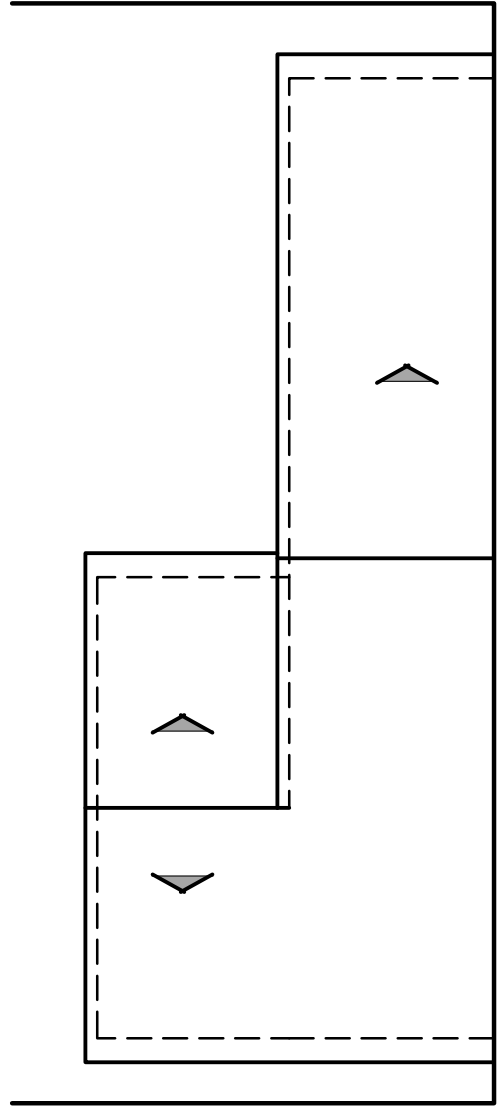
REAR - OUTDOOR LIVING



LEFT - OUTDOOR LIVING

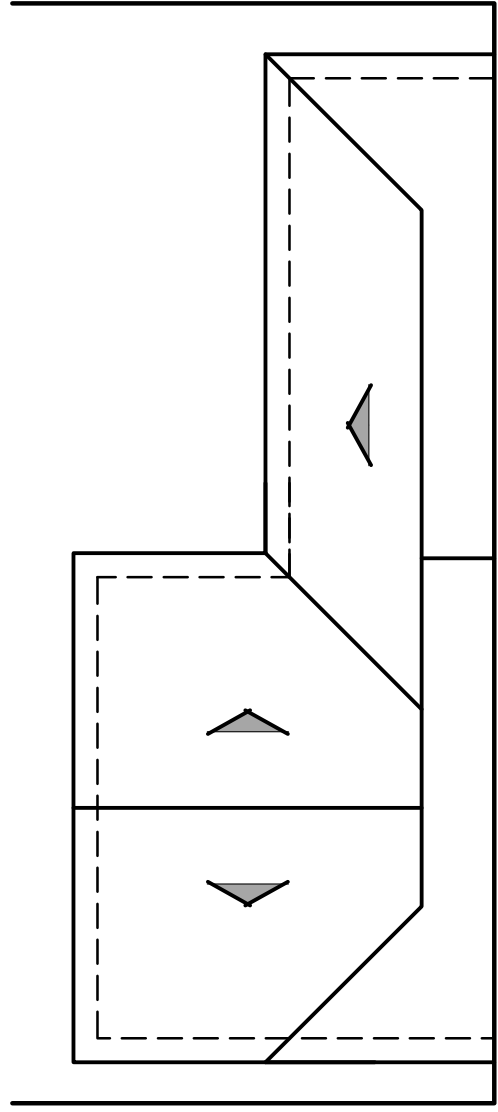


RIGHT - OUTDOOR LIVING



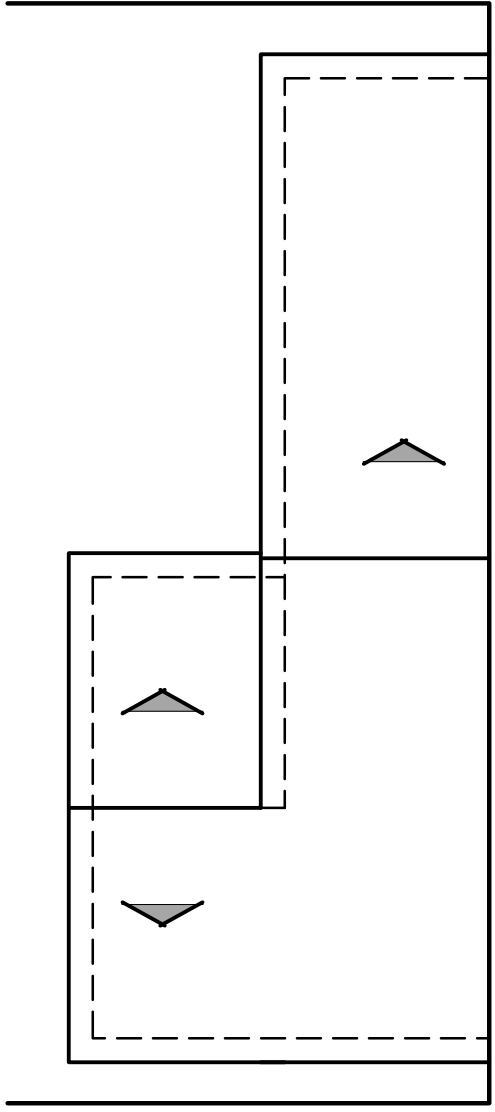
ROOF PLAN Transitional Spanish

PITCH: 3.5:12  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: CONCRETE "S" TILE



ROOF PLAN Contemporary Ranch

PITCH: 3.5:12  
RAKE: 12"  
EAVE: 12"  
ROOF MATERIAL: COMPOSITION SHINGLE



ROOF PLAN California Ranch

PITCH: 3.5:12  
RAKE: 12"  
EAVE: 12"  
ROOF MATERIAL: COMPOSITION SHINGLE





TRANSITIONAL SPANISH

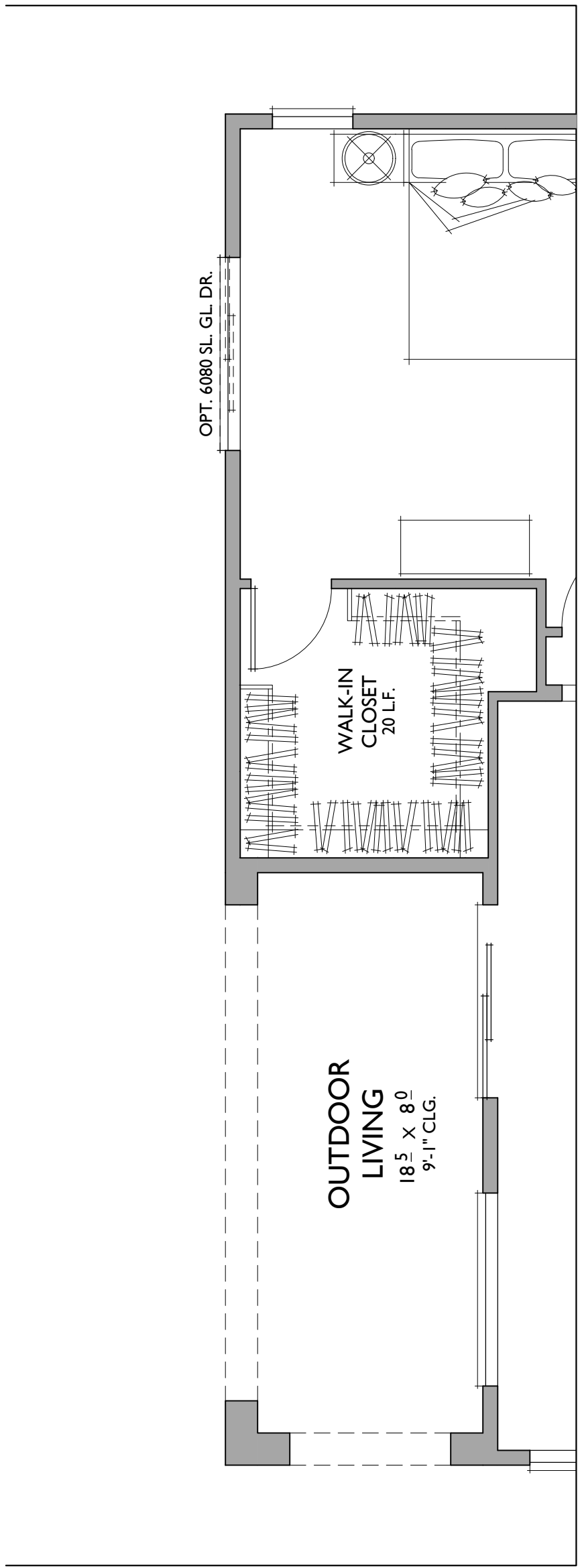


CONTEMPORARY RANCH

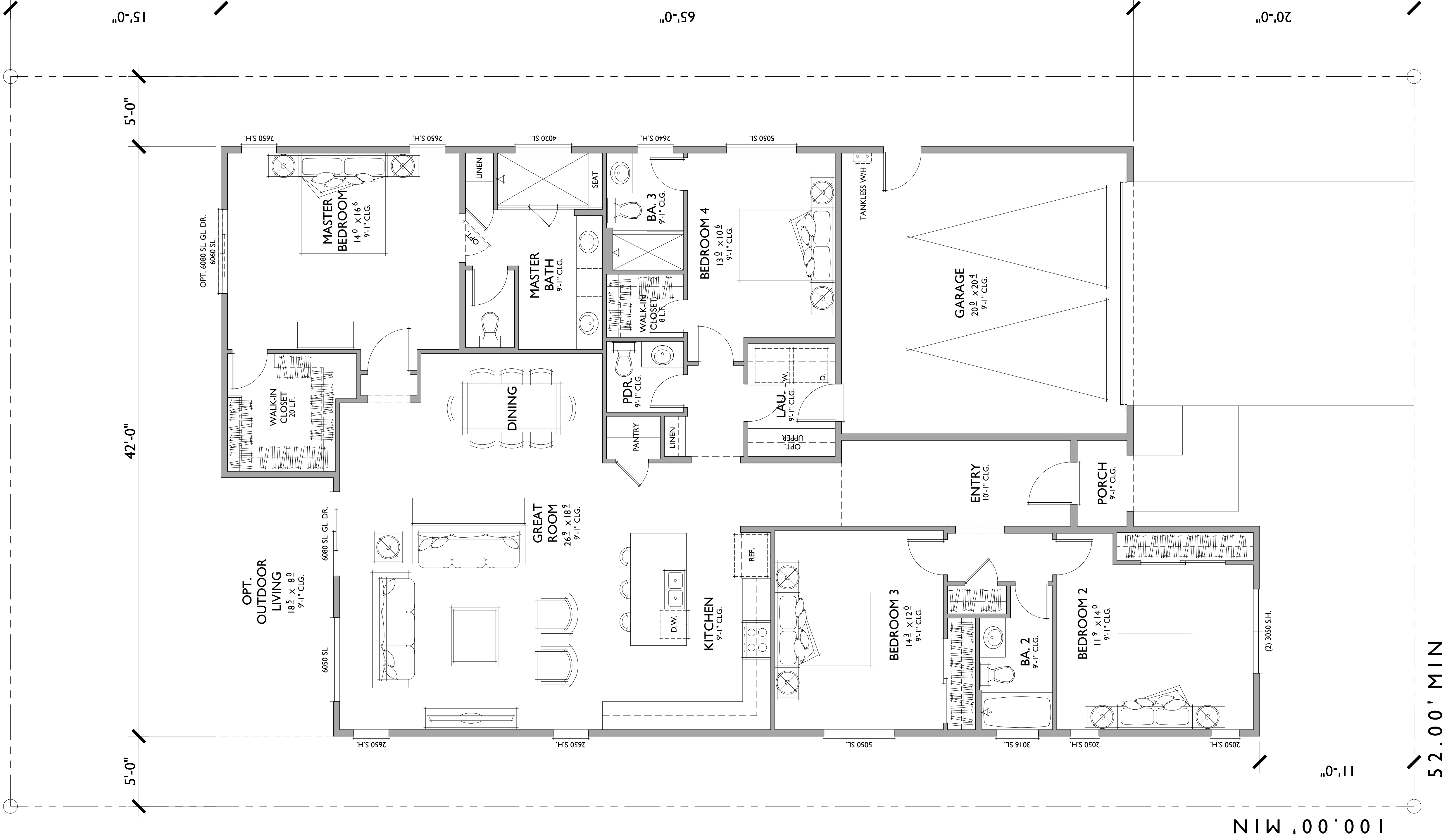


MEDITERRANEAN





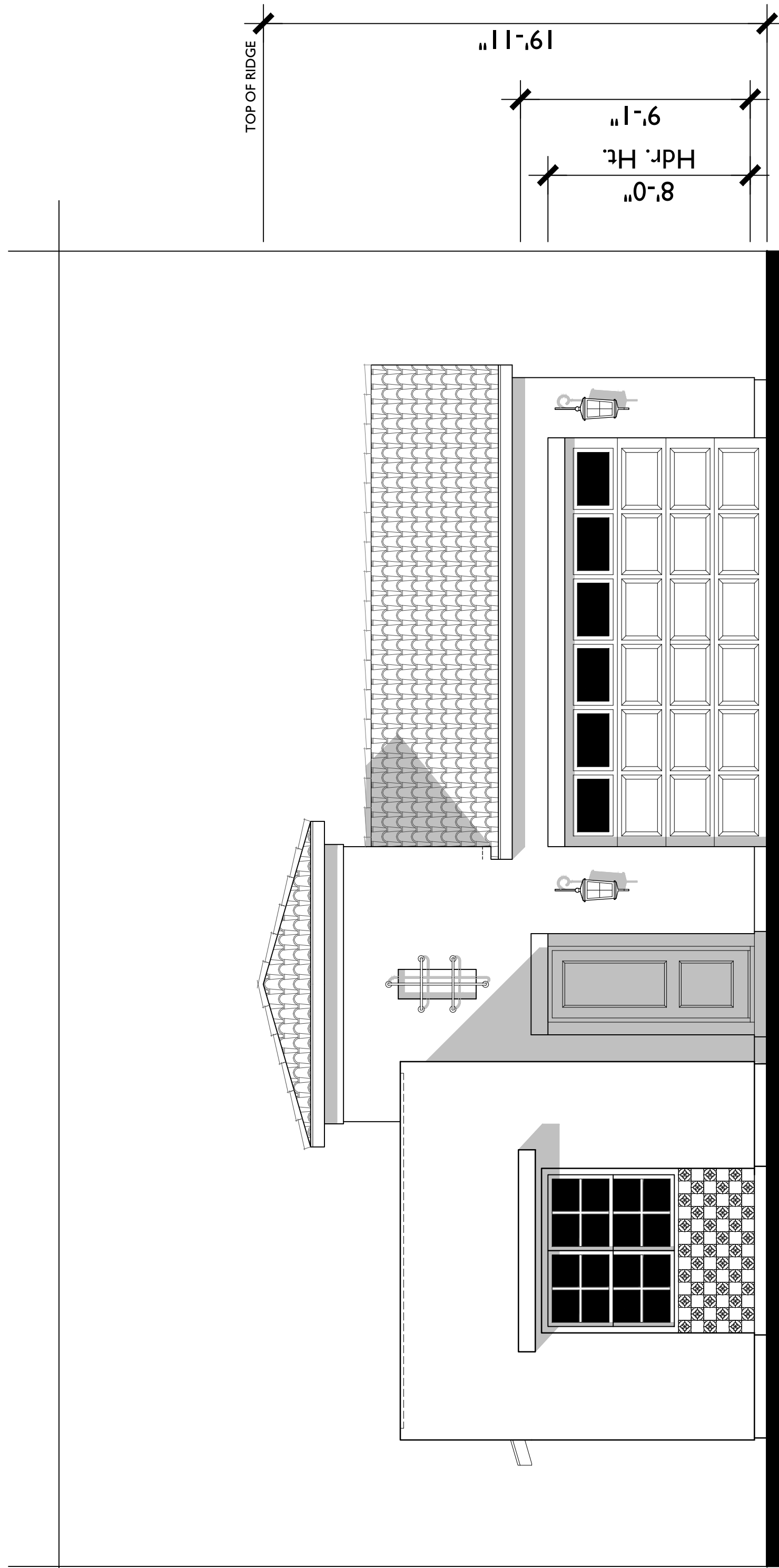
OPT. OUTDOOR LIVING



PLAN 2  
4 BEDROOMS / 3.5 BATHS  
2 - CAR GARAGE

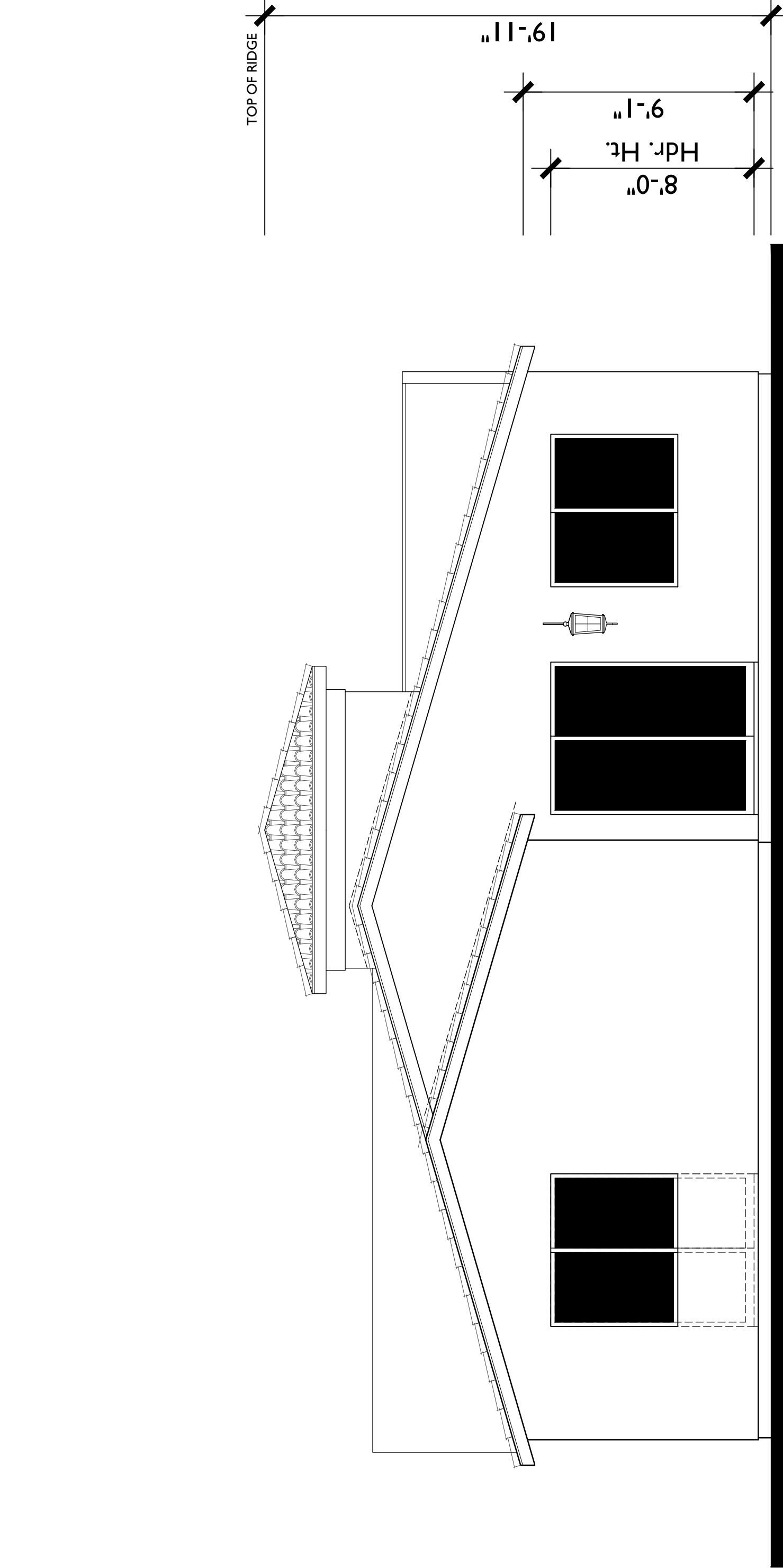
FLOOR AREA TABLE	
TOTAL LIVING	2266 SQ. FT.
2 - CAR GARAGE	425 SQ. FT.
OPT. OUTDOOR LIVING	147 SQ. FT.
PORCH	26 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

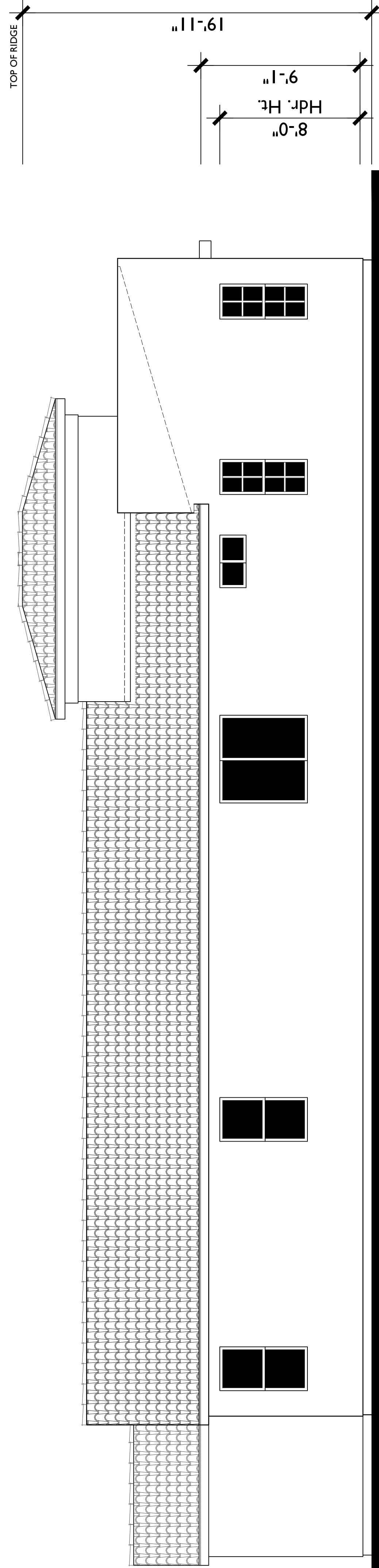


FRONT

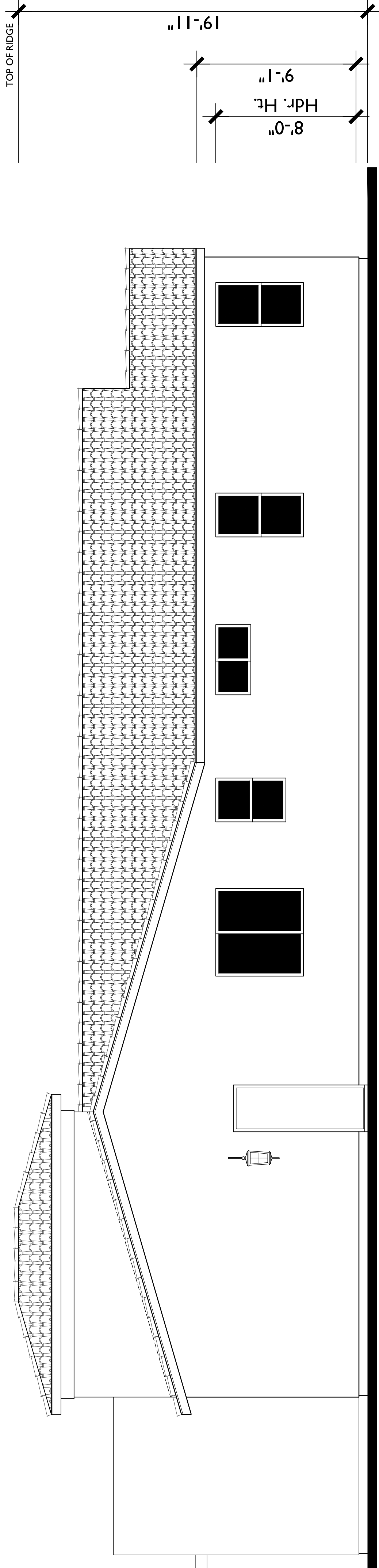
TRANSITIONAL SPANISH  
1/4"=1'-0"



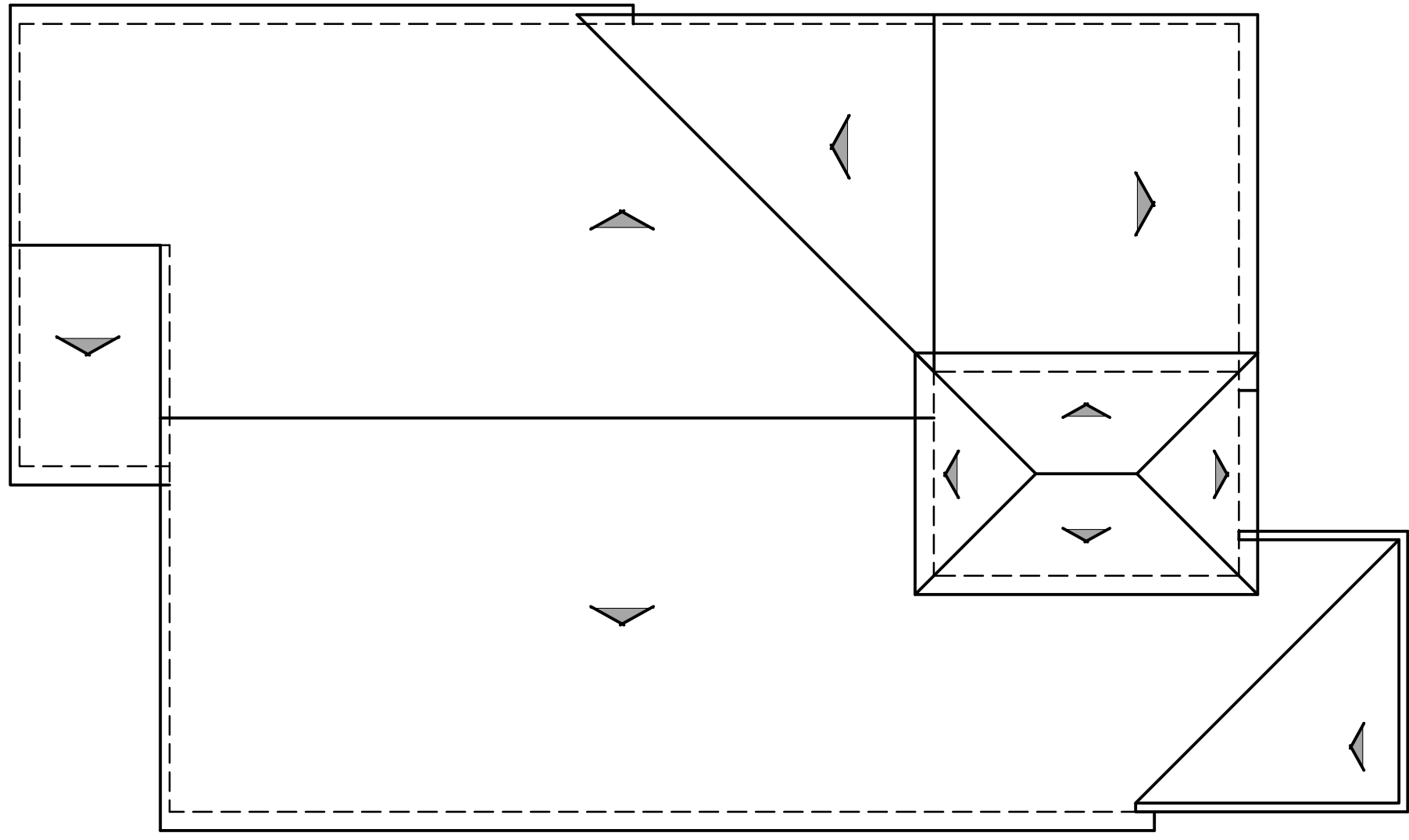
REAR



LEFT



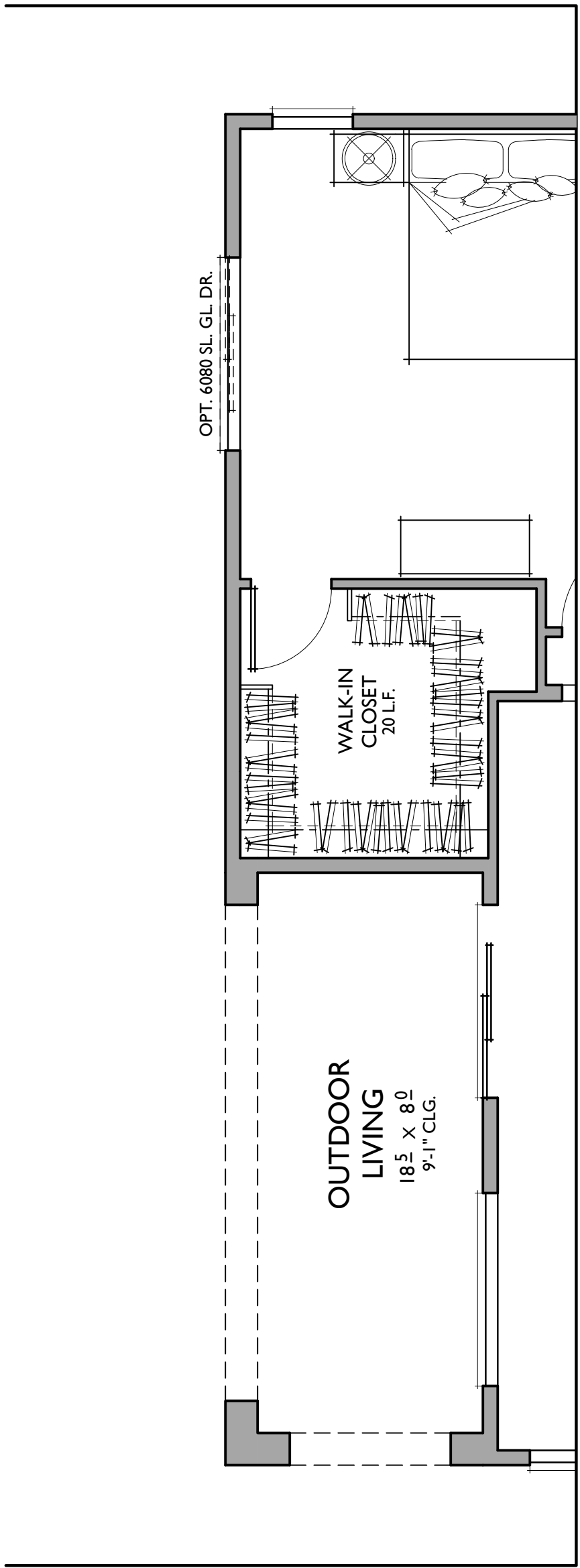
RIGHT



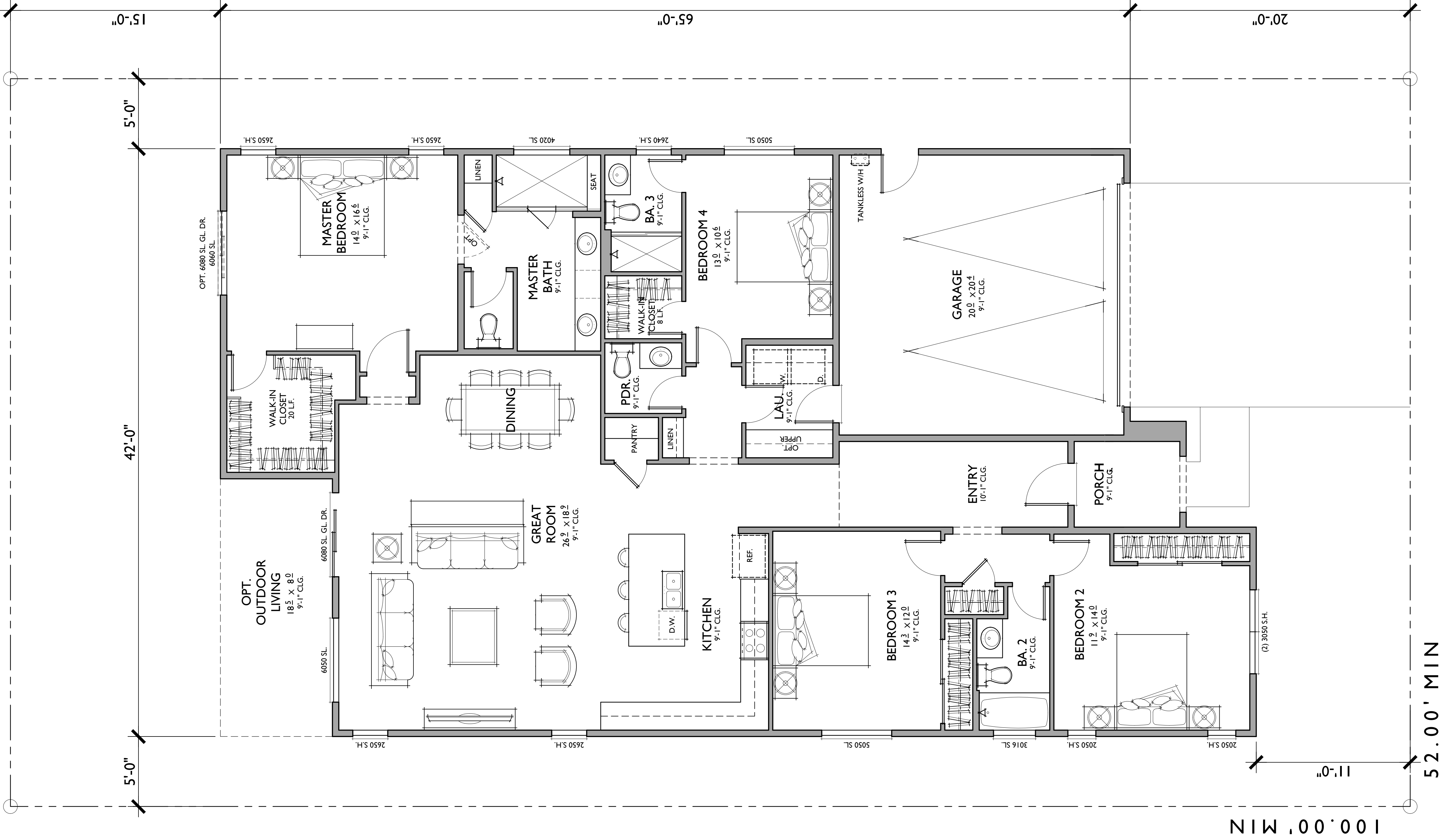
ROOF PLAN Transitional Spanish

PITCH: 3.5:12  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: CONCRETE S" TILE





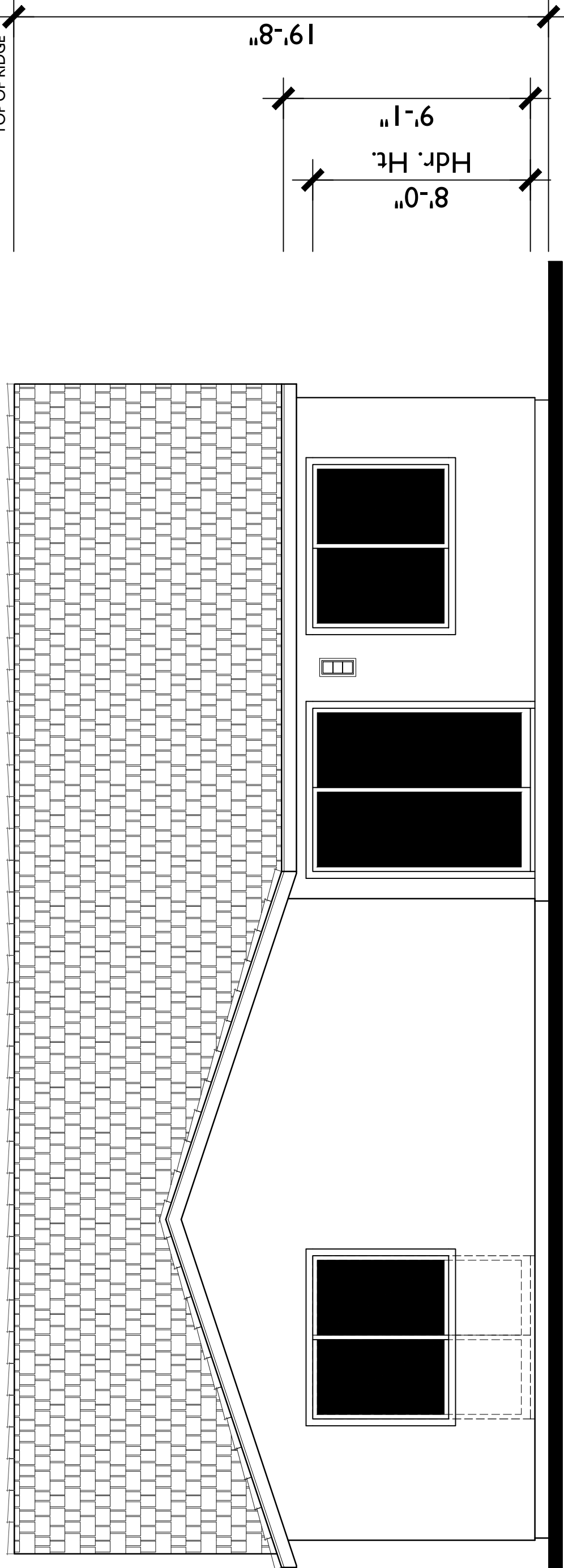
OPT. OUTDOOR LIVING



PLAN 2  
4 BEDROOMS / 3.5 BATHS  
2 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	2266 SQ. FT.
2 - CAR GARAGE	425 SQ. FT.
OPT. OUTDOOR LIVING	147 SQ. FT.
PORCH	57 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

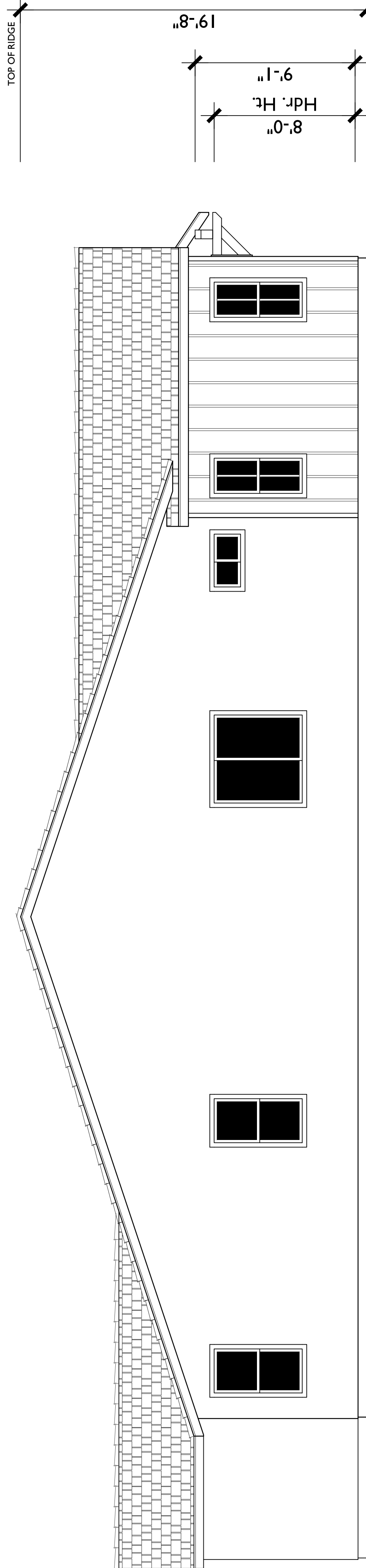


REAR

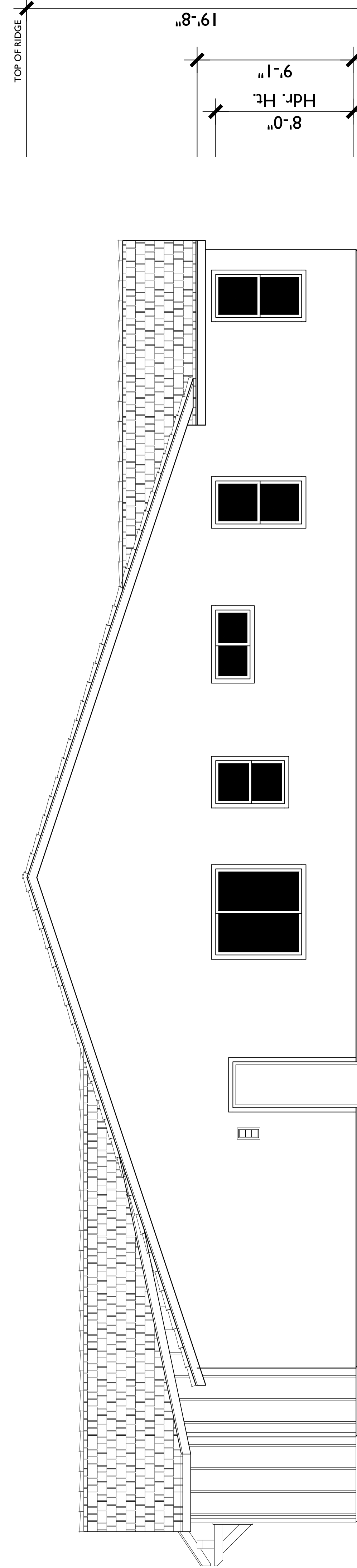


FRONT

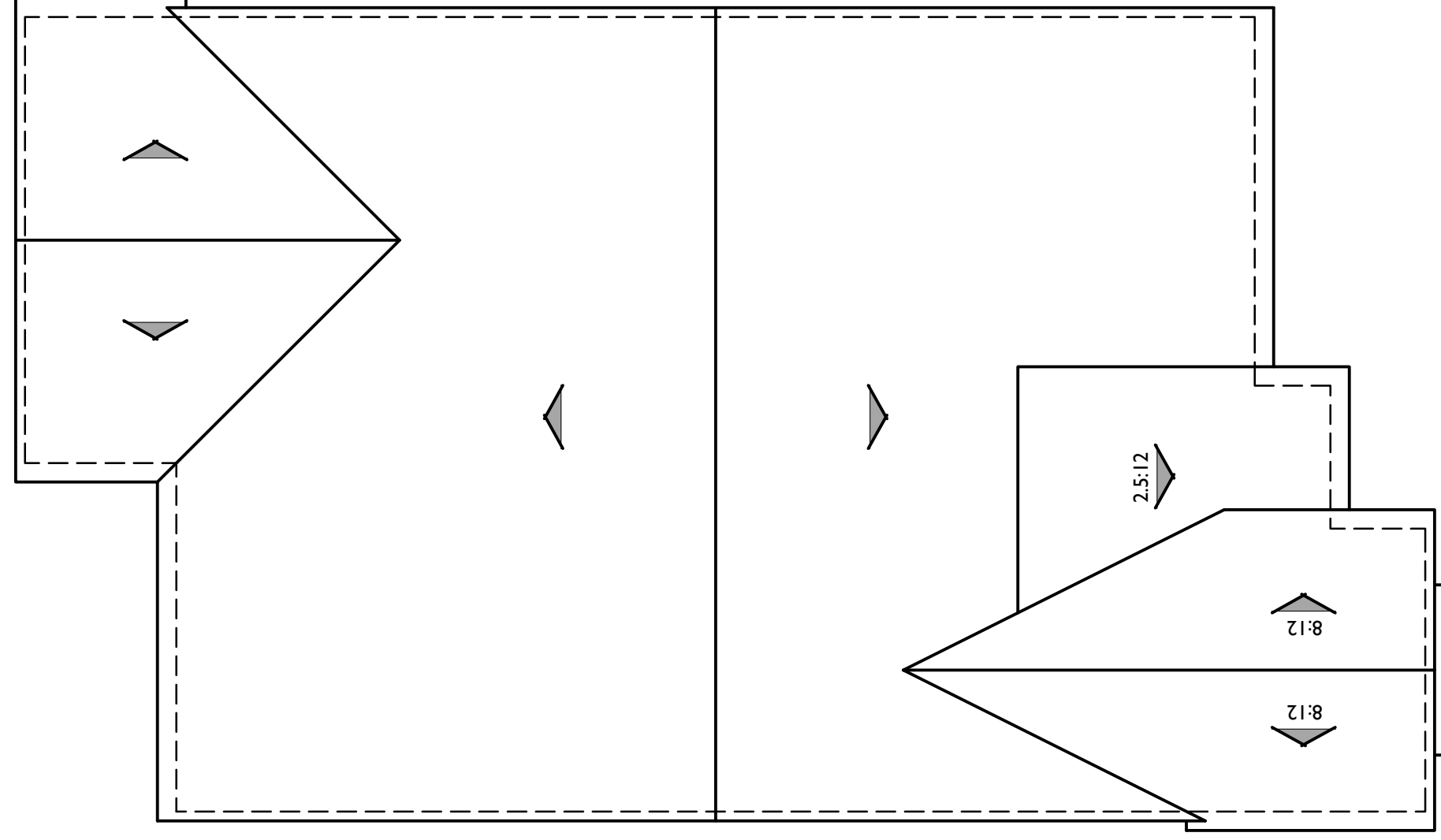
CONTEMPORARY RANCH  
1/4"=1'-0"



LEFT



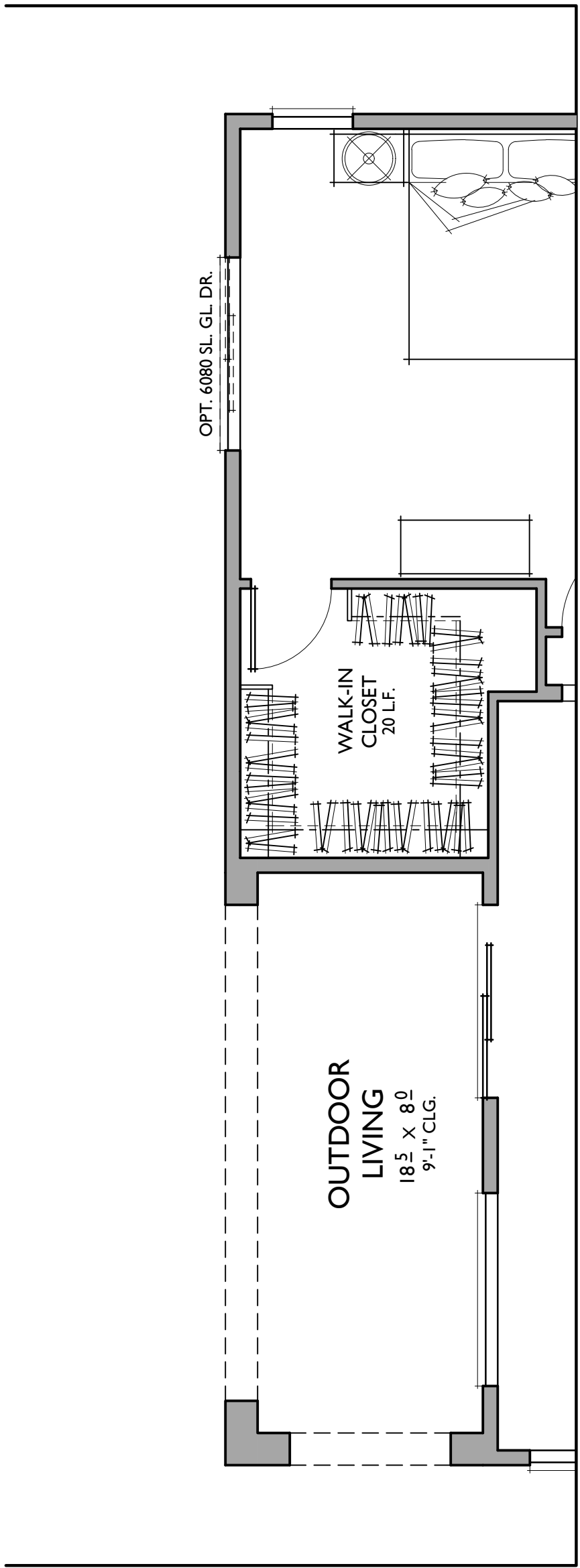
RIGHT



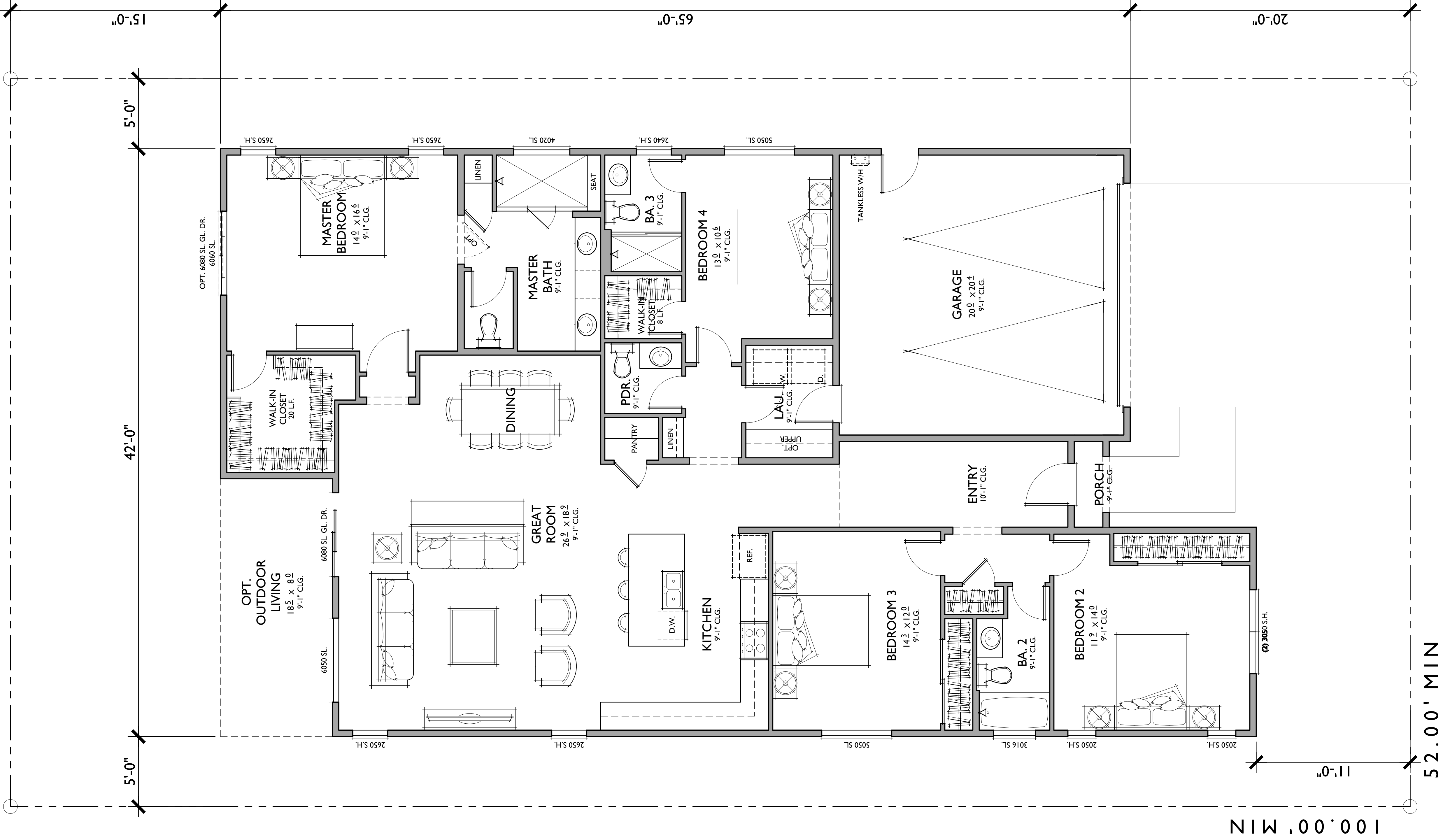
ROOF PLAN Contemporary Ranch

PITCH: 4:12 UNO.  
RAKE: 12"  
EAVE: 12"  
ROOF MATERIAL: COMPOSITION SHINGLE





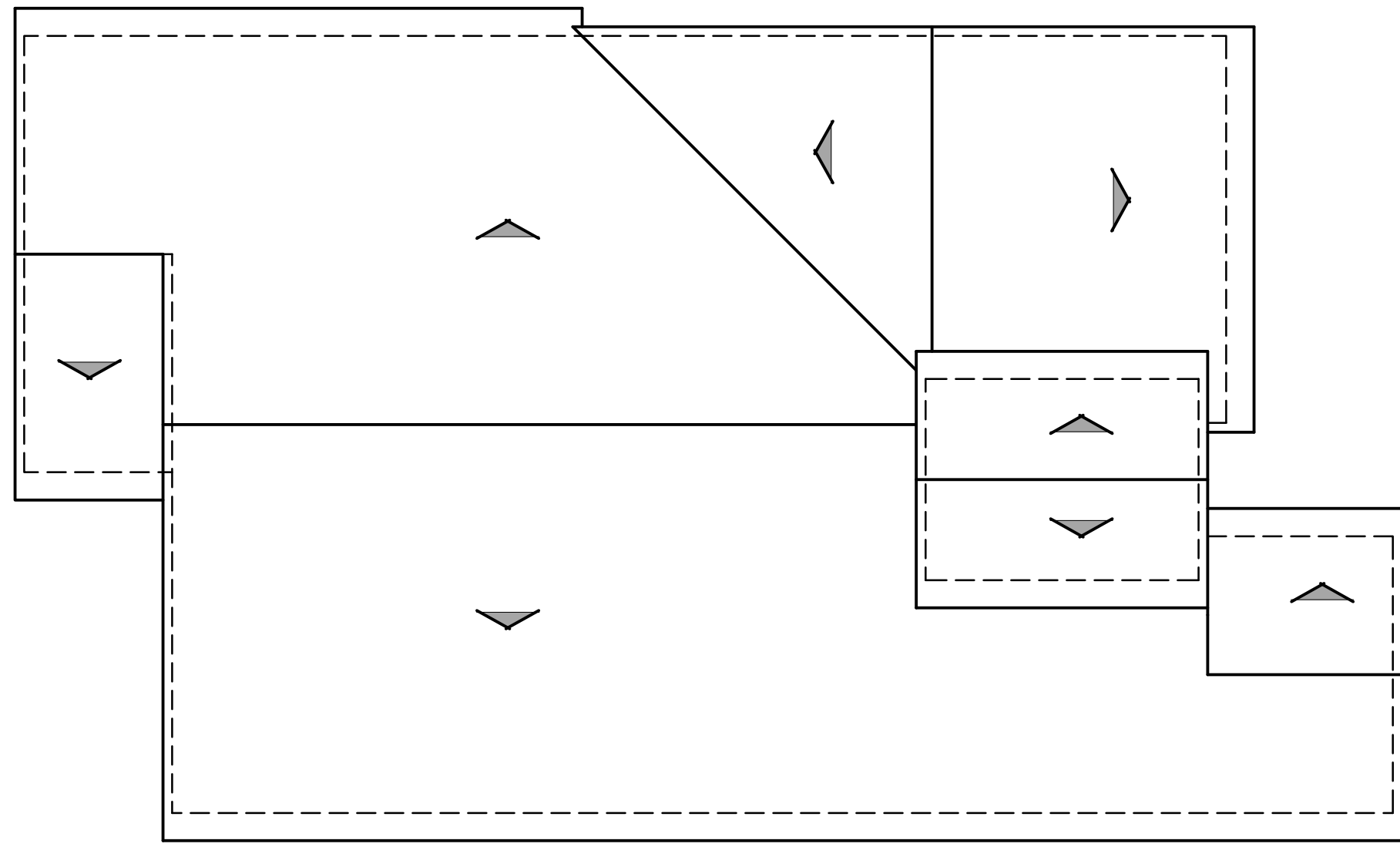
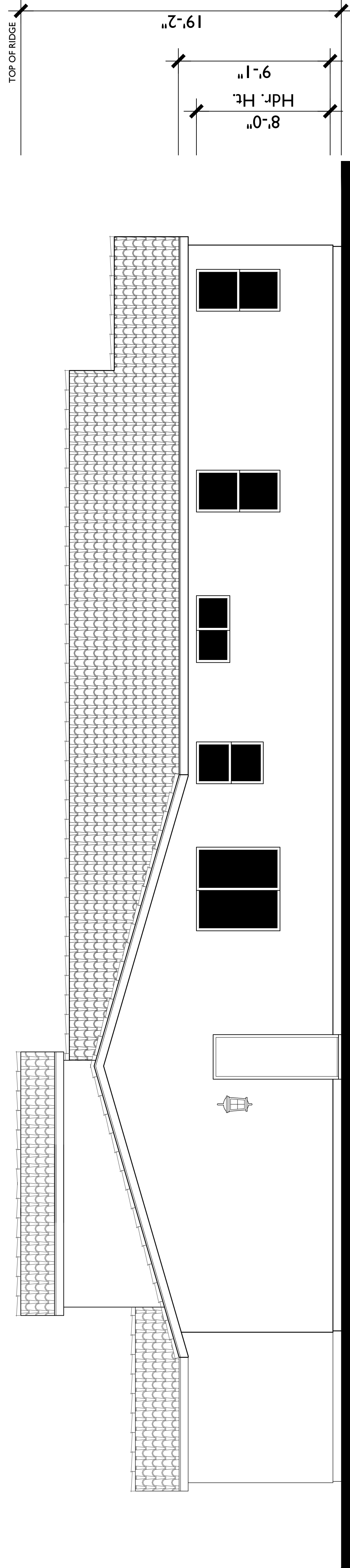
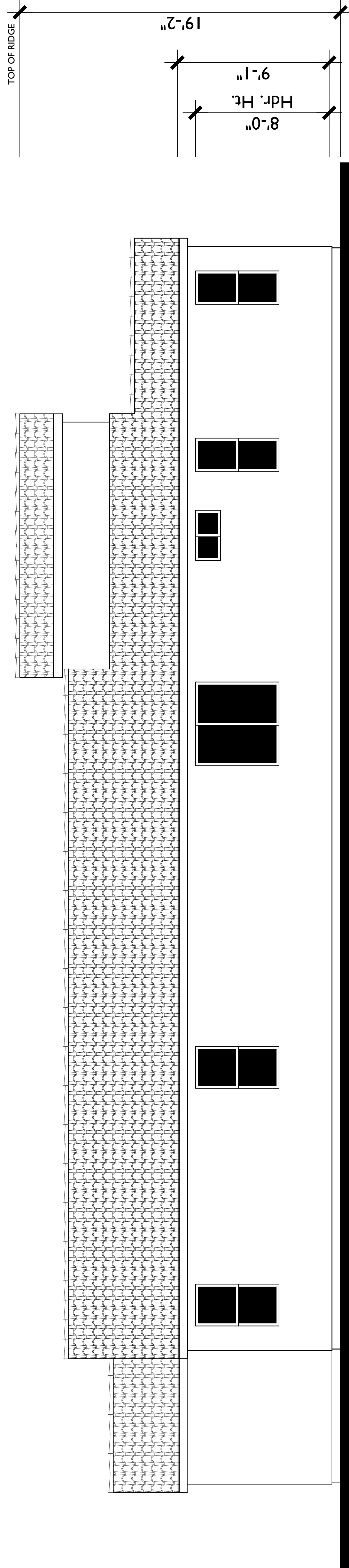
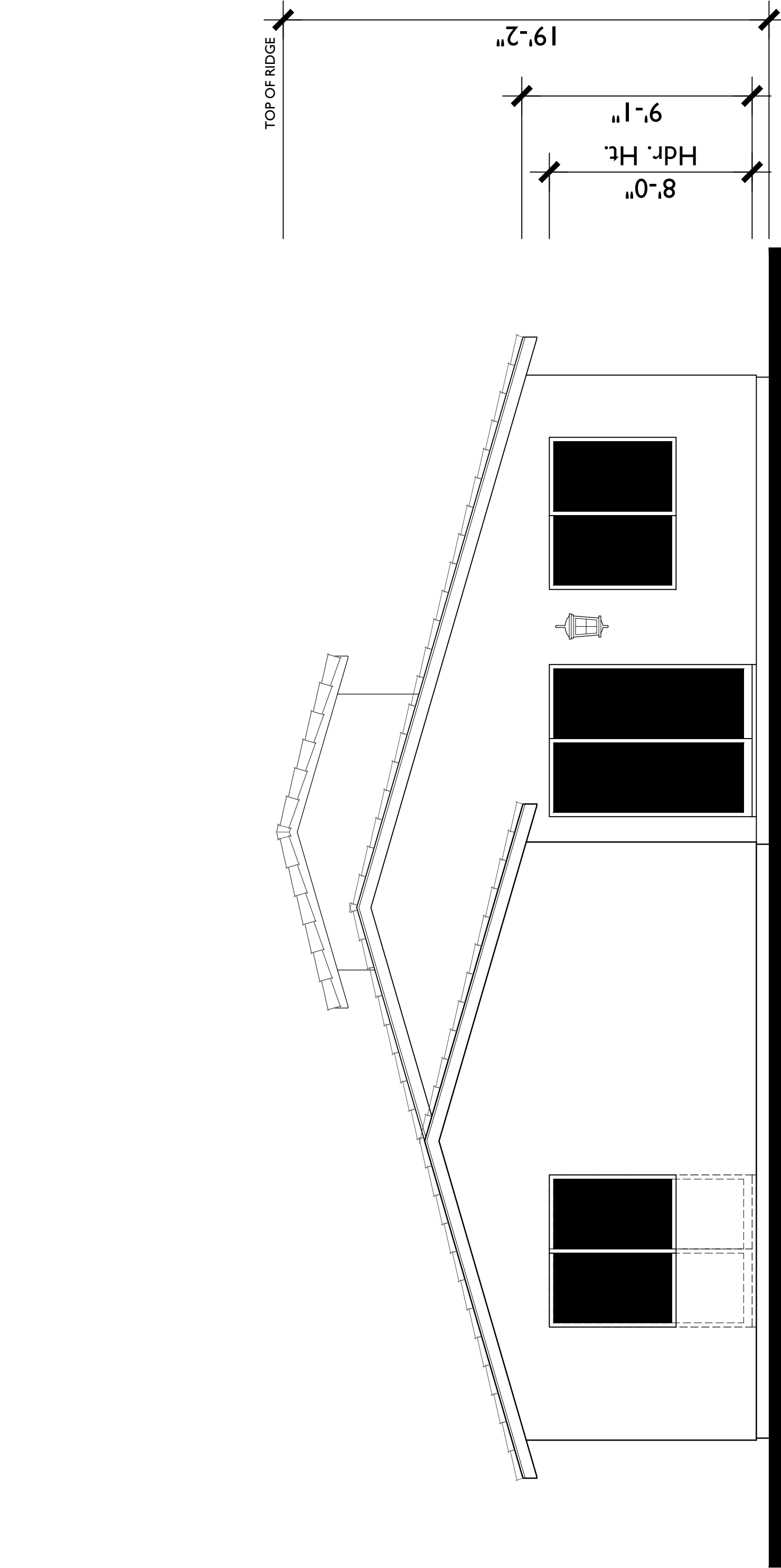
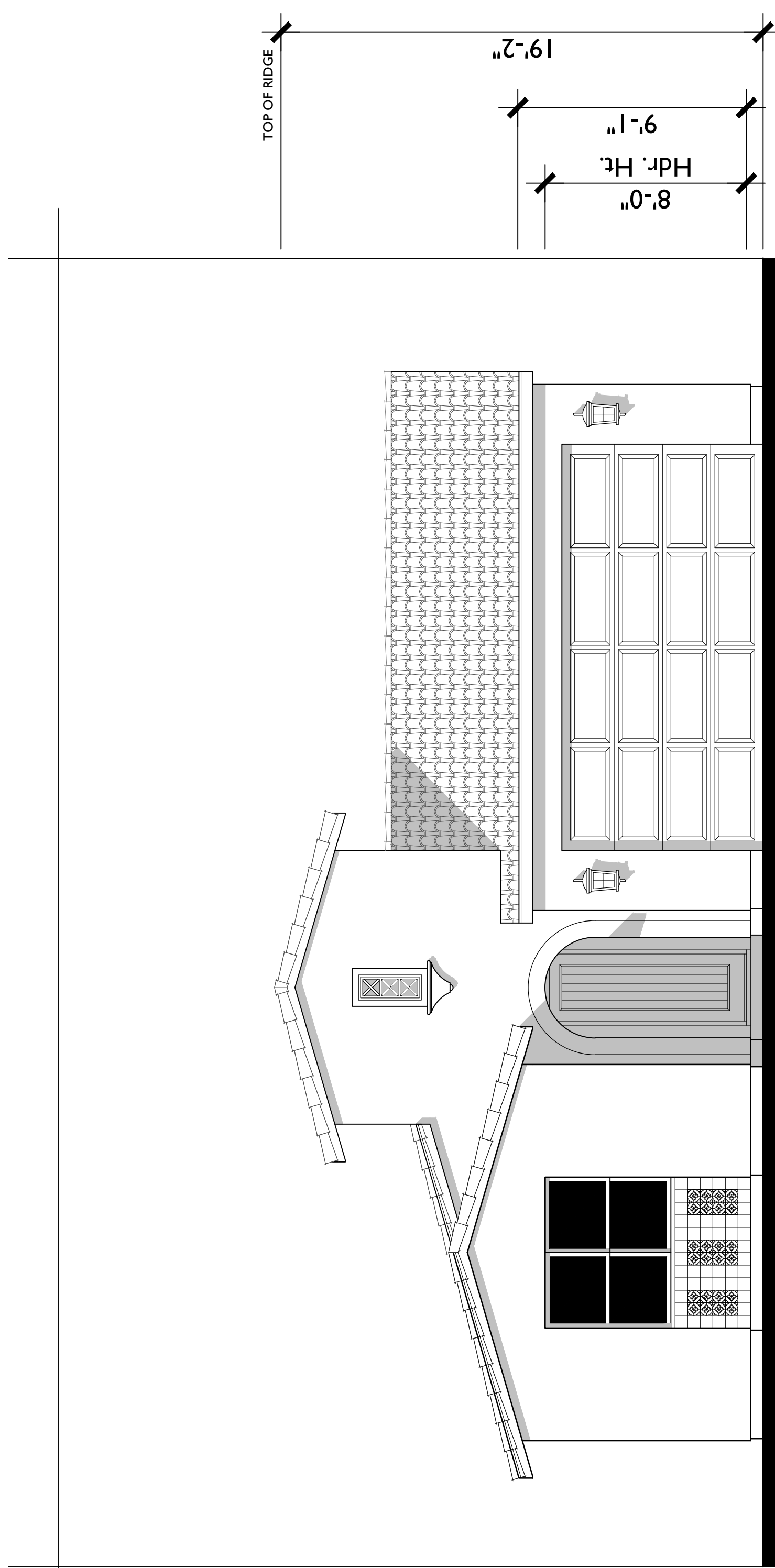
OPT. OUTDOOR LIVING



