## ANNOTATED

## AGENDA

## CITY OF ANTIOCH PLANNING COMMISSION

## ANTIOCH COUNCIL CHAMBERS THIRD & "H" STREETS

## WEDNESDAY, MARCH 16, 2016

## 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

## <u>APPEAL</u>

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 23**, **2016**.

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. (6:31 pm)

Commissioners

Motts, Chair Zacharatos, Vice Chair Parsons Mason Miller **(absent)** Hinojosa Husary

## 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. APPROVAL OF MINUTES: None
  - \* \* \* END OF CONSENT CALENDAR \* \*

## NEW PUBLIC HEARING

2. UP-15-15, AR-15-15 – The Learning Experience – 4831 LTW, LLC, requests Planning Commission approval of a use permit and design review of a new, approximately 10,000 s.f. daycare center building and associated parking lot and landscape improvements. The project is located on an undeveloped parcel within the Williamson Ranch Plaza Shopping on Lone Tree Way (APN 056-011-058).

## **RESOLUTION NO. 2016-07; 6/0**

## NEW ITEM

3. General Plan Land Use Element Update, Sand Creek Focus Area – The City of Antioch will be holding a public hearing to consider the General Plan Land Use Element Update and, in particular, the Sand Creek Focus Area. This public hearing will specifically address residential density and lot sizes; hillside development; and land use designation maps. The Sand Creek Focus Area is located at the southern portion of the City of Antioch and is generally bound by Heidorn Ranch Road to the east, Empire Mine Road/East Bay Regional Parks to the west, existing development Drive/Mammoth Way/Sanger Peak Way/Navaio and Prewett Ranch Way/Stagecoach Way/Southwood Way to the north, and the City limit boundary and Empire Mine Road to the south.

## DIRECTION PROVIDED; NO FORMAL ACTION TAKEN

## **ORAL COMMUNICATIONS**

## STAFF REPORT

**STAFF REPORT** 

## WRITTEN COMMUNICATIONS

## **COMMITTEE REPORTS**

## ADJOURNMENT (9:58 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, 3<sup>rd</sup> and H Streets, Antioch, California, 94509, between the hours of 8:00 a.m. and 11:30 a.m. or by appointment only between 1:00 p.m. and 5:00 p.m. Monday through Friday for inspection and copying (for a fee). 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**

The meetings are accessible to those with disabilities. Auxiliary aids will be made available for persons with hearing or vision disabilities upon request in advance at (925) 779-7009 or TDD (925) 779-7081.

## STAFF REPORT TO THE PLANNING COMMISSION FOR CONSIDERATION AT THE MEETING OF MARCH 16, 2016

Subject:	UP-15-15, AR-15-15 – The Learning Experience
Date:	March 11, 2016
Reviewed by:	Forrest Ebbs, Community Development Director
Prepared by:	Alexis Morris, Senior Planner 🔊

### RECOMMENDATION

It is recommended that the Planning Commission **APPROVE UP-15-15**, **AR-15-15** subject to the conditions in the attached resolution.

### REQUEST

The applicant, 4831 LTW, LLC, requests Planning Commission approval of a use permit and design review of a new, approximately 10,000 s.f. daycare center building and associated parking lot and landscape improvements. The project is located on an undeveloped parcel within the Williamson Ranch Plaza Shopping on Lone Tree Way (APN 056-011-058) (Attachment A).

### BACKGROUND

The proposed daycare center is the last building to be constructed at Williamson Ranch Plaza. Williamson Ranch Plaza was developed in phases and received its subdivision approvals, use entitlements, and design review approvals in a series of City Council, Planning Commission, and Design Review Board decisions from 1998 to the present. The City Council approved the Phase III and IV portions of Williamson Ranch Plaza in November of 2000, which included a daycare center in the location of the proposed project. The Planning Commission approved a modification to the original Phase III and IV development plan and use permit in June of 2002 that replaced the daycare center with an office building. A two story office building was approved in this location by the Design Review Board in 2007, but it was never constructed and those approvals have since expired.

### ENVIRONMENTAL

In conformance with the California Environmental Quality Act, a Mitigated Negative Declaration (MND) was prepared for Williamson Ranch Plaza Phases III and IV when it was originally approved (MND-00-7). The MND included a 12,000 s.f. daycare center in the same location as the proposed project. The proposed project is consistent with the original project description; therefore, per the requirements of CEQA Section 15162 "Subsequent EIRs and Negative Declarations", the 2000 MND and supporting technical

3-16-16

studies adequately cover the Learning Center project and no additional review under CEQA is required for the project.

The 2000 MND concluded there was potential for significant impacts in several areas including biology, noise and traffic. Mitigation measures were included in the MND to address those impacts. The proposed project's physical impacts to the site would be substantially similar to those previously disclosed. Therefore, all applicable mitigation measures from the 2000 MND would still apply to this project. It should be noted that all off-site traffic mitigation measures have already been implemented.

The 2000 Mitigation and Monitoring Program is provided as Attachment B. The 2000 MND is available for review on the second floor of City Hall in the Community Development Department Monday through Friday between 8 and 11:30 a.m., or by appointment, and can also be found on the City's website at:

http://ci.antioch.ca.us/CityGov/CommDev/PlanningDivision/Environmental-docs.htm

## ANALYSIS

## Issue #1: Project Overview

The applicant proposes to construct a new Learning Experience daycare center providing child care to children between six weeks and eight years old. The center will be open 6:30 am – 6:30 pm Monday through Friday with occasional special activities during the night and on weekends. The center can accommodate approximately 185 children and will have approximately 24 employees. Project construction would consist of a new 10,000 s.f. building, a 12,000 s.f. play area, and site improvements including landscaping, fencing, and construction of a new parking lot. The applicant's project description is provided as Attachment C.

The project site is the last remaining undeveloped parcel of the Williamson Ranch Plaza shopping center and is located along the site's western property line adjacent to Prewett Family Park. Access to the building site would be from an existing driveway on Lone Tree Way.

## Issue #2: General Plan, Zoning Consistency, and Land Use

The General Plan designation of the property site is Office. The site is zoned Planned Development (PD) District, which is intended to accommodate various types of retail and commercial uses. A daycare center requires approval of a use permit.

The surrounding land uses and zoning designations are noted below.

- North: Flood control channel, trail, single family residential / PD
- South: EMBUD aqueduct and trail, Lone Tree Way / PD
- East: Commercial and assembly uses / PD
- West: Prewett Family Park / PD

## Issue #3: Site Design and Parking

The proposed 10,000 s.f. daycare building is located at the northwestern corner of the subject property. The main entrance is on the eastern side of the building and the 12,000 s.f. play area is to the south of the building.

Williamson Ranch Plaza has established reciprocal access and parking agreements for all of its parcels. The project will construct a new parking lot consisting of 40 spaces that will connect to the existing parking field to the east. The proposed parking lot includes a median island to the east of the building for the purposes of treating stormwater. This island reduces the backup distance for adjacent parking spaces and requires angled, compact parking spaces to the east, which do not conform to the parking lot design standards. Staff recommends that the median island be eliminated to accommodate perpendicular parking with standard size parking spaces. The stormwater that was to be directed to this island can be accommodated in other landscaped areas. A condition to this effect is included in the attached resolution.

A six-foot high, solid fence is proposed around the play area and the rear of building to provide security for the children using the play area. There is an existing 3-foot high wrought iron fence on the parcel's southern property line, and the applicant is required to complete the shopping center's remaining six-foot high wrought iron fencing along the northern and western property lines. This fencing is not shown on the applicant's plan; therefore, a condition requiring the completion of the fence is included in the attached resolution.

## Issue #4: Architecture, Design, and Landscaping

Williamson Ranch Plaza Phases III and IV have Development Standards (Attachment D) that were adopted when the shopping center was approved. Conceptual designs for a daycare center were included in the Development Standards. However, the applicant has proposed a building with a different roof line and fewer windows than the original concept. The design, architectural features and materials of the proposed building adhere to the rest of the Development Standards and are consistent with the existing buildings in the shopping center. The Development Standards allow for deviations from the standards if they are approved by the Planning Commission. The proposed building elevations are included as Attachment E.

The proposed wall and roof colors are similar, but not an exact match to the Kelly Moore paint colors specified in the Development Standards (Attachment F). Staff has been informed that the approved colors are no longer manufactured by Kelly Moore. Therefore, staff has included a condition in the attached resolution requiring the building colors to be as equivalent as possible to the Kelly Moore colors and requiring color samples of the proposed paint colors to be submitted with the building permit plans to confirm that they match the existing buildings on site.

The building also incorporates decorative, primary-colored "blocks" on the columns around the main entrance that are consistent with the proposed building signage. The

approved Development Standards allow bright colors to be used as accent colors to identify a tenant's building entry.

The proposed landscape plan includes a combination of low water shrubs and trees planted around the building, adjacent to the play area and the parking lot. Stormwater treatment areas are incorporated into the landscape plan and are landscaped with no mow grasses.

Color and material boards will be provided at the Planning Commission meeting.

## **ATTACHMENTS**

- A: Vicinity Map
- B: 2000 Mitigation and Monitoring Program
- C: Applicant's Project Description
- D: Excerpt from Williamson Ranch Plaza Phases III and IV Development Standards
- E: Proposed Building Elevations
- F: Approved Williamson Ranch Plaza Phases III and IV Color and Materials

## CITY OF ANTIOCH PLANNING COMMISSION RESOLUTION NO. 2016-\*\*

## RESOLUTION OF THE CITY OF ANTIOCH PLANNING COMMISSION APPROVING A USE PERMIT AND DESIGN REVIEW FOR THE LEARNING EXPERIENCE PROJECT (UP-15-15, AR-15-15)

WHEREAS, the City of Antioch received a request from 4831 LTW, LLC, for approval of a use permit and design review of a new, approximately 10,000 s.f. daycare center building and associated parking lot and landscape improvements. The project is located on an undeveloped parcel within the Williamson Ranch Plaza Shopping on Lone Tree Way (APN 056-011-058); and

**WHEREAS**, the proposed daycare center is a "project" as defined by the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq.; and

**WHEREAS**, in 2000, the City Council approved a rezone of the site to Planned Development (PD) and adopted a Mitigated Negative Declaration (MND-00-7) for the development of Phases III and IV of Williamson Ranch Plaza retail center; and

WHEREAS, MND-00-7 and supporting technical studies adequately cover the Learning Center project, and no additional review under CEQA is required for the project per the requirements of CEQA § 15162; and

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

**WHEREAS,** the Planning Commission on March 16, 2016, duly held a public hearing and received and considered evidence, both oral and documentary; and

WHEREAS, the Planning Commission does determine:

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

The construction of the daycare center, as conditioned, will not be detrimental to the public health or welfare or injurious to the property or improvements because of the conditions of approval and mitigation measures herein.

