

**ANNOTATED
AGENDA
CITY OF ANTIOCH PLANNING COMMISSION
ANTIOCH COUNCIL CHAMBERS
200 "H" STREET**

WEDNESDAY, MARCH 21, 2018

6:30 P.M.

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

APPEAL

All items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on **WEDNESDAY, MARCH 28, 2018**.

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

6:32 P.M.

Commissioners	Zacharatos, Chair
	Parsons, Vice Chair
	Motts (absent)
	Turnage
	Conley
	Martin (absent)
	Schneiderman

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 * * *

CONTINUED PUBLIC HEARING

- 2. PD-15-01 – Oakley Knolls** - Discovery Homes requests approval of a 28-unit residential subdivision at an existing 5.56 acre vacant parcel (051-043-001 through 018). The request includes adoption of an Initial Study/Mitigated Negative Declaration, a reversion to acreage of the current subdivision, a rezoning from Planned Development to Planned Development 15-01, and approval of a 28-unit subdivision with additional parcels for three bio retention basins, a private park, and a drainage parcel. The project site has a General Plan Land Use Designation of Medium Low Density Residential and is located on the north side of Oakley Road, immediately south of the terminus of Honeynut Street, east of Willow Avenue, and west of Phillips Lane (**APNs 051-430-001 through 018**).

RESOLUTION NOS. 2018-09, 2018-10, 2018-11

ORAL COMMUNICATIONS

STAFF REPORT

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT (7:26 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 2nd floor of City Hall, 200 "H" Street, Antioch, California, 94509, between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday for inspection and copying (for a fee). 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 21, 2018**

Submitted by: Forrest Ebbs, Community Development Director

FE

Date: January 17, 2018

Subject: Oakley Knolls (PD-15-01)

RECOMMENDATION

It is recommended that the Planning Commission take the following actions:

1. Adopt the resolution recommending adoption of the Oakley Knolls Initial Study and Mitigated Negative Declaration.
2. Adopt the resolution recommending approval of an ordinance for a zoning map amendment from Planned Development District (PD) to Planned Development District (PD-15-01).
3. Adopt the resolution recommending approval of a Vesting Tentative Map/Final Development Plan subject to conditions of approval.

REQUEST

The applicant, Discovery Homes, is seeking approval of the Oakley Knolls project, which is a 28-unit residential Planned Development. Approval of the project consists of adoption of the Initial Study/Mitigated Negative Declaration, approval of the rezone from Planned Development District (PD) to Planned Development District (PD-15-01), and approval of a Vesting Tentative Map/Final Development Plan.

BACKGROUND

The project site is currently undeveloped and contains 5.56 acres. It is located immediately to the north of Oakley Road and to the south of the current terminus of Honeynut Street. The site is covered with low grasses that are routinely disked and the site slopes from north to south from a high elevation of 65' at the northwest corner of the site to a low elevation of 49' at the southwest corner of the site. The site is adjacent to the Almondridge neighborhood to the north, undeveloped land to the east, Oakley Road and undeveloped land to the south, and a single-family ranchette on the acreage parcel to the west. The Hillcrest Station Area Specific Plan area is directly to the south of Oakley Road. Access to the project site would be from a connection to Honeynut Street or from Oakley Road via Willow Avenue, Phillips Lane, or from the City of Oakley.

History

In 2003, a 16-lot subdivision was approved and recorded for the site with larger lots of 10,454 to 13,504 square feet. As the applicant is now pursuing a new subdivision with smaller lots and new lot configurations, the existing subdivision would be dissolved through a process called “reversion to acreage” as part of this project.

A Preliminary Development Plan (PDP) of the current project was presented to the City Council on September 23, 2014. At that time, the City Council offered direction on the revised subdivision. The minutes from that meeting are attached.

General Plan Land Use Designation

The site has a General Plan Land Use Designation of Medium Low Density Residential, which is described as follows:

“These areas are generally characterized by single-family homes in typical subdivision development, as well as other detached housing such as zero lot line units and patio homes. Duplex development would generally fall into this development density. Areas designated Medium Low Density are typically located on level terrain with no or relatively few geological or environmental constraints. Older subdivisions within the northern portion of Antioch reflect this residential density.” (p.4-19)

This land use designation allows a maximum density of six dwelling units per acre, which would be a maximum of 33 units on this site. However, due to the orientation of streets, the size of the project site, the necessity of drainage basins, and the proposal for a park, the proposal includes just 28 units, which equates to 5 units per acre.

Zoning Designation

The project site is zoned Planned Development (PD), which is described as follows:

“Planned Development Districts are intended to accommodate a wide range of residential, commercial and industrial land uses which are mutually supportive and compatible with existing and proposed development on surrounding properties. P-D Districts shall encourage the use of flexible development standards designed to appropriately integrate a project into its natural and/or man-made setting and shall provide for a mix of land uses to serve identified community needs. In addition, P-D Districts shall orient pedestrian and bicycle facilities to encourage non-auto oriented circulation within the development. Further-more, the P-D process may be used to implement the various Specific Plans adopted by the city. Once established, the P-D District becomes, in effect, the zoning code for the area within its respective boundaries.” AMC 9-5.2301

ENVIRONMENTAL

The California Environmental Quality Act, Section 21000, et. seq. of the California Public Resources Code, (hereinafter referred to as CEQA) requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole

of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” The proposed Oakley Knolls subdivision is a project under CEQA.

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared to identify whether any significant environmental impacts could result from the proposed project. Specifically, the following environmental factors were addressed: aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gases, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation and traffic, and utilities and service systems. Copies of the document are available at the City of Antioch Community Development Department and on the City’s website at:

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

The IS/MND determined that the proposed project would not result in any significant environmental impacts that could not be mitigated and mitigation measures were incorporated to ensure that the project would have a less than significant impact on the environment. A Mitigation Monitoring and Reporting Program (MMRP) (provided as Exhibit A to the attached resolution) has been prepared, which contains mitigation measures to avoid and minimize environmental impacts.

Pursuant to CEQA, the IS/MND was circulated for 20 days, from March 1, 2018 to March 20, 2018. Staff received no comments as of the drafting of this staff report.

ANALYSIS

Issue #1: Project Overview

The project proposes to develop a 5.56-acre parcel with 28 new single-family dwellings on lots ranging from 3,649 square feet to 8,524 square feet in size. In addition, the project includes construction of three bio-retention basins and a 7,665 square-foot park. The required entitlements include a Tentative Subdivision Map, a Final Development Plan, a Planned Development Rezone, and Design Review. As part of the Final Development Plan and Planned Development Rezone, the applicant is requesting approval of unique development standards.

Issue #2: Tentative Subdivision Map

The project site was previously subdivided into 16 residential lots, but was never developed. As part of this project, the prior subdivision will be reverted to acreage, which is the official act of dissolving the 16 lots to accommodate the new subdivision.

The proposed subdivision would create 28 residential lots, a landscape parcel along Oakley Road (Parcel A), three bio-retention basins (Parcels B, C, D), a supporting drainage parcel (Parcel E), and a park (Parcel F). The subdivision would dedicate the proposed streets as public right-of-way and would also dedicate frontage along Oakley Road to expand the right-of-way. All necessary utilities required for the project will be provided via connections through Honeynut Street to the north.

Issue #3: Planned Development Rezone

The existing zoning for the site is Planned Development District (PD). According to the Zoning Ordinance (AMC §9-5.2301), the intent of Planned Development Districts is to “encourage a wider variety of densities, product types and setbacks than would otherwise be possible under conventional residential zoning. Single-family lot size shall vary between and/or within the P-D Districts to accommodate a range of economic needs. Furthermore, setbacks and garage door facilities to encourage non-auto oriented circulation within the development. Once established, the P-D District becomes, in effect, the zoning code for the area within its respective boundaries.”

Each PD is required to include specific development standards designed for that particular district, to include minimum lot sizes, setbacks and open space requirements, architectural and landscaping guidelines, and maximum building heights and lot coverages. Once approved as part of a final development plan, all standards, densities, and other requirements remain tied to that plan and to the property designated by that PD district, unless formally amended by City Council action.

The proposed PD zoning would allow single-family residences along with the private park, landscaping, and bio-retention facilities. The applicant has proposed the following setbacks:

- Front – 10’ to porch, 15’ to house living area, 12’ to garage face
- Side – 4’ to house living area
- Rear – 10’ to house living area

Staff recommends that the proposed setbacks be approved with some exceptions. First, staff recommends that the setback to the garage face be increased to 20’. This is a standard setback in the R-6 zoning district and allows for the parking of typical vehicles entirely on the driveway without overhanging the sidewalk. Second, staff has recommended a condition of approval that would require an area behind each gate that is 5’ wide and 10’ deep to accommodate storage of trash receptacles. Without this area, there would be inadequate space to store trash receptacles in the side yard behind the gate without impeding ordinary passage. Owners might otherwise elect to store receptacle in the garage or in the front yard without such an accommodation, which would detract from the neighborhood.

The applicant has also proposed that 6 (21%) of the homes would accommodate RV parking. Though staff appreciates the applicant’s willingness to make this provision, we

have recommended a condition of approval that specifically prohibits the parking of RVs within the neighborhood, including in rear or side yards. This Planned Development uses lots that are substantially smaller than typical 6,000 square-foot single-family lots where the requirement for RV parking is usually applied. As a result, the front and side yards are smaller. If these areas were altered to create driveways for RV access, the appearance of the neighborhood would be negatively affected. Further, the parking of RVs between houses with already-reduced setbacks would also detract from the neighborhood. Similarly, staff has included a condition of approval that would prohibit future owners from expanding their driveways to provide additional parking for any other reason. This will ensure the long-term appearance of the neighborhood.

Issue #4: Park

The applicant has proposed a 7,665 square-foot private park that would be owned and maintained by the Homeowner's Association. This park would be available for the residents of the neighborhood and would contain typical park amenities, including a children's play house, picnic table, tot-lot, and shade trees. The park contributes to the findings for the Planned Development and helps to justify the smaller lots. In lieu of typical lot sizes and rear yards, the residents would have a shared park to use. On January 18, 2018, the Parks and Recreation Commission evaluated the project and determined that it qualified for the mandatory payment of park in-lieu fees based on its size.

Issue #5: Architecture and Design

The applicant has proposed house designs as well as landscape and park plans for the neighborhood. These house designs display typical residential design for production housing and range in size from 2,141 to 3,416 square feet in size. Staff has recommended several conditions of approval that will require changes to the house designs, such as the requirement for the trash can storage area and the required 20' garage setback. As a result, staff recommends that the Planning Commission recommend *conceptual* approval of the Design Review application and require that the applicant return with an updated Design Review submittal that conforms to the conditions of approval and the Design Guidelines. All other approvals, including the Tentative Map and PD Rezone would be approved, but the designs would require final approval from the Planning Commission prior to a building permit.

Staff has provided some basic design direction in the conditions of approval that should also be reflected in the final design submittal. These include the following:

- Clarification about which design elements would be provided, at minimum, to homebuyers and which would be considered upgrades;
- A requirement that at least one model uses an alternative to stucco siding;
- A requirement for a consistent paint or stain color for all fences that will be enforced indefinitely by the HOA;

- A modification to the fence plan to place the fences further from the front setback on corner lots;
- A requirement to extend the masonry project wall further into the subdivision to avoid discontinuous materials and improve the long term view from Oakley Road.
- The front yard landscaping plans will need to identify all utilities or other obstructions within the front yard or adjacent right-of-way.

Once received, the final design submittal will be reviewed against the Citywide Design Guidelines and brought to the Planning Commission for final approval. The applicant would be able to proceed with submittal of a Final Map, grading plans, etc. while the design submittal is being considered.

Issue #6 Storm Water Infrastructure

The project site is located within two distinct drainage areas. Whereas, approximately 85% of the site drains to the northeast via Honeynut Street, the remaining 15% of the site drains to the southwest and Oakley Road. The northeastern 85% of the site will drain to the storm drains at Honeynut Street. However, there is currently no storm drain infrastructure within Oakley Road and the nearest connection would be on Viera Avenue to the west. The project will be dedicating land to widen the Oakley Road right-of-way, which will accept the drainage from the southwestern 15% of the project site. A 24" storm drainage line will be installed in this right-of-way, but will be capped because it has no place to connect. Instead, the storm water will be conveyed onto the adjacent parcel. The soil within the project site and the greater area is largely composed of sand and drains very well. It is estimated that the volume of water draining to the adjacent parcel would be approximately 20% of the current condition and would only occur during a 20-year storm event.

Ordinarily, connection to the City storm drain system is required. Connection to the storm drain system at Viera Avenue is not practical and would be cost-prohibitive. The City Engineer has recommended a condition of approval that would allow for either connection to the storm drain system OR an alternative design approved by the City Engineer. Such a design might include an infiltration cistern-type device or other engineering solution, the purpose of which is to minimize flow onto the adjacent property.

Issue #7 Homeowner's Association

The applicant will be required to form a Homeowner's Association (HOA) to maintain the park, the common landscaping, and the bio-retention basins. In addition, the HOA will be expected to enforce the rules governing property maintenance and those conditions of approval affecting driveways and fences.

SUMMARY

In summary, staff recommends that the Planning Commission adopt the resolutions recommending that the City Council adopt the Initial Study/Mitigated Negative Declaration, rezone the property, and approve the Final Development Plan/Vesting Tentative Map.

ATTACHMENTS

- A. Fiscal Impact Analysis, dated July 7, 2016
- B. Project Plans

**PLANNING COMMISSION
RESOLUTION NO. 2018-****

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
RECOMMENDING THAT THE CITY COUNCIL ADOPT THE MITIGATED NEGATIVE
DECLARATION FOR THE OAKLEY KNOLLS AS ADEQUATE FOR ADDRESSING
THE ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT**

WHEREAS, the City received an application from Discovery Homes for approval of a Planned Development Rezone, Final Development Plan with Design Review, and a Vesting Tentative Map, to subdivide an approximately 5.6-acre undeveloped parcel to contain 28 new residential lots, three bio-retention basins, landscape parcels and a private park. The Project is located on Oakley Road, east of Willow Avenue and south of the southern terminus of Honeynut Street (APN 051-430-001 through 018); and,

WHEREAS, the City, as lead agency under the California Environmental Quality Act ("CEQA"), has completed the Mitigated Negative Declaration ("MND") for the Project in accordance with Section 15070 of Title 14 of the California Code of Regulations; and,

WHEREAS, this document contains the City's CEQA findings supporting adoption of the MND; and,

WHEREAS, consistent with CEQA requirements, the MND was released for public and agency review on March 1, 2018 with the comment period ending on March 20, 2017. Staff received no comment letters during the review period; and,

WHEREAS, Mitigation measures were included, as appropriate, to address these comments; and,

WHEREAS, the MND must be adopted per Resolution as outlined by State law; and,

WHEREAS, on March 21, 2018, the Planning Commission duly held a public hearing on the matter and received and considered evidence, both oral and written, and recommended adoption to the City Council of the Final IS/MND; and,

WHEREAS, the custodian of the Final IS/MND is the City of Antioch, Community Development Department. The Final IS/MND is available for public review on the second floor of City Hall in the Community Development Department, Monday-Friday 8:00 am – 5:00 pm.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, as follows:

1. ADOPTION OF THE MND and MMRP

The Planning Commission recommends that the City Council of the City of Antioch (the "City Council") certify that it has been presented with the IS/MND for consideration prior to making the following findings below.

Pursuant to CEQA Guidelines Section 15070 (Title 14 of the California Code of Regulations) the Planning Commission recommends that the City Council certify that the IS/MND has been completed in compliance with CEQA Guidelines and

recommends that the City Council adopt the IS/MND/MMRP as described above.

The Planning Commission recommends that the City Council further certify that the IS/MND reflects its independent judgment and analysis.

2. FINDINGS

Having received, reviewed, and considered the IS/MND and other information in the record of proceedings, the Planning Commission recommends that the City Council hereby adopt the following findings in compliance with CEQA and applicable CEQA Guidelines:

Pursuant to Title 14 of the California Environmental Quality Act (CEQA) Section 15070: a public agency shall prepare or have prepared a proposed negative declaration or mitigated negative declaration for a project subject to CEQA. The IS/MND identified potentially significant impacts to air quality, biological resources, cultural resources, geology and soils, hydrology and water quality, and transportation/traffic. The IS/MND included mitigation measures to reduce the project's impacts on these resources to a less than significant level.

NOW THEREFORE BE IT FURTHER RESOLVED that the IS/MND for the Oakley Knolls Project is HEREBY RECOMMENDED FOR ADOPTION pursuant to the California Environmental Quality Act. All feasible mitigation measures for the Project identified in the IS/MND, and accompanying studies are hereby incorporated into this approval.

* * * * *

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 21st day of March, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

FORREST EBBS

Secretary to the Planning Commission

**PLANNING COMMISSION
RESOLUTION NO. 2018-****

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AN ORDINANCE TO
REZONE TO PLANNED DEVELOPMENT DISTRICT (PD-15-013) FOR THE OAKLEY
KNOLLS PROJECT**

WHEREAS, the City received an application from Discovery Homes for approval of a Planned Development Rezone, Final Development Plan with Design Review, and a Vesting Tentative Map, to subdivide an approximately 5.6-acre undeveloped parcel to contain 28 new residential lots, three bio-retention basins, landscape parcels and a private park. The Project is located on Oakley Road, east of Willow Avenue and south of the southern terminus of Honeynut Street (APN 051-430-001 through 018); and,

WHEREAS, An Initial Study and a Mitigated Negative Declaration (MND) and was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15170; and,

WHEREAS, on March 21, 2018 the Planning Commission did recommend that the City Council adopt the MND; and,

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

WHEREAS, on March 21, 2018, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and written; and,

WHEREAS, in consideration of the rezone, the granting of such rezone will not adversely affect the comprehensive General Plan.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission does hereby make the following findings for recommendation to the City Council for approval of the proposed zoning amendment:

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

The proposed uses include single-family residential, along with ancillary park, detention basins, and landscape parcel. Each of these use will be beneficial to

the neighborhood and provide amenities, such as the park, that could not be achieved under traditional zoning.

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

The project includes the development and dedication of public streets that meet all City standards. In addition, adequate utility service can be supplied to the project.

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

No commercial component is proposed.

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

The proposed residential component will contain single-family homes which are similar in character to the single-family homes to the immediate north of the project in the Almondridge Neighborhood. The General Plan density for the Medium Low Density Residential neighborhood is 6 units per acre. The proposed project would produce a gross density of 5 units per acre.

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

No industrial component is proposed.

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

The proposal includes the dedication of a 7,665 square-foot park that will be improved with amenities including landscaping, furniture and play equipment. The provision of a park is not ordinarily required as part of a standard subdivision. This unusual redeeming feature will compensate for the requested deviations, which primarily include lot size and setback standards. Whereas, strict application of the typical standards would result in larger private yards, the shared park will compensate for the smaller private yards by offering a consolidated, more efficient open space amenity.

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

The proposed project does not preclude development of the sites to the east or west of the project and offers a potential connection to the property to the east.

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

The proposed P-D district conforms with the General Plan of the city as it provides residential development consistent with the recommended zoning. Further, it has been demonstrate through economic analysis that the project will not incur short or long term expense to the City through the provision of ordinary services. The project will annex into the CFD-16-01, which will ensure long term funding of police services necessary to serve the project.

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Commission does hereby recommend to the City Council APPROVAL of the draft Ordinance (Exhibit A) to rezone the approximately 5.6-acre site located on Oakley Road, south of the terminus of Honeynut Street, located on Oakley Road, east of Willow Avenue and south of the southern terminus of Honeynut Street (APN 051-430-001 through 018) to Planned Development District (PD-15-01).

* * * * *

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 21st day of March, 2018.

AYES:

NOES:

ABSENT:

ABSTAIN:

FORREST EBBS

Secretary to the Planning Commission

EXHIBIT A

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH TO REZONE
THE APPROXIMATELY 5.6 OAKLEY KNOLLS PROJECT SITE
(APN 051-430-001 THROUGH 018), FROM PLANNED DEVELOPMENT DISTRICT
(PD) TO PLANNED DEVELOPMENT DISTRICT (PD-15-01)**

The City Council of the City of Antioch does ordain as follows:

SECTION 1:

The City Council determined on _____, that, pursuant to Section 15074 of the Guidelines of the California Environmental Quality Act, and after full consideration of the Mitigated Negative Declaration (MND) prepared for project, and on the basis of the whole record before it, the MND for the Oakley Knolls project should be adopted.

SECTION 2:

At its regular meeting of March 21, 2018, the Planning Commission recommended that the City Council adopt the Ordinance to rezone the subject property from Planned Development District to Planned Development District (PD-15-01) for the Oakley Knolls project.

SECTION 3:

The real property described in Exhibit A, attached hereto, is hereby rezoned from Planned Development District to Planned Development (PD-15-01) for the Oakley Knolls Project, and the zoning map is hereby amended accordingly.

SECTION 4:

The development standards, as defined below, for the subject property (APN 051-430-001 through 018), known as the Oakley Knolls Project, are herein incorporated into this ordinance, and are binding upon said property.

Development Standards for the Oakley Knolls Planned Development District (PD-15-01)

Development Standards for the Oakley Knolls Planned Development District	PD Zoning Standards for Single-Family Residential (SF)
Maximum height	35'
Maximum Density – DU per acre	6 DU/Acre
Maximum Number of Units	28
Maximum Lot Coverage	60% (gross first floor living plus garage area and any accessory structures divided by the lot area.
Minimum Lot Width	Lots shall conform to the Vesting Tentative Subdivision Map submitted to the Community Development Department on November 14, 2017
Minimum Front Yard Setbacks	<u>From back of sidewalk:</u> Porch: 10' Living Area: 15' Garage: 20'
Minimum Side Yard Setbacks	<u>Minimum:</u> 4' to house living area; one 5' x 10' side setback area shall be provide for the storage of trash/recycling carts outside of the front setback to house living area. Architectural pop-outs and encroachments to the front, side and rear shall be allowed pursuant to Municipal Code Section 9-5.801.
Minimum Rear Yard Setbacks	<u>Living Space:</u> 10' to house living area
Accessory Structure Setbacks	<u>All Lot Types: Interior lot:</u> side yard and rear yard setback is zero feet. <u>All Lot Types: Corner lot:</u> street side yard is 10 feet and rear /interior side yard is zero feet.
Covered Patio / California Room	<u>Covered Patio Definition:</u> A patio covered by a trellis, arbor or solid roof attached or detached to the main structure and open on three sides. <u>Setbacks:</u> 3' minimum to rear and side yard.

Parking and Driveways	20-foot minimum setback to garage door. Garage shall provide at least two off-street parking spaces. Parking shall be provided per approved plans.
Driveway Width	Driveway width not to exceed 45% of lot frontage. No expansion of driveway is permitted.
Landscape Requirements	Project landscaping shall be consistent with the Oakley Knolls Conceptual Landscape Plan as amended by the Planning Commission with final design approval.
RV Parking	On-street or on-lot RV parking is prohibited.

Section 5

The allowed uses, as defined below, for the subject property (APN 051-430-001 THROUGH 018), known as the Oakley Knolls Project, are herein incorporated into this ordinance, and are binding upon said property.

Single Family Residential Uses. Allowed uses within Single-Family Residential lots of the Oakley Knolls project shall be those uses as allowed in the R-6 Single-Family Residential District as established in Section 9.5.3803 of the City of Antioch Municipal Code.