**PLAN 2**  
4 BEDROOMS / 3.5 BATHS  
2 - CAR GARAGE

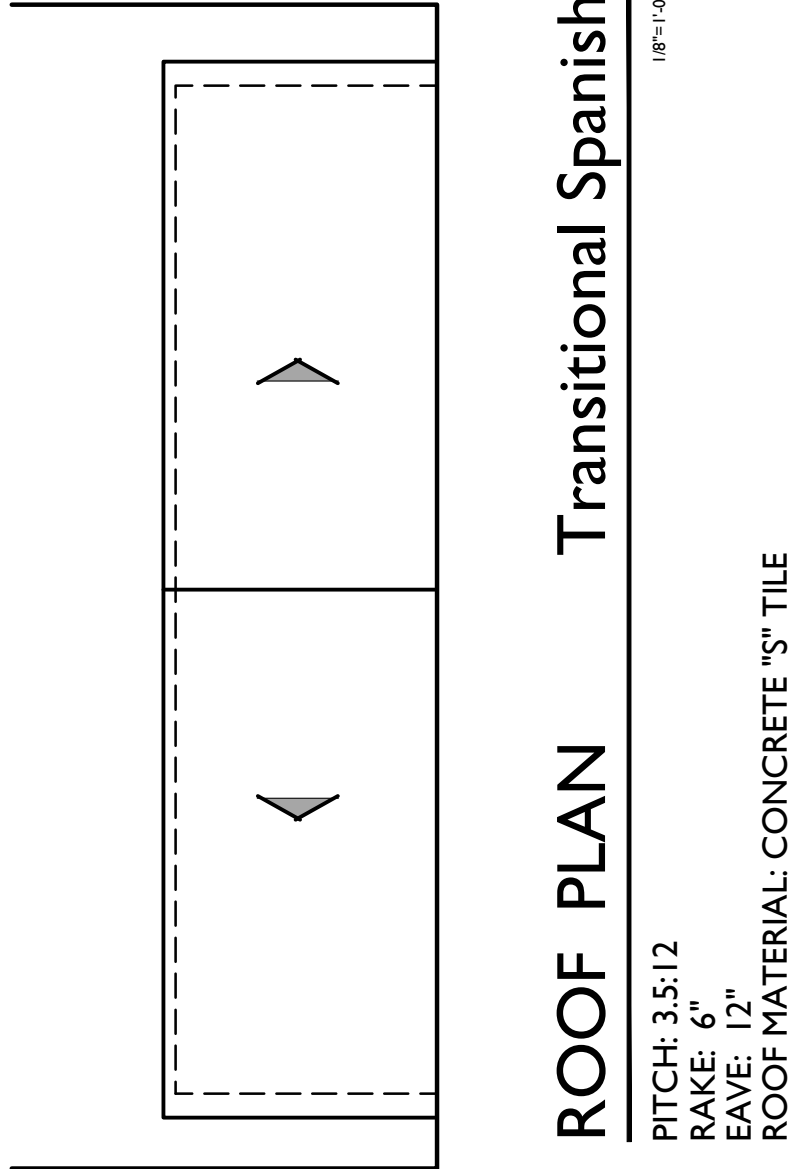
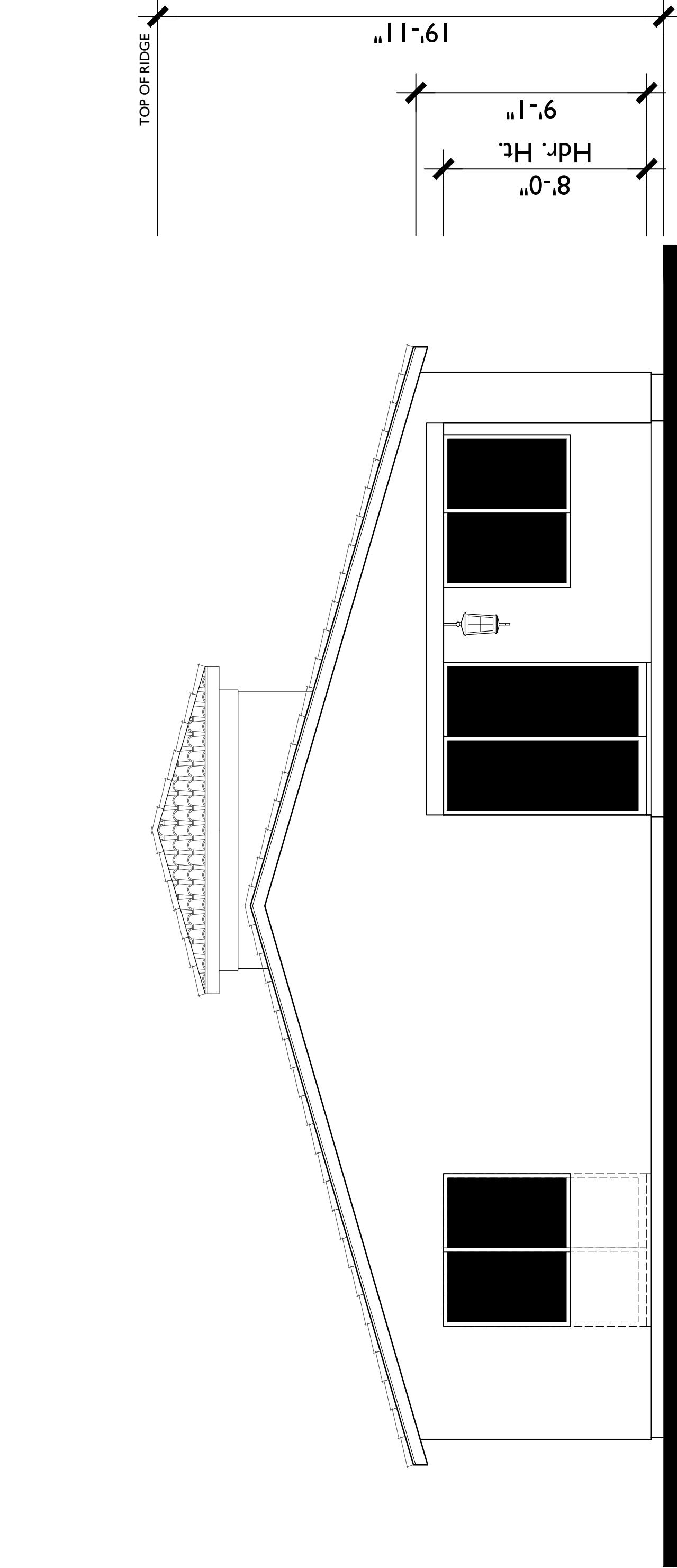
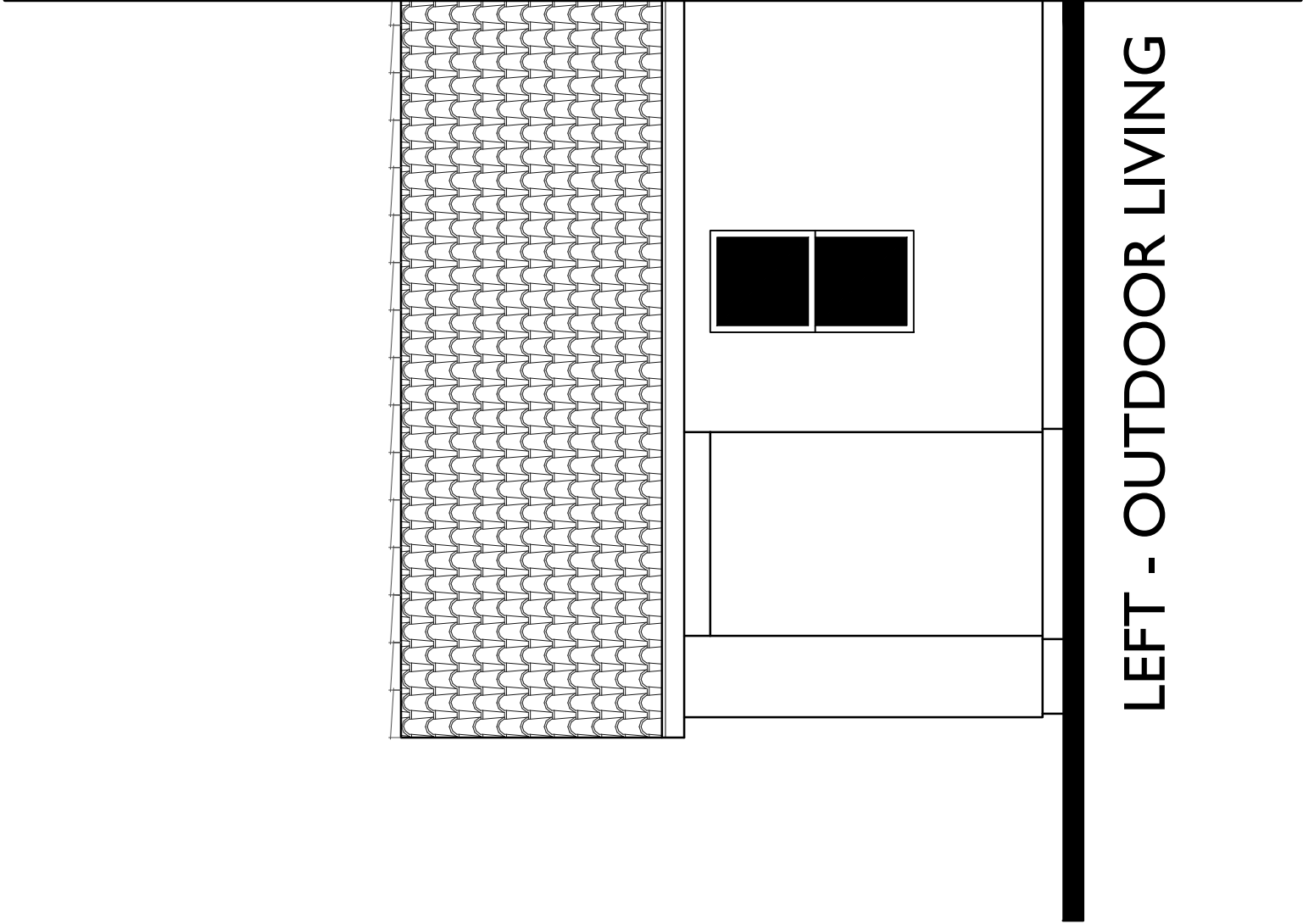
FLOOR AREA TABLE	
<b>TOTAL LIVING</b>	<b>2266 SQ. FT.</b>
2 - CAR GARAGE	427 SQ. FT.
OPT. OUTDOOR LIVING	147 SQ. FT.
PORCH	15 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

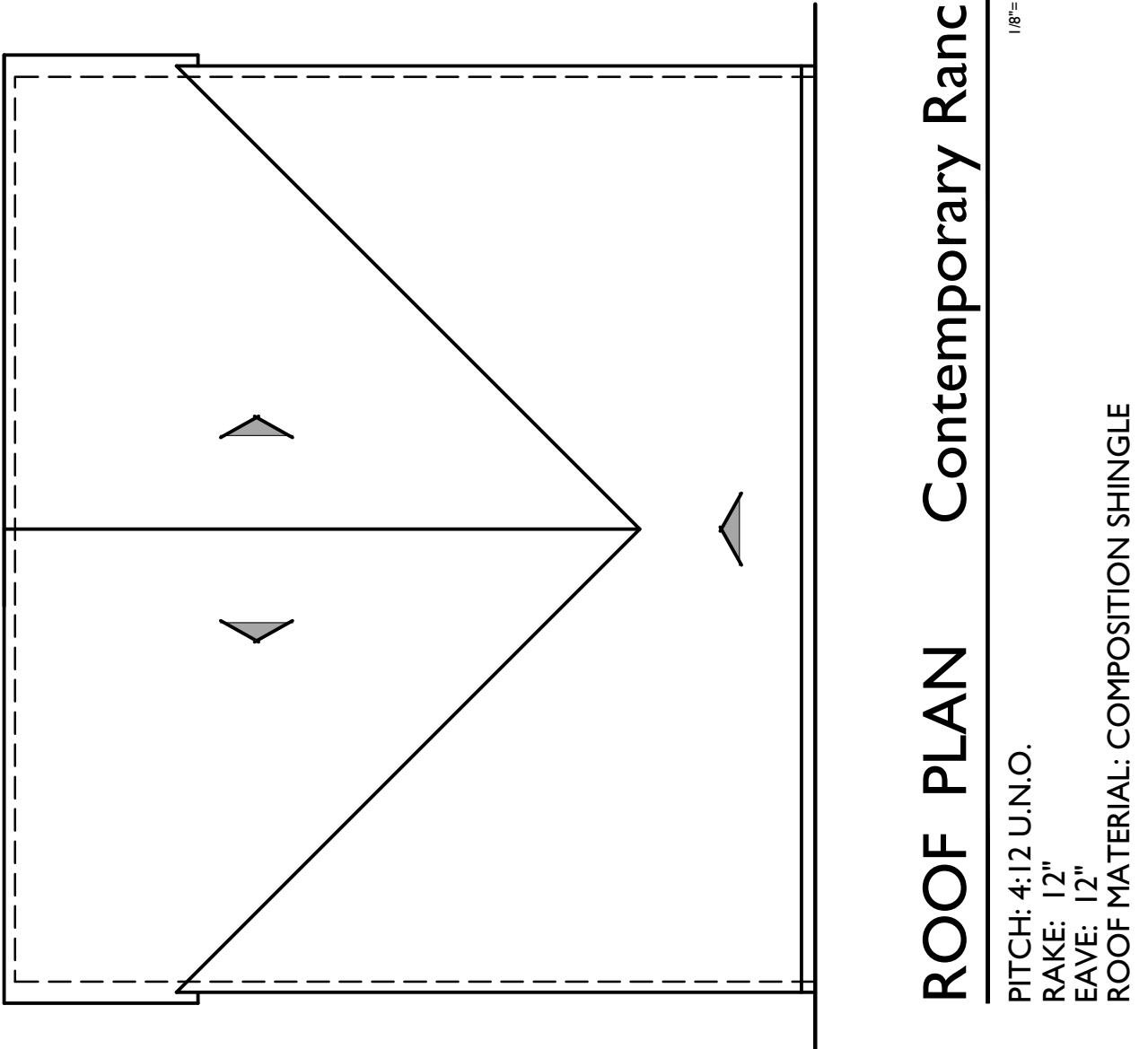
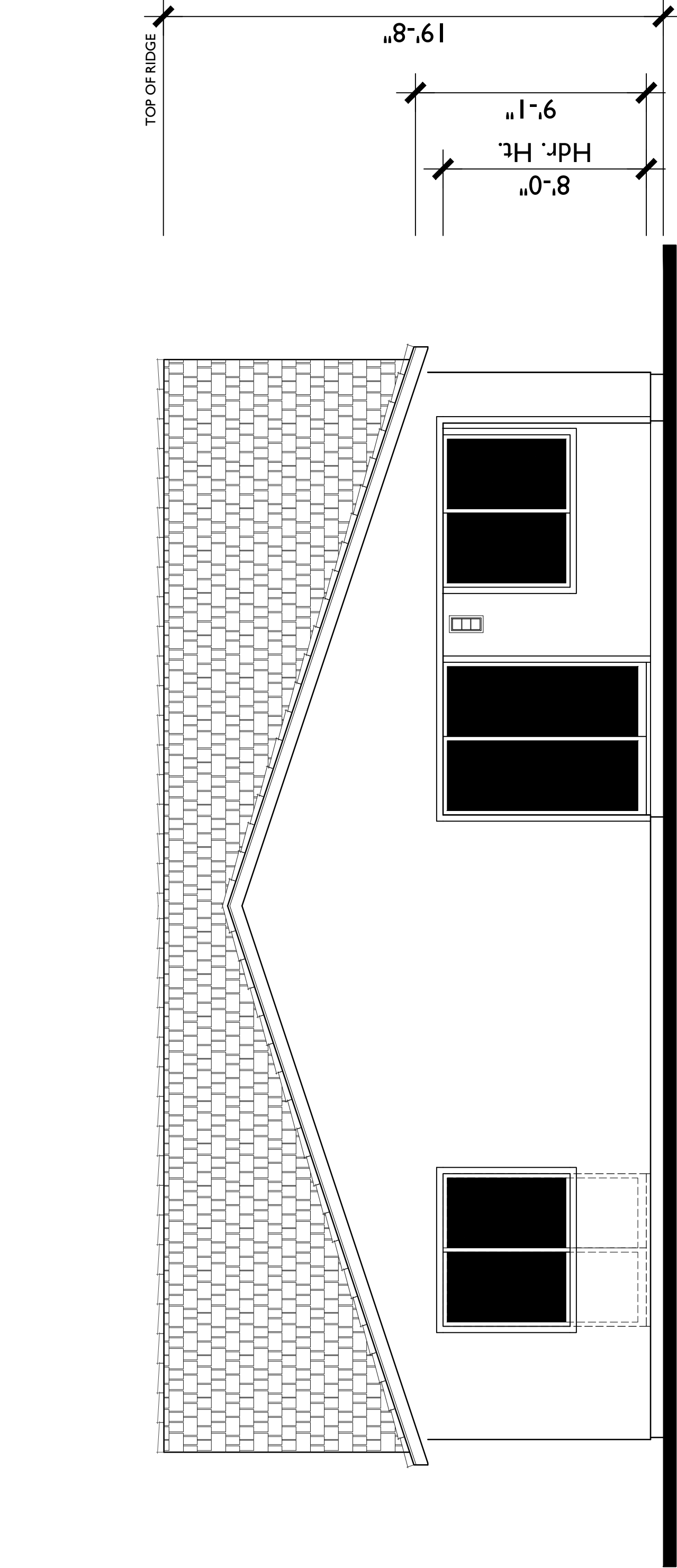
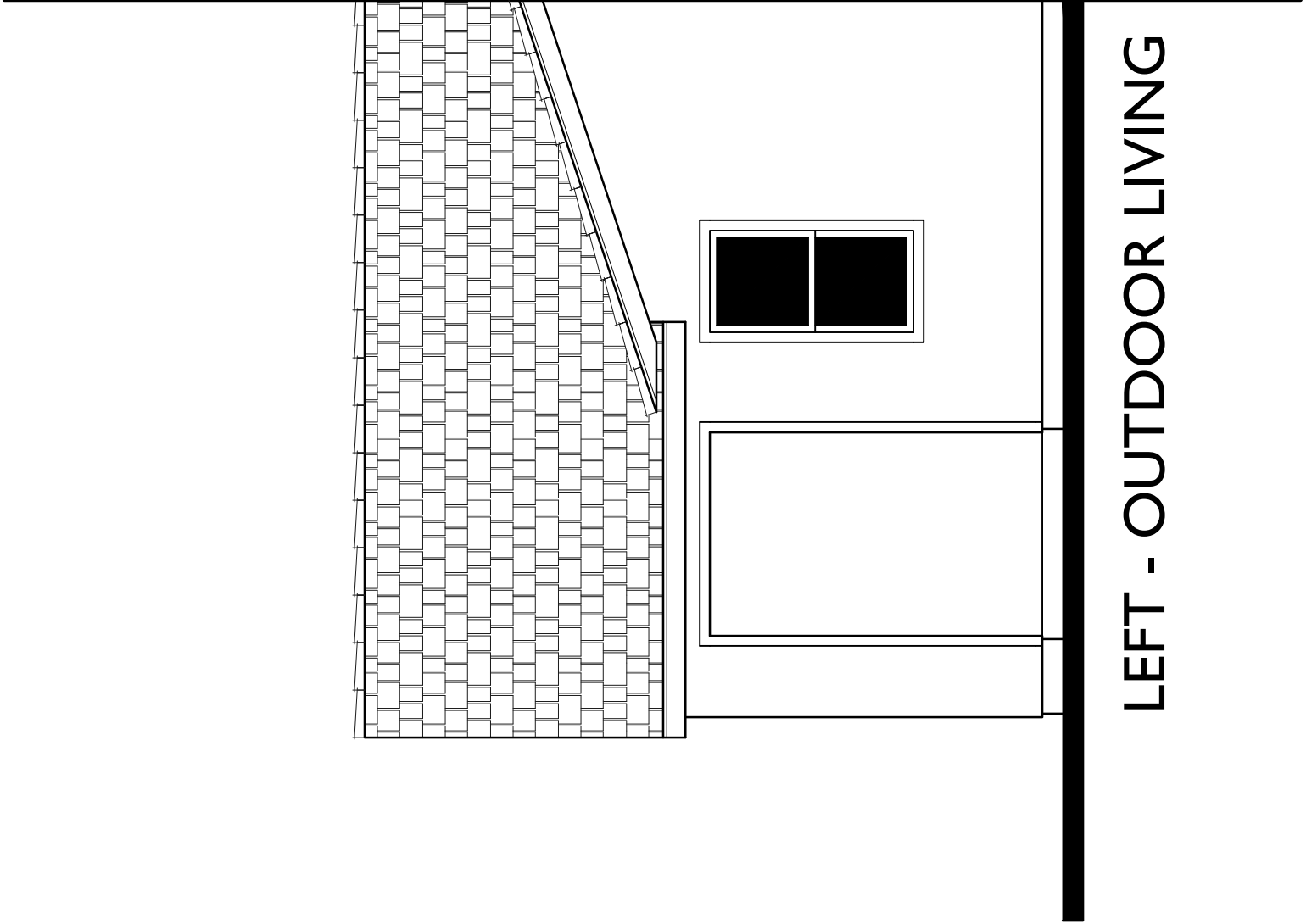


ROOF PLAN Mediterranean  
PITCH: 3.5:12  
RAKE: 6"  
EAVE: 18"  
ROOF MATERIAL: CONCRETE "S" TILE

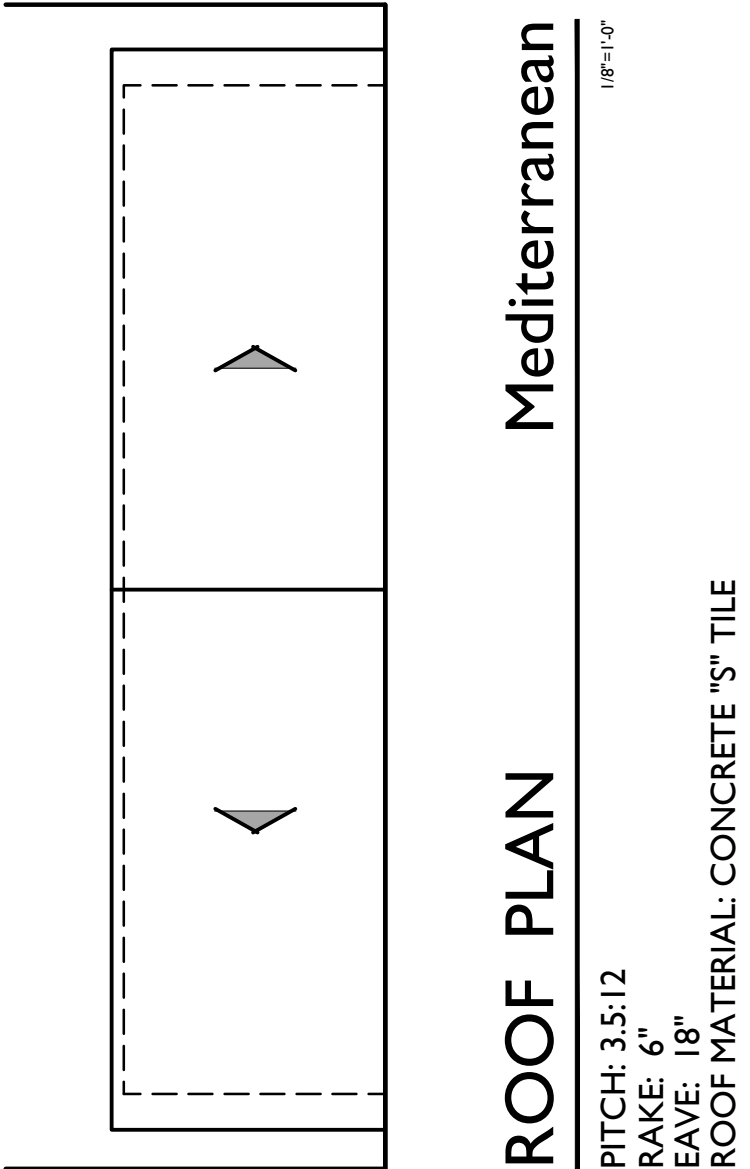
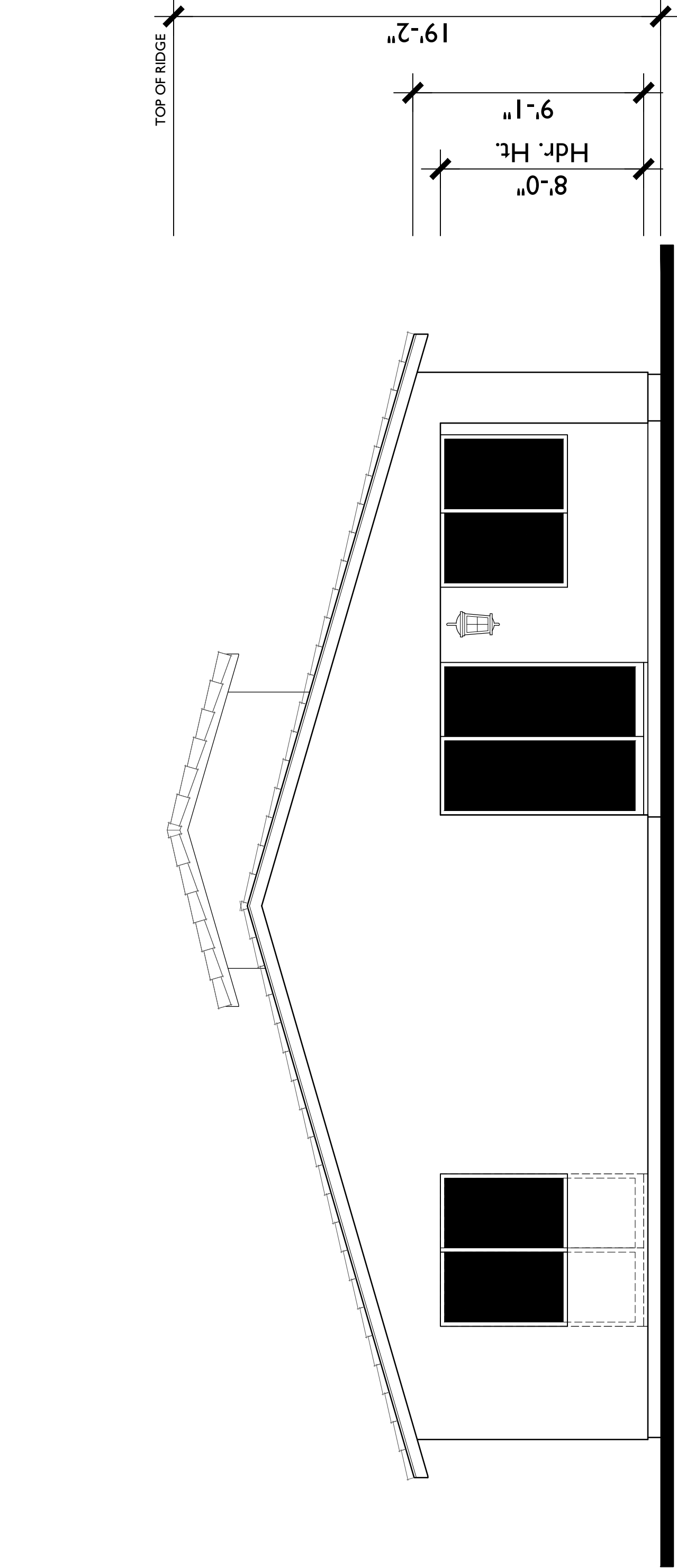
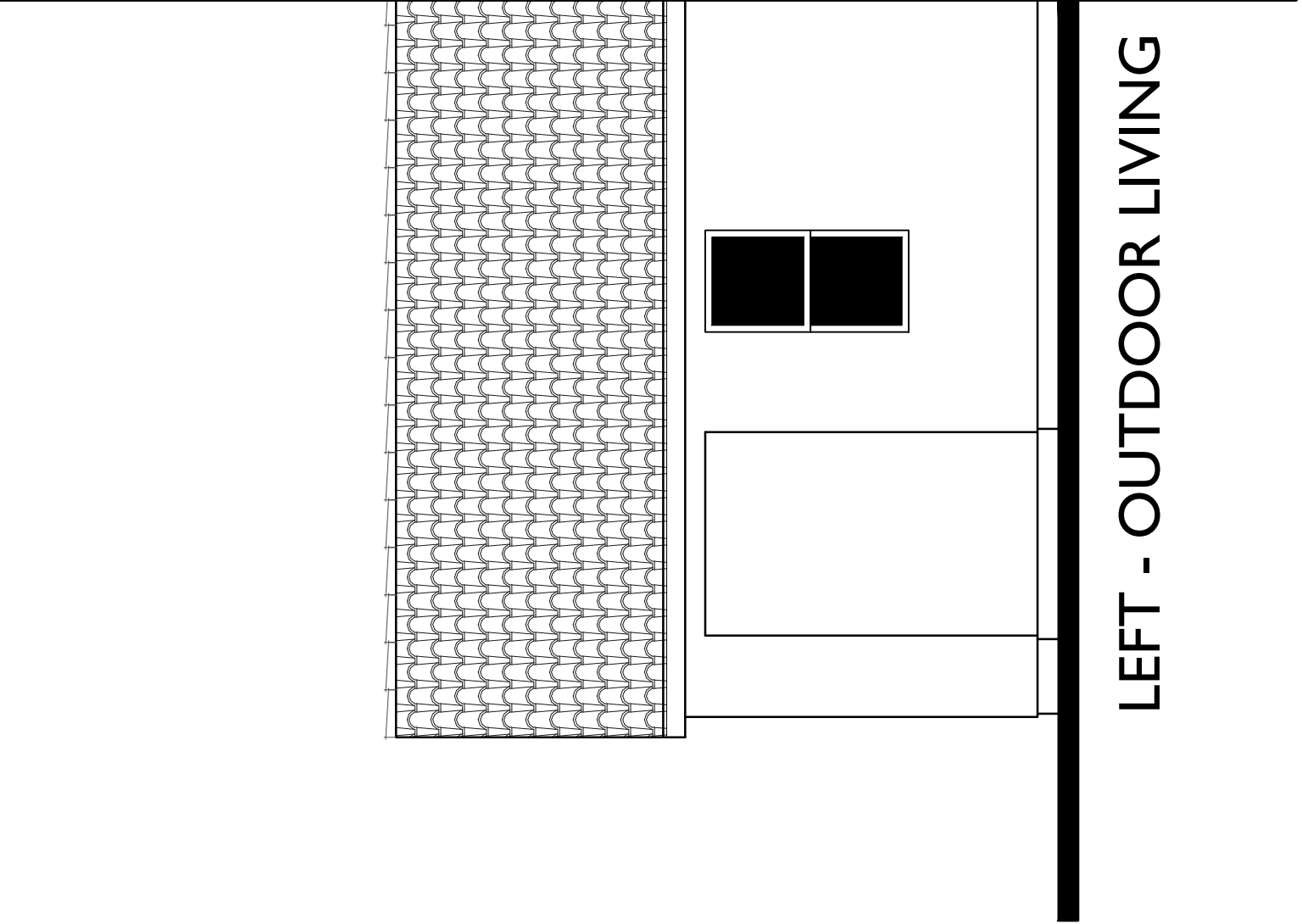




ROOF PLAN Transitional Spanish  
PITCH: 3.5:12  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: CONCRETE "S" TILE



ROOF PLAN Contemporary Ranch  
PITCH: 4:12 UNO.  
RAKE: 12"  
EAVE: 12"  
ROOF MATERIAL: COMPOSITION SHINGLE



ROOF PLAN Mediterranean  
PITCH: 3.5:12  
RAKE: 6"  
EAVE: 18"  
ROOF MATERIAL: CONCRETE "S" TILE





CONTEMPORARY RANCH



CALIFORNIA RANCH



MEDITERRANEAN





## OPT. MULTI GEN

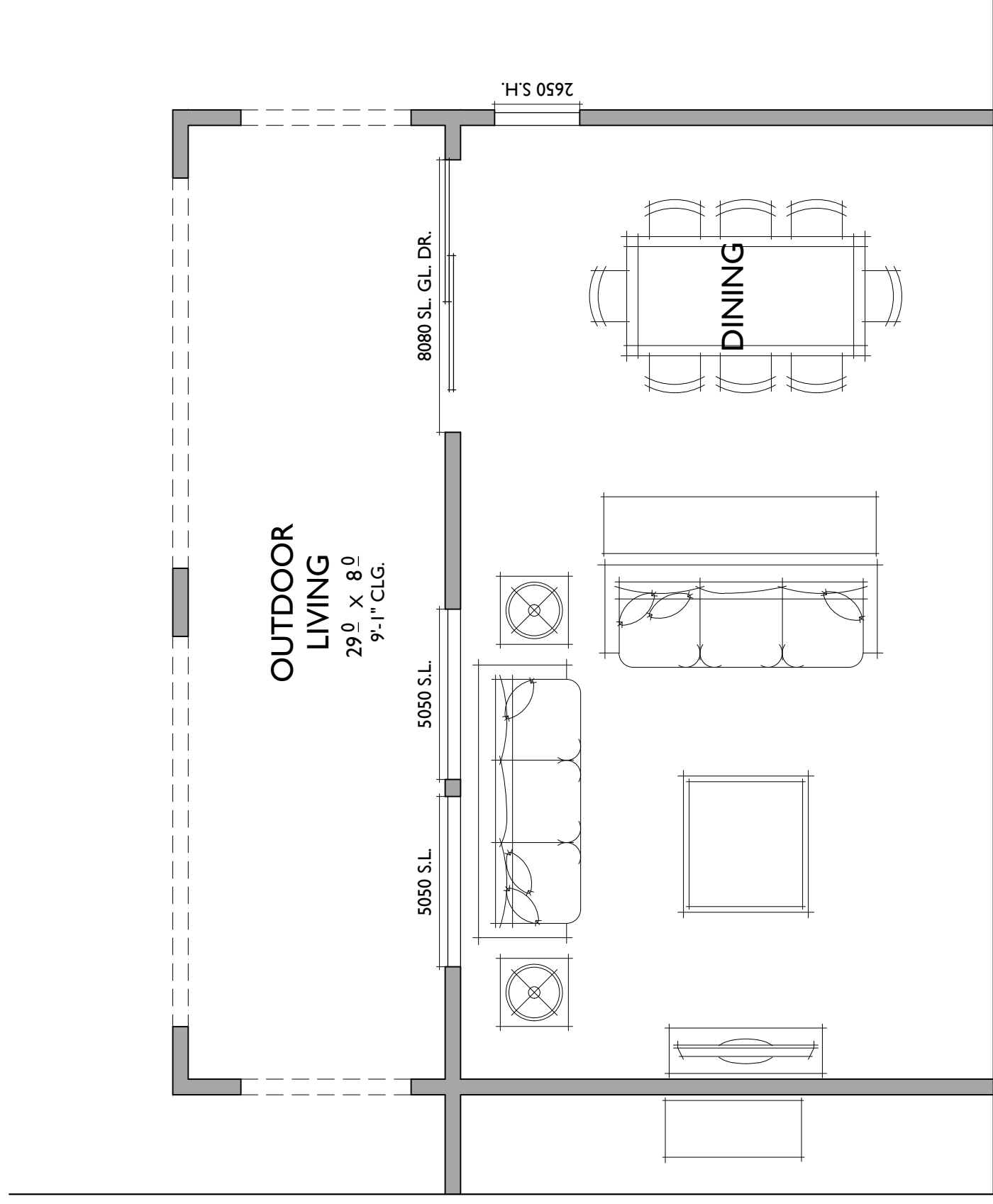
**IN LIEU OF BEDROOM 2 AND 3**

# PLAN 3

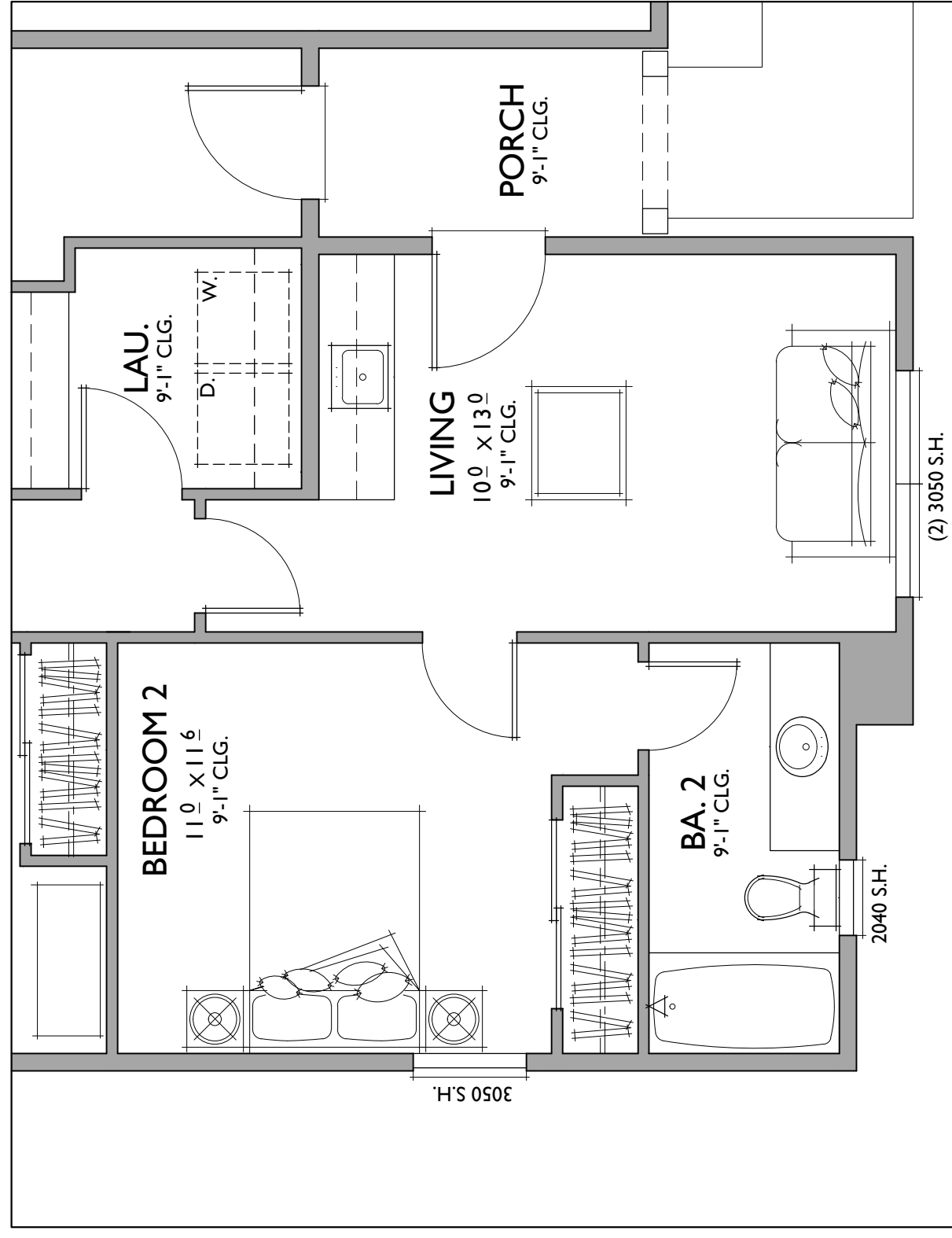
4 BEDROOMS / 3.5 BATHS + DEN  
2 - CAR GARAGE

<b>FLOOR AREA TABLE</b>	
<b>TOTAL LIVING</b>	<b>2483 SQ. FT.</b>
2 - CAR GARAGE	430 SQ. FT.
OPT. OUTDOOR LIVING	231 SQ. FT.
PORCH	46 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

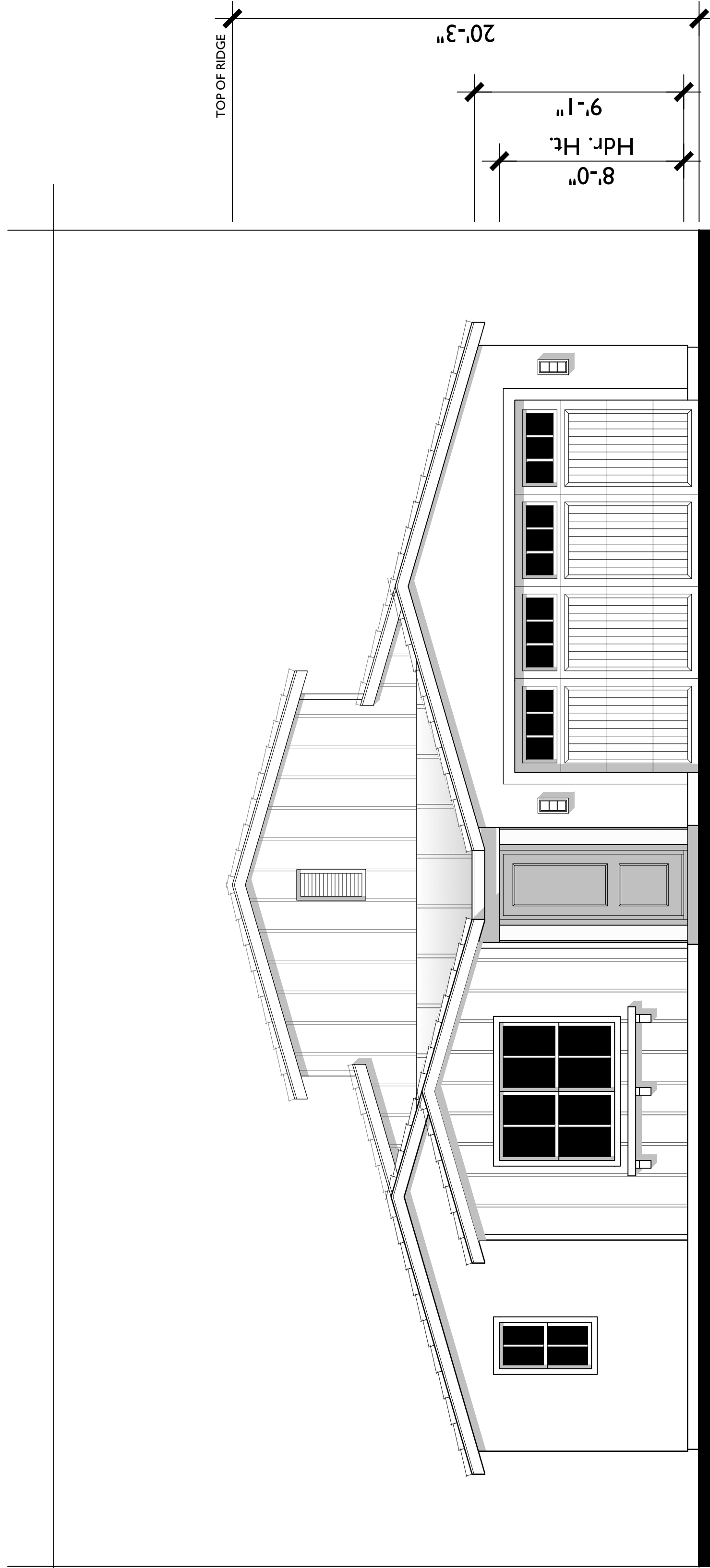


OPT. OUTDOOR LIVING



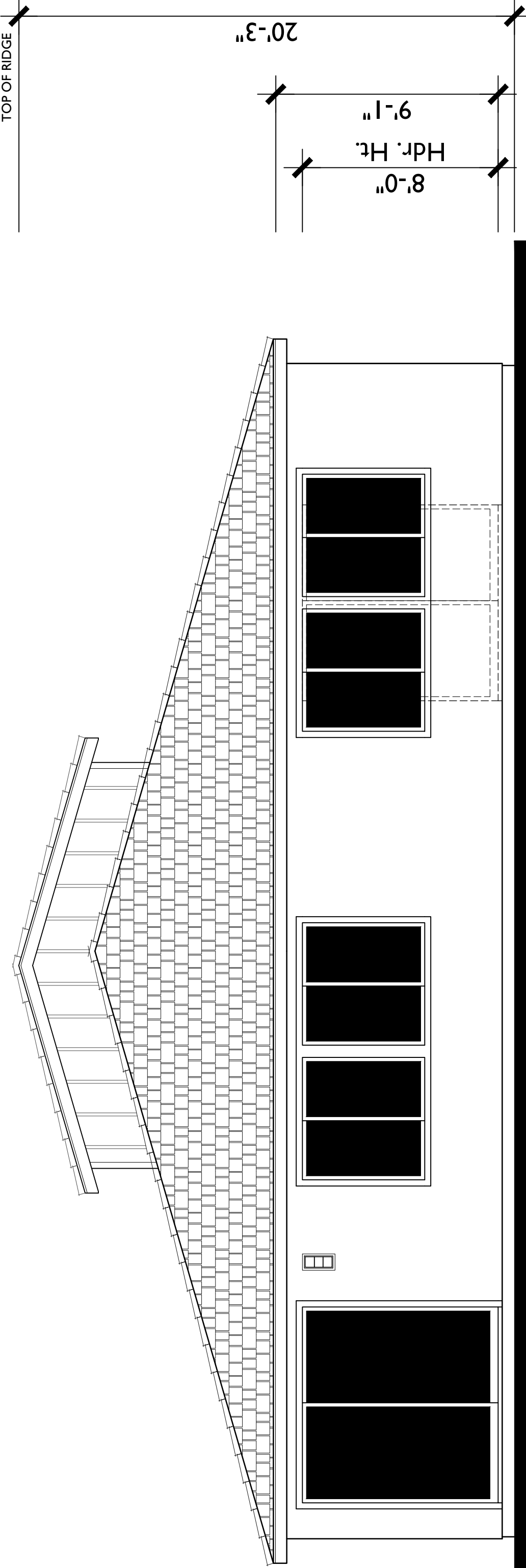
## OPT. MULTI GEN

**IN LIEU OF BEDROOM 2 AND 3**

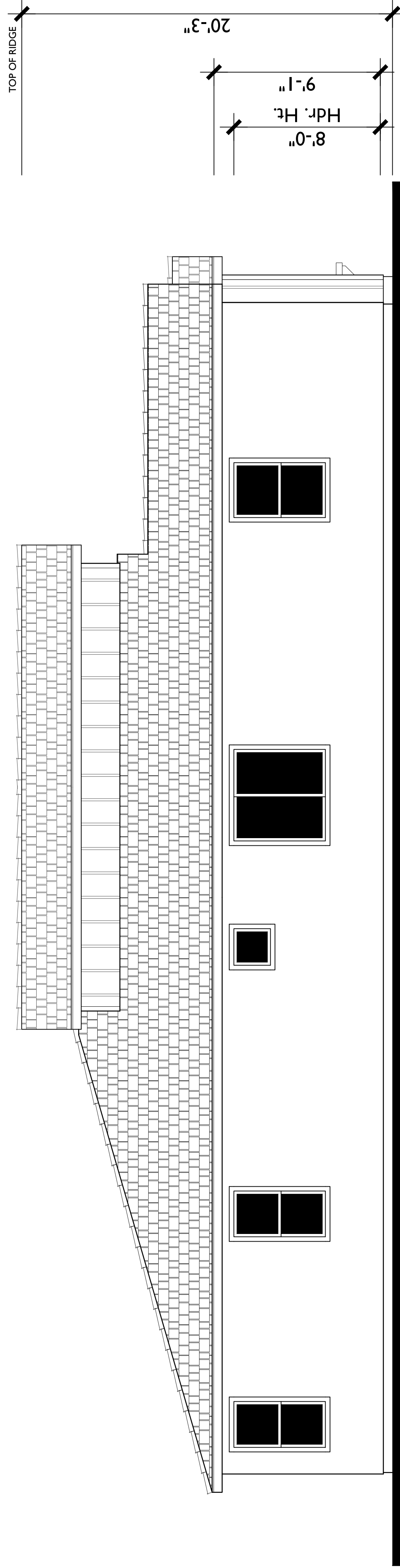


FRONT

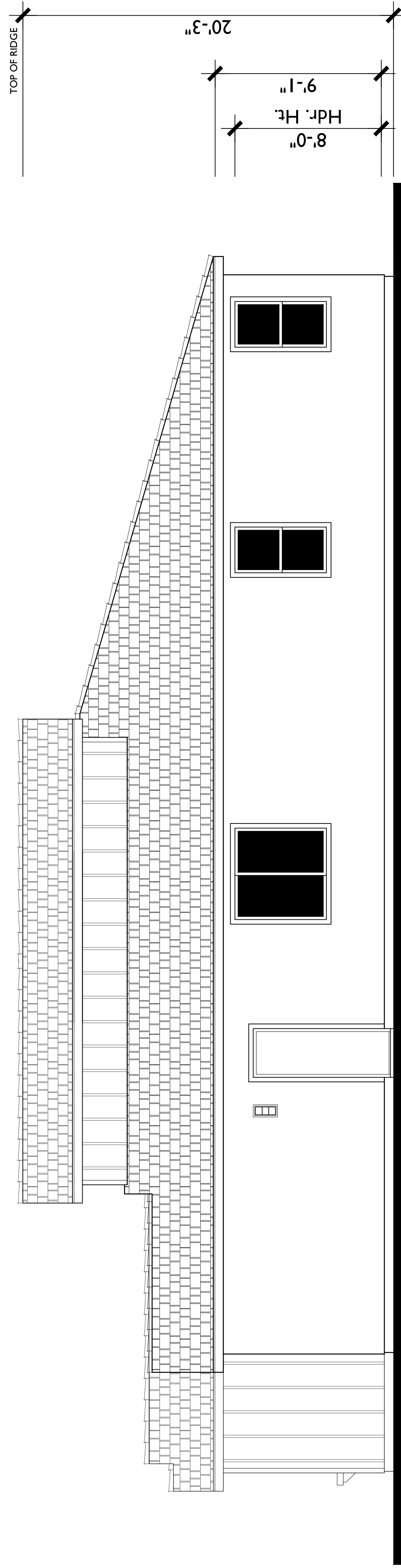
CONTEMPORARY RANCH  
1/4"=1'-0"



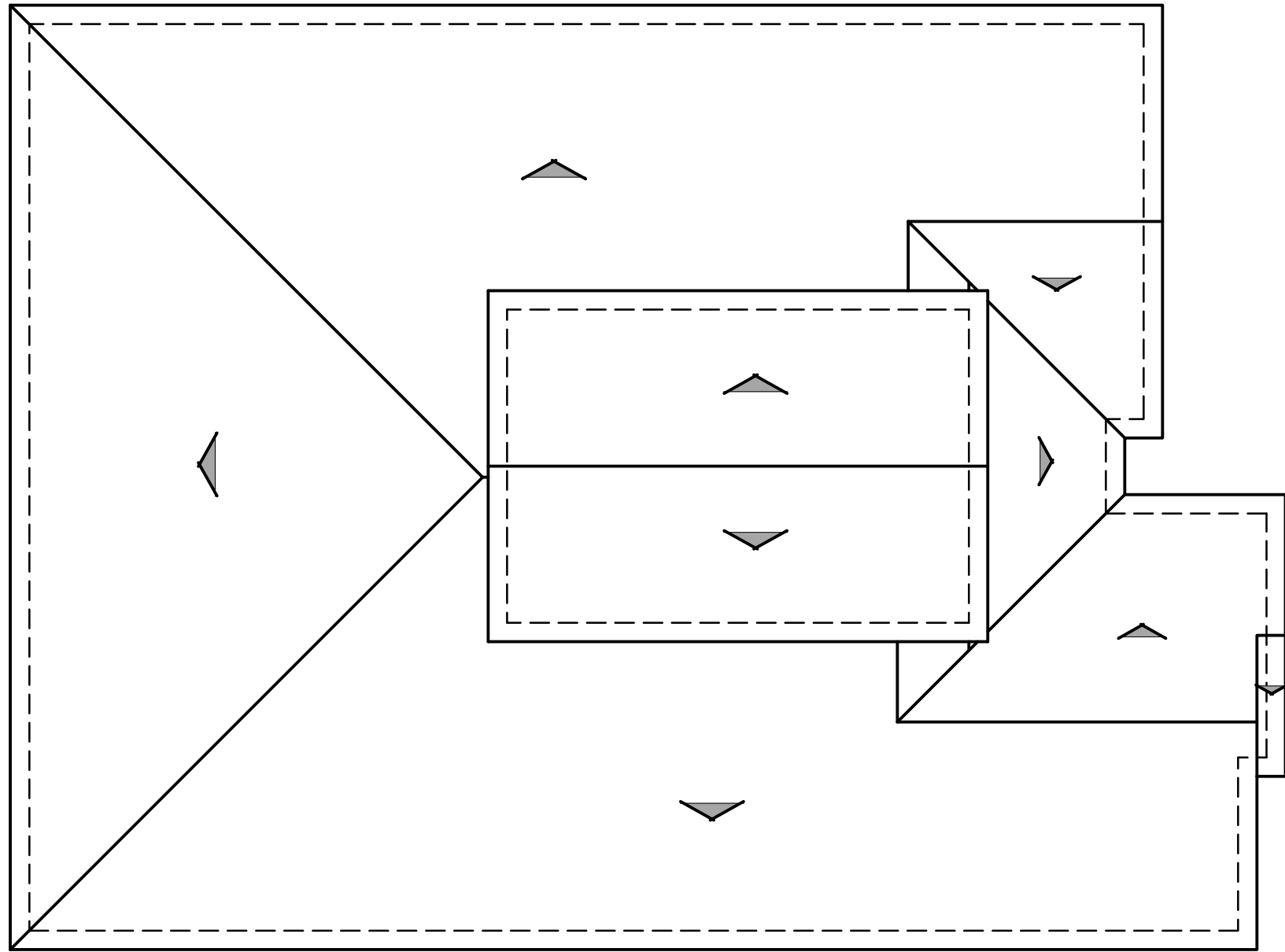
REAR



LEFT



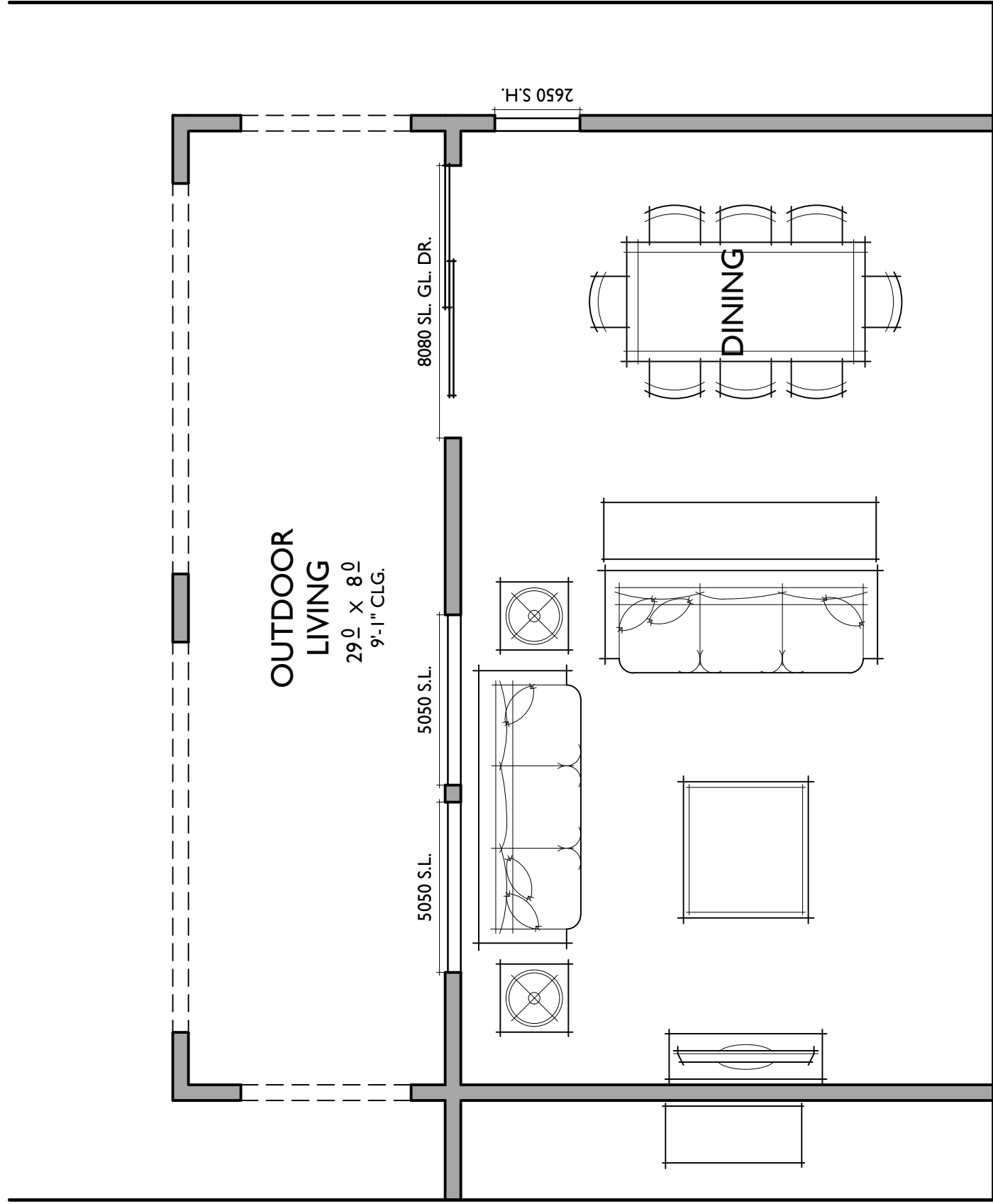
RIGHT



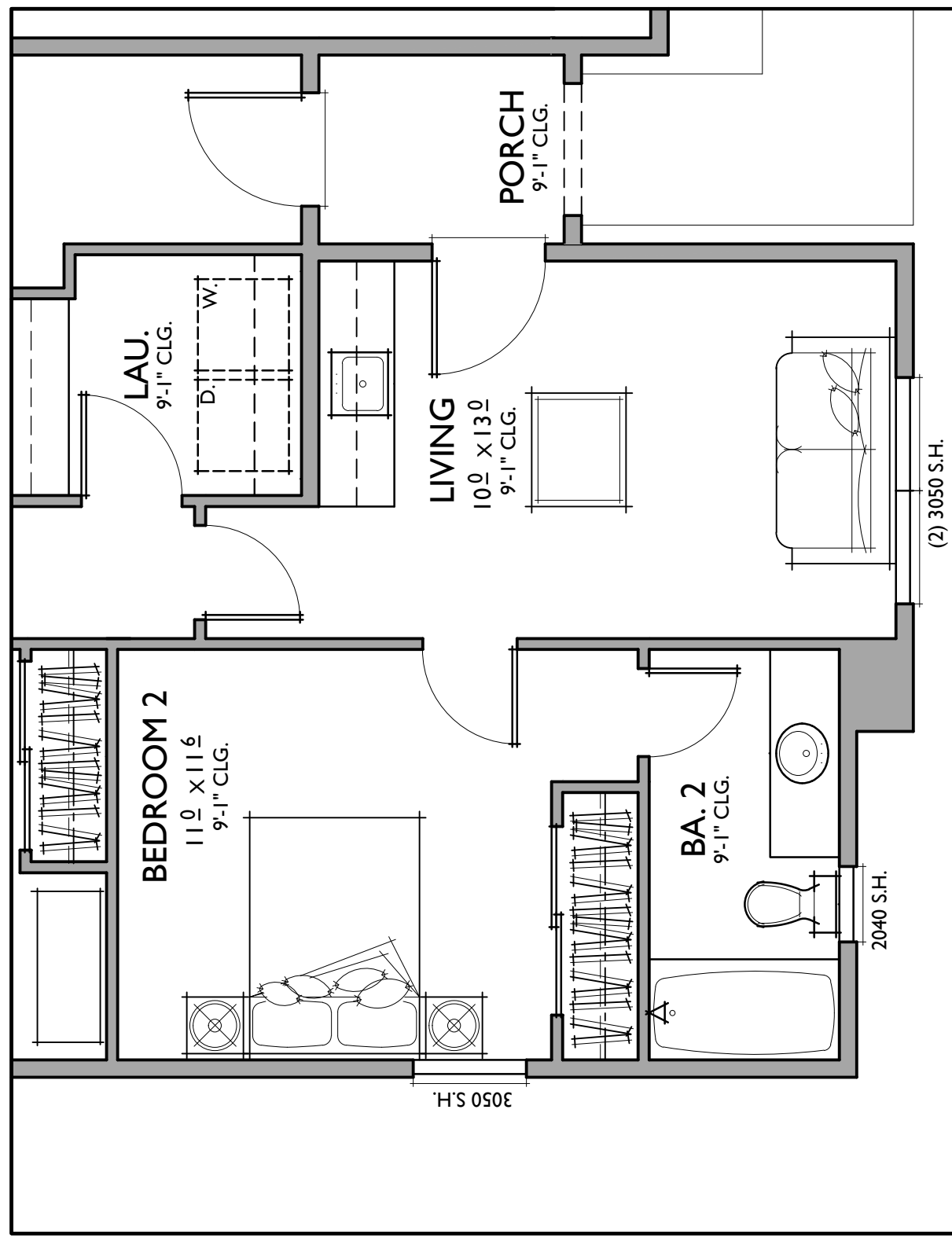
ROOF PLAN Contemporary Ranch

PITCH: 3.5:12  
RAISE: 17"  
RAVE: 17"  
ROOF MATERIAL: COMPOSITION SHINGLE





OPT. OUTDOOR LIVING



OPT. MULTI GEN

IN LIEU OF BEDROOM 2 AND 3

PLAN 3

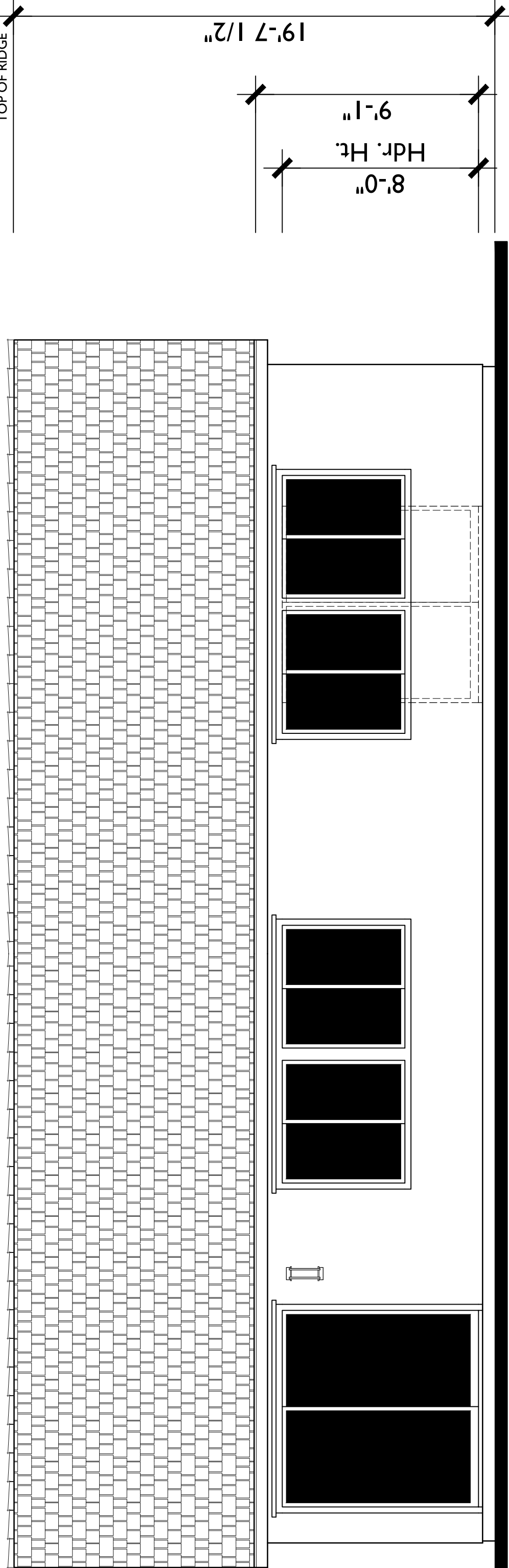
- 4 BEDROOMS / 3.5 BATHS + DEN
- 2 - CAR GARAGE

FLOOR AREA TABLE

TOTAL LIVING	2483 SQ. FT.
2 - CAR GARAGE	430 SQ. FT.
OPT. OUTDOOR LIVING	231 SQ. FT.
PORCH	35 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



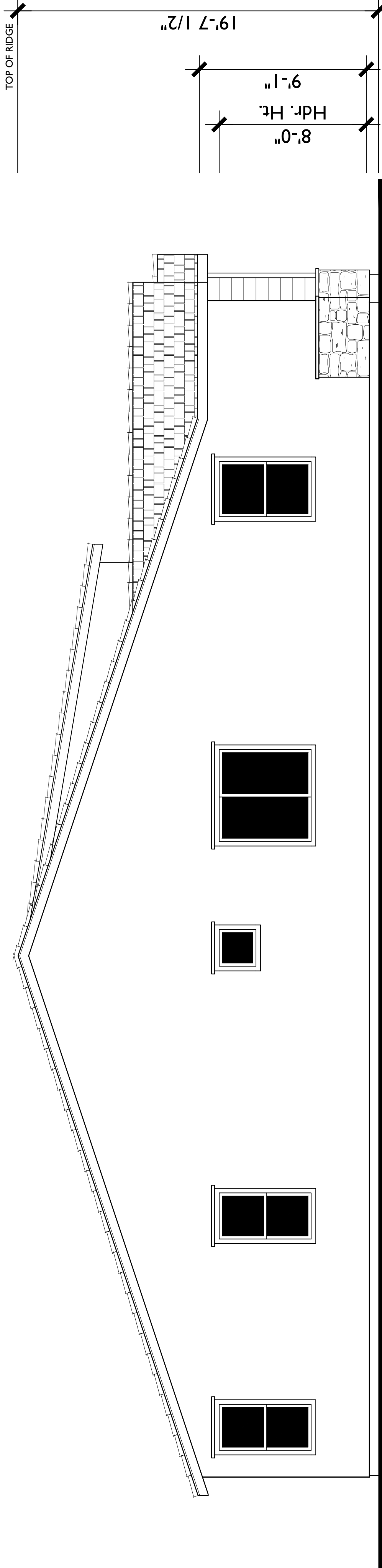


REAR

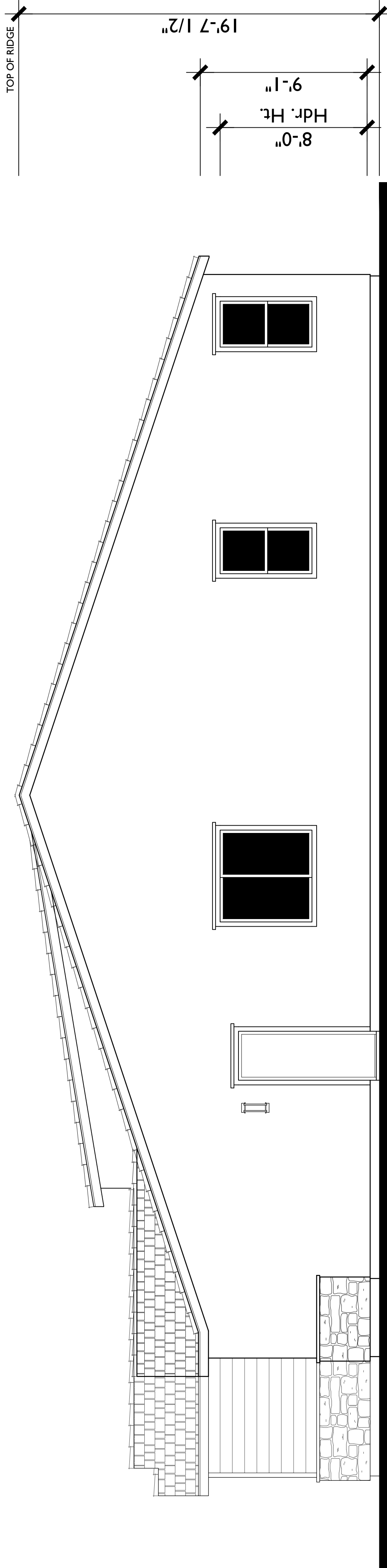


FRONT

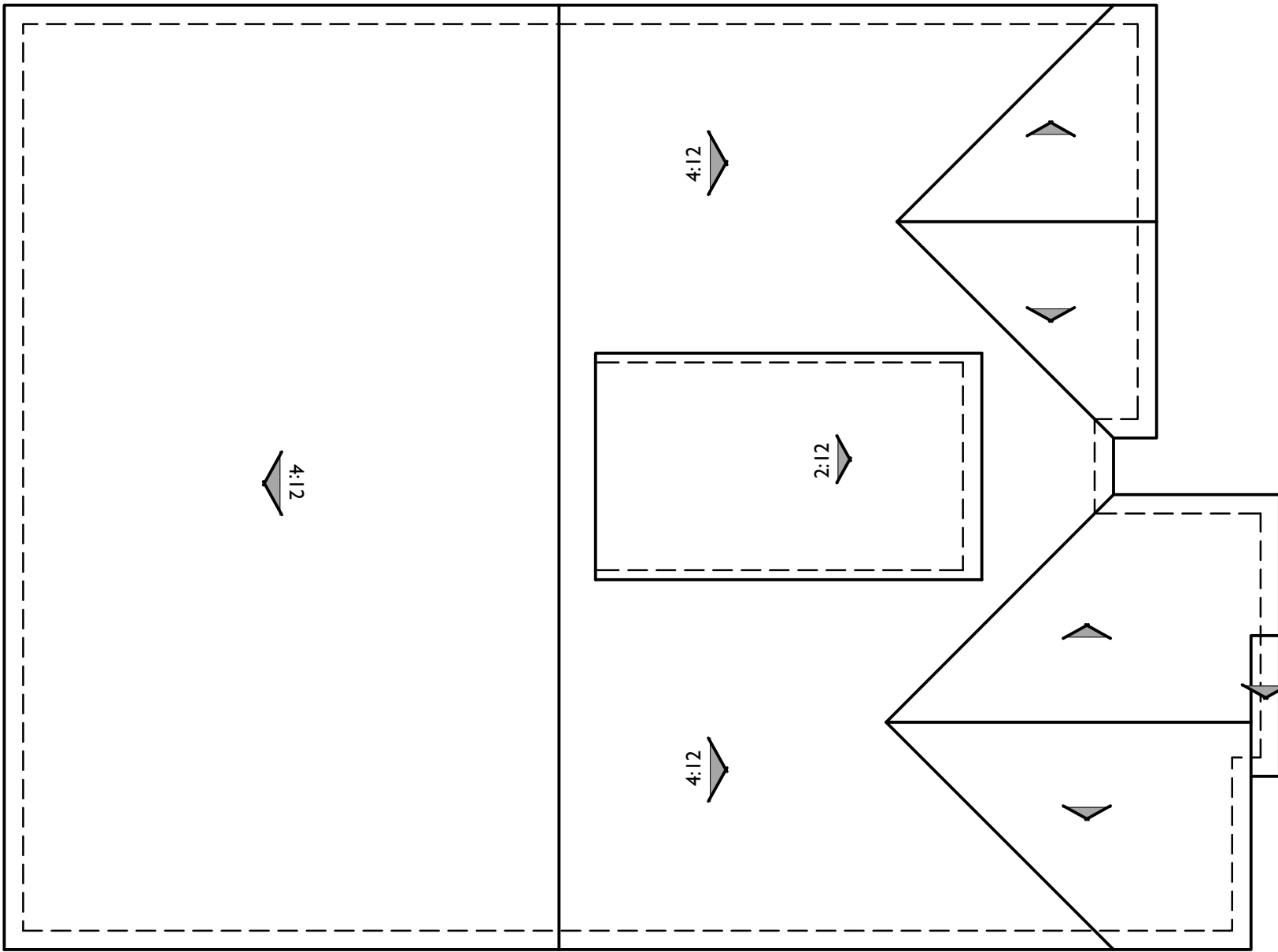
CALIFORNIA RANCH  
1/4"=1'-0"