2. The use applied at the location indicated is properly one for which a Use Permit is authorized.

The site is zoned Planned Development (PD). The rezone of the site to PD was approved in 2000 to provide flexibility in terms of setbacks and the mix of uses for the retail center. The daycare center is allowed with a Use Permit in this zone per the approved list of permitted uses established for development of the retail center.

3. The site for the proposed use is adequate in size and shape to accommodate such use, and all parking, and other features required, to other uses in the shopping center.

The project site is adequate in size and shape to accommodate the proposed daycare center building, parking, and associated site improvements. The project will provide 40 new parking spaces to be added to the existing parking spaces in the retail center.

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

As indicated in the traffic study prepared for Williamson Ranch Plaza Phases III and IV, the roadways around the project site (Lone Tree Way, Hillcrest Avenue, and other roadways) are adequate in width and pavement type to carry the traffic generated by the proposed use.

5. The granting of such Use Permit will not adversely affect the comprehensive General Plan.

The use will not adversely affect the comprehensive General Plan because the project is consistent with the General Plan designation for the site of Office and is located in an existing retail center that is buffered from residential uses to the north by an approximately 110-foot-wide flood control channel and to the south by Lone Tree Way. Thus, the proposed daycare center is consistent with the uses in the existing retail center and will not conflict with nearby uses.

**NOW THEREFORE BE IT RESOLVED,** the Planning Commission of the City of Antioch does hereby APPROVE UP-15-15 and AR-15-15, to allow the establishment and operation of The Learning Experience daycare center, subject to the following conditions.

## A. <u>GENERAL CONDITIONS</u>

- 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 16, 2018), 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. <u>CONSTRUCTION CONDITIONS</u>

- 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. <u>FIRE REQUIREMENTS</u>

- 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 "CCCFPD" (Contra Costa County Fire Protection District).

## D. <u>FEES</u>

- 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 Sanitation District fees prior to the issuance of any building permits for this project.

## E. <u>PROPERTY MAINTENANCE</u>

- 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.
- 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. <u>GRADING</u>

- 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. <u>CONSERVATION/NPDES</u>

- 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.
- I. 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. <u>UTILITIES</u>

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.

## I. LANDSCAPING

- 1. Landscaping and signage shall not create a sight distance problem.
- 2. Detailed landscaping and irrigation plans for the entire site shall be submitted to the City for review and approval. All landscaping and irrigation shall be installed in accordance with approved plans prior to the issuance of certificates of occupancy for this building.

- 3. All trees shall be a minimum 36 inch box size.
- 4. Landscaping for the project shall be designed to comply with the applicable requirements of the 2015 California State Model Water Efficient Landscape Ordinance (MWELO). Prior to issuance of a building permit, the applicant shall demonstrate compliance with the applicable requirements of the MWELO in the landscape and irrigation plans submitted to the City.

## J. **PROJECT-SPECIFIC CONDITIONS**

- 1. The project shall comply with all applicable mitigation measures as adopted with the 2000 Williamson Ranch Plaza Phases III and IV MND (MND-00-07), as shown on Exhibit A to this resolution.
- The applicant shall use colors that are the same as, or equivalent to, the Kelly Moore colors approved in the Williamson Ranch Plaza Design Standards – "MCBI" Patina Green, Q5-18T March Thistle; Q5-16P, Shylock; #2000-171-FO, Block Brown; #2000-172-FO, Sourdough. Color samples of the proposed paint colors shall be submitted with the building permit plan submittal.
- 3. Any roof mounted mechanical equipment which projects above parapets or roofs shall be screened with an architecturally integrated structure, with materials and colors that match the building.
- 4. That the applicant shall continue the eight-foot high wrought iron fence and stone columns along the property line on the north and west sides of the building to match the existing fencing. The fence shall step down as it approaches the three foot high fence to the south to avoid an abrupt transition. Details of the fence design, colors, and materials shall be included in the building permit plan submittal.
- 5. The applicant shall install parking lot lighting that is identical to the parking lot lighting used throughout the shopping center, as described in the Williamson Ranch Plaza Phase III and IV Design Standards.
- 6. The proposed six-foot high PVC fence around the play area and the daycare center building shall be tan in color. Details of the fence design, colors, and materials shall be included in the building permit plan submittal.
- 7. The design, colors, and materials of the trash enclosure shall be identical to the existing trash enclosures in the shopping center.
- 8. The applicant shall submit a copy of the recorded deed that will relinquish the storm drain easement from Contra Costa County Flood Control before the issuance of the building permit.

- 9. Any public utility easements that need to be modified shall be processed at no cost to the City.
- 10. Backflows shall be provided on domestic and fire water services per City Standards.
- 11. All asphalt pavement shall have a minimum slope of 2 per cent and concrete shall have a minimum slope of 0.75 per cent as directed by the City Engineer.
- 12. The parking lot striping shall be City standard double striping.
- 13. No more than 10 percent of parking spaces shall be compact per AMC §9-5.1711.
- 14. The median island to the east of the daycare building shall be eliminated to accommodate perpendicular parking with standard parking spaces in lieu of compact spaces. The fire hydrant located in the proposed median island shall be relocated to another location.
- 15. An encroachment permit shall be obtained for connection to any public utilities and the installation of backflows.

\* \* \* \* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 16<sup>th</sup> day of March, 2016.

AYES: NOES: ABSTAIN: ABSENT:

> FORREST EBBS, SECRETARY TO THE PLANNING COMMISSION

RESOLUTION NO. 2016-\*\* March 16, 2016 Page 11

## EHXIBIT A

## WILLIAMSON RANCH PLAZA PHASES III AND IV MITIGATION MONITORING PROGRAM

## MITIGATION MONITORING PROGRAM Williamson Ranch Plaza, Phases 3 and 4

### INTRODUCTION

This mitigation monitoring program has been prepared pursuant to Section 21081.6 of the Public Resources Code. This document lists the impacts and mitigation measures identified in the Initial Study, specifies the parties responsible for their implementation, and identifies the point in the approval process when the mitigations are to be implemented.

### **PROJECT DESCRIPTION**

The proposed project is a commercial complex with a gross floor area of 105,500 square feet intended to serve the retail, office, day care, and restaurant needs of southeast Antioch. The proposed site plan for the project consists of seven separate buildings, including a major retail tenant, a building with shops, a professional and medical office building, a day care center, and three pads suitable for restaurant or retail use. The specific uses, number of buildings, and site design may be adjusted, as appropriate, in final site design in accordance with the Planned Development standards and permitted uses, and conditions of approval.

1

# MITIGATION MONITORING PROGRAM

IMPACTS

**MITIGATION** 

MONITORING

## A. AESTHETICS

1. No potentially significant impacts. 1. No mitigation required.

None required.

## **B. AGRICULTURAL RESOURCES**

No potentially significant impacts.

1. No mitigation required.

1. None required.

## C. AIR QUALITY

 Construction and grading for the project would generate dust and exhaust emissions that could adversely affect local and regional air quality. (*Potentially Significant Impact*)

The following construction practices would be required during all phases of construction within the project site:

H

<del>, . .</del> .

- Water all active construction areas at least twice daily.
- Water or coverstockpiles of debris, soil, sand or other materials that can be blown by the wind.
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
- Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
- Sweep daily (preferably with water sweepers) all paved access roads, parking areas and staging areas at construction sites.
  - Sweep streets daily (preferably with water sweepers) if visible soil material is carried onto adjacent public streets.
- Limit traffic speeds on umpaved roads to 15 mph. (Less-than-Significant Impact with Mitigation)

The Community Development Department shall verify that the construction contract bid documents include detailed measures to reduce construction dust, as specified in the Air Quality Report. The City Department of Public Works grading inspectors shall ensure that the specified dust control measures are implemented.

## MITIGATION

## MONITORING

## C. AIR QUALITY (CONT'D)

નં

2. The restaurant uses in the project could 2. release cooking exhausts which could result in noticeable odors beyond the project boundaries. (*Potentially Significant Impact*)

2. The ventilation system for each restaurant shall be designed to provide odor control through mechanical dilution of odors. Conditions of project approval shall provide that the City can require the installation of a filtration system for odor control should odor complaints be received that are traceable to a restaurant. (Less-than-Significant Impact with Mitigation)

The City Community Development Department shall follow-up on all complaints of restaurant odors and attempt to identify the source of the odor. If the source of the odor is identified, the cotor. If the source of the odor is identified, the Community Development Director shall determine whether an exhaust filtration system is required, and if so, shall ensure that such a system is installed as required.

## D. BIOLOGICAL RESOURCES

activity burrowing owls by crushing associated with the project could cause direct mortality to under heavy equipment or burial in burrows, or could indirectly affect individuals nest (Potentially through increased disturbance Ē, Significant Impact) abandonment Construction resulting 

The following mitigations are specified to prevent impacts to 1. burrowing owls:

The applicant, in consultation with the California Department of Fish and Game (CDFG), shall conduct a pre-construction survey within the phases of the project site that are scheduled for grading and construction. The survey shall be conducted by a qualified biologist to determine if burrowing owls are occupying the project site. The survey shall be conducted no more than three weeks prior to grading of the project site. If the survey does not identify burrowing owls on the project site, then no further mitigation would be required. However, if burrowing owls are found on the project site, the following mitigation measure shall be required.

(Continued on next page.)

Prior to each phase of development, copies of the draft contract, scope of work and schedule for preconstruction surveys, along with proof of CDFG concurrence, shall be submitted to the City Department of Community Development for approval. If burrowing owls are found on-site, any necessary mitigations to prevent impacts to individual owls shall be developed in cooperation with DFG. At the conclusion of each survey, the biologist shall prepare a survey report for submittal to the Department of Community Development and the Department of Fish and Game.

## **MITTGATION**

## MONITORING

# D. BIOLOGICAL RESOURCES (CONT'D)

(See preceding page.)

(See preceding page.)

See preceding page.)