SECTION 6:

The City Council finds that the that the proposed zone reclassification will allow uses and development more suitable uses for the site than the present classification; that the subject property is suitable to the use permitted in the proposed zone change; that said permitted uses are not detrimental to the public or surrounding properties; and that the proposed zone change is in conformance with the Antioch General Plan.

SECTION 7:

This ordinance shall take effect and be enforced thirty (30) days from and after the date of its adoption and shall be published once within fifteen (15) days upon passage and adoption in a newspaper of general circulation printed and published in the City of Antioch.

* * * * *

I HEREBY CERTIFY that the forgoing ordinance was introduced and adopted at a regular meeting of the City Council of the City of Antioch, held on the ____ of

_____, 2018, and passed and adopted at a regular meeting thereof, held on the _____ of _____, 2018, by the following vote:

AYES:

NOES:

ABSENT:

Mayor of the City of Antioch

ATTEST:

City Clerk of the City of Antioch

**PLANNING COMMISSION
RESOLUTION NO. 2018-****

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
RECOMMENDING APPROVAL OF A VESTING TENTATIVE MAP, FINAL
DEVELOPMENT PLAN AND CONCEPTUAL DESIGN REVIEW FOR THE OAKLEY
KNOLLS PROJECT**

WHEREAS, the City received an application from Discovery Homes for approval of a Planned Development Rezone, Final Development Plan with Design Review, and a Vesting Tentative Map, to subdivide an approximately 5.6-acre undeveloped parcel to contain 28 new residential lots, three bio-retention basins, landscape parcels and a private park. The Project is located on Oakley Road, east of Willow Avenue and south of the southern terminus of Honeynut Street (APN 051-430-001 through 018); and,

WHEREAS, a Mitigated Negative Declaration was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162; and,

WHEREAS, on March 21, 2018, the Planning Commission recommended adoption of the Mitigated Negative Declaration to the City Council; and,

WHEREAS, on March 21, 2018, the Planning Commission recommended approval of a rezone to Planned Development District (PD-15-01) to the City Council; and,

WHEREAS, on January 18, 2018, the Parks and Recreation Commission considered the Oakley Knolls project and did recommend to the Planning Commission that the project be obligated to pay \$42,000 in parkland dedication in lieu fees; and,

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

WHEREAS, on March 21, 2018, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission makes the following required findings for approval of a Vesting Tentative Subdivision Map:

1. That the Vesting Tentative Subdivision Map, design and improvements are consistent with the General Plan, as required by Section 66473.5 of the Subdivision Map Act and the City's Subdivision Regulations. The site has a proposed General Plan Designation of Medium Low Density Residential and the Vesting Tentative Subdivision Map will accommodate uses that are consistent with the proposed General Plan designation.

2. That the subdivision proposed by the Vesting Tentative Subdivision Map complies with the rules, regulations, standards and criteria of the City's Subdivision Regulations. The City's Planning and Engineering staff have reviewed the Tentative Parcel Map and evaluated the effects of the map proposed and have determined that the Vesting Tentative Map, as conditioned, complies with and conforms to all the applicable rules, regulations, standards, and criteria of the City's Subdivision Regulations.
3. The Project's conditions of approval protect the public safety, health and general welfare of the users of the project and surrounding area. In addition, the conditions ensure the project is consistent with all applicable City standards.

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

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

The proposed uses include single-family residential, along with ancillary park, detention basins, and landscape parcel. Each of these use will be beneficial to the neighborhood and provide amenities, such as the park, that could not be achieved under traditional zoning.

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

The project includes the development and dedication of public streets that meet all City standards. In addition, adequate utility service can be supplied to the project.

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

No commercial component is proposed.

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

The proposed residential component will contain single-family homes which are similar in character to the single-family homes to the immediate north of the project in the Almondridge Neighborhood. The General Plan density for the Medium Low Density Residential neighborhood is 6 units per acre. The proposed project would produce a gross density of 5 units per acre.

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

No industrial component is proposed.

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

The proposal includes the dedication of a 7,665 square-foot park that will be improved with amenities including landscaping, furniture and play equipment. The provision of a park is not ordinarily required as part of a standard subdivision. This unusual redeeming feature will compensate for the requested deviations, which primarily include lot size and setback standards. Whereas, strict application of the typical standards would result in larger private yards, the shared park will compensate for the smaller private yards by offering a consolidated, more efficient open space amenity.

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

The proposed project does not preclude development of the sites to the east or west of the project and offers a potential connection to the property to the east.

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

The proposed P-D district conforms with the General Plan of the city as it provides residential development consistent with the recommended zoning. Further, it has been demonstrate through economic analysis that the project will not incur short or long term expense to the City through the provision of ordinary services. The project will annex into the CFD-16-01, which will ensure long term funding of police services necessary to serve the project.

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Antioch does hereby recommend APPROVAL of a vesting tentative subdivision map, final development plan, and conceptual design review to subdivide an approximately 5.6-acre site and construct 28 single-family homes, a private park, three detention basins, and associated landscaping parcels subject to the following conditions:

A. GENERAL CONDITIONS

1. The project shall comply with the City of Antioch Municipal Code, unless a specific exception is granted thereto, or is otherwise modified in these conditions.
2. This approval expires two years from the date of approval (Expires March 21, 2020).
3. The project shall be completed in one phase. A single Final Subdivision Map shall be submitted addressing all requirements of the Tentative Subdivision Map approval.
4. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge any land use approval or environmental review for the Project. 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.
5. A final and unchallenged approval of this project supersedes previous approvals that have been granted for this site.
6. Permits or approvals, whether discretionary or ministerial, will not be considered if the applicant is not current on all fees associated with this or any other project within the City of Antioch, reimbursement and/or other payments that are due the City.
7. All required easements or rights-of-way for improvements shall be obtained by the applicant at no cost to the City of Antioch. Advance permission shall be obtained by the applicant from any property owner or, if required from easement holders, for any work done within such property or easements.
8. All advertising signs shall be consistent with the Sign Ordinance or as approved by the Community Development Director. New off-site signage is not permitted.
9. The applicant shall provide a "checklist" of universal design accessibility features to home buyers as required by Section 17959.6 of the Health and Safety Code.

B. VESTING TENTATIVE MAP

1. The Vesting Tentative Map approval is subject to the time lines established in the State of California Subdivision Map Act.
2. Approval is based upon substantial conformance with the Vesting Tentative Map submitted to the City of Antioch on November 14, 2017.
3. Approval of this Vesting Tentative Map shall not be construed as a guarantee of future extension or re-approvals of this or similar maps.

4. Approval of this Vesting Tentative Map does not suggest approval of individual site plans, landscaping or other elements of the project.

C. DISTRICTS AND ANNEXATION

1. The developer shall annex into the Almondridge District 5 Zone 1 Lighting and Landscape District (LLD) or establish a public services CFD. The developer shall accept a level of annual assessments sufficient to maintain the street lights within and streetlights and landscaping adjacent to the project area excluding those areas to be maintained by the HOA and include a proportionate share of maintenance for Almondridge Park. The annual assessment shall cover the actual annual cost of maintenance and will escalate with the cost of living as described in the Engineer's Report.
2. Prior to filing of the first final map for recording, the applicant shall annex into the police financing CFD 16-01.

D. HOME OWNERS ASSOCIATION AND CC&Rs

1. The applicant shall establish a Home Owners Association (HOA) for this project in conformance with the regulations set forth by the California Department of Real Estate. The HOA shall be responsible for enforcing CC&Rs and maintaining:
 - a. Parcel "F" park
 - b. Parcel "B" bioretention basin
 - c. Parcel "C" bioretention basin
 - d. Parcel "D" bioretention basin
 - e. Parcel "E"
 - f. Landscaping in City right-of-way north of the northerly curb line of Oakley Road.
 - g. Landscaping in the cul-de-sac island
 - h. Storm drain facilities (basins and pipes from structure to the basins).
 - i. The City shall be reimbursed if it maintains landscape, storm drain facilities, and all other HOA facilities and amenities that are not maintained by the HOA to an acceptable City level.
 - j. All front yard landscaping for residential lots is to be maintained by the HOA.
2. Subject to approval by the state, the CC&Rs shall include a provision indicating that the City of Antioch is named as a third-party beneficiary with the right, but not the obligation, to enforce the provisions of the

CC&Rs relating to the maintenance and repair of the property and improvements, including but not limited to landscaping, streets, curbs, gutters, street lights, parking, open space, storm water facilities and the prohibition of nuisances. The City shall have the same rights and remedies as the Association, Manager or Owners are afforded under the CC&Rs, including but not limited to rights of entry. This right of enforcement is in addition to all other legal and equitable remedies available to the City, including the right to refuse to issue building permits for any building or structure that is not in compliance with applicable federal, state or local laws, regulations, permits or approvals. Neither action nor inaction by the City shall constitute a waiver or relinquishment of any rights or remedies. In addition, the CC&Rs shall include a provision that any design approvals required by the CC&Rs for construction, reconstruction and remodeling are in addition to any approvals needed from the City as well. Further, the CC&Rs cannot be terminated or amended materially without the prior written consent of the Community Development Director and City Attorney of the City of Antioch. The CC&Rs for this project shall be reviewed and approved by the City Attorney and the Community Development Director prior to submittal of the Final Subdivision Map. Material changes are those that would change the fundamental purpose of the development including but not limited to:

- a. City approvals of uses or external modifications.
 - b. Property ownership or maintenance obligations including, but not limited to, common areas, storm water and landscaping.
3. The following restrictions shall be stated in the CC&Rs and disclosed to future buyers:
- a. The parking of recreational vehicles, commercial vehicles, trailers, or boats shall be prohibited on any portion of the project site, including in rear or side yards, except within the enclosed garage.
 - b. The paved driveways shall not be widened for any purpose.
 - c. Fences shall be maintained in their original condition.
 - d. Front yard landscaping shall be maintained in its original condition.
4. The applicant and then the HOA, once the CC&Rs are operative, shall maintain all undeveloped areas within this subdivision in an attractive manner, which shall also ensure fire safety.

D. FINAL SUBDIVISION MAP REQUIREMENTS

1. The Final Subdivision Map submittal shall include all of the required information described in Title 9, Chapter 4, Article 5: Final Maps, of the Antioch Municipal Code, including, but not limited to:
 - a. Improvement security in one of the following forms:

- i. Bond or bonds issued by one or more duly authorized corporate securities in an amount equal to 100% of the total estimated costs of the improvements for faithful performance, and in an amount equal to 100% of the total estimated costs of the improvements for labor and materials.
 - ii. A deposit, either with the city or a responsible escrow agent or trust company, at the option of the City Engineer, of money or negotiable bonds of the kind approved for securing deposits of public moneys, in the amounts and for security as specified above, to be released in the same manner as described above for bonds.
 - iii. An irrevocable letter of credit in form acceptable to the City Attorney issued by a financial institution acceptable to the City Attorney in an amount equal to 100% of the total estimated costs of the improvements for faithful performance, no part thereof to be released until the final completion and acceptance of the work by the Council, and in an amount equal to 100% of the total estimated costs of the improvements for labor and materials, no part thereof to be released until the expiration of six months after the completion and acceptance of the work by the Council.
 - iv. An instrument of credit from an agency of the state, federal or local government when any agency of such governments provides at least twenty percent of the financing for the portion of the act or agreement requiring security, or from one or more financial institutions subject to regulation by the state or federal government and pledging that the funds necessary to carry out the act or agreement are on deposit and guaranteed for payment, or a letter of credit issued by such financial institution. Such instrument of credit shall be in the amounts, for the security specified, and shall be released, in the same manner described above for bonds and letters of credit.
 - v. A lien upon the property to be divided, created by contract between the owner and the city, if the City Engineer finds that it would not be in the public interest to require the installation of the required improvement sooner than two years after the recordation of the map.
- b. An original, signed subdivision agreement, to be executed by the subdivider or his agent, guaranteeing the completion of the construction of the improvements required by the governing body within a specified time and payment therefore, satisfactory to the

City Attorney as to legality and satisfactory to the City Engineer as to amount.

- c. A letter from the Tax Collector showing that all payable taxes have been paid and a bond for the payment of taxes then a lien but not yet payable, as required by the Subdivision Map Act.
- d. A cash payment, or receipt therefore, of all the fees required for the checking and filing of the maps and the inspections of the construction; payment for the street signs to be furnished and installed by the city, if required by the subdivider; a cash deposit for the payment of such fire hydrant rental fees as may be established by the respective fire districts or water company or district having jurisdiction; and any other applicable fees or deposits.
- e. Deeds for the easements or rights-of-way for road purposes map.
- f. Written evidence acceptable to the city, in the form of rights of entry or permanent easements across private property outside the subdivision, permitting or granting access to perform the necessary construction work and permitting the maintenance of the facility.
- g. Agreements acceptable to the city, executed by the owners of existing utility easements within the proposed roads rights-of-way, consenting to the dedication of roads or consenting to the joint use of the rights-of-way as may be required by the city for the purpose use and convenience of the roads.
- h. A surety bond acceptable to the city, guaranteeing the payment of the taxes and assessments which will be a lien on the property, as set forth in the Subdivision Map Act, when applicable.
- i. Evidence of payment of drainage district fees.
- j. Payment of map maintenance fee.
- k. Payment of the assessment district apportionment fee, if applicable.
- l. Evidence of annexation into Police Services Fee CFD
- m. Evidence of payment of Contra Costa County Flood Control District fees.
- n. A preliminary soil report, prepared by a civil engineer who is registered by the state, based upon adequate test borings or excavations of every subdivision, as defined in Cal. Gov't Code §§ 66490 and 66491. The preliminary soil report may be waived if the City Engineer shall determine that, due to the knowledge of such department as to the soil qualities of the subdivision, no preliminary analysis is necessary.

2. Concurrent with, or prior to, submittal of the Final Subdivision Map, the applicant shall pay all required Park in-lieu fees as recommended by the Park and Recreation Commission (estimated amount of \$42,000).
3. Concurrent with, or prior to, submittal of the Final Subdivision Map, the applicant shall submit evidence of annexation into all required districts, including Community Facilities Districts and Lighting and Landscape Districts.
4. All easements of record that are no longer required and affect individual lots or parcels within this project site shall be removed prior to or concurrently with the recordation of the Final Subdivision Map.

E. GRADING PLAN AND PERMIT

1. No grading shall occur on the site, for any purpose, unless and until authorized by a Grading Permit issued by the Building Official.
2. All grading shall conform to Appendix J of the 2016 ICC Building Code.
3. An application for a Grading Permit must contain, at minimum, the content prescribed in Section J104 (Appendix J) of the 2016 ICC Building Code.
4. The City Engineer reserves the right to determine if it is necessary to engage soils and structural engineers, as well as any other professionals, deemed necessary to review and verify the adequacy of the Grading Plans submitted for this project. If deemed necessary by the City Engineer, this condition may include field inspections by such professionals to verify implementation of the plans. Costs for these services shall be borne by the applicant.
5. 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.
6. Prior to initiating construction or grading, the applicant shall request and coordinate an on-site pre-construction meeting with City staff, including representatives from the Community Development Department and Public Works Department.
7. Construction or grading access from Honeynut Street or the adjacent PG&E right-of-way is not permitted. A semi-permanent barrier, approved by the City Engineer, shall be installed prior to construction and

maintained until all project construction is complete and the final Certificate of Occupancy is issued.

8. Prior to the commencement of the grading, the subdivider shall pay to the City the costs for inspections of the work and the checking and testing of the materials at the rate established by resolution of the Council.
9. The grading operation shall take place at a time, and in a manner, so as not to allow erosion and sedimentation. The slopes shall be landscaped and reseeded as soon as possible after the grading operation ceases. Erosion measures shall be implemented during all construction phases in accordance with an approved erosion and sedimentation control plan.
10. Sound wall locations and elevations for each phase of the project shall be included on the grading plan.
11. The entire project site shall drain to approved drainage facilities as determined by the City Engineer.
12. All grading shall be accomplished in a manner that precludes surface water drainage across any property line. No drainage shall be conveyed to the adjacent property.
13. All lots shall be graded to drain positively from the rear to the street or as approved by the City Engineer.
14. The swales adjacent to the house structure shall have a minimum of a one (1) percent slope or as directed by the City Engineer.
15. All off-site grading is subject to the coordination and approval of the affected property owners and the City Engineer. The applicant shall submit written authorization to "access, enter, or grade" adjacent properties prior to performing any work.
16. Any sale of a portion (or portions) of this project to multiple developers shall include the necessary agreement and/or grading easements to assure that project-wide grading conforms to the approved map and conditions of this resolution.
17. The grading plan for this development shall be approved by the City Engineer.
18. All elevations shown on the improvement plans shall be on the USGS 1929 sea level datum or as approved by the City Engineer.
19. No retaining walls shall be constructed in City right-of-way or other City maintained parcels unless approved by the City Engineer.
20. All retaining walls shall be of masonry construction.

21. All retaining walls shall be reduced in height to the maximum extent practicable and the walls shall meet the height requirements in the front yard setback and sight distance triangles as required by the City Engineer.
22. The back to back or side to side grading transitions from lot to lot shall have a maximum slope of 2:1, and shall be accommodated entirely on the lower lot or as approved by the City Engineer.
23. The minimum concrete gutter flow slope shall be 0.75%.
24. All property lines shall be located at the top of slope.
25. Toe of slopes shall be constructed one (1') foot behind right-of-way line.

F. BUILDING PERMIT AND CONSTRUCTION

1. Building Permits for any homes, including model homes, will not be issued until the following improvements are completed:
 - a. All public right-of-way improvements, including, but not limited to:
 - i. Construction of Hickorynut Street, Honeynut Street, Honeycomb Court, and Oakley Road widening improvements,
 - ii. Installation of street lights, sidewalks, water mains and fire hydrants, sewer, and storm drain infrastructure, retaining walls as necessary, roadway paving, driveway cuts, curb ramps, landscaping and any other improvements within the public right-of-way.
 - b. All project grading
 - c. Construction of all bioretention basins
 - d. Masonry project walls along Oakley Road and Hickorynut Street
 - e. Installation of the semi-permanent barrier at Hickorynut Street.
2. Prior to the placement of any sales trailers, plans shall be submitted to the Building Official for review and approval. Any trailer shall be placed out of the public right-of-way and shall have its own parking lot.
3. The model home complex parking lot location and design shall be subject to the City Engineer approval.
4. The use of construction equipment shall be as outlined in the Antioch Municipal Code (AMC), these conditions, and the mitigation measures.
5. The project shall be in compliance with and supply all the necessary documentation for AMC 6-3.2: Construction and Demolition Debris Recycling. Specifically, the applicant shall submit a comprehensive Waste

Management Plan for the entire project concurrently with, or prior to, the first Building Permit application. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.

6. Standard dust control methods and designs shall be used to stabilize the dust generated by construction activities. The applicant shall post dust control signage with a contact number of the applicant, City staff, and the air quality control board. The project is also subject to water conservation imposed by state regulators.

G. LANDSCAPE DESIGN

1. All front yard landscaping and irrigation shall be completed prior to Final Occupancy or issuance of a Certificate of Occupancy for individual units.
2. The masonry project wall shall be continued along the western fence line of Lot 13 for a distance of 30 northward'.
3. The following fencing requirements shall apply to Parcel B:
 - a. The southern boundary shall be enclosed with the masonry project wall and shall be set back a minimum of 5' from the project boundary to account for necessary footings. The wall shall be continued along the eastern boundary for a distance of 40' northward such that it aligns with the masonry project wall across Hickorynut Street.
 - b. The typical wood fence shall be installed along the entire western, northern and southern boundaries of Parcel B. The fence shall be modified, if necessary, to ensure that a sight-line obstruction for the driveway of Lot 12 is not created. Such modifications are subject to approval by the Community Development Director.
4. All street trees and/or front yard trees shall be a minimum of 15 gallons in size and located entirely outside of the public right-of-way. They shall be located entirely within the front or corner side yards and at least 5' from the back edge of the sidewalk.
5. The fence plan shall be modified such that no fence greater than 6' in height is located within twenty feet of a front property line or ten feet of a corner side property line. This affects, at minimum, Lots 13, 22, and 26.
6. Rear and side yard fencing shall be provided for all units. All fences shall be located at the top of slope, or as approved by the City Engineer.
7. In cases where a fence is to be built in conjunction with a retaining wall, and the wall face is exposed to the street, the fence shall be setback a minimum of three feet (3') behind the retaining wall per City Ordinance 9-5.1603.

8. All wood fences shall be stained with either a transparent stain or a semi-solid stain. The stain shall be uniform throughout the project. The CC&Rs must make a reference to the stain, shall require that home owners' maintain all fences in their original condition, shall prohibit modification of the fence design or materials, including adding lattice panels atop the fence, and shall prohibit differing paint or stain colors.

H. ROADWAY, SIDEWALK, DRIVEWAY, AND CURB RAMP DESIGN

1. The location of sidewalks, driveways, and curb ramps shall be as described on the Tentative Subdivision Map, except as changed by these Conditions of Approval.
2. The final design of the sidewalks, driveways, and curb ramps are subject to review and approval. At minimum, they shall meet the following requirements:
3. Monolithic sidewalks with beveled curb shall be 6 inches thick and reinforced as approved by the City Engineer. Detached sidewalks that will be crossed by vehicles at driveway locations shall be 6 inches thick and reinforced as approved by the City Engineer. Sidewalk at driveway approaches shall be ADA complaint.
4. The southeastern corner of the intersection of Honeynut Street and Hickorynut Street shall be constructed as an ordinary radius. The curb line on the adjacent northern portion of Honeynut Street shall be extended to this radius.
5. A minimum of a 20 foot tangent shall extend beyond the return at intersections at public streets, or as approved by the City Engineer.
6. All lot sidelines shall be perpendicular or radial to the fronting street centerline at public streets for a distance of 20 feet, or as approved by the City Engineer.
7. Sight distance triangles shall be maintained per 9-5.1101, Site Obstructions at Intersections of the Antioch Municipal Code or as approved by the City Engineer.
8. The proposed street names approved by Planning Commission shall be as listed below. Changes to street names will require Planning Commission review and approval.
 - a. Hickorynut Street
 - b. Honeycomb Court
9. All improvements for each lot (water meters, sewer cleanouts, etc.) shall be contained outside of the driveway and within the lot and the projection of its sidelines, or as approved by the City Engineer.

10. One on-street parking space per lot shall be located within close proximity to the unit served as shown on the parking plan dated April 20, 2015.

I. UTILITIES

1. Public utilities shall be constructed to their ultimate size and configuration with the road construction in which they are to be located.
2. All existing and proposed utilities shall be undergrounded (e.g. transformers and PMH boxes) and subsurface in accordance with the Antioch Municipal Code.
3. Underground utilities shall be designed to flow approximately parallel to the centerline of the street, or as approved by the City Engineer.
4. All sewage shall flow by gravity to the intersecting street sewer main.
5. All public utilities shall be installed in streets avoiding between lot locations unless approved by the City Engineer.
6. Prior to the recordation of the final map, the applicant shall submit hydrology and hydraulic analyses with a storm water control plan to the City for review and approval and to Contra Costa County Flood Control for review at no cost to the City as directed by the City Engineer.
7. The applicant shall provide adequate water pressure and volume to serve this development. 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 or as approved by the City Engineer. See Fire Requirements 3.c. for additional water flow conditions.
8. The houses shall be constructed with rain gutters and downspouts that direct water away from the foundations as approved by the City Engineer.