LEFT

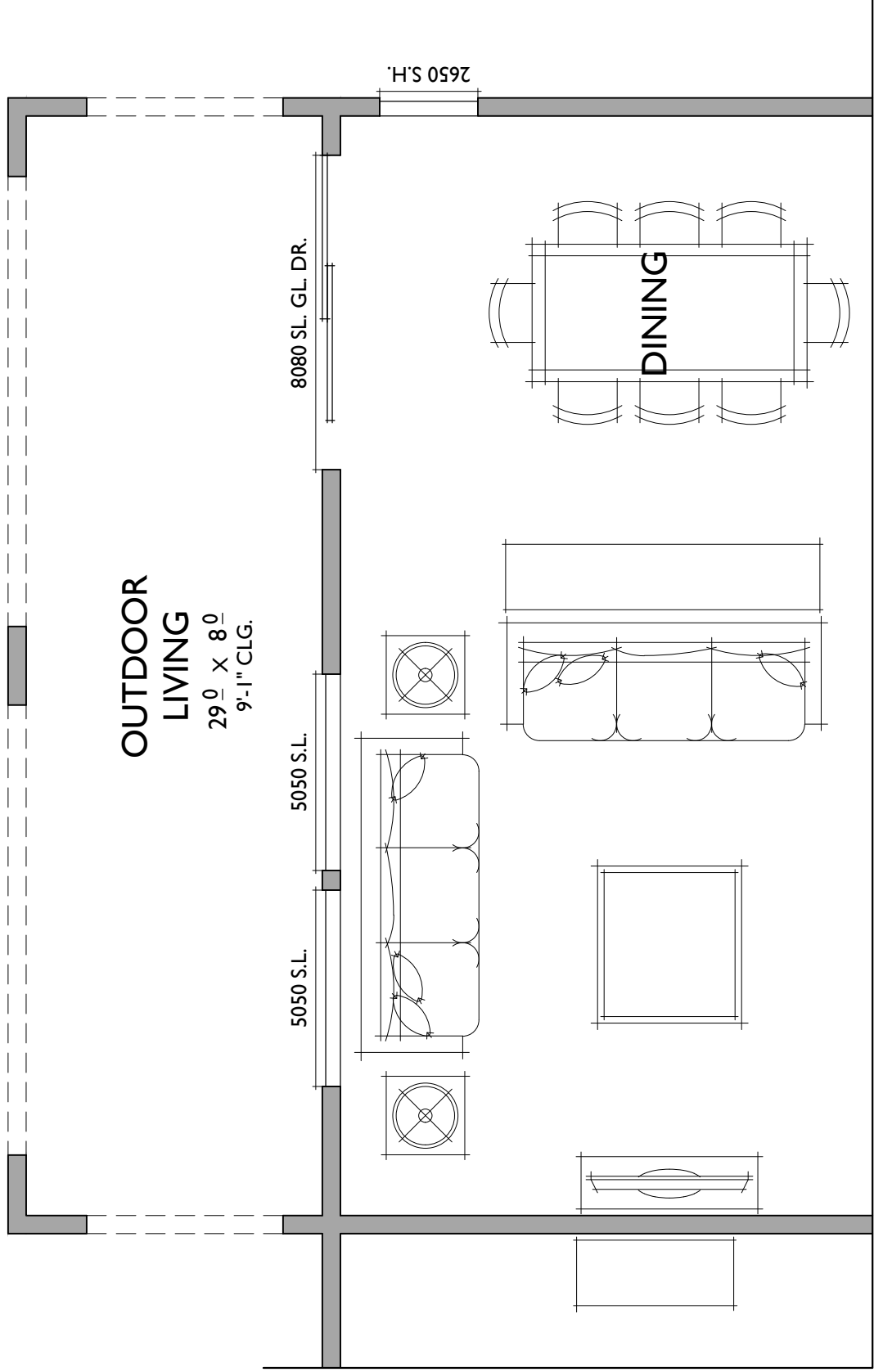


RIGHT

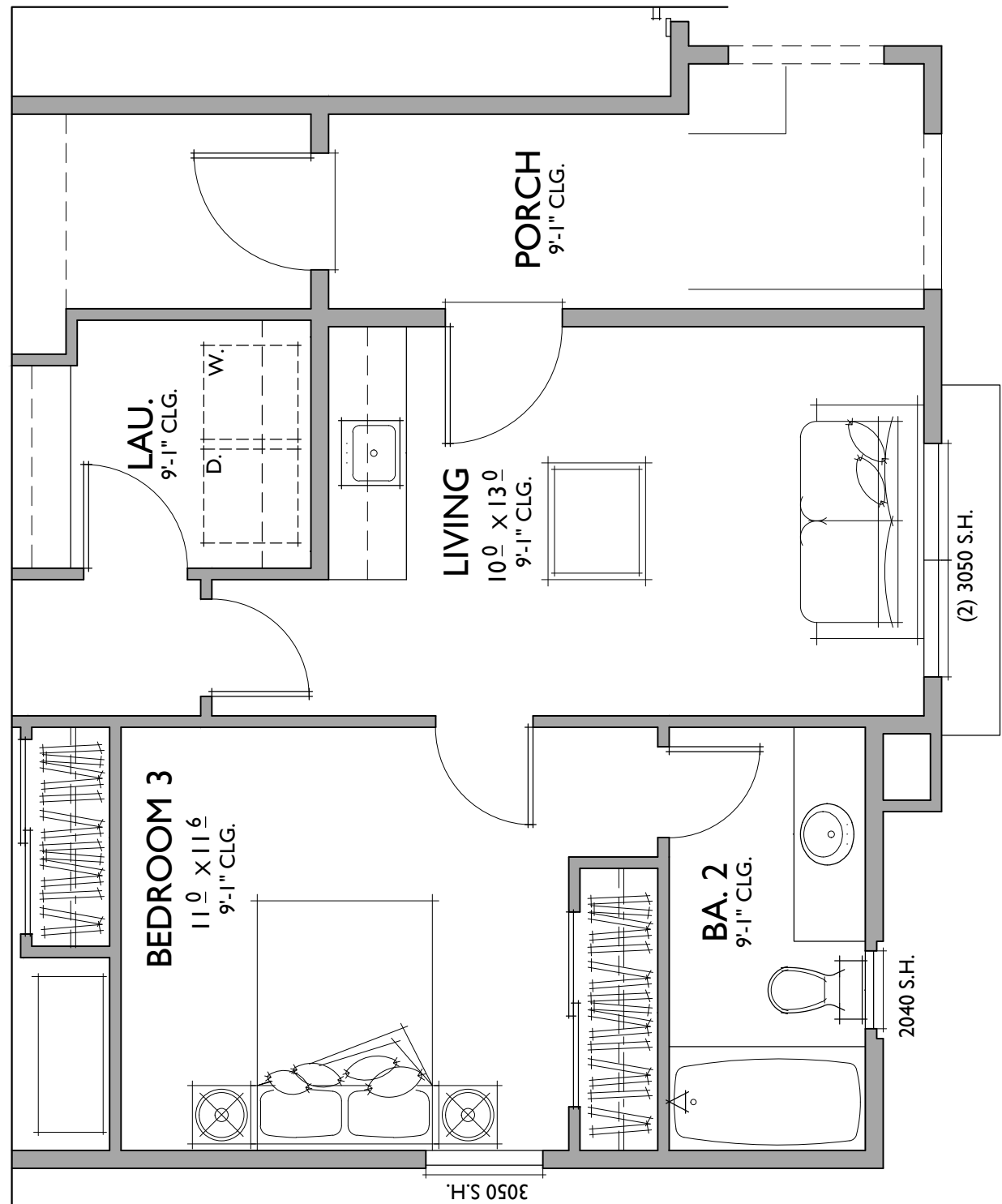


ROOF PLAN  
California Ranch

PITCH: 3:12 UNO.  
RAKE: 12"  
RAVE: 12"  
ROOF MATERIAL: COMPOSITION SHINGLE



OPT. OUTDOOR LIVING



OPT. MULTI GEN

IN LIEU OF BEDROOM 3 AND 4

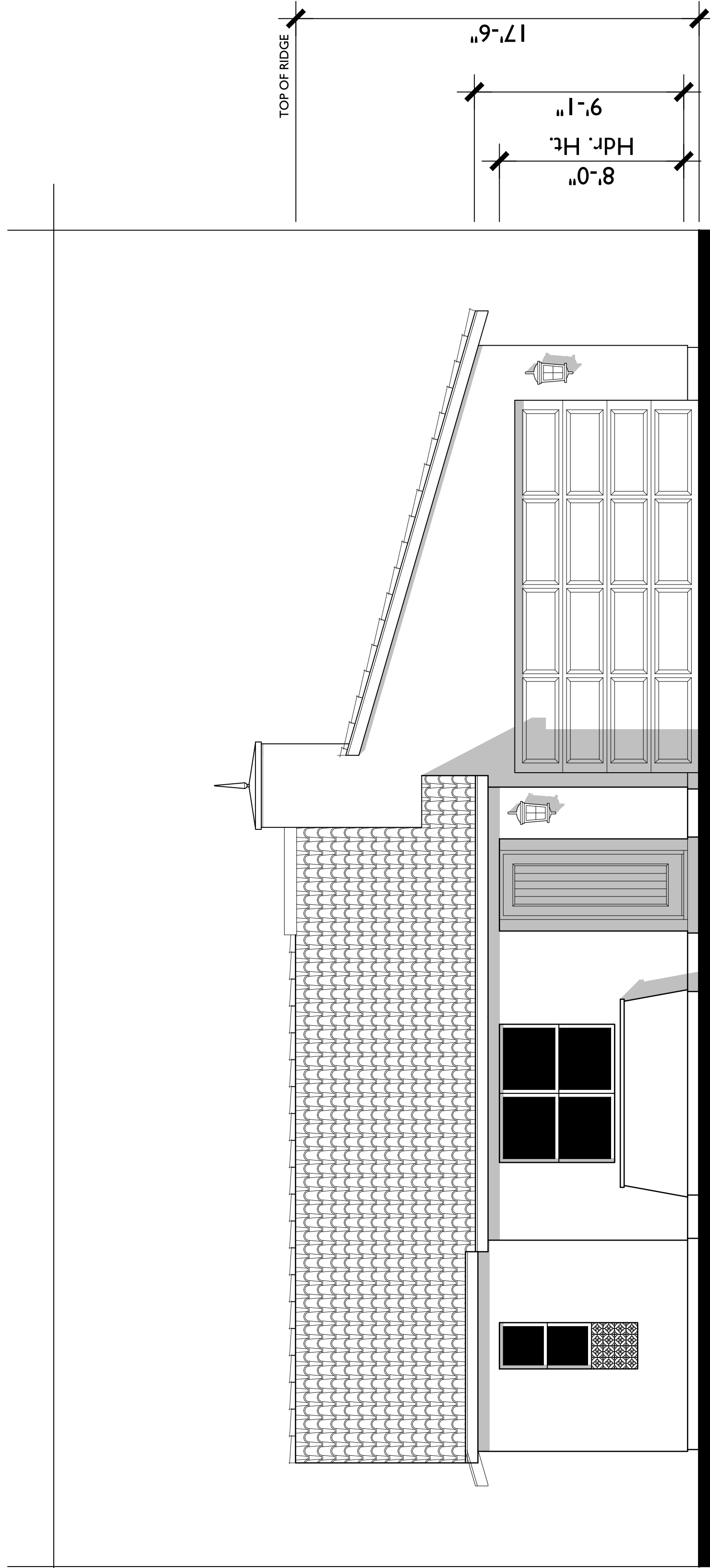
PLAN 3

- 4 BEDROOMS / 3.5 BATHS + DEN
- 2 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	2483 SQ. FT.
2 - CAR GARAGE	430 SQ. FT.
OPT. OUTDOOR LIVING	231 SQ. FT.
PORCH	90 SQ. FT.

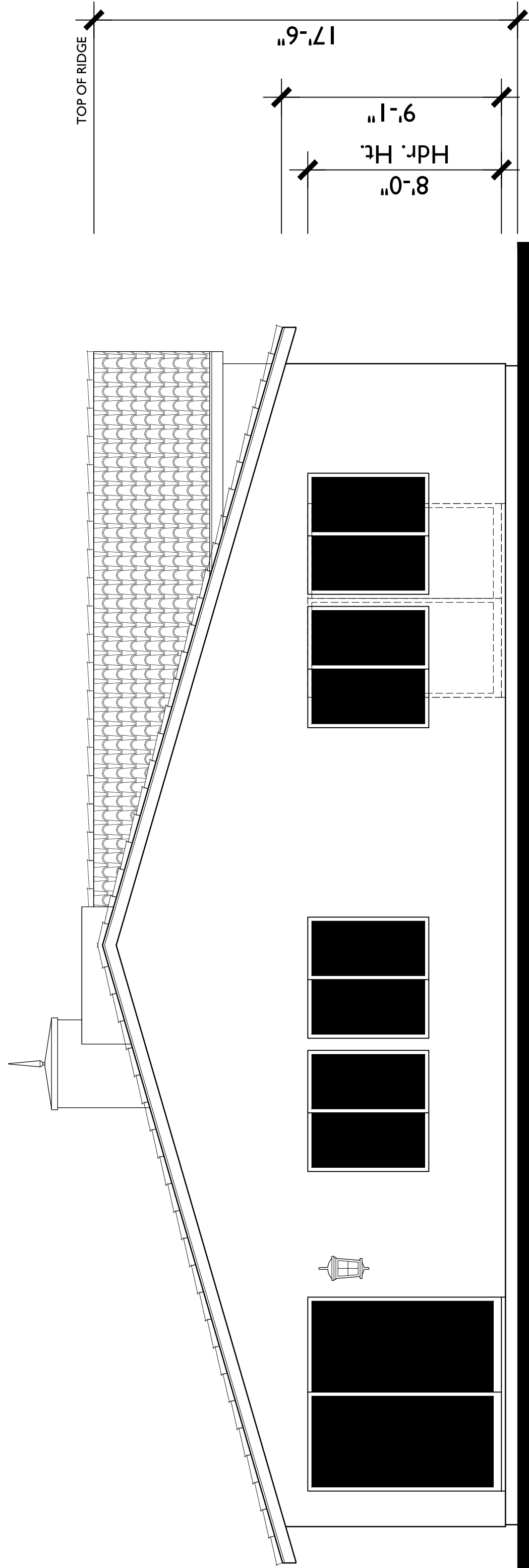
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



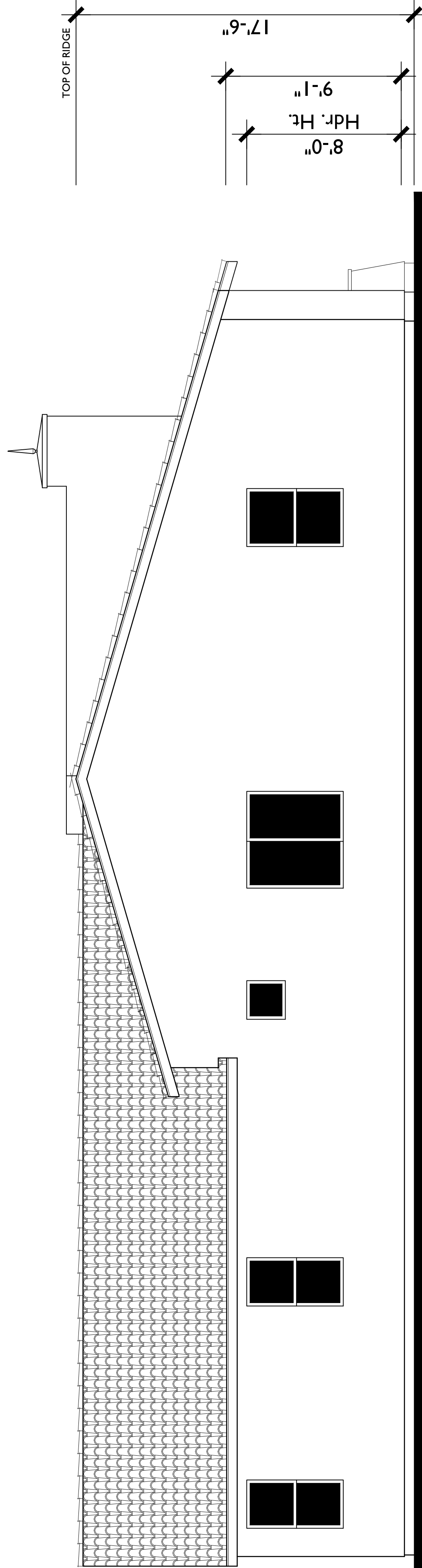


FRONT

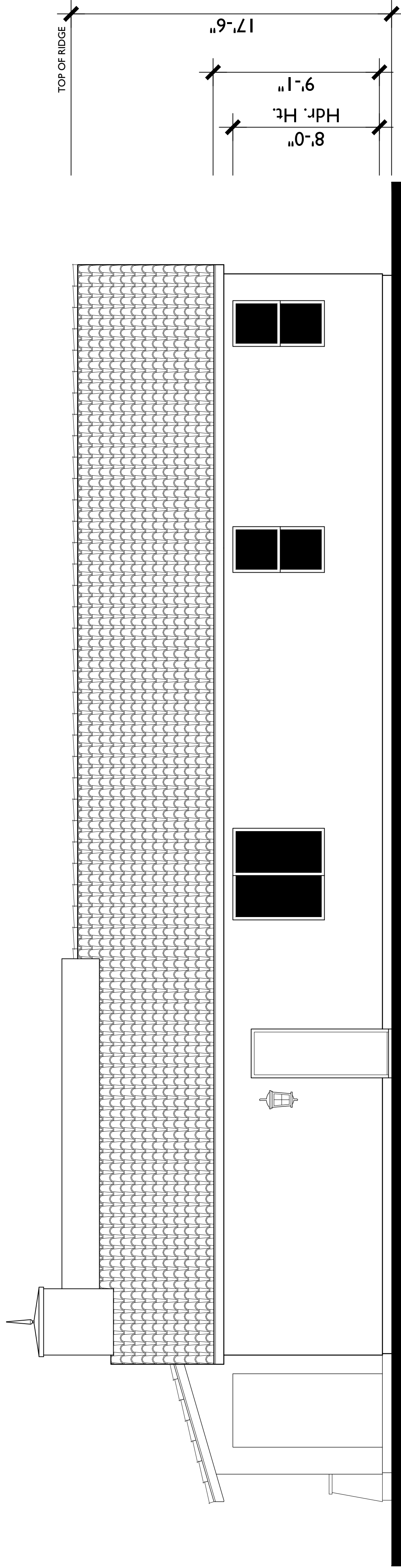
MEDITERRANEAN  
1/4"=1'-0"



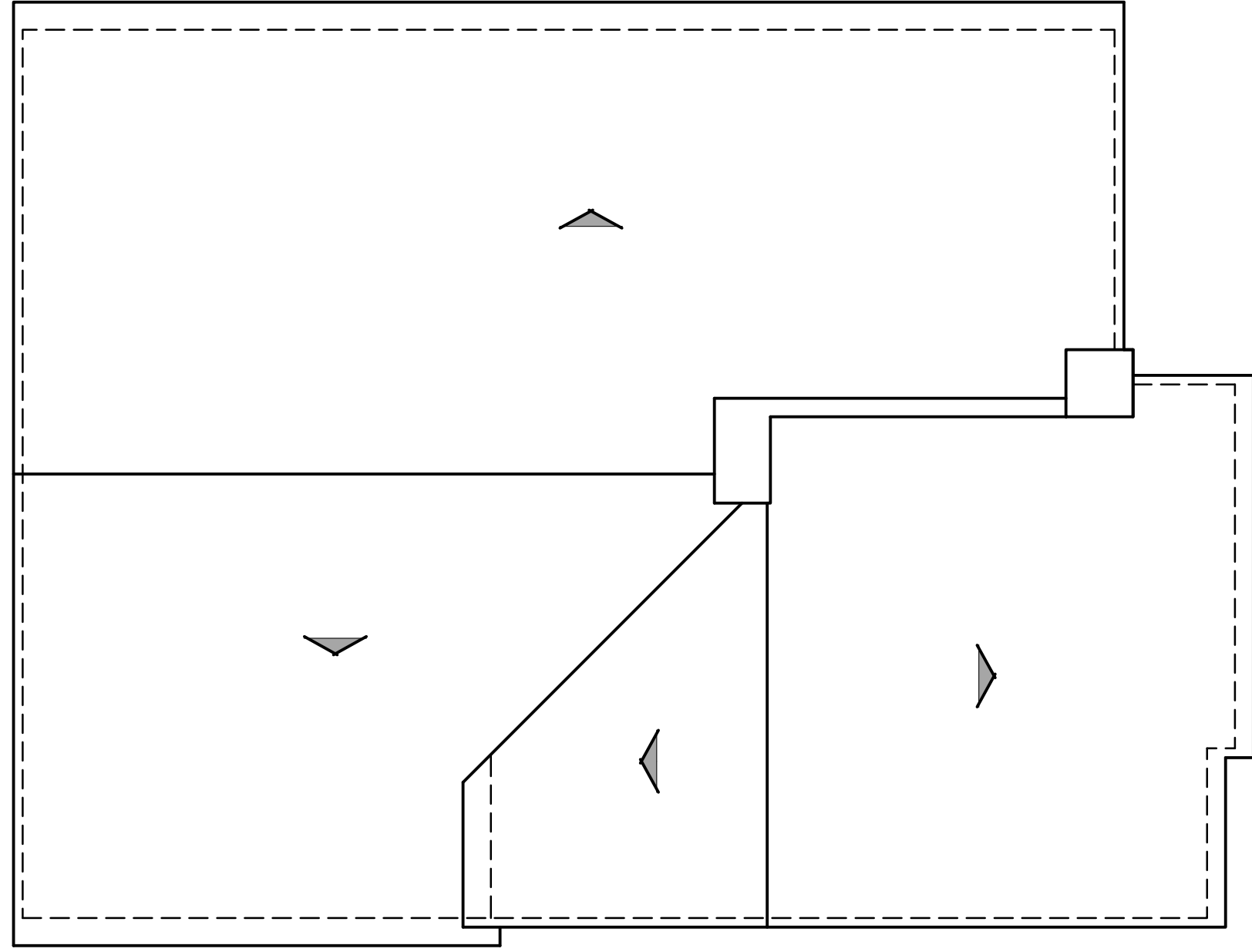
REAR



LEFT



RIGHT



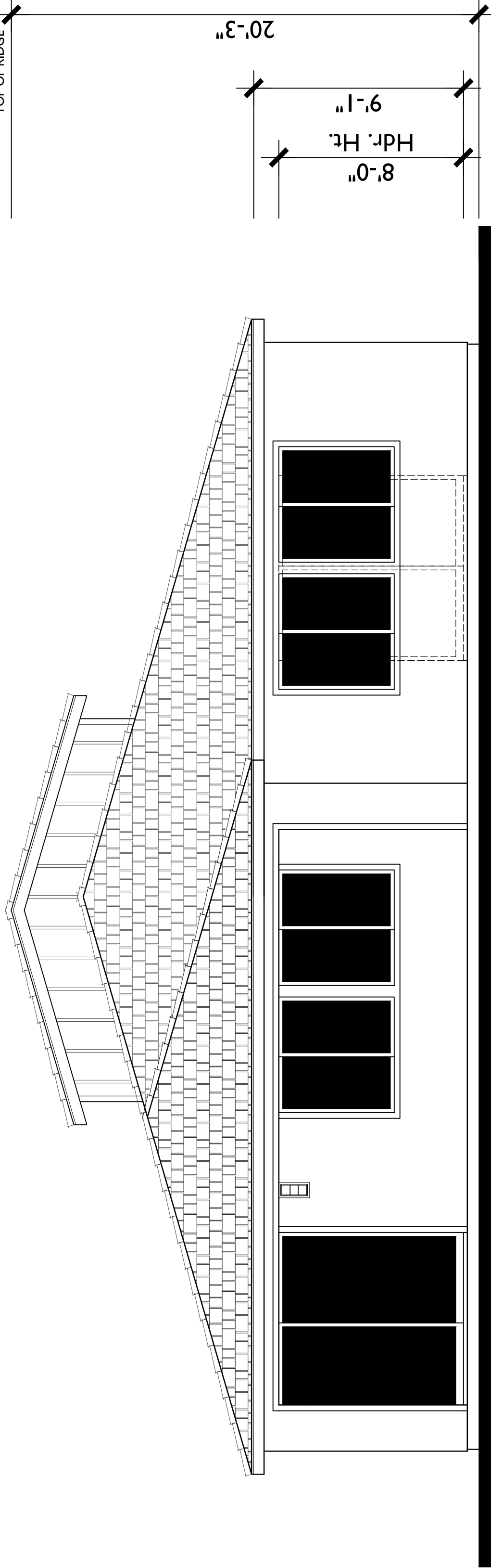
ROOF PLAN

Mediterranean

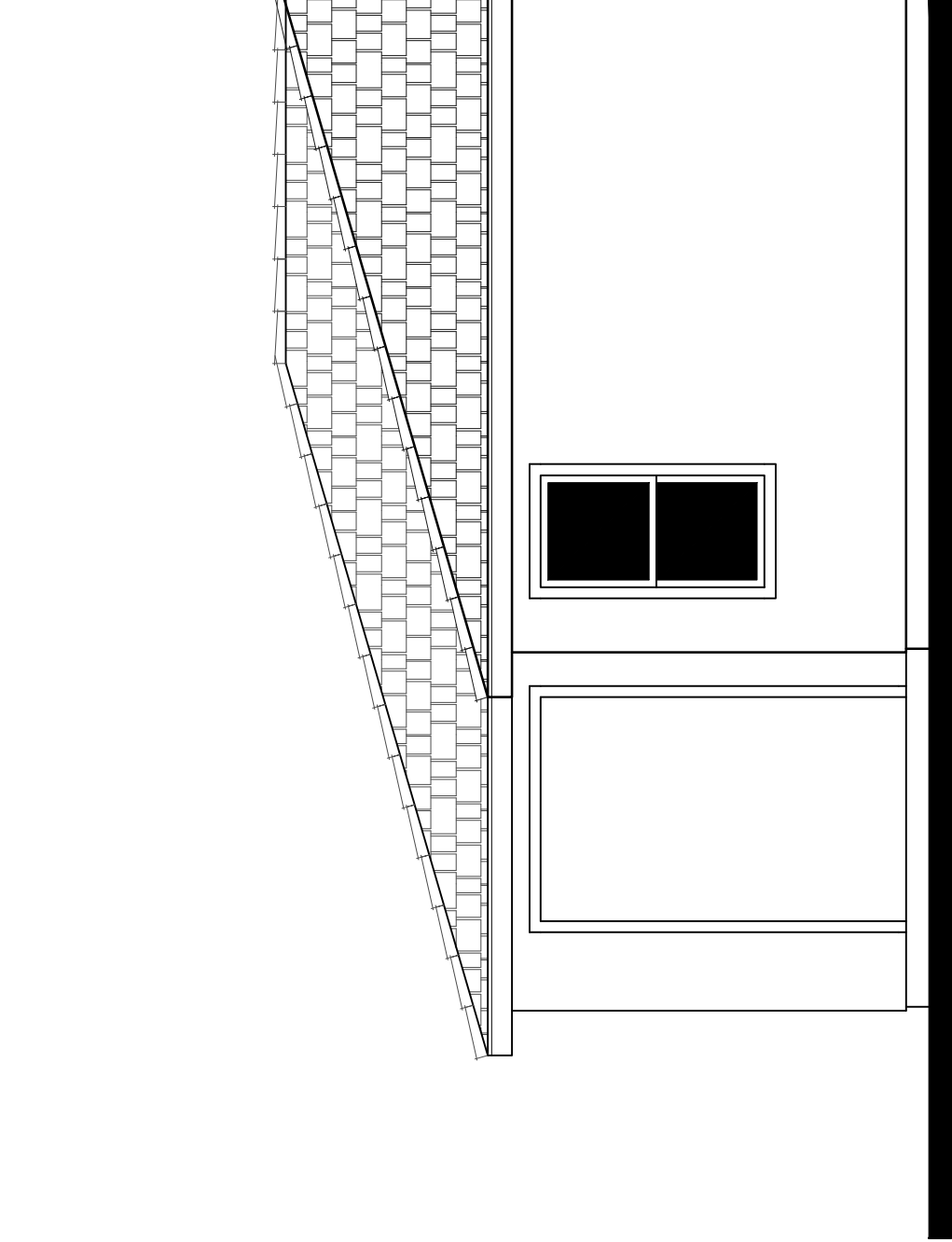
PITCH: 3.5:12  
RAKE: 6"  
RAISE: 18"  
ROOF MATERIAL: CONCRETE "S" TILE

1/8"=1'-0"

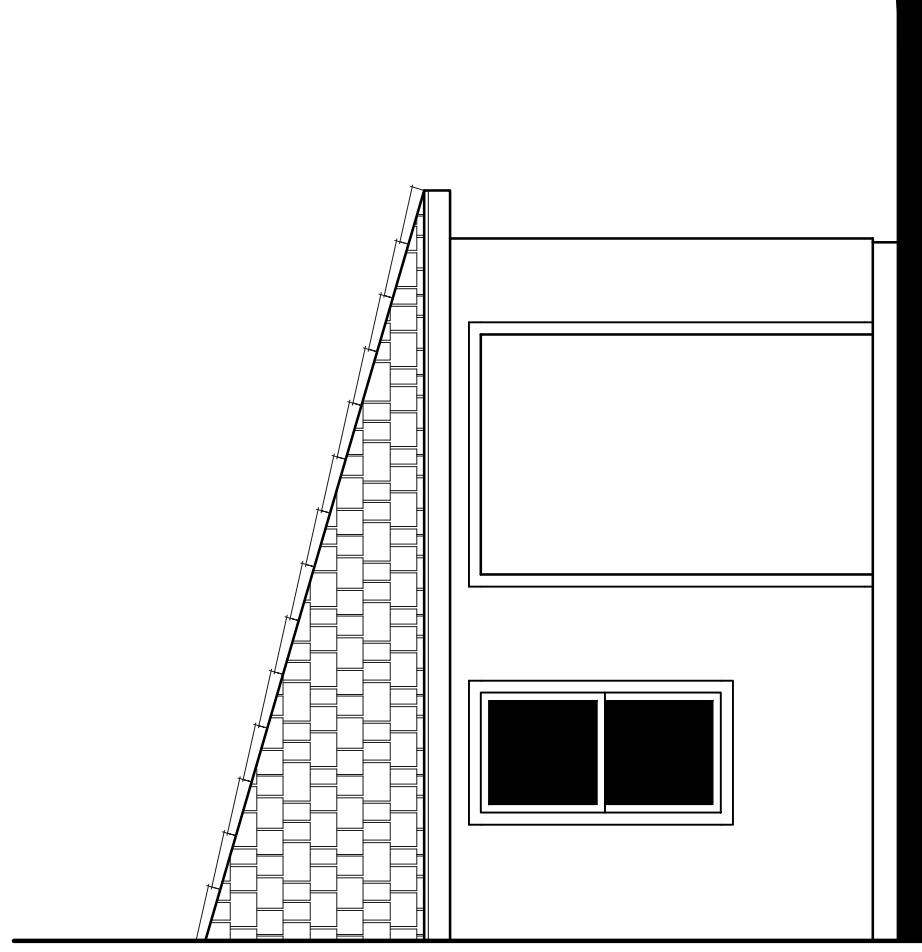




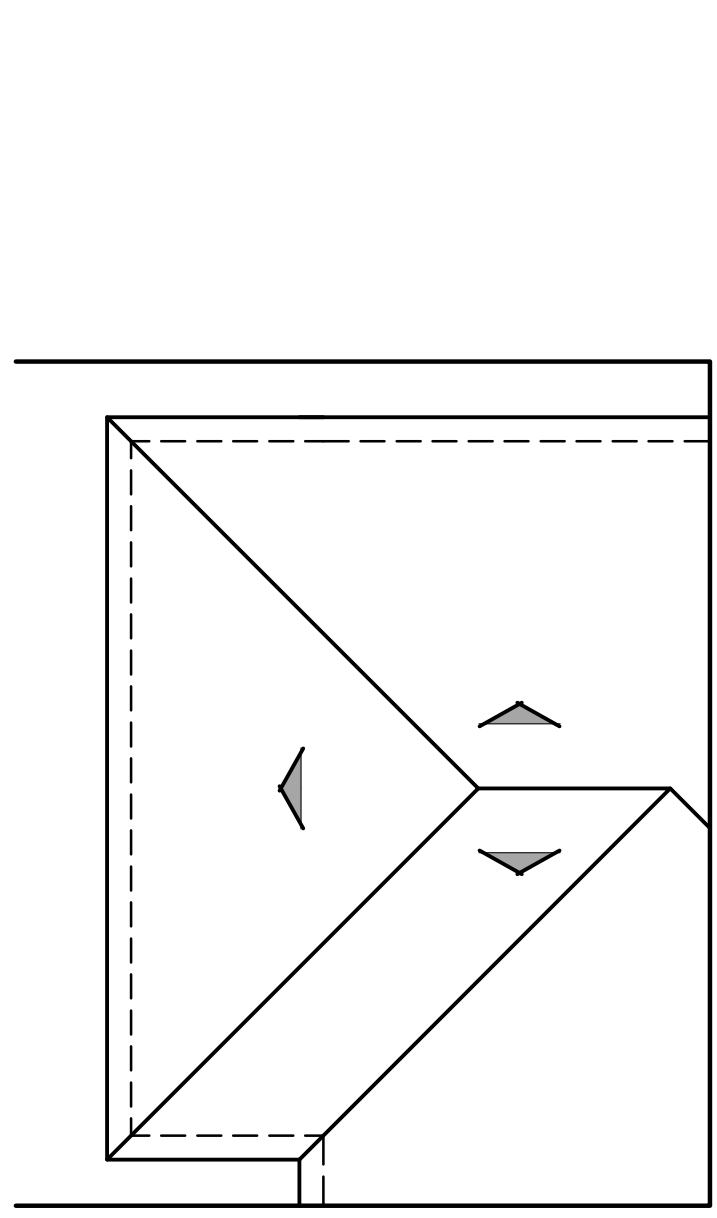
REAR - OUTDOOR LIVING



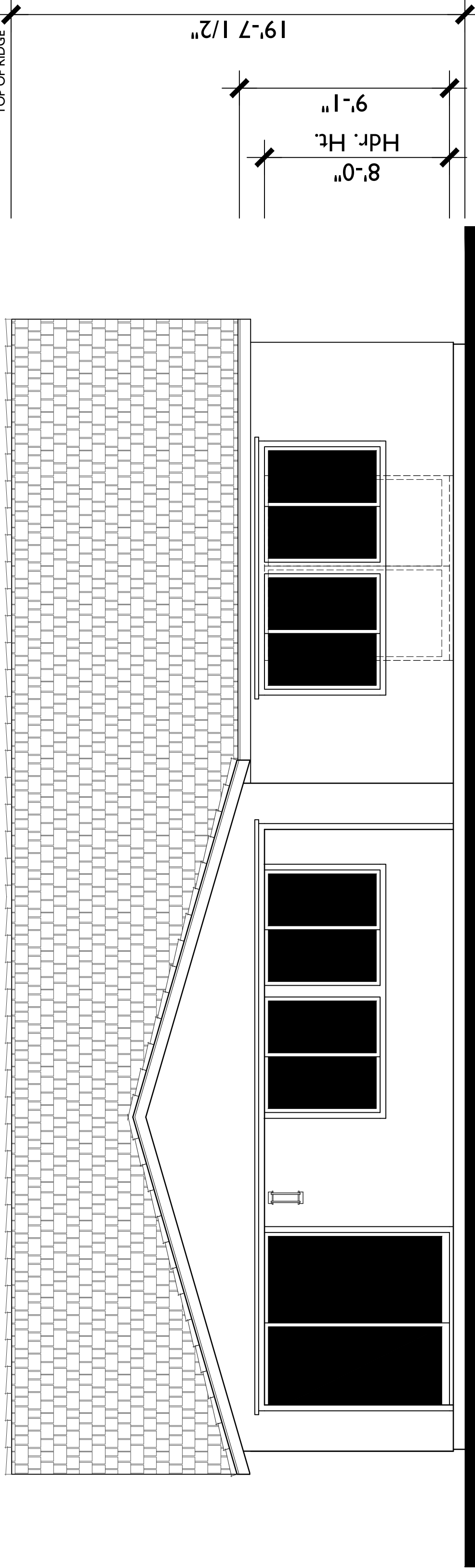
LEFT - OUTDOOR LIVING



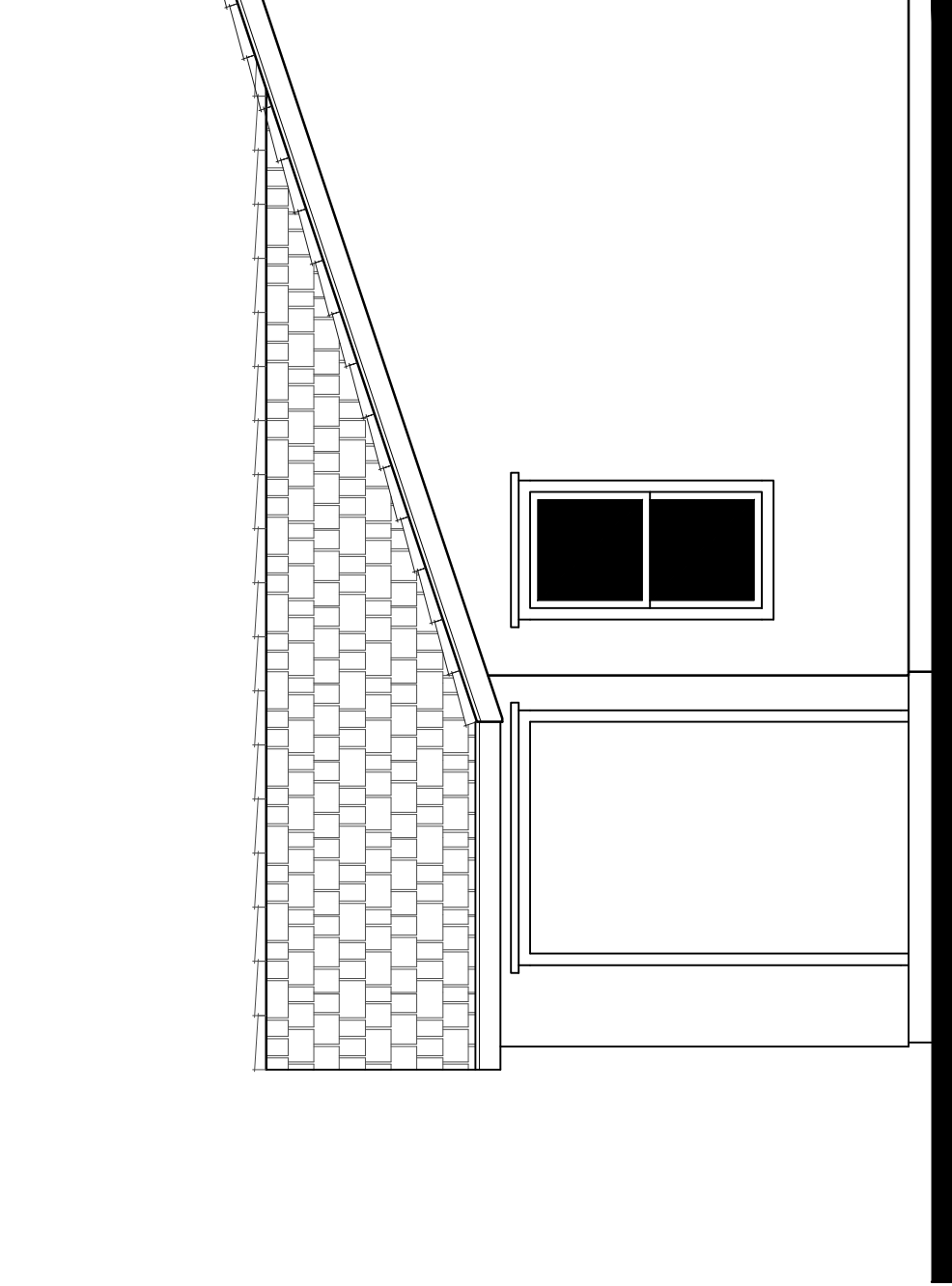
RIGHT - OUTDOOR LIVING



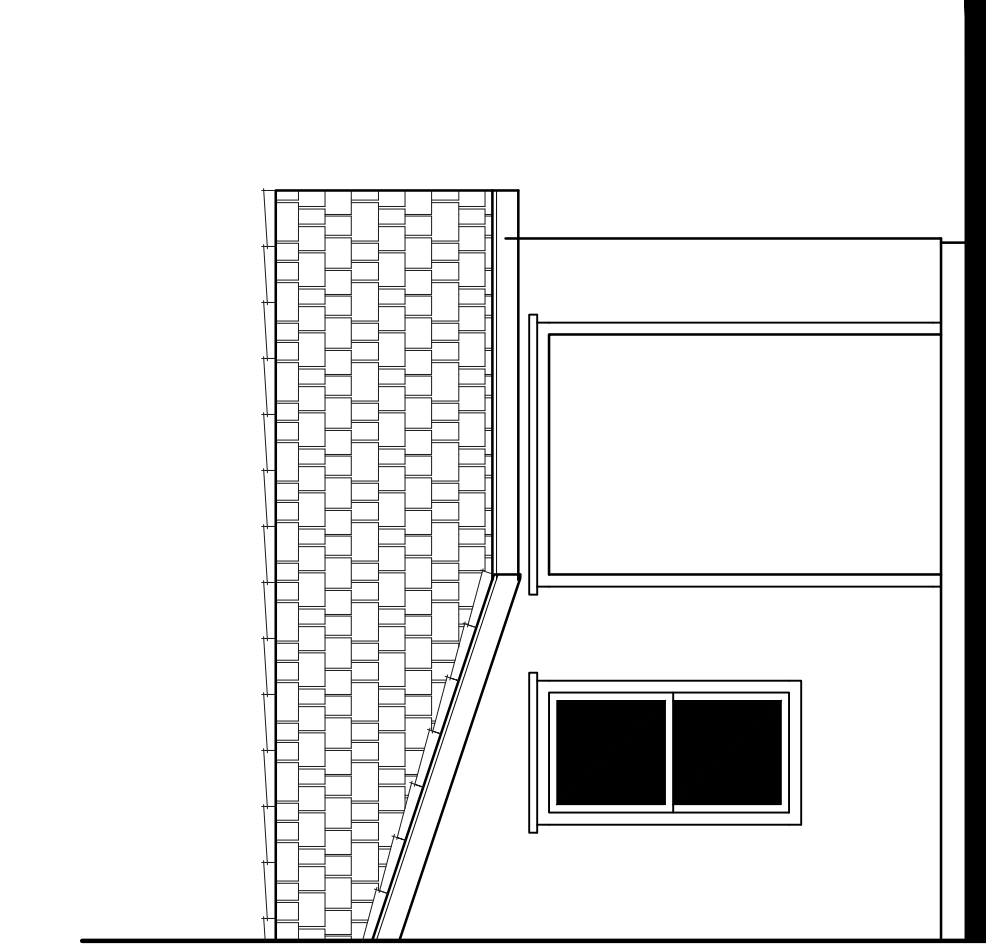
ROOF PLAN Contemporary Ranch  
PITCH: 3.5:12  
RAKE: 12"  
EAVE: 12"  
ROOF MATERIAL: COMPOSITION SHINGLE



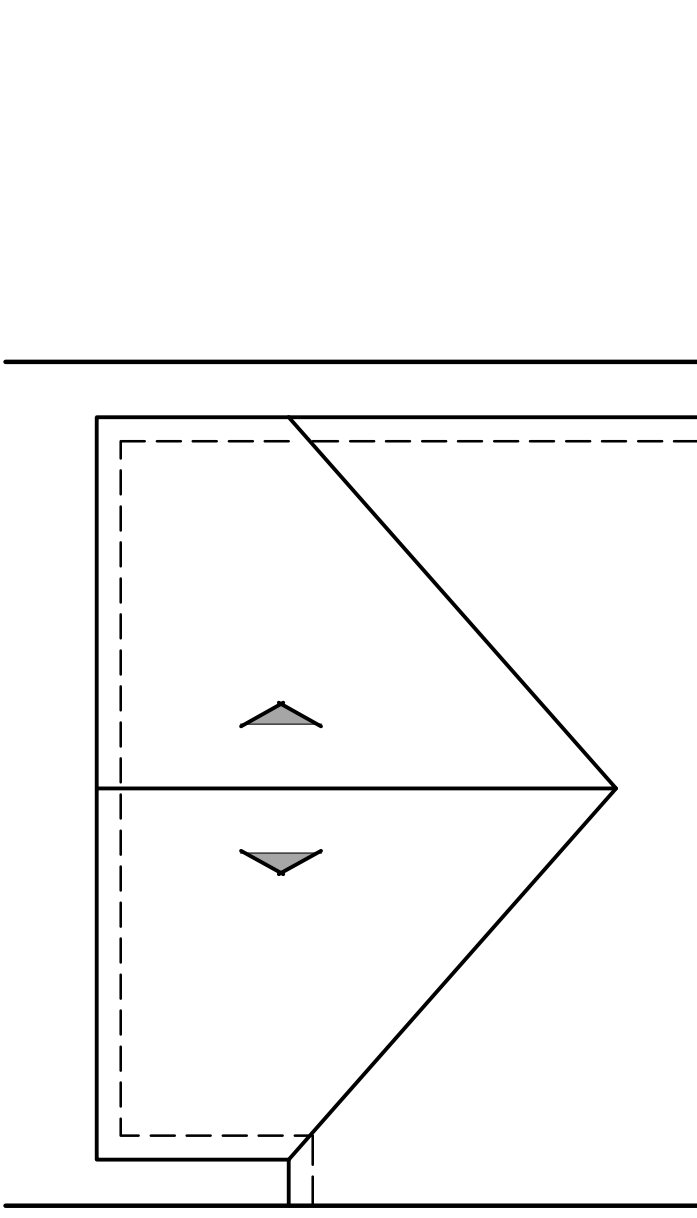
REAR - OUTDOOR LIVING



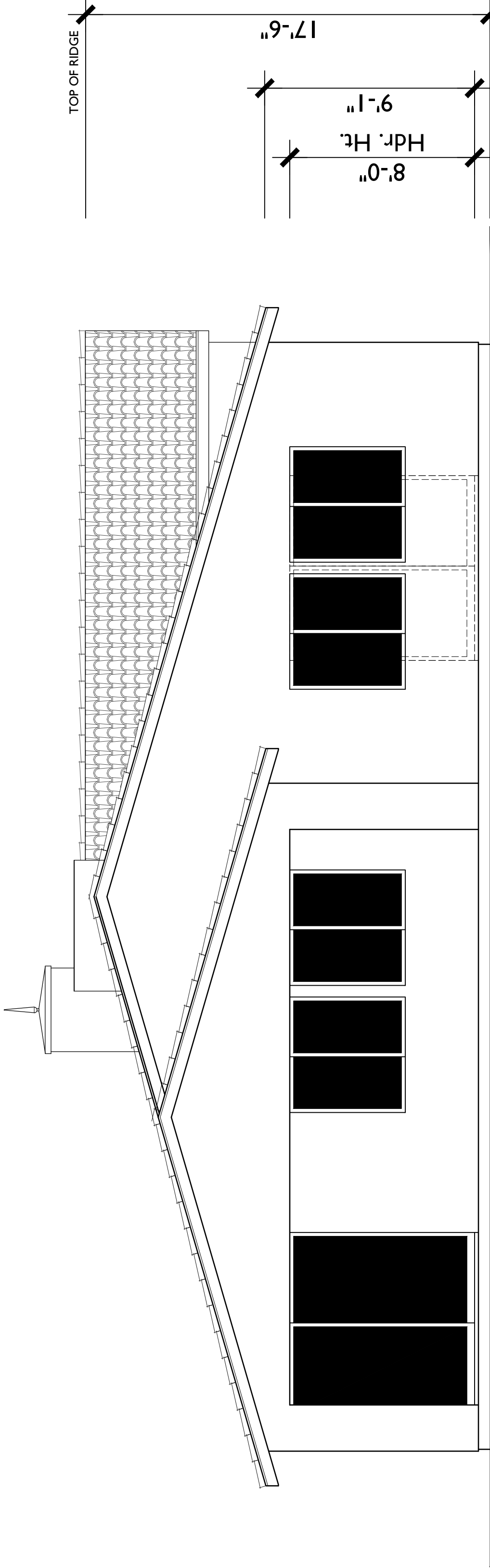
LEFT - OUTDOOR LIVING



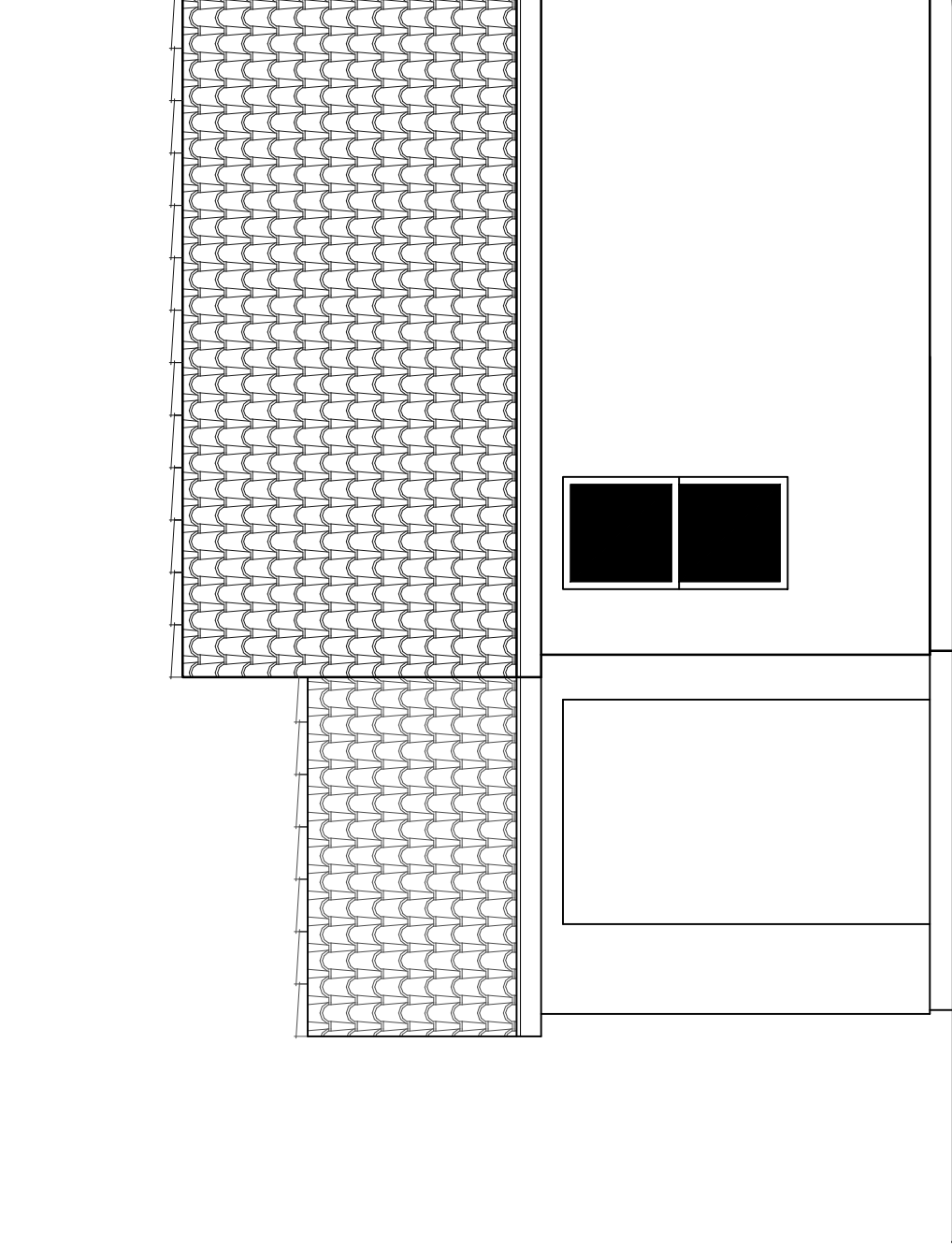
RIGHT - OUTDOOR LIVING



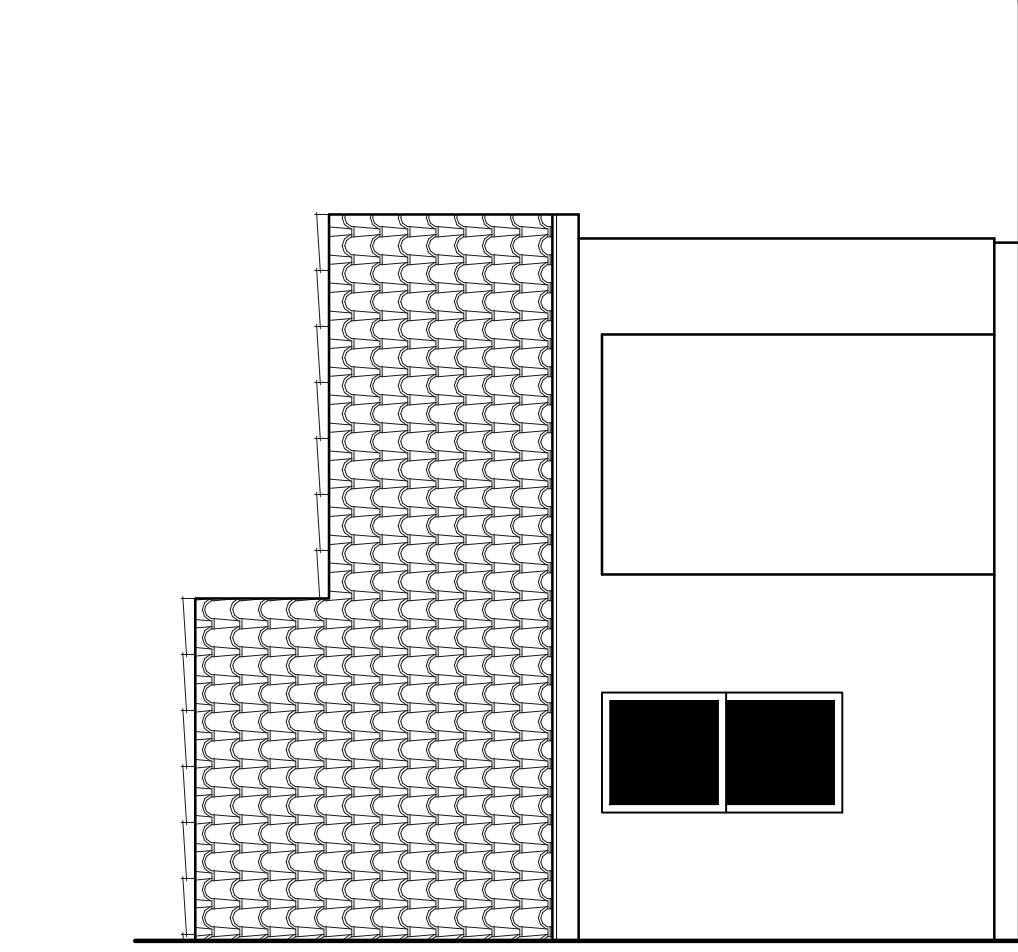
ROOF PLAN California Ranch  
PITCH: 3.5:12 UNO.  
RAKE: 12"  
EAVE: 12"  
ROOF MATERIAL: COMPOSITION SHINGLE



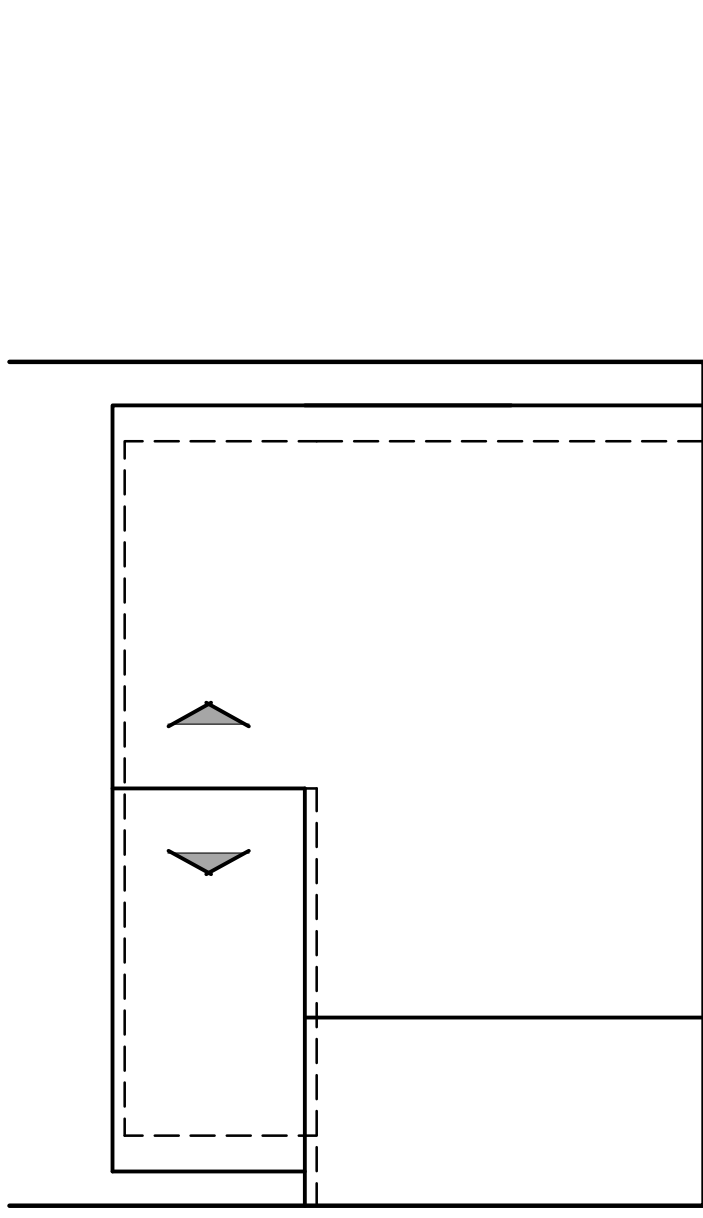
REAR - OUTDOOR LIVING



LEFT - OUTDOOR LIVING



RIGHT - OUTDOOR LIVING



ROOF PLAN Mediterranean  
PITCH: 3.5:12  
RAKE: 6"  
EAVE: 18"  
ROOF MATERIAL: CONCRETE "S" TILE





TRANSITIONAL SPANISH

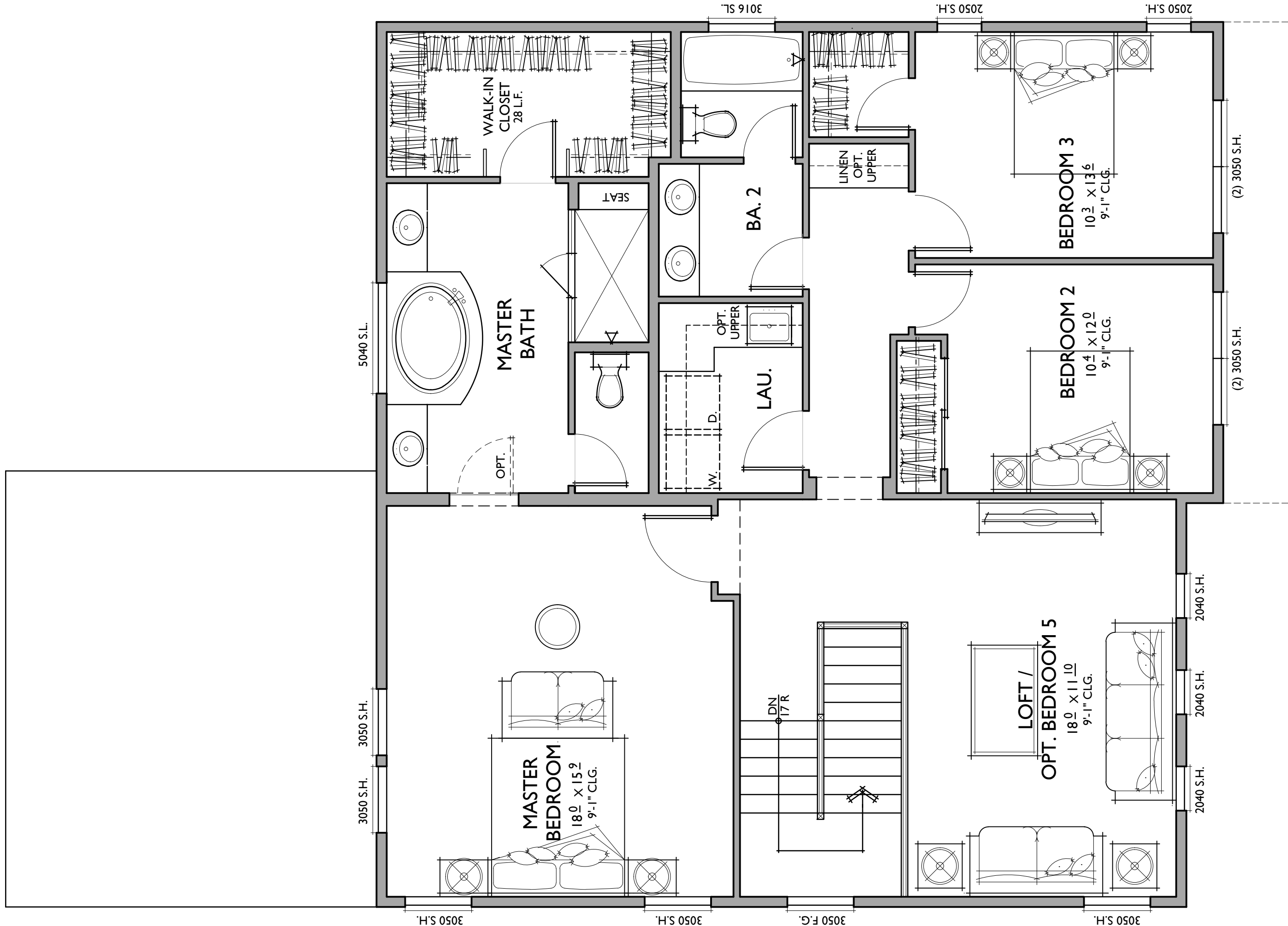
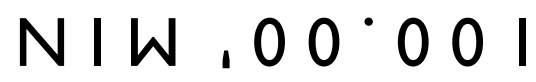


CONTEMPORARY RANCH



CALIFORNIA RANCH





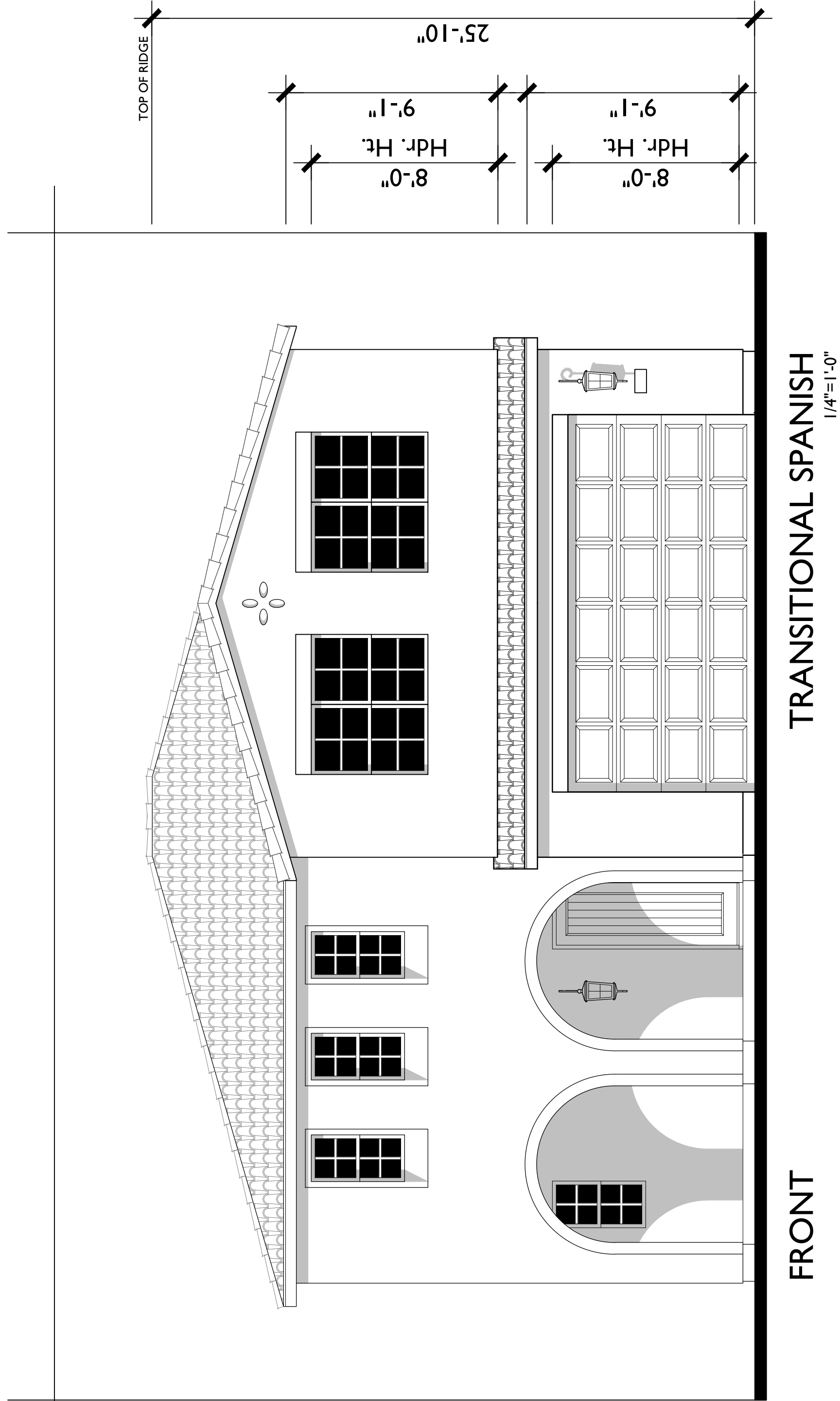
# Reflects Transitional Spanish Elevation

## FIRST FLOOR

FLOOR AREA TABLE	
1ST FLOOR	1099 SQ. FT.
2ND FLOOR	1424 SQ. FT.
<b>TOTAL</b>	<b>2,523 SQ. FT.</b>
3 - CAR GARAGE	680 SQ. FT.
PORCH	116 SQ. FT.