- If burrowing owls are present, the applicant shall avoid all potential burrowing owl burrows that may be disturbed by project construction during the breeding season between March 1st and July 15th (the period when nest burrows are typically occupied by adults with eggs or young). Avoidance shall include the establishment of a 300-foot non-disturbance buffer zone around any occupied burrows. The buffer zone shall be delineated by highly visible temporary construction fencing. Disturbance of any occupied burrows shall only occur outside of the breeding season. (*Less-than-Significant Impact with Mitigation*)
- The project would result in the 2. filling of 0.387 acres of potential jurisdictional wetlands. (*Potentially* Significant Impact)
- Filling of the wetland will require authorization from the U.S. Army Corps of Engineers under Nationwide Permit 39, which will require the submittal of a Pre-Construction Norification (PCN) to the Corps, along with a mitigation plan that addresses wetland impacts. It is expected that since the impacts would be minor, wetland replacement at a 1:1 ratio would be acceptable, with mitigation to occur at an off-site location within the region. The filling of on-site jurisdictional wetlands could only be undertaken upon approval of the mitigation plan by the Corps and water quality certification from the Regional Board. (Less-than-Significant Impact with Mitigation)

Prior to issuance of grading permits for the project, the City Community Development Department shall verify that the U.S. Army Corps of Engineers has authorized filling of the on-site wetland feature.

c,

## MITIGATION

MONITORING

## E. CULTURAL RESOURCES

 Excavation and grading for the project could 1. result in disturbance of previously undiscovered cultural deposits that may be buried at the project site. (*Potentially* Significant Impact)

Should any previously undiscovered historic or prehistoric resources be found during construction, work shall stop in the vicinity of the find until such time as the resource can be evaluated by a qualified archaeologist and appropriate mitigations implemented, as determined by the City of Antioch. (*Less-than-Significant Impact with Mitigation*)

The City Community Development Department shall verify that the construction contract bid documents include a provision for contacting a qualified archaeologist in the event cultural materials are encountered. The City Department of Public Works grading inspectors shall ensure that the archaeological mitigation measures are implemented, as necessary.

## F. GEOLOGY AND SOILS

 Structural damage to buildings caused by ground shaking would be largely prevented by following the requirements of the Uniform Building Code (UBC). The design of improvements would comply with the seismic design requirements or the City of Antioch and would be in accordance with the standard practices of the Structural Engineers Association of Northern California. (Lessthan-Significant Impact with Mitigation).

Significant Impact)

Prior to issuance of building permits, the City Public Works Department shall review the project building plans and construction bid documents to confirm that they comply with current seismic safety codes and standards.

Strong ground shaking expected at the site during a moderate to severe earthquake could potentially result in severe damage to project buildings and other structures. *(Potentially*)

Ļ,

(Continued on next page.)

## MITIGATION

## MONITORING

## F. GEOLOGY AND SOILS (CONT'D)

2

- Grading and site preparation for the project 2, would expose soils and increase the potential for erosion during construction. (*Potentially Significant Impact*)
- 3. Expansive soils on the site could potentially cause damage to on-site structures and foundations. (Potentially Significant Impact)
- A comprehensive program of erosion control measures would be implemented through the City's grading permit conditions and through the Storm Water Pollution Prevention Plan (SWPPP) required by state law (see H. Hydrology and Water Quality for detailed provisions). (Less-than-Significant Impact with Mitigation)
- 3. Potential damage due to expansive soils will be prevented by implementing the site preparation, drainage and foundation design recommendations of the geotechnical engineer. (Less-than-Significant Impact with Mitigation)
- The grading plans shall detail the measures necessary to control erosion and sedimentation. Prior to issuance of building permits, the City Building and Public Works Departments shall review the project grading and erosion control plans and construction bid documents to confirm that they include the measures specified in the Initial Study and that they comply with the City's grading ordinance.
- 3. The building plans for the project shall detail the measures necessary to avoid impacts due to expansive soils. Prior to issuance of building permits, the City Building and Public Works Departments shall review the project building plans and construction bid documents to confirm that they comply with current seismic safety codes and standards.

# G. HAZARDS AND HAZARDOUS MATERIALS

No potentially significant impacts.

1. No mitigation required.

1. None required.

Ó

## MITIGATION

## MONITORING

# H. HYDROLOGY AND WATER QUALITY

 During grading and construction, erosion of exposed soils and pollutants from equipment may result in water quality impacts to downstream waterbodies. (*Potentially* Significant Impact)

1. Practices to be implemented to minimize water quality impacts during the grading and construction phase shall include but not be limited to the following:

- Exposed soils shall be stabilized by the end of October of any given year by revegetating disturbed areas or applying hydromulch with tetra-foam or other adhesive material.
- Runoff from areas of exposed soils shall be conveyed to siltation basins to provide for the settling of eroded sediments.
- Storm drain inlets shall be protected with hay bales or silt fences.
- Streets subject to construction activities shall be regularly swept with a wet sweeper.
- Measures shall be implemented to prevent runoff of fuel, oil, lubnicants and solvents from areas used for construction vehicle and equipment storage, washing and maintenance. This shall include the containment of temporary storage and service areas with dikes. (Less-than-Significant Impact with Mitigation)
- c,i which would .8 -2 After completion, the project waterbodies. would generate urban non-point (Potentially Significant Impact) carried nnoff 8 contaminants downstream potentially stormwater 5

To prevent downstream non-point source pollution, project storm drainage system shall provide for pre-treatment of site runoff through installation of underground sand/oil separators, inlet filters and/or other measures, as required by the City of Antioch to minimize any water quality impacts. Regular parking lot cleaning shall also remove much of the accumulated materials and debris. (*Less-thansignificant Impact with Mittgation*)

The grading plans for the project shall detail the measures necessary to control erosion and sedimentation. Prior th issuance of building permits, the City Building and Public Works Departments shall review the project grading and erosion control plans and construction bid documents to confirm that they include the measures specified in the Initial Study and that they comply with the City's grading ordinance. The grading and drainage plans shall be reviewed by the City Public Works Department to ensure that the plans include mitigations for non-point source pollutants as specified in the Initial Study.

e i

## <u>MITIGATION</u>

## MONITORING

## I. LAND USE AND PLANNING

- The existing residences directly north of the planned office/medical building would be subject to privacy impacts from the second floor windows on the north side of the office building. (*Potentially* Significant Impact)
- To block northward views from the second floor of the office/medical building, the project landscape plans should include tree planting along the northern site boundary in this location. The plantings should be sufficient to provide full visual screening of views toward the residences to the north. (*Less-than-Significant Impact with Mitigation*)

The landscaping plans for the project shall detail the planting necessary to avoid privacy impacts to the nearby residences to the north. Prior to issuance of building permits, the City Building and Community Development Departments shall review the project landscape plans to ensure that they include adequate plautings for privacy protection.

## K. NOISE

- Depending on its location, the 1. outdoor play area associated with the day care center could be subject to unacceptable noise levels from traffic on Lone Tree Way. (*Potentially Significant Impact*)
- The noise of truck movements at night may substantially increase nighttime noise at nearby residences and cause sleep disturbance. (*Potentially* Significant Impact)
- Loading dock activity at the north side of the project could result in noise impacts to existing residences to the north. (*Potentially Significant Impact*)

- The outdoor play area shall be located to the north of 1 and behind the day care center. Alternative designs which meet the noise reduction objective may also be considered, subject to review by an acoustical engineer. (Less-than-Significant Impact with Mitigation)
- Prohibit truck deliveries, including movements, engine idling, engine starts, operation of refrigeration equipment, etc., on the north side of the center between 10:00 PM and 7:00 AM. (Less-than-Significant Impact with Mitigation)
- 3. To reduce potential noise impacts from loading dock activity, the project tenants will be required to use the 'rubber gasket' type loading dock and provide line-of-sight screening from the existing residences to the north. In addition, all activities at the loading docks shall be prohlbited between the hours of 10:00 AM and 7:00 AM (*Lass-than-Significant Impact with Mitigation*)
- The City Community Development Department shall ensure that the final development plan for the day care center shows the play area on the north side of the building. Any alternative design is shall be subject to Planning staff approval and shall meet the noise reduction objectives as determined by an acoustical engineer.
- The City Community Development Department shall ensure that the Tentative Map for the center includes conditions to be placed on the title of each parcel that prohibits nighttime truck deliveries.
- 3. The City Building Department shall ensure that the gaskets are included on the building plans, and through inspections shall ensure that they are installed as specified in the Noise Report.

## **MITIGATION**

## MONITORING

## K. NOISE (CONT'D)

4

- 4. Nighttine duruping of trash or pick-up from the trash enclosures along the north side of the project may cause sleep disturbance at the nearest residences north of the project site. (Potentially Significant Impact)
- Mechanical equipment noise is not expected to, but could generate, relative noise level increases of 5 dBA CNEL at the property line of adjacent residences. (*Potentially Significant Impact*)
- The operation of leaf blowers and mechanical parking lot sweepers in the northern portion of the project site would generate noise levels in excess of 60 dBA. (*Potentially Significant Impact*)

ഗ്

- Prohibit durupting of trash or pickup of trash durupters along the north side of the project site between 10:00 PM and 7:00 AM. In addition, the masonry wall proposed along the eastern portion of the north site boundary shall be extended from its proposed eastern terminus westward to a point 20 feet west of the eastern facade of the office/medical building, and a new section of masonry wall shall be constructed commencing at a point 20 feet west of the west facade of the office/medical building to the western site boundary. (Less-than-Significant Impact with Mitigation)
- Prior to issuance of building permits, applicant shall submit engineering and acoustical specifications for project mechanical equipment demonstrating that the equipment design (types, location, enclosure specifications) will not exceed 45 dBA (L<sub>eq</sub>-hour) for any residential yards. (Less-than-Significant Impact with Mitigation)
- Implement the following restriction as conditions of the project use permit in order to mitigate the impact of leaf blower and mechanical parking lot sweeper noise on residences to the north of the project site. 'No person shall operate a leaf blower or mechanical parking lot sweeper within 120 feet of the north project broundary between the hours of 10:00 PM and 7:00 AM.' (In addition, noise from these sources will also be mitigated by the extensions of masonry wall described under item 4 above.) (Less-thart-Significant Impact with Mitigation)

(Continued on next page)

- 4. The City Community Development Department shall ensure that the Tentative Map for the center includes conditions to be placed on the title of each parcel that prohibits nighttime trash pickup. The masonry wall shall be subject to City staff inspection and approval.
- 5. The City Building Department shall ensure that the building plans include the required enclosures, and through inspections shall ensure that they are installed as specified in the Noise Report.
- 6. The City Community Development Department shall ensure that the Tentative Map for the shopping center includes conditions to be placed on the title of each parcel that incorporates the restrictions on leaf blowers and mechanical sweepers specified in the Noise Report.