J. FIRE REQUIREMENTS

1. The applicant shall provide an adequate reliable water supply for fire protection with a minimum fire flow of 1750 GPM. Required flow shall be delivered from not more than one hydrant flowing simultaneously for the duration of 120 minutes while maintaining 20-pounds residual pressure in the main. (508.1), (B105) CFC
2. The applicant shall provide hydrants of the East Bay type, which shall be maintained by the City.
3. Premises identification shall be provided. Such numbers shall contrast with their background and be a minimum of four inches high with ½-inch stroke or larger as required to be readily visible from the street. (505.1) CFC, (501.2) CBC.
4. All proposed homes shall be protected with an approved automatic fire sprinkler system complying with the 2013 edition of NFPA 13D or Section

R313.3 of the 2013 California Residential Code. Submit a minimum of two (2) sets of plans for each model home to this office for review and approval prior to installation. (903.2) CFC, (R313.3) CFC.

5. Plan review and inspection fees shall be submitted at the time of plan review submittal. Checks may be made payable to Contra Costa County Fire Protection District (CCCFFD). Submit plans to: Contra Costa County Fire Protection District, 2010 Geary Road, Pleasant Hill, CA 94523.
6. The developer shall submit a computer-aided design (CAD) digital file copy of the site plan to the Fire District upon final approval of the site improvements plans or subdivision map. CAD file shall be saved in the latest AutoCAD.DXF file format. (501) CFC.

K. FEES

1. The applicant shall pay all City fees in the amounts at the time of Building Permit submittal, unless otherwise specified, which have been established by the City Council and as required by the Antioch Municipal Code. Fees include but are not limited to:
 - a. Any acreage and utility connection fees which have been established by the City Council prior to the filing of the final map and as required by the Antioch Municipal Code.
 - b. Traffic signal fees as adopted by the City Council.
 - c. Park in lieu fee shall be paid as stated in the City Ordinance and due at the recording of the final map.
 - d. Development impact fees as established in the City master fee schedule at the time of the issuance of the building permits.
2. The applicant shall pay all pass thru fees. Fees include, but are not limited to, the following:
 - a. East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance.
 - b. Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance.
 - c. Contra Costa County Map Maintenance Fee in affect at the time of recordation of the final map(s). (Currently \$50 per lot or parcel).
 - d. Contra Costa County Flood Control District.
 - e. School Impact Fees
 - f. Delta Diablo Sewer Fees
 - g. Contra Costa Water Fees.

L. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES)

1. The project shall comply with all Federal, State, and City regulations for the National Pollution Discharge Elimination System (NPDES) (AMC§6-9). (Note: Per State Regulations, NPDES Requirements are those in affect at the time of the Final Discretionary Approval.) 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 as run-off flow controls, so that post-project runoff does not exceed estimated pre-project runoff.
2. Prior to issuance of a Grading Permit, the applicant shall complete the following:
 - a. Submit a Storm Water Control Plan (SWCP) and an Operation and Maintenance Plan (O&M) for approval by the City Engineer.
 - b. 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.
 - c. Submit a copy of the Storm Water Pollution Prevention Plan (SWPPP). The SWPPP and O&M shall include, at minimum, the following provisions:
 - i. The general contractor and all subcontractors and suppliers of materials and equipment shall implement the Best Management Practices (BMPs).
 - ii. Install appropriate clean water devices at all private storm drain locations immediately prior to entering the public storm drain system.
 - iii. Install on all catch basins "No Dumping, Drains to River" decal buttons.
 - iv. 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.
 - v. Construction site cleanup and control of construction debris shall also be addressed in this program.
 - vi. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a project stop work order.

- vii. Sweep or vacuum the model home parking lot 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.
 - viii. 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.
 - ix. 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.
- 3. The SWCP shall be certified by a registered civil engineer, and by a registered architect or landscape architect as applicable. Professionals certifying the SWCP 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).
- 4. Both the approved SWCP and O&M plans shall be referenced in the project CC&Rs.
- 5. Prior to issuance of any Building Permit, the applicant shall complete the following:
 - a. 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.
 - b. Submit plans to the City Engineer consistent with the approved Storm Water Control Plan, and include drawings and specifications necessary for construction of permanent 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.

M. FINAL IS/MND AND MITIGATION MONITORING AND REPORTING PROGRAM

1. The applicant shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program.

N. PLANNED DEVELOPMENT

1. This action includes approval of the Final Development Planned as proposed and modified by the Conditions of Approval.
2. Approved land uses include Single-Family Residential Uses and all Accessory Uses and other uses permitted by the Antioch Municipal Code for the Single-Family Residential District (R-6).
3. The approved modified setbacks are as follows:
 - a. Front Yard: 20' to garage, 15' to living space.
 - b. Side Yard: 4', except as required by these conditions for trash receptacle storage.
 - c. Rear Yard: 10'
4. The submitted architectural plans shall serve as basic design approval for the purposes of the Final Development and Planned Development. The applicant shall apply to the Design Review Board (Planning Commission) for approval of final Design Review for the individual lots. The house designs shall conform to the City of Antioch Citywide Design Guidelines and shall reflect any modifications required by these Conditions of Approval. The following elements are not approved as part of this application, but are subject to independent review and approval by the Design Review Board:
 - a. House plans and elevations
 - b. Landscape species selection
 - c. Masonry project wall and project fence design, colors and materials
5. The Design Review application shall also address the following:
 - a. A trash/recycling/yard waste receptacle storage location shall be identified on each site plan. This must be located behind the gate and shall be a minimum of 5' wide and 10' deep.
 - b. Architectural plans shall identify all base design details that are provided, at minimum, to homebuyers. Optional or buyer-upgraded materials shall be clearly and separately described.

- c. Elevations shall not include landscaping backgrounds.
- d. Each model elevation shall include a version that utilizes a material besides stucco, such as horizontal siding, for at least 75% of the front elevation. Such a material should wrap at least 10' down the sides of the structure. As an alternative, one model may have all versions utilizing a material besides stucco as described above.
- e. All front yard landscape plans shall identify any utilities or other obstructions in the front yard or adjacent right-of-way.
- f. Building articulation shall be demonstrated on all front and corner side elevations. No more than 40% of the wall surface should be in a single uninterrupted plan. Articulations should be at least 18" in depth.

O. CEQA MITIGATION MEASURES

1. MM AIR-1: Dust Control Measures: The selected contractor shall be required to prepare and implement a dust control plan prior to construction. A range of mitigation measures will be conducted throughout the construction period to limit and control dust, including the use of water or other such agents to be placed on roads, grading and excavation areas, and exposed soil in a manner that minimizes the generation of dust. In the absence of rain, these measures will be implemented in all seasons during which grading, excavation, and earth moving, or other work occurs. The Dust Control Plan measures shall include:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.;
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered;
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph;
- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used; and
- f. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

2. MM AIR-2: Implement BMPs to Reduce Impacts on Air Quality from Construction Equipment

a. The following mitigation measures shall be implemented to ensure emissions generated during proposed project construction activities are maintained at regulatory levels by requiring the following actions by the construction contractor:

b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation;

c. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

2. MM AIR-3: The following mitigation measure shall be implemented to ensure that VOC levels are kept at minimum during architectural coating activities.

a. Use low VOC (i.e., ROG) coatings as described in the local requirements (i.e., Regulation 8, Rule 3: Architectural Coatings)

3. MM BIO-1: Avoid Disturbance of Western Burrowing Owls and active Western Burrowing Owl Burrows.

a. A pre-construction survey would be conducted by a qualified biologist for burrowing owls within 30 days of the on-set of construction. This survey would be conducted according to methods described in the Staff Report on Burrowing Owl Mitigation (CDFW 2012). All suitable habitats of the site would be covered during this survey.

b. If pre-construction surveys undertaken during the breeding season (February 1 through August 31) locate active nest burrows within or near construction zones, these nests, and an appropriate buffer around them (as determined by a qualified biologist) would remain off-limits to construction until the breeding season is over or until a qualified biologist has determined that the natal burrow is no longer in use.

c. During the non-breeding season (September 1 through January 31), resident owls may be relocated to alternative habitat. The relocation of resident owls must be according to a relocation plan prepared by a qualified biologist. Passive relocation would be the preferred method of relocation. This plan must provide for the owl's relocation to nearby lands possessing available nesting and

foraging habitat.

4. MM BIO-2: Avoid Disturbance of Nesting Special Status and Non-Special Status Raptors and other Migratory Birds, including Swainson's Hawk and White-tailed Kite.

- a. Depending on the specific construction timeframe, to avoid disturbing nesting raptors and other migratory birds, the following measures would be implemented:
 - i. If construction activities are scheduled to occur during the nesting season (approximately February 15 through August 31), a qualified wildlife biologist shall be retained to conduct a pre-construction nesting survey within the appropriate habitat.
 - ii. Surveys shall be conducted within the project site and all potential nesting habitat within 500 feet of this area (this distance covers recommended Swainson's hawk and western burrowing owl buffers);
 - iii. The surveys should be conducted within one week before initiation of construction activities at any time between February 15 and August 31. If no active nests are detected, then no additional mitigation is required; or
 - iv. If surveys indicate that migratory bird nests are found in any areas that would be directly or indirectly affected by construction activities, a no-disturbance buffer shall be established around the site to avoid disturbance or destruction of the nest site until after the breeding season or after a wildlife biologist determines that the young have fledged (typically late June to mid-July). The extent of these buffers shall be determined by a qualified biologist and shall depend on the special status species present, the level of noise or construction disturbance, line of sight between the nest and the disturbance, ambient levels of noise and other disturbances, and other topographical or artificial barriers. These factors should be analyzed to make an appropriate decision on buffer distances.
- b. If construction activities begin outside the breeding season (approximately September 1 through February 14) then construction may proceed until it is determined that an active migratory bird or raptor nest would be subject to abandonment as a result of construction activities. Optimally, all necessary vegetation removal should be conducted before the breeding season so that nesting birds would not be present in the construction area during

construction activities. If any bird nests are in the project site under pre-existing construction conditions, then it is assumed that they are habituated (or would habituate) to the construction activities. Under this scenario, the pre-construction survey described previously should still be conducted on or after February 15 to identify any active nests in the vicinity. Active sites should be monitored by a qualified biologist periodically until after the breeding season or after the young have fledged (typically late June to mid-July). If active nests are identified on or immediately adjacent to the project site, then all non-essential construction activities (e.g., equipment storage and meetings) should be avoided in the immediate vicinity of the nest site, but the remainder of construction activities may proceed.

5. MM CUL-1: If any cultural resource is encountered during ground disturbance or subsurface construction activities (e.g., trenching, grading), all construction activities within a 50-foot radius of the identified potential resource shall cease until a Secretary of the Interior qualified archaeologist evaluates the item for its significance and records the item on the appropriate State Department of Parks and Recreation (DPR) 523 series forms. All forms and associated reports would be submitted to the NWIC of the California Historical Resources Information System (CHRIS). The archaeologist shall determine whether the resource requires further study. If, after the qualified archaeologist conducts appropriate technical analyses, the resource is determined to be eligible for listing on the California Register of Historical Resources or as a unique archaeological resource as defined in Public Resources Code Section 15064.5, the archaeologist shall develop a plan for the treatment of the resource. This shall contain appropriate mitigation measures, including avoidance, preservation in place, data recovery excavation, or other appropriate measures, as outlined in Public Resources Code Section 21083.2.

6. MM CUL-2: If a prehistoric or ethnographic period archaeological resource is encountered during ground disturbance or subsurface construction activities (e.g., trenching, grading), all construction activities within a 50-foot radius of the identified potential resource shall cease and a list of representatives of California Native American Tribes identified by the NAHC would be contacted. Construction activities shall not resume until the tribal representative has had an opportunity to evaluate the archaeological resource for its potential as a tribal cultural resource. If it is determined that the cultural materials do constitute a tribal cultural resource, further mitigation and/or recommendations for the treatment and protection of the resource would be developed in consultation with the Tribes.

7. MM CUL-3: If ground-disturbing activities uncover previously unknown human remains, Section 7050.5 of the California Health and Safety Code applies, and the following procedures shall be followed:

a. There shall be no further excavation or disturbance of the area

where the human remains were found or within 50 feet of the find until the Contra Costa County Coroner and the appropriate City representative are contacted. Duly authorized representatives of the Coroner and the City shall be permitted onto the project site and shall take all actions consistent with Health and Safety Code Section 7050.5 and Government Code Sections 27460, et seq. Excavation or disturbance of the area where the human remains were found or within 50 feet of the find shall not be permitted to recommence until the Coroner determines that the remains are not subject to the provisions of law concerning investigation of the circumstances, manner, and cause of any death. If the Coroner determines the remains are Native American, the Coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" of the deceased Native American. The "most likely descendant" may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98. If the "most likely descendant" does not make recommendations within 48 hours, the land owner shall reinter the remains in an area of the property secure from further disturbance. If the land owner does not accept the recommendations from the "most likely descendant", the owner or the "most likely descendant" may request mediation by NAHC.

8. MM GEO-1: Prior to issuance of building permit, the project Applicant shall submit plans to the City for review and approval demonstrating project compliance with the latest adopted edition of the California Building Standards Code seismic requirements and the recommendations of a design-level geotechnical investigation. All soil engineering recommendations and structural foundations shall be designed by a licensed professional engineer. The approved plans shall be incorporated into the proposed project. All onsite soil engineering activities shall be conducted under the supervision of a licensed Geotechnical Engineer or Certified Engineering Geologist.
9. MM HAZ-1: Construction contractors shall ensure that during construction, staging areas and building areas where spark-producing equipment is used shall be cleared of non-native vegetation or other materials that could serve as fuel for combustion. To the extent feasible, the contractor shall keep these areas clear of combustible materials to maintain a firebreak.
10. MM HAZ-2: Construction contractors shall ensure that any construction equipment that normally includes a spark arrester shall be equipped with an arrester in good working order. This includes, but is not limited to, vehicles, heavy equipment, and chainsaws.
11. MM HYD-1: Prior to the issuance of any construction related permits, the

City would prepare and submit an NOI to the State Water Board and prepare a SWPPP in compliance with the NPDES GCP requirements. The final drainage plan would demonstrate the ability of the planned onsite storm drainage to adequately collect onsite stormwater flows in accordance with all applicable standards and requirements by: minimizing impervious surfaces, and directing flows to BMPs; integrating appropriately sized BMPs to minimize impact on local water quality by controlling runoff from erosion and potential contaminants; and incorporating bio-retention in combination with site planning, and dispersion of runoff to meet Low Impact Development (LID) requirements.

12. MM TRANS-1: Prior to the issuance of building permits, the applicant shall prepare a detailed site design plan to the City for review and approval that demonstrates that all project driveways, crosswalks, bicycle crossings, trails, and retaining walls would provide clear sight lines. The approved plan shall be incorporated in the proposed project.

13. MM TRANS-2: Features shall be incorporated into the design of Project driveway crossings to warn both drivers and perimeter path users of the crossing. These design features may include, but are not limited to, warning signs, pedestrian activated warning lights, colorized crossing areas, specialized crosswalk treatments, or other features as approved by the City.

* * * * *

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 21st day of January, 2018.

AYES:

NOES:

ABSTAIN:

ABSENT:

FORREST EBBS,
Secretary to the Planning Commission

ATTACHMENT “A”



MEMO

TO: Louis Parsons, Discovery Builders

FROM: Doug Svensson, AICP

DATE: July 7, 2016

SUBJECT: Fiscal Analysis of Proposed Oakley Knolls Project in Antioch

INTRODUCTION AND SUMMARY

This fiscal analysis has been prepared based on the project description provided in the Initial Study/Mitigated Negative Declaration prepared by Stantec, dated January 29, 2016. In addition, at your direction, we have reviewed the fiscal analysis for the Vineyards at Sand Creek project, prepared by Economic and Planning Systems, as a basic example of the City's expectations for this type of study. This study differs from the EPS study in that Oakley Knolls will have public, rather than private, streets.

The proposed project include 31 single family homes located in the north eastern portion of the City on Oakley Road near the junction of SR 4 and SR 160. The homes are anticipated to sell for \$500,000 on average and the subdivision is projected to house a population of 100 persons (3.22 persons per household) (Table 1).

Table 1: Oakley Knolls Subdivision

Item	Value
Units	31
Persons Per Household	3.22
Total Project Population	100
Average Home Sale Price	\$500,000
Total Property Value	\$15,500,000

Source: Discovery Builders, Inc., CA Department of Finance.

Table 2 summarizes the results of the fiscal analysis. The project would generate property tax and sales tax for Antioch as well as certain other revenues. It would also require services from the City, principally police protection, street maintenance, recreation and community development functions.

Fire protection would be provided by the Contra Costa County Fire Protection District, separate from the City of Antioch. The City has stipulated that the project would be subject to an additional fee, through a Community Facilities District, to support the cost of police services. This fee is proposed to be \$450 per unit and would generate \$13,950 per year at full buildout of the development.

Table 2: Summary of Fiscal Impacts for Oakley Knolls Subdivision

REVENUES	Scenario 1 Baseline Analysis	Scenario 2 Conservative Sale Price	Scenario 3 Increased Baseline Costs
Property Tax	\$17,686	\$15,917	\$17,686
Property Tax in lieu of VLF	\$11,278	\$10,150	\$11,278
Franchise Tax	\$2,361	\$2,361	\$2,361
Business License Tax			
Property Transfer Tax	\$682	\$682	\$682
Sales and Use Tax	\$3,382	\$3,044	\$3,382
Sales Tax Measure C	\$1,691	\$1,522	\$1,691
Motor Vehicle in-Lieu fees	\$34	\$34	\$34
Licenses & Permits	\$806	\$806	\$806
Fines and Forfeitures	\$35	\$35	\$35
Police Services Fee	\$13,950	\$13,950	\$13,950
Use of Money and Property	\$0	\$0	\$0
Revenue From Other Agencies	\$0	\$0	\$0
Service Charges	\$0	\$0	\$0
Other Revenue	\$0	\$0	\$0
Transfers in	\$0	\$0	\$0
Streets/Transit Funds	\$0	\$0	\$0
Other	\$0	\$0	\$0
TOTAL REVENUES	\$51,905	\$48,501	\$51,905
EXPENDITURES			
Legislative and Administrative	\$708	\$708	\$779
Public Works	\$6,122	\$6,122	\$6,778
Police Services	\$24,625	\$24,625	\$27,087
Police Services - Measure C	\$5,415	\$5,415	\$5,957
Police Services - Animal Support	\$428	\$428	\$471
Recreation/Community Services	\$826	\$826	\$908
Community Development	\$2,364	\$2,364	\$2,600
Code Enforcement-Measure C	\$137	\$137	\$150
TOTAL EXPENDITURES	\$40,665	\$40,665	\$42,386
TOTAL BUDGET NET (DEFICIT)/SURPLUS	\$11,240	\$7,836	\$7,174

Source: ADE, Inc.

With the police services fee in place, the project would generate a positive fiscal balance for Antioch in excess of \$11,200 per year, based on the assumption that the City would experience average cost levels for services as reflected in the current Fiscal Year 2015-2016 budget. The analysis also addresses two other scenarios, in which either the homes sell for a lower amount of \$450,000 per unit, or the City experiences ten percent higher cost levels to serve the subdivision. Under both of these scenarios, the fiscal impact of the project remains positive, although at lower levels than the baseline scenario, at about \$7,800 per year and \$7,200 per year, respectively.

DISCUSSION OF THE FISCAL ANALYSIS

The fiscal analysis is based in part on estimates of average revenues and service expenditures for the City of Antioch. The most recent population estimate for Antioch shows about 108,300 residents and 20,630 jobs within the City. Typically, businesses exert about 50 percent of the demand for services on the City as do residents, measured on a population and per job basis. Therefore, the daytime service population for the City is estimated at 118,613 (108,298 residents plus 20,630 jobs * 50%), as shown in Table 3.

Table 3: Antioch Assumptions, 2015

Item	Citywide Amount	Sources
Housing Units	35,750	DOF 2015
Occupied Households	33,151	DOF 2015
Population	108,298	DOF 2015
Persons/Household	3.22	DOF 2015
Jobs (2015)	20,630	ABAG 2013
Daytime Population	118,613	DOF 2015 / ABAG

¹Daytime population is calculated by adding total residential population and half of the total employment.

Sources: Association of Bay Area Governments, CA Department of Finance.

The average per capita revenues and costs are calculated using the current Fiscal Year 2015-2016 Operating Budget, as shown in Table 4. As discussed further below, the property tax and sales tax are calculated from separate factors, but other general revenues such as the Franchise Tax, Motor Vehicle In-Lieu Fees, Licenses and Permits and Fines and Forfeitures are estimated on a per capita basis using the factors in the right hand column of Table 4. Several of the revenues would not be directly affected by the proposed Oakley Knolls project, as indicated in the Table.

A similar approach is used to estimate City service expenditures. The City has certain fixed costs that are not directly affected by housing development or population growth, so the budget figures used to calculate the per capita costs factors are reduced accordingly. The percent of cost included in the analysis is indicated in the column labeled Percent Variable in Table 4. The Legislative and Administrative Departments, Finance and the Nondepartmental costs have been grouped together as

"General Government" costs in Table 2. Other per capita cost factors by service department or function are shown in the right hand column of Table 4.

Table 4: General Fund Budget Summary – FY 2015-16 Operating

Item	Budget		Percent Variable [1]	Allocation Factor
GENERAL REVENUES				
Property Tax ¹	\$9,448,914		100%	
Property Tax in lieu of VLF	\$6,475,750		100%	
Franchise Tax	\$2,805,878		100%	\$23.66
Business License Tax	\$3,751,000	not affected		
Property Transfer Tax	\$330,000		100%	
Sales and Use Tax ²	\$13,039,684		100%	
Sales Tax Measure C	\$4,646,890		100%	
Transient Occupancy Tax	\$80,000	not affected		
Motor Vehicle in-Lieu fees	\$40,000		100%	\$0.34
Licenses & Permits	\$957,500		100%	\$8.07
Fines and Forfeitures	\$42,000		100%	\$.35
Use of Money and Property	\$503,410	not affected		
Revenue From Other Agencies	\$792,673	not affected		
Service Charges	\$2,194,744	not affected		
Other Revenue	\$802,540	not affected		
Transfers in	\$3,699,075	not affected		
TOTAL REVENUES	\$49,610,058			
GENERAL FUND EXPENDITURES				
Legislative and Administrative	\$727,984	Combined into General Government	50%	\$7.10
Finance	\$14,139			
Non-departmental	\$941,108			
Public Works	\$7,322,417		100%	\$61.73
Police Services	\$29,260,562		100%	\$246.69
Police Services - Measure C	\$6,434,518		100%	\$54.25
Police Services - Animal Support	\$508,521		100%	\$4.29
Recreation/Community Services	\$981,170		100%	\$8.27
Community Development	\$2,809,167		100%	\$23.68
Code Enforcement-Measure C	\$162,498		100%	\$1.37
Capital Improvement	\$0	not affected		
TOTAL EXPENDITURES	\$49,162,084			
TOTAL NET	\$447,974			

¹ Includes Property Tax – Secured, Property Tax – Unsecured, Property Tax – Other, Other In Lieu taxes, Unitary Tax.

² Includes Sales and Use Tax, Sales and Use In Lieu/Swap, Sales & Use Tax P.S. Allocation.