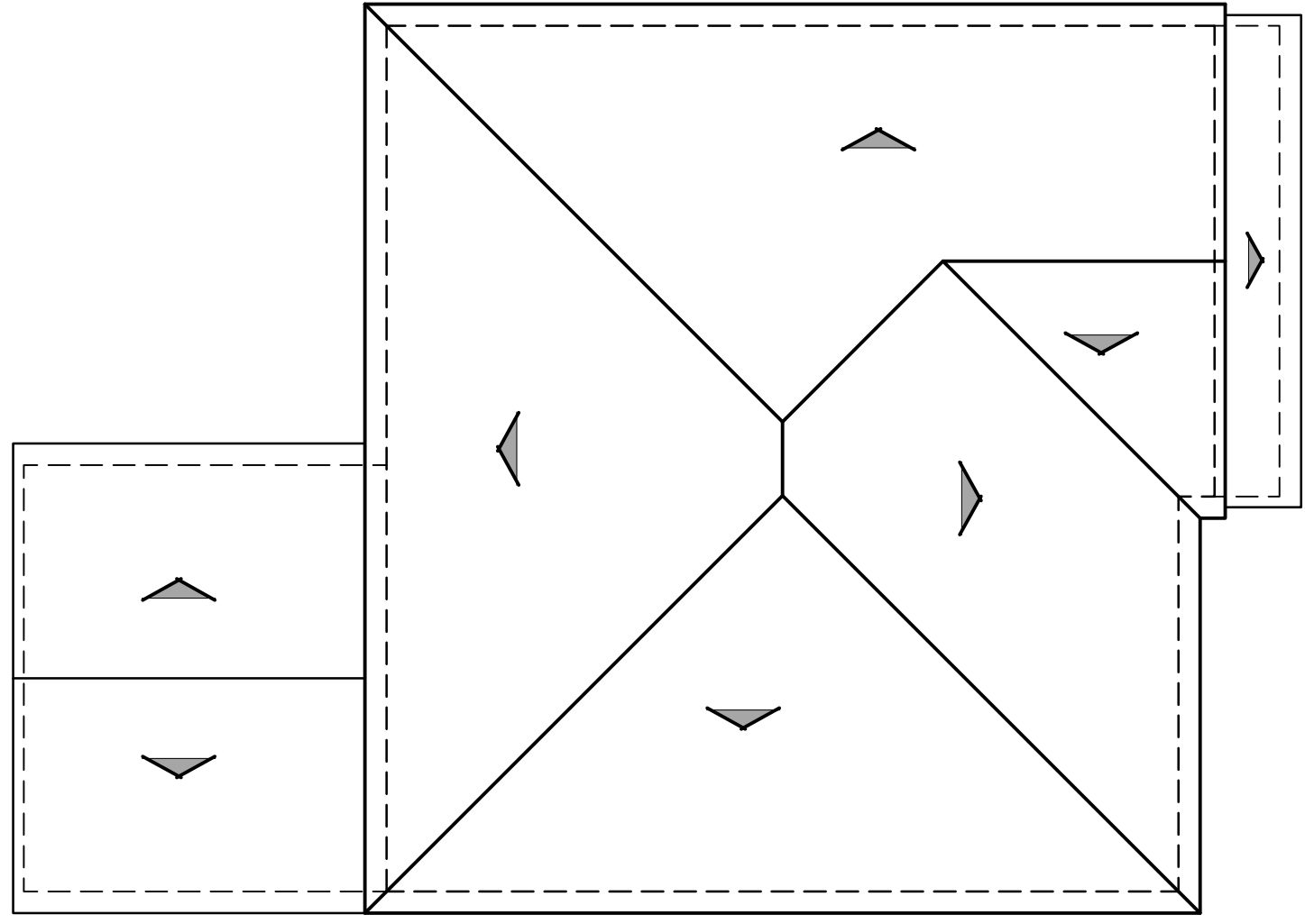
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION





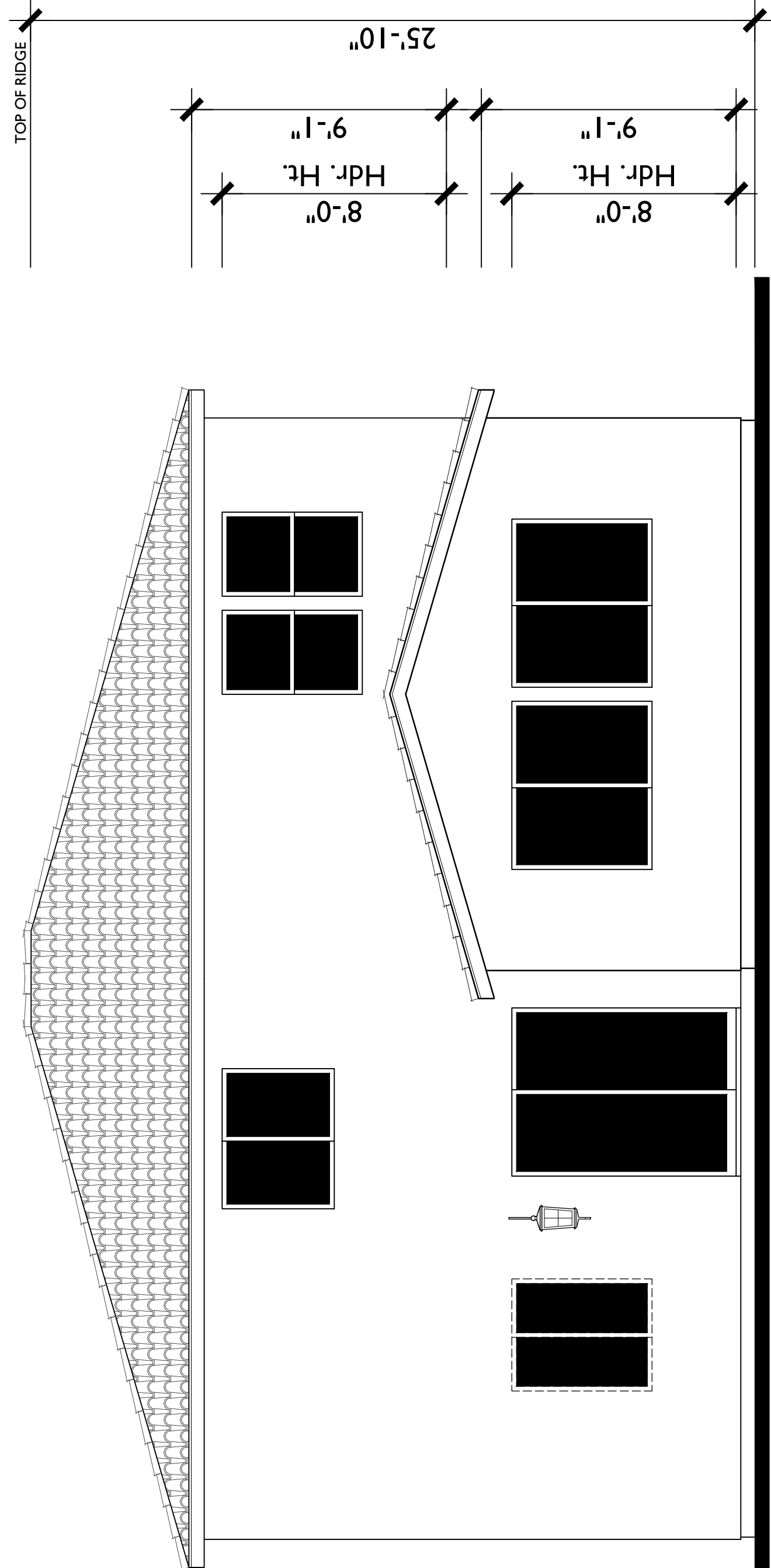
FRONT

TRANSITIONAL SPANISH  
1/4"=1'-0"

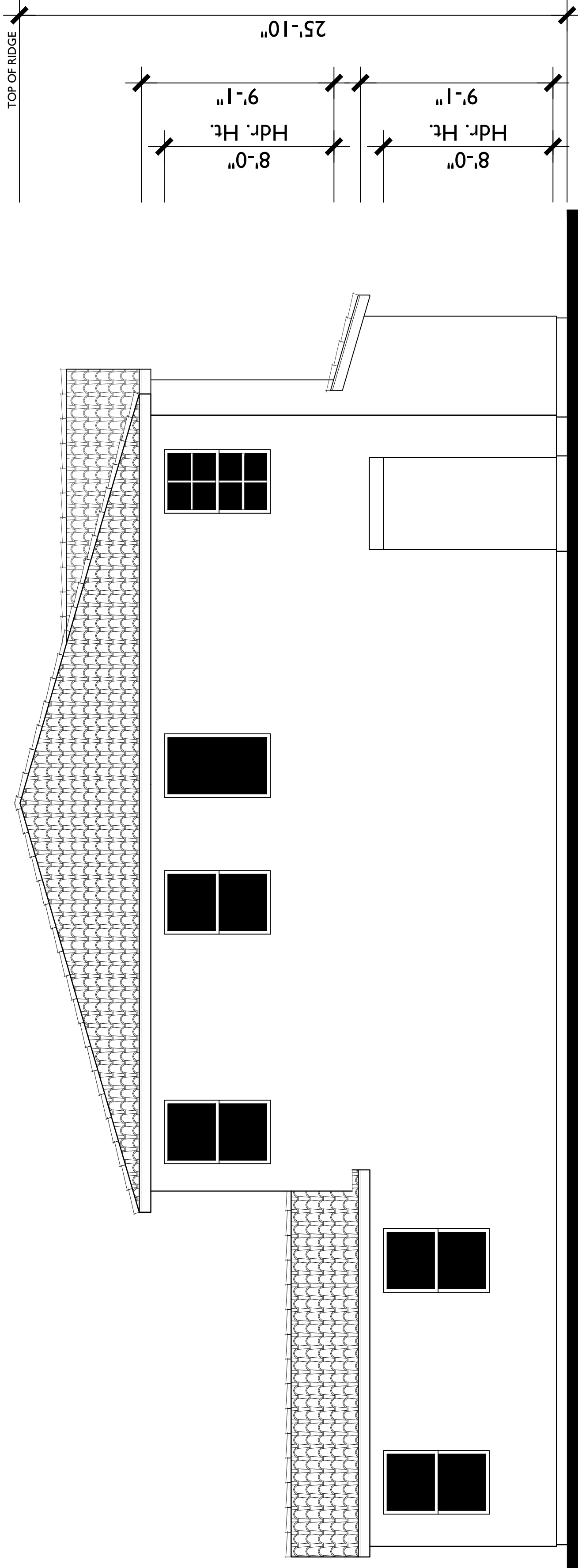


ROOF PLAN Transitional Spanish

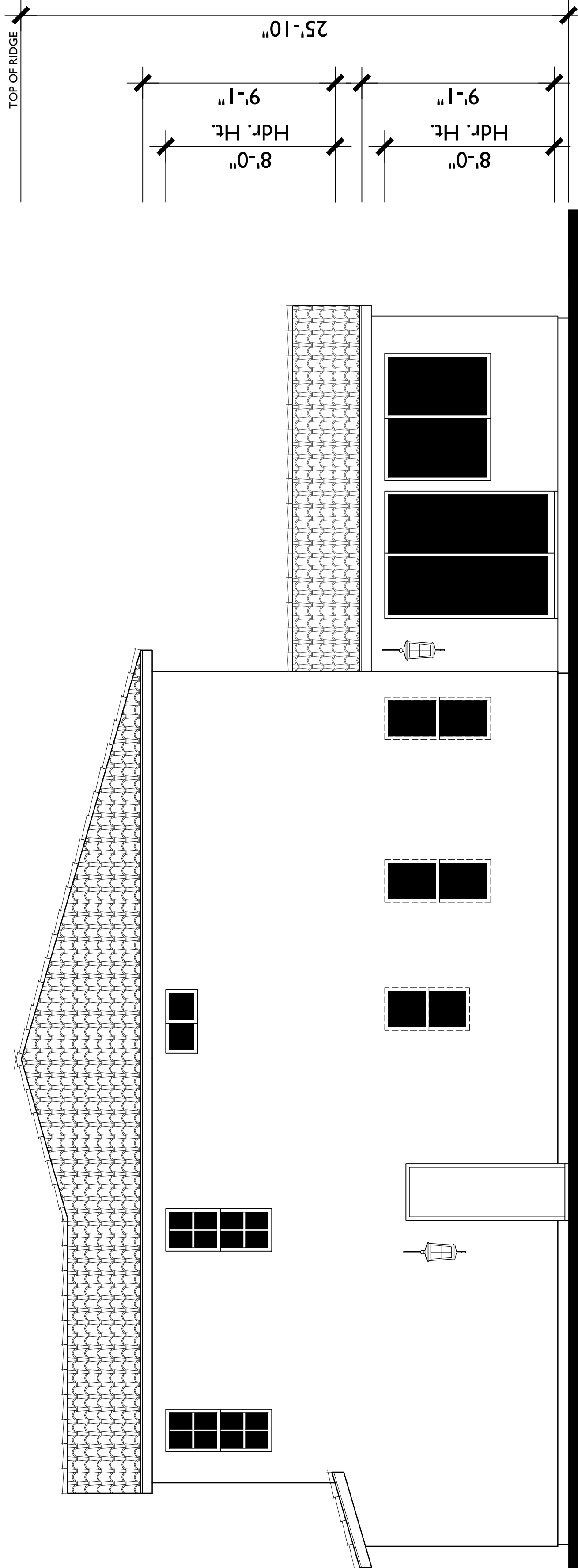
PITCH: 3.5:12  
RAKE: 12"  
EAVE: 12"  
ROOF MATERIAL: CONCRETE "S" TILE



REAR

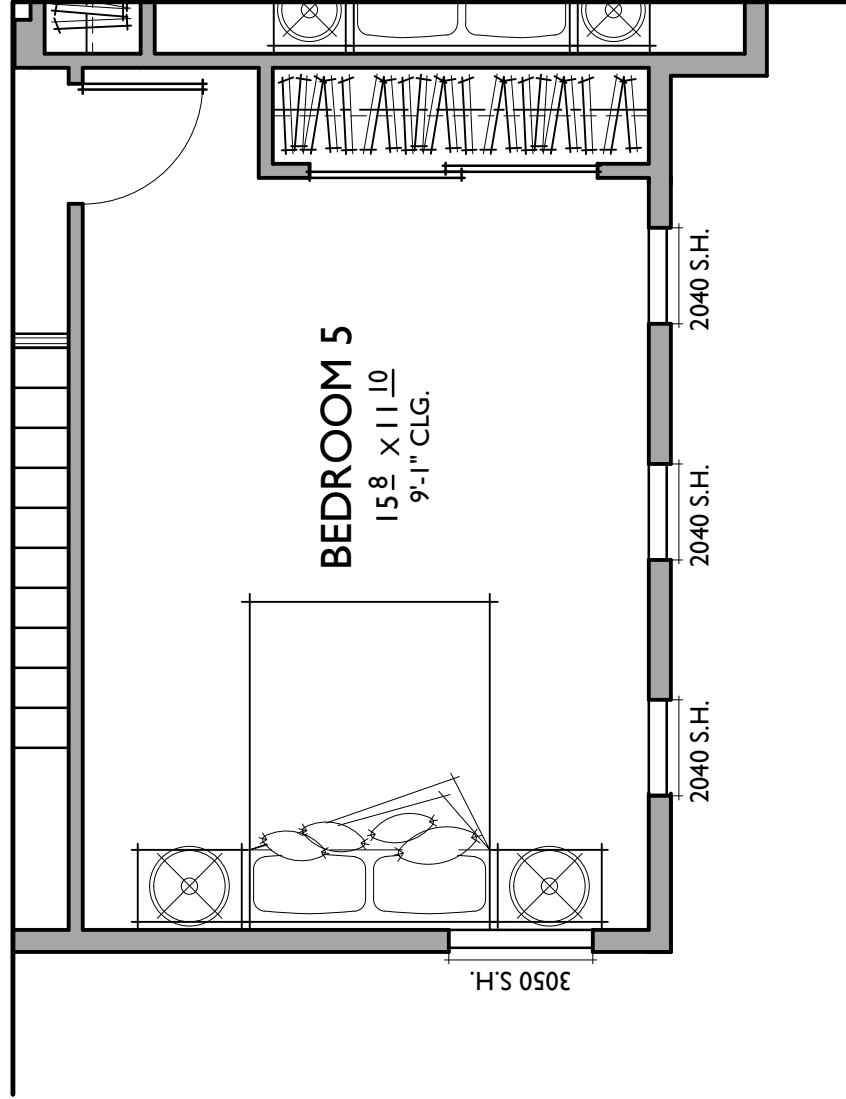
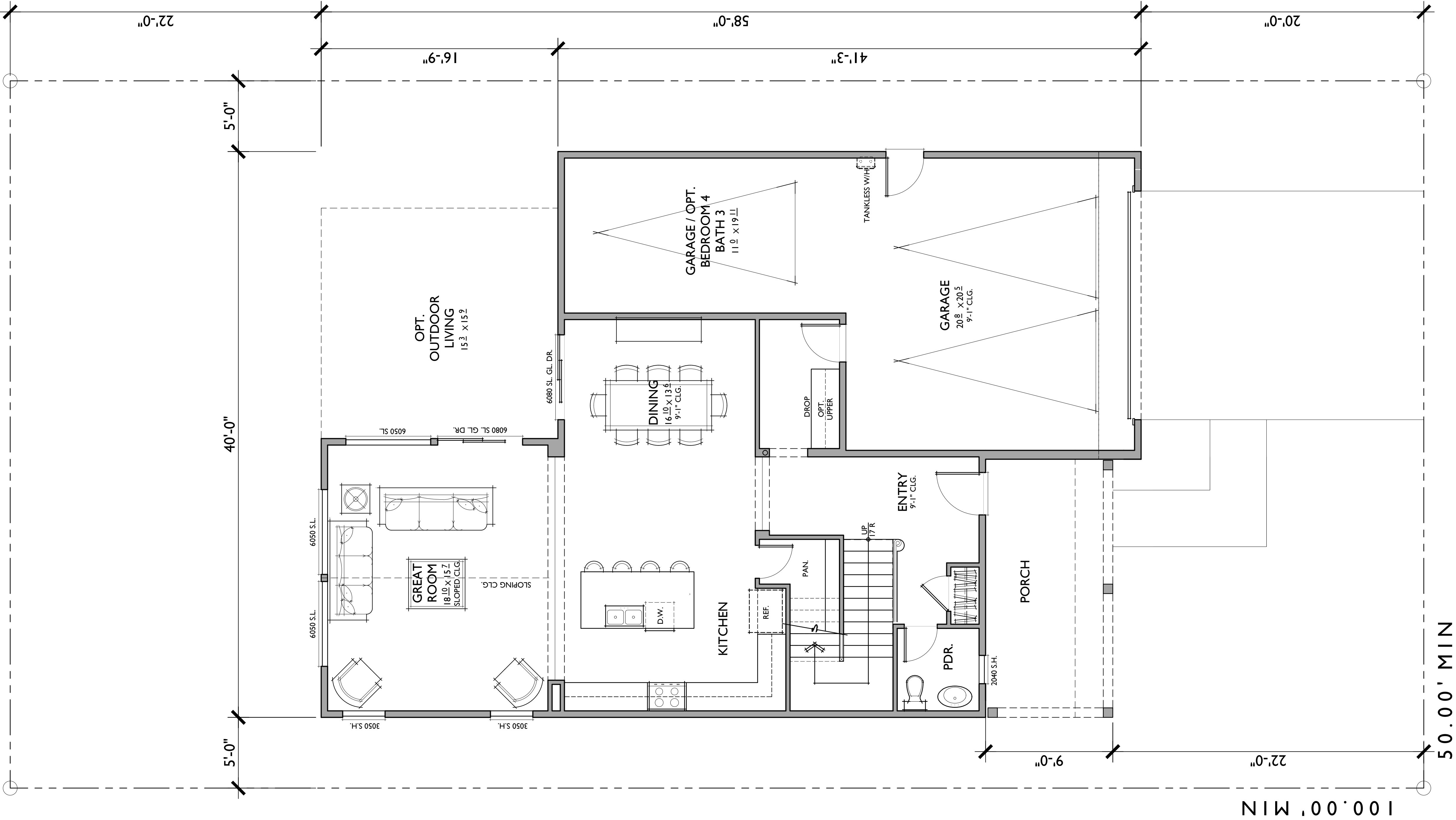
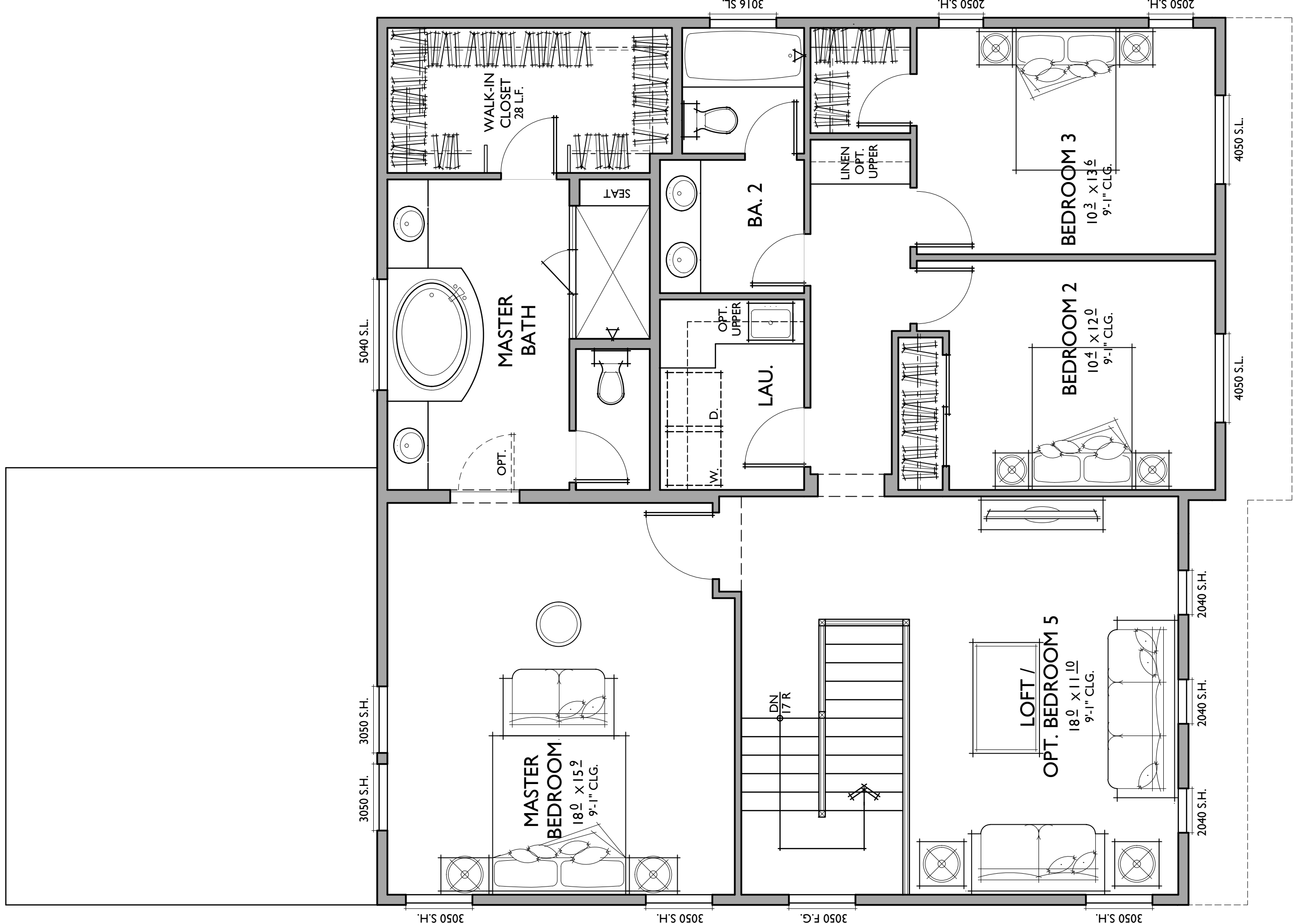


LEFT

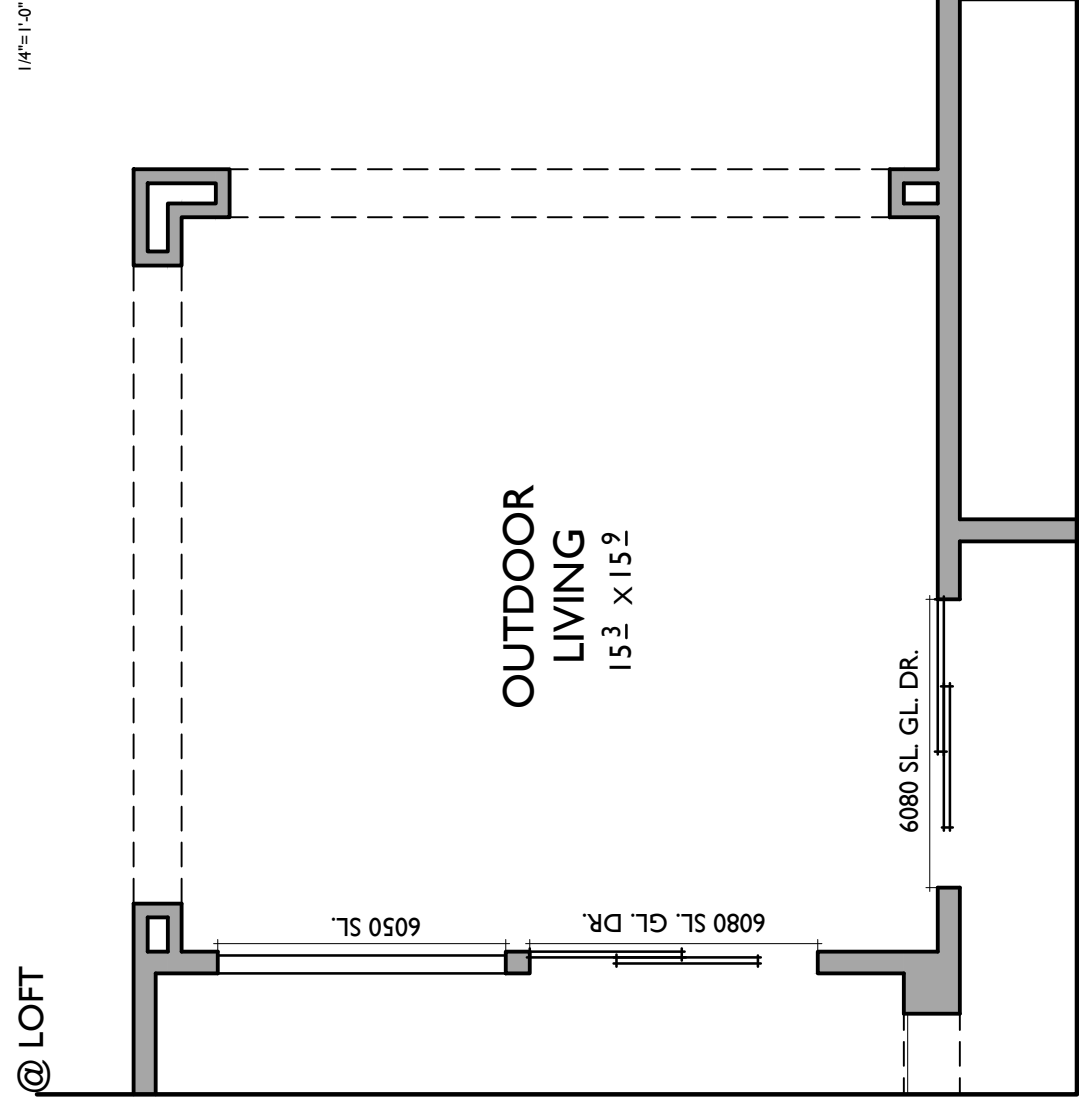


RIGHT

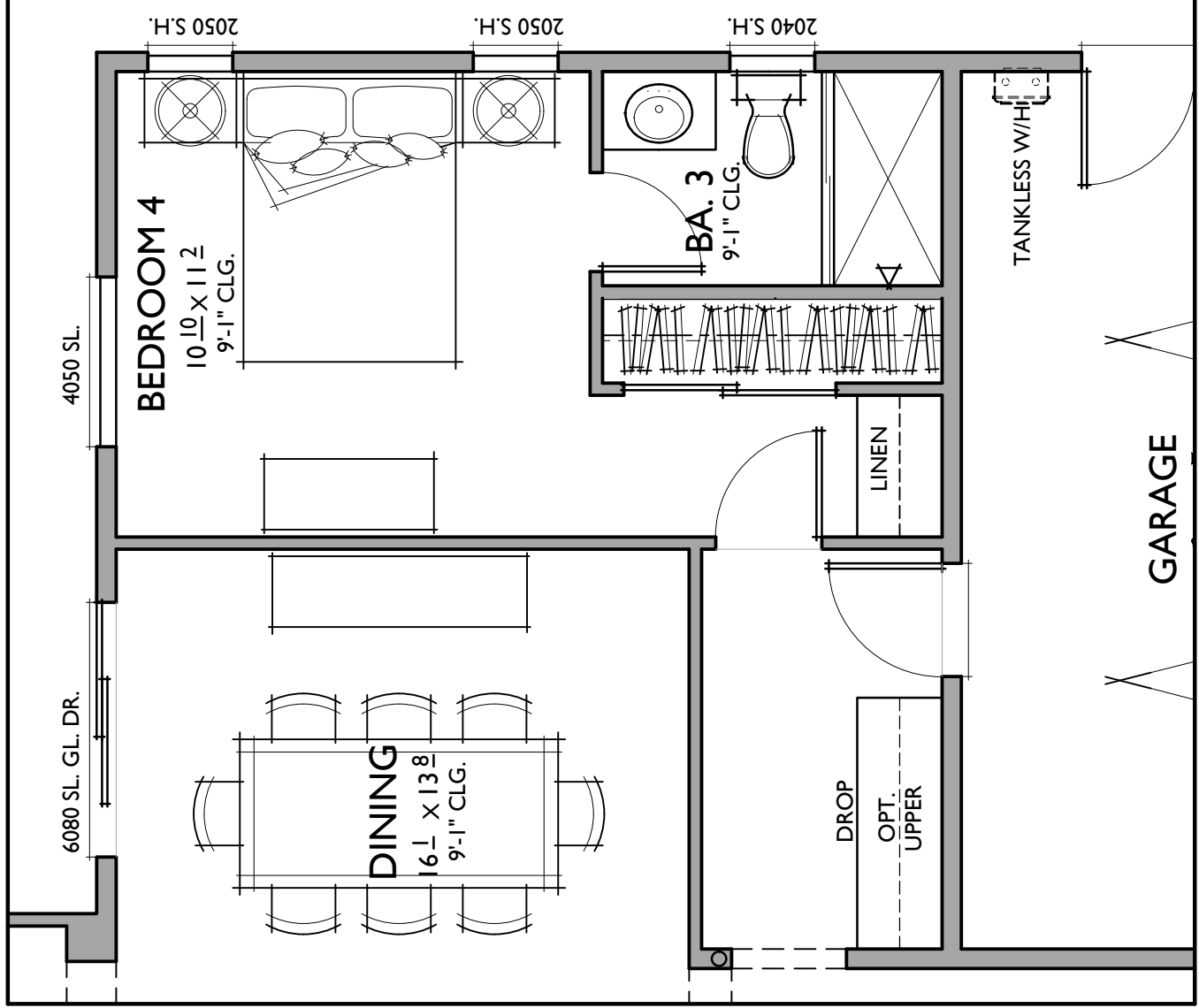




OPT. BEDROOM 5



OPT. OUTDOOR LIVING



OPT. BEDROOM 4

@ TANDEM GARAGE

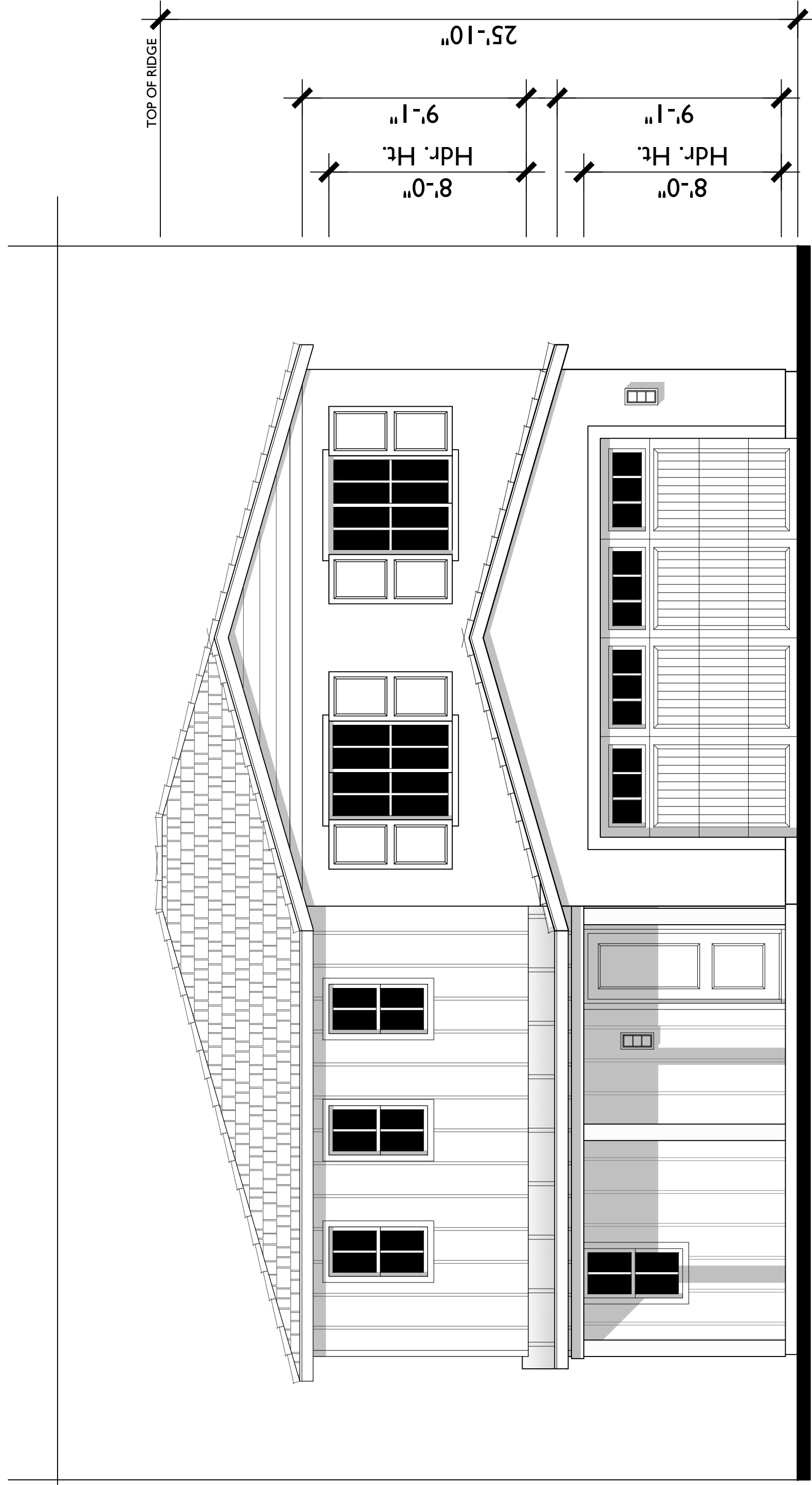
PLAN 4

3 BEDROOMS / 2.5 BATHS  
3 - CAR GARAGE

FLOOR AREA TABLE

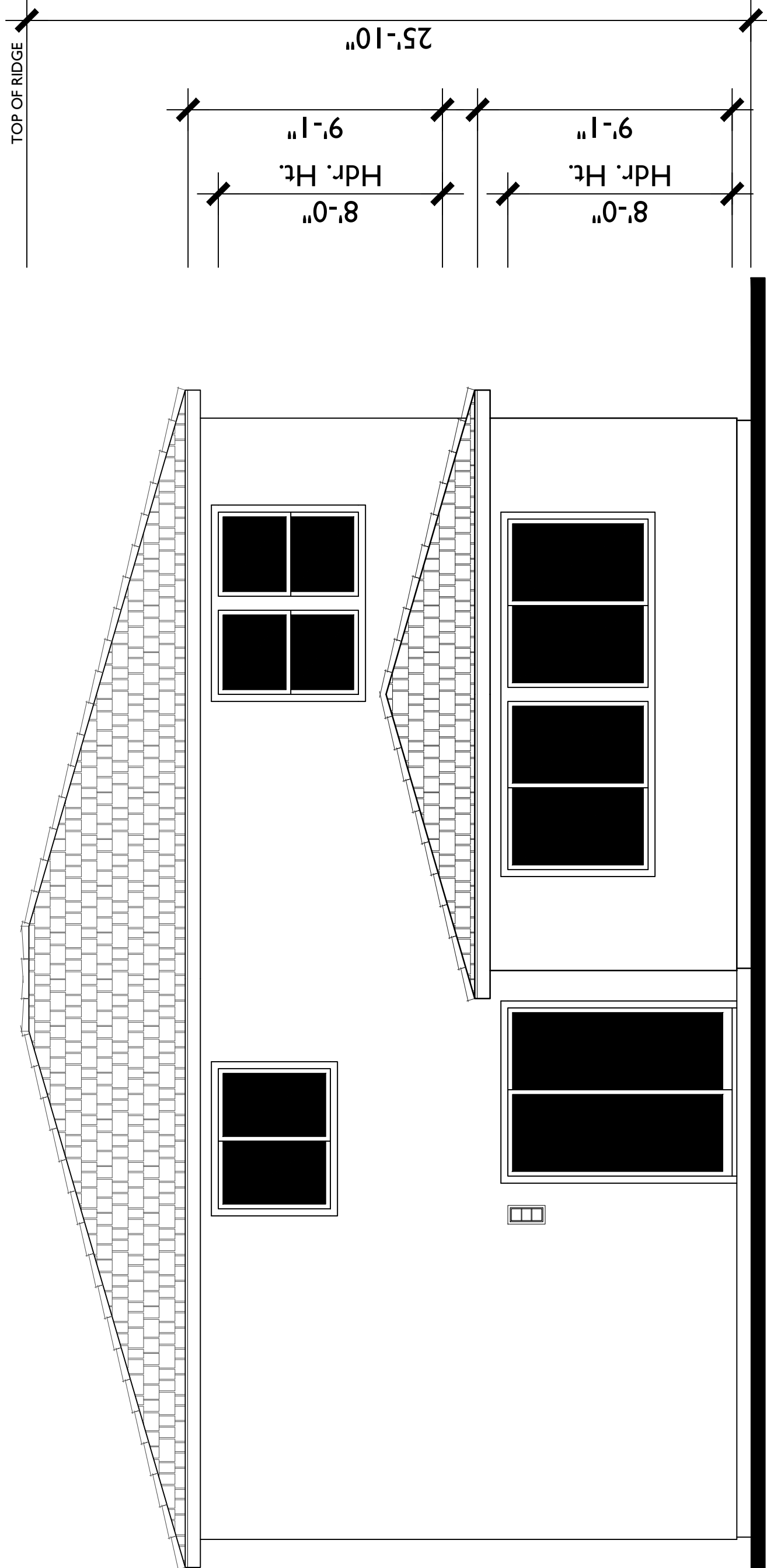
1ST FLOOR	1099 SQ. FT.
2ND FLOOR	1424 SQ. FT.
<b>TOTAL</b>	<b>2,523 SQ. FT.</b>
3 - CAR GARAGE	680 SQ. FT.
PORCH	164 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

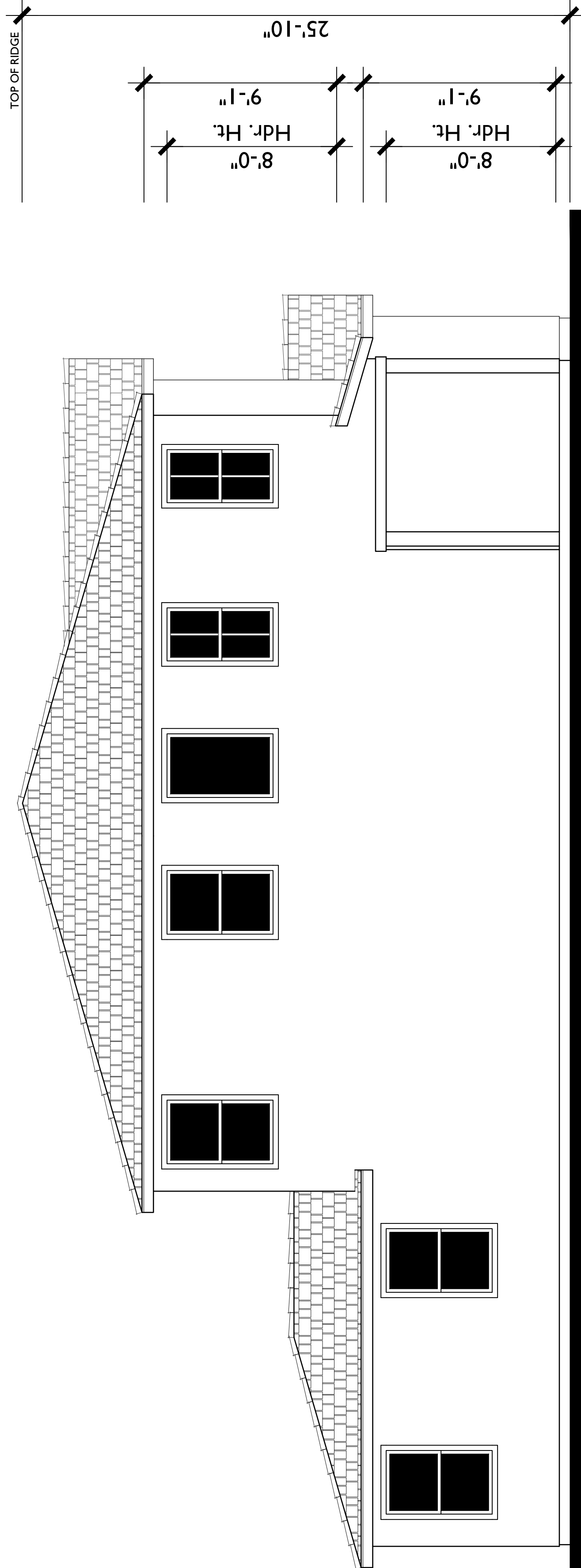


FRONT

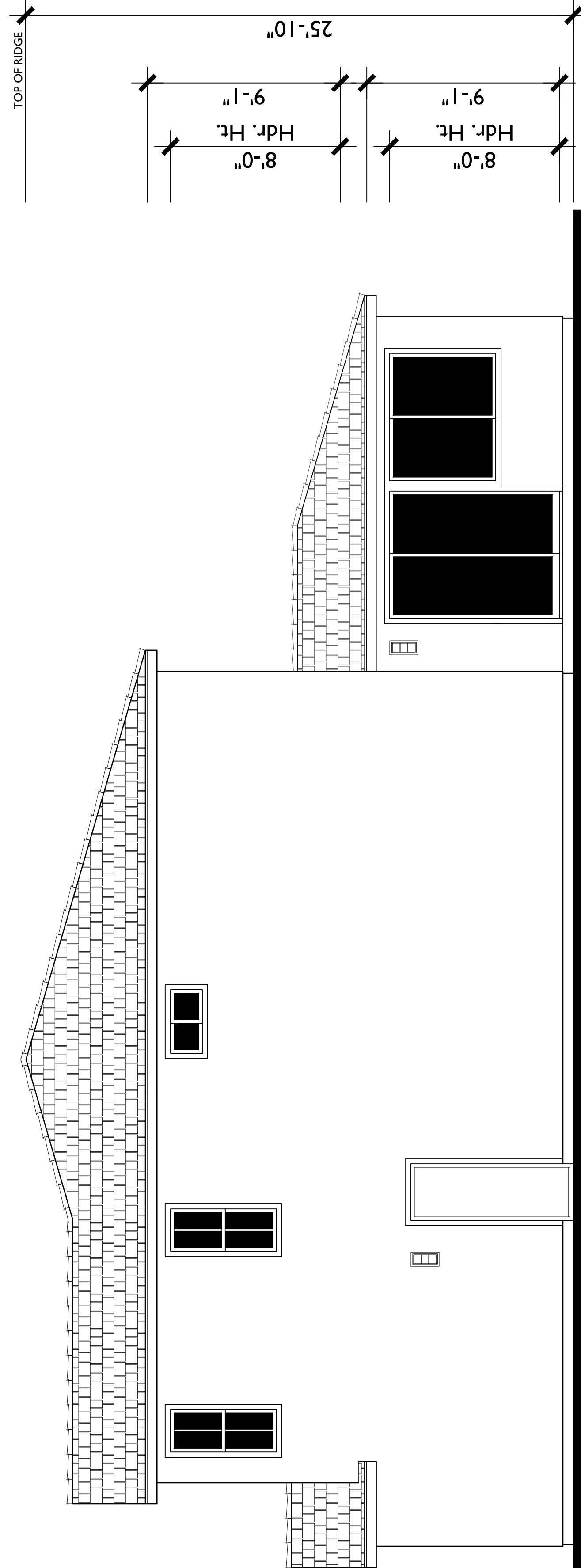
CONTEMPORARY RANCH  
1/4"= 1'-0"



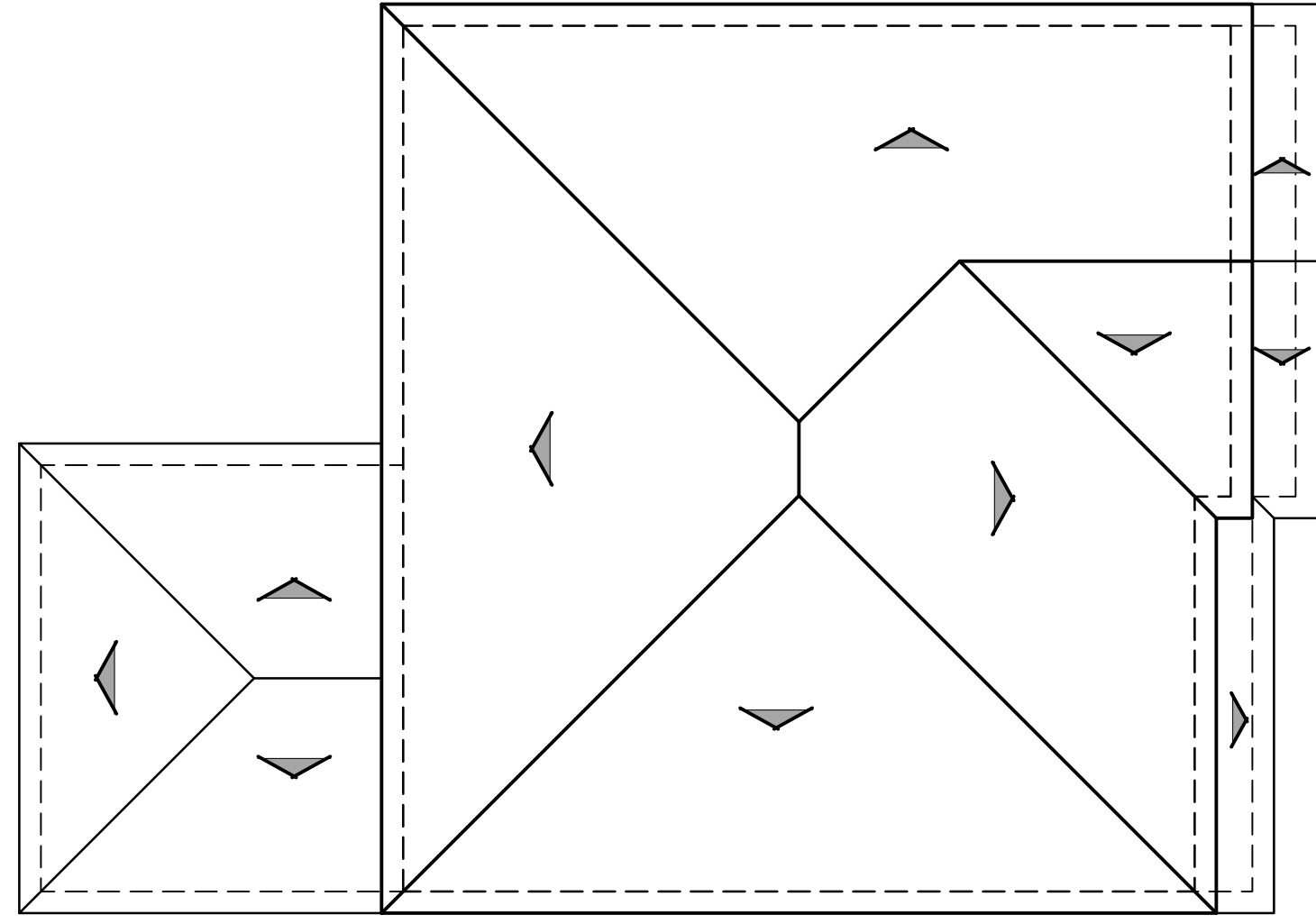
REAR



LEFT

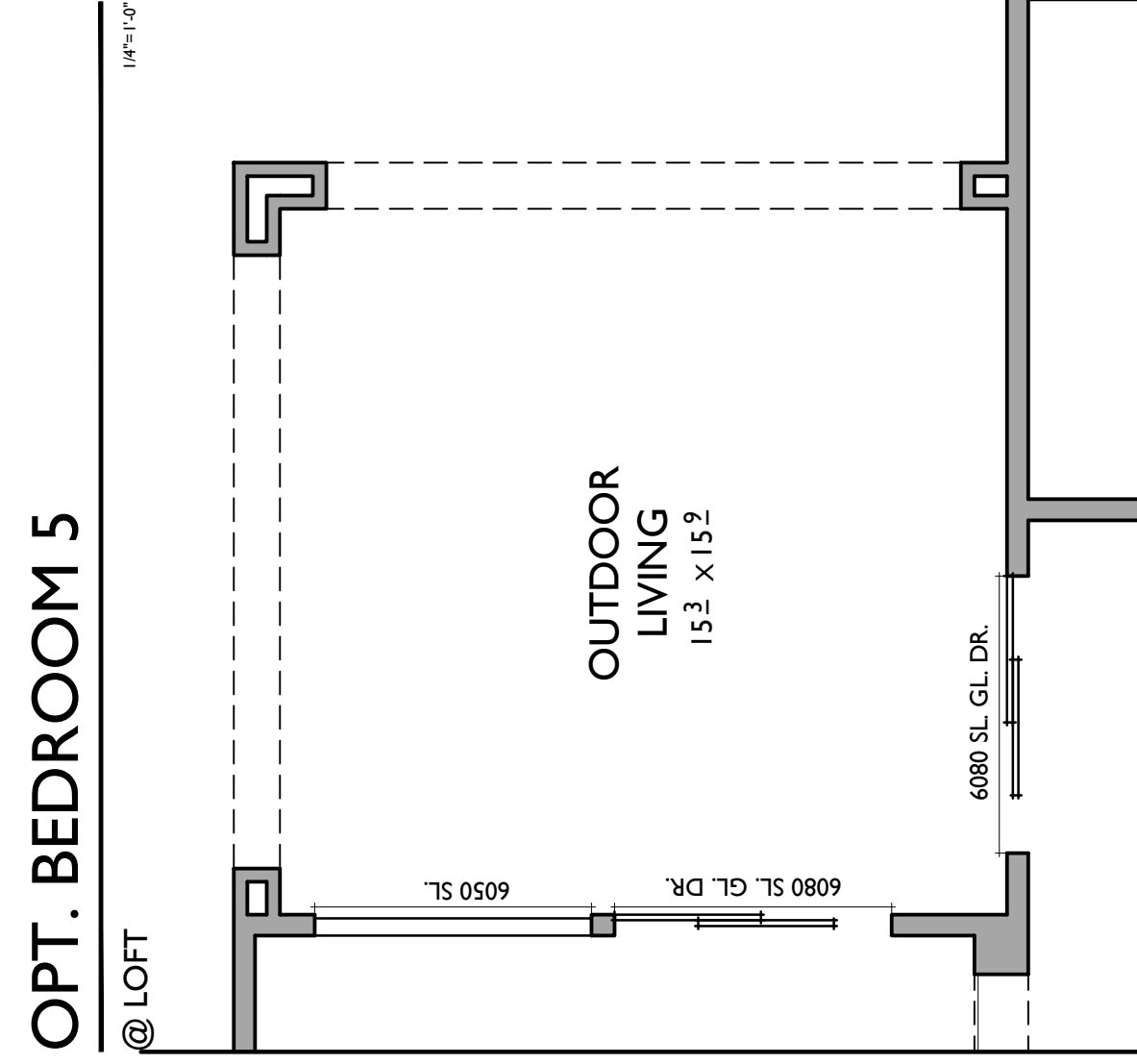
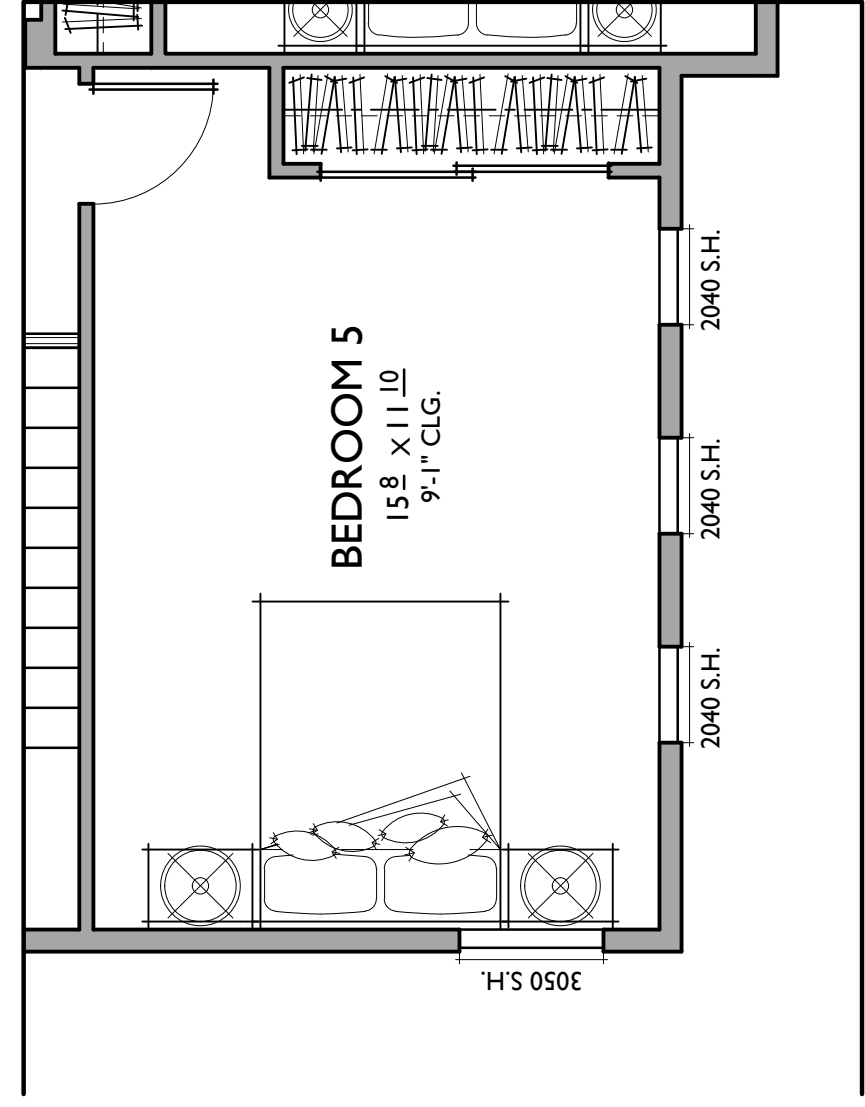
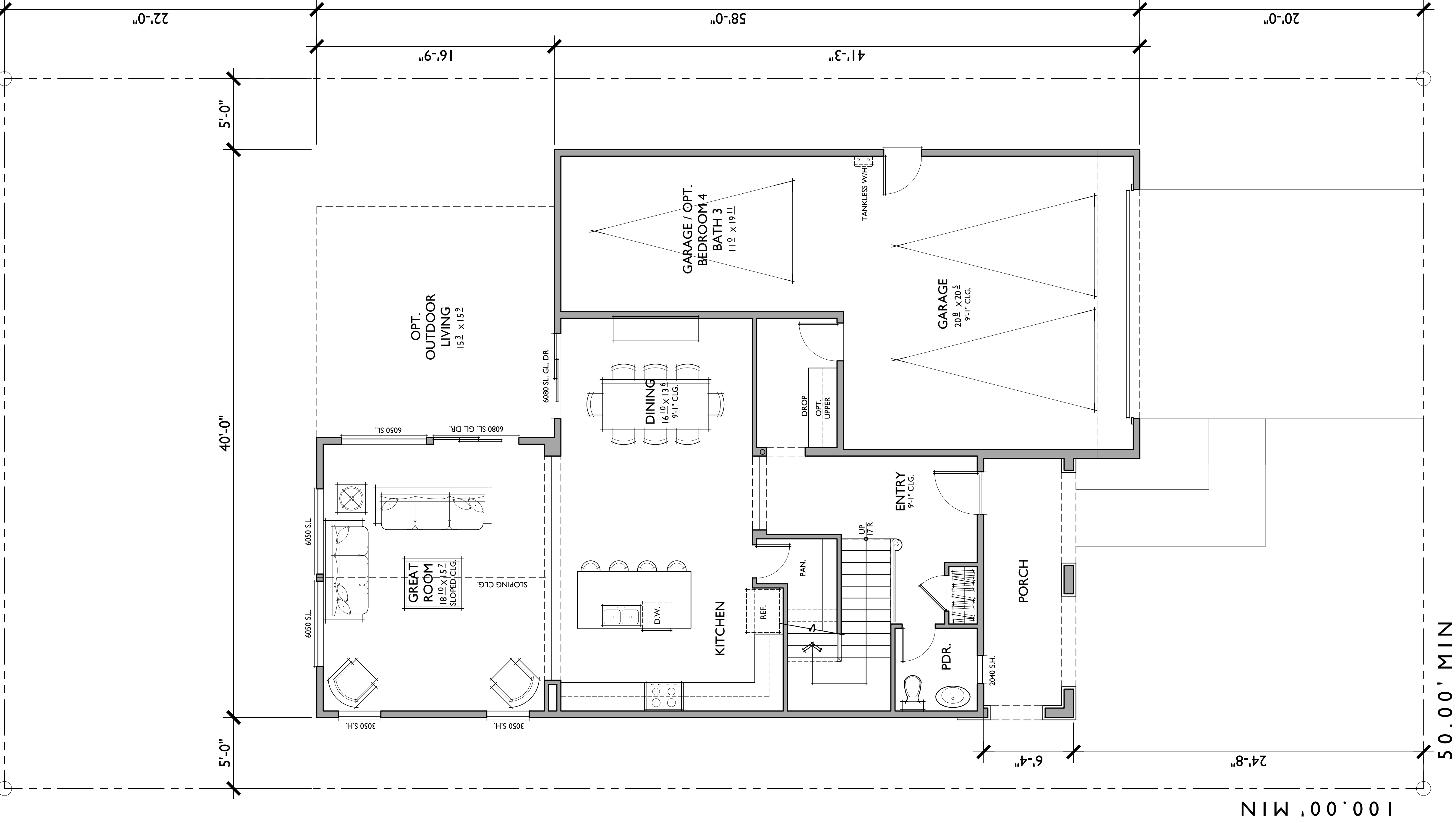


RIGHT

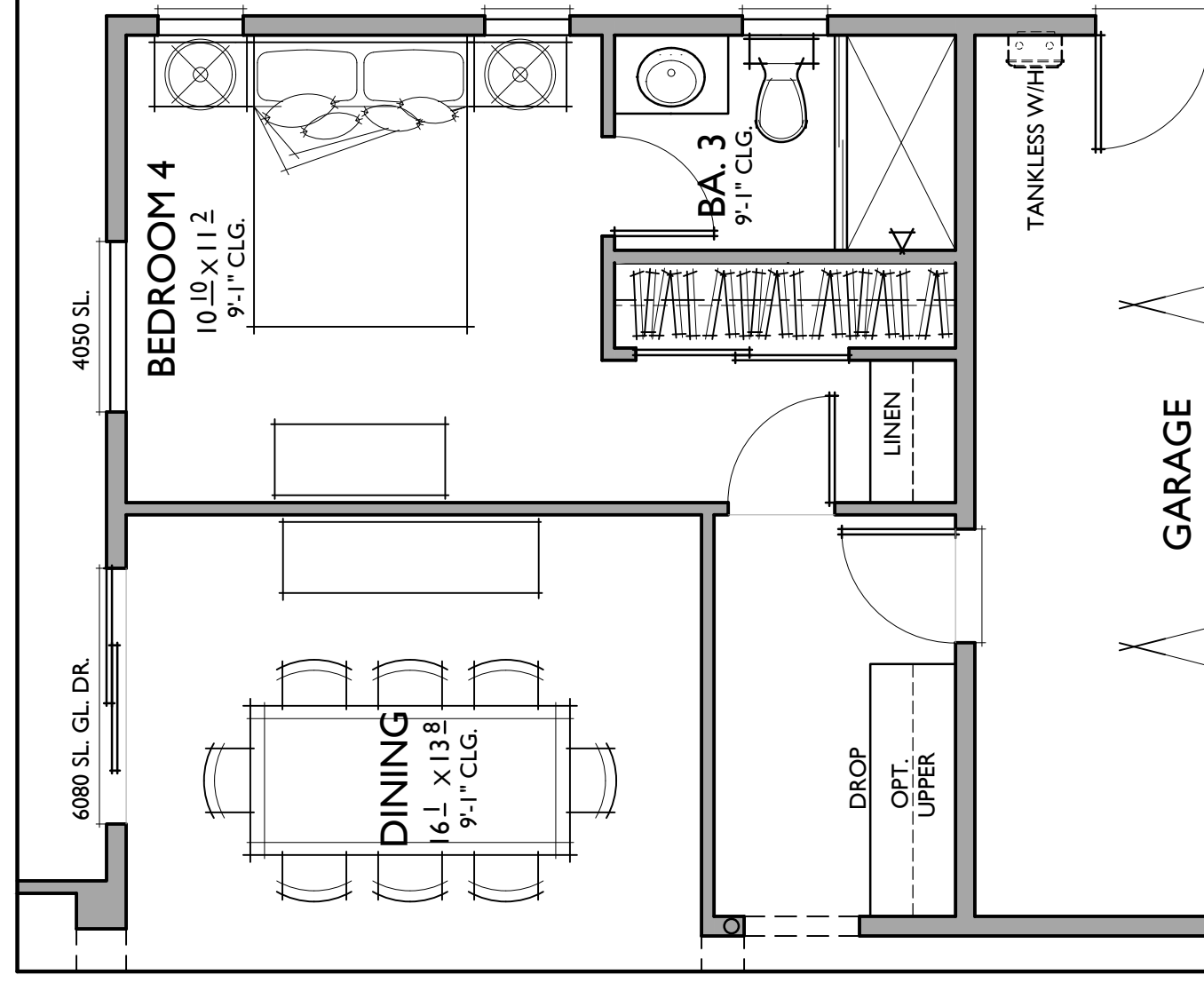


ROOF PLAN Contemporary Ranch  
PITCH: 3.5:12  
RAVEL: 12  
RAVEL: 12  
ROOF MATERIAL: COMPOSITION SHINGLE





OPT. OUTDOOR LIVING

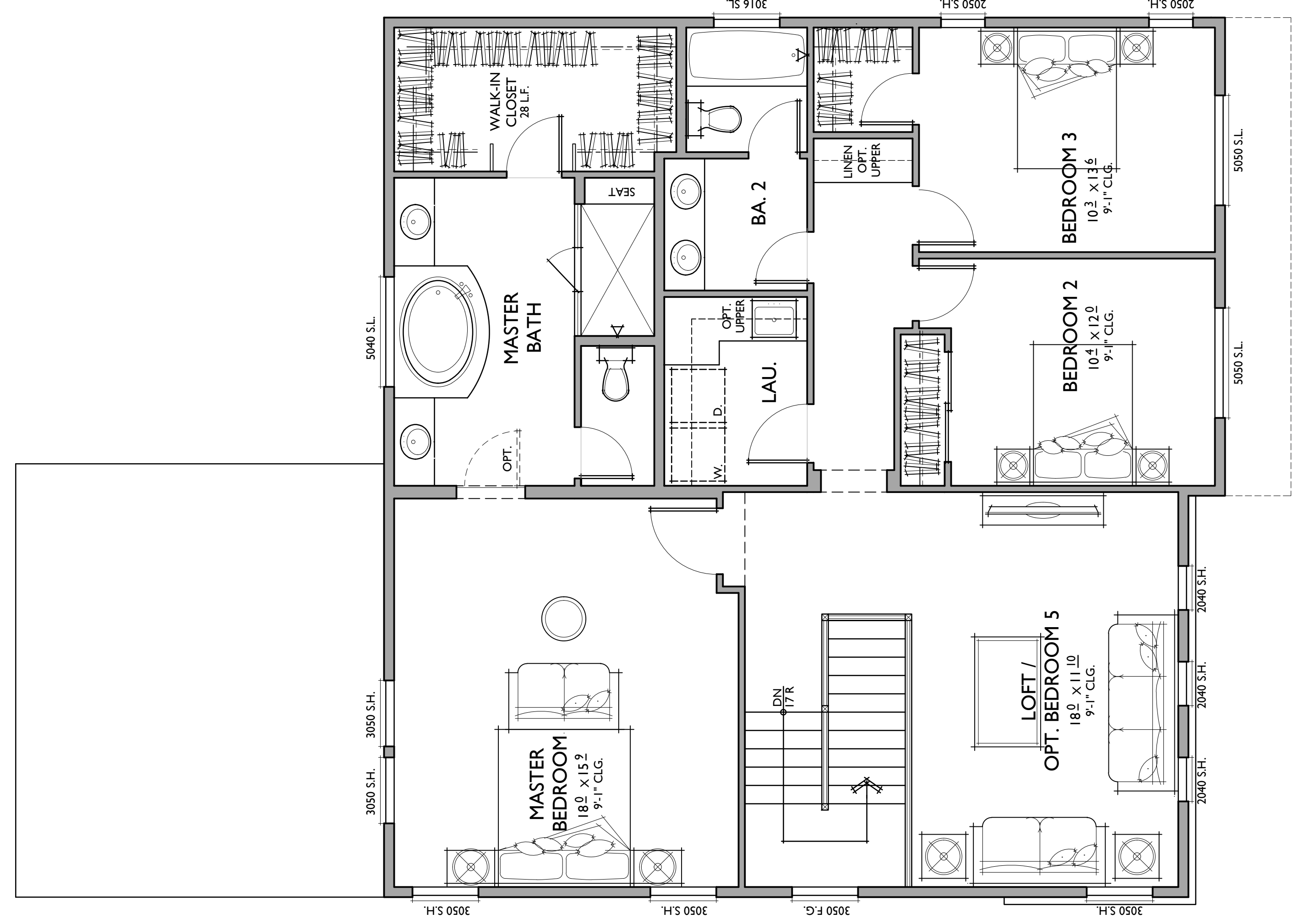


OPT. BEDROOM 4

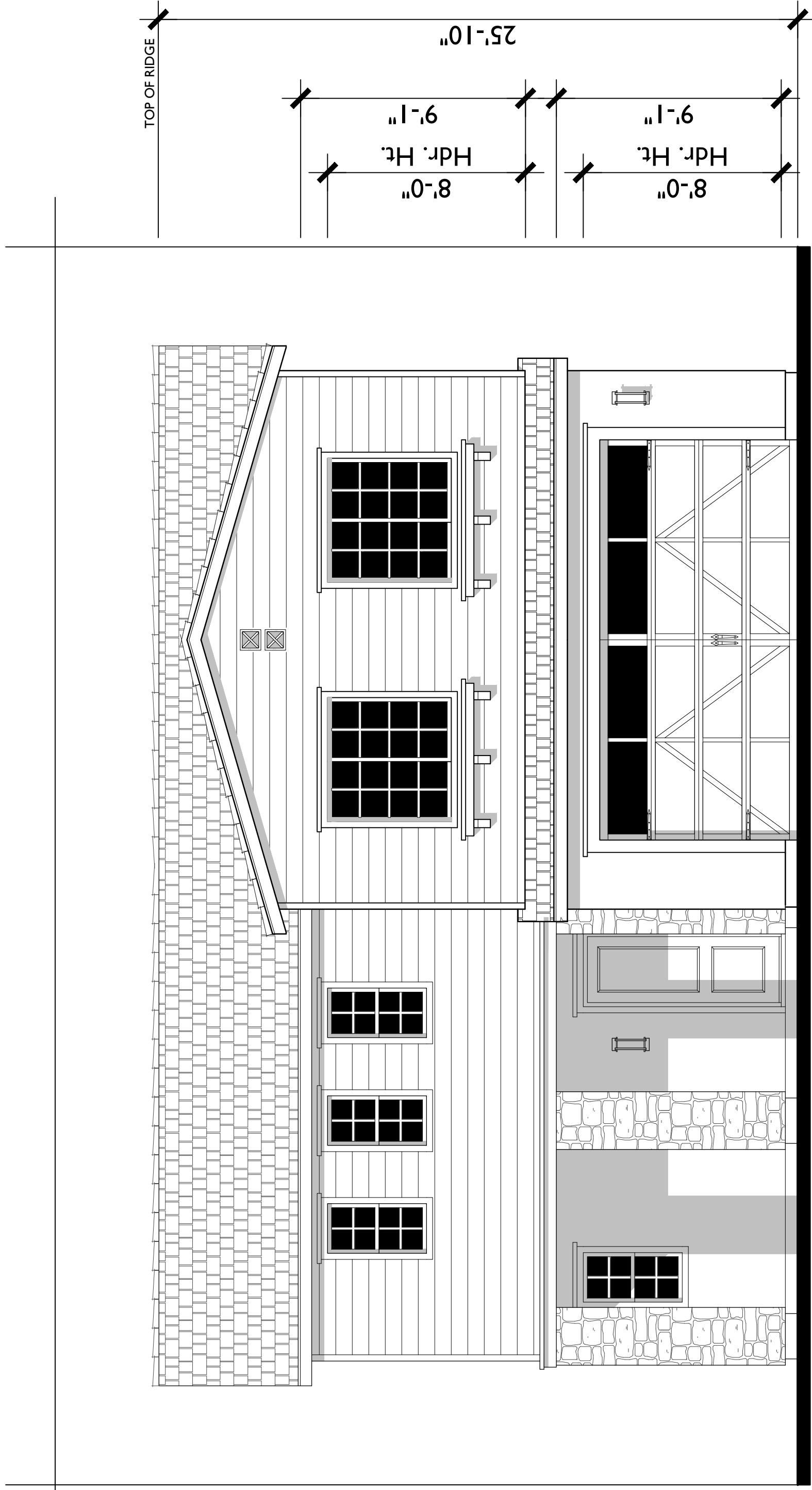
PLAN 4  
3 BEDROOMS / 2.5 BATHS  
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1099 SQ. FT.
2ND FLOOR	1424 SQ. FT.
TOTAL	2,523 SQ. FT.
3 - CAR GARAGE	680 SQ. FT.
PORCH	116 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