## MITIGATION

## MONITORING

## K. NOISE (CONT'D)

r-'

7. The noise from children at play 7. on the grounds of the day care center may occasionally disturb the residents to the north. (*Potentially Significant Impact*)

An 8-foot high masonry wall shall be constructed along the northern site boundary from the western site boundary easterly to a point 20 feet east of the west facade of the proposed office/medical building in addition, a maximum of 60 children shall be permitted in the outdoor play area at any one time. (*Less-than-Significant with Mitigation*)

> During the noisier periods of 8. construction (grading excavation, building erection and finishing), noise levels in the closest residences would be significantly elevated, resulting in short-term significant adverse impacts. (Potentially Significant Impact)

Reduce project construction noise impacts on nearby residents by 8. incorporating the following conditions in project construction contracts:
<u>Construction Scheduling</u>. Limit noise-generating construction activities, including truck traffic conning to and from the site for any purpose, to daytime, weekday, non-holiday hours (7:00 AM to 6:00 PM) unless otherwise approved by the City Engineer.

- Construction Equipment Mufflers and Maintenance. Properly muffle and maintain all construction equipment powered by internal combustion engines (i.e., use only mufflers that meet manufacturers' maximum noise specifications).
- <u>Iditing Prohotitions</u> Prohibit unnecessary idling of internal combustion engines (i.e., turn off engines when equipment is not in use).
- Equipment Location and Shielding. Locate all stationary noisegenerating construction equipment, such as air compressors, as far as practical from existing nearby residences and other noisesensitive land uses. Acoustically shield such equipment.
- <u>Quiet Equipment Selection</u>. Select quiet construction equipment, particularly air compressons, whenever possible. Fit motorized equipment with proper mufflers in good working order.
- <u>Notification</u> Notify neighbors located adjacent to the construction
  - site of the construction schedule in writing.

The City Community Development Department shall ensure that the Tentative Map for the center includes a condition to be placed on the title of the day care parcel that limits the number of children permitted in the outdoor play area to 60. The masonry wall shall be subject to City staff inspection and approval. The City Community Development Department shall verify that the construction contract bid documents include the construction noise mitigation measures specified in the Noise Report. The Department of Public Works grading inspectors and the Building Department inspectors shall monitor grading and construction to ensure compliance with these requirements.

**INPACTS** 

(See preceding page.)

## **MITTIGATION**

## MONITORING

## K. NOISE (CONT'D)

(See preceding page.) (The applicant shall be responsible for designating a noise disturbance coordinator, for posting the phone number, and for providing construction schedule Noise Disturbance Coordinator. Designate a "noise disturbance complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and would require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors coordinator" who would be responsible for responding to any local notices). (Less-than-Significant Impact with Mitigation) regarding the construction schedule.

## L. POPULATION AND HOUSING

No potentially significant impacts.

No mitigation required.

None required.

M. PUBLIC SERVICES

No mitigation required.

No potentially significant impacts.

None required.

\_\_\_\_i

**O. TRANSPORTATION/TRAFFIC** 

No mitigation required.

No potentially significant impacts.

None required.

P. UTILITIES AND SERVICE SYSTEMS

None required. 

No mitigation required.

No potentially significant impacts.

## ATTACHMENT "A"

## ATTACHMENT A



## ATTACHMENT "B"

## MITIGATION MONITORING PROGRAM Williamson Ranch Plaza, Phases 3 and 4

### **INTRODUCTION**

This mitigation monitoring program has been prepared pursuant to Section 21081.6 of the Public Resources Code. This document lists the impacts and mitigation measures identified in the Initial Study, specifies the parties responsible for their implementation, and identifies the point in the approval process when the mitigations are to be implemented.

### **PROJECT DESCRIPTION**

The proposed project is a commercial complex with a gross floor area of 105,500 square feet intended to serve the retail, office, day care, and restaurant needs of southeast Antioch. The proposed site plan for the project consists of seven separate buildings, including a major retail tenant, a building with shops, a professional and medical office building, a day care center, and three pads suitable for restaurant or retail use. The specific uses, number of buildings, and site design may be adjusted, as appropriate, in final site design in accordance with the Planned Development standards and permitted uses, and conditions of approval.

1

# MITIGATION MONITORING PROGRAM

IMPACTS

**MITTIGATION** 

MONITORING

## A. AESTHETICS

1. No potentially significant impacts. 1. No mitigation required.

None required.

## **B. AGRICULTURAL RESOURCES**

No potentially significant impacts.

No mitigation required.

1. None required.

## C. AIR QUALITY

 Construction and grading for the project would generate dust and exhaust emissions that could adversely affect local and regional air quality. (*Potentially* Significant Impact)

The following construction practices would be required during all phases of construction within the project site:

Ļ

<del>. . .</del>

- Water all active construction areas at least twice daily.
- Water or coverstockpiles of debris, soil, sand or other materials that can be blown by the wind.
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
- Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
- Sweep daily (preferably with water sweepers) all paved access roads, parking areas and staging areas at construction sites.
  - Sweep streets daily (preferably with water sweepers) if visible soil material is carried onto adjacent public streets.
- Limit traffic speeds on unpaved roads to 15 mph.
   (Less-than-Significant Impact with Mitigation)

2

The Community Development Department shall verify that the construction contract bid documents include detailed measures to reduce construction dust, as specified in the Air Quality Report. The City Department of Public Works grading inspectors shall ensure that the specified dust control measures are implemented.

## MITIGATION

## MONITORING

## C. AIR QUALITY (CONT'D)

નં

сi The restaurant uses in the project could in noticeable odors beyond the project release cooking exhausts which could result boundaries. (Potentially Significant Impact) പ്

The ventilation system for each restaurant Conditions of project approval shall provide that the City can require the installation of a complaints be received that are traceable to a shall be designed to provide odor control filtration system for odor control should odor restaurant . (Less-than-Significant Impact with of odors. through mechanical dilution Mitigation)

odor. If the source of the odor is identified, the odors and attempt to identify the source of the Community Development Director shall s required, and if so, shall ensure that such a shall follow-up on all complaints of restaurant determine whether an exhaust filtration system The City Community Development Department system is installed as required

## **D. BIOLOGICAL RESOURCES**

- activity associated with the project could cause direct mortality to burrowing owls by crushing burial in burrows, or could under heavy equipment or indirectly affect individuals nest through increased disturbance E. Construction resulting
- (Potentially Significant Impact) abandonment
- The following mitigations are specified to prevent impacts to burrowing owls:
- The applicant, in consultation with the California Department of Fish and Game (CDFG), shall conduct a pre-construction survey within the phases of the project site that are scheduled by a qualified biologist to determine if burrowing owls are occupying the project site. The survey shall be conducted no more than three weeks prior to grading of the project site. If the survey does not identify burrowing owls on the project site, then no further mitigation would be required. However, if burrowing owls are found on the project site, the following for grading and construction. The survey shall be conducted mitigation measure shall be required.

(Continued on next page.)

Prior to each phase of development, copies of the draft contract, scope of work and schedule for preconstruction surveys, along with proof of CDFG concurrence, shall be submitted to the City Department of Community Development for approval. If necessary mitigations to prevent impacts to of each survey, the biologist shall prepare a burrowing owls are found on-site, any individual owls shall be developed in Department of Community Development cooperation with DFG. At the conclusion survey report for submittal to and the Department of Fish and Game.

## MITIGATION

## MONITORING

# D. BIOLOGICAL RESOURCES (CONT'D)

(See preceding page.)

(See preceding page.)

1. (See preceding page.)

- If burrowing owls are present, the applicant shall avoid all potential burrowing owl burrows that may be disturbed by project construction during the breeding season between March 1st and July 15th (the period when nest burrows are typically occupied by adults with eggs or young). Avoidance shall include the establishment of a 300-foot non-disturbance buffer zone around any occupied burrows. The buffer zone shall be delineated by highly visible temporary construction fencing. Disturbance of any occupied burrows shall only occur outside of the breeding season. (*Less-than-Significant Impact with Mitigation*)
- The project would result in the 2. filling of 0.387 acres of potential jurisdictional wetlands. (*Potentially* Significant Impact)
- Filling of the wetland will require authorization from the U.S. Army Corps of Engineers under Nationwide Permit 39, which will require the submittal of a Pre-Construction Norification (PCN) to the Corps, along with a mitigation plan that addresses wetland impacts. It is expected that since the impacts would be minor, wetland replacement at a 1:1 ratio would be acceptable, with mitigation to occur at an off-site location within the region. The filling of on-site jurisdictional wetlands could only be undertaken upon approval of the mitigation plan by the Corps and water quality certification from the Regional Board. (Less-than-Significant Impact with Mitigation)

Prior to issuance of grading permits for the project, the City Community Development Department shall verify that the U.S. Army Corps of Engineers has authorized filling of the on-site wetland feature.

сi
## **MITTGATION**

MONITORING

# E. CULTURAL RESOURCES

Excavation and grading for the project could 1. Shouresult in disturbance of previously or 1 undiscovered cultural deposits that may be consibuted at the project site. (*Potentially* the form Significant Impact) evaluates

Should any previously undiscovered historic or prehistoric resources be found during construction, work shall stop in the vicinity of the find until such time as the resource can be evaluated by a qualified archaeologist and appropriate mitigations implemented, as determined by the City of Antioch. (Lessthar-Significant Impact with Mitigation)

The City Community Development Department shall verify that the construction contract bid documents include a provision for contacting a qualified archaeologist in the event cultural materials are encountered. The City Department of Public Works grading inspectors shall ensure that the archaeological mitigation measures are implemented, as necessary.

# F. GEOLOGY AND SOILS

 Structural damage to buildings caused by ground shaking would be largely prevented by following the requirements of the Uniform Building Code (UBC). The design of improvements would comply with the seismic design requirements or the City of Antioch and would be in accordance with the standard practices of the Structural Engineers Association of Northern California. (Lessthan-Significant Impact with Mitigation).

Significant Impact)

Prior to issuance of building permits, the City Public Works Department shall review the project building plans and construction bid documents to confirm that they comply with current seismic safety codes and standards.

Strong ground shaking expected at the site during a moderate to severe earthquake could potentially result in severe damage to project buildings and other structures. (*Potentially* 

Ľ,

(Continued on next page.)

## **MITIGATION**

## MONITORING

# F. GEOLOGY AND SOILS (CONT'D)

2

- Grading and site preparation for the project 2, would expose soils and increase the potential for erosion during construction. (*Potentially Significant Impact*)
- Expansive soils on the site could potentially cause damage to on-site structures and foundations. (Potentially Significant Impact)
- A comprehensive program of erosion control measures would be implemented through the City's grading permit conditions and through the Storm Water Pollution Prevention Plan (SWPP) required by state law (see H. Hydrology and Water Quality for detailed provisions). (Less-than-Significant Impact with Mitigation)
- 3. Potential damage due to expansive soils will be prevented by implementing the site preparation, drainage and foundation design recommendations of the geotechnical engineer. (Less-than-Significant Impact with Mitigation)
- The grading plans shall detail the measures necessary to control erosion and sedimentation. Prior to issuance of building permits, the City Building and Public Works Departments shall review the project grading and erosion control plans and construction bid documents to confirm that they include the measures specified in the Initial Shudy and that they comply with the City's grading ordinance.
- 3. The building plans for the project shall detail the measures necessary to avoid impacts due to expansive soils. Prior to issuance of building permits, the City Building and Public Works Departments shall review the project building plans and construction bid documents to confirm that they comply with current seismic safety codes and standards.