Source: City of Antioch FY 2015-17 Adopted Operating Budget

PROPERTY BASED REVENUES

The general property tax rate is one percent of the assessed value of each home, which is based on the initial market value of the units, estimated at \$500,000. The full property tax paid by the homeowner is shared among a number of taxing agencies and the City of Antioch receives only 11.4

percent of the base property tax. However, the City also receives a share of property tax from the state in-lieu of vehicle license fees the state used to pay to cities prior to 2004. This portion of the property tax is based on the annual increase in total assessed value in the City. The proposed project would add \$15.5 million to Antioch's total assessed value, which would result in an increase of property tax in-lieu of vehicle license fees of about \$11,300 per year at full buildout of the project.

Table 5: Project Property Tax Revenues

Item	Assumption/Factor	Annual Total
Property Tax		
Net New Taxable Value Increase	\$500,00 Average Unit Value	\$15,500,000
Property Tax	1.0%	\$155,000
Antioch General Fund Share	11.4%	\$17,686
Property Tax in Lieu of VLF		
Existing Citywide Property Tax in Lieu of VLF		\$6,475,750
Citywide Assessed Value		\$8,899,889,890
Project Net Assessed Value Increase		0.2%
Net New Property Tax in Lieu of VLF		\$11,278

[1] Based on project TRA

[2] Reflects Antioch's secured roll as reported by the Contra Cost County Assessor.

[3] Calculated by dividing net value increase by citywide assessed value.

[4] Calculated by multiplying existing property tax in lieu of VLF by project net assessed value increase.

Source: ADE, Inc.

The Documentary Transfer Tax is paid when property is sold. While the City would receive a total of \$8,525 in transfer tax at the initial sale of the units, the estimate in Table 6 and Table 2 above reflects the ongoing resale of units. The assumption here is that the units would turnover every 12 years on average, or eight percent of the units per year.

Table 6: Documentary Transfer Tax Estimate

Item	Assumption/Factor	Annual Total
Net New Assessed Value Increase	\$500,000 Average Unit Value	\$15,500,000
Annual Turnover Rate	8% per year	\$1,240,000
Total Documentary Transfer Tax	\$.055 per \$1,000 in AV	\$682

Source: ADE, Inc.

SALES TAX

The City receives one percent of the value of taxable goods and services purchased within the City limits in base sales tax. In addition, the voters have approved Measure C, which provides an additional one-half cent of sales tax and is used in part to fund police services and code enforcement.

The sales tax estimate is based on calculation of household incomes for project residents and their likely spending patterns in Antioch. As shown in Table 7, a home purchased for \$500,000 would typically require a household income of nearly \$86,000 based on current mortgage loan financing terms.

Table 7: Project Average Income Calculation

Item	Assumption/Factor	Value
Home Value		\$500,000
Down Payment	20.0%	\$100,000
Principal Loan Amount		\$400,000
Annual Interest Rate		5.0%
Monthly Payment		\$2,147
Monthly Income [1]	30.0%	\$7,158
Annual Income		\$85,891

[1] Assumes 30% of gross income is spent on mortgage costs. Excludes property taxes, utilities, and other housing costs.

Source: ADE, Inc.

Using a retail demand model, ADE estimates that the 31 household in the proposed project would spend about 30 percent of their income on retail goods, of which about 85 percent would be taxable (food and pharmaceuticals are not taxable, for example) (See Table 8). Not all of this spending would occur in Antioch, however. Given the location of the project on the eastern periphery of the City, it is possible some of the household spending could occur in Oakley or Brentwood. It is also likely that households would do some comparison shopping at the larger retail centers in Central County. Therefore, for this analysis, ADE has assumed that 50 percent of the taxable household spending would occur in Antioch, resulting in an estimate of \$3,400 per year in base sales tax and about \$1,700 per year in Measure C funds.

Table 8: Taxable Retail Sales Analysis

Retail Group	Project Household Expenditures	Percent Taxable	Taxable Purchases
Total Project Household Expenditures	\$799,600	85%	\$676,400
Apparel Store Group	\$34,200	100%	\$34,200
Women's Apparel	\$9,100	100%	\$9,100
Men's Apparel	\$2,500	100%	\$2,500
Family Clothing	\$16,200	100%	\$16,200
Shoe Stores	\$6,400	100%	\$6,400
General Merchandise Group	\$129,400	83%	\$107,300
Department Stores/Other General Merch.	\$64,600	94%	\$60,700
Other General Merchandise	\$39,600	94%	\$37,200
Drug & Proprietary Stores	\$25,200	37%	\$9,400
Specialty Retail Group	\$50,200	100%	\$50,000
Gifts & Novelties	\$3,400	100%	\$3,400
Sporting Goods	\$4,900	100%	\$4,900
Florists	\$1,300	100%	\$1,300
Photographic Equipment	\$700	100%	\$700
Records & Music	\$3,300	100%	\$3,300
Books & Stationery	\$6,800	100%	\$6,800
Office Supplies/Computer Equipment	\$7,800	100%	\$7,800
Jewelry	\$4,200	100%	\$4,200
Misc. Specialty Retail	\$17,800	99%	\$17,600
Food, Eating and Drinking Group	\$242,100	61%	\$148,500
Grocery Stores	\$124,500	28%	\$34,500
Supermarkets	\$119,100	26%	\$31,400
Convenience Stores	\$5,400	57%	\$3,100
Specialty Food Stores	\$3,500	0%	\$0
Liquor Stores	\$5,900	98%	\$5,800
Eating Places	\$108,200	100%	\$108,200
Building Materials And			
Homefurnishings Group	\$79,400	100%	\$79,400
Furniture & Home Furnishings	\$20,900	100%	\$20,900
Household Appliances & Electronics	\$16,700	100%	\$16,700
Used Merchandise	\$1,700	100%	\$1,700
Nurseries & Garden Supply Stores	\$7,400	100%	\$7,400
Lumber & Other Building Materials	\$19,800	100%	\$19,800
Home Centers and Hardware Stores	\$11,800	100%	\$11,800
Paint & Wallpaper	\$1,100	100%	\$1,100
Automotive Group	\$264,300	97%	\$257,000
New Cars & RVs	\$142,800	100%	\$142,800
Used Car Dealers	\$10,500	100%	\$10,500
Gasoline Service Stations	\$96,500	92%	\$89,200
Auto Parts & Accessories	\$10,200	100%	\$10,200
Other Vehicles	\$4,300	100%	\$4,300

Source: ADE, Inc., based on Bureau of Labor Statistics Consumer Expenditure Surveys and the Census of Retail Trade.

ATTACHMENT “B”

SUBDIVISION NO. 9353

OCTOBER, 2017



NOT TO SCALE

GENERAL NOTES

- | | |
|-----------------------------------|--|
| 1. OWNER & DEVELOPER: | DISCOVERY BUILDERS
4061 PORT CHICAGO HWY # H
CONCORD, CA 94520
(925) 682-6419 |
| 2. ENGINEER: | ISAKSON & ASSOCIATES, INC.
2255 YGNACIO VALLEY ROAD # C
WALNUT CREEK, CA 94598
(925) 937-9333 |
| 3. WATER SUPPLY: | CITY OF ANTOCH |
| 4. SEWER SERVICE: | DELTA DIABLO SEWER DISTRICT /
CITY OF ANTOCH |
| 5. CONTOURS: | 1' CONTOURS |
| 6. ASSESSORS PARCELS: | APN. 051-430-001 THRU 018 |
| 7. AREA | 5.56 ACRES |
| 8. PARCEL A (LANDSCAPING PARCEL) | 4,166 S.F. |
| 9. PARCEL B (BIO RETENTION BASIN) | 7,779 S.F. |
| 10. PARCEL C (BIORETENTION AREA) | 13,571 S.F. |
| 11. PARCEL D (BIORETENTION AREA) | 5,409 S.F. |
| 12. PARCEL E (H.O.A. MAINTAINED) | 4,063 S.F. |
| 13. PARCEL F (PARK) | 7,665 S.F. |
| 14. NUMBER OF LOTS PROPOSED | 28 |
| 15. MAXIMUM LOT SIZE: | 8,524 SF (LOT 17) |
| 16. MINIMUM LOT SIZE: | 3,649 SF (LOT 2) |
| 17. AVERAGE LOT SIZE: | 4,990 SF |
| 18. GROSS DENSITY: | 5.04 DWELLING UNITS PER ACRE |
| 19. EXISTING LAND USE: | VACANT |
| 20. EXISTING GENERAL PLAN: | MEDIUM LOW DENSITY RESIDENTIAL |
| 21. EXISTING ZONING: | P.D. (PLANNED DEVELOPMENT) |
| 22. PROPOSED ZONING: | P.D. (PLANNED DEVELOPMENT)
AMENDED |
| 23. RV PARKING (21%) | LOTS: 3, 6, 14, 15, 17, 19 |

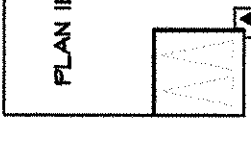
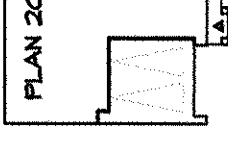
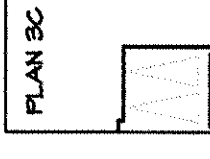
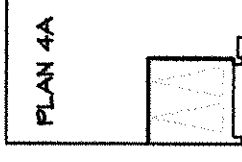
MINIMUM SETBACKS:

FRONT
10' TO PORCH
15' TO HOUSE LIVING AREA
12' TO GARAGE FACE

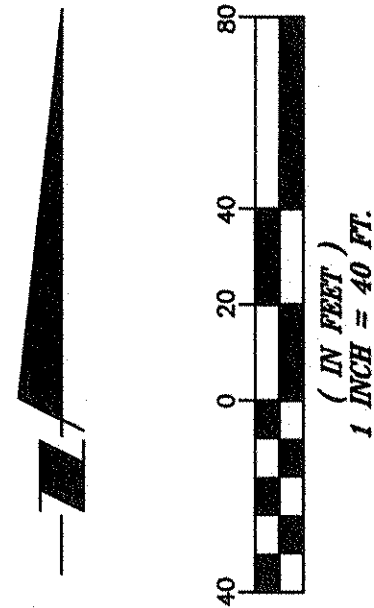
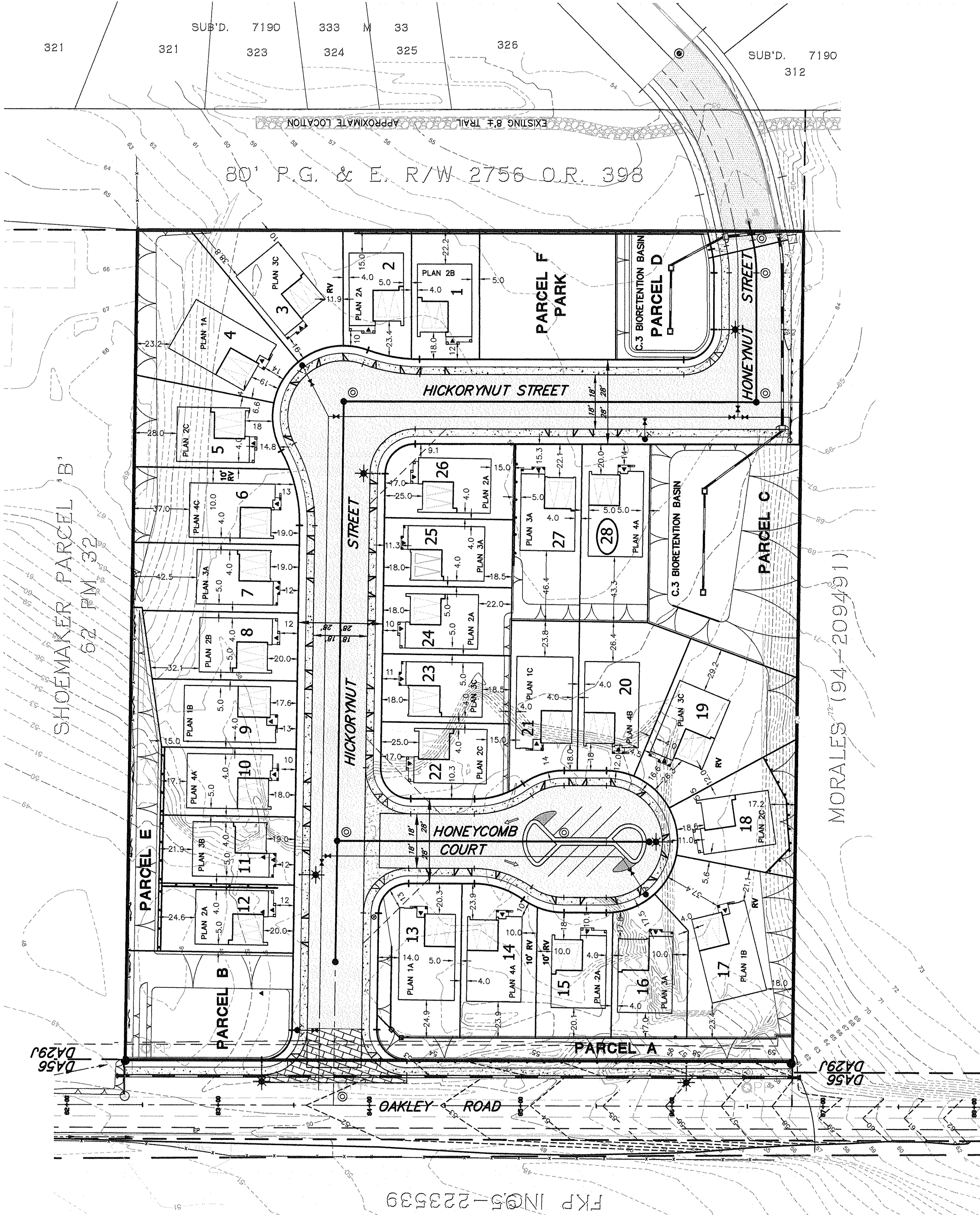
SIDE
4' TO HOUSE LIVING AREA

REAR
15' TO HOUSE LIVING AREA

DISTRIBUTION TABLE

PLAN#		COUNT	PERCENT
1 SINGLE STORY		5	17.9%
2 TWO STORY		10	35.7%
3 TWO STORY		8	28.5%
4 TWO STORY		5	17.9%

GRAND TOTAL HOMES: 28
TOTAL PERCENT: 100.0%

[illegible]

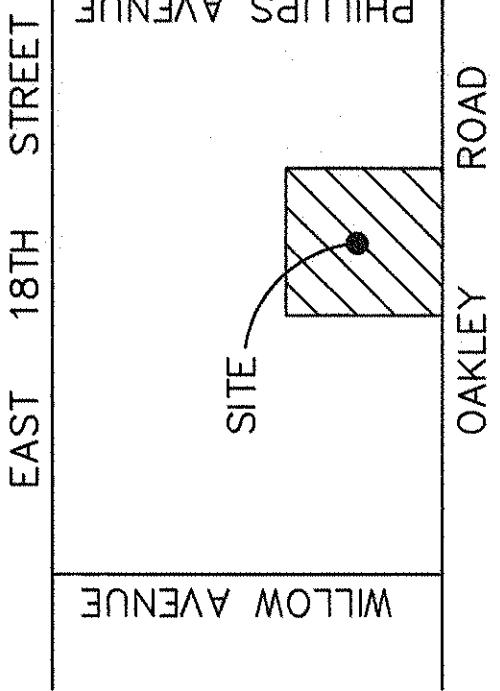
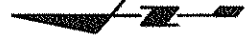
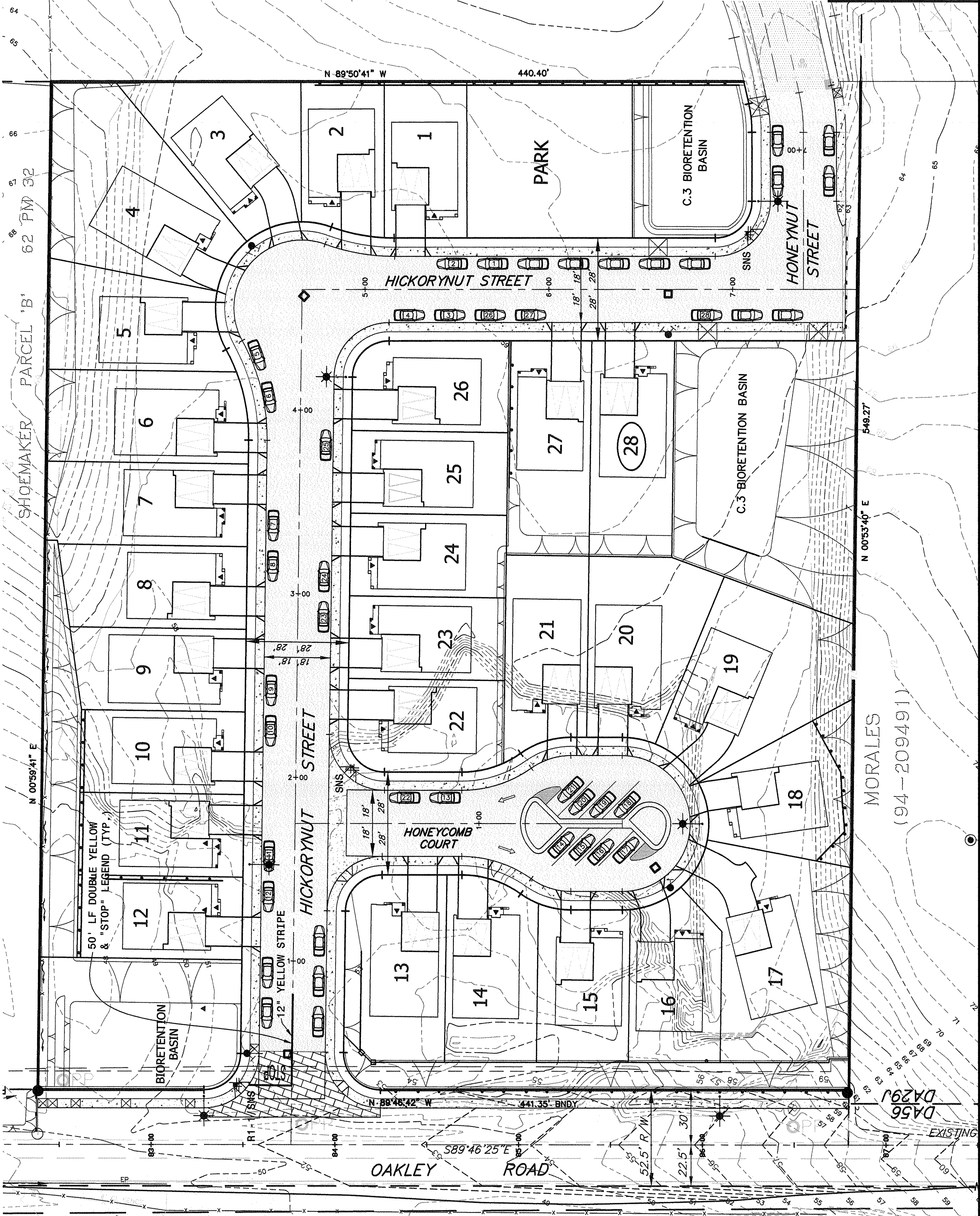
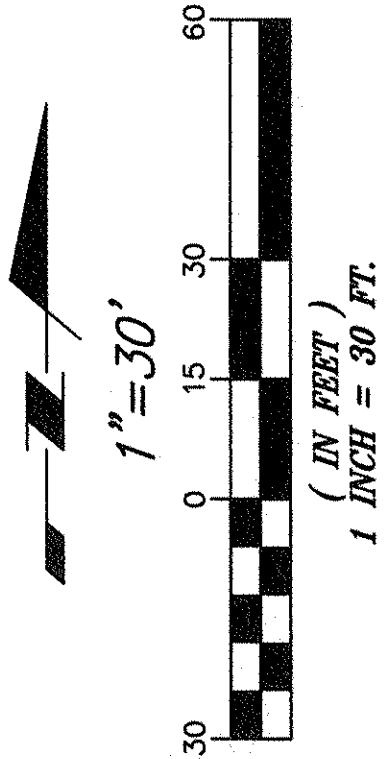
SIGNING, STRIPING, AND PARKING PLAN

"OAKLEY KNOLLS"

SUBDIVISION 9353

CITY OF ANTIOCH

COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE

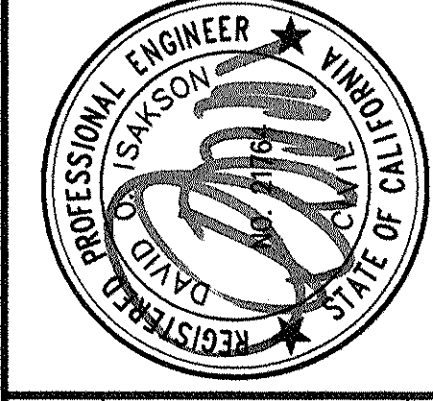
LEGEND / ABBREVIATIONS:

- PROPOSED: R1-1/SNS, SNS, TURN ARROW PER NOTE 4, PROPOSED PARKING, REQUIRED ON-STREET PARKING FOR SPECIFIED LOT
- EXISTING: ELECTROLIER - 70 WATTS, CITY STANDARD STOP SIGN WITH CITY STANDARD STREET NAME SIGN, CITY STANDARD STREET NAME SIGN, BLUE MARKER FOR FIRE HYDRANT, TURN ARROW PER NOTE 4, PROPOSED PARKING, REQUIRED ON-STREET PARKING FOR SPECIFIED LOT

PARKING SUMMARY

TOTAL ON STREET PARKING REQUIRED: 28 SPACES *
TOTAL ON STREET PARKING PROVIDED: 44 SPACES
* 1 SPACE PER LOT MINIMUM.

DATE	REVISIONS	APPR.