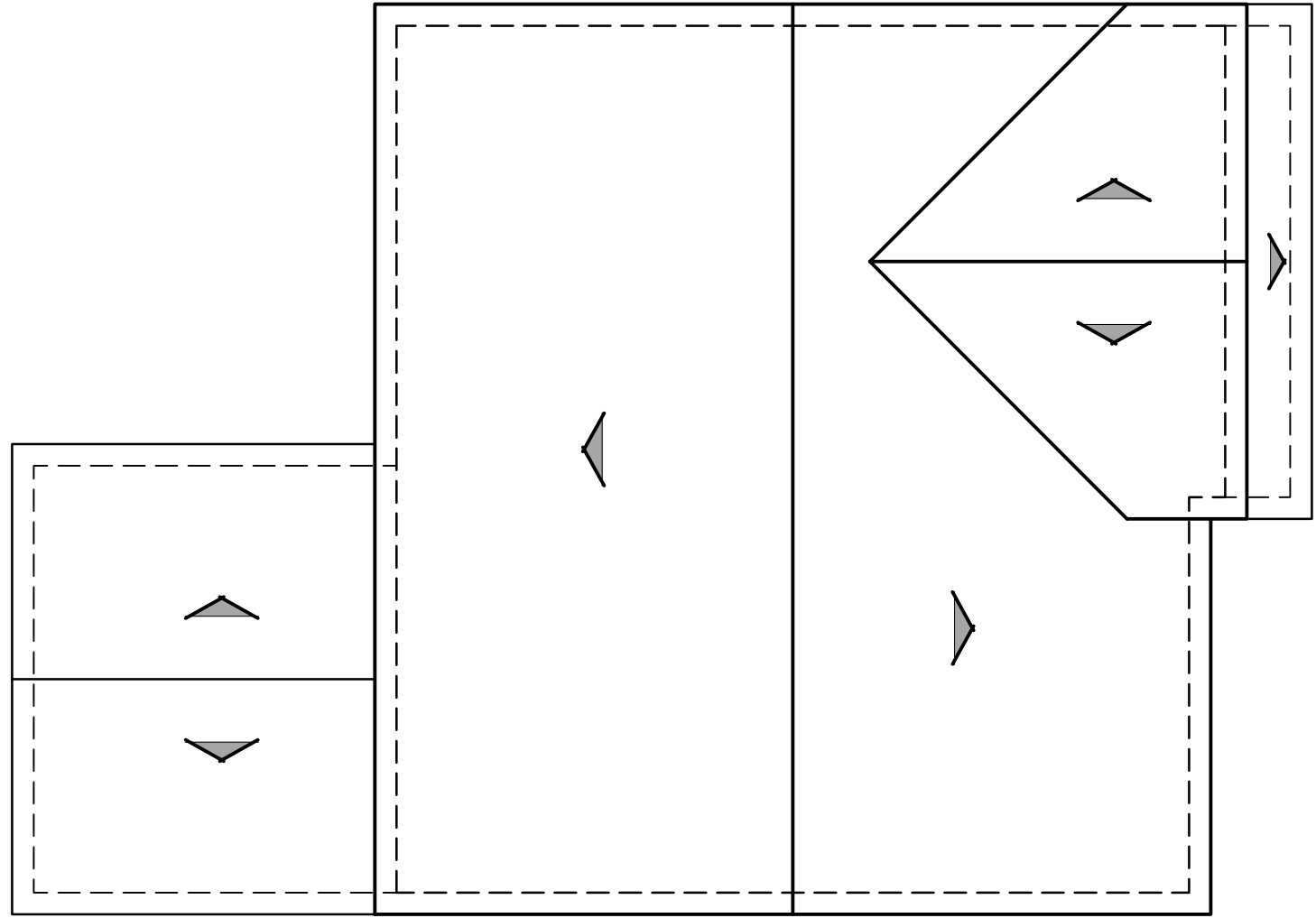


PLAN 4  
Reflects California Ranch Elevation

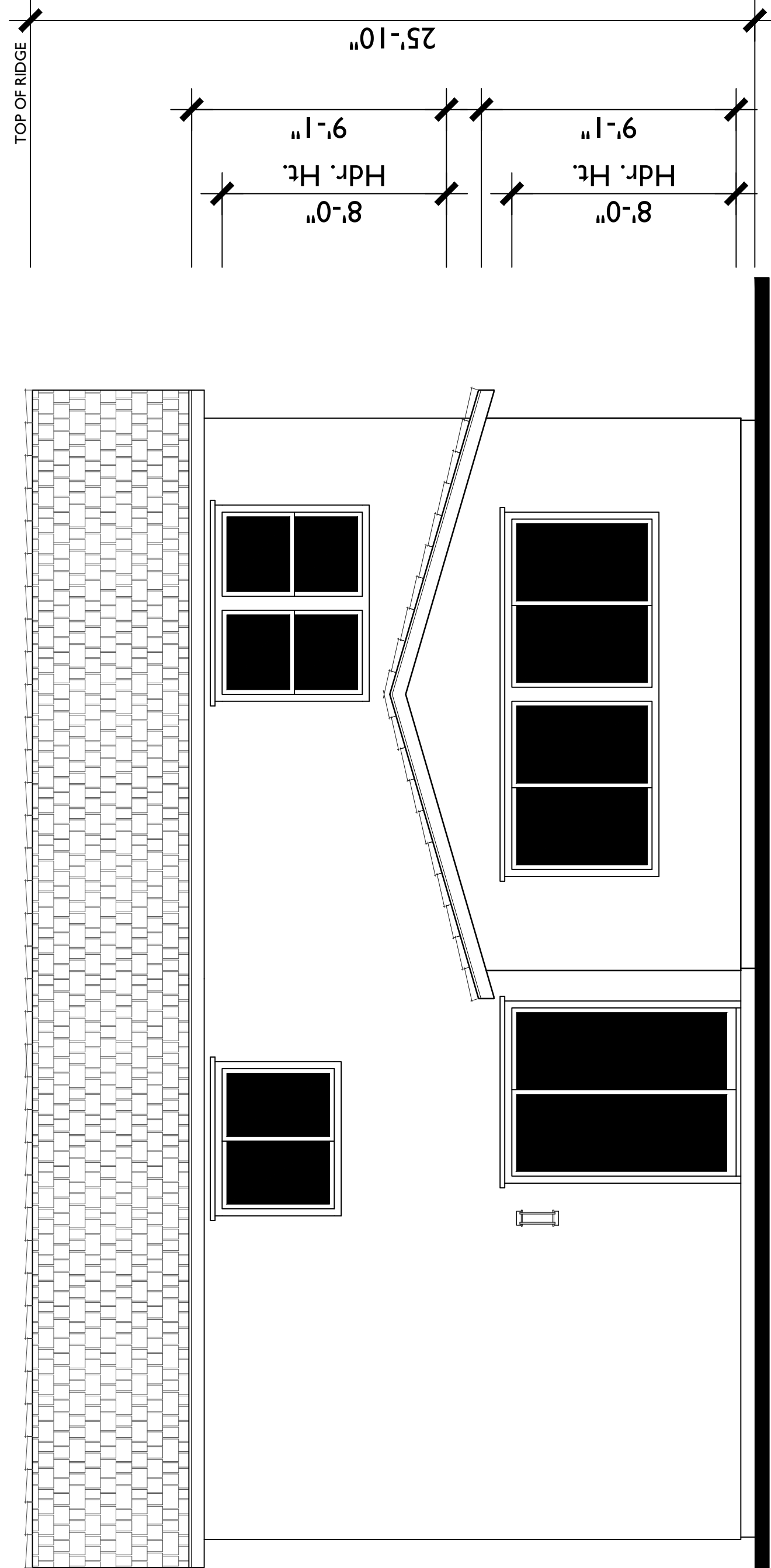


FRONT

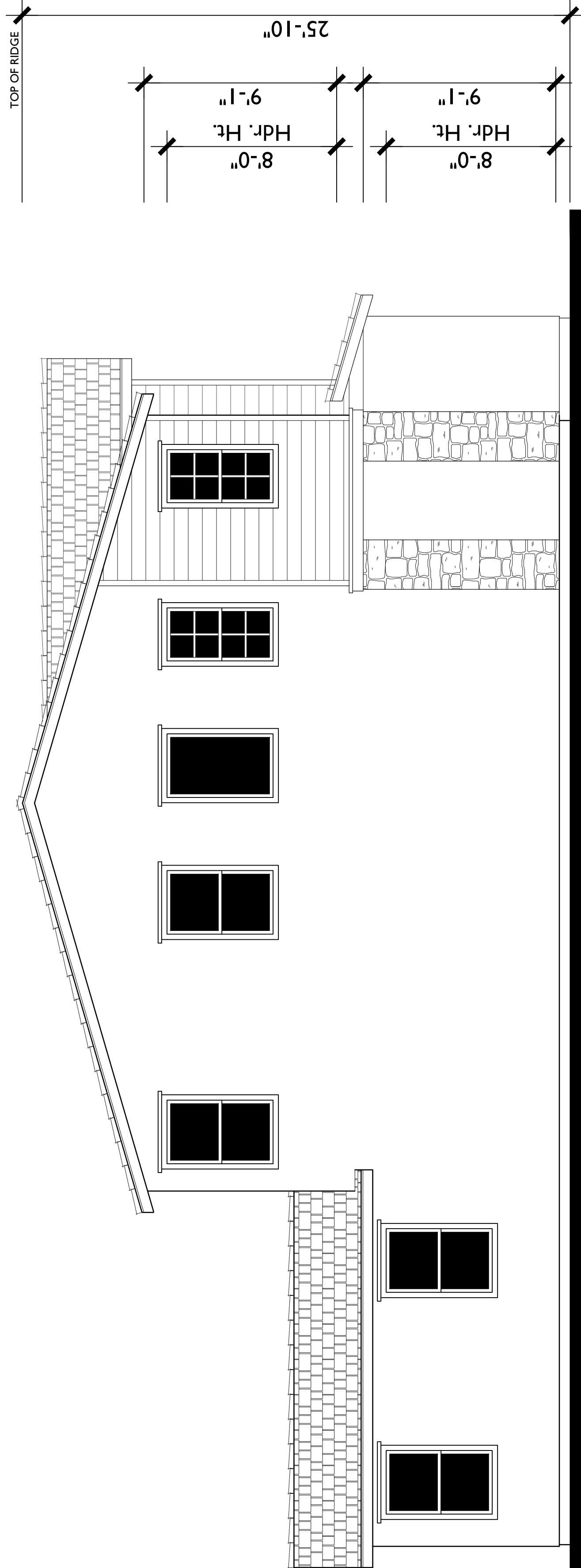
CALIFORNIA RANCH  
1/4"=1'-0"



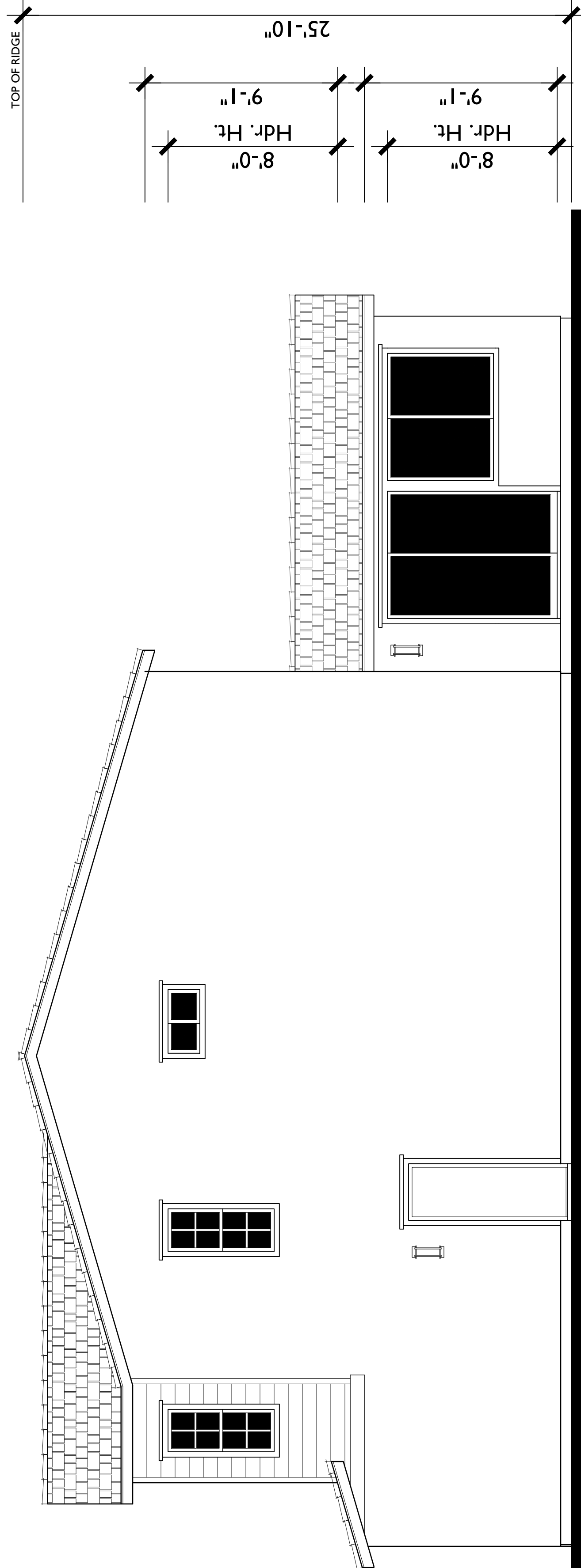
ROOF PLAN California Ranch  
PITCH: 3.5:12  
RAISE: 17  
RAVE: 17  
ROOF MATERIAL: COMPOSITION SHINGLE



REAR

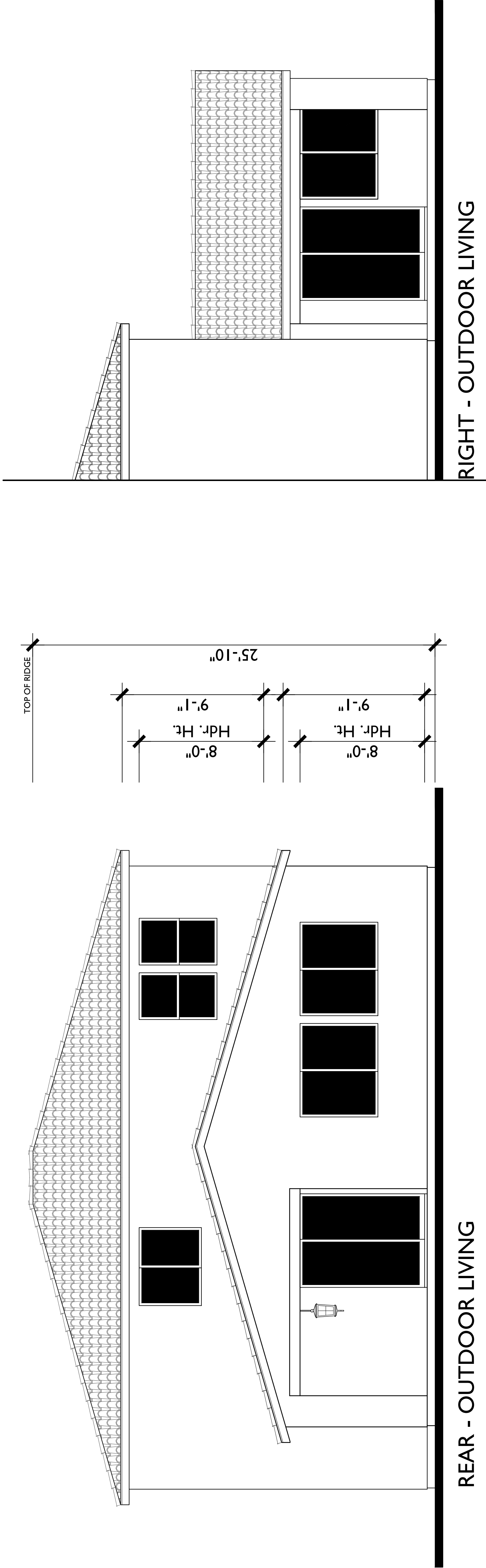


LEFT

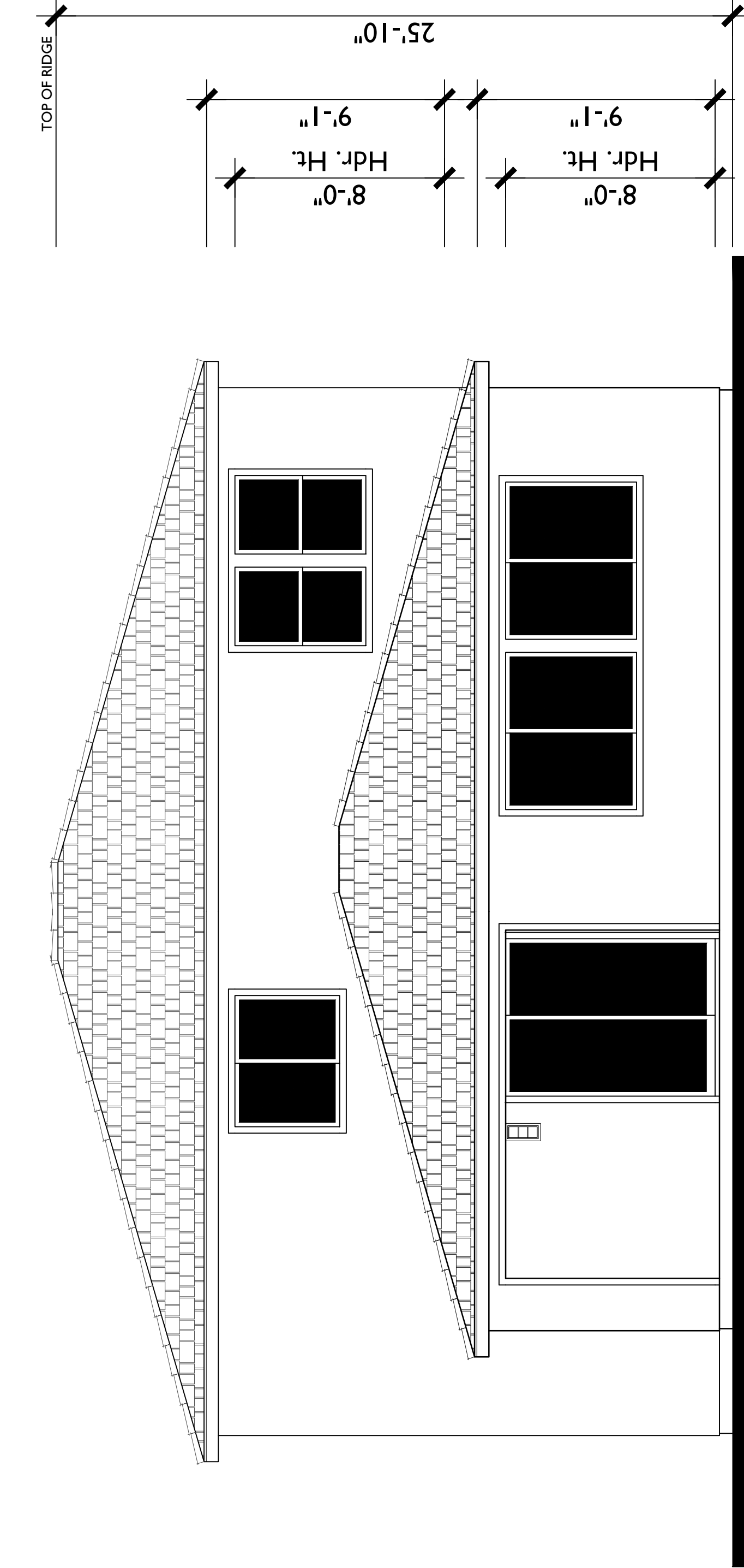


RIGHT

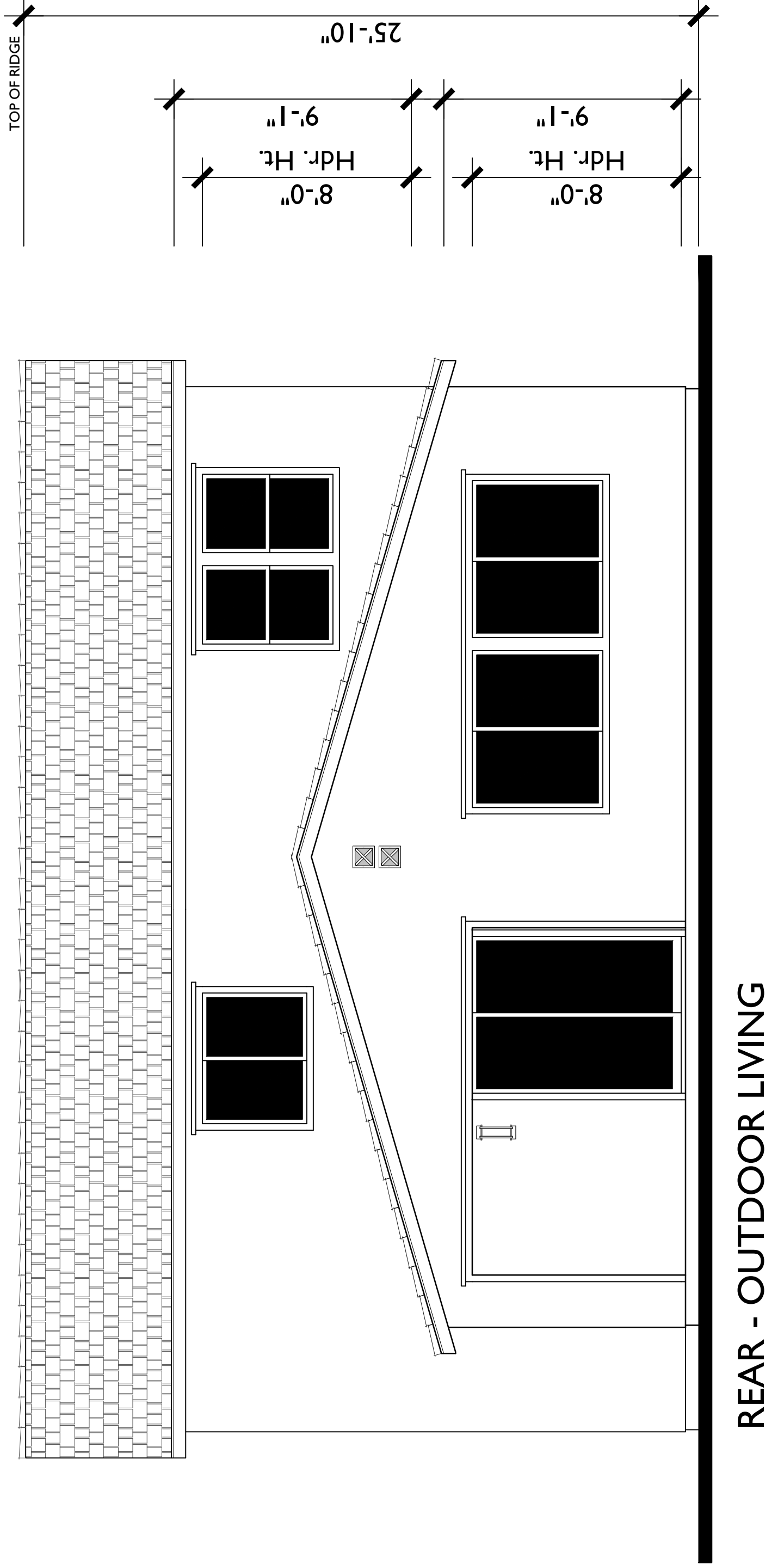




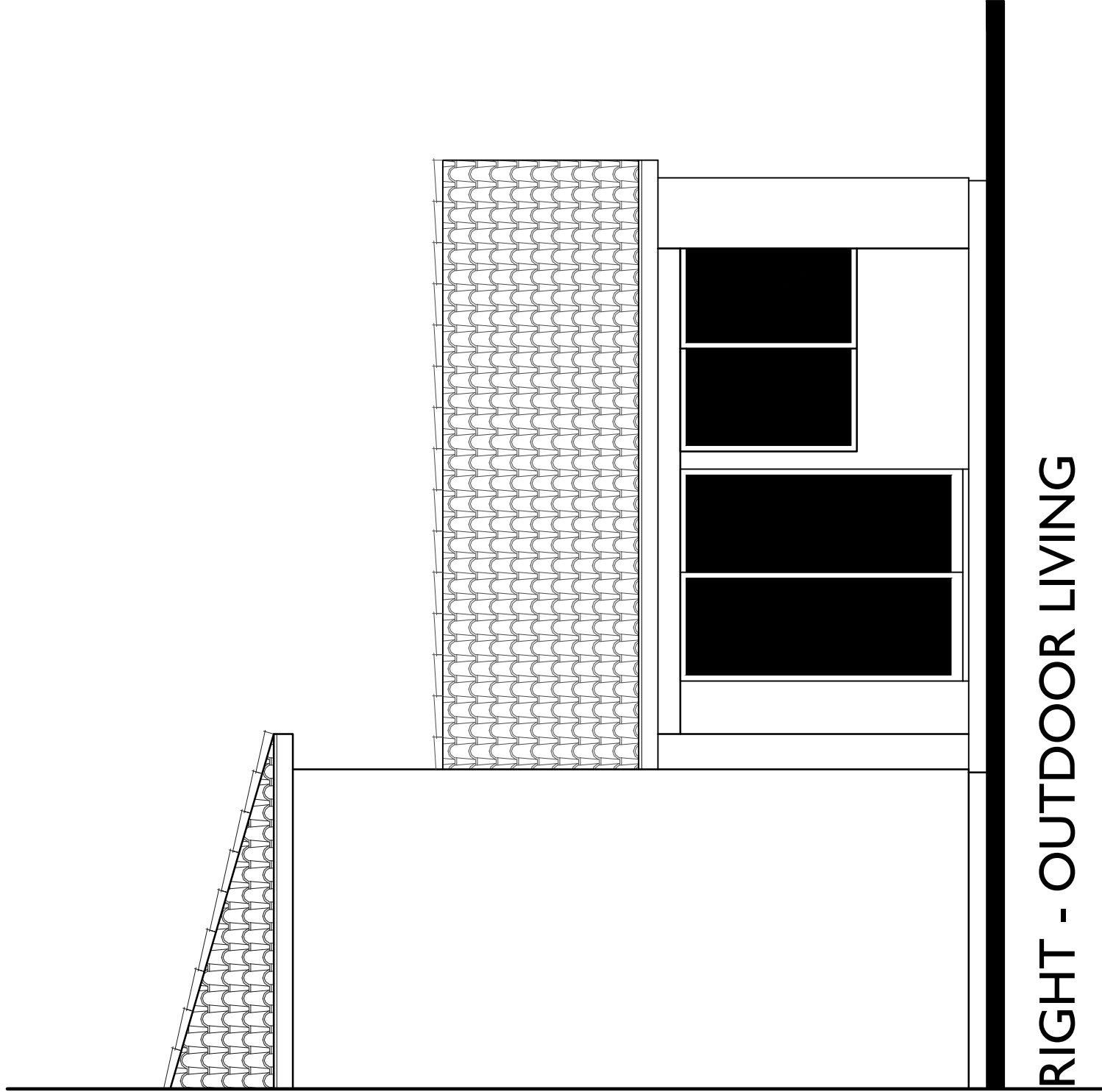
REAR - OUTDOOR LIVING



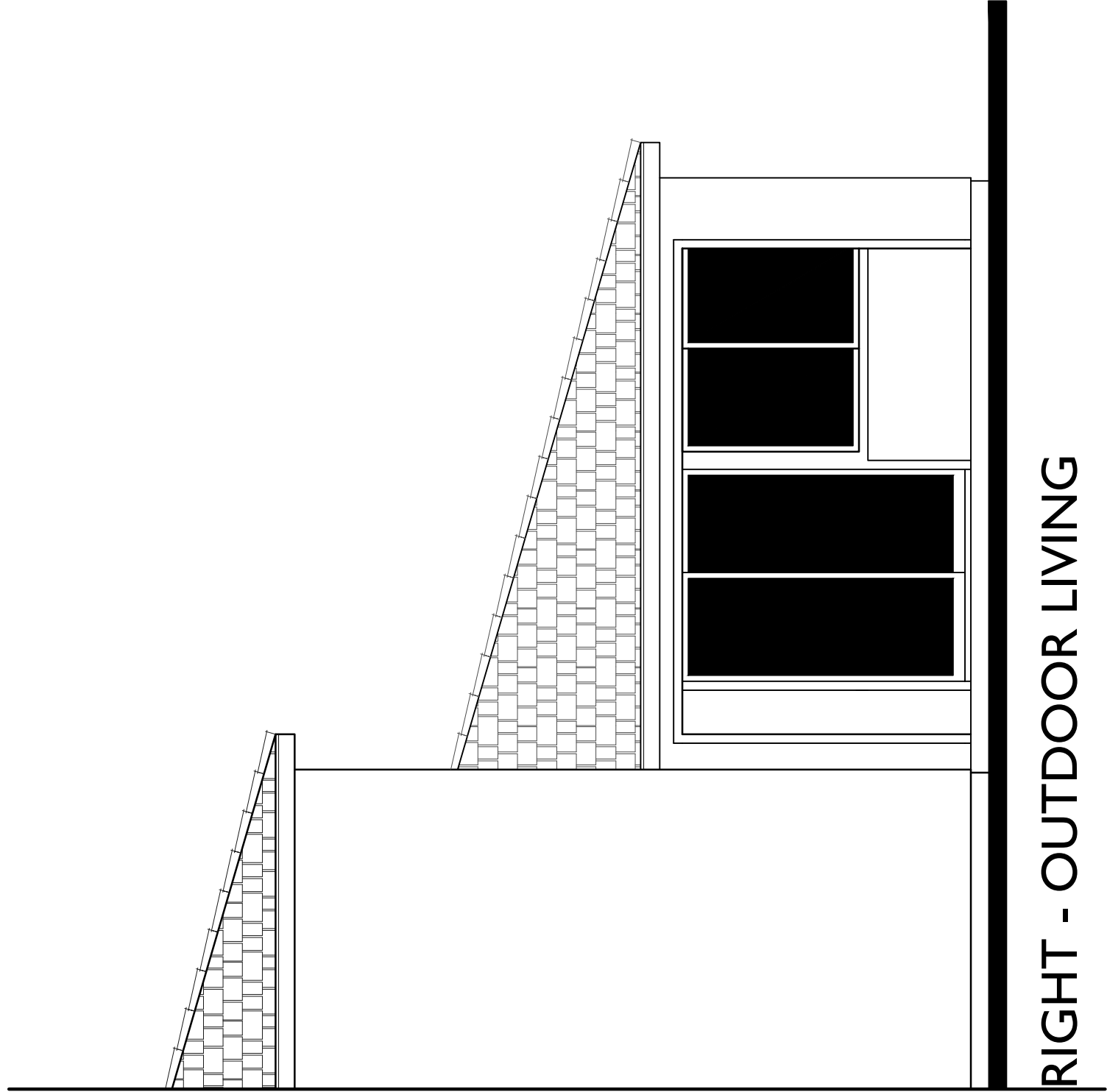
REAR - OUTDOOR LIVING



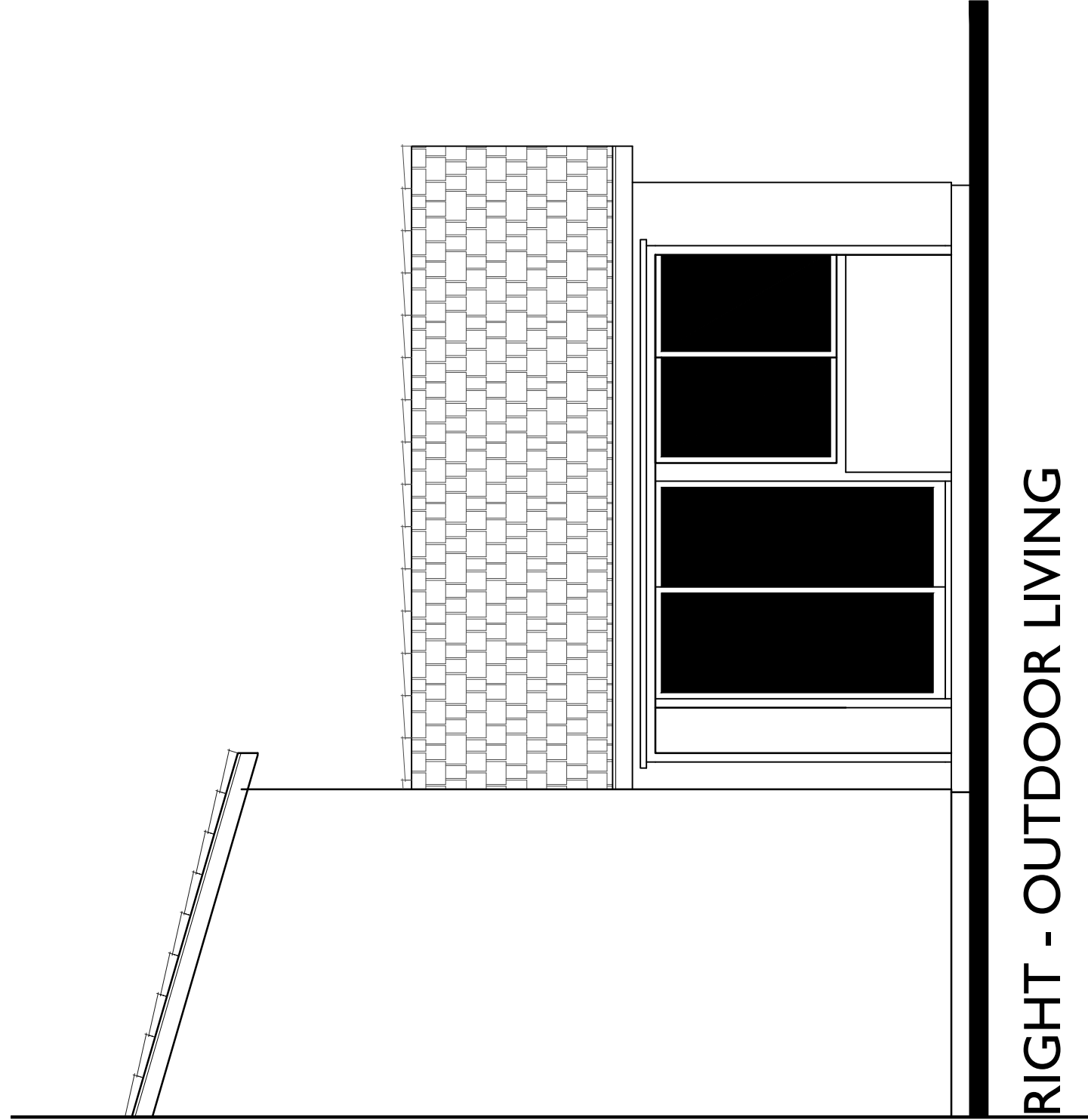
REAR - OUTDOOR LIVING



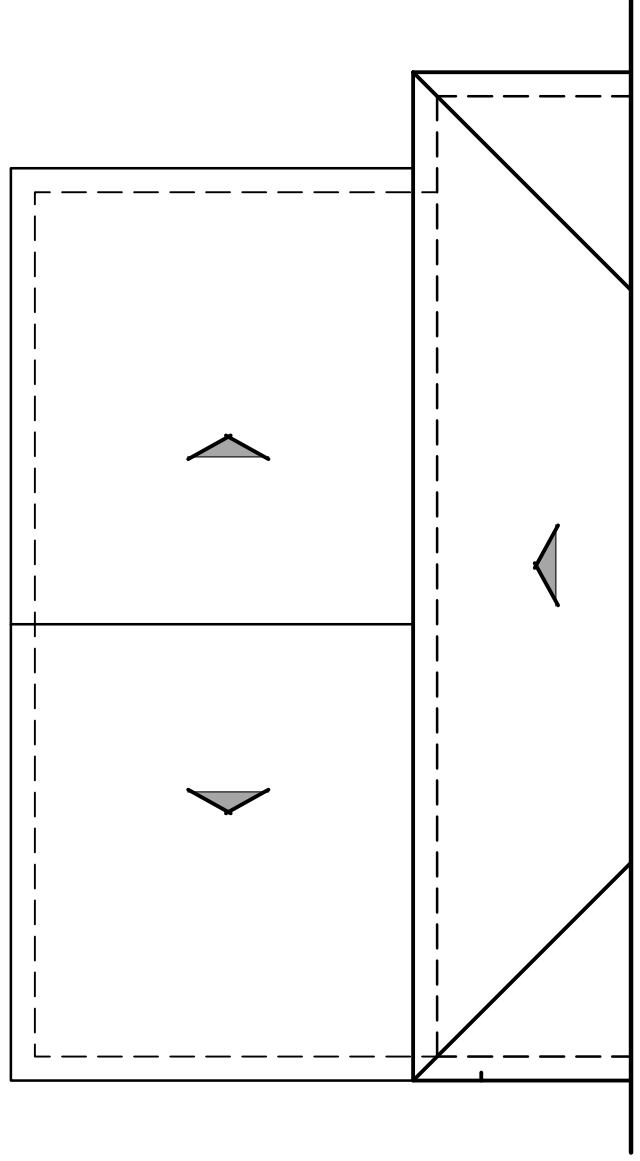
RIGHT - OUTDOOR LIVING



RIGHT - OUTDOOR LIVING

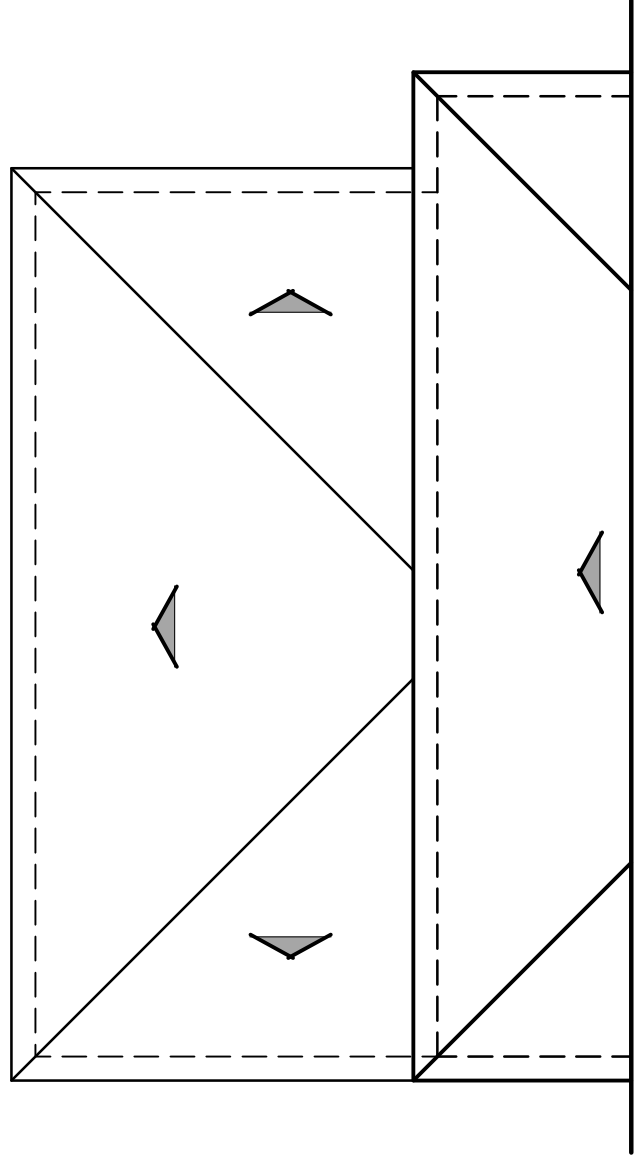


RIGHT - OUTDOOR LIVING



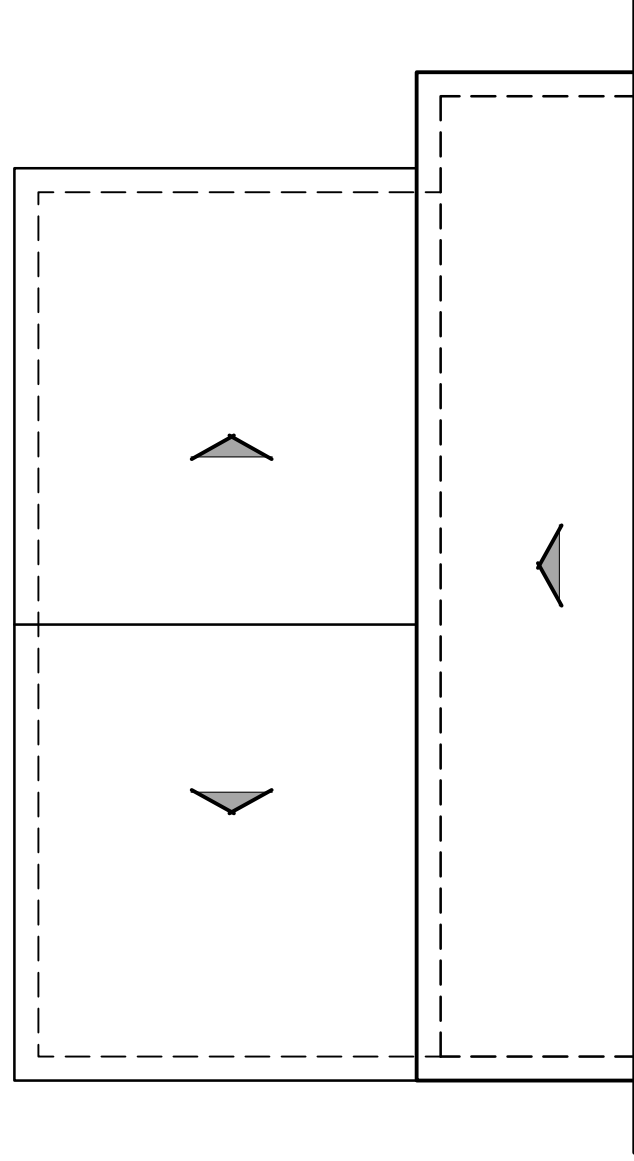
ROOF PLAN Transitional Spanish

PITCH: 3.5:12  
RAKE: 12"  
EAVE: 12"  
ROOF MATERIAL: CONCRETE "S" TILE



ROOF PLAN Contemporary Ranch

PITCH: 3.5:12  
RAKE: 12"  
EAVE: 12"  
ROOF MATERIAL: COMPOSITION SHINGLE



ROOF PLAN California Ranch

PITCH: 3.5:12  
RAKE: 12"  
EAVE: 12"  
ROOF MATERIAL: COMPOSITION SHINGLE





CONTEMPORARY RANCH



CALIFORNIA RANCH



MEDITERRANEAN





FIRST FLOOR

PARK RIDGE  
THE HILLS

PLAN 5  
Reflects Contemporary Ranch Elevation

A 5.2

Antioch, Ca  
0 2 4 8

081.19057

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ARCHITECTURE • PLANNING • INTERIORS

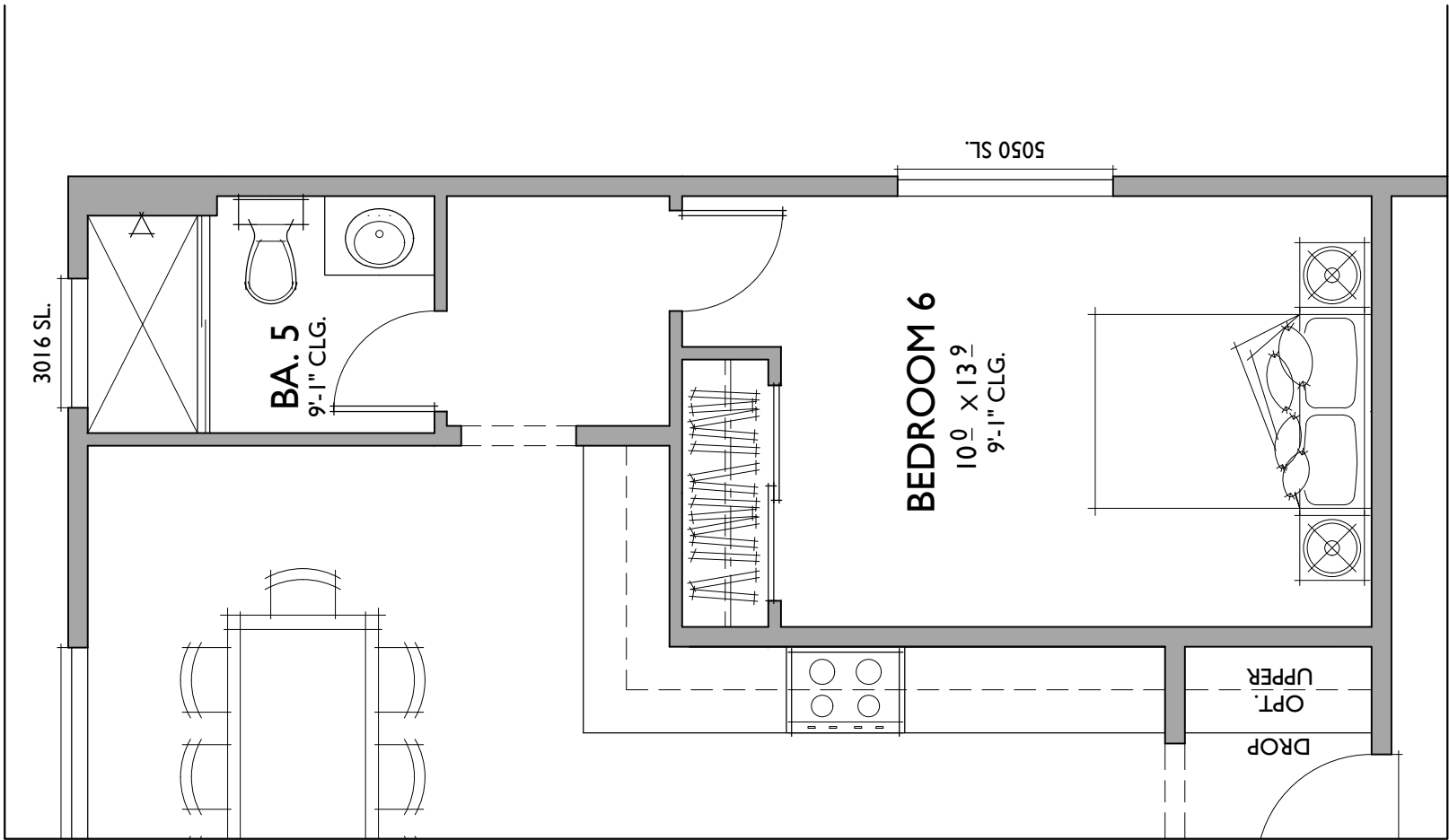
B35

PLAN 5  
4 BEDROOMS / 3.5 BATHS + LOFT  
3 - CAR GARAGE

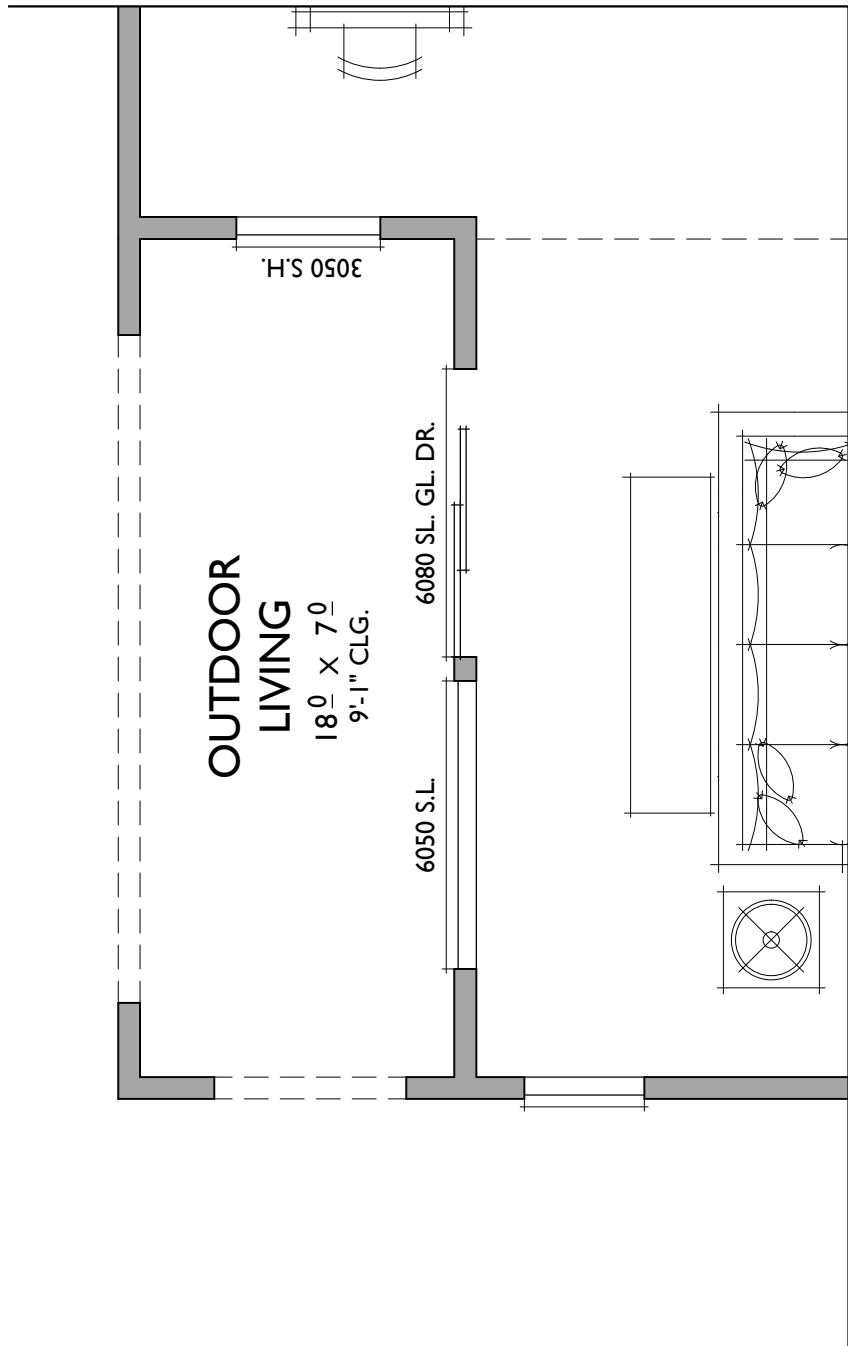
FLOOR AREA TABLE	
1ST FLOOR	1353 SQ. FT.
2ND FLOOR	1456 SQ. FT.
<b>TOTAL LIVING</b>	<b>2809 SQ. FT.</b>
3 - CAR GARAGE	627 SQ. FT.
OPT. OUTDOOR LIVING	125 SQ. FT.
PORCH	141 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

OPT. BEDROOM 6 / BATH 5  
@ TANDEM GARAGE

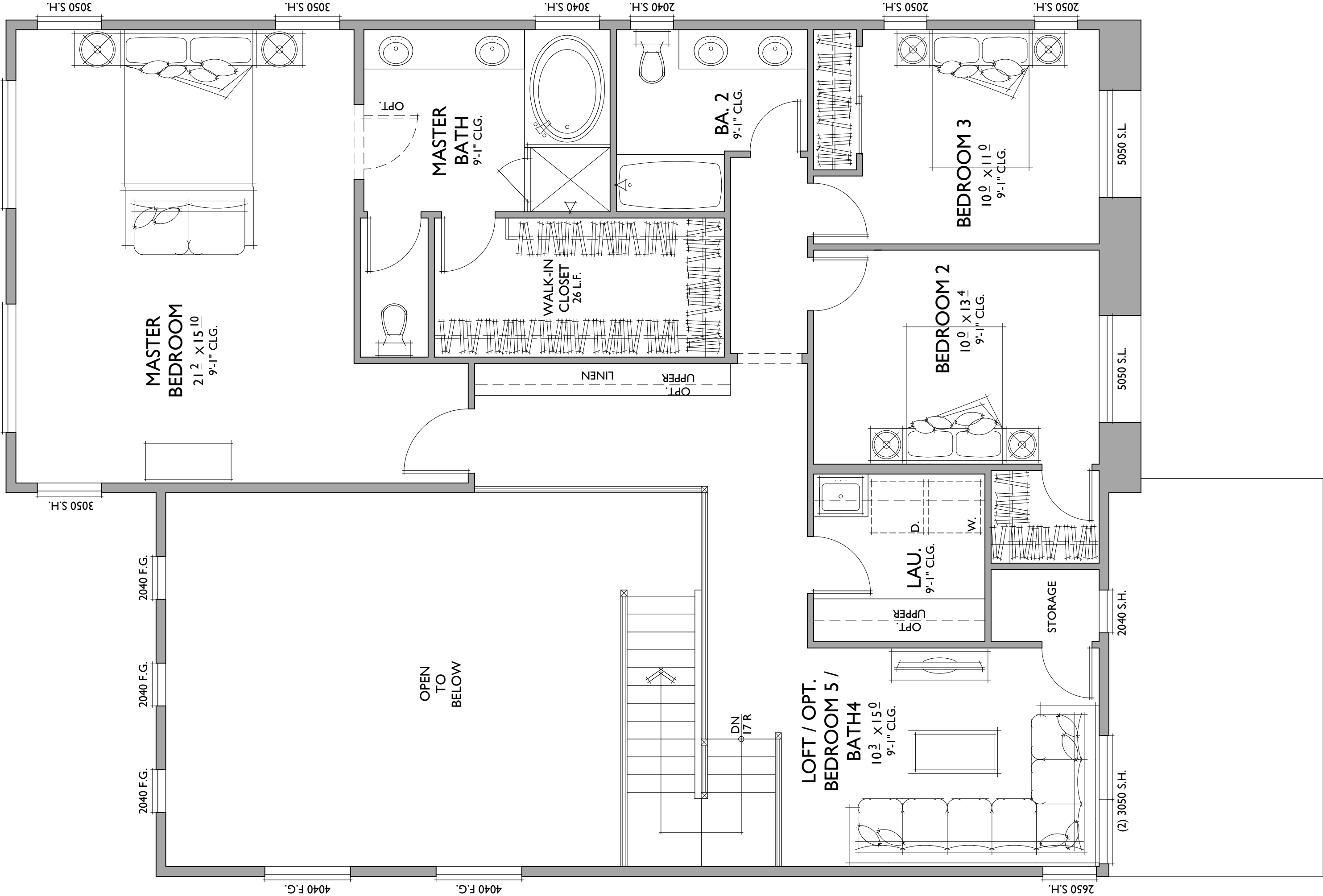


OPT. OUTDOOR LIVING

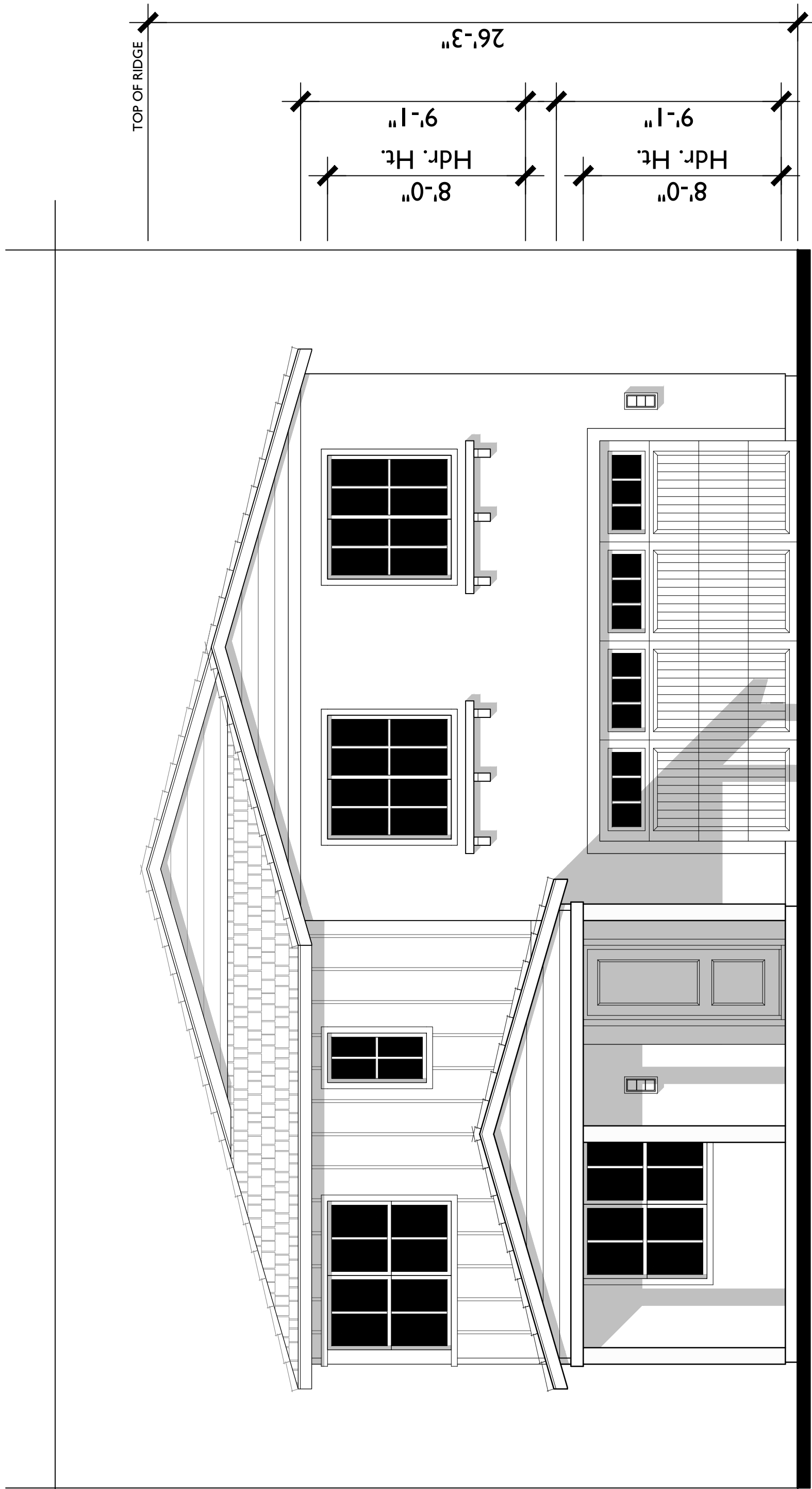


OPT. BEDROOM 5 / BATH 4

@ LOFT

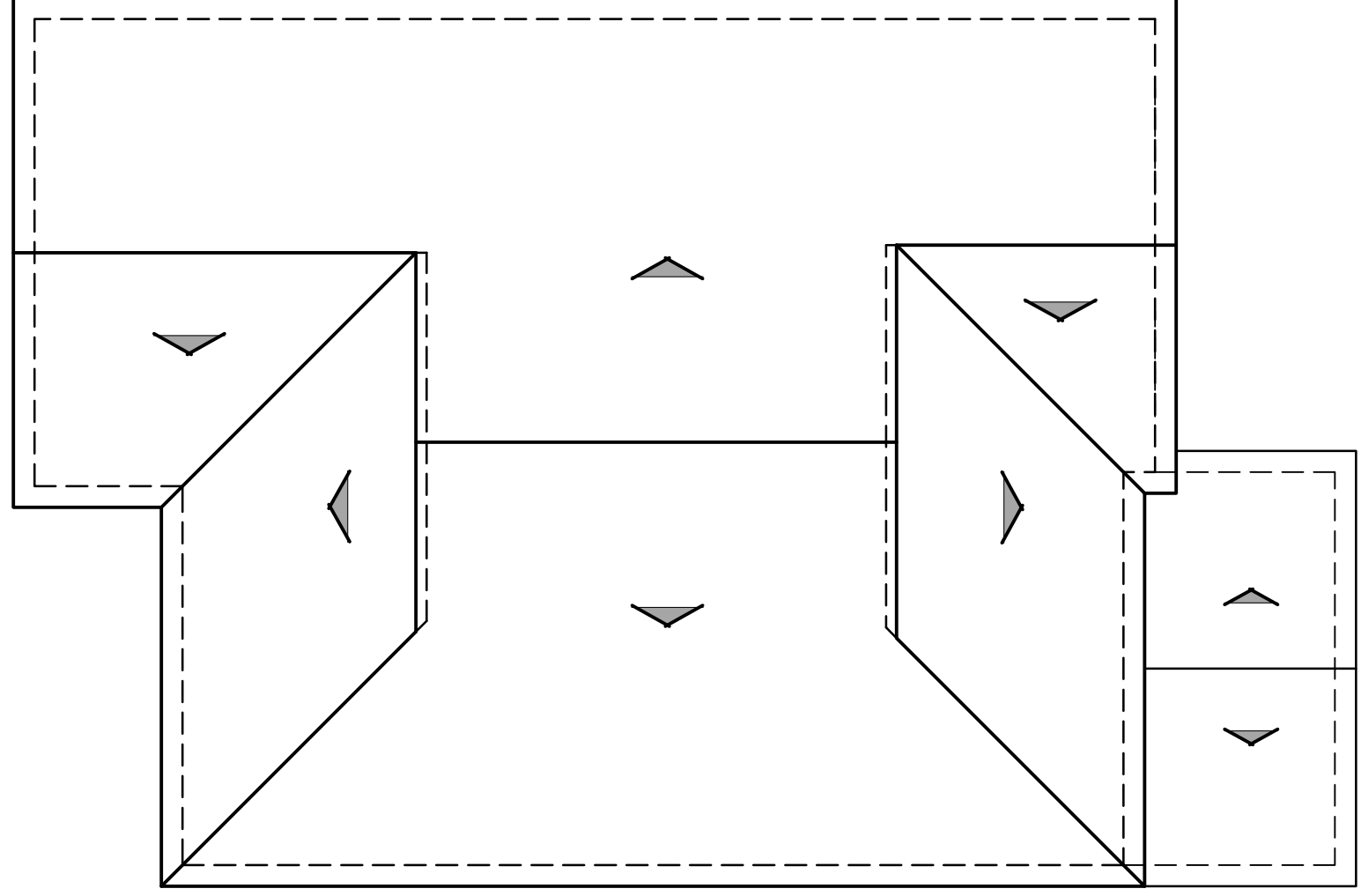


SECOND FLOOR



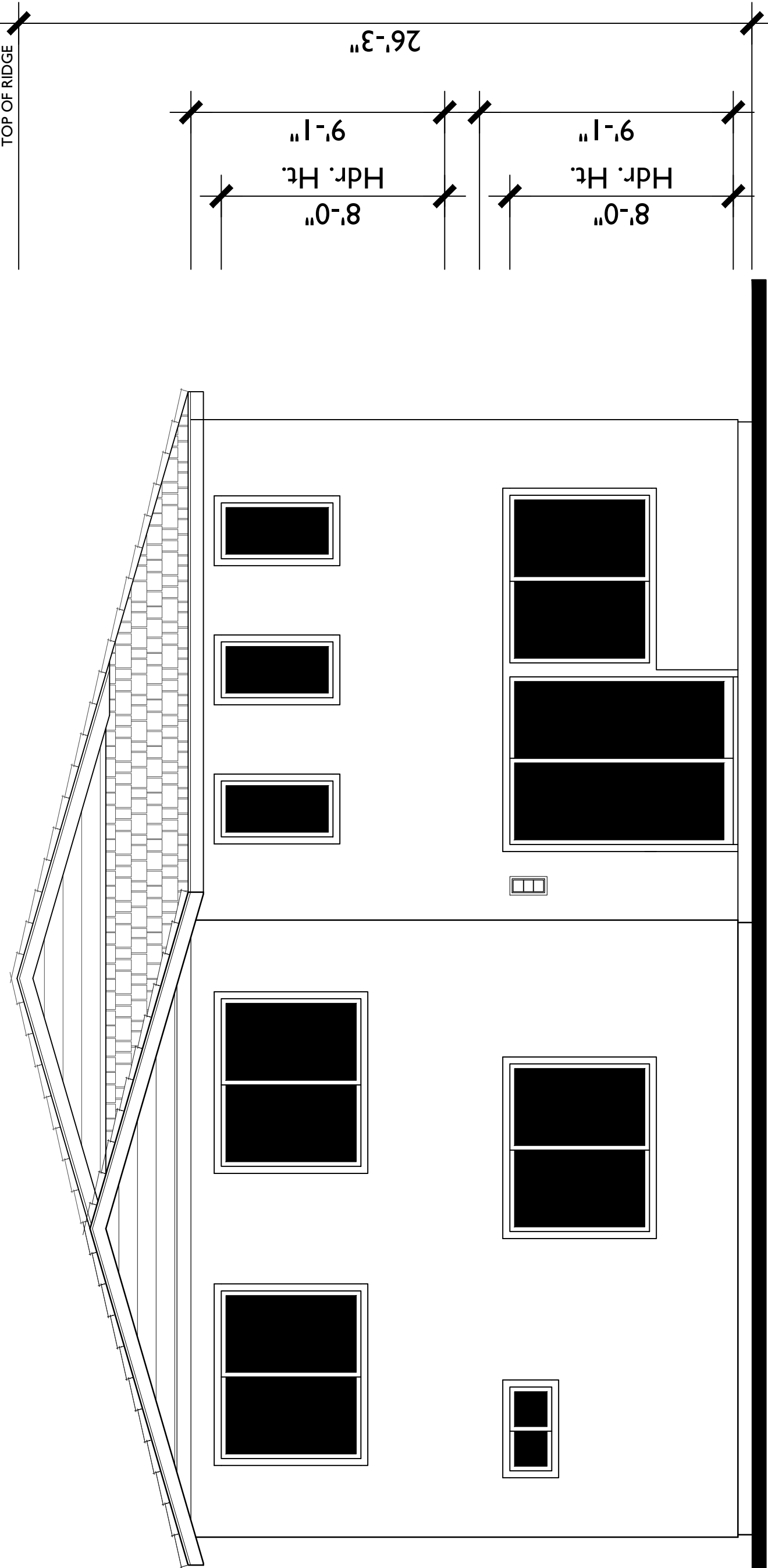
FRONT

CONTEMPORARY RANCH  
1/4"=1'-0"