# G. HAZARDS AND HAZARDOUS MATERIALS

No potentially significant impacts.

1. No mitigation required.

1. None required.

## MITIGATION

## MONITORING

# H. HYDROLOGY AND WATER QUALITY

 During grading and construction, erosion of exposed soils and pollutants from equipment may result in water quality impacts to downstream waterbodies. (*Potentially Significant Impact*)

 Practices to be implemented to minimize water quality impacts during the grading and construction phase shall include but not be limited to the following:

- Exposed soils shall be stabilized by the end of October of any given year by revegetating disturbed areas or applying hydronulch with tetra-foam or other adhesive material.
- Runoff from areas of exposed soils shall be conveyed to siltation basins to provide for the settling of eroded sediments.
- Storm drain inlets shall be protected with hay bales or silt fences.
- Streets subject to construction activities shall be regularly swept with a wet sweeper.
- Measures shall be implemented to prevent runoff of fuel, oil, lubricants and solvents from areas used for construction vehicle and equipment storage, washing and maintenance. This shall include the containment of temporary storage and service areas with dikes. (Less-than-Significant Impact with Mitigation)
- After completion, the project 2. To prevent downstree would generate urban non-point storm drainage syste contaminants which would site runoff through potentially be carried in separators, inlet filte stormwater runoff th downstream waterbodies. impacts. Regular pt (*Potentially Significant Impact*), much of the accumul

B

7

To prevent downstream non-point source pollution, project 2. storm drainage system shall provide for pre-treatment of site runoff through installation of underground sand/oil separators, inlet filters and/or other measures, as required by the City of Antioch to minimize any water quality impacts. Regular parking lot cleaning shall also remove much of the accumulated materials and debris. (*Less-thansignificant Impact with Mitigation*)

The grading plans for the project shall detail the measures necessary to control erosion and sedimentation. Prior th issuance of building permits, the City Building and Public Works Departments shall review the project grading and erosion control plans and construction bid documents to confirm that they include the measures specified in the Initial Study and that they comply with the City's grading ordinance. The grading and drainage plans shall be reviewed by the City Public Works Department to ensure that the plans include mitigations for non-point source pollutants as specified in the Initial Study.

# MITIGATION

# MONITORING

# I. LAND USE AND PLANNING

- The existing residences directly north of the planned office/medical building would be subject to privacy impacts from the second floor windows on the north side of the office building. (*Potentially* Significant Impact)
- To block northward views from the second floor of the office/medical building, the project landscape plans should include tree planting along the northern site boundary in this location. The plantings should be sufficient to provide full visual screening of views toward the residences to the north. (*Less-than-Significant Impact with Mitigation*)
- The landscaping plans for the project shall detail the planting necessary to avoid privacy impacts to the nearby residences to the north. Prior to issuance of building permits, the City Building and Community Development Departments shall review the project landscape plans to ensure that they include adequate plautings for privacy protection.

## K. NOISE

The outdoor play area shall be located to the north of

and behind the day care center. Alternative designs

- Depending on its location, the 1. outdoor play area associated with the day care center could be subject to unacceptable noise levels from traffic on Lone Tree Way. (*Potentially Significant Impact*)
- The noise of truck movements at night may substantially increase nighttime noise at nearby residences and cause sleep disturbance. (*Potentially* Significant Impact)
- Loading dock activity at the north side 3 of the project could result in noise impacts to existing residences to the north. (*Potentially Significant Impact*)

- which meet the noise reduction objective may also be considered, subject to review by an acoustical enginear. (Less-than-Significant Impact with Mitigation)
- Prohibit truck deliveries, including movements, engine idling, engine starts, operation of refrigeration equipment, etc., on the north side of the center between 10:00 PM and 7:00 AM. (Less-than-Significant Impact with Mitigation)
- 3. To reduce potential noise impacts from loading dock activity, the project tenants will be required to use the 'mbber gasket' type loading dock and provide line-of-sight screening from the existing residences to the north. In addition, all activities at the loading docks shall be prohibited between the hours of 10:00 AM and 7:00 AM. (Less-than-Significant Impact with Mitigation)

ŝ

- The City Community Development Department shall ensure that the final development plan for the day care center shows the play area on the north side of the building. Any alternative design is shall be subject to Planning staff approval and shall meet the noise reduction objectives as determined by an acoustical engineer.
- 2. The City Community Development Department shall ensure that the Tentative Map for the center includes conditions to be placed on the title of each parcel that prohibits nighttime truck deliveries.
- 3. The City Building Department shall ensure that the gaskets are included on the building plans, and through inspections shall ensure that they are installed as specified in the Noise Report.

## **MITIGATION**

# MONITORING

# K. NOISE (CONT'D)

- 4. Nighttine duruping of trash or pick-up from the trash enclosures along the north side of the project may cause sleep disturbance at the nearest residences north of the project site. (Potentially Significant Impact)
- Mechanical equipment noise is not expected to, but could generate, relative noise level increases of 5 dBA CNEI at the property line of adjacent residences. (*Potentially Significant Impact*)
- The operation of leaf blowers and mechanical parking lot sweepers in the northern portion of the project site would generate noise levels in excess of 60 dBA. (*Potentially Significant Impact*)

ର୍ଡ

- 4. Prohibit dumping of trash or pickup of trash dumpsters along the north side of the project site between 10:00 PM and 7:00 AM. In addition, the masonry wall proposed along the eastern portion of the north site boundary shall be extended from its proposed eastern terminus westward to a point 20 feet west of the eastern facade of the office/medical building, and a new section of masonry wall shalt be constructed commencing at a point 20 feet west of the west facade of the office/medical building to the western site boundary. (Less-than-Significant Impact with Mitigation)
- Prior to issuance of building permits, applicant shall submit engineering and acoustical specifications for project mechanical equipment demonstrating that the equipment design (types, location, enclosure specifications) will not exceed 45 dBA (L<sub>eq</sub>-hour) for any residential yards. (Less-than-Significant Impact with Mitigation)
- Implement the following restriction as conditions of the project use permit in order to mitgate the impact of leaf blower and mechanical parking lot sweeper noise on residences to the north of the project site: 'No person shall operate a leaf blower or mechanical parking lot sweeper within 120 feet of the north project boundary between the hours of 10:00 PM and 7:00 AM.' (In addition, noise from these sources will also be mitigated by the extensions of masonry wall described under item 4 above.) (Less-thorn-Significant Impact with Mitigation)

(Continued on next page)

- 4. The City Community Development Department shall ensure that the Tentative Map for the center includes conditions to be placed on the title of each parcel that prohibits nighttime trash pickup. The masonry wall shall be subject to City staff inspection and approval.
- 5. The City Building Department shall ensure that the building plans include the required enclosures, and through inspections shall ensure that they are installed as specified in the Noise Report.
- 6. The City Community Development Department shall ensure that the Tentarive Map for the shopping center includes conditions to be placed on the title of each parcel that incorporates the restrictions on leaf blowers and mechanical sweepers specified in the Noise Report.

## MITIGATION

# MONITORING

The City Community Development

r-'

# K. NOISE (CONT'D)

7. The noise from children at play 7. on the grounds of the day care center may occasionally disturb the residents to the north. (*Potentially Significant Impact*)

An 8-foot high masonry wall shall be constructed along the northern site boundary from the western site boundary easterly to a point 20 feet east of the west facade of the proposed office/medical building. In addition, a maximum of 60 children shall be permitted in the outdoor play area at any one time. (*Less-than-Significant with Mitigation*)

8. During the noisier periods of 8. construction (grading excavation, building erection and finisbing), noise levels in the closest residences would be significantly elevated, resulting in short-term significant adverse impacts. (*Potentially Significant Impact*)

Reduce project construction noise impacts on nearby residents by 8. incorporating the following conditions in project construction contracts:
<u>Construction Scheduling</u>. Limit noise-generating construction activities, including truck traffic conting to and from the site for any purpose, to daytime, weekday, non-holiday hours (7:00 AM to 6:00 PM) unless otherwise approved by the City Engineer.

- Construction Equipment Mufflers and Maintenance. Properly muffle and maintain all construction equipment powered by internal combustion engines (i.e., use only mufflers that meet manufacturers' maximum noise specifications).
- <u>Idling Prohibitions</u> Prohibit unnecessary idling of internal combustion engines (i.e., turn off engines when equipment is not in use).
- Equipment Location and Shielding. Locate all stationary noisegenerating construction equipment, such as air compressors, as far as practical from existing nearby residences and other noisesensitive land uses. Acoustically shield such equipment.
  - <u>Quiet Equipment Selection</u>. Select quiet construction equipment, particularly air compressons, whenever possible. Fit motorized equipment with proper mufflers in good working order.
- <u>Notification</u>. Notify neighbors located adjacent to the construction
  - site of the construction schedule in writing.

Department shall ensure that the Tentative Map for the center includes a condition to be placed on the title of the day care parcel that limits the number of children permitted in the outdoor play area to 60. The masonry wall shall be subject to City staff inspection and approval.

The City Community Development Department shall verify that the construction contract bid documents include the construction noise mitigation measures specified in the Noise Report. The Department of Public Works grading inspectors and the Building Department inspectors shall monitor grading and construction to ensure compliance with these requirements.

**B10** 

INPACTS

(See preceding page.)

## **MITIGATION**

## MONITORING

# K. NOISE (CONT'D)

(See preceding page.) Noise Disturbance Coordinator. Designate a "noise disturbance (The applicant shall be responsible for designating a noise disturbance coordinator, for posting the phone number, and for providing construction schedule would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and would require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors complaints about construction noise. The disturbance coordinator coordinator" who would be responsible for responding to any local notices). (Less-than-Significant Impact with Mitigation) regarding the construction schedule. •

# L. POPULATION AND HOUSING

No potentially significant impacts.

No mitigation required.

None required.

# M. PUBLIC SERVICES

No mitigation required.

No potentially significant impacts.

None required.

# **O. TRANSPORTATION/TRAFFIC**

No mitigation required.

. No potentially significant impacts.

UU I.

None required.

# P. UTILITIES AND SERVICE SYSTEMS

None required.

No mitigation required.

No potentially significant impacts.