SUBDIVISION 9353
SIGNING, STRIPING, AND PARKING PLAN
CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
Isakson & Assoc. Inc.
civil engineering and land surveying
2255 Ygnacio Valley Road, Suite C, Walnut Creek, CA 94598 Phone: (925) 937-8333
DATE: 10-23-17 DESIGNED: DOI DRAWN: STAFF CHECKED: D.O.I. NO. JOB: 200429 SHEET 1 OF 1

FINAL DEVELOPMENT PLAN

"OAKLEY KNOLLS"

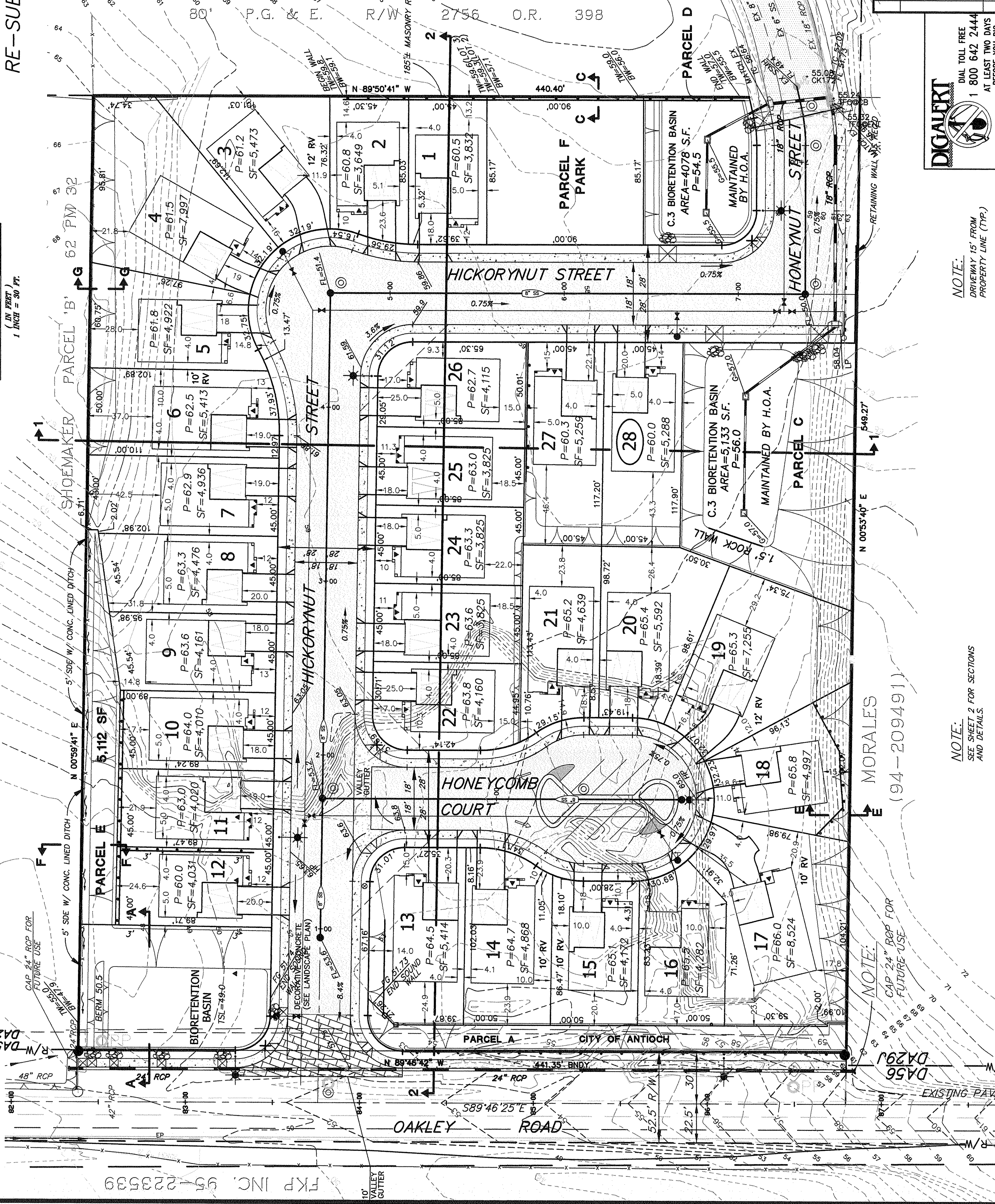
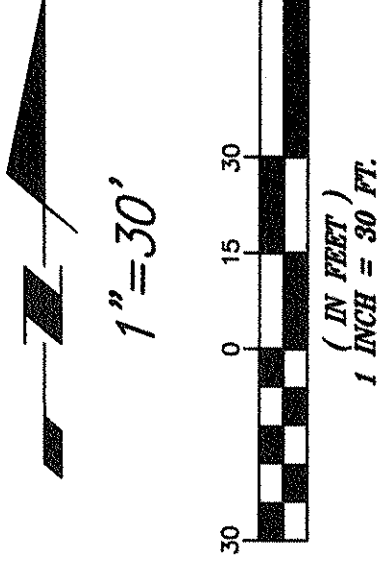
SUBDIVISION NO. 9353

RE-SUBDIVISION OF SUBDIVISION #8501 (486 M 5)

CITY OF ANTIOCH

CONTRA COSTA COUNTY, CALIFORNIA

JULY, 2017



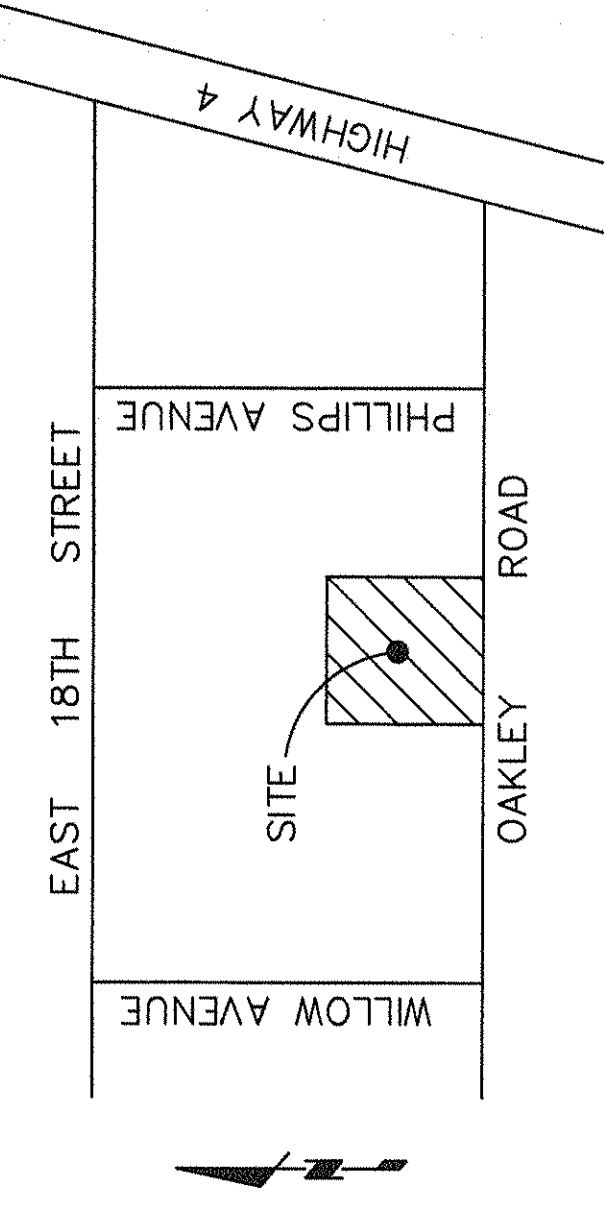
FKP INC. 95-223539

GENERAL NOTES

1. OWNER & DEVELOPER:
DISCOVERY BUILDERS
4061 PORT CHICAGO HWY # H
CONCORD, CA 94520
(925) 682-6419
2. ENGINEER:
ISAkson & ASSOCIATES, INC.
2255 YGNACIO VALLEY ROAD # C
WALNUT CREEK, CA 94598
(925) 937-9333
3. WATER SUPPLY:
CITY OF ANTIOCH
4. SEWER SERVICE:
DELTA DIABLO SEWER DISTRICT /
CITY OF ANTIOCH
5. CONTOURS:
1' CONTOURS
6. ASSESSORS PARCELS:
APN. 051-430-001 THRU 018
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19. EXISTING LAND USE:
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20. EXISTING GENERAL PLAN:
MEDIUM LOW DENSITY RESIDENTIAL
21. EXISTING ZONING:
P.D. (PLANNED DEVELOPMENT)
22. PROPOSED ZONING:
AMENDED
23. RV PARKING (21%):
LOTS: 3, 6, 14, 15, 17, 19

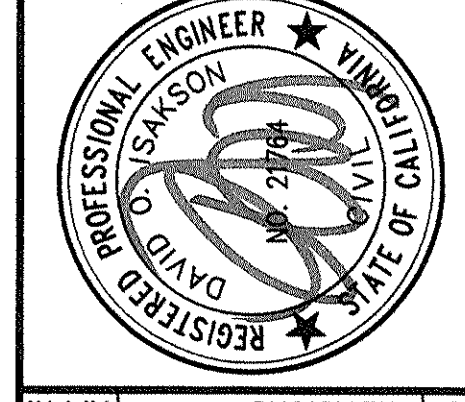
LEGEND

- EXISTING
- EX FIRE HYDRANT
 - EX SANITARY SEWER
 - EX STORM DRAIN
 - EX WATER LINE
- PROPOSED
- FIRE HYDRANT
 - LOT LINE
 - LOT NUMBER
 - LOT AREA
 - PAD ELEVATION
 - RIGHT OF WAY LINE
 - SANITARY SEWER
 - STORM DRAIN CATCH BASIN
 - STORM DRAIN LINE
 - STREET SLOPE
 - WATER LINE
 - F/C TO F/C
 - ROW TO ROW
 - SIDEWALK X-DRAIN
 - DA29J CCCC FC. DRAINAGE DIST NO.



VICINITY MAP

NOT TO SCALE



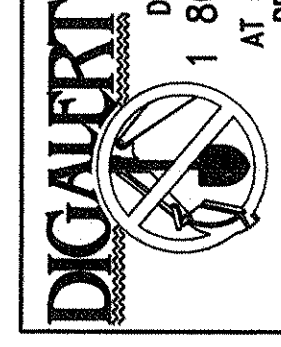
SUBDIVISION 9353

FINAL DEVELOPMENT PLAN

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

Isakson & Assoc. Inc.
civil engineering and land surveying
2255 Ygnacio Valley Road, Suite C, Walnut Creek, CA 94598 Phone (925) 837-9333

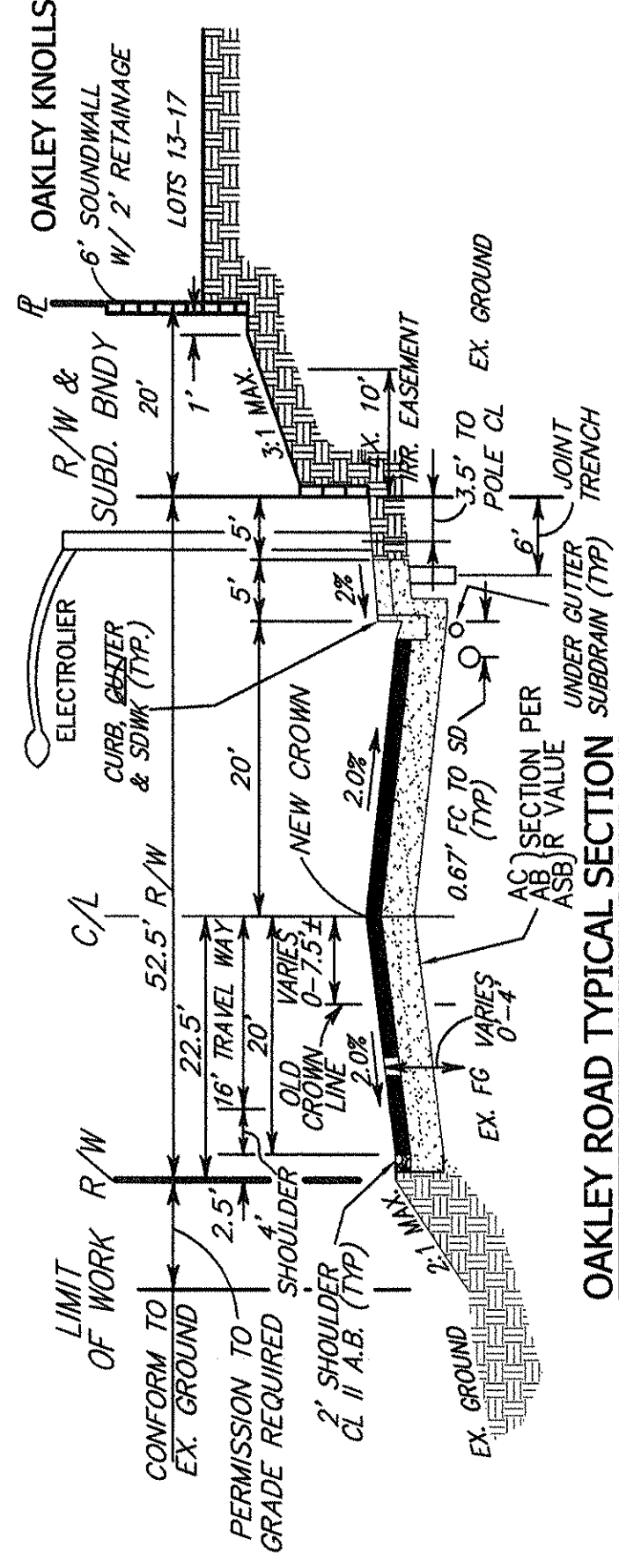
DATE: 10-23-17
DESIGNED BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]
JOB NO: 200429
SHEET 1 OF 2



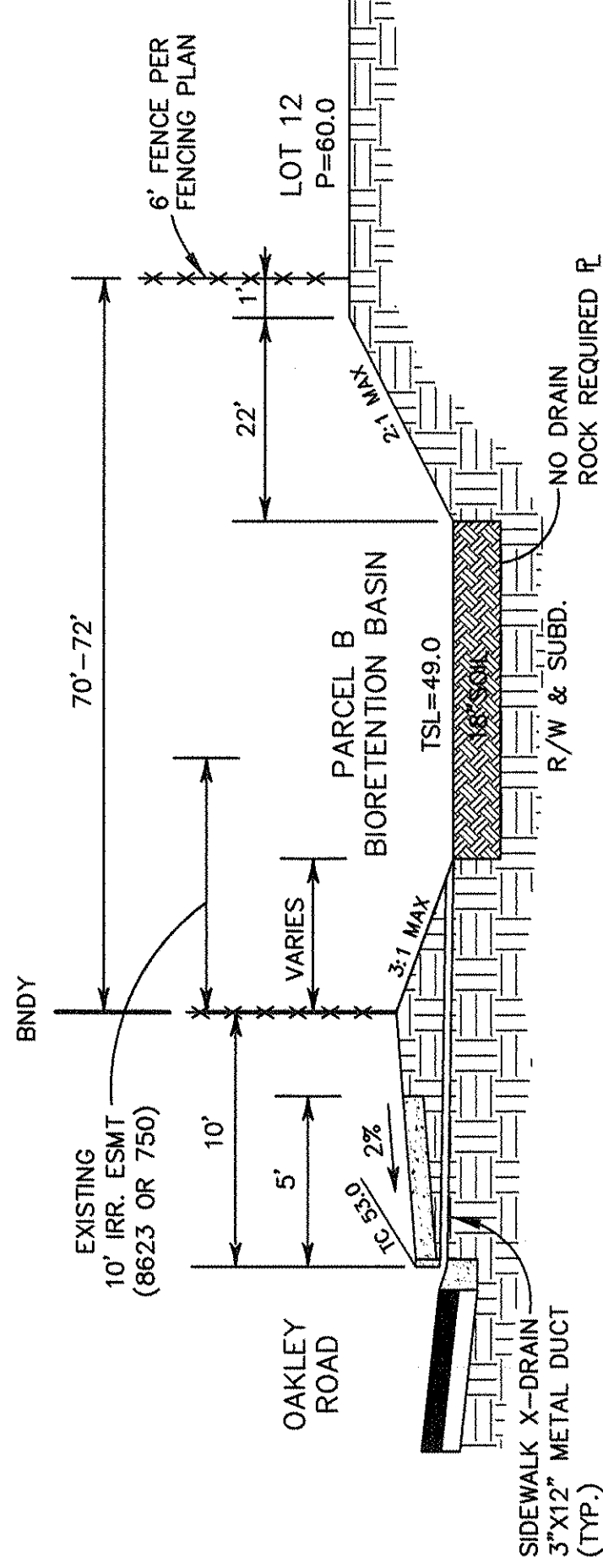
NOTE:
DRIVEWAY 15' FROM
PROPERTY LINE (TYP.)

NOTE:
SEE SHEET 2 FOR SECTIONS
AND DETAILS.

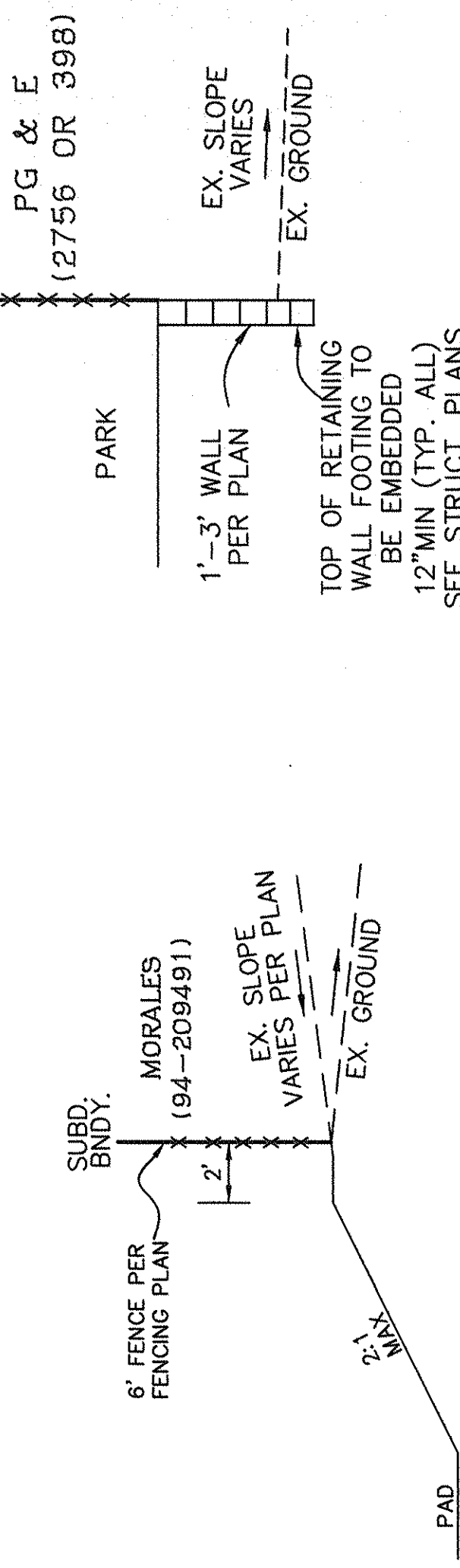
NOTE:
CAP 24" RCP FOR
FUTURE USE



TYPICAL SECTION G-G
NOT TO SCALE

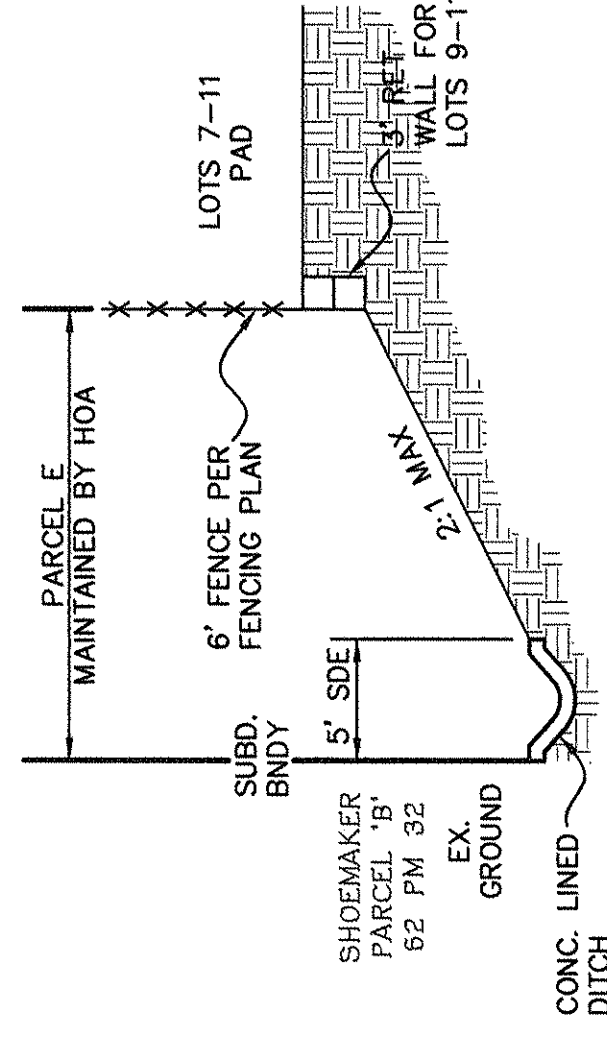


TYPICAL SECTION A-A
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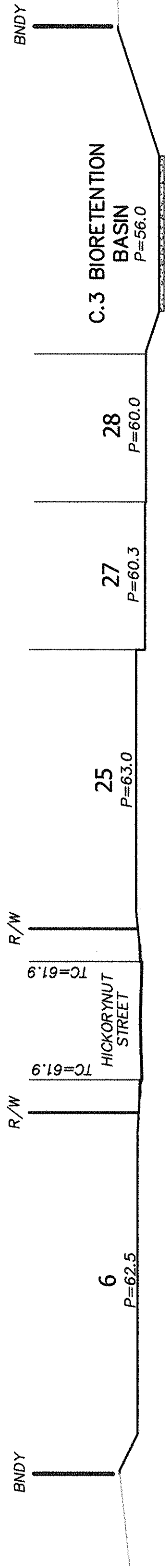
TYPICAL SECTION E-E
NOT TO SCALE