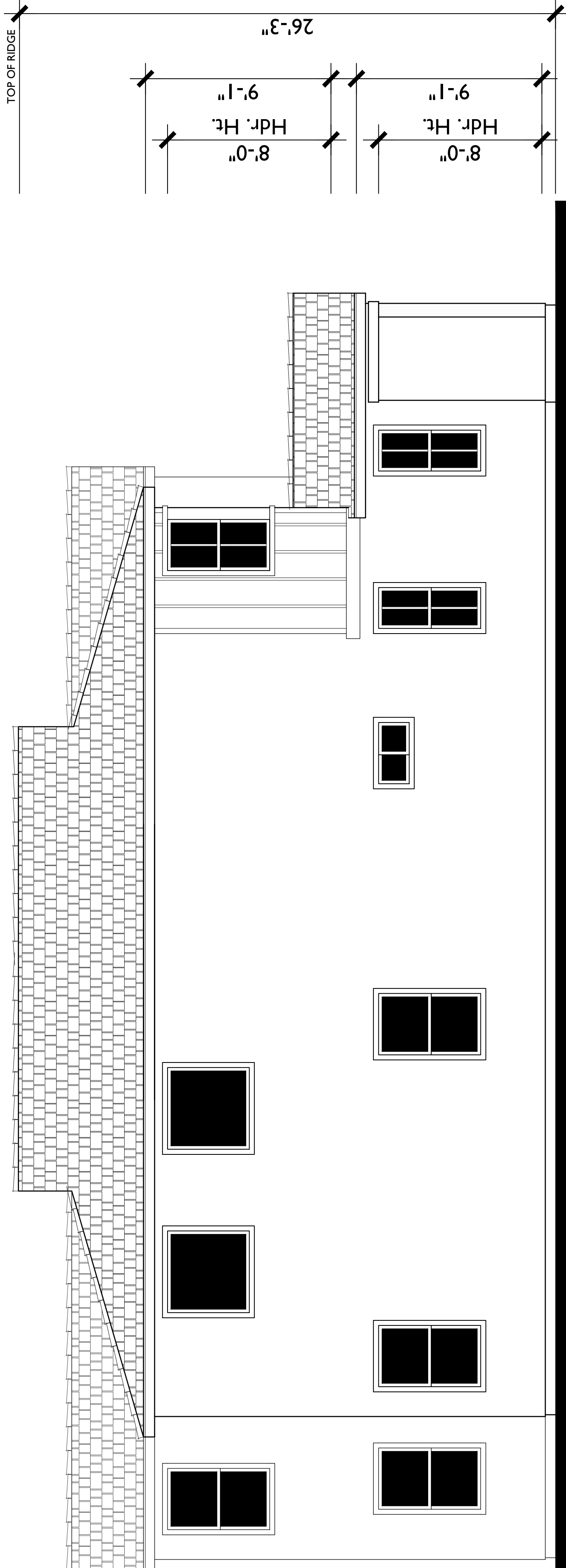


ROOF PLAN Contemporary Ranch

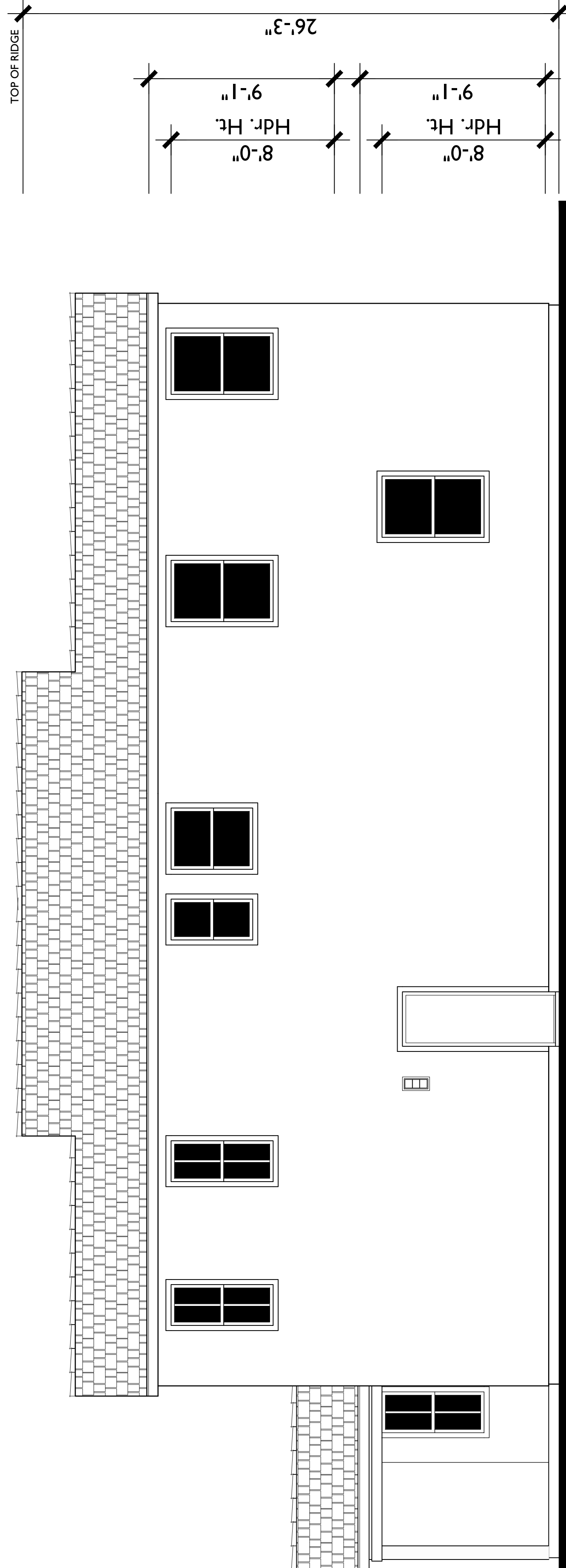
PITCH: 3.5:12  
RAKE: 12"  
EAVE: 12"  
ROOF MATERIAL: COMPOSITION SHINGLE



REAR

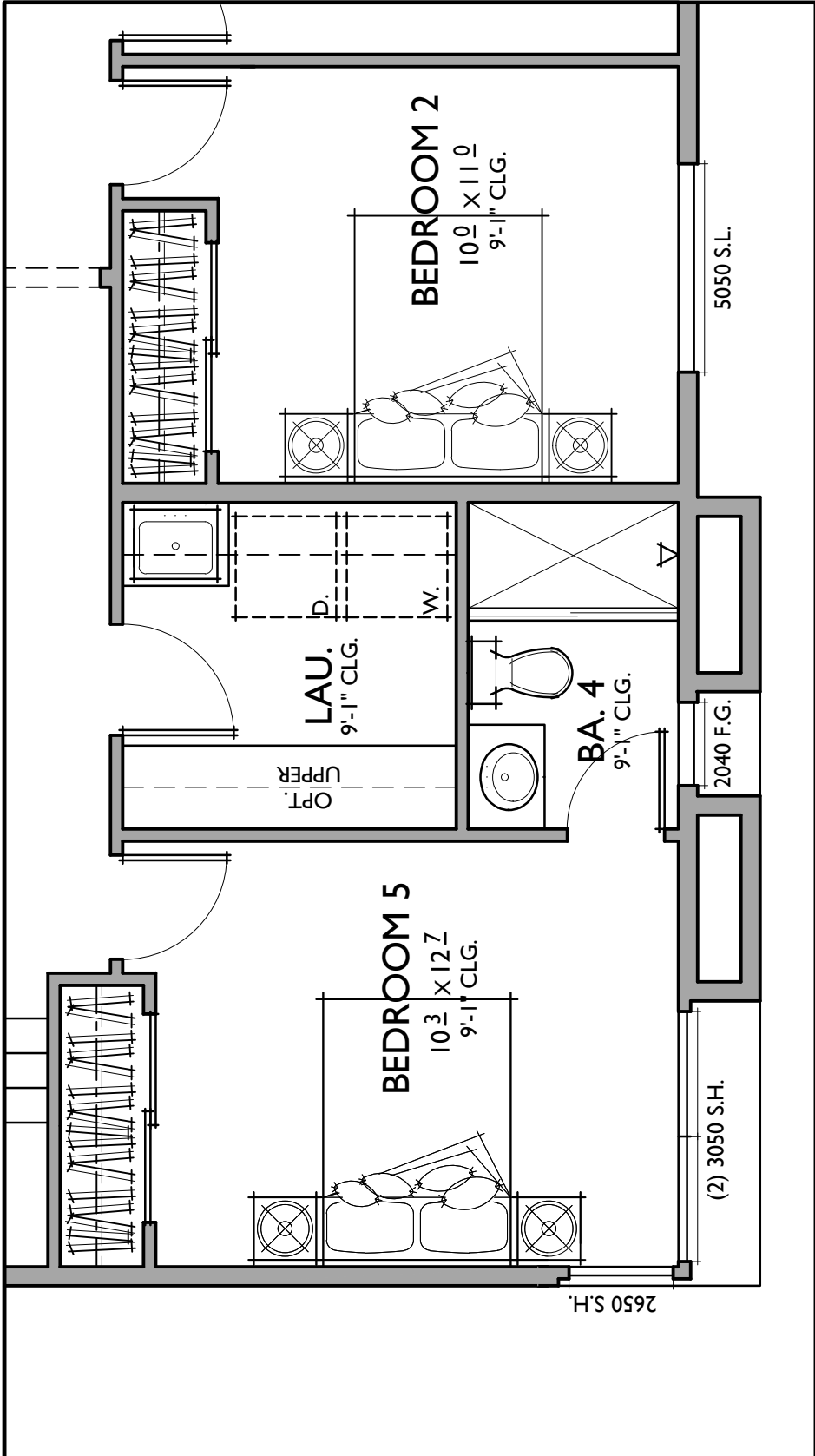


LEFT



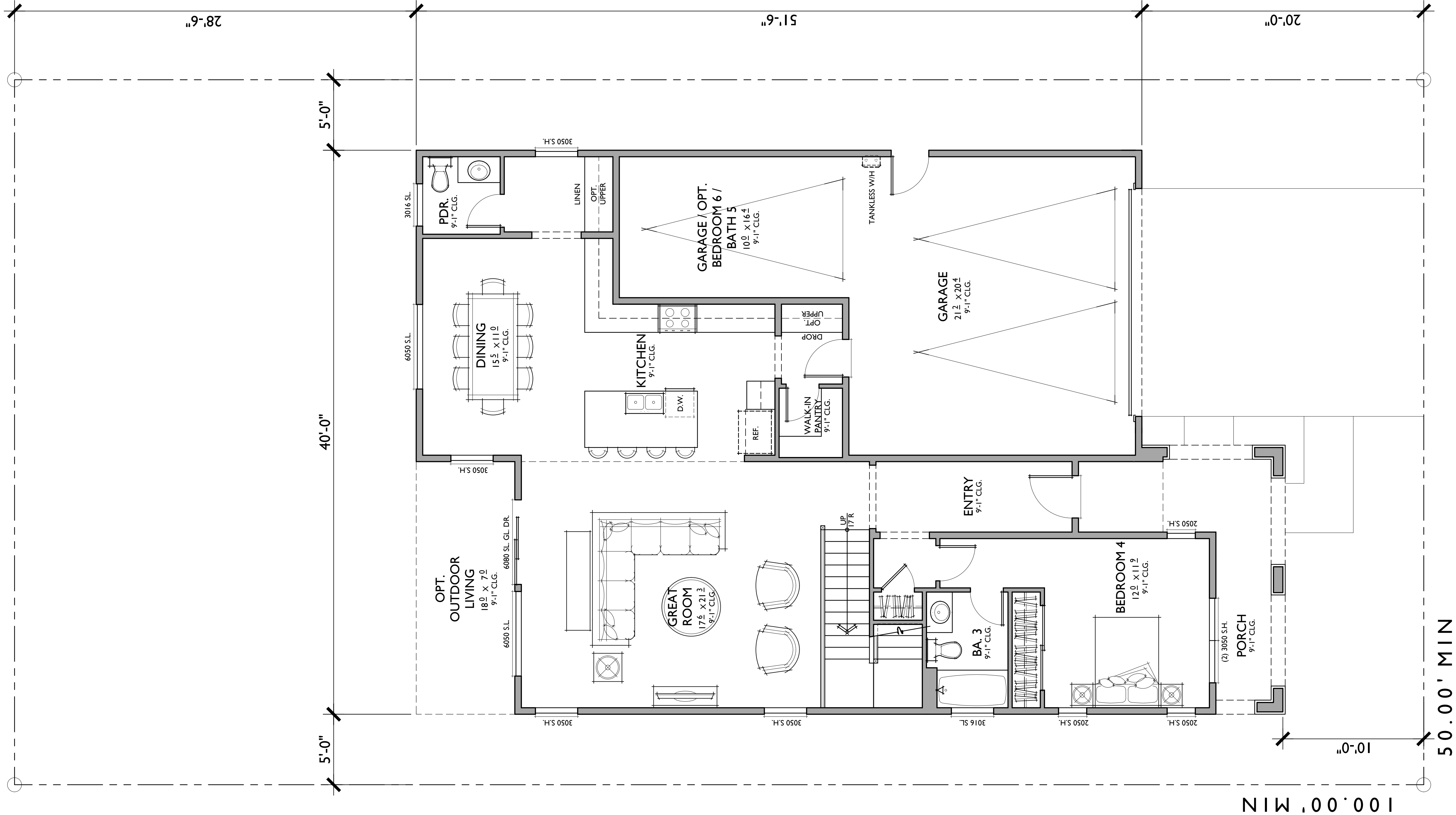
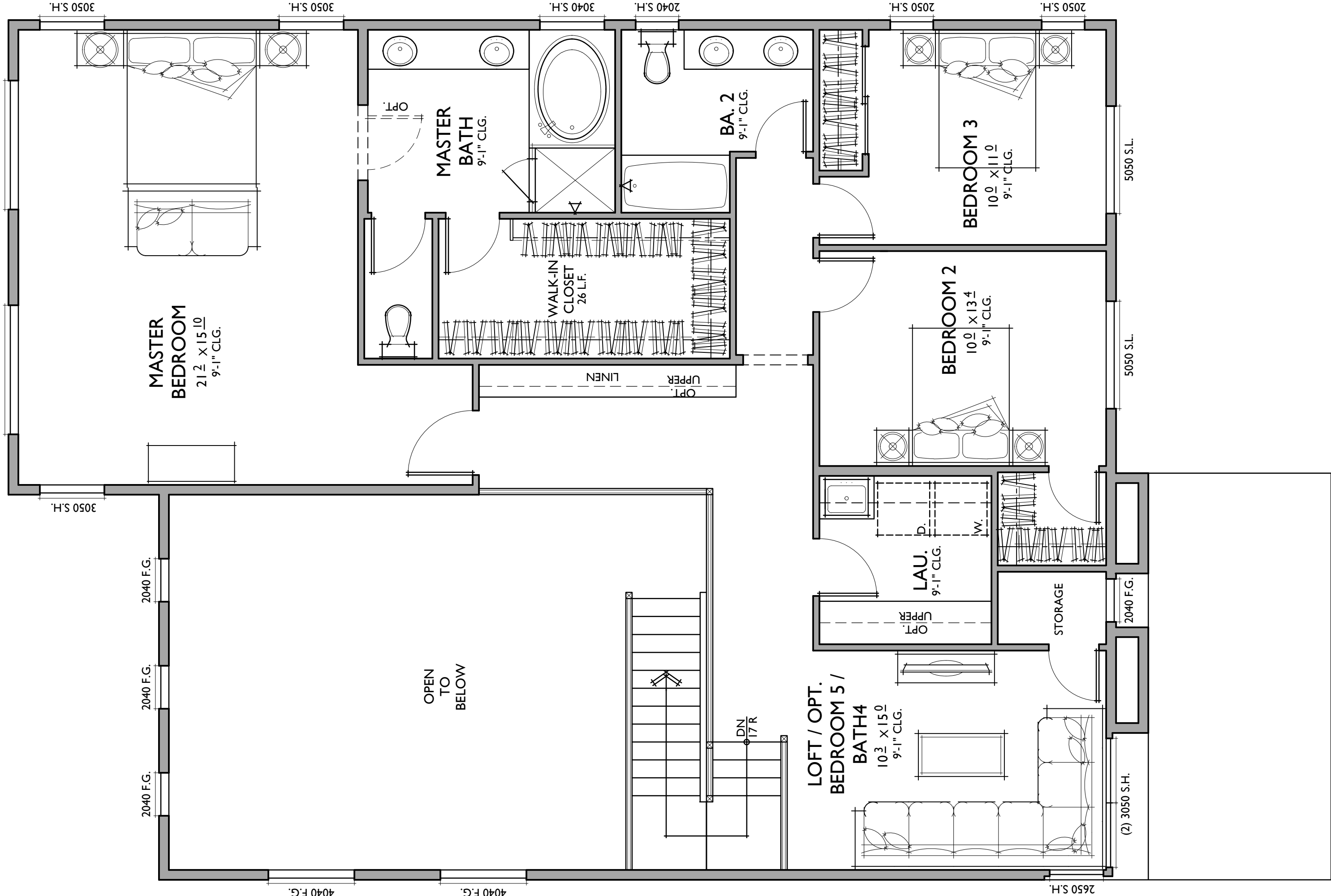
RIGHT





OPT. BEDROOM 5 / BATH 4

@ LOFT



PLAN 5

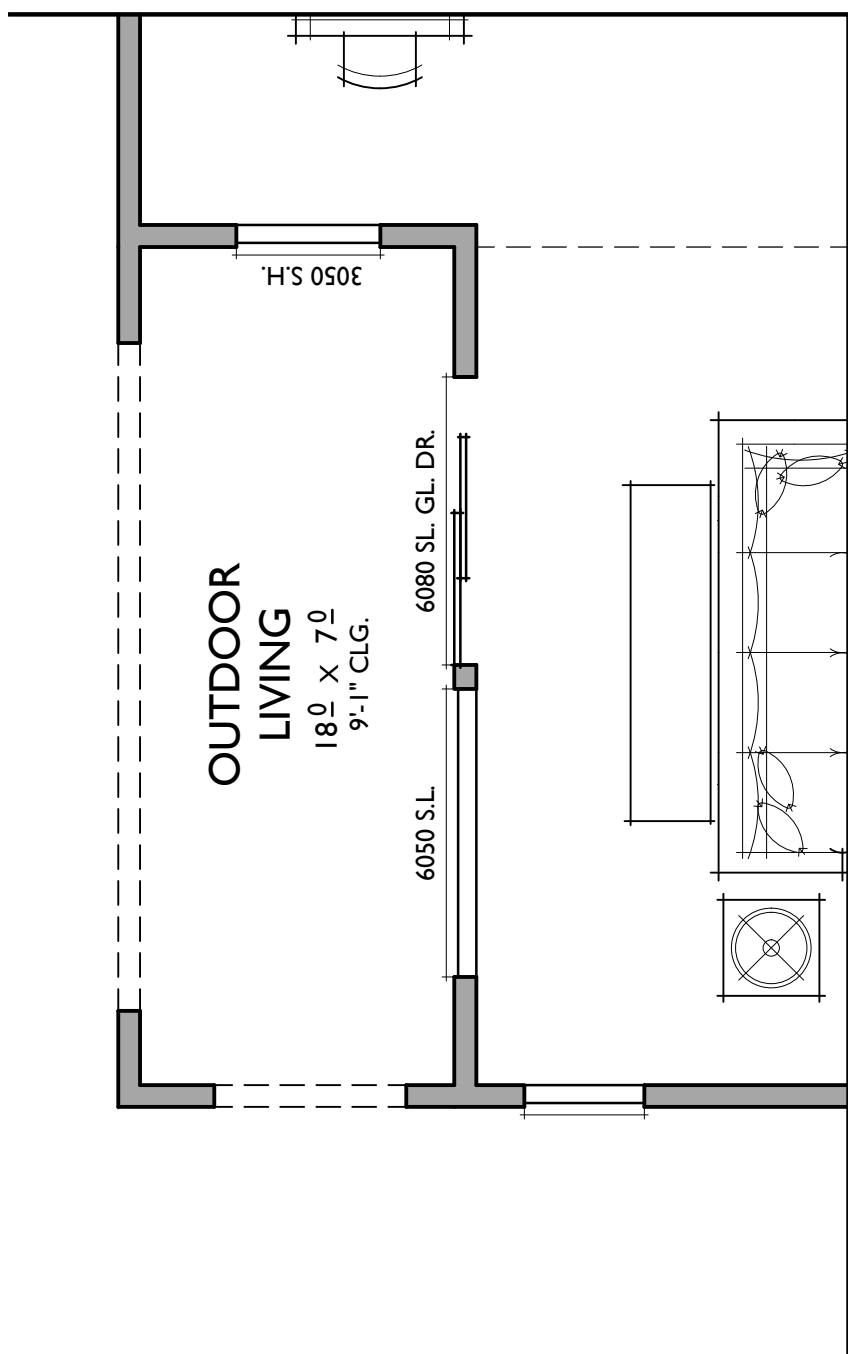
4 BEDROOMS / 3.5 BATHS + LOFT  
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1353 SQ. FT.
2ND FLOOR	1456 SQ. FT.
<b>TOTAL LIVING</b>	<b>2809 SQ. FT.</b>
3 - CAR GARAGE	627 SQ. FT.
OPT. OUTDOOR LIVING	125 SQ. FT.
PORCH	144 SQ. FT.

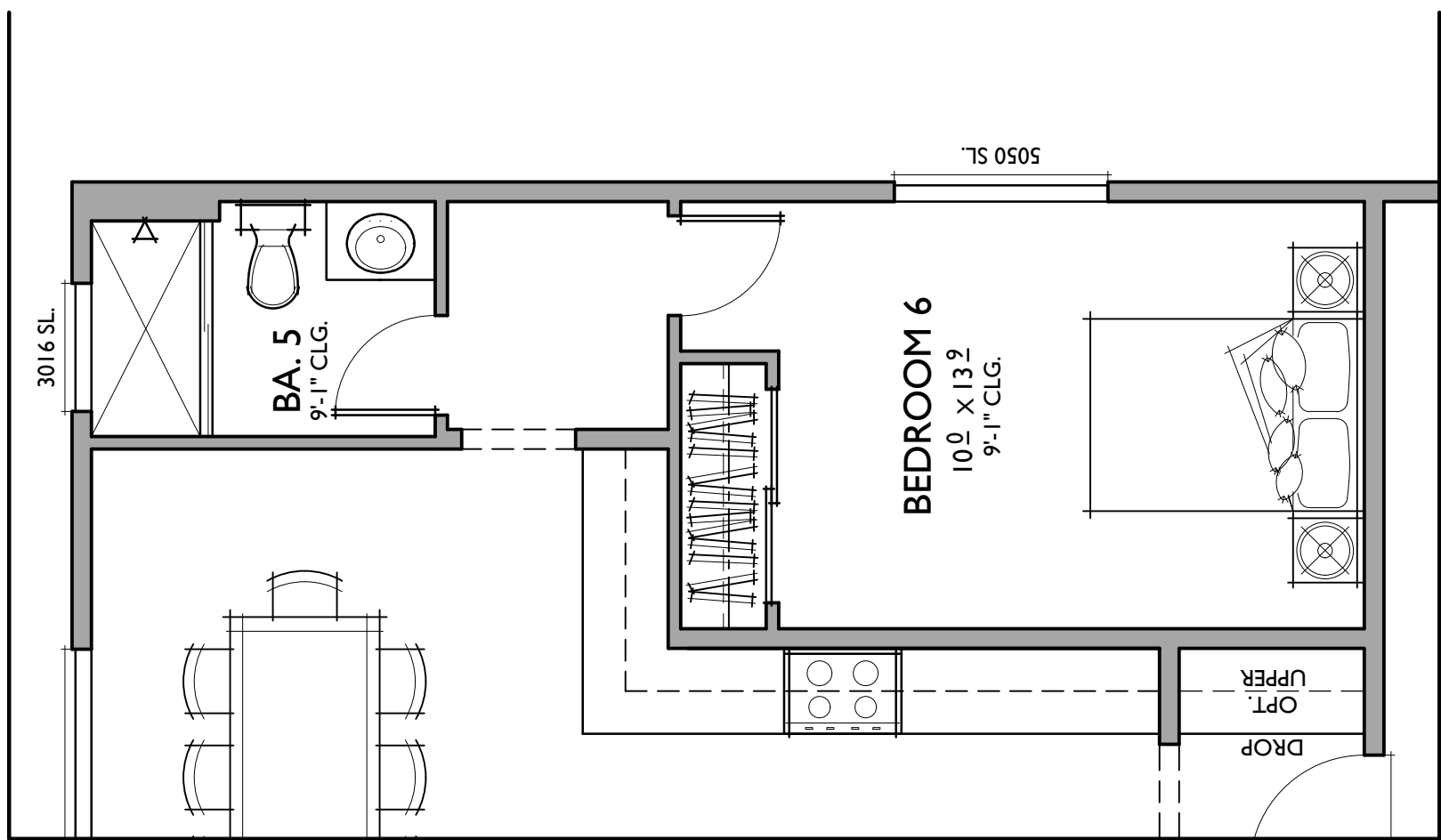
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

OPT. BEDROOM 6 / BATH 5

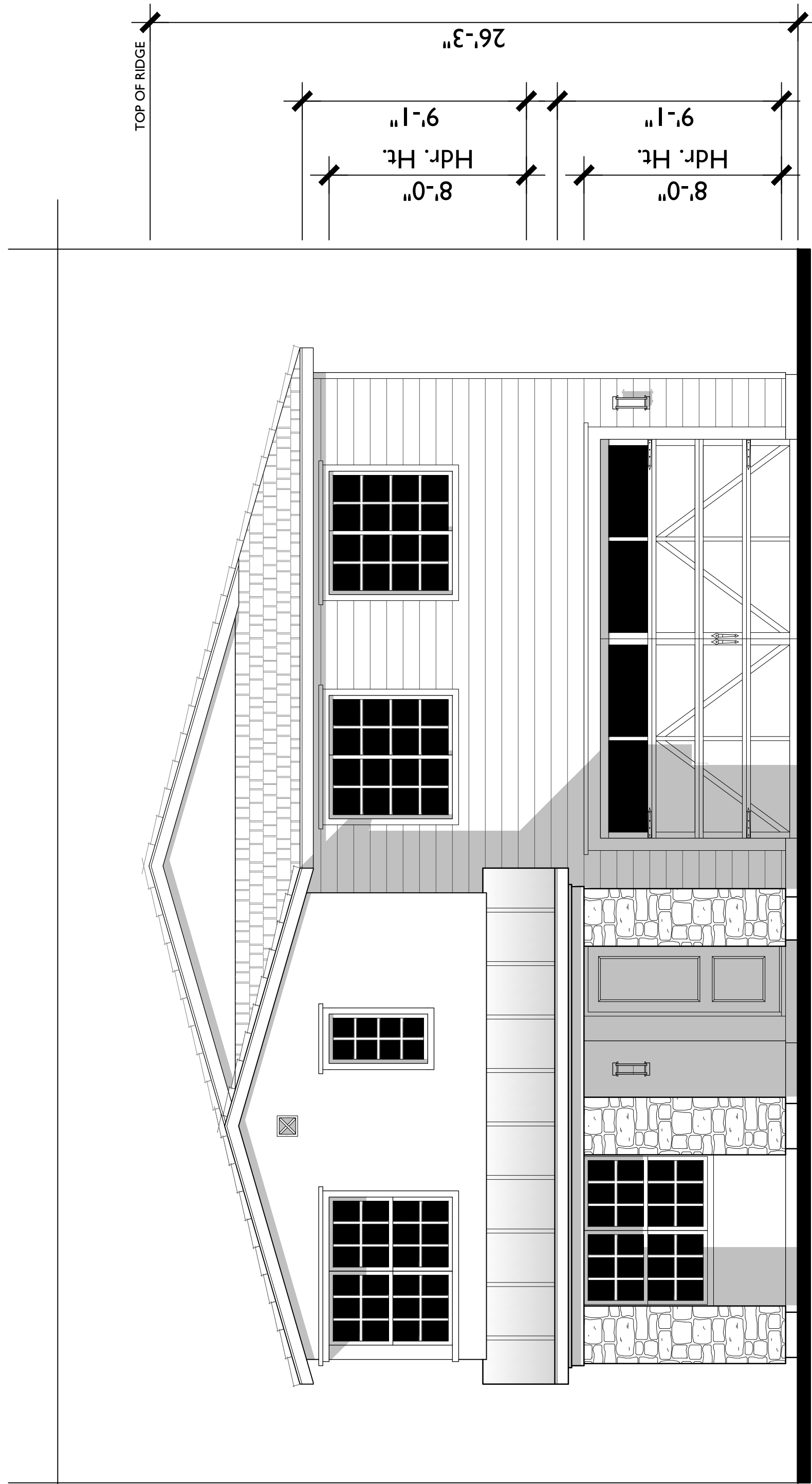
@ TANDEM GARAGE



OPT. OUTDOOR LIVING

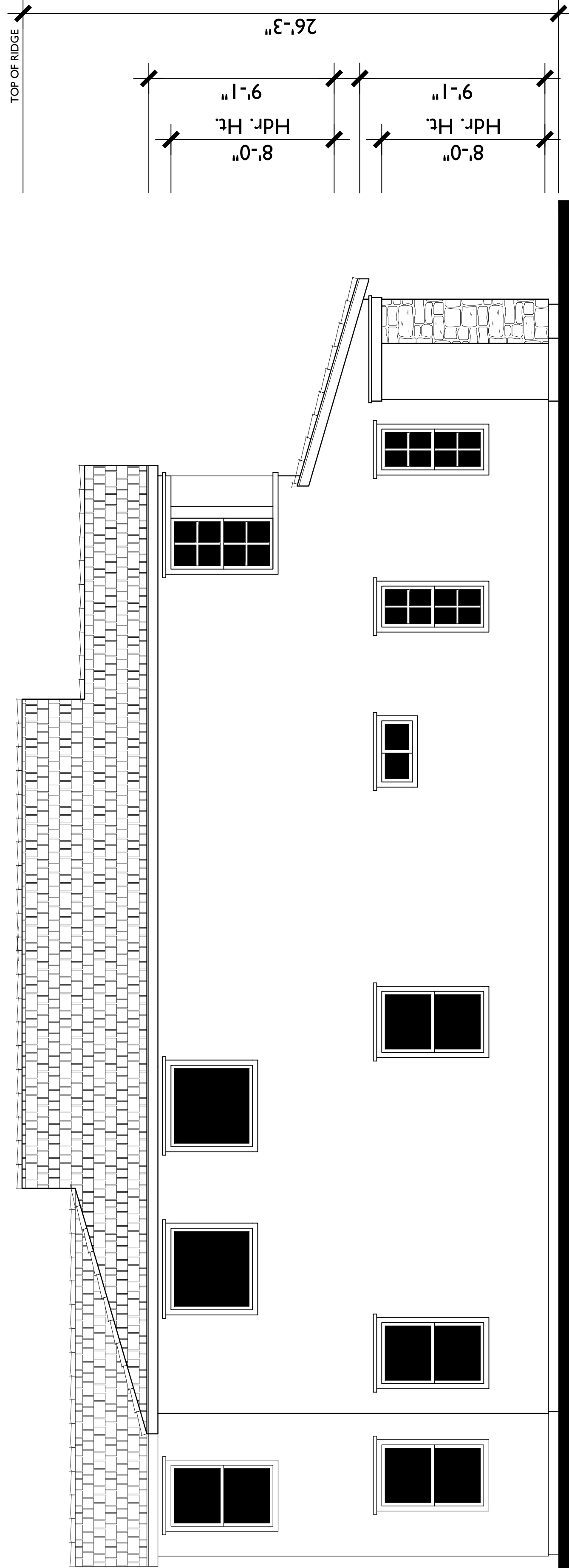




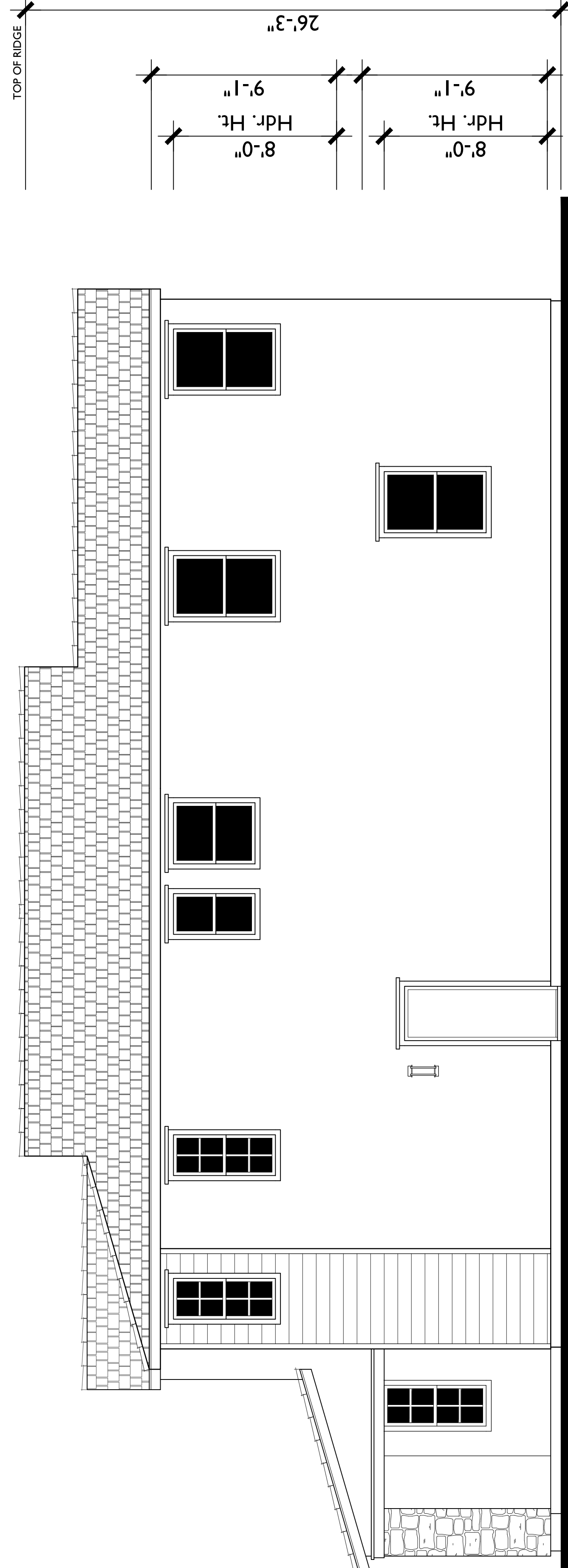


FRONT

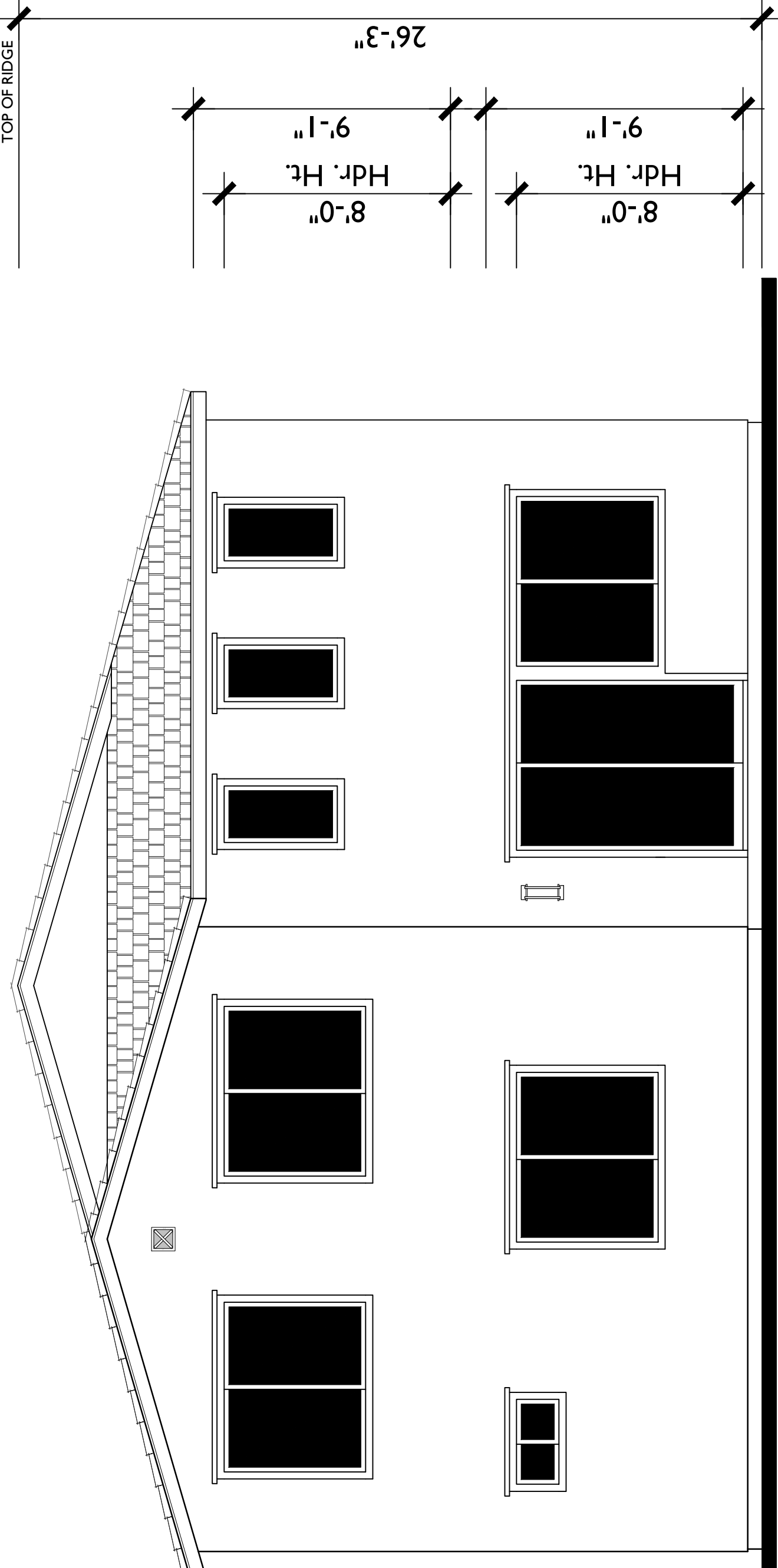
CALIFORNIA RANCH  
1/4"=1'-0"



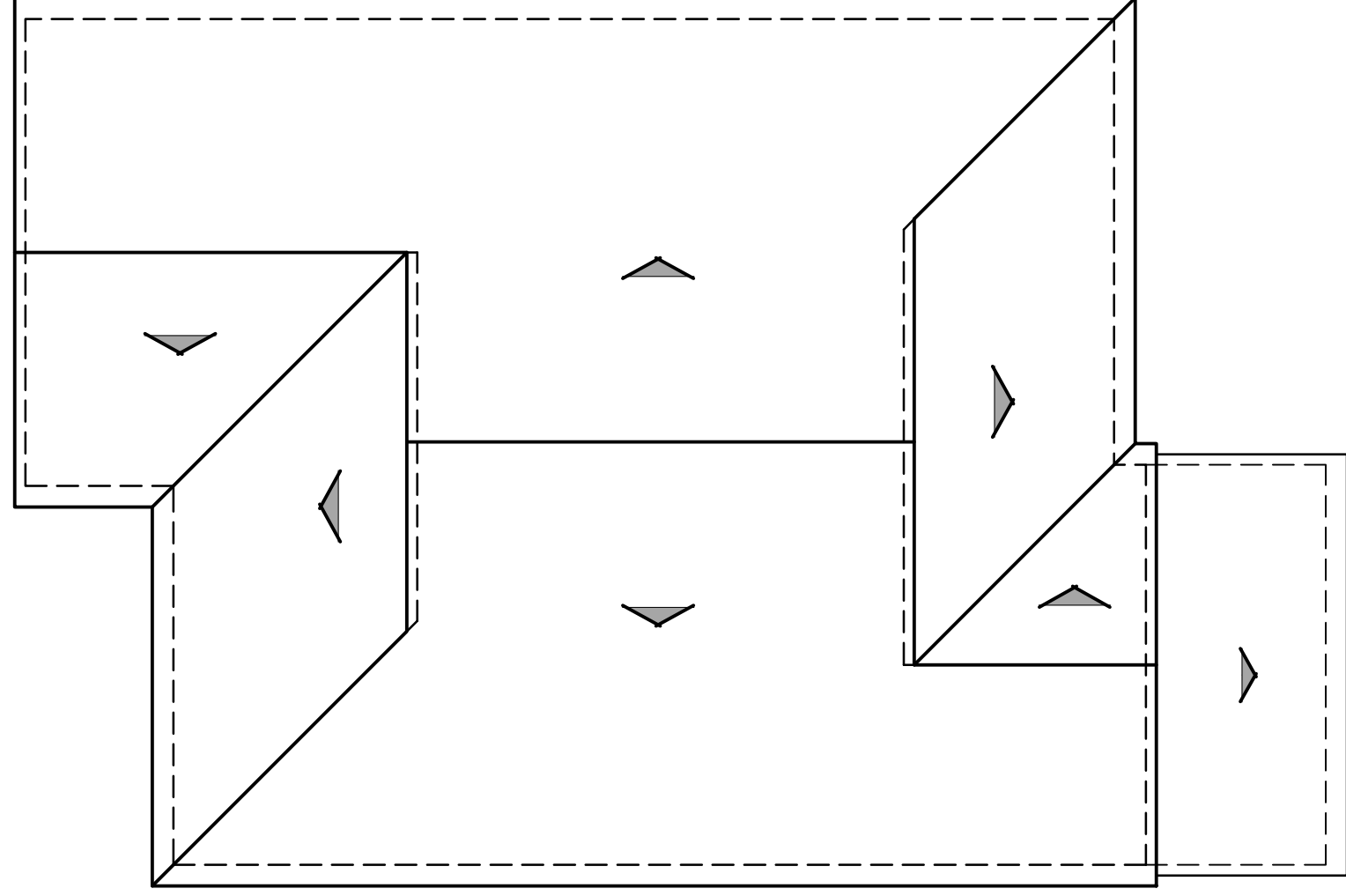
LEFT



RIGHT



REAR

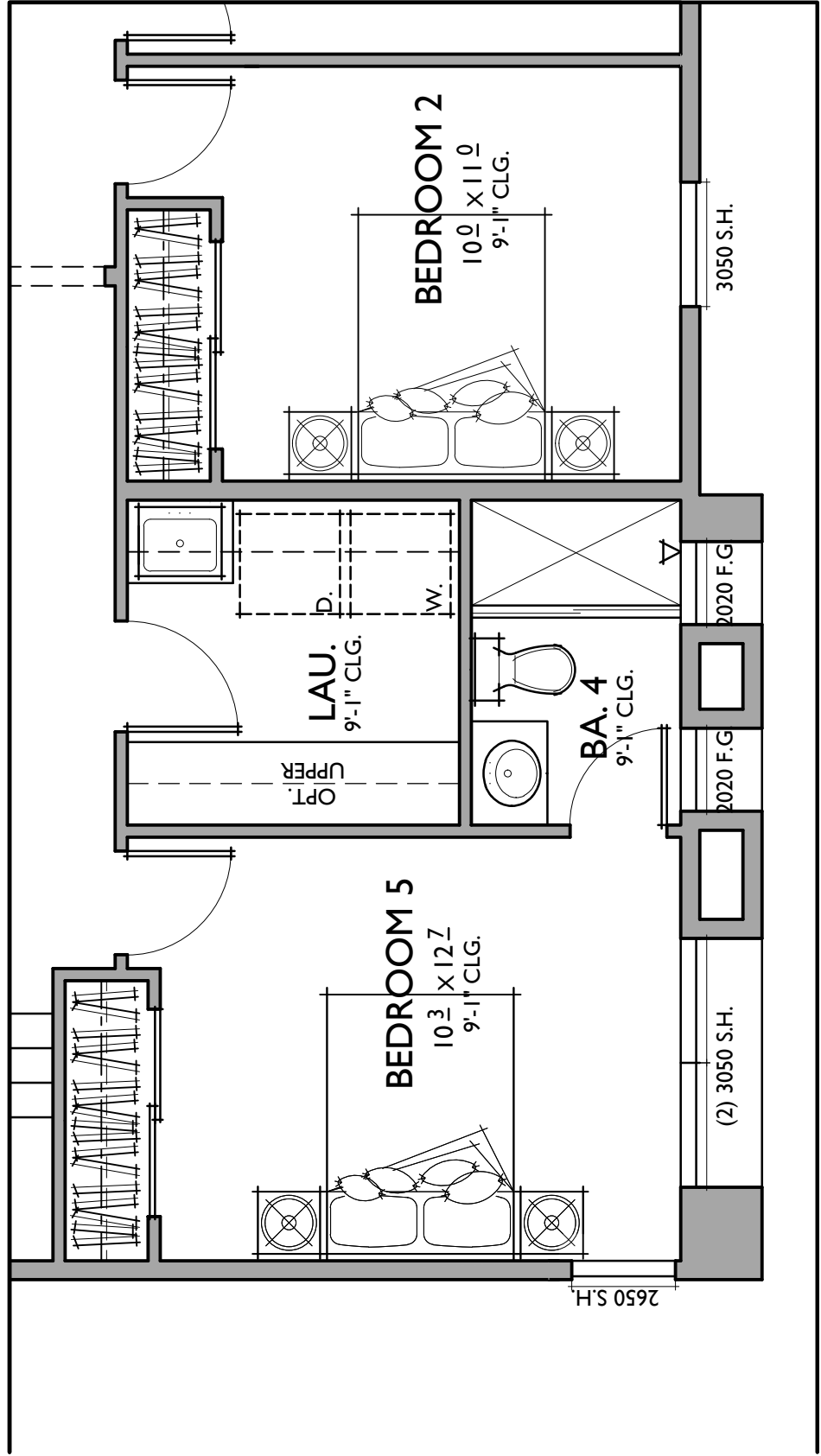


ROOF PLAN

PITCH: 3.5/12  
RAKE: 12"  
EAVE: 12"  
ROOF MATERIAL: COMPOSITION SHINGLE

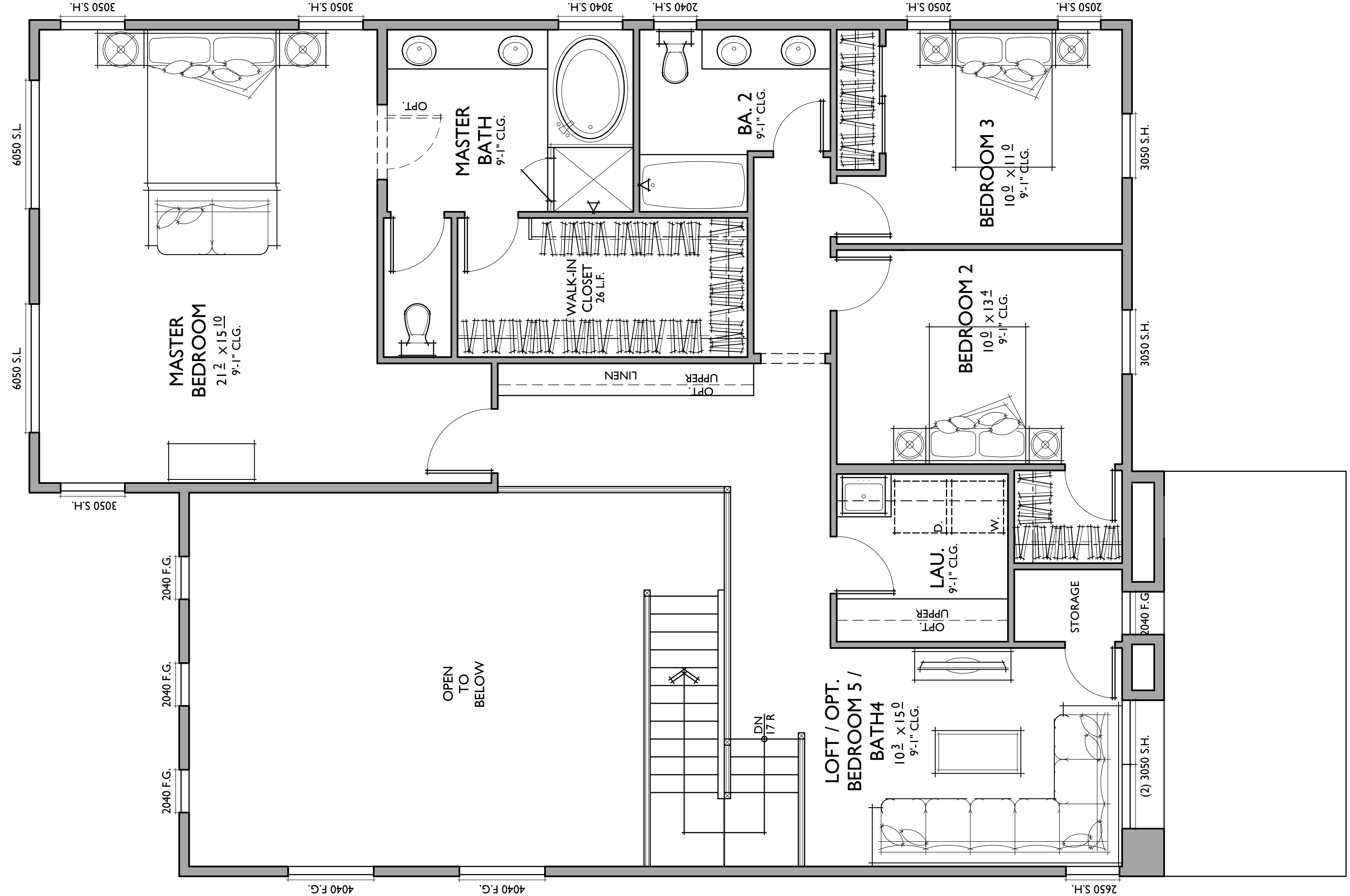
California Ranch  
1/8"=1'-0"





OPT. BEDROOM 5 / BATH 4

@ LOFT



PLAN 5  
Reflects Mediterranean Elevation

FIRST FLOOR

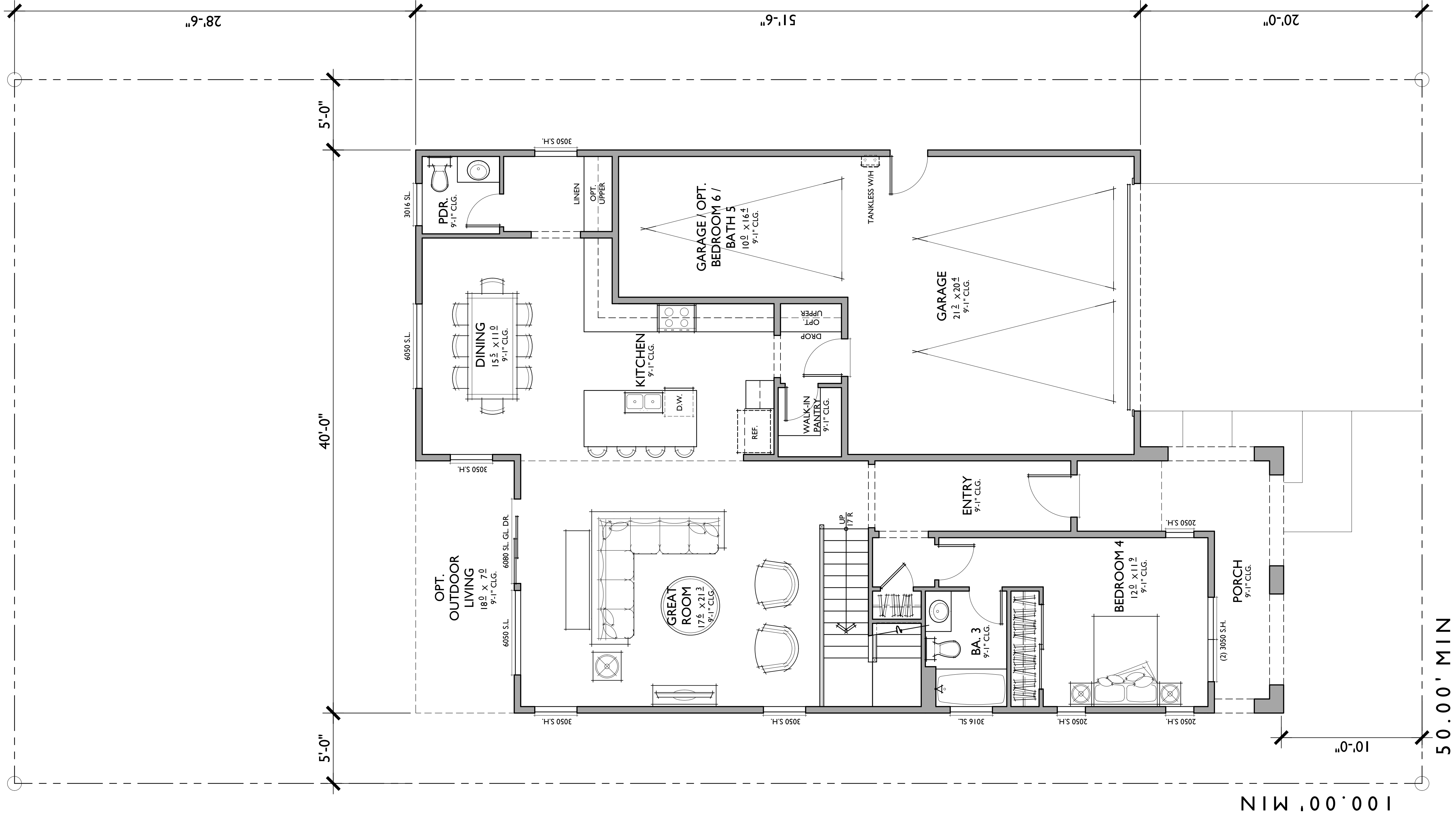
PARK RIDGE  
THE HILLS

A 5.6

09.20.19

DAVIDSON HOMES

1600 SOUTH MAIN STREET, SUITE 150  
WALNUT CREEK, CA 94596—5394  
(925) 945—8000 (925) 256—0140 FAX



PLAN 5

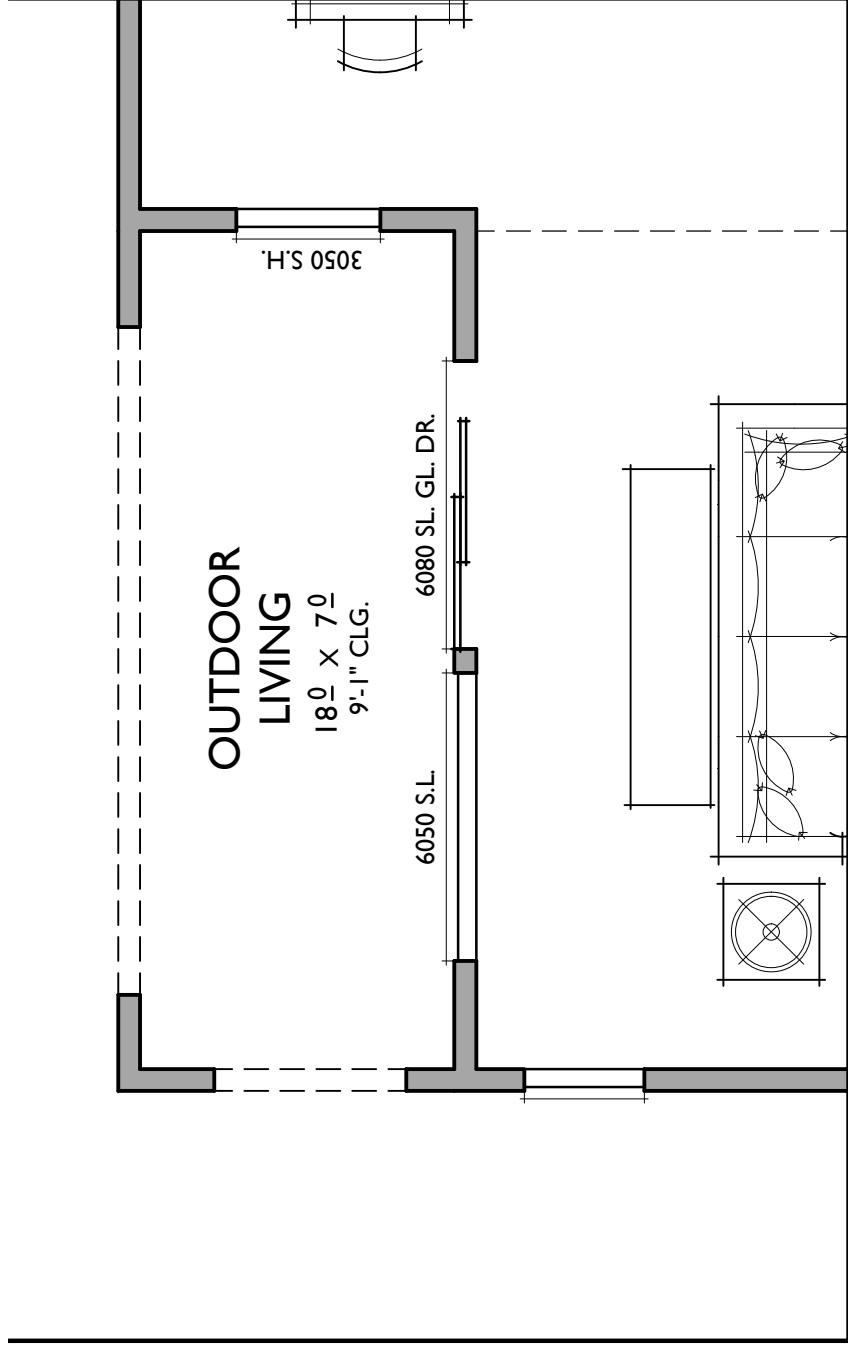
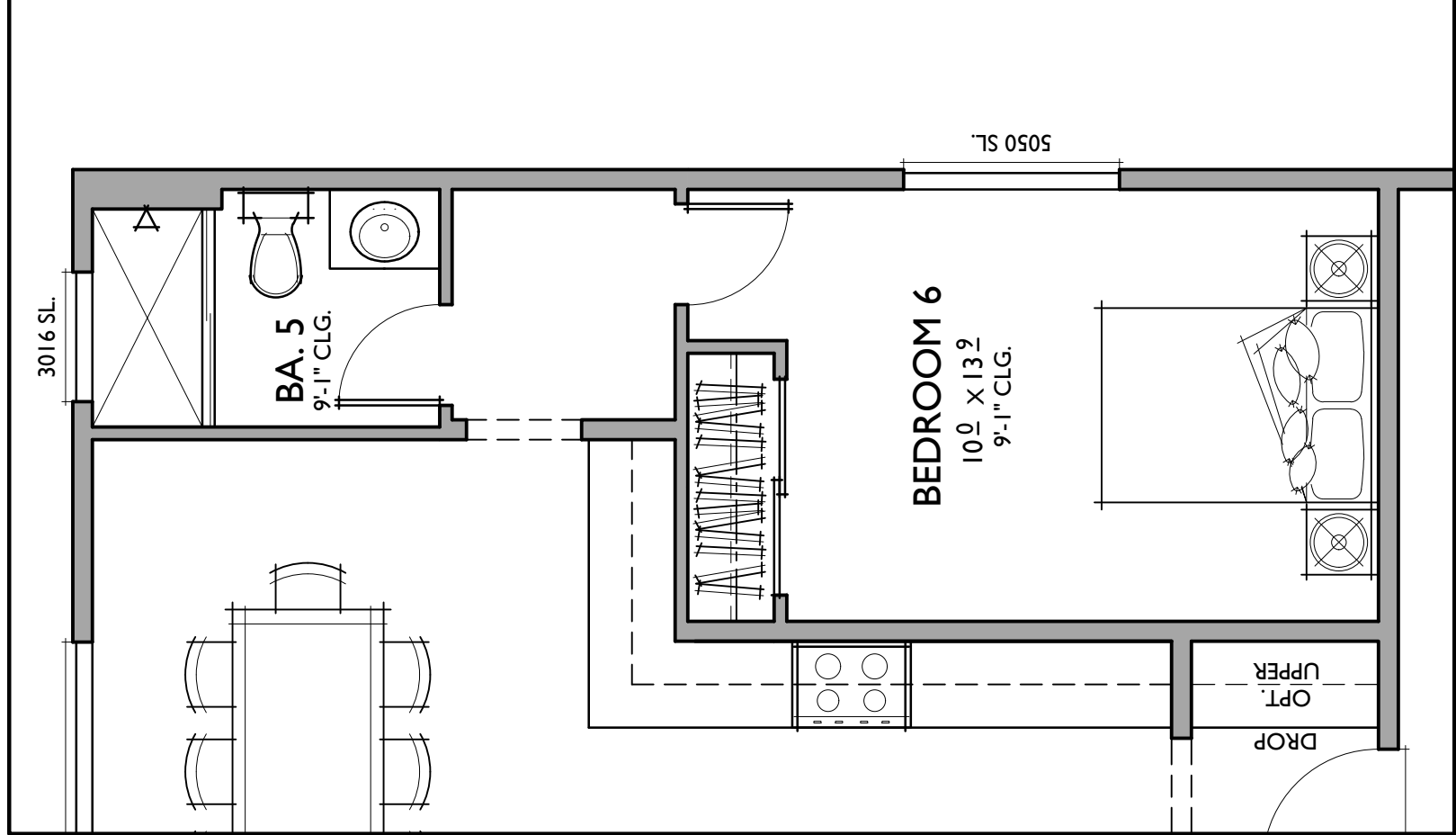
4 BEDROOMS / 3.5 BATHS + LOFT  
3 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	1353 SQ. FT.
2ND FLOOR	1456 SQ. FT.
<b>TOTAL LIVING</b>	<b>2809 SQ. FT.</b>
3 - CAR GARAGE	627 SQ. FT.
OPT. OUTDOOR LIVING	125 SQ. FT.
PORCH	147 SQ. FT.