## ATTACHMENT "C"



## RECEIVED

NOV 1 9 2015

From: Cheryl Hanenberg Vice President of Center Development

CITY OF ANTIOCH COMMUNITY DEVELOPMENT

As per your inquiry, following is information regarding The Learning Experience and our operations. If you have any questions, please contact me.

The Learning Experience<sup>®</sup> (TLE), has child development centers throughout the United States. Our secure centers offer premier child care to children ages six weeks to five years: <u>infants</u> - <u>toddlers</u> - <u>twaddlers</u> - <u>preppers</u> - <u>preschoolers</u> - <u>pre K</u> - <u>kindergarten</u> and <u>after school care</u> for children up to eight years of age at most of our centers.

The Learning Experience® is not just a daycare facility but also a complete child development center. We welcome you to visit any one of our dynamic and fun environments to see for yourself why TLE is different ... how committed we are to quality care and intellectual child development education of your child.

**You want the best for your child... so do we!** Our Charlie Choo Choo® Enrichment Programs: <u>Marvelous Math®</u>, <u>Start to Art®</u>, <u>Suddenly Science®</u>, <u>Movin' n Groovin'®</u>, <u>Dancing Feet®</u>, <u>Music 4 Me®</u> and <u>Talent</u> <u>Sprouts®</u> introduces children to the performing arts through a variety of activities involving all aspects of performance.

The Learning Experience® believes that each child deserves to grow and learn at his or her own pace. Our diverse curriculum includes: <u>L.E.A.P® 1</u>, <u>L.E.A.P® 2</u>, <u>Little Learners™</u> and <u>Fun with Phonics®</u>. Our responsibility is to establish a strong foundation for your child in a fun and exciting environment.

TLE is one of the most comprehensive <u>franchise business opportunities</u> in child care today. It is one of the few childcare operators in the country where management has direct hands on experience with the day to day operations of the business.

learn. play. grow.

Following is some specific information regarding our Operations:

Hours of Operation

- 6:30am-6:30pm (12 hours per day)
- Activities on nights & weekends (Open Houses, parties, etc.)

Size of the building

• 10,000 square ft. building typical

Size of playground

- 5,000 square ft. typical
- 13,500 13,875 square ft. (CA)

Overall average enrollment

• 80% Occupancy

Capacity of the center

• 180-185 children

Children Diapered/Potty Trained

• Average center: 40 children diapered, 38 children potty training, 105 children non-diapered

Part time children attendance

• Typical center has 25% part time children

Part time schedules

• Schedules vary (am students to pm students, 1-5 day schedules)

Families with siblings

• Approximately 20% have 1 or more siblings that will attend

Absenteeism rate

• Approximately 8% - 12%

Number of employees

- Approximately 24 staff at any one time total for an 10,000 square foot building, typical
- 30% Part Time (7 of the 24 employees)

Number of parking spots

• 40 parking spots typically required

**C2** 

### ----- learn. play. grow. -----



Traffic – Each parent parks their vehicle within the TLE parking area and brings there child into the center, checks them in at the reception counter, and then brings their child to their designated classroom. The reverse of this occurs at pick up as well. This averages from 5 minutes to 8 minutes.

- During drop off (average 5 minutes) generally between 6:30 am to 9:30 am
- During pick up (average 8 minutes) generally between 4:00 pm to 6:30 pm

### **Outline of Estimated Traffic**

Traffic during drop off (average 5 minutes):

- 6:30am-7:00am (11 children)
- 7:00am-7:30am (28 children)
- 7:30am-8:00am (43 children)
- 8:00am-8:30am (43 children)
- 8:30am-9:00am (29 children)
- 9:00am-9:30am (29 children)

Calculations based on a center with the capacity of 183

Traffic during pick up (average 8 minutes):

- 3:30pm-4:00pm (11 children)
- 4:00pm-4:30pm (28 children)
- 4:30pm-5:00pm (43 children)
- 5:00pm-5:30pm (43 children)
- 5:30pm-6:00pm (29 children)
- 6:00pm-6:30pm (29 children)

Calculations based on a center with the capacity of 183

learn. play. grow.

## ATTACHMENT "D"

### Architectural Design Development Standards:

#### Articulation

Building Base Components:

The lower portion of the building façade shall be pedestrian oriented and consistent in aesthetic detail throughout the project. The height of this component shall be consistent between all building on the site, proportionate to the building height.

25 Foot and Greater in Average Height: 25 Foot or Less in Average Height: 20 Foot or Less in Average Height:

Materials:

6-Foot High Base 4-Foot High Base 3-Foot High Base

Masonry Concrete Block Split Face

Cement Plaster Tile Brick

Building Body Components:

3

Building Entry Components:

The area above the building base and below the cornice band shall have a modular articulation that is consistent for each building. Variations in the materials within this area will allow for consistency in the overall design while allowing each tenant an opportunity to create an area of individual identity.

Materials:

Painted Concrete Concrete Masonry (Patterned) Concrete Masonry (Painted) Brick (Patterned) Cement Plaster

Articulation Elements:

Concrete/Plaster Reveals Patterned Masonry Color Patterns

This area will focus on the individual tenant's identity and will incorporate the tenant's nationally recognized colors and signage, in a building framework that articulates the building entry. (Note: other signage consistent with the tenant's national sign program may be placed on other areas of the building façade.)

Materials:

Concrete Masonry Concrete Masonry (Patterned) Cement Plaster Brick (Patterned) Tile

Articulation Elements:

Concrete/Plaster Reveals Patterned Masonry Color Patterns

Development Standards for ... Williamson Ranch Plaza

26

### Building Walls:

**Building Walls:** 

Parapets:	Parapet walls shall be designed to provide articulation of the building walls at the cornice level. In addition, parapet heights shall be such that roof-mounted equipment will be screened from view from adjacent roadways or residential areas. Changes in parapet height shall be used to demarcate Major Tenant entries and differentiate tenant identities.
Materials:	Wall Finish Materials will consist of those listed in the section entitled "Articulation." Metal ornamentation is permitted. Canopies shall be constructed of masonry or stone materials, with metal or concrete tile roofing (flat tiles). Glazing shall be clear, tinted (light gray), or spandrel glass. Reflective glass is not permitted.
Building Colors:	The materials, colors and finishes of all buildings shall be coordinated on all exterior elevations of all buildings to achieve a uniformity and consistency of the building aesthetic. Building wall colors shall compliment the tenant's color scheme (if applicable), and any adjacent colors. Concrete surfaces shall be painted. Metal ornamentation shall be painted, anodized or galvanized.
Accent Colors:	Bright colors may be used to distinguish and identify each major tenant's building entry, and may be used for signage or sign backgrounds. Bright colors may not be used to cover the major wall elements. Colors that accent the primary building color(s) may be used for ornamentation materials.

°€..ta÷ …

Note:

.....

Any other materials not listed as part of the planned development standards, may be considered for use if approved through the City of Antioch Planning Department.





## ATTACHMENT "E"

ACHITECT Jerome Leslie Eben, AIA ARCHITECT 26 WAIKER ROAD 26 WAIKER ROAD 26 WAIKER ROAD 26 WAIKER ROAD 27 JOG JEBEN 97052 973-902-4906 73-902-4906 73-902-4906 73-902-4906 73-902-4906 73-902-4906 73-902-4906 74-04 1500 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510 1510	Image: Second
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

EXTERIOR MATE	ERIAL SCHEDULE		
NAME	MANUFACTURER	SIZE / TYPE	COLOR
EIFS-1	DRYVIT	SAND PEBBLE	COLOR: BENJAMIN MOORE,
EIFS-2	DRYVIT	SAND PEBBLE	COLOR: BENJAMIN MOORE,
EIF6-3	DRYVIT	SAND PEBBLE	TELLOW COLOR: BENJAMIN MOORE, BILIE
EIF6-4	DRYVIT	SAND PEBBLE	COLOR: BENJAMIN MOORE, GREEN
EIF6-5	DRYVIT	SAND PEBBLE	COLOR: AMARILLO WHITE #13
EIFS-6	DRYVIT	SAND PEBBLE	COLOR: WHITE
COLUMN ENLOGURE			Color: Benjamin Moore, White
LETTERING	1		-
1-8 <del>1</del> 8	New Holland	SPLIT FACE BLOCK	COLOR: SANDSTONE NO880
LOUVER	FYPON	30" DIA	COLOR: WHITE PRODUCT: FRLV3@MTK
STANDING SEAM METAL ROOF	PAC-CLAD		COLOR: ARCADIA GREEN
StoreFront-I			REFER TO DOOR SCHEDULE DRAWING A-12.1
FIXED WINDOW-I	SIL VERLINE		REFER TO WINDOW SCHEDULE DRAWING A-122

SEMI-GLOSS SEMI-GLOSS SEMI-GLOSS SEMI-GLOSS

COLOR WATER MELON RED TWILIGHT BLUE PRAIRIE GREEN YELLOW RAIN COAT

STYLE/STOCK NO. 2087-20 2067-30 2038-30 2020-40

MANUFACTURER BENJAMIN MOORE BENJAMIN MOORE BENJAMIN MOORE BENJAMIN MOORE

MATERIAL PAINT PAINT PAINT PAINT

CODE RED BLUE GREEN YELLOW

FINISH

EXTERIOR PAINT FINISH SCHEDULE







## ATTACHMENT "F"



#### STAFF REPORT TO THE PLANNING COMMISSION FOR CONSIDERATION AT THE MEETING OF MARCH 16, 2016

Prepared by: Forrest Ebbs, Community Development Director

Date: February 25, 2016

Subject: Working Discussion on Sand Creek Focus Area Policies

#### RECOMMENDATION

Staff recommends that the Planning Commission receive the report and provide direction to staff on the refinement of the policies for the Sand Creek Focus Area.

#### BACKGROUND

The current General Plan provides a very detailed plan for development within the Sand Creek Focus Area, which includes a prominent golf course, business parks (until recently), and very low density housing. The general concept behind the current policies is to encourage high-end upscale housing through the golf course amenity and very low density housing, including hillside estate development.

The two housing approvals to date in the Sand Creek Focus (Promenade-Vineyards at Sand Creek and Aviano) both required significant amendments to the General Plan and neither is consistent with the original language of the General Plan. That said, both demonstrated unique benefits and value to the City through their approval process. A third project, The Ranch, was presented for Preliminary Development Plan review, with strong direction for redesign. These experiences revealed that the existing policies are not clearly in line with the preferences of the development community or with current market trends. Though the Planning Commission conceded that certain concepts (golf course, for example), were not necessarily current, the community and Commission were resolute in their positions on certain issues including traffic, density, unit count, lot type, and hillsides. In response, staff is using the current General Plan Land Use Element update process to affirm and/or modernize the Sand Creek Focus Area policies.