TYPICAL SECTION C-C
NOT TO SCALE

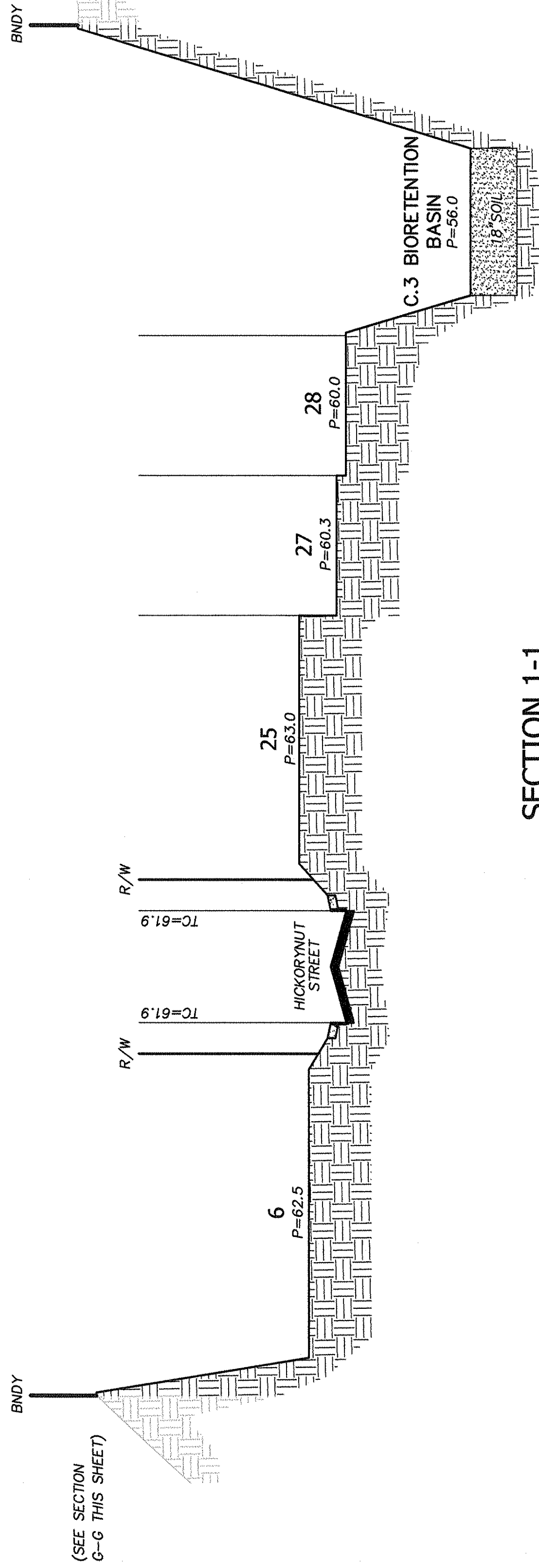


TYPICAL SECTION F-F
NOT TO SCALE

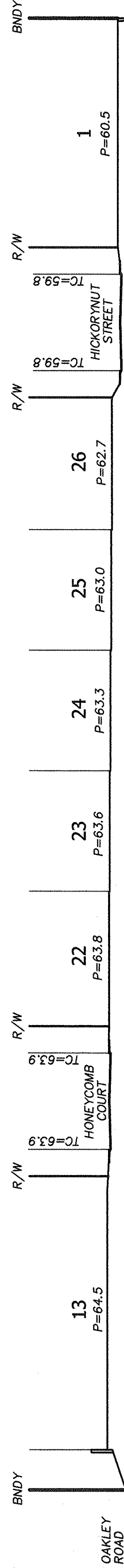
TYPICAL SECTION H-H
NOT TO SCALE



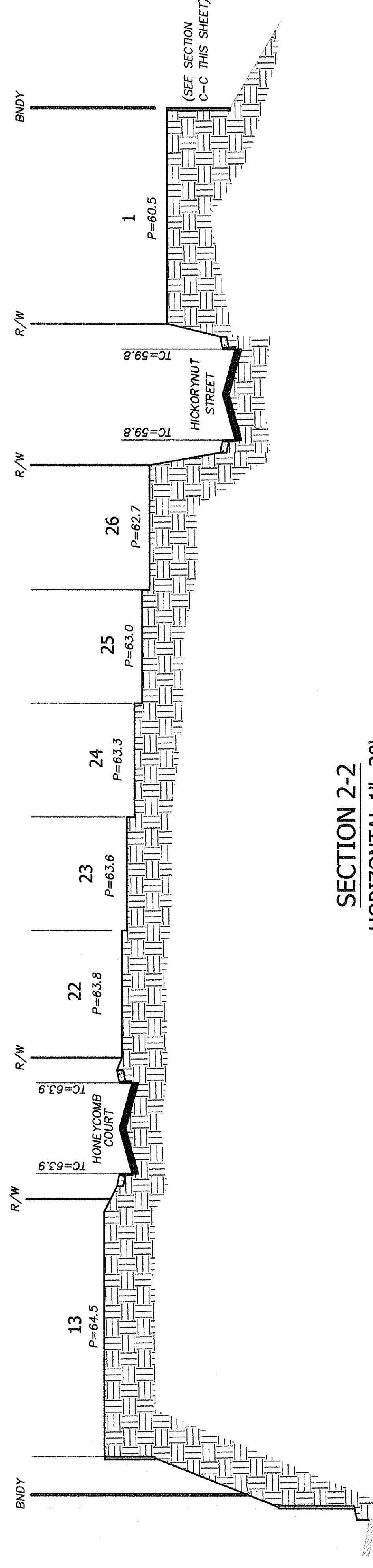
SECTION 1-1
HORIZONTAL 1"=30'
VERTICAL 1"=3'



SECTION 1-1
HORIZONTAL 1"=30'
VERTICAL 1"=3'



SECTION 2-2
HORIZONTAL 1"=30'
VERTICAL 1"=3'



SECTION 2-2
HORIZONTAL 1"=30'
VERTICAL 1"=3'

DAI GALT

DIAL TOLL FREE
1 800 642 2444
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA

Isakson & Assoc. Inc.
civil engineering and land surveying

2255 Ygnacio Valley Road, Suite C, Walnut Creek, CA 94598 Phone: (925) 937-9333

DATE: 10-23-17
DESIGNED: DOI
DRAWN: STAFF
CHECKED: D.O.I.
JOB: 200429
NO.:

FINAL DEVELOPMENT PLAN
SECTIONS AND DETAILS

CITY OF ANTIOCH
CONTRA COSTA COUNTY
CALIFORNIA

OAKLEY KNOLLS

SUBDIVISION 9353

DAVID ISAKSON
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
NO. 19174

OAKLEY KNOLLS

SUBDIVISION 9353

APPROVED

DATE: 10-23-17

REVISIONS

DATE: 10-23-17

APPROVED

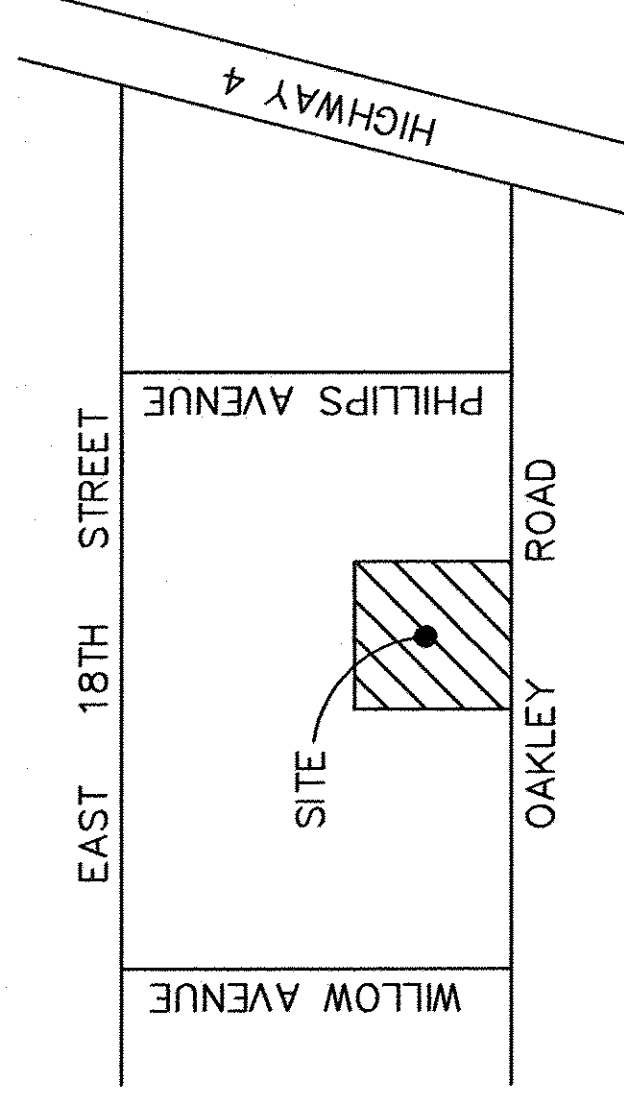
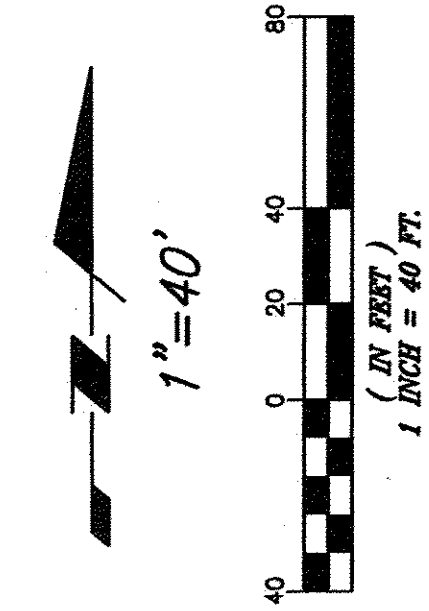
DATE: 10-23-17

REVISIONS

DATE: 10-23-17

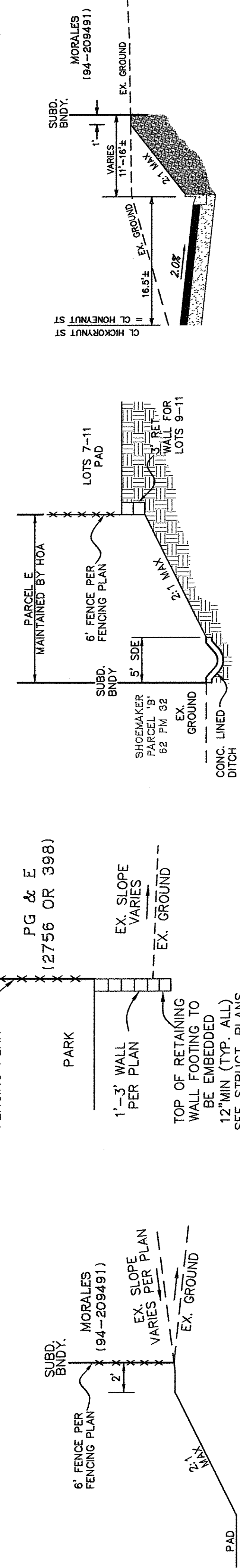
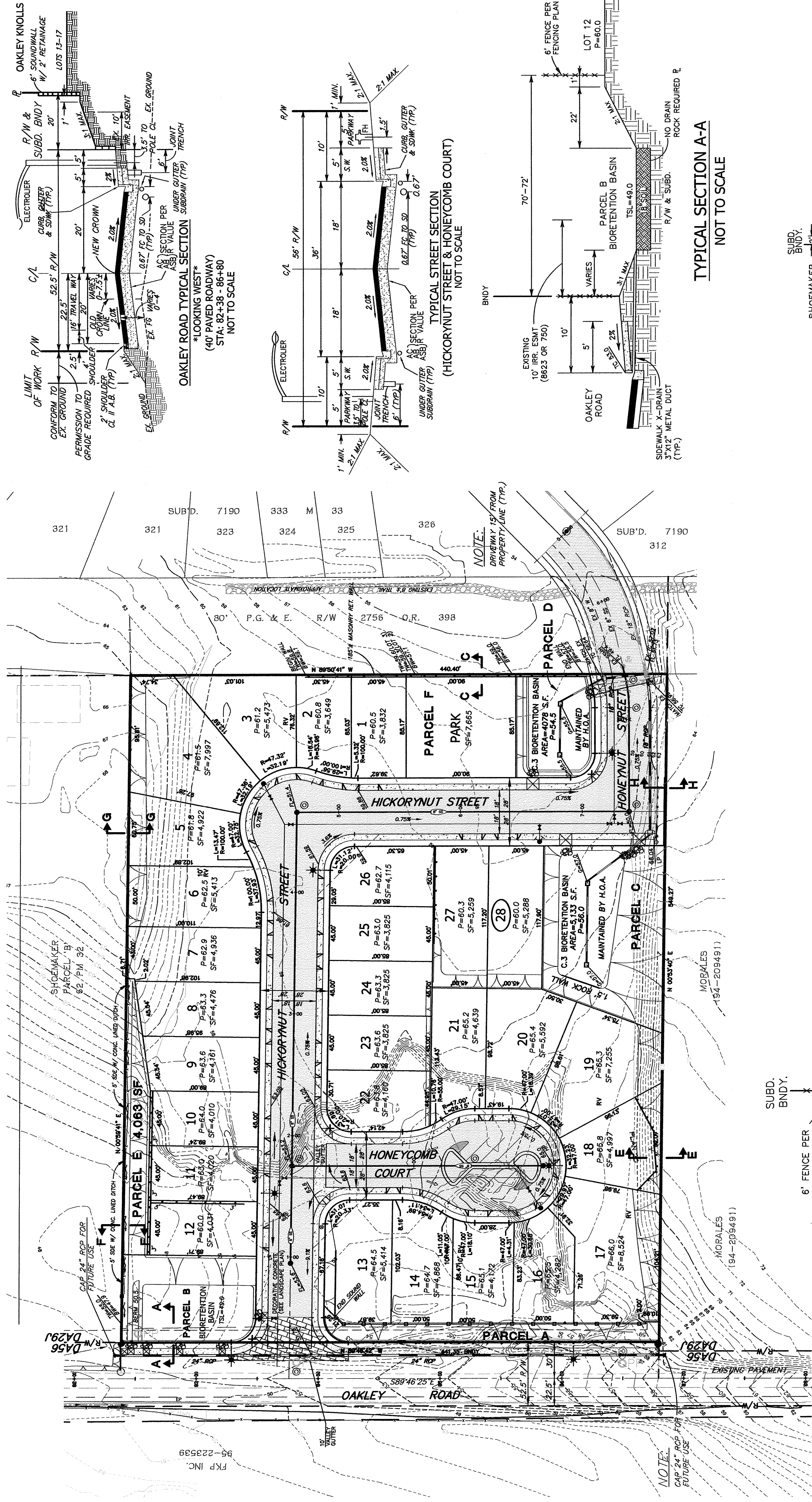
VESTING TENTATIVE MAP
PRELIMINARY GRADING & UTILITY PLAN
"OAKLEY KNOLLS"
SUBDIVISION NO. 9353

CITY OF ANTIOCH
CONTRA COSTA COUNTY, CALIFORNIA
SEPTEMBER, 2017



VICINITY MAP

NOT TO SCALE



TYPICAL SECTION E-E
NOT TO SCALE

TYPICAL SECTION C-C
NOT TO SCALE

TYPICAL SECTION F-F
NOT TO SCALE

TYPICAL SECTION H-H
NOT TO SCALE

GENERAL NOTES

- OWNER & DEVELOPER: DISCOVERY BUILDERS, 2255 YONKINS VALLEY ROAD, SUITE G, WALNUT CREEK, CA 94598, (925) 882-6419
- ENGINEER: ISAKSON & ASSOCIATES, INC., 2255 YONKINS VALLEY ROAD, SUITE G, WALNUT CREEK, CA 94598, (925) 937-9333
- WATER SUPPLY: CITY OF ANTIOCH
- SEWER SERVICE: DELTA DIABLO SEWER DISTRICT / CITY OF ANTIOCH
- CONTOURS: 1' CONTOURS
- ASSESSORS PARCELS: APN 051-430-001 THRU 018
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- PARCEL B (BIO RETENTION BASIN): 7,779 S.F.
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- PARCEL D (BIORETENTION AREA): 5,409 S.F.
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- MINIMUM LOT SIZE: 3,649 SF (LOT 2)
- AVERAGE LOT SIZE: 4,890 SF
- GROSS DENSITY: 5.04 DWELLING UNITS PER ACRE
- EXISTING LAND USE: VACANT
- EXISTING GENERAL PLAN: MEDIUM LOW DENSITY RESIDENTIAL
- EXISTING ZONING: P.D. (PLANNED DEVELOPMENT)
- PROPOSED ZONING: P.D. (PLANNED DEVELOPMENT) AMENDED
- RV PARKING (21%): LOTS: 3, 6, 14, 15, 17, 21

OAKLEY KNOLLS

SUBDIVISION 9353

TENTATIVE MAP

CITY OF ANTIOCH

CONTRA COSTA COUNTY

CALIFORNIA

Isakson & Assoc. Inc.

engineering and surveying

2255 Yonkins Valley Road, Suite G, Walnut Creek, CA 94598 Phone: (925) 937-9333

DATE: 09-19-17 DESIGNED: DOB DRAWN: BRY CHECKED: D.O.I. NO. 200-428 SHEET: 1 OF 1

SUBDIVISION 9353

OAKLEY KNOLLS

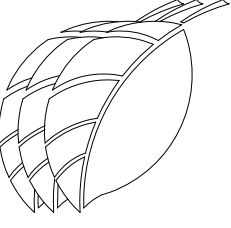
ANTIOCH, CALIFORNIA

LANDSCAPE CONSTRUCTION DOCUMENTS
DISCOVERY BUILDERS, INC.

REVISIONS	
1	10-31-17 SITE PLAN

Thomas Baak & Associates, LLP

Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583





OAKLEY KNOLLS
SUBDIVISION 9353
ANTIOCH, CALIFORNIA

COVER SHEET

DESIGNED: RS	DRAWN: RD
CHECKED:	JOB NO:
DATE 5-22-17	
SCALE NOTED	

SHEET

L-0

OF SHEETS



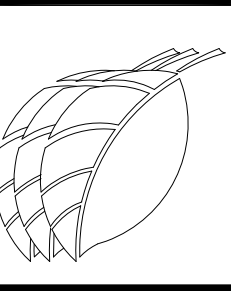
VICINITY MAP

SHEET INDEX:

- L-0 COVER SHEET
- L-1.1 STREET TREE AND FENCING PLAN
- L-1.2 FENCE AND WALL DETAILS
- L-1.3 TYPICAL FRONT YARD IRRIGATION PLANS
- L-1.4 TYPICALS IRRIGATION NOTES AND DETAILS
- L-1.5 TYPICAL FRONT YARD PLANTING PLANS
- L-1.6 TYPICALS PLANTING NOTES AND DETAILS
- L-2.1 H.O.A. MAINTAINED IRRIGATION PLANS
- L-2.2 H.O.A. MAINTAINED IRRIGATION NOTES AND DETAILS
- L-2.3 H.O.A. MAINTAINED IRRIGATION DETAILS
- L-2.4 H.O.A. MAINTAINED PLANTING PLANS
- L-2.5 H.O.A. MAINTAINED PLANTING NOTES AND DETAILS
- L-2.6 PARK AND TOT LOT PRELIMINARY PLAN

REVISIONS	
1	10-31-17 SITE PLAN

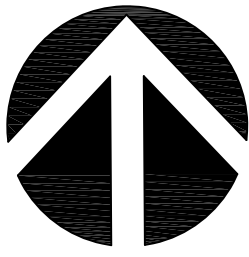
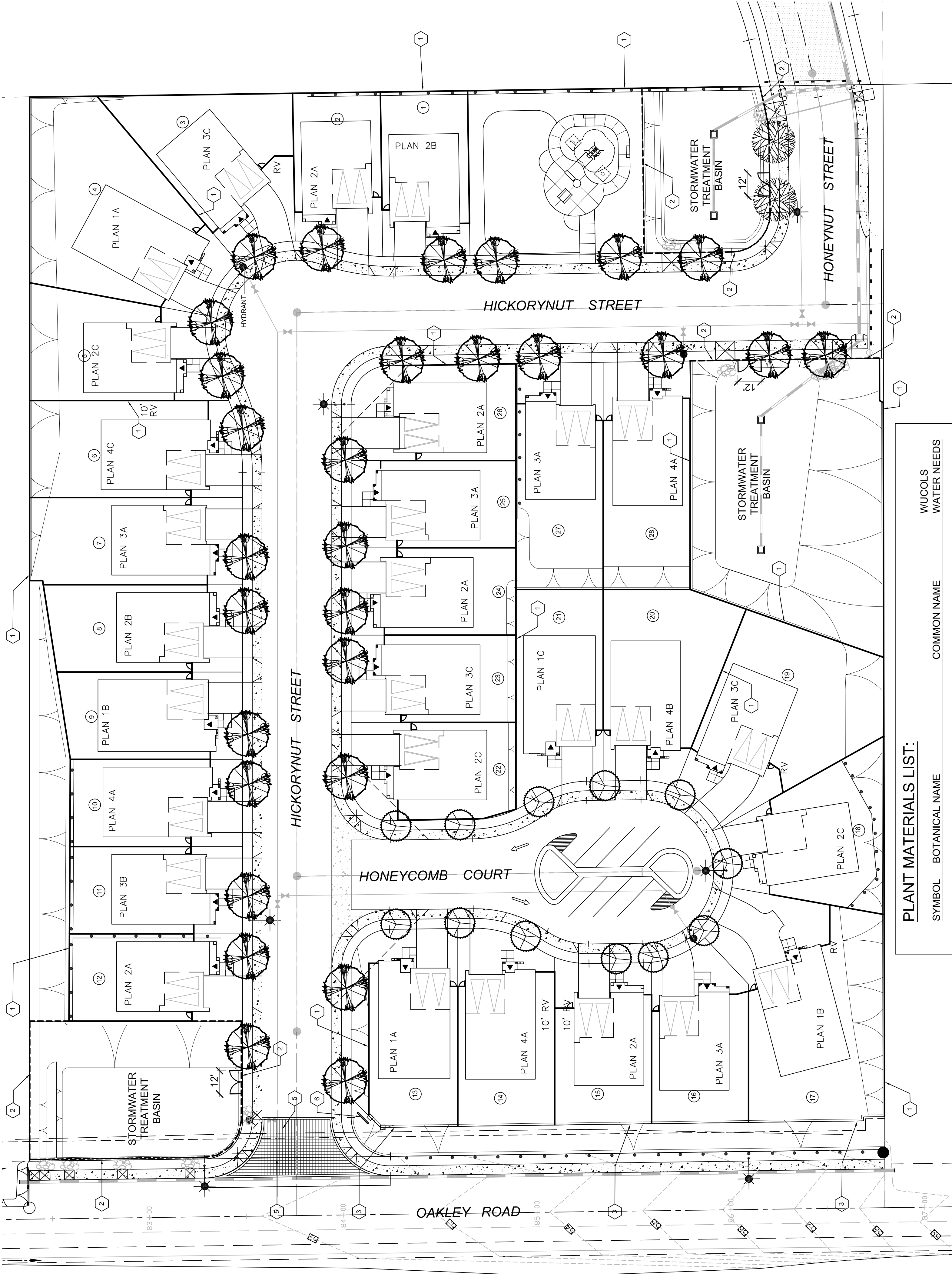
Thomas Baak & Associates, LLP
Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583



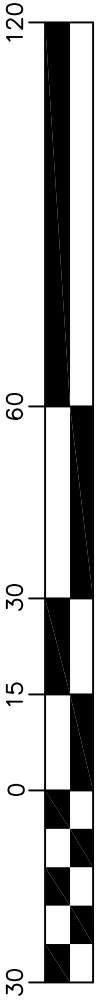
OAKLEY KNOLLS
SUBDIVISION 9353
ANTIOCH, CALIFORNIA

STREET TREE
AND FENCING
PLAN

DESIGNED: [Signature]	DRAWN: [Signature]
RS	KD
CHECKED:	JOB NO:
DATE: 5-22-17	
SCALE: NOTED	