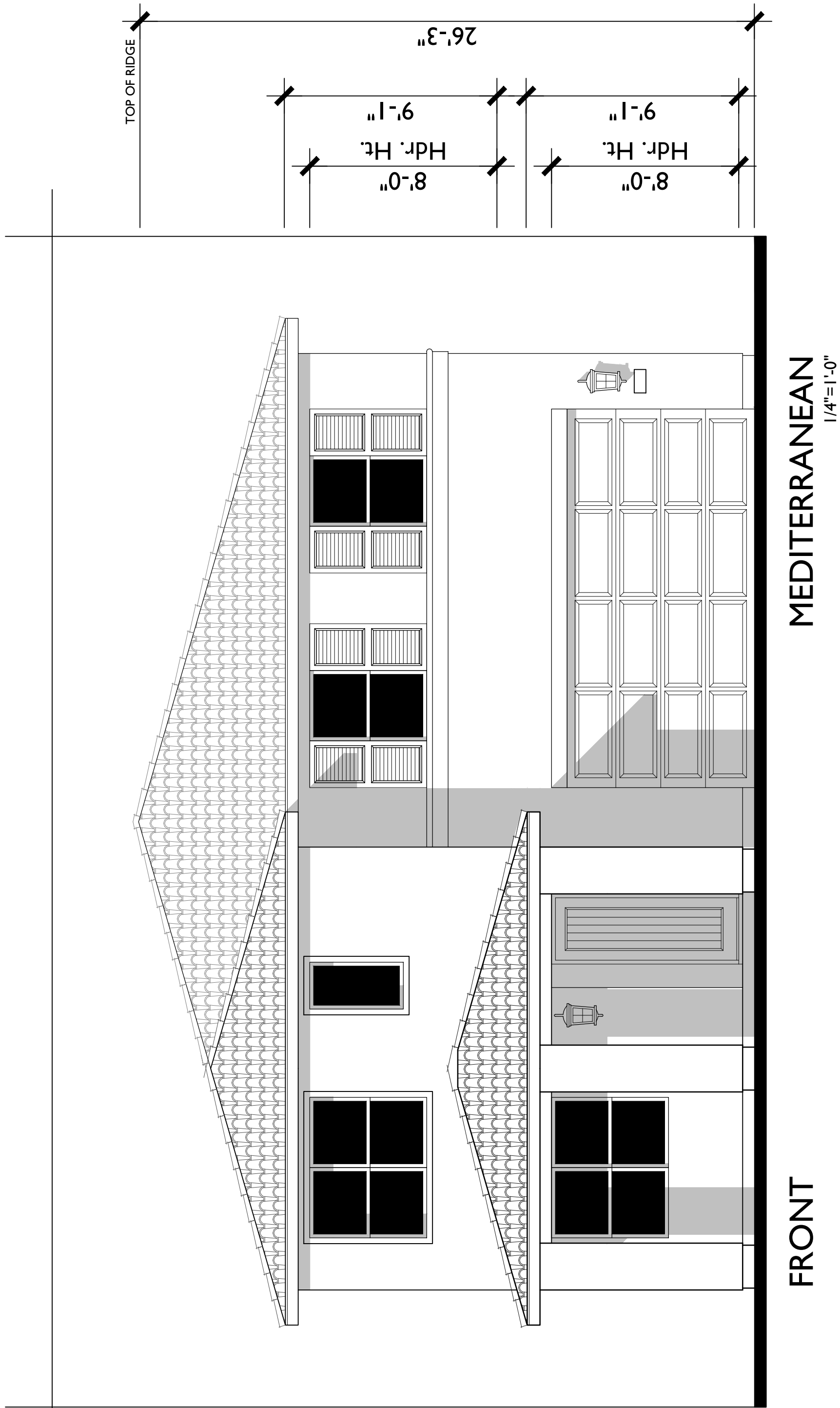
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

OPT. BEDROOM 6 / BATH 5  
@ TANDEM GARAGE



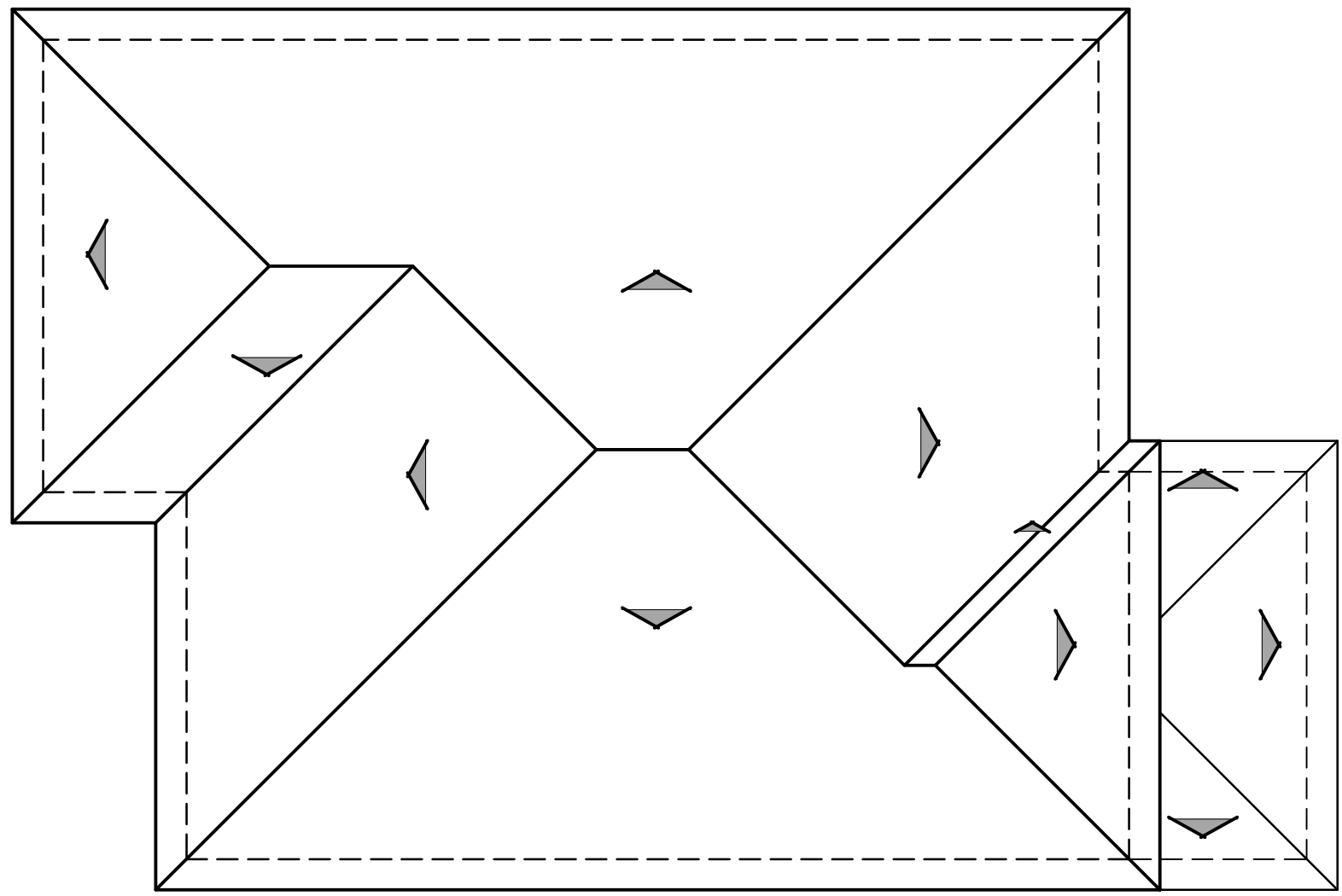
OPT. OUTDOOR LIVING



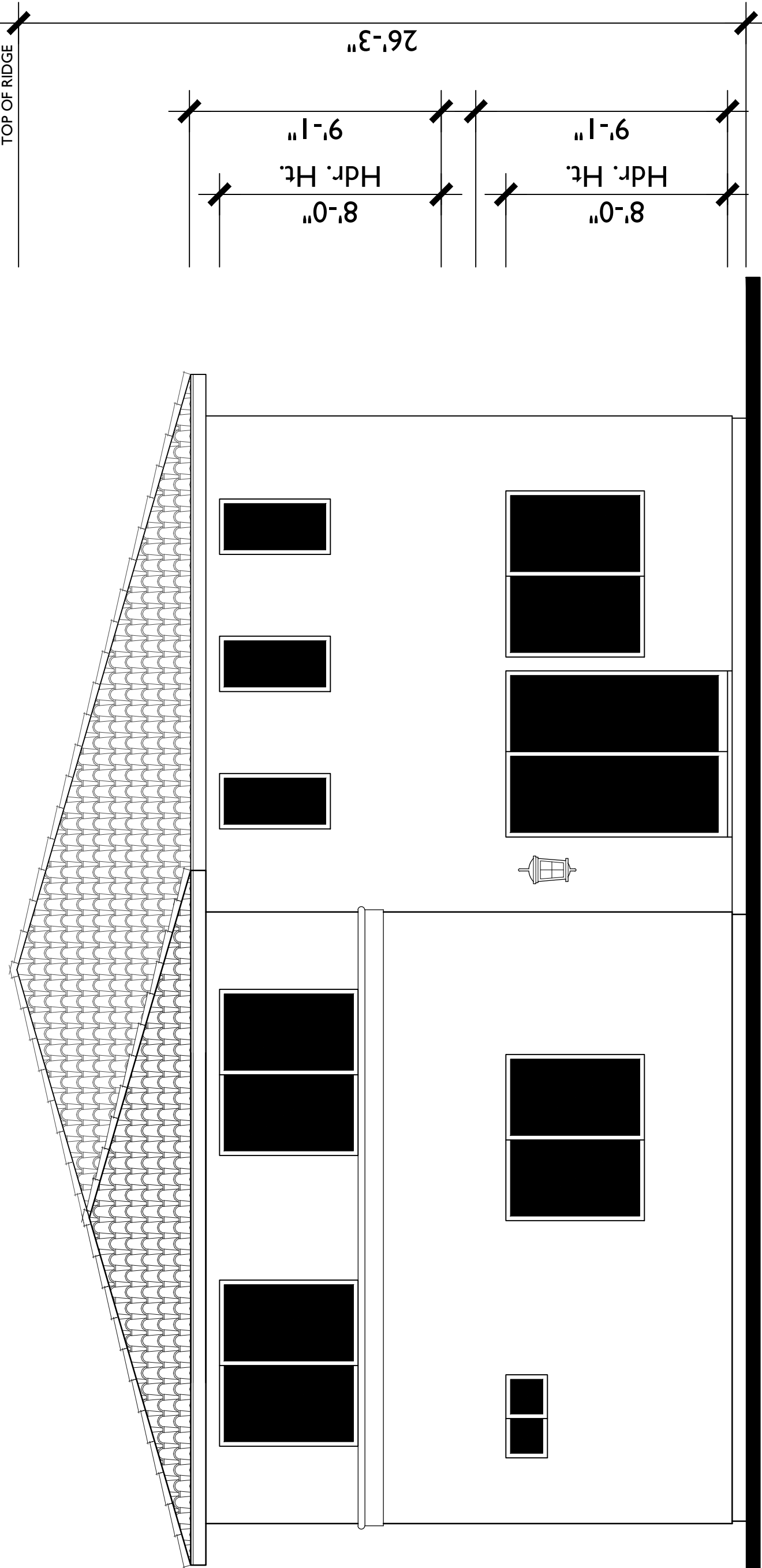


FRONT

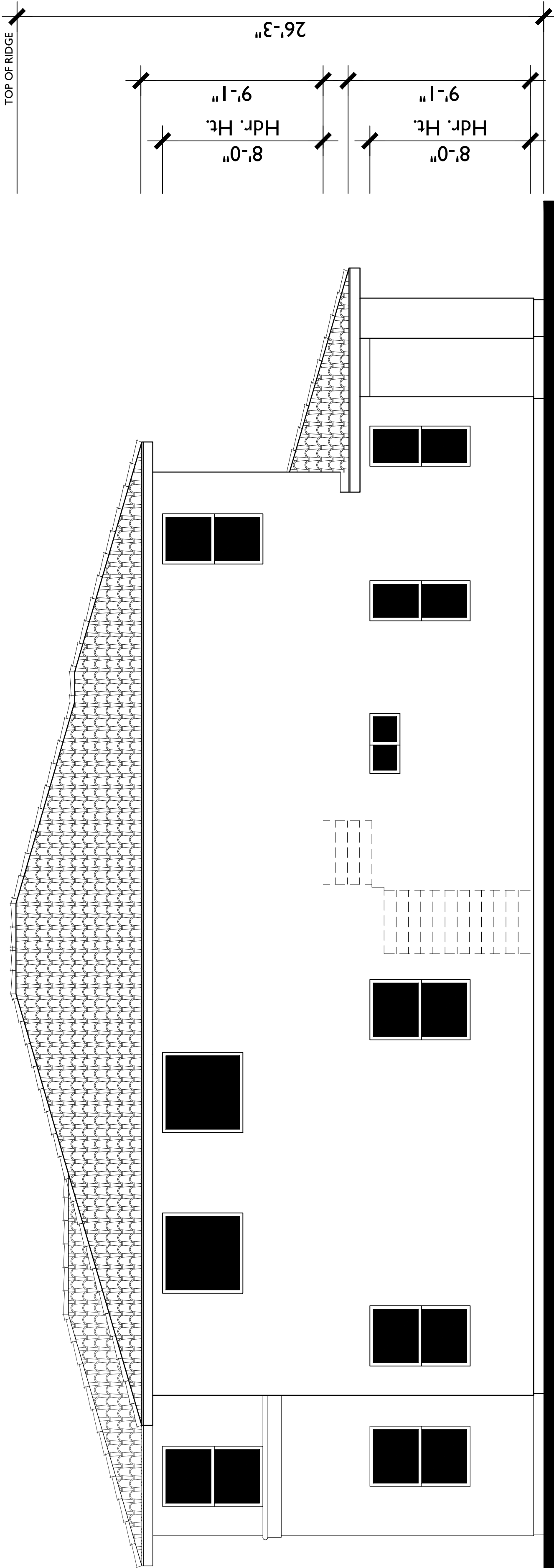
MEDITERRANEAN  
1/4"=1'-0"



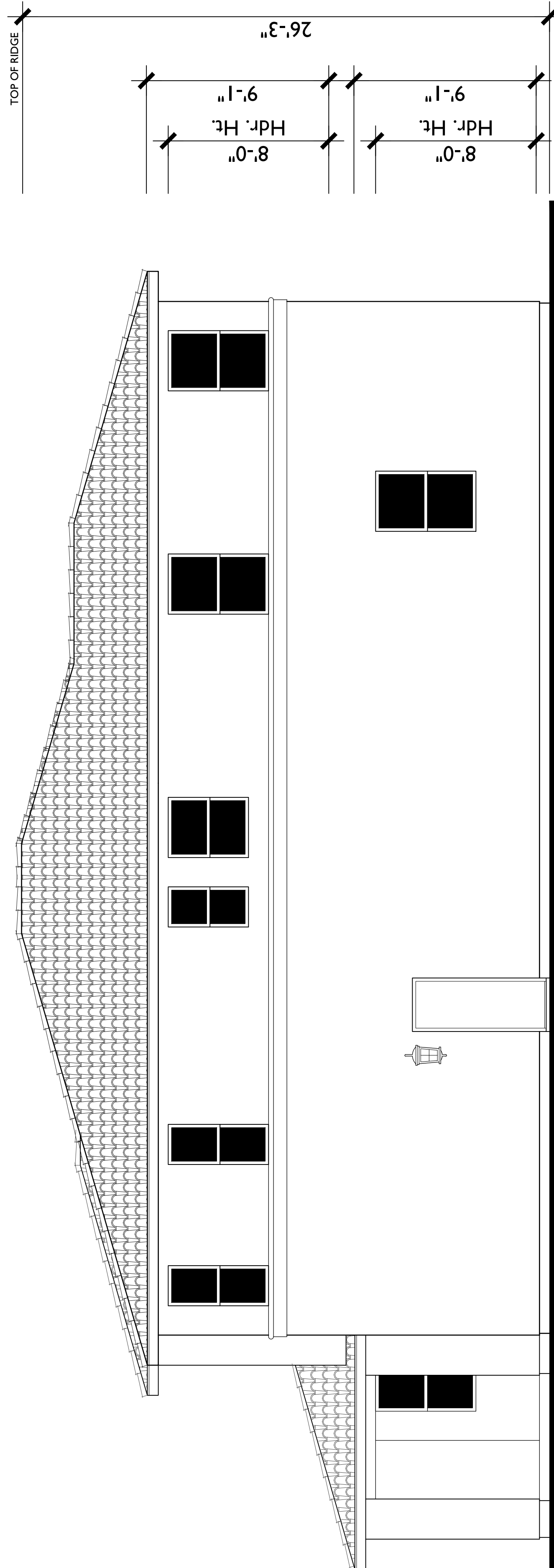
ROOF PLAN  
Mediterranean  
PITCH: 3.5/12  
RAKE: 18"  
EAVE: 18"  
ROOF MATERIAL: CONCRETE 5" TILE



REAR

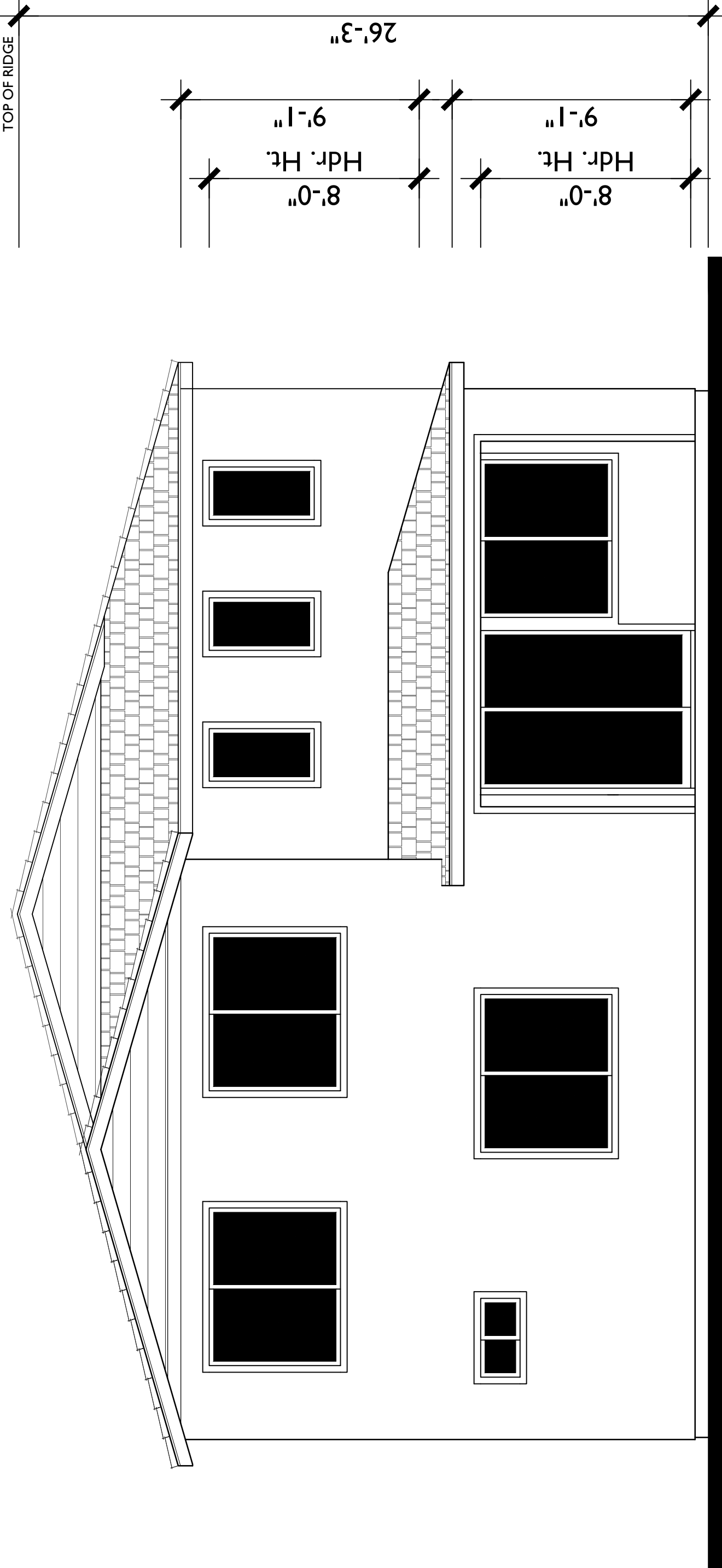


LEFT

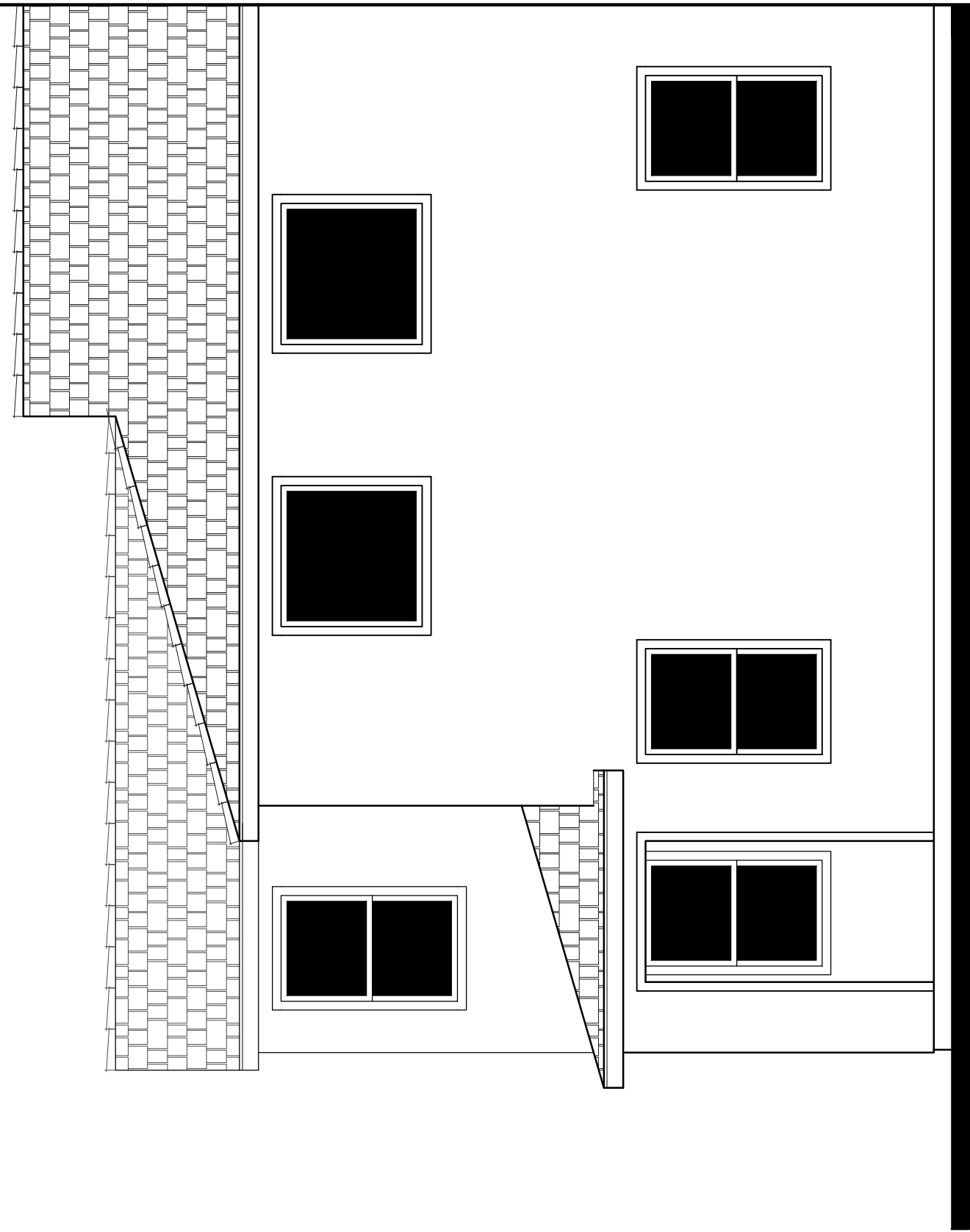


RIGHT



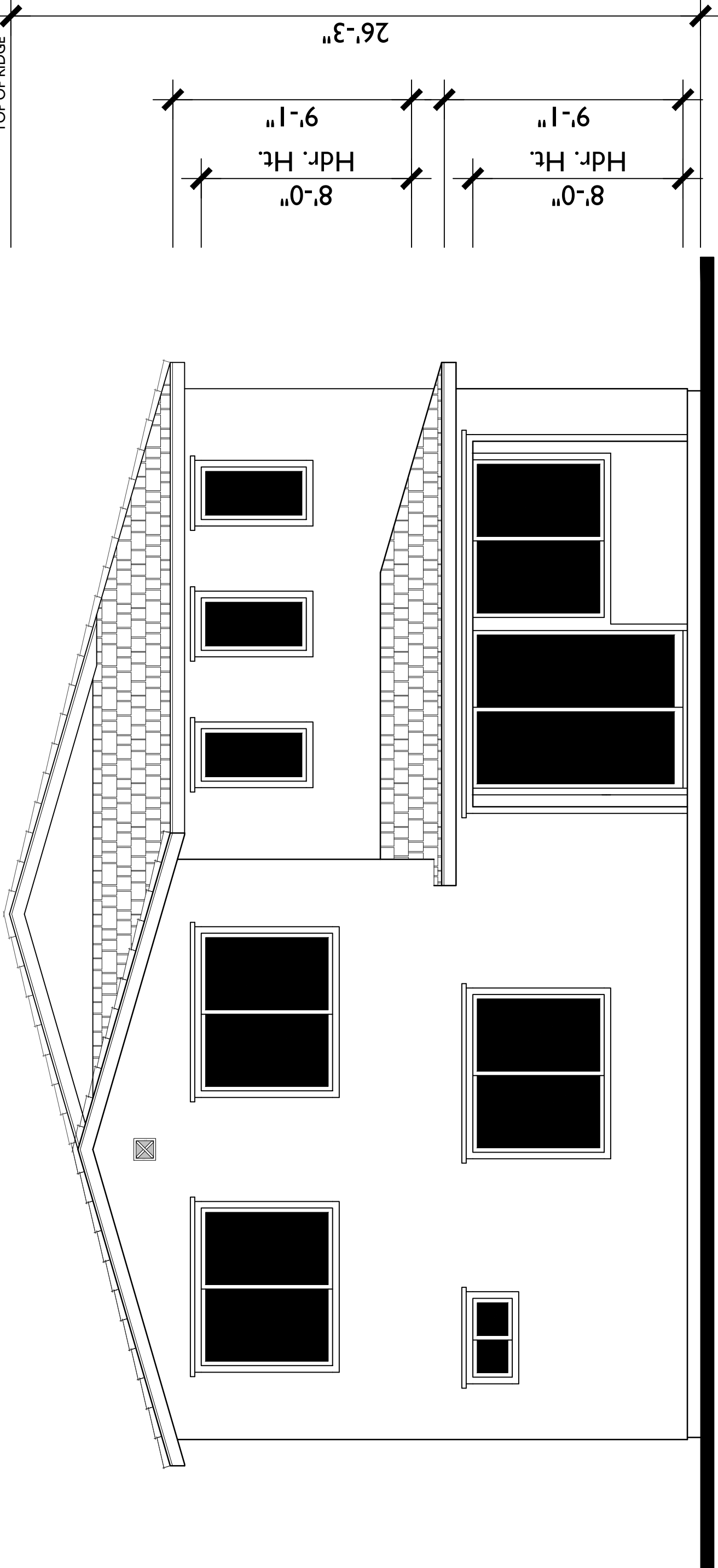


REAR - OUTDOOR LIVING

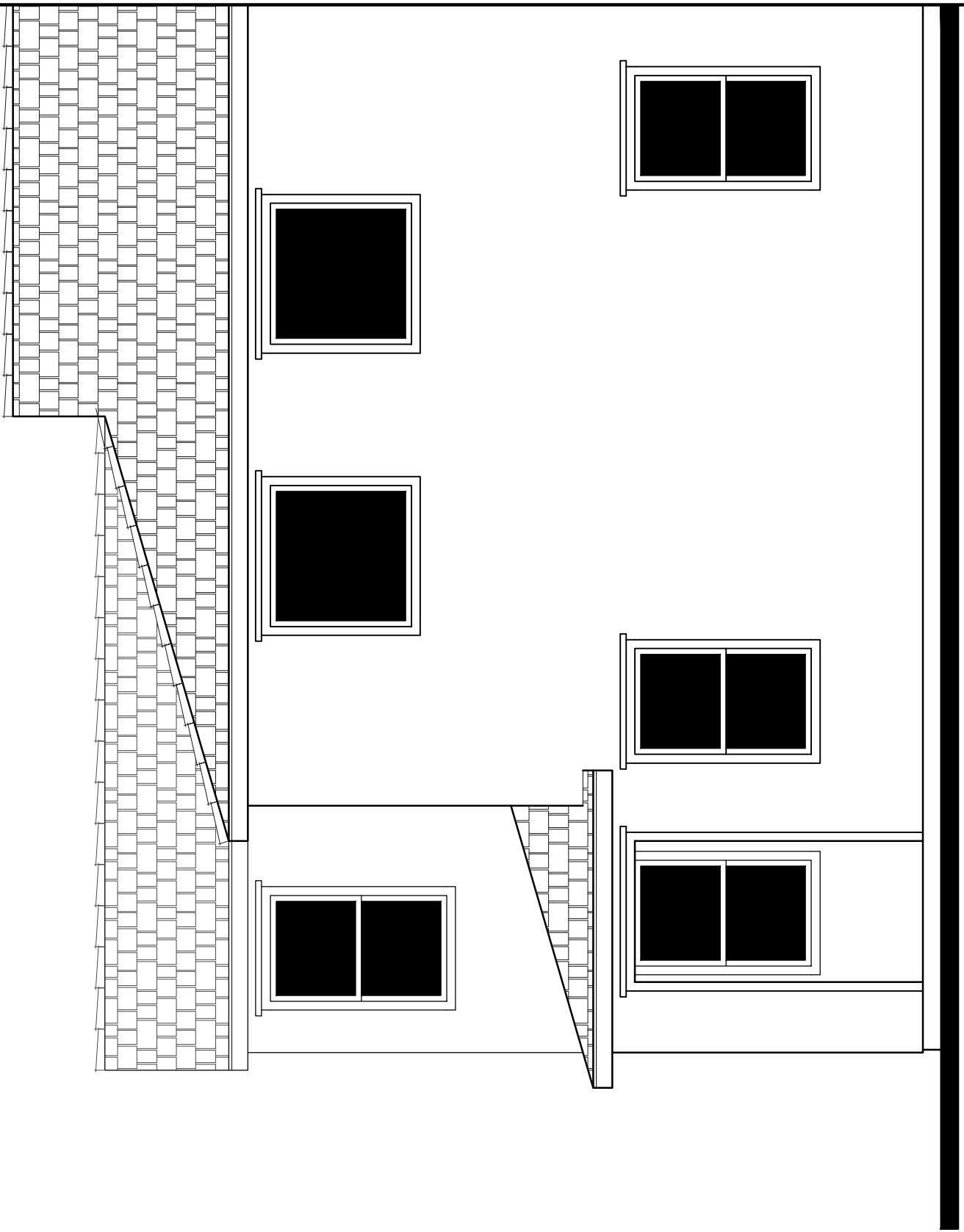


LEFT - OUTDOOR LIVING

ROOF PLAN Contemporary Ranch  
PITCH: 3.5:12  
RAKE: 12"  
EAVE: 12"  
ROOF MATERIAL: COMPOSITION SHINGLE

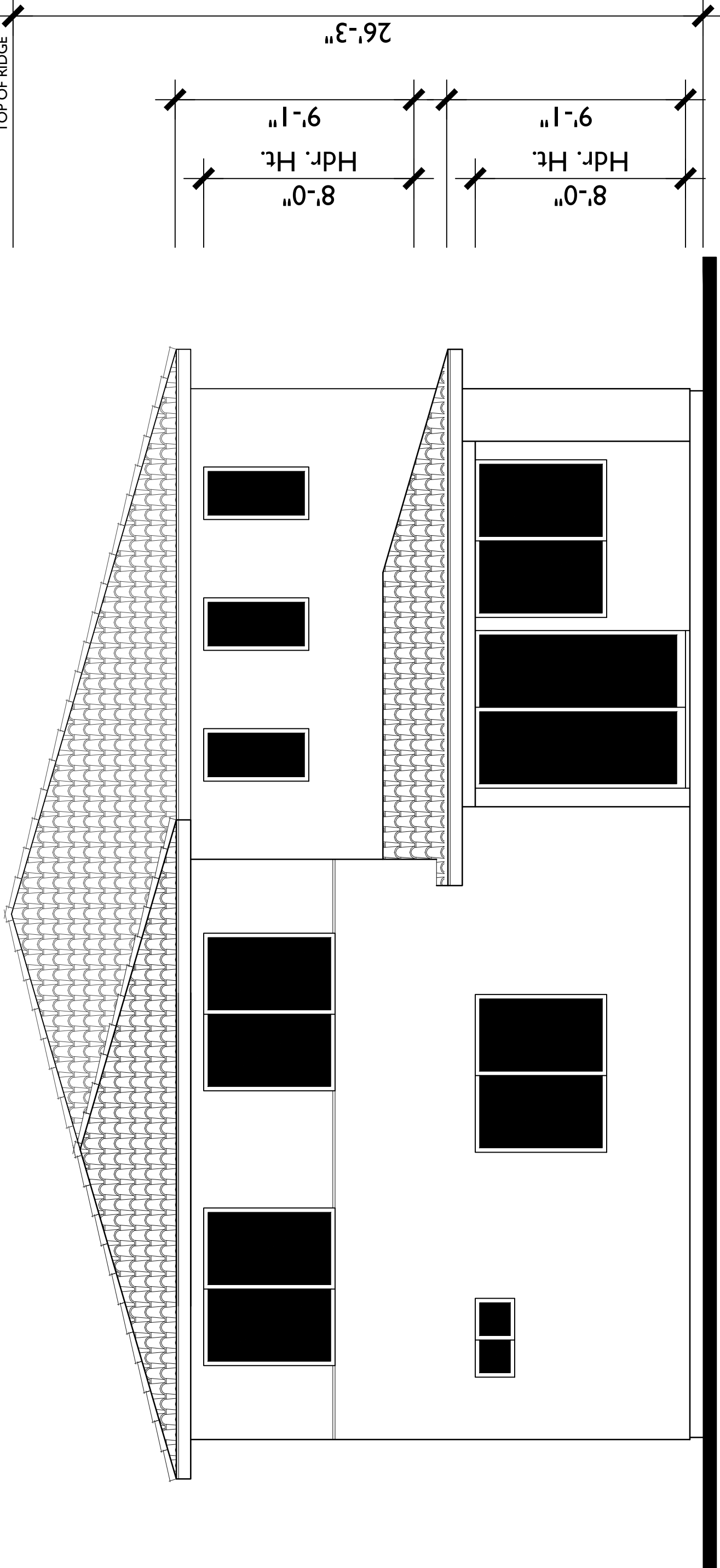


REAR - OUTDOOR LIVING

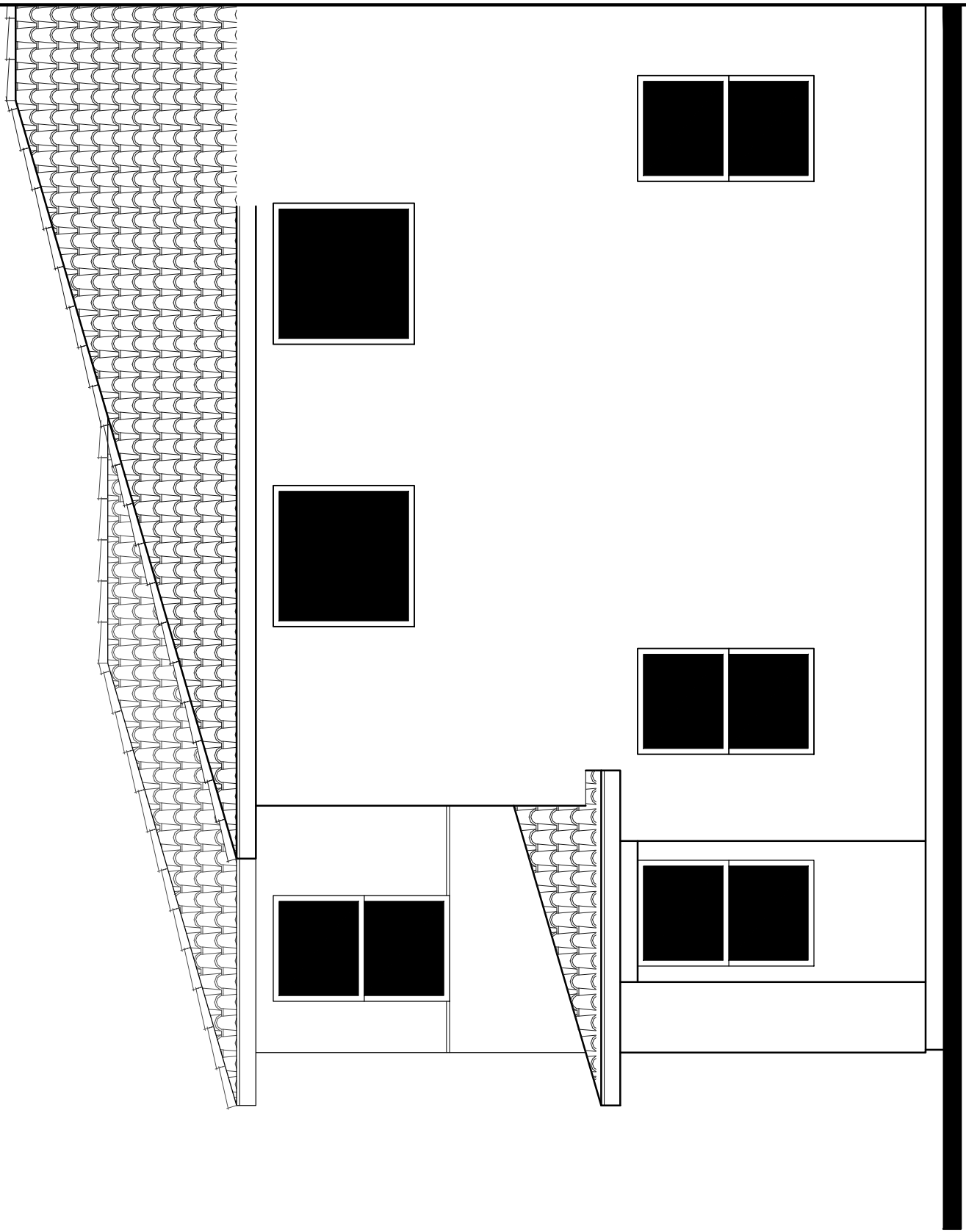


LEFT - OUTDOOR LIVING

ROOF PLAN California Ranch  
PITCH: 3.5:12  
RAKE: 12"  
EAVE: 12"  
ROOF MATERIAL: COMPOSITION SHINGLE



REAR - OUTDOOR LIVING



LEFT - OUTDOOR LIVING

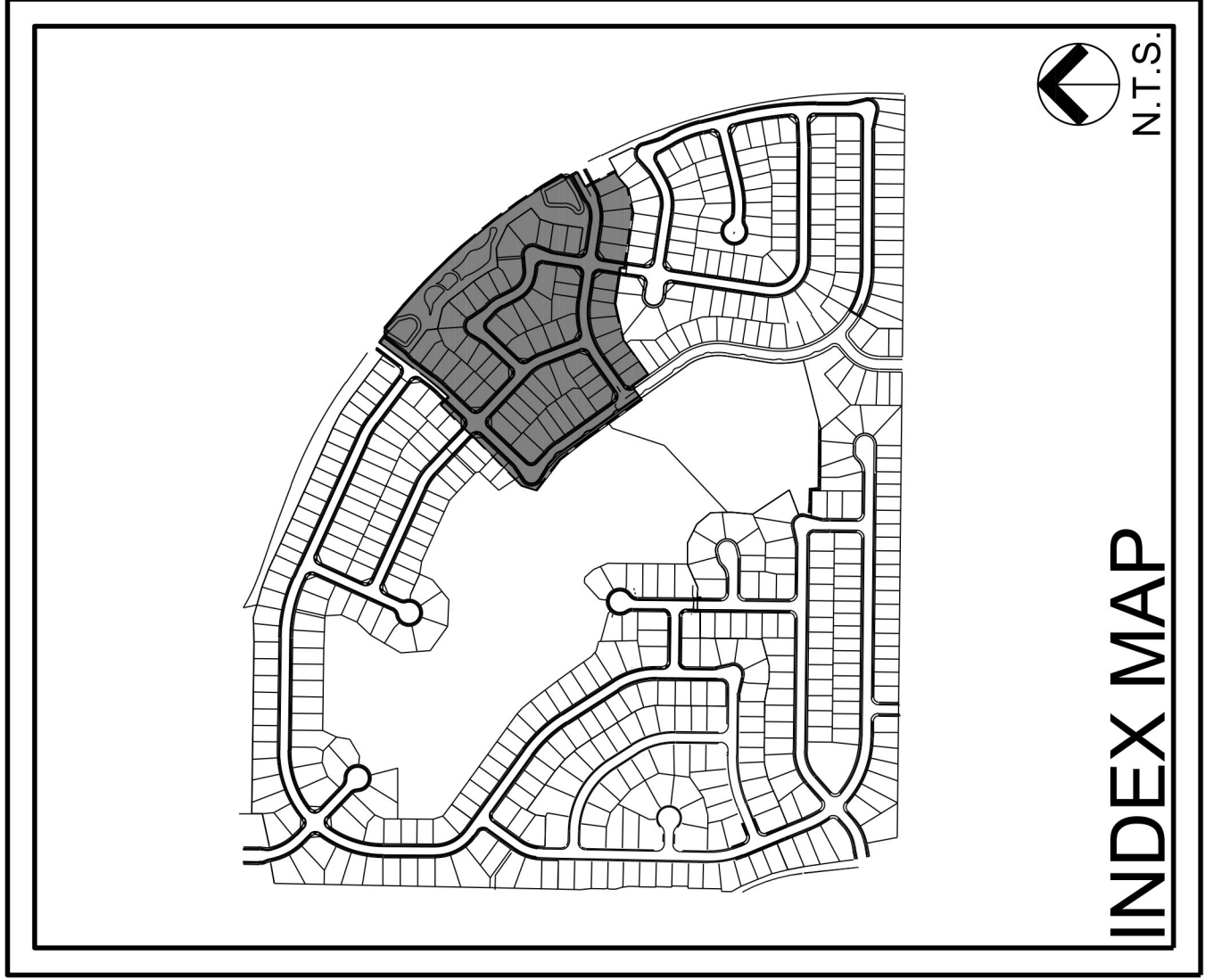
ROOF PLAN Mediterranean  
PITCH: 3.5:12  
RAKE: 18"  
EAVE: 18"  
ROOF MATERIAL: CONCRETE 5" TILE

# ATTACHMENT “C”





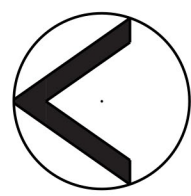
PLANTING LEGEND				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES				
	CELTIS AUSTRALIS	MEDITERRANEAN HACKBERRY	15 GAL	
	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPPE MYRTLE	24" BOX-STANDARD & 48" BOX- MULTI TRUNK	
	LOPHOSTEMON CONFERTUS	TRISTANIA CALIFORNIA BAY TREE	15 GAL	
	PISTACHE CHINENSIS	CHINESE PISTACHE	15 GAL	CERTIFIED MALE
	PLATANUS ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	15 GAL & 24" BOX	
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	15 GAL & 24" BOX	
	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL, 24" & 48" BOX- STANDARDS	
	FRAXINUS ANGUSTIFOLIA 'RAYWOOD'	RAYWOOD ASH	15 GAL	
	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	15 GAL	
		BIORETENTION BASINS		
		BIORETENTION PERIMETER PLANTING		



Preliminary Landscape Plan

# Park Ridge - Phase 3

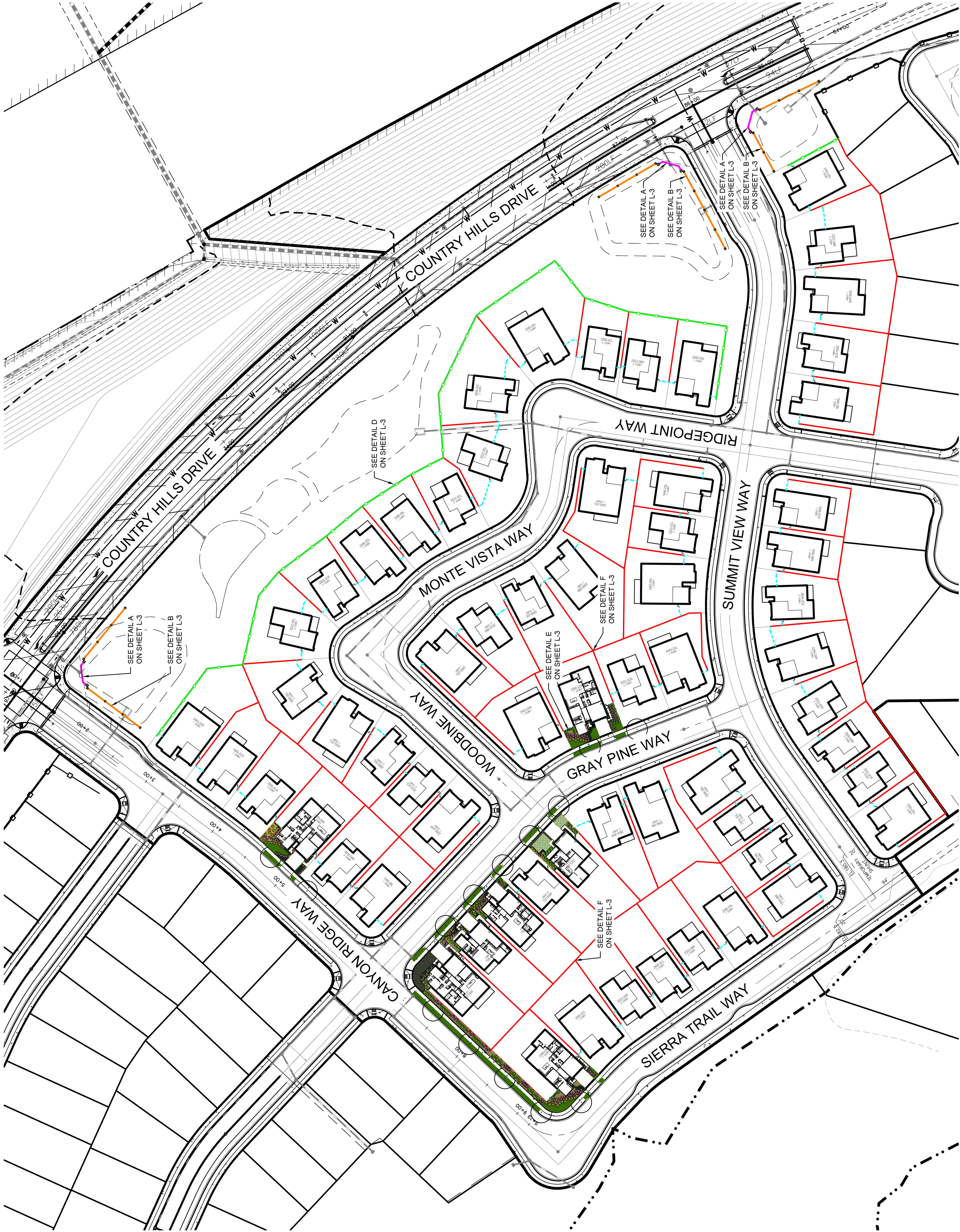
Antioch, California  
Davidon Homes



SCALE: 1"=40'-0"  
0' 30' 60' 180'

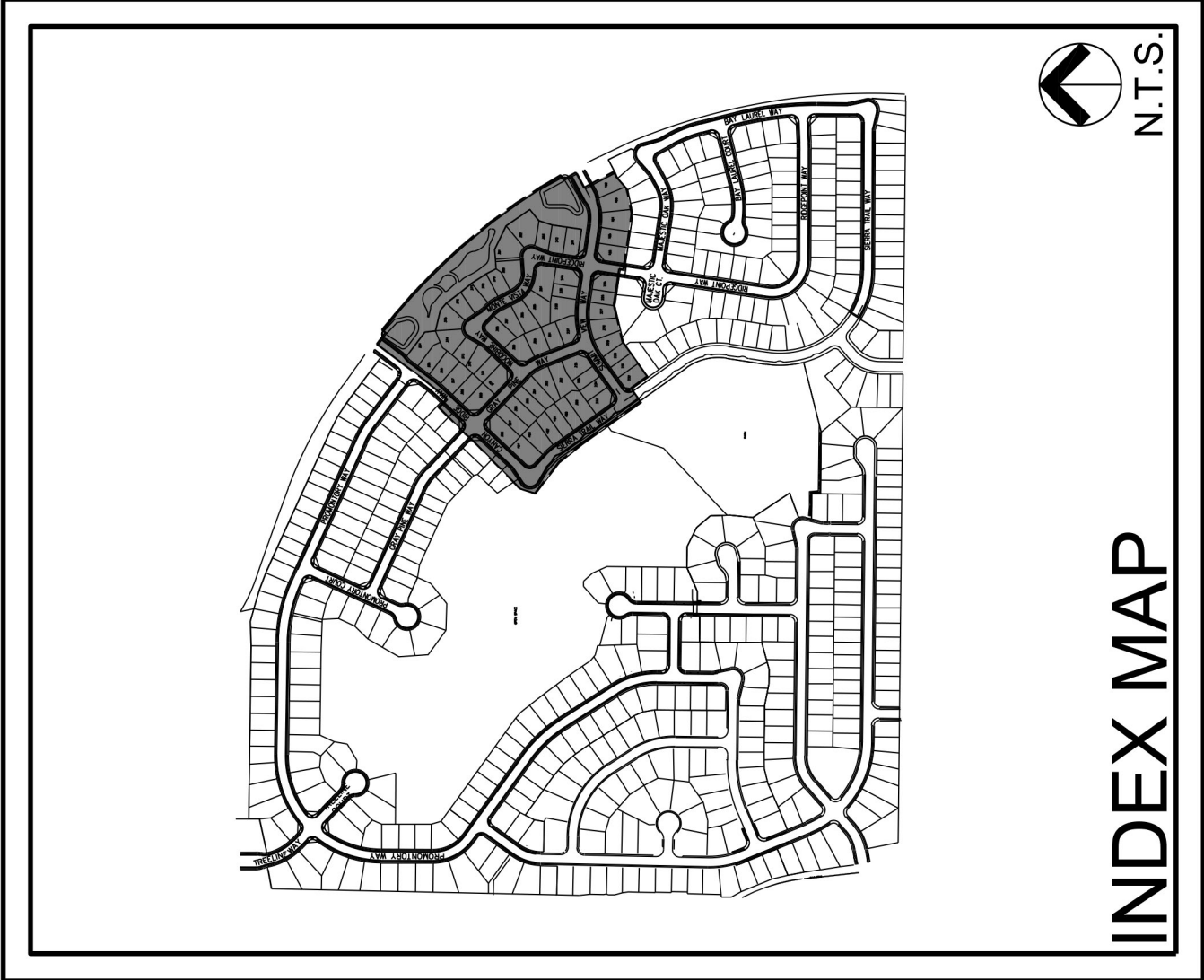
nuvis  
LANDSCAPE  
ARCHITECTURE  
714-754-7311  
CA 1891 · NV 396 · DBE  
13-271.04 10/30/2019  
SHEET 1 OF 10





FENCING LEGEND

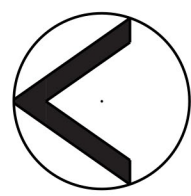
- ENTRY MONUMENT (SEE DETAIL A SHEET 3)
- 2 RAIL FENCING (SEE DETAIL B SHEET 3)
- PRECAST CONCRETE WALL (SEE DETAIL D SHEET 3)
- GOOD NEIGHBOR FENCE WITH LATTICE (SEE DETAIL E SHEET 3)
- GOOD NEIGHBOR FENCE (SEE DETAIL F SHEET 3)



Preliminary Fencing Plan

# Park Ridge - Phase 3

Antioch, California  
Davidon Homes



SCALE: 1"=40'-0"  
0' 30' 60' 180'

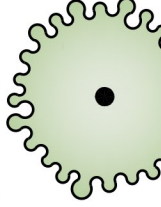
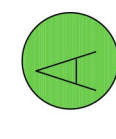




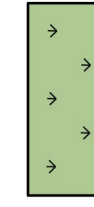


nuvis  
LANDSCAPE  
ARCHITECTURE  
714-754-7311  
CA 1891 · NV 396 · I SBE · DBE  
13-271.04 10/30/2019  
SHEET 2 OF 10

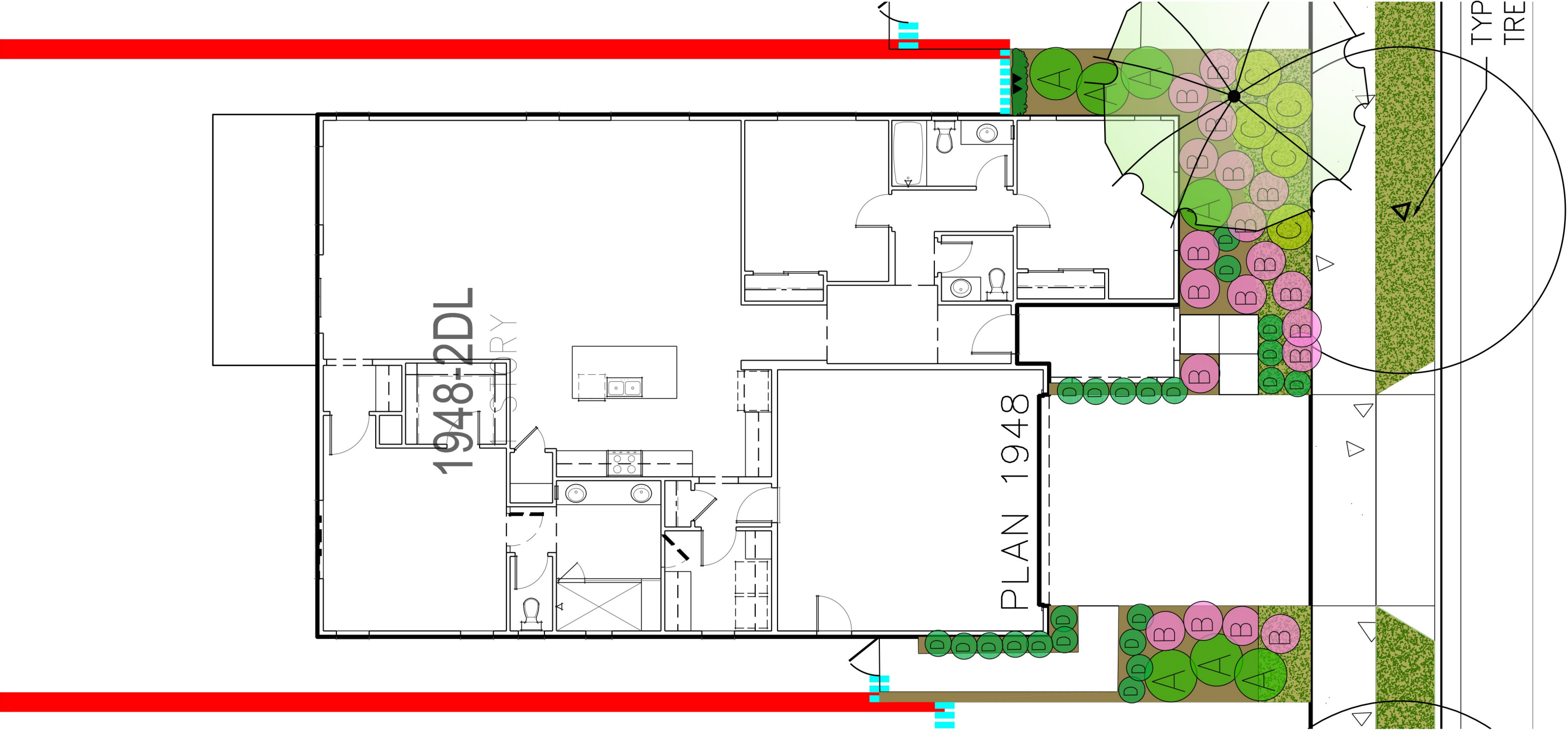
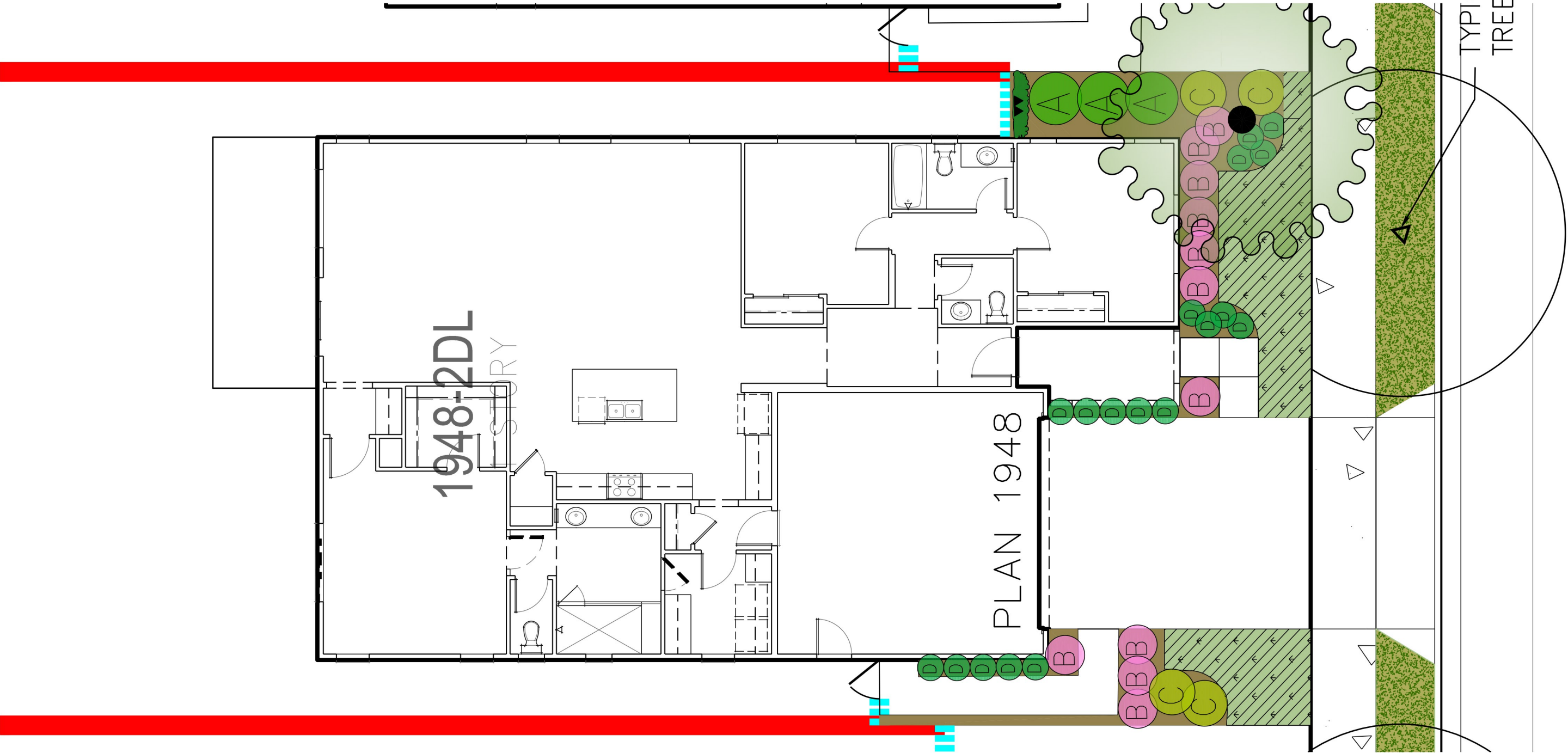




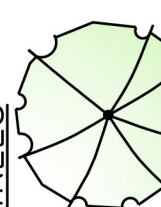
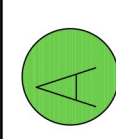




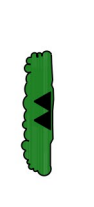


PLANT LEGEND – SCHEME 1

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACER PALMATUM 'PURPUREUM'	JAPANESE MAPLE	15 GAL
	LAURUS NOBILIS 'SARATOGA'	SWEET BAY TREE	15 GAL
	PRUNUS C. 'ATROPURPUREUM'	PURPLE LEAF PLUM	15 GAL
LARGE SHRUBS			
	ARBUTUS UNEDO 'MARINA'	STRAMBERY TREE	5 GAL
	ILEX CORNUTA 'BURFORD NANA'	DWARF BURFORD HOLLY	5 GAL
	ROSA FLORIBUNDA 'ICEBERG'	WHITE ICEBERG ROSE	5 GAL
MEDIUM SHRUBS			
	DIETES IRIODOIDES	FORTNIGHT LILY	5 GAL
	RAPIHOLEPIS INDICA 'PINK LADY'	INDIAN HAWTHORNE	5 GAL
	POLYGALA F. 'PETITE BUTTERFLIES'	DWARF SWEET PEA	5 GAL
LOW SPREADING SHRUBS			
	CEANOTHUS 'CARMEL CREEPER'	CARMEL CREEPER	1 GAL
	LANTANA MONTEVIDENSIS-'PURPLE'	TRAILING LANTANA	1 GAL
	ROSA NOARE	RED CARPET ROSE	1 GAL
SMALL AGENT SHRUBS			
	AGAPANTHUS AFR. 'PETER PAN'	LILY OF THE NILE	1 GAL
	HEMEROCALLIS SPP.	DAY LILY	1 GAL
	TUBACHIA VOLACEA 'VAREGATA'	SOCIETY GARLIC	1 GAL
VINES			
	CLYTOSTOMA CALLISTEGOIDES	LAVENDAR TRUMPET	5 GAL
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL
TURE			
	SODDED BERMUDA GRASS--OVERHEAD SPRAY IRRIGATION	TURF	S00
	SODDED BERMUDA GRASS--SUB-SURFACE IRRIGATION	TURF	S00
GROUND COVERS	(VARY BY STREET)		
	MYOPORUM PARVIFOLIUM	CREeping MYOPORUM	1 GAL @ 4' O.C.
	ROSA-- FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
	COTONEASTER D. 'LOW-FAST'	BEARBERRY	1 GAL @ 4'O.C.
	TRACHELOSPERMUM ASIATICUM	COTONEASTER	1 GAL @ 4' O.C.
		ASIATIC JASMINE	



PLANT LEGEND – SCHEME 2

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	CERCIS CANADENSIS	EASTERN REDBUD	15 GAL
	CELEBRA PARVIFOLIA	AUSTRALIAN WILLOW	15 GAL
	QUERCUS ILEX	HOLLY OAK	15 GAL
LARGE SHRUBS			
	CEANOTHUS 'JULIA PHELPS'	CEANOTHUS	5 GAL
	GREVILLEA 'NOELI'	GREVILLEA	5 GAL
	LEPTOSPERMUM SCOPARIUM	NEW ZEALAND TEA	5 GAL
	RUBY GLOW		
MEDIUM SHRUBS			
	DIETES IRIODOIDES	FORTNIGHT LILY	5 GAL
	OSTIUS X PURPUREUS	ORCHID ROCKROSE	5 GAL
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL
LOW SPREADING SHRUBS			
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	1 GAL
	COTONEASTER D.	CORAL BEAUTY	1 GAL
	CORAL BEAUTY	COTONEASTER	1 GAL
	ROSMARINUS OFFICINALIS	CREeping ROSEMARY	1 GAL
	HUNTINGTON'S CARPET		
SMALL AGENT SHRUBS			
	HEUCHERA 'PURPLE PALACE'	CORAL BELLS	1 GAL
	TEUCRIUM CHAMAEDRYS	WALL GERMANDER	1 GAL
	LAVENDULA AUC. 'BUENA VISTA'	LAVENDAR	1 GAL
VINES			
	JASMINUM POLYANTHUM	PINK JASMINE	5 GAL
	MACADYENA UNGUIS CATI	CATS CLAW VINE	5 GAL
GROUND COVERS			
	MYOPORUM PARVIFOLIUM	CREeping MYOPORUM	1 GAL @ 4' O.C.
	ROSA-- FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
	COTONEASTER D. 'LOW-FAST'	BEARBERRY	1 GAL @ 4'O.C.
	TRACHELOSPERMUM ASIATICUM	COTONEASTER	1 GAL @ 4' O.C.
		ASIATIC JASMINE	

Preliminary Front Yard Typicals

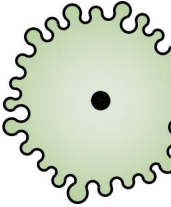
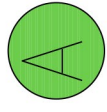




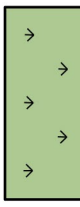
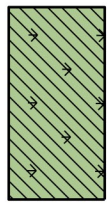

# Park Ridge - Phase 3

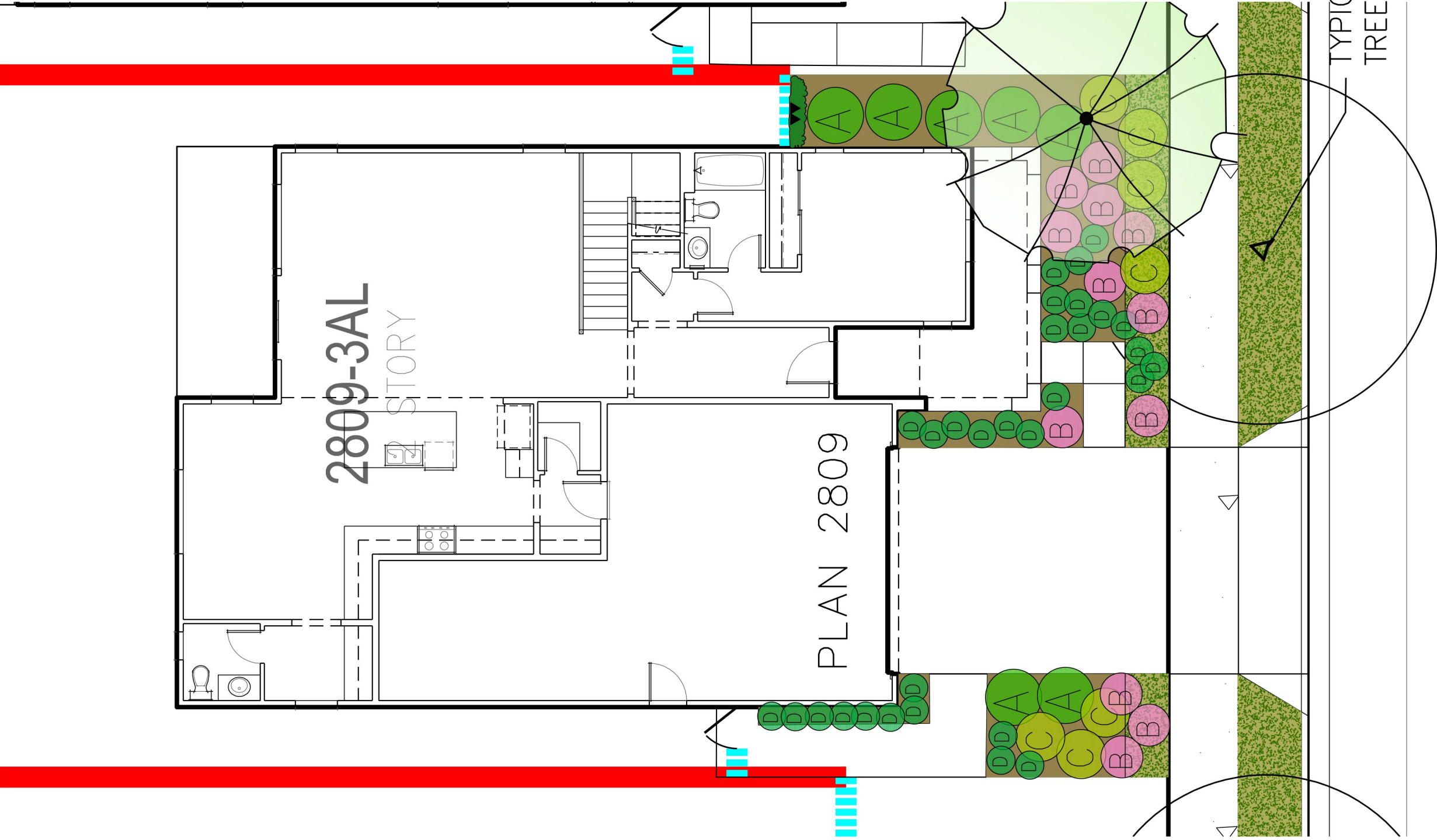
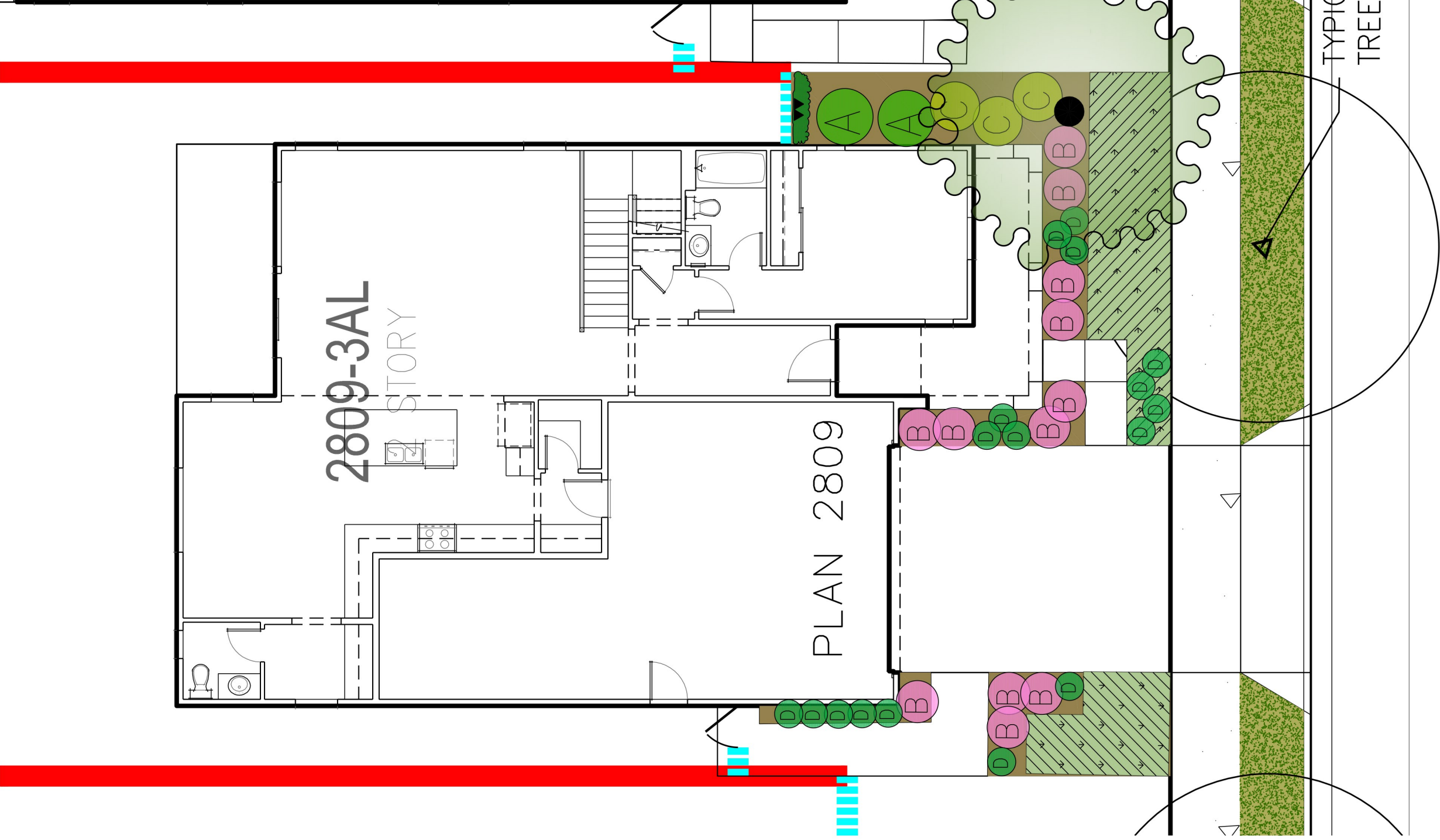
Antioch, California

Davidon Homes


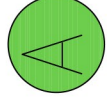







PLANT LEGEND – SCHEME 1

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACER PALMATUM 'PURPUREUM'	JAPANESE MAPLE	15 GAL
	LAURUS NOBILIS 'SARATOGA'	SWEET BAY TREE	15 GAL
	PRUNUS C. 'ATROPURPUREUM'	PURPLE LEAF PLUM	15 GAL
LARGE SHRUBS			
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	5 GAL
	ILEX CORNUTA 'BURFORD NANA'	DWARF BURFORD HOLLY	5 GAL
	ROSA FLORIBUNDA 'ICEBERG'	WHITE ICEBERG ROSE	5 GAL
MEDIUM SHRUBS			
	DIETES IRIDIODES	FORTNIGHT LILY	5 GAL
	RAPHIOLEPS INDICA 'PINK LADY'	INDIAN HAWTHORNE	5 GAL
	POLYGALA F. 'PETITE BUTTERFLIES'	DWARF SWEET PEA	5 GAL
LOW SPREADING SHRUBS			
	CEANOTHUS 'CARMEL CREEPER'	CARMEL CREEPER	1 GAL
	LANтана MONTENDENSIS-PURPLE	TRAILING LANTANA	1 GAL
	ROSA NOARE	RED CARPET ROSE	1 GAL
SMALL AGENT SHRUBS			
	AGAPANTHUS AFR. 'PETER PAN'	LILY OF THE NILE	1 GAL
	HEMEROCALLIS SPP.	DAY LILY	1 GAL
	TUBAGHA VULGATA 'VAREGATA'	SOCIETY GARLIC	1 GAL
VINES			
	CLYTOSTOMA CALLISTEGIODES	LAVENDAR TRUMPET	5 GAL
	TRACHELOSPERMUM JASMINODES	STAR JASMINE	5 GAL
TURF			
	SODDED BERMUDA GRASS- OVERHEAD SPRAY IRRIGATION	TURF	S00
	SODDED BERMUDA GRASS- SUB-SURFACE IRRIGATION	TURF	S00
GROUND COVERS	(VARY BY STREET)		
	MYOPORIUM PARVIFOLIUM	CREEPING MYOPORIUM	1 GAL @ 4' O.C.
	ROSA- FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
	COTONEASTER D. 'LOW-FAST'	BEARBERRY	1 GAL @ 4'O.C.
	TRACHELOSPERMUM ASIATICUM	COTONEASTER	1 GAL @ 4' O.C.
		ASIATIC JASMINE	



PLANT LEGEND – SCHEME 2

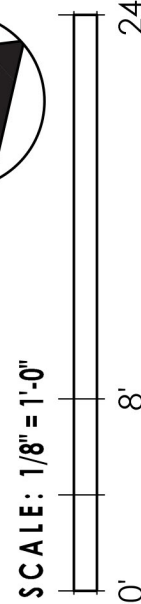
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	CERIS CANADENSIS	EASTERN REDBUD	15 GAL
	GELEERA PARVIFOLIA	AUSTRALIAN WILLOW	15 GAL
	QUERCUS ILEX	HOLLY OAK	15 GAL
LARGE SHRUBS			
	CEANOTHUS 'JULIA PHELPS'	CEANOTHUS	5 GAL
	GREVILLEA 'NOELI'	GREVILLEA	5 GAL
	LEPTOSPERMUM SCOPARIUM	NEW ZEALAND TEA	5 GAL
MEDIUM SHRUBS			
	DIETES IRIDIODES	FORTNIGHT LILY	5 GAL
	OSTIUS X PURPUREUS	ORCHID ROCKROSE	5 GAL
	CALLUSTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL
LOW SPREADING SHRUBS			
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	1 GAL
	COTONEASTER D.	CORAL BEAUTY	1 GAL
	CORAL BEAUTY	COTONEASTER	1 GAL
	ROSMARINUS OFFICINALIS 'HUNTINGTON'S CARPET'	CREEPING ROSEMARY	1 GAL
SMALL AGENT SHRUBS			
	HEUCHERA 'PURPLE PALACE'	CORAL BELLS	1 GAL
	TEUCRIUM CHAMAEDRY'S	WALL GERMANDER	1 GAL
	LAVENDULA AUG. 'BUENA VISTA'	LAVENDAR	1 GAL
VINES			
	JASMINUM POLYANTHUM	PINK JASMINE	5 GAL
	MACFADYENA UNGUIS CATI	CATS CLAW VINE	5 GAL
GROUND COVERS			
	MYOPORIUM PARVIFOLIUM	CREEPING MYOPORIUM	1 GAL @ 4' O.C.
	ROSA- FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
	COTONEASTER D. 'LOW-FAST'	BEARBERRY	1 GAL @ 4'O.C.
	TRACHELOSPERMUM ASIATICUM	COTONEASTER	1 GAL @ 4' O.C.
		ASIATIC JASMINE	

Preliminary Front Yard Typicals

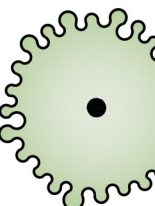
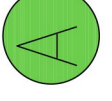
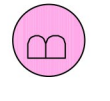







# Park Ridge - Phase 3

Antioch, California

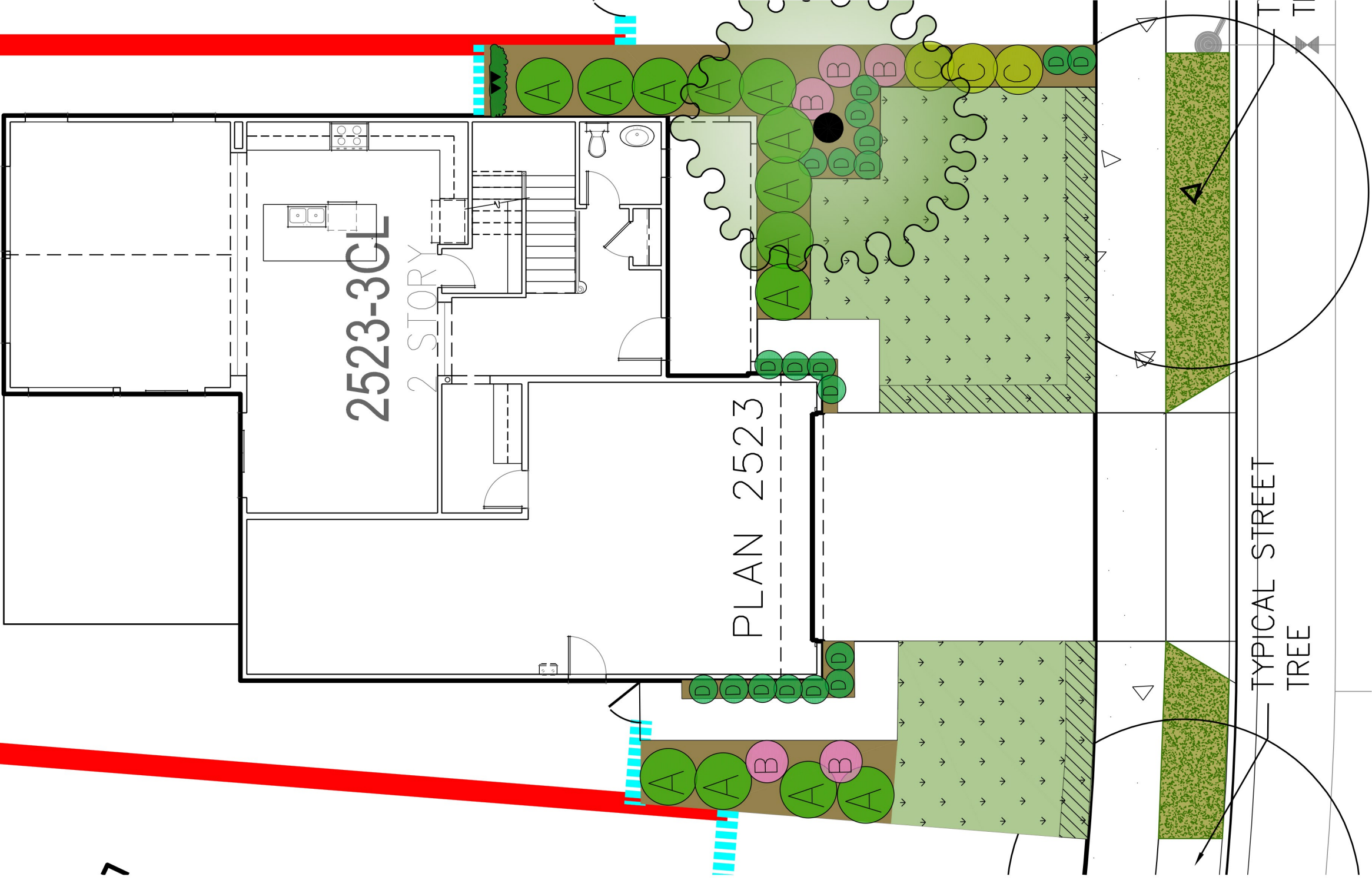
Davidon Homes



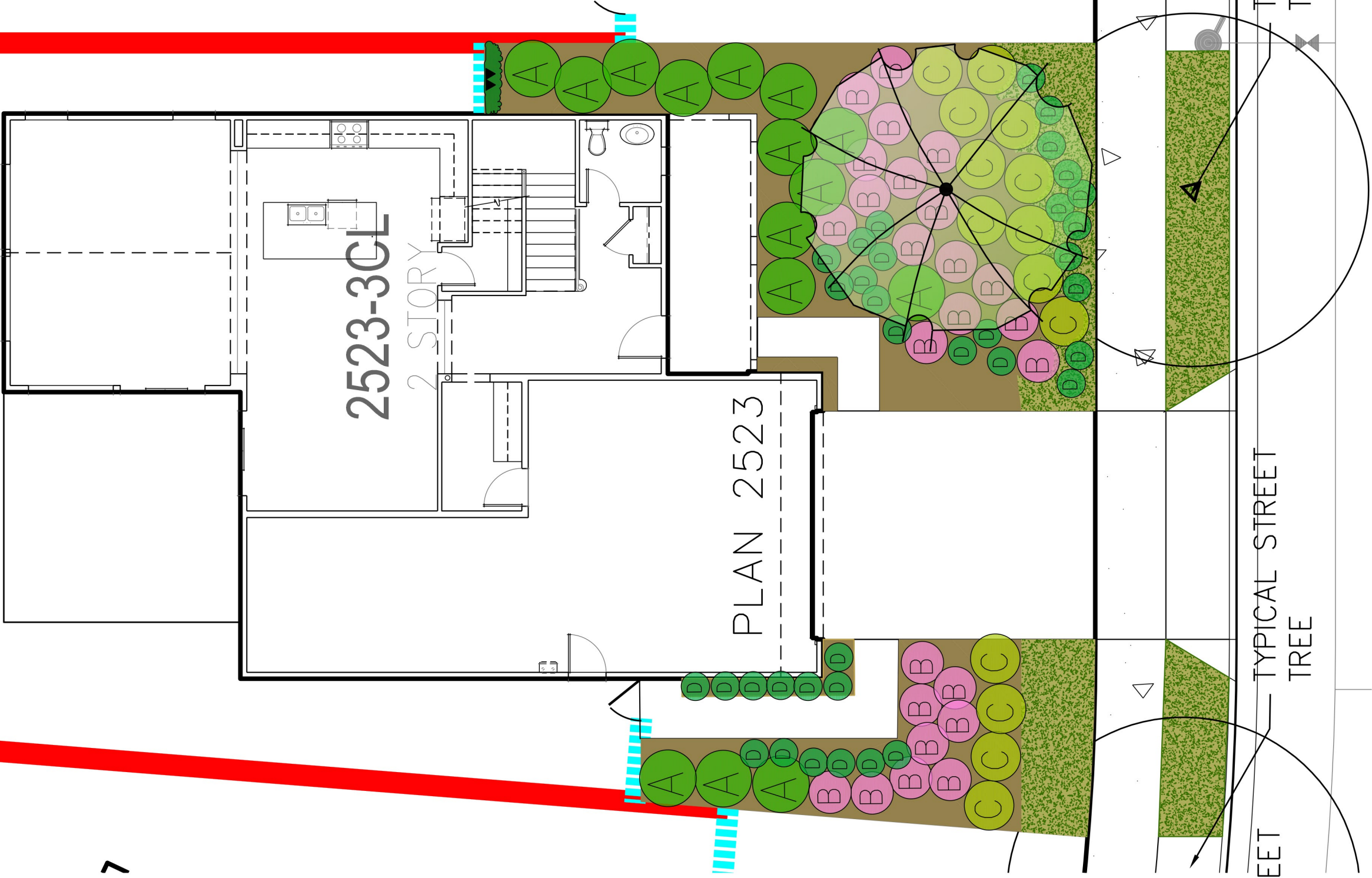



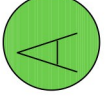
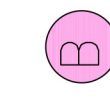




SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	ACER PALMATUM 'PURPUREUM'	JAPANESE MAPLE	15 GAL
	LAURUS NOBILIS 'SARATOGA'	SWEET BAY TREE	15 GAL
	PRUNUS C. 'ATROPURPUREUM'	PURPLE LEAF PLUM	15 GAL
LARGE SHRUBS			
	ARBUTUS UNEDO 'MARINA'	STRAMBERY TREE	5 GAL
	ILEX CORNUTA 'BURFORD MANA'	DWARF BURFORD HOLLY	5 GAL
	ROSA FLORBUNDA 'ICEBERG'	WHITE ICEBERG ROSE	5 GAL
MEDIUM SHRUBS			
	DIETES IRIDIODES	FORTNIGHT LILY	5 GAL
	RAPHIOLEPIS INDICA 'PINK LADY'	INDIAN HAWTHORNE	5 GAL
	POLYCALA F. 'PETITE BUTTERFLIES'	DWARF SWEET PEA	5 GAL
LOW SPREADING SHRUBS			
	CEANOTHUS 'CARMEL CREEPER'	CARMEL CREEPER	1 GAL
	LANTANA MONTEVIDENSIS- PURPLE	TRAILING LANTANA	1 GAL
	ROSA NOARE	RED CARPET ROSE	1 GAL
SMALL AGENT SHRUBS			
	AGAPANTHUS AFR. 'PETER PAN'	LILY OF THE NILE	1 GAL
	HEMEROCALLIS SPP.	DAY LILY	1 GAL
	TUBAGHIA VULGACEA 'VAREGATA'	SOCIETY GARLIC	1 GAL
VINES			
	CLYTOSTOMA CALLISTEGODES	LAVENDAR TRUMPET	5 GAL
	TRACHELOSPERMUM JASMINIODES	STAR JASMINE	5 GAL
TURE			
		TURF	S00
	SODDED BERMUDA GRASS-- OVERHEAD SPRAY IRRIGATION		
	SODDED BERMUDA GRASS-- SUB-SURFACE IRRIGATION		
GROUND COVERS (VARY BY STREET)			
	MYOPORUM PARVIFOLIUM	CREeping MYOPORUM	1 GAL @ 4' O.C.
	ROSA- FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
	COTONEASTER D. 'LOW-FAST'	BEARBERRY	1 GAL @ 4'O.C.
	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL @ 4' O.C.