#### POLICY DISCUSSIONS

Attached to this report are two policy papers and a land use scenario exercise. The policy papers address Density & Lot Sizes and Hillsides and each provides a comprehensive discussion about the current policies, addressing each topic, offering ideas for improvement, and providing case studies demonstrating the concepts. The Planning Commission will be asked to consider these policy papers and to provide direction on each subject matter.

3-16-16

In addition, staff has provided a land use scenario with five distinct land use designation maps for the Sand Creek Focus Area. The basis for these scenarios is the variety of perspectives that have been offered at past public hearings and at the January 20, 2016 workshop. The scenarios range from moderate development to low growth, with varying alternatives. Each scenario should be considered independently, but individual concepts can readily be transferred between scenarios. In the end, staff will be asking the Planning Commission for clear direction on which scenario (or combination thereof) should be used as a conceptual basis for a future land use designation map. It is very important to note that these maps were made for large discussion purposes and for general direction. They are not intended to be final maps. There will be follow-up presentations to refine and further discuss these land use designation maps.

At the Planning Commission Meeting, staff will provide a comprehensive presentation, there will be opportunity for public input, and the Planning Commission will be asked to provide direction to staff.

### **ATTACHMENTS**

- A: Density and Lot Sizes Policy Paper
- B: Hillsides Policy Paper
- C: Development Scenarios

## ATTACHMENT "A"

## **Density & Lot Sizes**

The General Plan currently uses an approach to residential density calculation that can be indeterminate and subject to interpretation. The Plan also prescribes minimum lot sizes that do not necessarily correlate to the allowed densities, as defined. As a result, staff cannot reliably evaluate development proposals and offer definitive recommendations or determinations of consistency. In response, staff recommends a simplified approach to density and lot sizes that will achieve the broader purposes of the General Plan, while allowing for straightforward interpretation and application.

#### **Background**

The General Plan prescribes a maximum of 4,000 units in the entire Sand Creek Focus Area. The existing parcels are then assigned designations with corresponding densities that are intended to distribute these units across the Focus Area.

The General Plan states the following:

Densities are stated as the maximum permissible number of dwelling units per net acre that exists within the project site *prior* to any new dedication requirements. Density is assumed to accrue only to lands that are "developable". Developable acres are those that are not encumbered by prior dedications of easements of rights-of-way, and are not so steep (generally over 25%), unstable, flood-prone, or subject to other hazards as to be unable to support development. [Page 4-18]

When applied to the Sand Creek Focus Area, the above definition creates some confusion. First, there are very few "prior dedications" for roads, utilities, etc. to encumber the property, although many such dedications are anticipated. Because of this, the difference between gross acreage and net acreage is negligible in the Sand Creek Focus Area.

Staff recommends that the following definition be used for ascertaining densities in the Sand Creek Focus Area:

Density, as measured in the Sand Creek Focus Area, is the maximum number of units permitted within the gross acreage of a single land use designation within a project site regardless of existing conditions, anticipated dedications for parks, roads, etc., or the presence of creeks, wetlands, or other environmental conditions. Though the gross acreage of the project site is used to determine the total dwelling unit count, development across the entirety of the acreage is not guaranteed, but may be limited due to environmental, topographical, or similar conditions.

This approach is ultimately supported by the maximum development yield of the Sand Creek Focus Area, which is 4,000 dwelling units. With a gross density calculation, the City could allocate the units using basic density assignments throughout the Sand Creek Focus Area and proceed with a predictable development schedule. This predictability aids the City considerably



in the sizing of necessary infrastructure, including roads and sewer lines, and also eliminates much of the unnecessary and unfruitful negotiation of individual projects. It creates a fair and predictable model for moving forward.

### Case Study

There is a development project site that contains 100 acres. Within the 100 acres, there are 20 acres of wetlands that must be preserved and a required 15 acre school/park site. The wetlands would have an interpretive trail system for the public to access. The maximum density allowed is 4 units per gross acre.

The gross density calculation would yield a total of 400 units for this project site (100 ac X 4 du/ac = 400 du). These 400 dwelling units must be contained within the 65 acres beyond the wetlands or the school/park site. The realized density within these neighborhoods would be higher at 6.2 du/ac. The neighborhood would benefit through preserved wetlands and school/park site.

In comparison, consider a 100 acre parcel with no wetlands, but still requiring the 15 acre park site. The total unit count would still be 400 units (100 ac X 4 du/ac = 400 du), but they would be built on 85 acres, leaving the 15 acre park site. Within this neighborhood, the realized density would be 4.7 du/ac. The neighborhood would have fewer amenities, but the houses would be on larger lots.





In considering the two scenarios above, the site containing the wetlands is not penalized in terms of unit count for maintaining the wetlands and developing the interpretive trail system. The projects are responsive to their setting and neither receives an advantage based on environmental conditions.

#### Lot Size

The use of both a lot size and a density calculation can be confusing or contradictory, especially if a net density is used. For infill projects, minimum lot sizes are highly appropriate to ensure



compatibility with the immediate surroundings, to preserve community character, and to ensure a product that will complement the adjacent neighborhood. For new communities, however, a more liberal approach to lot sizes might be employed to allow for creative and unique projects that do not need to necessarily fit within an established community context. There are instances throughout California where neighborhoods were built with smaller lot sizes to allow for greater preservation and consolidation of important open spaces.

In the Case Study above, the site with the wetlands would have smaller lots because the 400 units would be accommodated on 65 acres, instead of 85 acres. This project would look and feel different, which is much more a matter of character than of off-site impact (traffic, etc.). Even within the developed area of the site with the wetlands, there could be a variety of lot sizes to address different product types.

In staff's opinion, the minimum lot size for any project in the Sand Creek Focus Area should be based simply on a desire to create a certain community character. It should not be used to create a redundant density layer or to regulate unit count. Staff believes that a 4,000 square-foot minimum lot size would allow the flexibility to offer various product types while balancing conservation efforts and preserving a single-family character.

#### Summary

In summary, staff recommends that the Planning Commission direct staff to use a gross density requirement for determining total maximum unit counts for projects in the Sand Creek Focus Area. Further, staff recommends an absolute minimum lot size of 4,000 square feet, except in areas allowing multi-family development.

## ATTACHMENT "B"

## Hillsides

The General Plan currently addresses hillside development in both the Sand Creek Focus Area policies and Hillside Development Policies. The discussions to date about hillside development have addressed specific projects, and the City has not yet seen an example of the level of sensitive hillside development that is envisioned in the General Plan. As the City moves forward and closer to actual hillside development, it should be confident that the hillside policies collectively convey the City's expectations without confusion, contradiction, or too much room for project-specific interpretation. This will better ensure that any hillside development reflects the quality and sensitivity anticipated by the General Plan and the public.

#### Hillside Design Policies

In staff's opinion, the Hillside Design Policies and Sand Creek Focus Area policies offer a conflicting and confusing regulatory framework for hillside development. Whereas, many of the policies clearly suggest that grading of ridgelines, mass grading, and loss of natural landforms and character is to be avoided, the policies also prescribe preferred methods to mass grade and offer alternatives to preserving landforms and character. The policies also use a combination of numerical standards and descriptive standards, which often conflict. One might comply entirely with the numerical standards, but fall short on the descriptive standards. In addition, the policies addressing the Sand Creek Focus Area actually require that all ridgelines, hilltops, and significant landforms be preserved in their natural condition [4-63(r)]. This policy alone suggests that no development may occur within the hills, which conflicts with the land use designations allowing hillside development.

Further, many of the policies contain the caveat, "where feasible" or use "should" rather than "shall". This leaves the door open to undesired approaches to grading hills and forwards the determination to the actual public hearing, long after substantial time and resources have been committed to a project by the applicant and staff. In addition, the use of the phrase "feasible" is challenging because the General Plan does not describe what criteria might be used to establish feasibility – cost to developer, engineering preferences, maximizing density, etc.

Finally, a hill is not clearly defined within the General Plan. While it seems obvious what constitutes a hill, there are many undulations throughout the Sand Creek Focus Area with varying degrees of slope. In some cases, an entire hill is very gradual and composed of slopes than 25%. The numerical standards would suggest that the entire hill could be graded away. This is surely not the intent of the policies.

In order to provide greater certainty and predictability in evaluating the treatment of hillsides, staff recommends that the Planning Commission take the following steps:

#### Landform Grading

The Hillside Design Policies refer to the process of "landform grading" [5-22(c)], which is the artificial contouring or grading of a hill in a manner that recreates a natural hillside form.



Whereas, traditional grading can create severe unrelieved manufactured slopes with flat terraces in a stair-step form, landform grading seeks to accommodate development, but to grade the slopes to mimic a natural form. With proper landscaping, a near-natural look can be achieved.



Unacceptable

Acceptable

### EXAMPLES OF LANDFORM GRADING FROM THE GENERAL PLAN HILLSIDE DESIGN POLICIES

The alternatives to landform grading are either a) traditional engineered grading, or b) minimal "surgical" grading that grades only roads and building pads. The latter is common in older hillside neighborhoods in the Bay Area, but is increasingly more difficult to undertake due to contemporary geotechnical standards. This approach is generally favored by the current Hillside Design Policies and Sand Creek Focus Area policies.

Staff recommends that the Planning Commission consider adopting the landform grading requirement for the Sand Creek Focus Area *if* it is inclined to allow hillside development. With such an accommodation, the Planning Commission should also require that grading be held to an absolute minimum. This approach would retain a similar hillside aesthetic, while allowing for more creative and responsive development.

### Hillside Development Transfer Policy

The current General Plan anticipates development in the hilled areas, though there are several policies that discourage insensitive grading or development in these same areas. There are a number of reasons why a developer would want to pursue development in the hilled areas – the creation of view lots or to form a unique neighborhood, for example. There are also an equal number of reasons why a developer would be discouraged from developing in the hills – the strict density limitations or the per-unit cost of infrastructure, for example.

As described in this document and elsewhere in this report, staff recommends that the hilled areas be clearly identified, uniquely designated, and treated separately from flat areas. To this end, staff has recommended that residential densities in the identified hilled areas be one-half that of the adjacent flat areas. In the scenarios presented in this report, the Low Density



Designation permits 2.0 dwelling units per gross acre. The Low Density-Hillside Overlay District would apply to the hills and would allow 1.0 dwelling units per gross acre. Other similar designations are also provided.