GRAPHIC SCALE



REFER TO SHEET L-1.2 FOR WALL & FENCE DETAILS

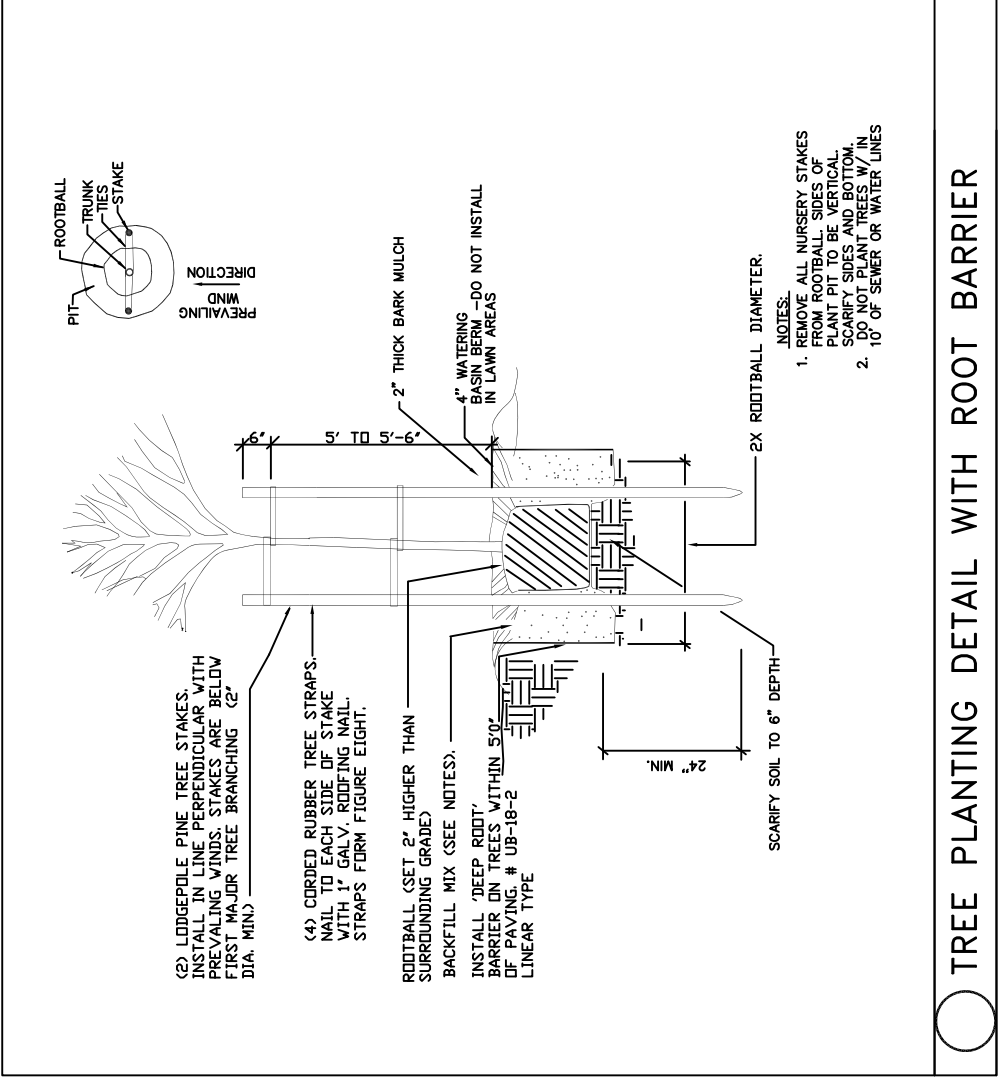
PLANT MATERIALS LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	WATER NEEDS
	ULMUS 'FRONTIER'	CHINESE ELM	MEDIUM	
	CELTIS SINENSIS	COMMON HACKBERRY	MEDIUM	
	LAGERSTROEMIA IND. 'TUSCARORA'	GRAPE MYRTLE (STANDARD)	LOW	

TREES: TO BE 15 GAL. SIZE

LEGEND:

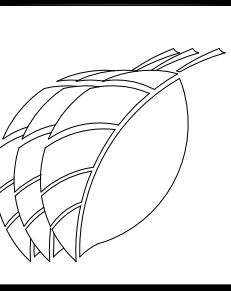
- 1' 6" HT. SOLID WOOD FENCE AT RESIDENCES; SEE DETAIL 1/L-1.2
- 2' 3" HT. BLACK VINYL-CLAD CHAIN LINK FENCE AT STORMWATER BASIN; SEE DETAIL 2/L-1.2
- NEW PROJECT SOUNDWALL TO MATCH EXISTING; SEE DETAIL 3/L-1.2
- NEW PROJECT SIGN ON ENTRY CORNER SOUNDWALL PANEL; SEE DETAIL 4/L-1.2
- COLOR STAMPED CONCRETE: 18" GRID PATTERN FIELD WITH 12" WIDE SMOOTH TROWEL BANDS; PROVIDE "DAVIS#800" COBBLESTONE INTEGRAL COLOR; SEE CIVIL ENGINEERING PLANS FOR DETAIL SECTION
- PROJECT SIGNAGE MOUNTED ON PROJECT WALL



TREE PLANTING DETAIL WITH ROOT BARRIER

REVISIONS	
1	10-31-17 SITE PLAN

Thomas Baak & Associates, LLP
Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

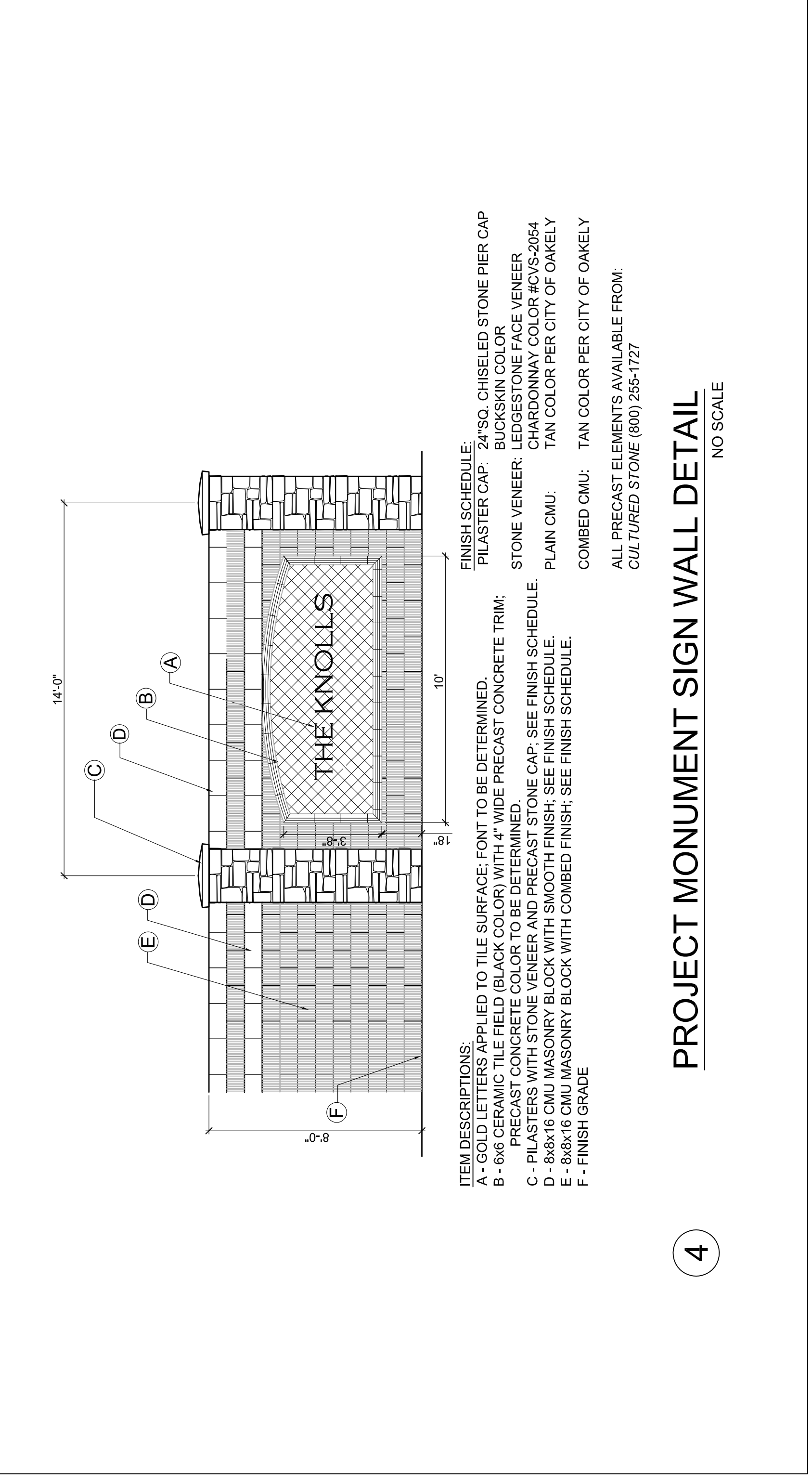
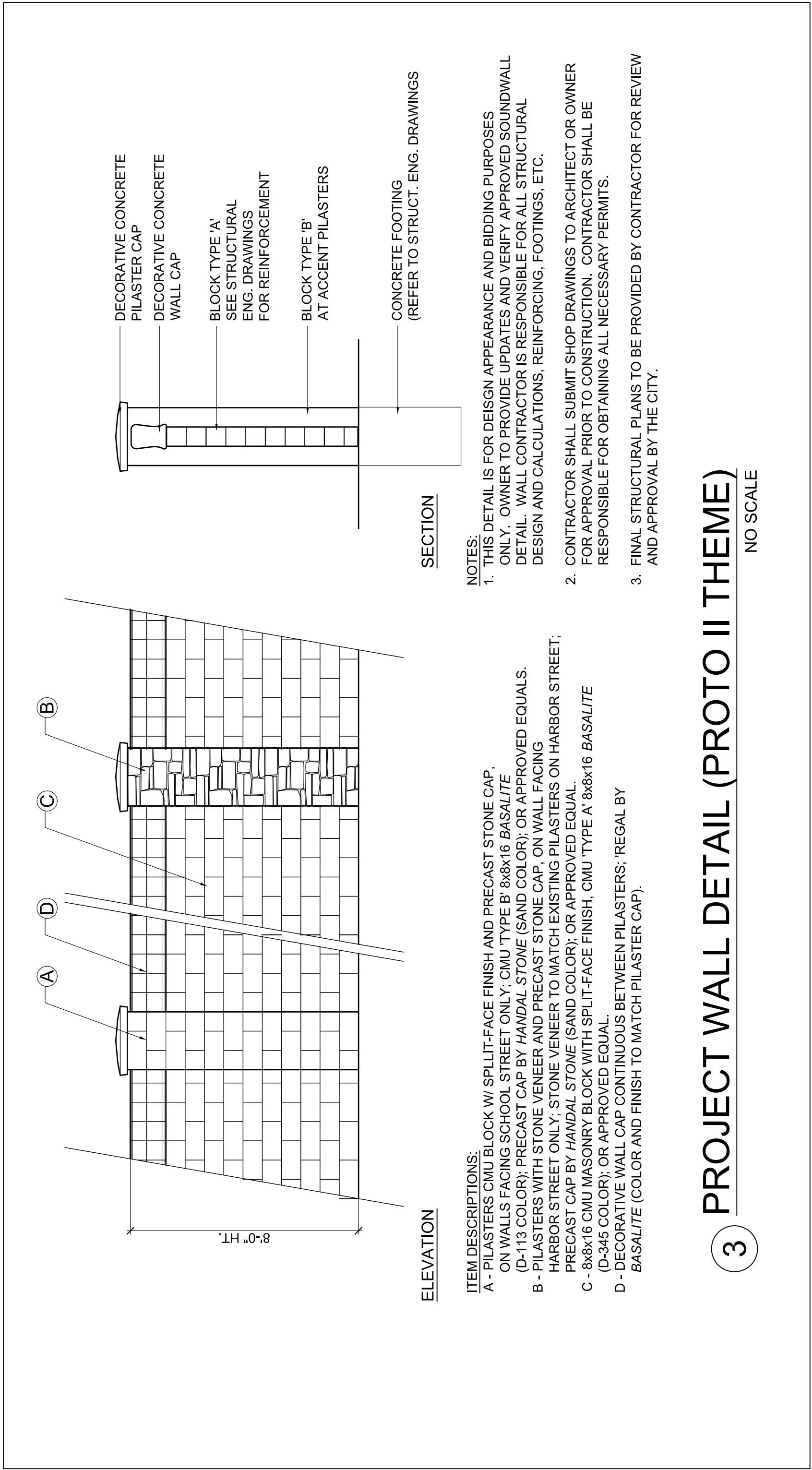
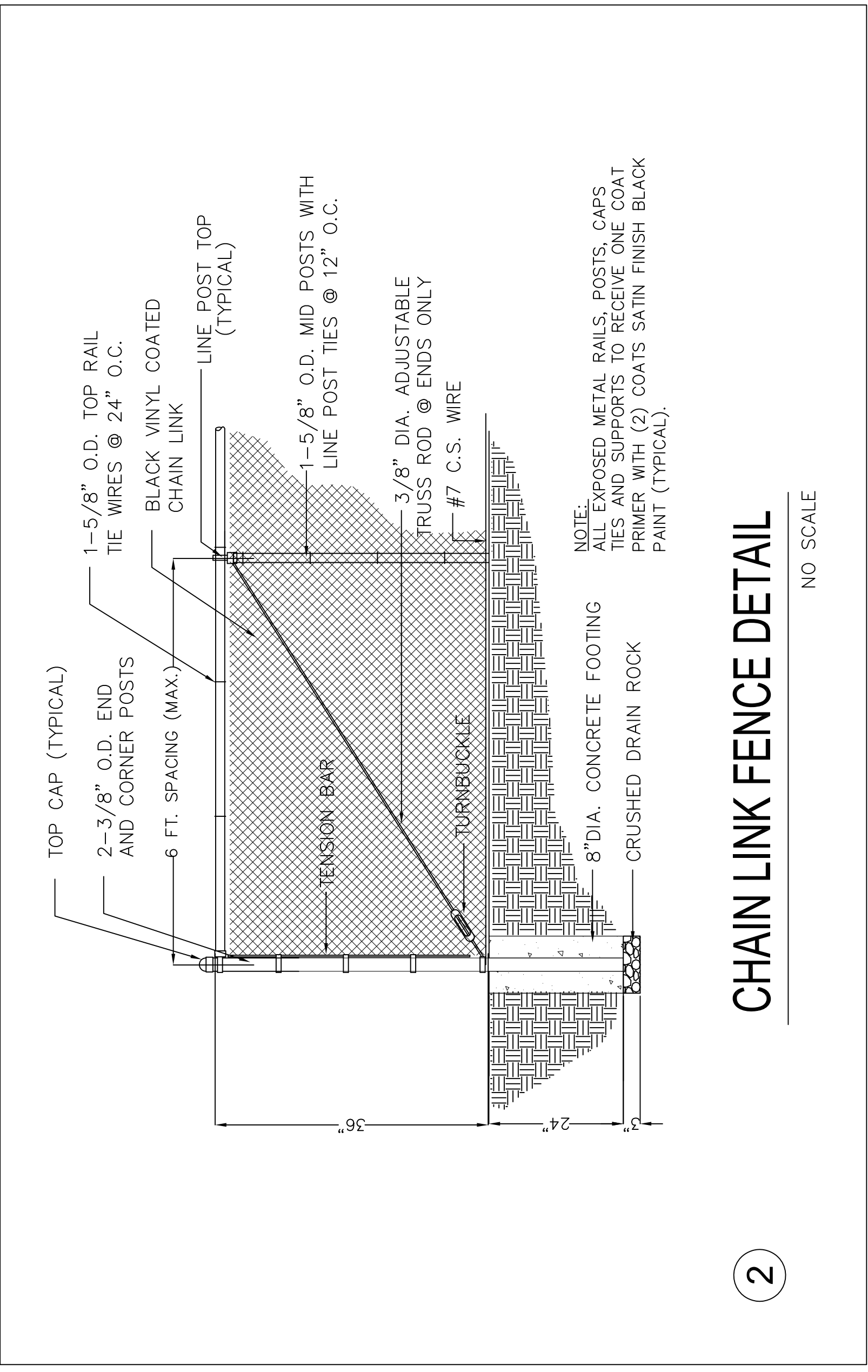
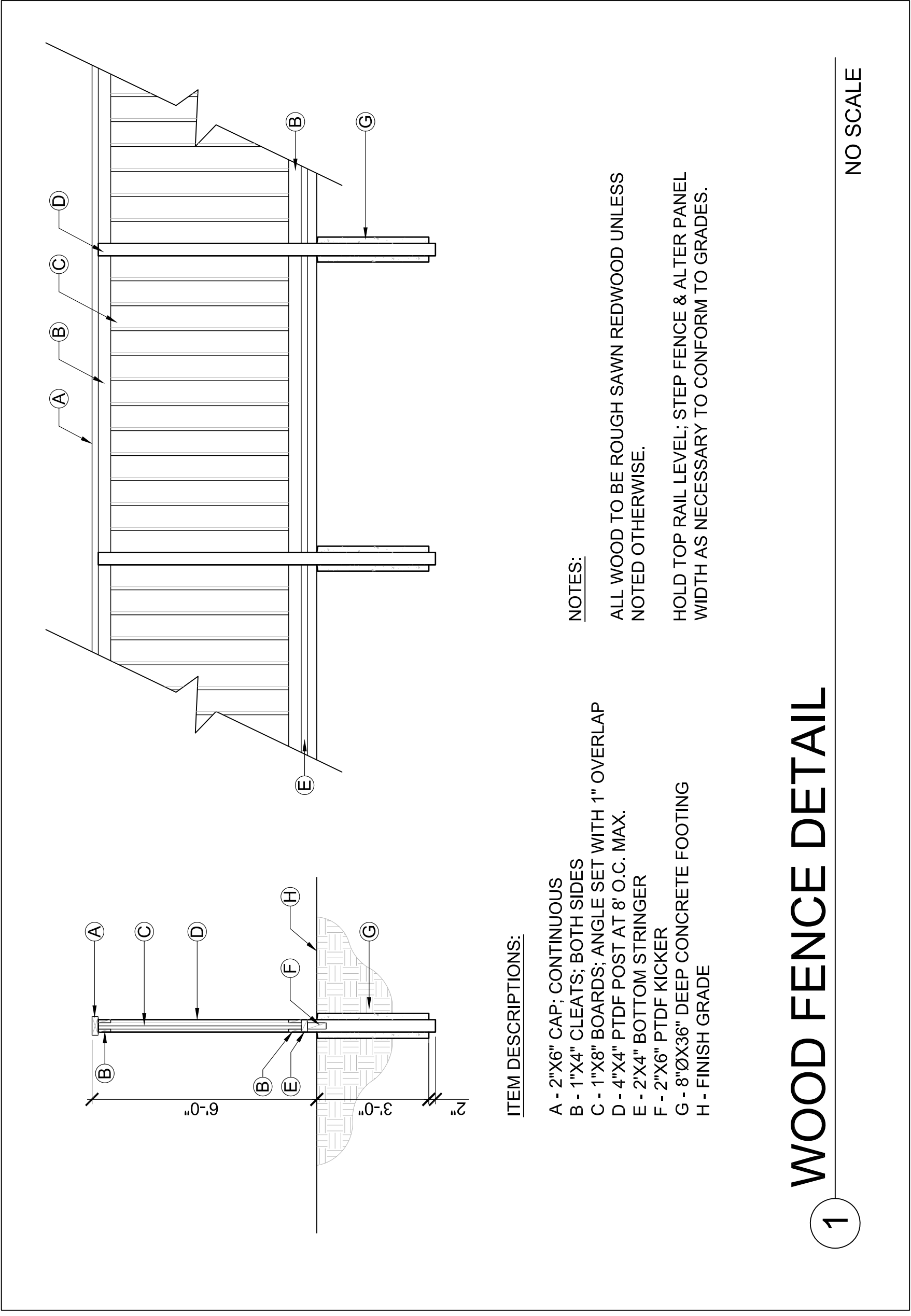


OAKLEY KNOLLS
SUBDIVISION 9353
ANTIOCH, CALIFORNIA

FENCE AND WALL
DETAILS

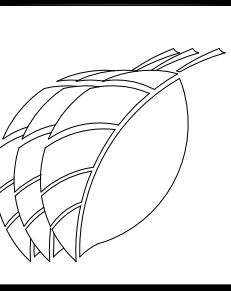
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DATE: 5-22-17		SCALE: NOTED

L-1.2
SHEET
OF
SHEETS



REVISIONS	
10-31-17 SITE PLAN	

Thomas Baak & Associates, LLP
Landscape Architects
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Walnut Creek, CA 94596
Ph: 925.933.2583

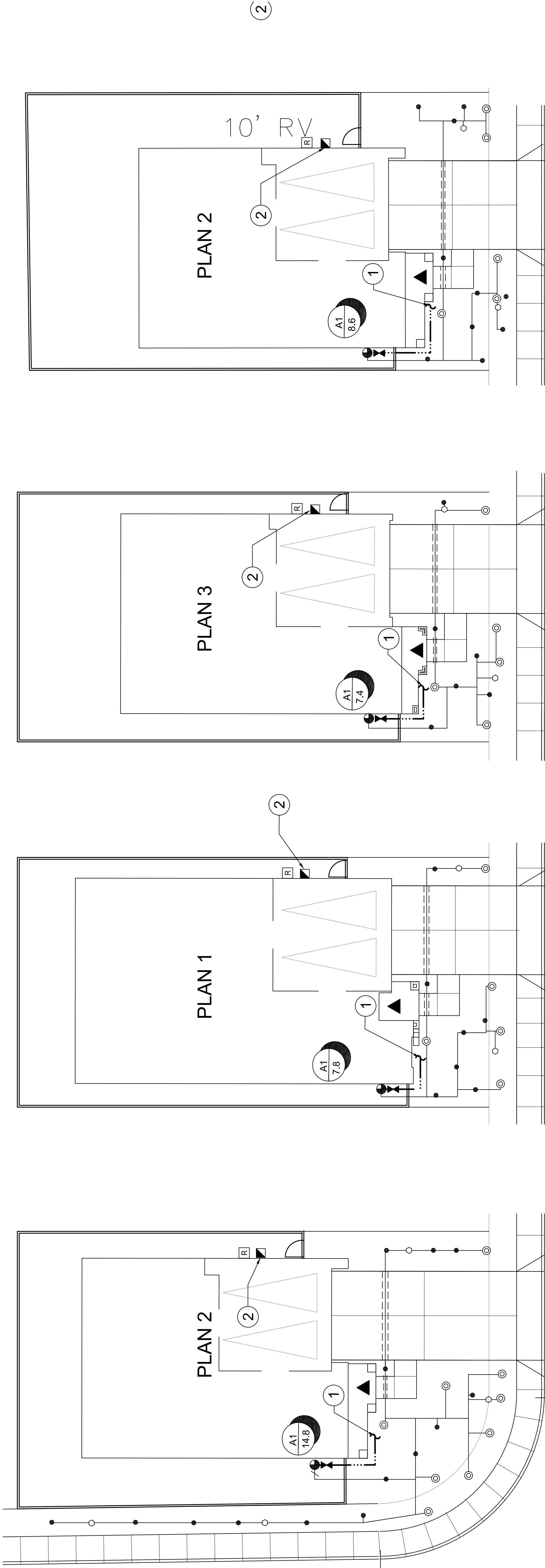


OAKLEY KNOLLS
SUBDIVISION 9353
ANTIOCH, CALIFORNIA

TYPICAL FRONT
YARD IRRIGATION
PLANS

DESIGNED: T	DRAWN: KD
CHECKED: RS	JOB NO:
DATE 5-22-17	
SCALE NOTED	

SHEET
L-1.3
OF
SHEETS



WATER EFFICIENT LANDSCAPE WORKSHEET- PLAN 2 -CORNER

REFERENCE EVAPOTRANSPIRATION (ET₀): 48.3

HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS:							
LOW WATER USE	0.3	BUBBLER	0.81	0.3703703	1125	416.666875	12477.5
MEDIUM WATER USE	0.5	BUBBLER	0.81	0.6172839	36	22.222204	666.5
TOTALS:						439	
SPECIAL LANDSCAPE AREAS:							
REC. AREA							
WATER FEATURE 1							
WATER FEATURE 2							
TOTALS:							
ETWU TOTAL:						13,143	
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):						19,122	

ETAF CALCULATIONS:

REGULAR LANDSCAPE AREAS:

TOTAL ETAF x AREA	439
TOTAL LANDSCAPE AREA	1,161
AVERAGE ETAF	0.38

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

ALL LANDSCAPE AREAS:

TOTAL ETAF x AREA	439
TOTAL LANDSCAPE AREA	1,161
SITEWIDE ETAF	0.38

WATER EFFICIENT LANDSCAPE WORKSHEET-PLAN 1

REFERENCE EVAPOTRANSPIRATION (ET₀): 48.3

HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS:							
LOW WATER USE	0.3	BUBBLER	0.81	0.3703703	464	171.8519192	5146.3
MEDIUM WATER USE	0.5	BUBBLER	0.81	0.6172839	18	11.1111102	332.7
TOTALS:						482	183
SPECIAL LANDSCAPE AREAS:							
REC. AREA							
WATER FEATURE 1							
WATER FEATURE 2							
TOTALS:							
ETWU TOTAL:						5,479	
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):						7,939	

ETAF CALCULATIONS:

REGULAR LANDSCAPE AREAS:

TOTAL ETAF x AREA	183
TOTAL LANDSCAPE AREA	482
AVERAGE ETAF	0.38

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

ALL LANDSCAPE AREAS:

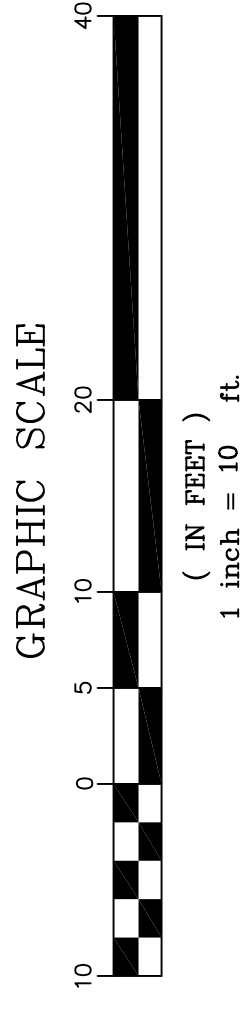
TOTAL ETAF x AREA	183
TOTAL LANDSCAPE AREA	482
SITEWIDE ETAF	0.38

GRAPHIC NOTE:

IRRIGATION PLAN IS A SCHEMATIC REPRESENTATION OF THE DESIGN. ALL IRRIGATION PIPES AND VALVES SHOWN IN PAVING AREAS SHALL BE INSTALLED IN ADJACENT PLANTERS ALONG BACK OF PAVING AS SITE CONSTRAINTS ALLOW. SLEEVE LOCATIONS ARE SHOWN RELATIVE TO RELATED SITE PAVING LOCATIONS.