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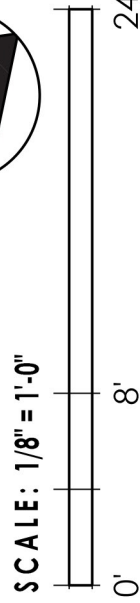
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	CERCIS CANADENSIS	EASTERN REDBUD	15 GAL
	CELERA PARVIFOLIA	AUSTRALIAN WILLOW	15 GAL
	QUERCUS ILEX	HOLLY OAK	15 GAL
LARGE SHRUBS			
	CEANOTHUS 'JULIA PHELPS'	CEANOTHUS	5 GAL
	GREVILLEA 'NOGLII'	GREVILLEA	5 GAL
	LEPTOSPERMUM SCOPARIUM	NEW ZEALAND TEA	5 GAL
MEDIUM SHRUBS			
	DIETES IRIDIODES	FORTNIGHT LILY	5 GAL
	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL
LOW SPREADING SHRUBS			
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	1 GAL
	COTONEASTER D. 'CORAL BEAUTY'	CORAL BEAUTY	1 GAL
	ROSMARINUS OFFICINALIS 'HUNTINGTON'S CARPET'	COTONEASTER	1 GAL
		CREeping ROSEMARY	
SMALL AGENT SHRUBS			
	HEUCHERA 'PURPLE PALACE'	CORAL BELLS	1 GAL
	TEUCRIUM CHAMAEDRYS	WALL GERMANDER	1 GAL
	LAVENDULA AUG. 'BUENA VISTA'	LAVENDAR	1 GAL
VINES			
	JASMINUM POLYANTHUM	PINK JASMINE	5 GAL
	MACFADYENA UNGUIS CATI	CATS CLAW VINE	5 GAL
GROUND COVERS			
	MYOPORUM PARVIFOLIUM	CREeping MYOPORUM	1 GAL @ 4' O.C.
	ROSA- FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
	COTONEASTER D. 'LOW-FAST'	BEARBERRY	1 GAL @ 4'O.C.
	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL @ 4' O.C.

Preliminary Front Yard Typicals

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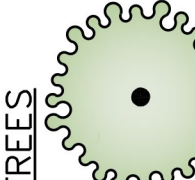
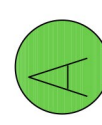



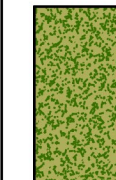
Antioch, California

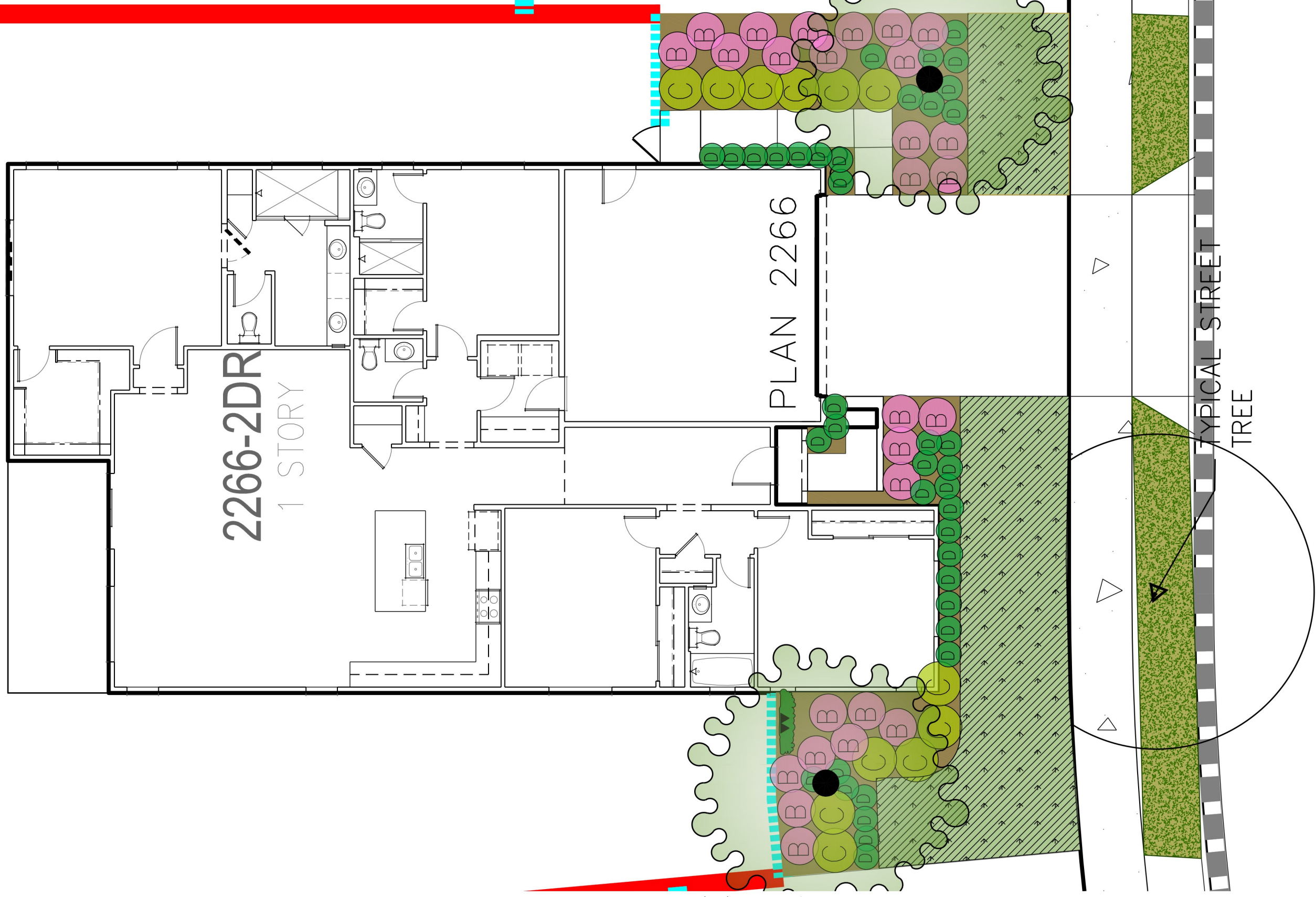
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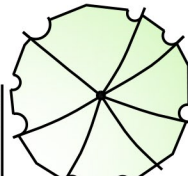








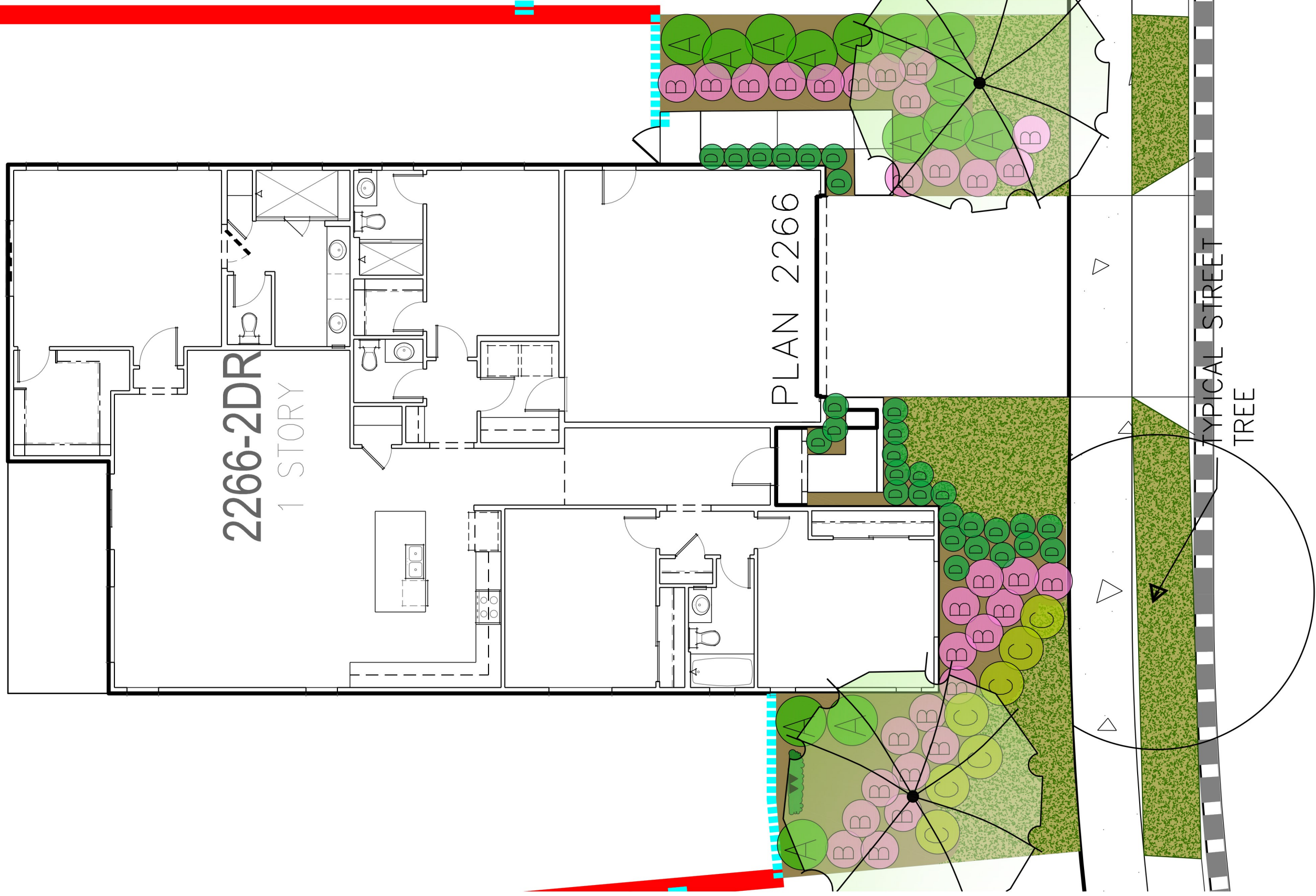
# PLANT LEGEND – SCHEME 1

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
 <p>TREES</p>	ACER PALMATUM 'PURPUREUM'	JAPANESE MAPLE	15 GAL
	LAURUS NOBILIS 'SARATOGA'	SWEET BAY TREE	15 GAL
	PRUNUS C. 'ATROPURPUREUM'	PURPLE LEAF PLUM	15 GAL
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	5 GAL
 <p>MEDIUM SHRUBS</p>	ILEX CORNUTA 'BURFORD NANA'	DWARF BURFORD HOLLY	5 GAL
	ROSA FLORIBUNDA 'ICEBERG'	WHITE ICEBERG ROSE	5 GAL
	DIETES RIDIODES	FORTNIGHT LILY	5 GAL
	RAPHIOLEPS INDICA 'PINK LADY'	INDIAN HAWTHORNE	5 GAL
 <p>LOW SPREADING SHRUBS</p>	POLYGALA F. 'PETITE BUTTERFLIES'	DWARF SWEET PEA	5 GAL
	CANTHOUS 'CARMEL CREEPER'	CARMEL CREEPER	1 GAL
	LANTANA MONTEVIDENSIS-PURPLE	TRAILING LANTANA	1 GAL
	ROSA NOIRE	RED CARPET ROSE	1 GAL
 <p>SMALL AGENT SHRUBS</p>	AGAPANTHUS AFR. 'PETER PAN'	LILY OF THE Nile	1 GAL
	HEMEROCALLIS SP.	DAY LILY	1 GAL
	TUBAGHIA VIOLACEA 'VAREGATA'	SOCIETY GARLIC	1 GAL
	CLYTOSTOMA CALLISTEGODES	LA VANDAR TRUMPET	5 GAL
 <p>VINES</p>	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL
	SODDED BERMUDA GRASS-OVERHEAD SPRAY IRRIGATION	TURF	SOD
	SODDED BERMUDA GRASS-SUB-SURFACE IRRIGATION	TURF	SOD
	GROUND COVERS (VARY BY STREET)		
 <p>GROUND COVERS</p>	MYOPORUM PARVIFOLIUM	CREeping MYOPORUM	1 GAL
	ROSA - FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL
	COTONEASTER D. 'LOW-FAST'	BEARBERRY COTONEASTER	1 GAL
	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL



## PLANT LEGEND – SCHEME 2

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
 TREES	CERES CANADENSIS	EASTERN REDBUD	15 GAL
	QUERCA PARVIFOLIA	AUSTRALIAN WILLOW	15 GAL
	QUERCUS ILEX	HOLLY OAK	15 GAL
 LARGE SHRUBS	CEANOTHUS 'JULIA PHELPS'	CEANOTHUS	5 GAL
	GREVILLEA 'NOELI'	GREVILLEA	5 GAL
	LEPTOSPERMUM SCOPARIUM	NEW ZEALAND TEA	5 GAL
	'RUBY GLOW		
 MEDIUM SHRUBS	DIETES IRIDIODES	FORTNIGHT LILY	5 GAL
	OSTIS X PURPUREUS	ORCHID ROCKROSE	5 GAL
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL
 LOW SPREADING SHRUBS	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	1 GAL
	COTONEASTER D.	CORAL BEAUTY	1 GAL
	CORAL BEAUTY	COTONEASTER	1 GAL
	ROSMARINUS OFFICINALIS 'HUNTINGTON'S CARPET'	CREeping ROSEMARY	1 GAL
 SMALL ACENT SHRUBS	HEUCHERA 'PURPLE PALACE'	CORAL BELLS	1 GAL
	TEUCORIUM CHAMAEDRYS	WALL GERMANDER	1 GAL
	LAVALDULA AUG. 'BUENA VISTA'	LAVENDER	1 GAL
 VINES	JASMINUM POLYANTHUM	PINK JASMINE	5 GAL
	MACFADYENA UNGUIS CATI	CATS CLAW VINE	5 GAL
 GROUND COVERS	MYOPORUM PARVIFOLIUM	CREeping MYOPORUM	1 GAL @ 4' O.C.
	ROSA - FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
	COTONEASTER D. 'LOW-FAST'	BEARBERRY	1 GAL @ 4' O.C.
	TRACHELOSPERMUM ASIATICUM	COTONEASTER ASIATIC JASMINE	1 GAL @ 4' O.C.

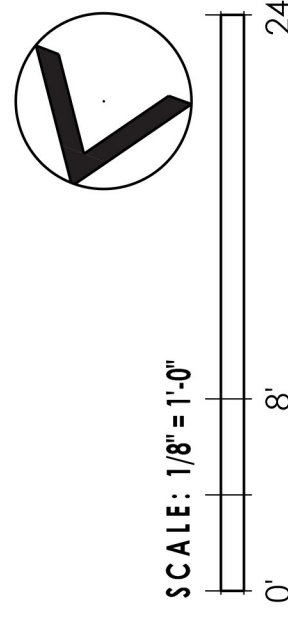
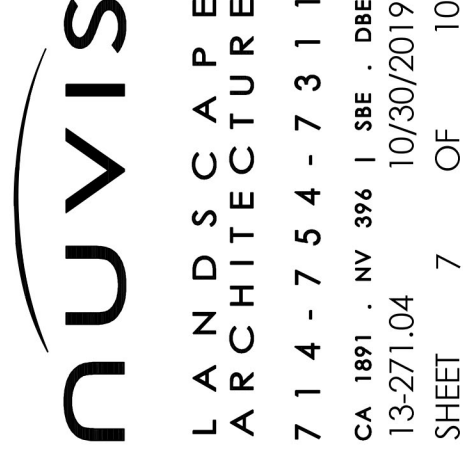


# Preliminary Front Yard Typical

# Park Ridge - Phase 3

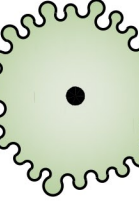





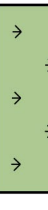

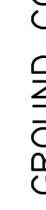


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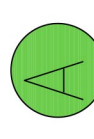







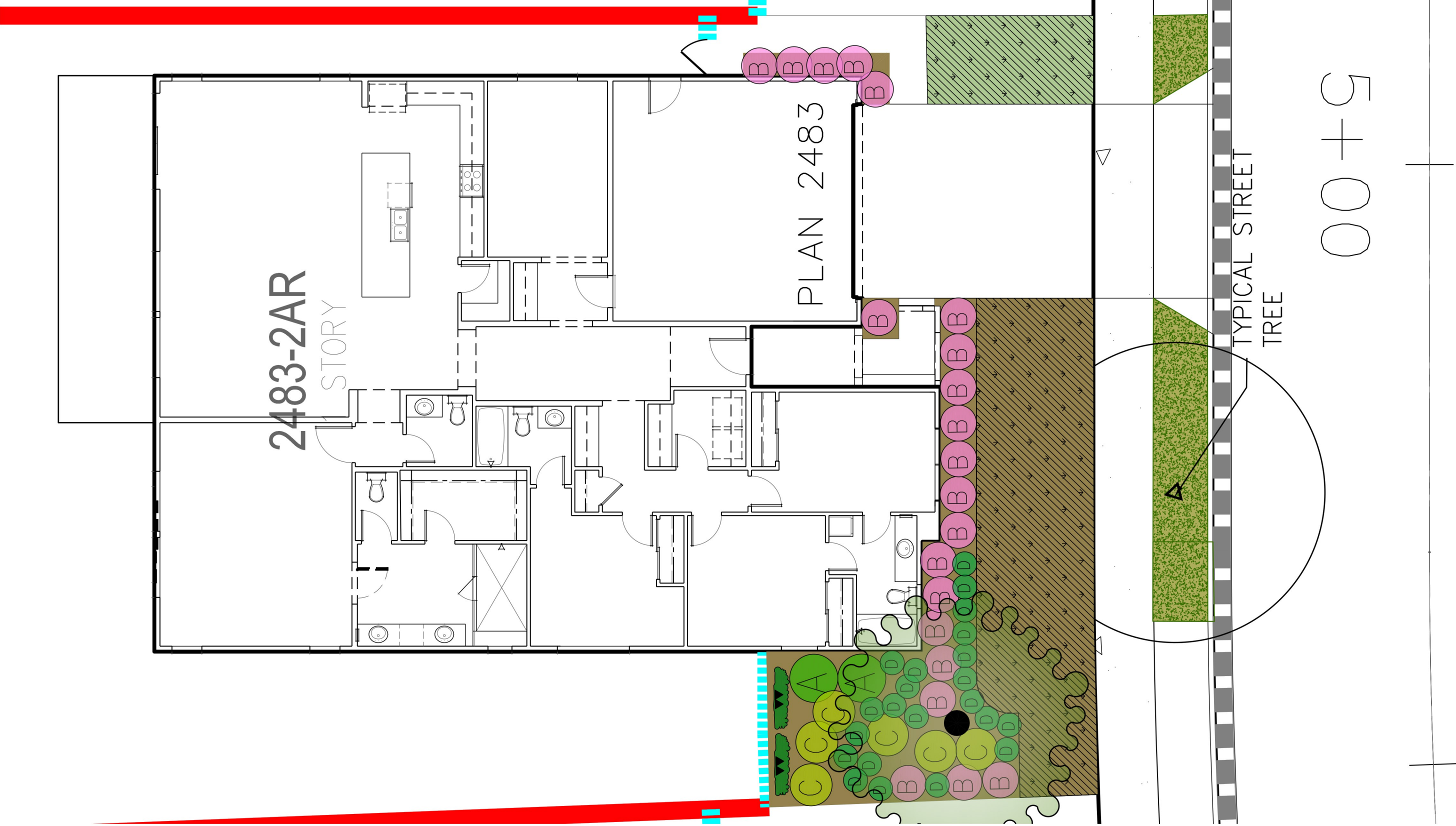


PLANT LEGEND – SCHEME 1

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACER PALMATUM 'PURPUREUM'	JAPANESE MAPLE	15 GAL
	LAURUS NOBILIS 'SARA DOCA'	SWEET BAY TREE	15 GAL
	PRUNUS C. 'ATROPURPUREUM'	PURPLE LEAF PLUM	15 GAL
LARGE SHRUBS			
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	5 GAL.
	ILEX CORNUTA 'BURFORD NANA'	DWARF BURFORD HOLLY	5 GAL.
	ROSA FLORIBUNDA 'ICEBERG'	WHITE ICEBERG ROSE	5 GAL.
MEDIUM SHRUBS			
	DIETES IRIDIODES	FORTNIGHT LILY	5 GAL.
	RAPHIOLEPS INDICA 'PINK LADY'	INDIAN HAWTHORNE	5 GAL.
	POLYGA LA F. 'PETITE BUTTERFLIES'	DWARF SWEET PEA	5 GAL.
LOW SPREADING SHRUBS			
	CEANOTHUS 'CARMEL CREEPER'	CARMEL CREEPER	1 GAL.
	LANTANA MONTEVIDENSIS-PURPLE	TRAILING LANTANA	1 GAL.
	ROSA NOARE	RED CARPET ROSE	1 GAL.
SMALL ACENT SHRUBS			
	AGAPANTHUS AFR. 'PETER PAN'	LILY OF THE NILE	1 GAL.
	HEMEROCALLIS SP.	DAY LILY	1 GAL.
	TUBAGHIA VOLACEA 'VAREGATA'	SOCIETY GARLIC	1 GAL.
VINES			
	CLYTOSTOMA CALLISTEGODES	LAVENDAR TRUMPET	5 GAL.
	TRACHELOSPERMUM JASMINODES	STAR JASMINE	5 GAL.
TURF			
		TURF	S00
		TURF	S00
GROUND COVERS			
	SODDED BERMUDA GRASS--OVERHEAD SPRAY IRRIGATION		
	SODDED BERMUDA GRASS--SUB-SURFACE IRRIGATION		
GROUND COVERS (VARY BY STREET)			
	MYOPORUM PARVIFOLIUM	CREeping MYOPORIUM	1 GAL @ 4' O.C.
	ROSA-- FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
	COTONEASTER D. 'LOW-FAST'	BEARBERRY	1 GAL @ 4O.C.
	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL @ 4' O.C.

PLANT LEGEND – SCHEME 2

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	CERCIS CANADENSIS	EASTERN REDBUD	15 GAL
	CELEBRA PARVIFOLIA	AUSTRALIAN WILLOW	15 GAL
	QUERCUS ILEX	HOLLY OAK	15 GAL
LARGE SHRUBS			
	CEANOTHUS 'JULIA PHELPS'	CEANOTHUS	5 GAL.
	GREVILLEA 'NOELI'	GREVILLEA	5 GAL.
	LEPTOSPERMUM SCOPARIUM 'RUBY GLOW'	NEW ZEALAND TEA	5 GAL.
MEDIUM SHRUBS			
	DIETES IRIDIODES	FORTNIGHT LILY	5 GAL.
	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL.
	CALISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL.
LOW SPREADING SHRUBS			
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	1 GAL.
	COTONEASTER D. 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	1 GAL.
	ROSMARINUS OFFICINALIS 'HUNTINGTON'S CARPET'	CREeping ROSEMARY	1 GAL.
SMALL ACENT SHRUBS			
	HEUCHERA 'PURPLE PALACE'	CORAL BELLS	1 GAL.
	TEUCRIUM CHAMAEDRYS	WALL GERMANDER	1 GAL.
	LAVENDULA AUG. 'BUENA VISTA'	LAVENDAR	1 GAL.
VINES			
	JASMINUM POLYANTHUM	PINK JASMINE	5 GAL.
	MACADYENA UNGUIS CATI	CATS CLAW VINE	5 GAL.
GROUND COVERS			
	MYOPORUM PARVIFOLIUM	CREeping MYOPORIUM	1 GAL @ 4' O.C.
	ROSA-- FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
	COTONEASTER D. 'LOW-FAST'	BEARBERRY	1 GAL @ 4O.C.
	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL @ 4' O.C.



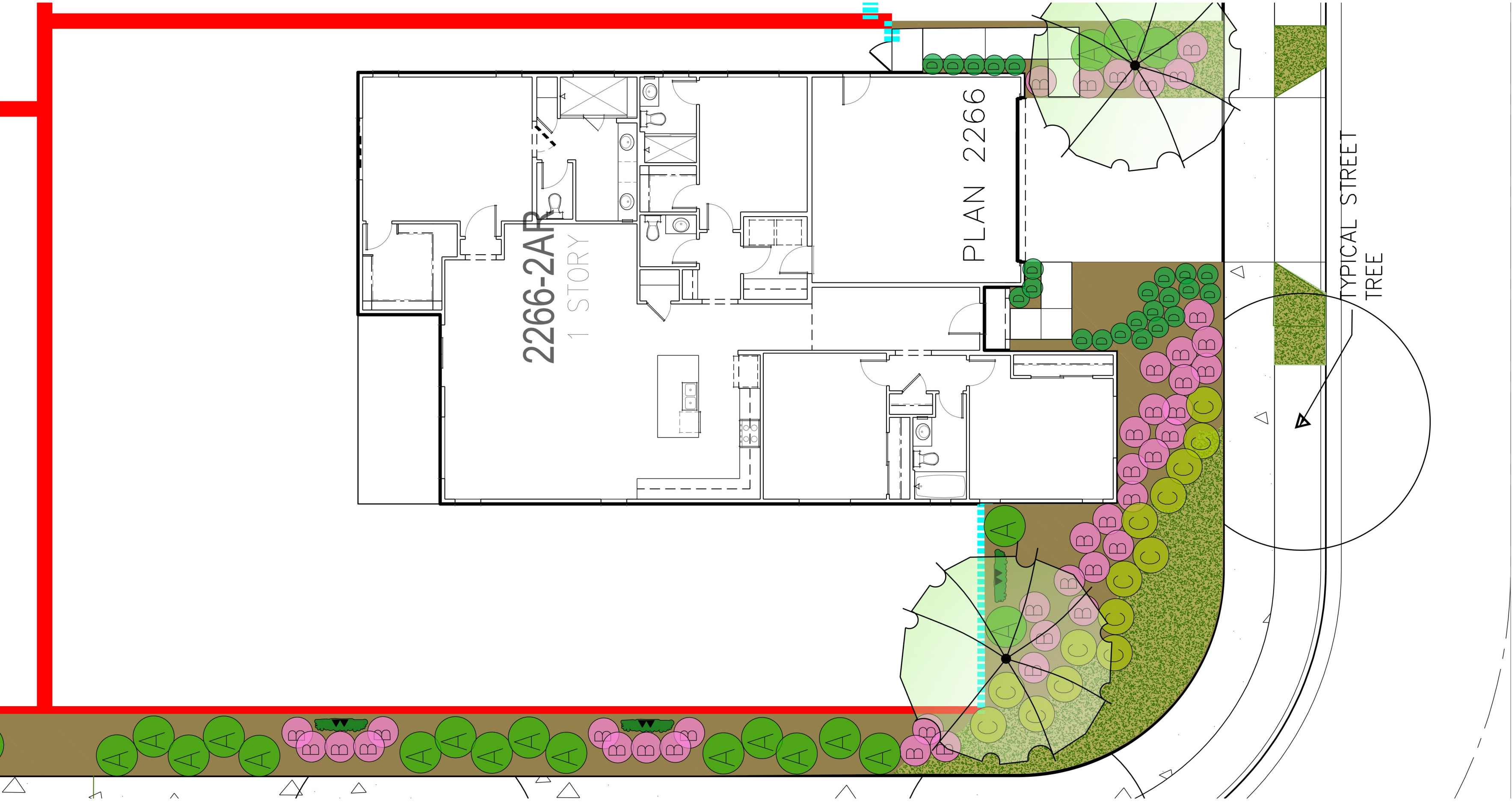
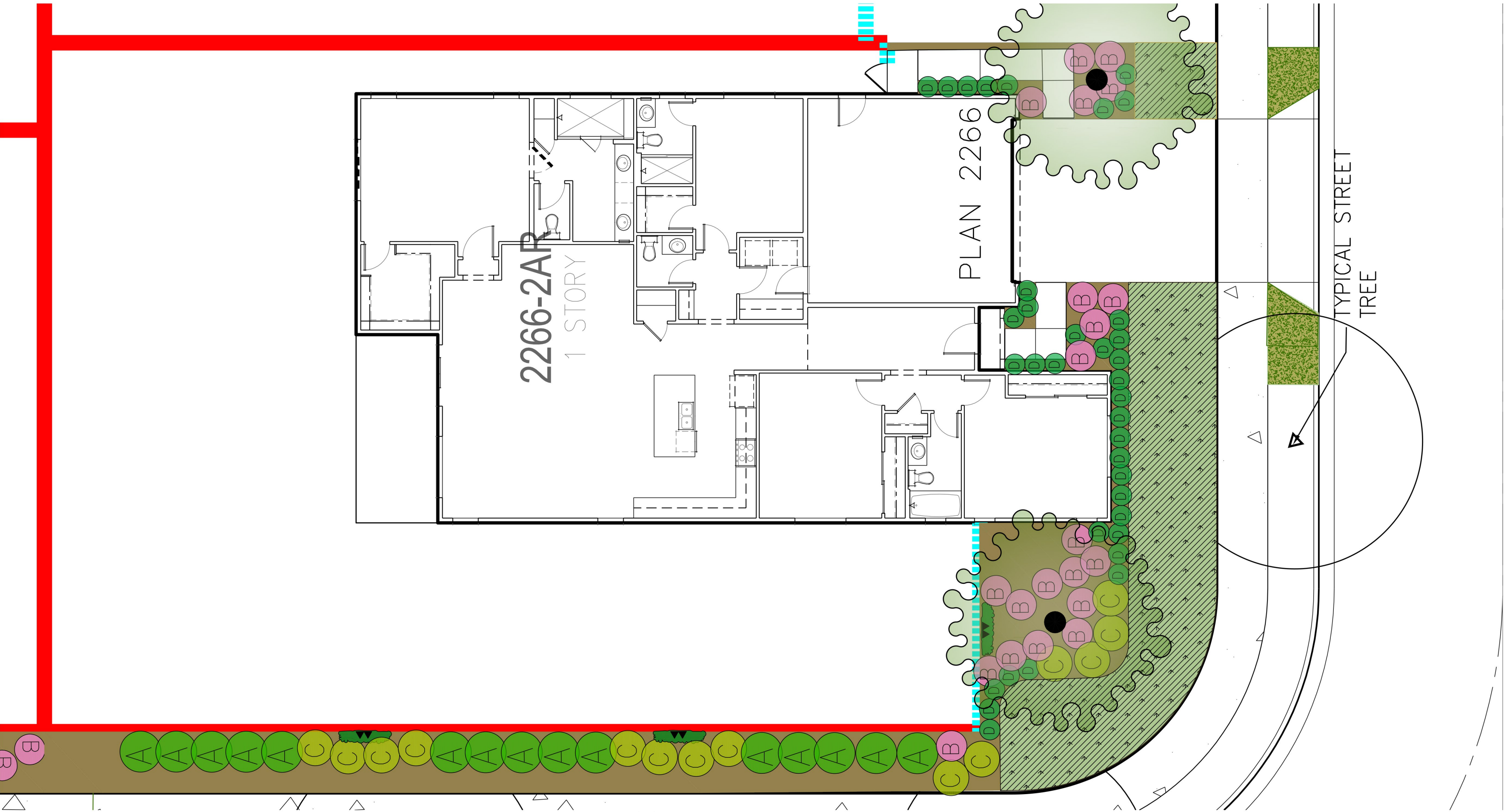
Preliminary Front Yard Typicals

Park Ridge - Phase 3

Antioch, California  
Davidon Homes



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES	ACER PALMATUM 'PURPUREUM'	JAPANESE MAPLE	15 GAL
	LAURUS NIBILUS 'SABATOCA'	SWEET BAY TREE	15 GAL
	PRUNUS C. 'ATROPURPUREUM'	PURPLE LEAF PLUM	15 GAL
LARGE SHRUBS	ARBUTUS UNEDO 'MARINA'	STRANBERRY TREE	5 GAL
	ILEX CORNUATA 'BURFORD NANA'	DWARF BURFORD HOLLY	5 GAL
	ROSA FLORIBUNDA 'ICEBERG'	WHITE ICEBERG ROSE	5 GAL
MEDIUM SHRUBS	DIETES IRIDIODES	FORTNIGHT LILY	5 GAL
	INDIAN HAWTHORNE		5 GAL
	POLYCALA F. 'PETITE BUTTERFLIES'	DWARF SWEET PEA	5 GAL
LOW SPREADING SHRUBS	CEANOTHUS 'CARAMEL CREEPER'	CARAMEL CREEPER	1 GAL
	LANTANA MONTEVIDENSIS-PURPLE	TRAILING LANTANA	1 GAL
	ROSA NOARE	RED CARPET ROSE	1 GAL
SMALL ACENT SHRUBS	AGASTATHILOS		1 GAL
	AGASTATHILOS 'PETER PAN'	LILY OF THE NILE	1 GAL
	HEPEROCALLIS SPP.	DAY LILY	1 GAL
VINES	TUBAHOIA VIOLACEA 'VAREGATA'	SOCIETY GARLIC	1 GAL
	CLYTOSTOMA CALLISTEODIDES	LAVENDER TRUMPET	5 GAL
	TRACHELOSPERMUM JASMINODES	STAR JASMINE	5 GAL
TUBE		Turf	500
		Turf	500
		Turf	500
GROUND COVERS	SODDED BERMUDA GRASS-- OVERHEAD SPRAY IRRIGATION		
	SODDED BERMUDA GRASS-- SUB-SURFACE IRRIGATION		
	(VARY BY STREET)		
GROUND COVERS	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	1 GAL @ 4' O.C.
	ROSA-- FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
	COTONEASTER D. 'LOW-FAST'	BEARBERRY	1 GAL @ 4' O.C.
GROUND COVERS	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL @ 4' O.C.

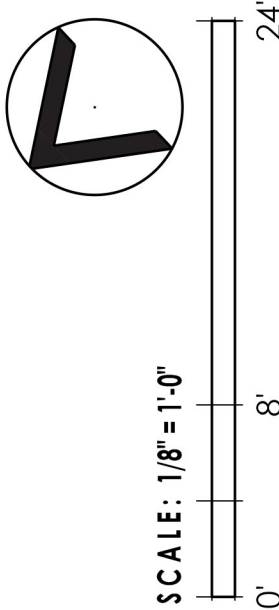


SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES	CEPES CHAMDENIS	EASTERN REDBUD	15 GAL
	QUERUS PARVIFOLIA	AUSTRALIAN WILLOW	15 GAL
	QUERUS ILEX	HOLLY OAK	15 GAL
LARGE SHRUBS	CEANOTHUS 'JULIA PHELPS'	CEANOTHUS	5 GAL
	GREVILLEA 'NOELI'	GREVILLEA	5 GAL
	LEPTOSPERMUM SCOPARIUM	NEW ZEALAND TEA	5 GAL
MEDIUM SHRUBS	DIETES IRIDIODES	FORTNIGHT LILY	5 GAL
	OSTIUS X PURPUREUS	ORCHID ROSE	5 GAL
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL
LOW SPREADING SHRUBS	ARCTOSTAPHYLOS	MANZANITA	1 GAL
	EMERALD CARPET	CORAL BEAUTY	1 GAL
	COTONEASTER D.	COTONEASTER	1 GAL
SMALL ACENT SHRUBS	ROSMARINUS OFFICINALIS	CREEPING ROSEMARY	1 GAL
	HUNTINGTON'S CARPET		
	HEUCHERA 'PURPLE PALACE'	CORAL BELLS	1 GAL
VINES	TEUCRIUM CHAMEDRYS	WALL GERMANDER	1 GAL
	LAVENDULA AUC 'BUENA VISTA'	LAVENDER	1 GAL
	JASMINUM POLYANTHUM	PINK JASMINE	5 GAL
GROUND COVERS	MACADYENA LINGUIS CATI	CAT'S CLAW VINE	5 GAL
	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	1 GAL @ 4' O.C.
	ROSA-- FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
GROUND COVERS	COTONEASTER D. 'LOW-FAST'	BEARBERRY	1 GAL @ 4' O.C.
	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL @ 4' O.C.

Preliminary Front Yard Typicals

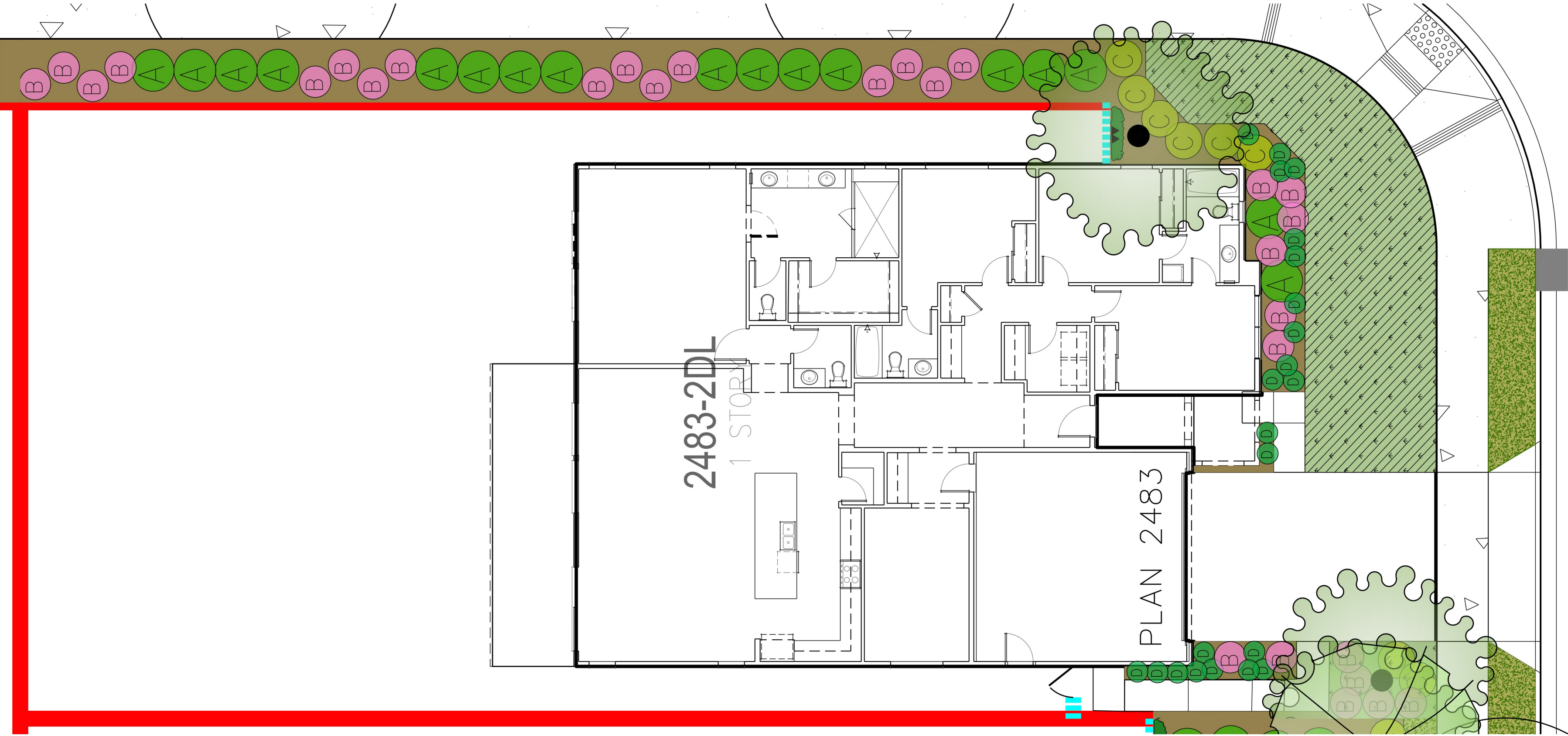
# Park Ridge - Phase 3

Antioch, California  
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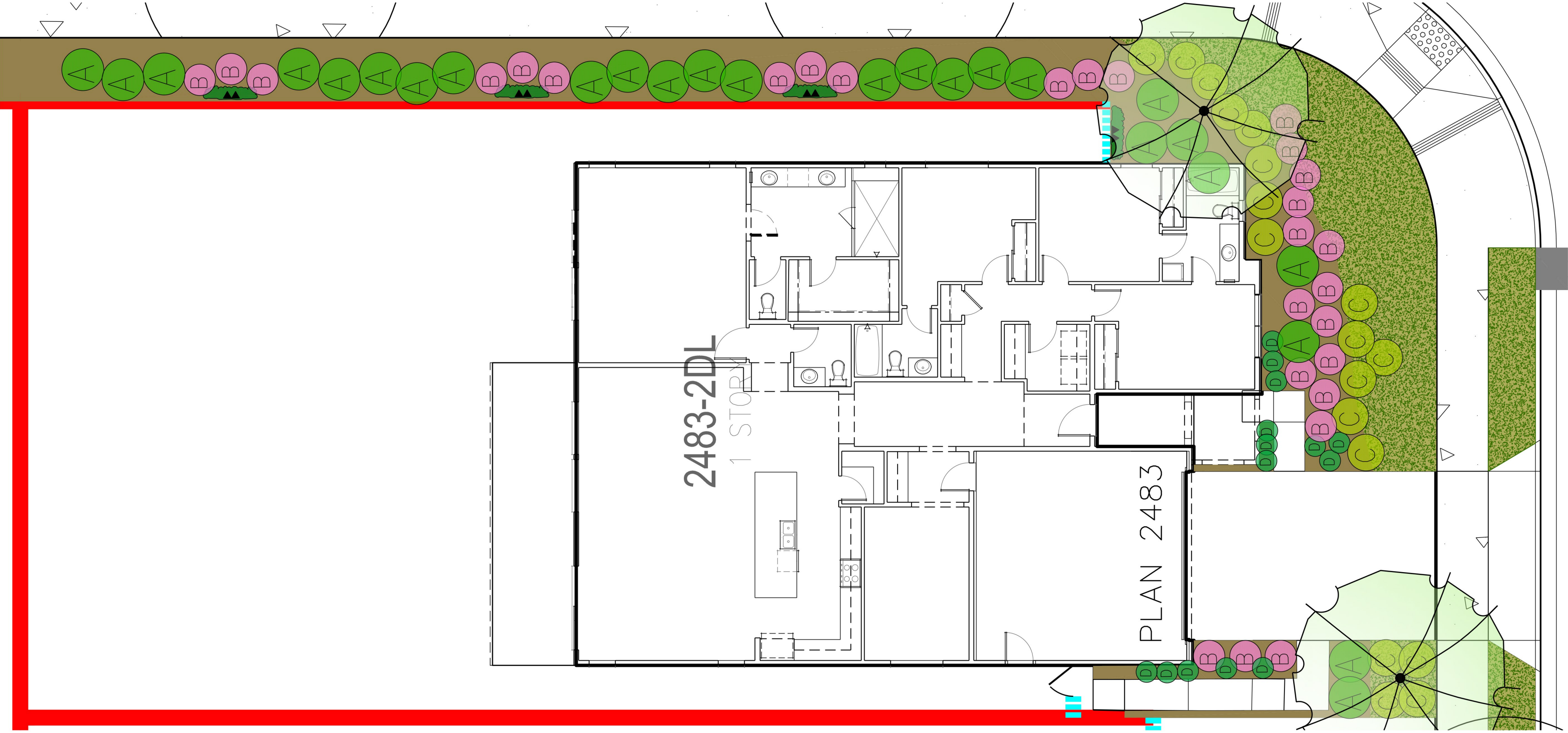




SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES	ACER PALMATUM 'PURPUREUM'	JAPANESE MAPLE	15 GAL
	LAURUS NOBILIS 'SARATOGA'	SWEET BAY TREE	15 GAL
	PRUNUS C. 'ATROPURPUREUM'	PURPLE LEAF PLUM	15 GAL
LARGE SHRUBS	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	5 GAL
	ILEX CORNUTA 'BURFORD NANA'	DWARF BURFORD HOLLY	5 GAL
	ROSA FLORIBUNDA 'ICEBERG'	WHITE ICEBERG ROSE	5 GAL
MEDIUM SHRUBS	DIETES IRIODOIDES	FORTNIGHT LILY	5 GAL
	RAPIHOLEPS INDICA 'PINK LADY'	INDIAN HAWTHORNE	5 GAL
	POLYGA LA F. 'PETITE BUTTERFLIES'	DWARF SWEET PEA	5 GAL
LOW SPREADING SHRUBS	CEANOTHUS 'CARMEL CREEPER'	CARMEL CREEPER	1 GAL
	LANTANA MONTEVIDENSIS-PURPLE	TRAILING LANTANA	1 GAL
	ROSA NOARE	RED CARPET ROSE	1 GAL
SMALL ACENT SHRUBS	AGAPANTHUS AFR. 'PETER PAN'	LILY OF THE NILE	1 GAL
	HEMEROCALLIS SP.	DAY LILY	1 GAL
	TUBAGHIA VOLACEA 'VAREGATA'	SOCIETY GARLIC	1 GAL
VINES	CLYTOSTOMA CALLISTEGODES	LAVENDER TRUMPET	5 GAL
	TRACHELOSPERMUM JASMINODES	STAR JASMINE	5 GAL
TURF	SODDED BERMUDA GRASS--OVERHEAD SPRAY IRRIGATION	TURF	S00
	SODDED BERMUDA GRASS--SUB-SURFACE IRRIGATION	TURF	S00
GROUND COVERS (VARY BY STREET)	MYOPORUM PARVIFOLIUM	CREeping MYOPORIUM	1 GAL @ 4' O.C.
	ROSA-- FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
	COTONEASTER D. 'LOW-FAST'	BEARBERRY	1 GAL @ 4O.C.
GROUND COVERS	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL @ 4' O.C.



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES	CERIS CANADENSIS	EASTERN REDBUD	15 GAL
	CELEBRA PARVIFOLIA	AUSTRALIAN WILLOW	15 GAL
	QUERCUS ILEX	HOLLY OAK	15 GAL
LARGE SHRUBS	CEANOTHUS 'JULIA PHELPS'	CEANOTHUS	5 GAL
	GREVILLEA 'NOELI'	GREVILLEA	5 GAL
	LEPTOSPERMUM SCOPARIUM 'RUBY GLOW'	NEW ZEALAND TEA	5 GAL
MEDIUM SHRUBS	DIETES IRIODOIDES	FORTNIGHT LILY	5 GAL
	OSTIUS X 'PURPUREUS	ORCHID ROCKROSE	5 GAL
	CALISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL
LOW SPREADING SHRUBS	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	1 GAL
	COTONEASTER D. 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	1 GAL
	ROSMARINUS OFFICINALIS 'HUNTINGTON'S CARPET'	CREeping ROSEMARY	1 GAL
SMALL ACENT SHRUBS	HEUCHERA 'PURPLE PALACE'	CORAL BELLS	1 GAL
	TEUCRIUM CHAMAEDRYS	WALL GERMANDER	1 GAL
	LAVENDULA AUG. 'BUENA VISTA'	LAVENDER	1 GAL
VINES	JASMINUM POLYANTHUM	PINK JASMINE	5 GAL
	MACADRYENA UNGUIS CATI	CATS CLAW VINE	5 GAL
GROUND COVERS	MYOPORUM PARVIFOLIUM	CREeping MYOPORIUM	1 GAL @ 4' O.C.
	ROSA-- FLOWER CARPET PINK	PINK CARPET ROSE	1 GAL @ 4' O.C.
	COTONEASTER D. 'LOW-FAST'	BEARBERRY	1 GAL @ 4O.C.
GROUND COVERS	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL @ 4' O.C.

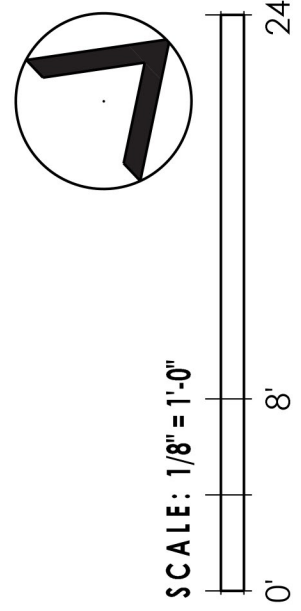


Preliminary Front Yard Typicals

# Park Ridge - Phase 3

Antioch, California

Davidon Homes





# ATTACHMENT “D”







PRELIMINARY NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	dk	AGENCY

DAVIDON HOMES  
PARK RIDGE  
SUBDIVISION 9517 (PHASE III)  
DEVELOPMENT PLAN

CITY/ COUNTY, NOT BOTH  
CALIFORNIA  
PROJECT NO. 09-20-19  
DATE: 09-20-19  
SCALE: 1"=50'  
HORIZ: NONE  
VERT: NONE  
DESIGNED BY: LX  
REVIEWED BY: ADP  
PHASE III  
SUBDIVISION 9517  
DEVELOPMENT  
PLAN  
DEVELOPMENT  
PLAN



1001 JAW MIDDLE DR. #100  
WALNUT CREEK, CA 94598  
PHONE: (925) 332-8888  
FAX: (925) 332-8889  
WWW.DKCONSULTING.COM



LEGEND

LOT LINE

PAD LINE

RETAINING WALL

SOUNDWALL

FUTURE LOT

FU 405

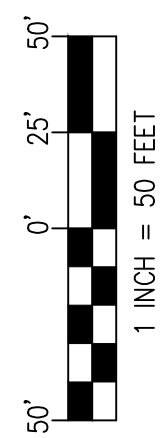
PLAN NUMBER

2483-20L

GARAGE SIDE

ELEVATION

# OF CAR GARAGE





NOTE: ALL AREAS ARE IN SQUARE FEET

LOT #	PLAN #	FIRST FLOOR	SECOND FLOOR	PORCH	GARAGE	GROSS	LOT SIZE	1ST/2ND	FAR
182	2483-20L	2483	NA	46	430	2859	6514	NA	45%
183	2523-3BR	1099	1424	116	680	3319	9193	75%	36%
184	2266-2AR	2266	NA	15	425	2706	8920	NA	30%
185	2809-3CR	1353	1456	144	627	3580	7488	69%	48%
186	1948-2BL	1948	NA	71	426	2445	7519	NA	33%
225	1948-2CR	1948	NA	71	426	2445	6414	NA	38%
226	1948-2BR	1948	NA	71	426	2445	5180	NA	47%
227	2809-3CR	1353	1456	144	627	3580	6475	69%	55%
228	2266-2AR	2266	NA	15	425	2706	7659	NA	35%
229	2523-3CR	1099	1424	164	680	3367	6587	73%	51%
230	2809-3CR	1353	1456	141	627	3577	5200	69%	69%
231	2523-3CR	1099	1424	116	680	3319	5100	75%	65%
232	2483-20L	2483	NA	46	430	2859	6772	NA	44%
233	1948-2BR	1948	NA	71	426	2445	6214	NA	39%
234	2809-3AL	1353	1456	147	627	3583	5200	68%	69%
235	2523-30L	1099	1424	164	680	3367	5000	73%	67%
236	2266-2BL	2266	NA	26	425	2717	7666	NA	35%
237	2483-20L	2483	NA	35	430	2948	7063	NA	42%
238	2483-2AL	2483	NA	90	430	3003	8417	NA	36%
239	2523-3CL	1099	1424	116	680	3319	5000	75%	66%
240	1948-20L	1948	NA	71	426	2445	6414	NA	38%
241	2266-2AL	2266	NA	15	425	2706	6600	NA	41%
242	2523-3BR	1099	1424	116	680	3319	6567	75%	51%
364	2483-2AR	2483	NA	90	430	3003	8789	NA	34%
365	1948-2CR	1948	NA	71	426	2445	6822	NA	36%
366	2809-3CR	1353	1456	144	627	3580	7178	69%	50%
367	2483-2AR	2483	NA	90	430	3003	7827	NA	38%
368	2809-3AR	1353	1456	147	627	3583	6527	68%	55%
369	1948-2BL	1948	NA	71	426	2445	7504	NA	33%
370	2266-2AR	2266	NA	15	425	2706	6739	NA	40%
371	2523-3CL	1099	1424	116	680	3319	5250	75%	63%
372	2809-30L	1353	1456	141	627	3577	5916	69%	60%
373	2483-20L	2483	NA	35	430	2948	6167	NA	48%
374	2809-3AL	1353	1456	147	627	3583	7620	68%	47%
375	2523-30L	1099	1424	164	680	3367	8055	73%	42%
376	2809-3CR	1353	1456	144	627	3580	6091	69%	59%
377	2266-20L	2266	NA	57	425	2748	6364	NA	43%
378	1948-2BL	1948	NA	71	426	2445	5902	NA	41%
379	2523-3CL	1099	1424	116	680	3319	5507	75%	60%
380	2523-30L	1099	1424	164	680	3367	9165	73%	37%
381	2809-3AL	1353	1456	147	627	3583	9492	68%	38%
382	2483-20L	2483	NA	46	430	2959	11819	NA	25%
383	2809-3CL	1353	1456	144	627	3580	5764	69%	62%
384	2483-20L	2483	NA	35	430	2948	9494	NA	31%
385	2266-2BR	2266	NA	26	425	2717	9681	NA	28%
386	2809-30L	1353	1456	141	627	3577	7501	69%	48%
387	2523-3BR	1099	1424	116	680	3319	7309	75%	45%
388	2483-20L	2483	NA	46	430	2959	7685	NA	39%
389	2483-2AR	2483	NA	90	430	3003	7772	NA	39%
390	2266-20R	2266	NA	57	425	2748	7106	NA	39%
391	2523-3CR	1099	1424	116	680	3319	6000	75%	55%
392	2266-2AL	2266	NA	15	425	2706	8569	NA	32%
393	2809-30R	1353	1456	141	627	3577	7366	69%	49%
394	2523-3CL	1099	1424	116	680	3319	7051	75%	47%
395	2809-30L	1353	1456	144	627	3580	6762	69%	53%
396	1948-20L	1948	NA	71	426	2445	6762	NA	36%
397	2809-3AL	1353	1456	147	627	3583	6777	68%	53%
398	2483-20L	2483	NA	46	430	2959	8689	NA	34%
399	2266-20L	2266	NA	57	425	2748	7798	NA	35%
400	2523-3BR	1099	1424	116	680	3319	6683	75%	50%
401	2809-30L	1353	1456	144	627	3580	6677	69%	54%
402	2523-30R	1099	1424	164	680	3367	6323	73%	53%
403	2483-2CL	2483	NA	35	430	2948	8010	NA	37%
404	2266-2AR	2266	NA	15	425	2706	8343	NA	32%



# ATTACHMENT “E”





## **PARK RIDGE THE HILLS**

### **PHASE III**

### **Subdivision 9517**

#### **PROJECT DESCRIPTION**

**October 8, 2019**

Davidon Homes is pleased to have the opportunity to continue the successful development of Park Ridge with the addition of The Hills, a new line of homes specifically designed for the 5000 sf lots in Subdivision 9517. Park Ridge The Hills, Phase III is the third Final Map within Park Ridge Vesting Tentative Map 8846. Phase III consists of 64 single family homes with a minimum lot size of 5,000 sf. The street and lot configuration remain in substantial conformance to the approved VTM for Subdivision 8846.

The Hills are located northeast of and contiguous to Park Ridge Phase I. The Hills will extend Sierra Trail Way which currently terminates at the north edge of Phase I. The project is also bordered to the east by the future extension of Country Hills Way and further to the east State Route 4 Bypass. To the west and the extension of Sierra Hills Way is the future Landscape Lighting District maintained City Open Space and to the southwest is the future Community Park. To the south and north of Phase III are future Park Ridge The Hills Phases V and VI respectively.

The proposed architecture for The Hills Phase III, brings new floorplans and fresh elevation styles to the previously approved and successful designs which will continue to be built at Park Ridge on the 6,000 sf lots located further to the west. The design of the new homes for The Hills, strives to deliver the lifestyle choices coveted by today's homebuyers. With its team of consultants, Davidon Homes provides distinctive architectural plans and elevations addressing the needs of buyers transitioning from their first home purchase, through expanding families, to multigenerational families with children returning or grandparents residing in the home to those older adults wishing to reduce their home size. Our design team possesses a deep understanding of our buyers' preferences. At Park Ridge The Hills, the design team has created a collection of 5 new home designs with 15 distinctive elevations. These homes are designed to appeal to buyers within the Antioch area as well as those drawn to an "East Bay" setting with both affordability and living standards in mind.



Hallmarks of Davidon Homes designs at Park Ridge are continued with the development of the architectural styles for The Hills, include floorplans with expansive Great Rooms abutting spacious Kitchens with generous islands. These five distinctive plans also offer Covered Outdoor Living areas. All plans are designed with a separate powder room for guests allowing for ensuite private baths for secondary bedrooms and even Jr. Master bedroom suites. Following the concept of the homes currently being built at Park Ridge, The Hills allows buyers a range of room options to design their home to fit their family's needs. These are just a few of the architectural features sought by home buyers in Antioch and at Park Ridge.

Three of the five plans are designed as single story homes. The larger of the which allows for an option for a multi generational suite with a separate entry and the potential for it to be locked off from the rest of the home. The two remaining floorplans are two stories, with 3 car front load tandem garages. The tandem garages can also flex into additional bedroom suites or a study if desired by a buyer. Both of these larger plans also feature front porches adding variety and enhancing the streetscape at The Hills.

The Hills offers a variety of new elevation styles in addition to the existing product line at Park Ridge. The elevation styles at The Hills include Mediterranean, Transitional Spanish, California Ranch and Contemporary Ranch homes. The 5 plans are presented with 15 elevations with an additional 16 color schemes to add variety and enhance the streetscape with a sense of recognition, stability and beauty.

Homeowners still prize a yard with recreational space to accommodate expanded family living arrangements which may include elderly parents or children returning home. The lot layout and street design for Phase III at The Hills allows for some exceptionally large and spacious rear yards. These large private yards accompany the Great Room designed floor plans combining recreational style living both inside and outside the home. Our goal is to address the desires of our homeowners, maintaining a varied and attractive streetscape and present what buyers seek to accommodate their lifestyle and while providing family unity.

The proposed common area landscaping will include the frontage along County Hills Drive with the landscape enhanced basins. The west side of The Hills Phase III and Sierra Trail Way will be adjacent the future City Landscape Lighting District maintained Open Space as well as the City Community Park. The landscaping for the street frontage will utilize similar plant material and themes as previously installed with the Park Ridge neighborhoods I and II to the West. Phase III will also extend the sound wall along the rear of the lots set back beyond the landscape frontage and basins adjacent County Hills Drive.

The Hills implements a variety of architectural plans and features to enhance a homeowner's choices. The Hills utilizes front yard landscape schemes similar to what has been offered at Park Ridge, while exterior color and material schemes will differ from what was previously approved with the existing model homes. Park Ridge will now offer two independent sets of model homes for a buyer to choose from. Each set of models will have characteristics and specifications unique to that set of homes. The Hills plans and elevations, while compatible are distinct, creating a new



neighborhood within the Park Ridge community. Plan types were carefully selected by the design team to enhance street scenes, conform to the design standards and guidelines, provide homeowner privacy, reduce the need for retaining walls, and allow for spacious yards. The first group of homes at The Hills will provide over 53 percent single story plans. With the addition of The Hills Phase III, we expect to continue the success of the Park Ridge community by offering two separate neighborhoods in Antioch.

The following is the mix of proposed architecture for The Hills Phase III:

<b>Plan</b>	<b>Elevation Styles</b>	<b>Plan Type</b>	<b>Bedroom/Bath</b>	<b>Garage Type</b>	<b>Plotting 64 Lots</b>
1948	Traditional Spanish, California Ranch & Contemporary Ranch	One Story	3/2.5	2 car	9
2266	Traditional Spanish, Contemporary Ranch & Mediterranean	One Story	4/3.5	2 car	11
2483	California Ranch, Contemporary Ranch & Mediterranean	One Story	4/3.5 + Study with optional Multi-Generational Suite	2 car	13
2523	Traditional Spanish, California Ranch & Contemporary Ranch	Two Story	3/2.5 + Loft with optional bedroom 5 or bedroom 4 suite	3 car Tandem	15
2809	California Ranch, Contemporary Ranch & Mediterranean	Two Story	4/3.5 + Loft with optional bedrooms 5 & 6 suites	3 car Tandem	16