Should a developer decide to pursue development within the hilled areas, the gross area of the hills would be established and the maximum unit count would be determined. For example, 20 acres of hills would generate 20 dwelling units to be located within the hilled areas. These 20 units could be separated and placed on large lots or they could be clustered, with the balance of land placed into permanent open space. This decision would largely be influenced by the desired housing/lot product, the cost of grading, infrastructure, etc., and the severity of the slopes and access issues. As described above, a developer may find that the costs or other considerations do not justify the hillside development. As the City has a stated interest in preserving the hills, staff recommends that a process be put in place to allow for hillside lot "credits" to be transferred to the flat areas of the project site. In the above example, the 20 hillside units could be relocated to the flat areas of the property. This process would be considered a Hillside Development Transfer Policy. This concept is described in the following Case Study.

#### Case Study

There is a development project site that contains 100 acres. Within the 100 acres, there are 20 acres of hills and 80 acres of flat land. The maximum density for the flat land is 2.0 units per acre and it is 1.0 unit per acre for the hills.

The gross density calculation would yield a total of 180 units for this project site (80 ac x 2 du/ac = 160) + (20 ac X 1 du/ac = 20 du). If the developer elected to build in the hills, the project would proceed as proposed and the hillside development would be subject to scrutiny under the Hillside Design Policies. However, if the developer decided not to build in the hills, the 20 hillside units could be transferred to the 80 flat acres. The total unit count for the project would be unchanged at 180 units, but they would all be located in the flat areas of the site. The resulting density for the flat 80 acres would be increased to 2.25 units per acre. In exchange, the hills would be preserved through a legal deed restriction and/or conveyance to a park district or similar conservancy.





The primary benefit of a Hillside Development Transfer Policy would be to encourage the preservation of hillsides by allowing for the otherwise-permissible hillside units to be relocated to the flat areas of the side. The overall development yield for the project site would be unchanged, but the more sensitive hillside areas would be preserved.

#### Summary

In summary, the regulation of hillside development is complex and there is an opportunity to clarify and improve the current regulatory framework to best achieve the current goals of the City of Antioch. Staff recommends that the Planning Commission provide direction regarding the treatment of hillside development as follows:

- 1. The General Plan Land Use Designation map should determine which areas constitute hills based on topographic maps. These areas should be outlined and assigned a unique land use designation that addresses the inherent challenges of the hills
- 2. The Sand Creek Focus Area policies should defer directly to the Hillside Design Policies and any unique direction or text addressing this issue should be eliminated.
- 3. Landform Grading should be explored as a viable alternative to traditional grading.
- 4. The Hillside Development Transfer Policy should be included in the revised Sand Creek Focus Area policies.

## ATTACHMENT "C"

## LAND USE SCENARIOS

Sand Creek Focus Area

Planning Commission City of Antioch

March 16, 2016

## Scenario 1 – Moderate Growth

The Moderate Growth Scenario provides opportunity for development throughout the Sand Creek Focus Area and approaches the maximum development yield of 4,000 units currently allowed for the entire Focus Area.

- This designation would allow the development of approximately 4,034 units.
- 2,180 units (54%) would be developed west of Deer Valley Road and 1,854 (46%)units would be developed east of Deer Valley Road.
- The highest densities occur at the northeastern area of the Focus Area, where the approved Vineyards at Sand Creek and Aviano projects are located.
- The areas south of Sand Creek and west of Deer Valley Road have a Low Density residential designation.
- The area at the northwest corner of the intersection of Deer Valley Road and future Sand Creek Road would have a Mixed Use Designation, which would allow development of apartments at 15 units per acre for a maximum of 50% of the site. This would create as many as 375 apartment or townhouse units on the site. The remainder would be office, retail or other non-residential use.
- This scenario allows for restricted development of hillsides at one-half of the density allowed for the ordinary Land Use designation.

		Density		
Land Use Designation		(units/acre)	Acres	Units
MLD	Medium-Low Density	4.0	380	1,374
MLD-H	Medium Low Density-Hillside	2.0	0	0
LD	Low Density	2.0	930	1,598
LD-H	Low Density-Hillside	1.0	340	340
VLD	Very Low Density	0.5	525	263
VLD-H	Very Low Density-Hillside	0.25	340	85
MU	Mixed Use	15.0	50	375
MED	Medical Office	0.0	110	-
P/QP	Public/Quasi-Public	0.0	140	-
		TOTAL	2,815	4,034

• This scenario would reserve 25 acres for new commercial/office/retail uses.



## Scenario 2 – Eastern Emphasis

The Moderate Growth Scenario provides opportunity for development throughout the Sand Creek Focus Area, but emphasis development and higher densities on the eastern side of the valley.

- This designation would allow the development of 3,887 units.
- 1,328 units (34%) would be developed west of Deer Valley Road and 2,559 units (66%) would be developed east of Deer Valley Road.
- Density on the east side of Deer Valley would be significantly higher than the west side.
- A much greater portion of the lands west of Deer Valley Road would have a Very Low Density designation, which is significantly less than the Low Density and Medium Density designations seen elsewhere.
- The area at the northwest corner of the intersection of Deer Valley Road and future Sand Creek Road would have a Mixed Use Designation, which would allow development of apartments at 15 units per acre for a maximum of 50% of the site. This would create as many as 225 apartment or townhouse units on the site. The remainder would be office, retail or other non-residential use.
- As many as 225 units would be developable west of Empire Mine Road.
- This scenario allows for restricted development of hillsides at one-half of the density ordinarily allowed for the Land Use designation.

		Density		
Land Use Designation		(units/acre)	Acres	Units
MLD	Medium Low Density	4.0	560	2,094
MLD-H	Medium Low Density-Hillside	2.0	120	240
LD	Low Density	2.0	375	750
LD-H	Low Density-Hillside	1.0	0	0
VLD	Very Low Density	0.5	800	400
VLD-H	Very Low Density-Hillside	0.25	710	178
MU	Mixed Use	15.0	30	225
MED	Medical Office	0.0	80	0
P/QP	Public/Quasi-Public	0.0	140	0
		TOTAL	2,815	3,887

• This scenario would reserve 15 acres for new commercial/office/retail uses.



## Scenario 3 – Employment Emphasis

The Employment Emphasis Scenario provides opportunity for development throughout the Sand Creek Focus Area and balances very low densities with higher densities located around jobsproducing lands. There would be a large mixed use campus or village-type development located along Sand Creek Road.

- This designation would allow the development of 3,632 units.
- 1,815 (50%) would be developed west of Deer Valley Road and 1,817 units (50%) would be developed east of Deer Valley Road.
- The overall density on the east side of Deer Valley Road (2.0 units/acre) would be twice that of the west side of Deer Valley Road (1.0 unit/acre).
- In order to promote more jobs, the Mixed Use areas would be limited to 25% residential by land area. With this, as many as 669 apartment units might be constructed, which is 18% of the total units.
- This scenario would reserve 161 acres for new commercial/office/retail uses, which is by far the most for any scenario.
- As many as 225 units would be developable west of Empire Mine Road.
- This scenario allows for restricted development of hillsides at one-half of the density ordinarily allowed for the Land Use designation.

		Density		
Land Use Designation		(units/acre)	Acres	Units
MLD	Medium-Low Density	4.0	330	1,174
MLD-H	Medium Low Density-Hillside	2.0	0	0
LD	Low Density	2.0	570	1,140
LD-H	Low Density-Hillside	1.0	155	155
VLD	Very Low Density	0.5	650	325
VLD-H	Very Low Density-Hillside	0.25	675	169
MU	Mixed Use (25% Res. Max)	15	215	669
MED	Medical Office	0	80	0
P/QP	Public/Quasi-Public	0	140	0
		TOTAL	2,815	3,632


## Scenario 4 – Low Growth

The Low Growth Scenario provides opportunity for development throughout the Sand Creek Focus Area, but severely limits development west of Deer Valley Road. In addition to the two currently-approved projects totaling 1,174 units, an additional 1,708 units would be allowed. Of these, 616 would be located west of Deer Valley Road, with the remaining 1,093 units constructed east of Deer Valley Road. 572 (52%) of these eastern units would be multi-family units within the Mixed Use zones and the remaining 521 (48%) would be located south of Sand Creek.

- This scenario would allow the development of 2,687 units, which is 2/3 of the 4,000 units currently projected for the area.
- 588 (22%) would be developed west of Deer Valley Road and 2,099 units (78%) would be developed east of Deer Valley Road.
- The overall density on the east side of Deer Valley Road (2.3 units/acre) would be over seven times that of the west side of Deer Valley Road (0.3 unit/acre).
- All hillsides west of Deer Valley Road would be designated as Hillside Preserves and development would be prohibited. Limited development would be allowed in the hills at the southeast corner of the Focus Area.
- A reduced circulation network would be used, eliminating the connection to Dallas Ranch Road.

		Density		
Land Use Designation		(units/acre)	Acres	Units
MLD	Medium-Low Density	4.0	330	1,174
MLD-H	Medium Low Density-Hillside	2.0	0	0
LD	Low Density	2.0	180	360
LD-H	Low Density-Hillside	1.0	120	240
VLD	Very Low Density	0.5	1,175	588
MU	Mixed Use (50% Res. Max)	15	80	325
MED	Medical Office	0.0	80	0
P/QP	Public/Quasi-Public	0.0	0	0
HP	Hillside Preserve	0.0	710	0
		TOTAL	2,815	2,687

• As many as 113 units could be developed west of Empire Mine Road.



## Scenario 5 – Hillside Preservation

The Hillside Preservation Scenario provides opportunity for development throughout the Sand Creek Focus Area, but concentrates growth on the flat areas by prohibiting all development in the hills.

- This designation would allow the development of a total of 3,927 units, which is a total of 2,753 units in addition to the 1,174 units already approved.
- 2,168 units (55%) would be developed west of Deer Valley Road and 1,759 units (45%) would be developed east of Deer Valley Road. This would be an increase of 585 units on the east side of Deer Valley Road.
- The overall density on the east side of Deer Valley Road (1.9 units/acre) would be 1.6 times that of the west side (1.2 units/acre).
- All hillsides throughout the Sand Creek Focus Area would be designated as Hillside Preserves and development would be prohibited.

		Density		
Land Use Designation		(units/acre)	Acres	Units
MLD	Medium-Low Density	4.0	550	2,054
MLD-H	Medium Low Density-Hillside	2.0	0	0
LD	Low Density	2.0	580	1,160
LD-H	Low Density-Hillside	1.0	0	0
VLD	Very Low Density	0.5	525	263
MU	Mixed Use (50% Res. Max)	15	60	450
MED	Medical Office	0	130	0
P/QP	Public/Quasi-Public	0	140	0
HP	Hillside Preserve	0	830	0
		TOTAL	2,815	3,927

C10

• As many as 113 units would be developable west of Empire Mine Road.