LANDSCAPE IRRIGATION AUDITS:

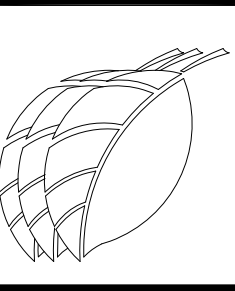
WATER AUDITS FOR THE LANDSCAPE IRRIGATION SYSTEM SHALL BE CONDUCTED ONCE EVERY FIVE YEARS (60 MONTHS) AFTER FINAL ACCEPTANCE OF THE PROJECT LANDSCAPE INSTALLATION. THE AUDITS SHALL BE CONDUCTED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR IN ACCORDANCE WITH THE CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM, AS DESCRIBED IN THE LANDSCAPE IRRIGATION AUDITOR HANDBOOK.



REFER TO SHEET L-1.4 FOR IRRIGATION
LEGEND, NOTES AND DETAILS

REVISIONS			
10-31-17	17	SITE PLAN	

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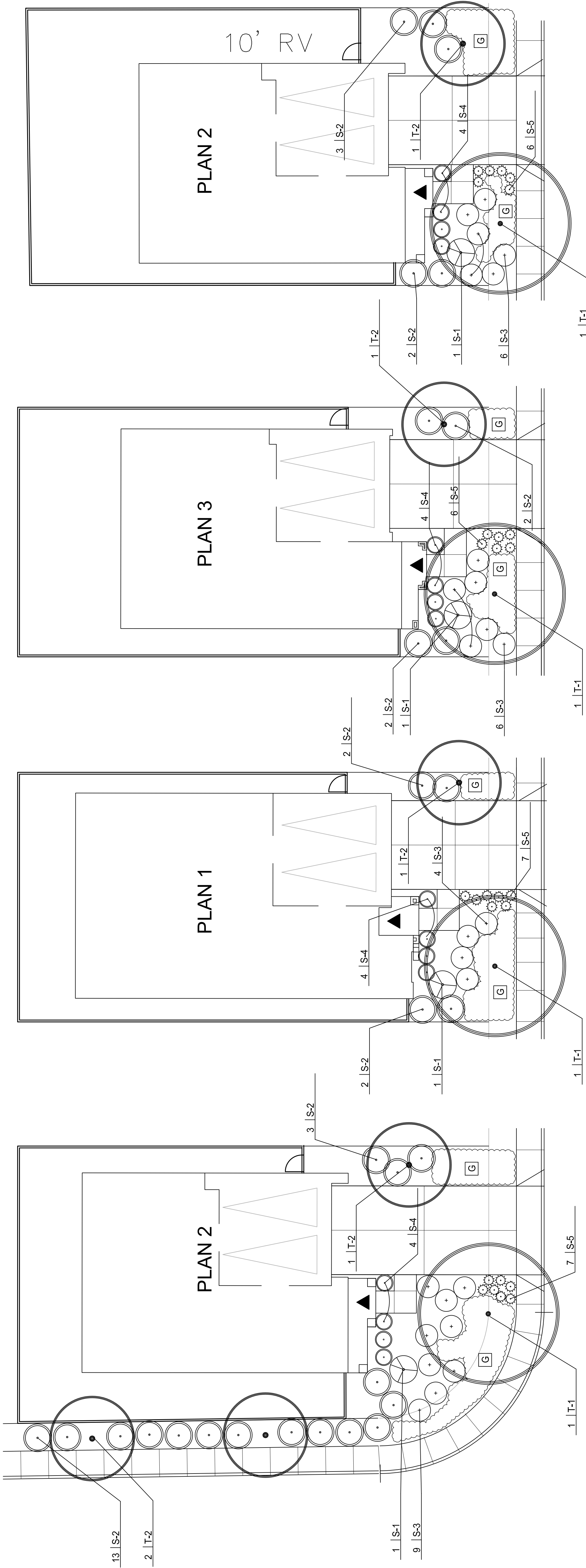


OAKLEY KNOLLS
SUBDIVISION 9353
ANTIOCH, CALIFORNIA

TYPICAL FRONT
YARD PLANTING
PLANS

DESIGNED BY:	DRAWN:
RS	RD
CHECKED:	JOB NO:
DATE 5-22-17	
SCALE NOTED	

L-1.5
SHEET
OF
SHEETS



SUGGESTED PLANT MATERIALS LIST:
FRONT YARD LANDSCAPE

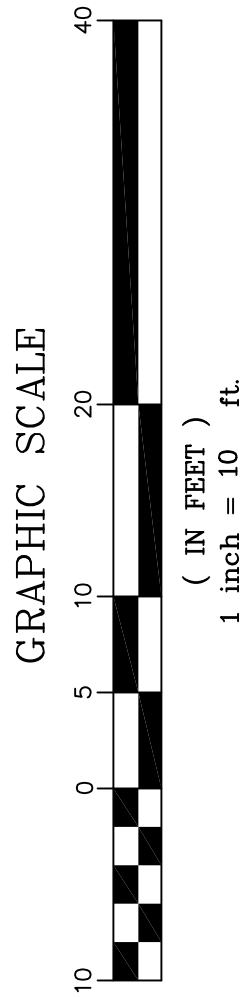
SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS WATER NEEDS
T-1	STREET TREE: REFER TO STREET TREE & FENCING PLAN		
T-2	ACCENT TREE: TO BE 15 GAL. SIZE	(WESTERN REDBUD)	VERY LOW
	CERCIS OCCIDENTALIS	(GRAPE MYRTLE)	LOW
	LAGERSTROEMIA 'TUSCARORA'		
S-1	STANDARD SHRUB: TO BE 5 GAL. SIZE	(YELLOW DAISY STANDARD)	LOW
	EURYOPS PECTINATUS	(TREE MALLOW STANDARD)	LOW
	LAVATERA ASSURGENTIFLORA	(INDIA HAWTHORN STANDARD)	LOW
	RHAPHIOLEPIS 'MAJESTIC BEAUTY'		
S-2	MEDIUM SHRUBS: TO BE 5 GAL. SIZE	(NOELLI GREVILLEA)	LOW
	GRAVILLEA 'NOELLI'	(DWARF OLEANDER)	LOW
	NERIUM OLE. 'PETITE PINK'	(INDIA HAWTHORN)	LOW
	RHAPHIOLEPIS 'JACK EVANS'		
S-3	SPREADING SHRUBS: TO BE 5 GAL. SIZE	(GLOSSY ABELIA)	MEDIUM
	ABELIA 'BRONZE ANNIVERSARY'	(ROCKROSE)	LOW
	CISTUS 'SNOW FIRE'	(BREATH OF HEAVEN)	MEDIUM
	COLEONEMA PUL. 'SUNSET GOLD'		

NOTES FOR PLANT MATERIAL SELECTION:

1. ROTATE PLANT MATERIALS COURT TO COURT SO THAT THE PLANT PALETTE FOR ADJOINING COURTS IS DIFFERENT, ESPECIALLY AT THE FRONT ENTRIES.
2. IF A PLANT MATERIAL GROUPING CROSSES THE PROPERTY LINE BETWEEN LOTS, USE ALL OF ONE SPECIES OF PLANT FOR THAT GROUPING.

ADDITIONAL NOTES:

1. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF FIRBARK TOP DRESSING MULCH (NUGGET NOT SHREDDED).
2. ALL FRONT YARD LANDSCAPE AREAS SHALL BE WATERED BY A WATER CONSERVING AUTOMATIC IRRIGATION SYSTEM AT EACH LOT.



REFER TO SHEET L-1.6 FOR PLANTING
NOTES AND DETAILS

REVISIONS	
Δ	10-31-17 SITE PLAN
Δ	
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OAKLEY KNOLLS
SUBDIVISION 9353
ANTIOCH, CALIFORNIA

TYPICALS PLANTING
NOTES AND DETAILS

DESIGNED: RS	DRAWN: KO
CHECKED:	JOB NO:
DATE 5-22-17	
SCALE NOTED	

PLANTING NOTES:

GENERAL NOTES: The Landscape Contractor shall inspect the site and be familiar with all existing site conditions prior to submitting his bid. Contractor shall not willfully proceed with construction as shown when it is obvious that obstructions, landscape area and/or grade differences exist that may not have been known during design. such conditions shall immediately be brought to the attention of the Landscape Architect. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification. Contractor shall be responsible for making himself familiar with all underground utilities, pipes, structures and obstructions. Contractor shall take sole responsibility for all costs incurred due to damage and/or replacement of these items. Contractor shall be responsible for coordination between trades and subcontractors as required to accomplish landscape operations. The Landscape Contractor shall be responsible for any damage to existing facilities caused by or during the performance of his work. All repairs shall be made at no cost to the Owner. Planting shall be installed in conformance with all applicable local codes and ordinances by experienced workmen and a licensed Landscape Contractor who shall obtain all necessary permits and pay all required fees.

SOIL PREPARATION: The Landscape Contractor shall be responsible for finish grading and all planting area drainage. Positive drainage away from the building as per city codes shall be maintained. No low spots which hold standing water will be accepted. The Landscape Contractor shall incorporate soil preparation amendment into planting areas as noted below. Where rototilling is not possible, incorporate soil amendments into top 6 inches with hand tools. After installation of irrigation system, all planting areas are to be fine graded to within 2 inches and slightly mounded away from edges of top of planter, curb, walk, header, etc. and raked smooth with all rocks and debris over 1 inch in diameter removed.

SOIL PREPARATION AMENDMENTS AND BACKFILL MIX: The Landscape Contractor shall amend existing soil, by rototilling, 6 cu. yd. BFI Super Humus' compost and 15 lbs. of organic balanced fertilizer 'Phya-Boost' (7-1-2) per 1,000 sq. ft. available from California Organic Fertilizer Company Inc.(or equal) into all planting areas. (or equal) PH Planting Mix: for trees and shrubs mix 1/3 organic amendment, 2/3 amended topsoil as noted above.

TREE PLANTING: The trees are to be planted as per detail on plan. Trees shall typically be located a minimum of 4 feet from curbs, walks, headers, buildings, overhangs, and other trees within the project. backfill shall be the PH Planting Mix' as noted above. All trees shall receive organic fertilizer 'Phya boost' 7-1-2 avail. from California Fertilizer Company Inc.(or equal) for 15 gallon trees: 1 cup, for 5 gallon trees and shrubs: 1/2 cup. Thoroughly water trees immediately after planting.

ROOT BARRIERS: All trees planted within 5' of a paved surface shall receive a linear type root barrier 18" deep and 10' long along adjacent paving edges, centered on the tree trunk. (See detail)

SHRUB PLANTING: The shrubs shall be spotted as per plan and the locations approved prior to the digging of the holes. Shrub backfill shall be the 'PH Planting Mix' as noted in 'Backfill soil mixes'. All shrubs shall receive 'Phya-Boost' 7-1-2 organic fertilizer avail from California Fertilizer Company Inc.(or equal) at the following rates: For 5 gallon shrubs:1/2 cup for, 1 gallon shrubs:1/4 cup. Thoroughly water shrubs immediately after planting. Do not plant any plant within 20" of any building wall.

MULCHING: Much all planting areas, excluding lawn and storm water bio-swale areas, having a slope less than 2:1 with a 3 inch minimum depth of recycled wood fiber, UV stabilized,red-colored,black with a PH of no higher than 5.0, and free of noxious weeds and foreign materials. #135 Black Chip from Re-Use Inc. or approved equal.

MAINTENANCE: The Contractor shall maintain the project for 90 days (or as requested by owner) following the approval to begin the maintenance period. During the entire maintenance period, watering, weeding, mowing, repair/lightening of stakes and ties, restoration of basins, provision of supplemental water by hand in addition to irrigation system as necessary. No pre-emergence herbicides shall be applied- hand remove weeds. Only organic fertilizers shall be applied such as those specified above. Install per manufacturer's recommendations. At the end of the 90 day maintenance period all areas are to be weed free and all plant material is to be in a healthy, thriving condition. Integrated pest management practices shall be implemented.

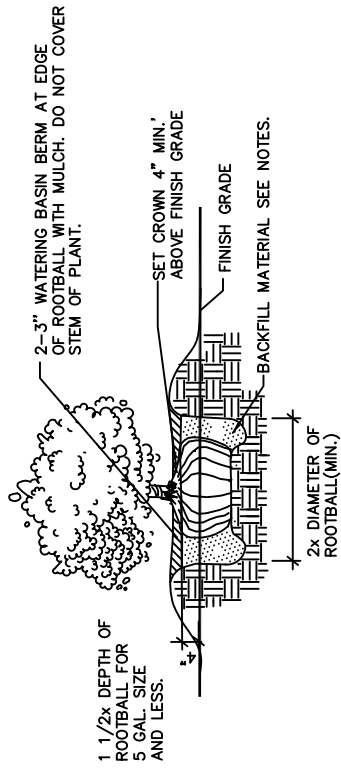
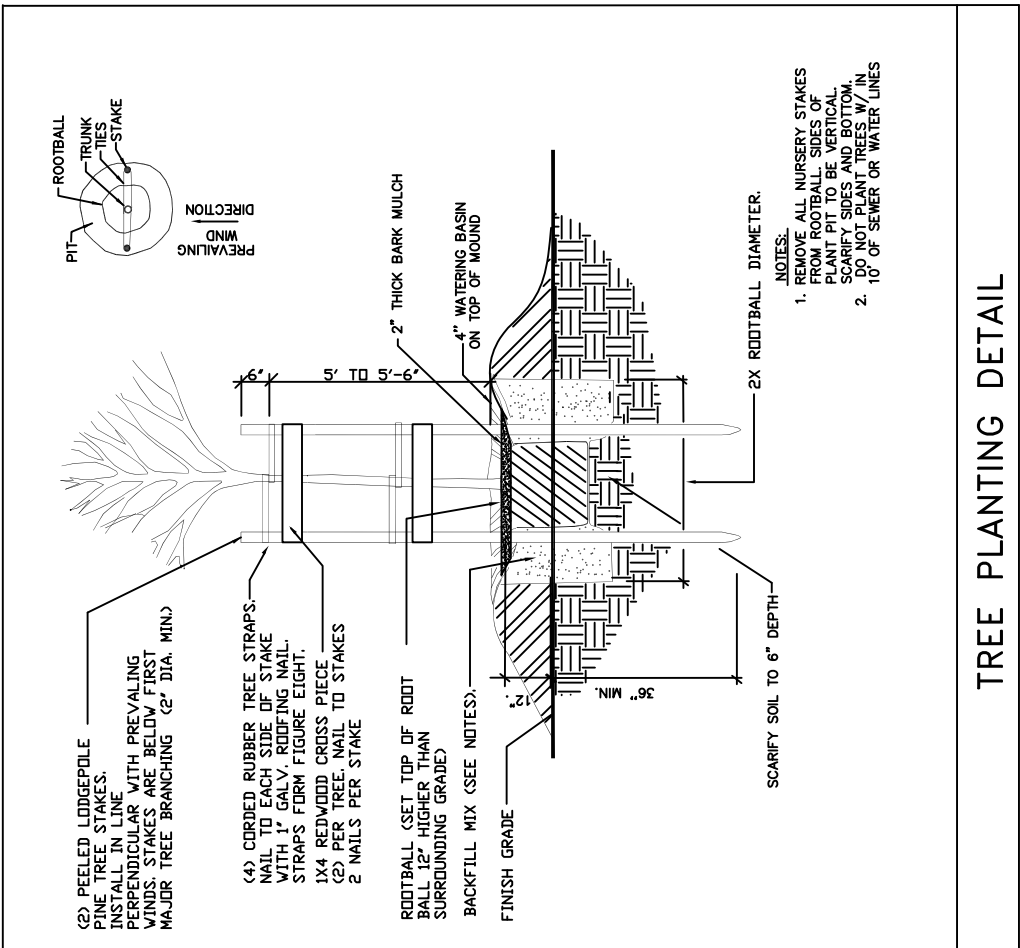
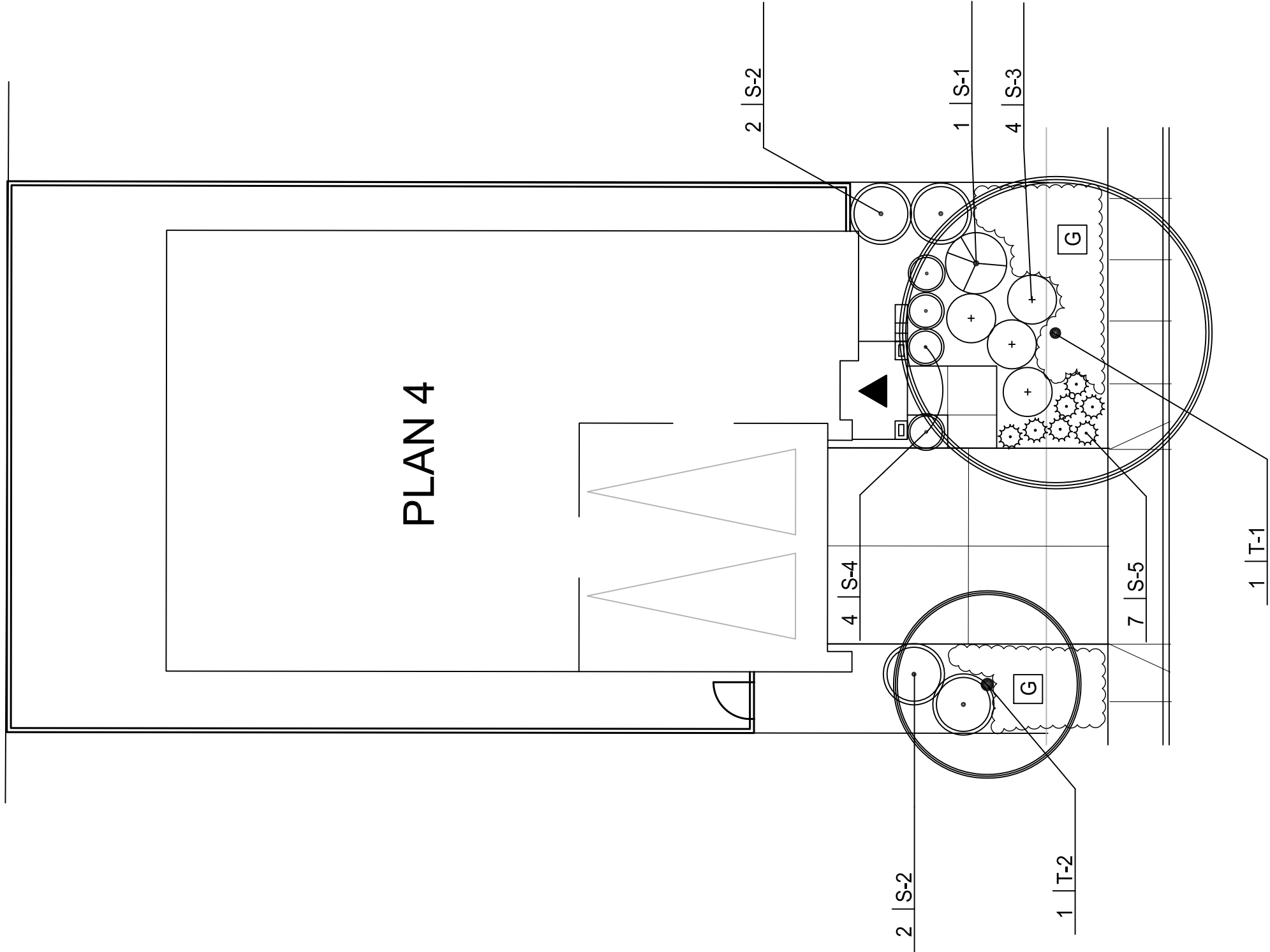
SUBSTITUTIONS: Requests for substitutions of plant varieties shall be made to the Landscape Architect within 15 days after signing of contract.

GUARANTEE: All construction, trees and shrubs by the Landscape Contractor and/or his subcontractors shall be guaranteed for (1) one year after beginning of maintenance period. The contractor shall replace, at no expense to the Owner, any and all landscape materials that are in an unacceptable condition for time of use, and trees or shrubs that are dead or not in a vigorous, healthy growing condition; within two weeks of notification of such condition. Replacement shall be of the same kind and size as the originally specified item and shall be replaced as originally described on the drawings. The Contractor shall not be held liable for loss of plant materials during the guarantee period due to vandalism, accidental causes or acts of neglect by others than the Contractor, his agents and employees.

CLEAN UP: At the end of each work day, at the inspection for substantial completion and before acceptance of project, clean paved areas that are dirtied or stained by construction operations, by sweeping or washing, and remove defacements and stains. Remove construction equipment, excess materials and tools. Haul from Owners property the debris resulting from construction, and dispose of legally. Remove remaining temporary protection at time of acceptance by Owner unless otherwise agreed.

FERTILIZERS: Available California Fertilizers Company Inc. 1-800-269-5690 www.organicag.com
www.californiaorganicfertilizers.com. Compost available from BFI 408-888-7632 www.bfi.com

EXISTING TREES TO REMAIN: Provide temporary fencing, barricades or guards as necessary to protect existing trees or other plants that are graded or engaged in construction operations. Do not use heavy machinery or equipment on existing trees or plants. Excavated material within drip line (or greater) of tree to be protected. Restrict heavy and foot traffic within drip line to prevent excessive compaction of soil over root systems. Arborist's report, when present, takes precedent over these notes.



SHRUB PLANTING DETAIL

REVISIONS	
Δ	10-31-17 SITE PLAN
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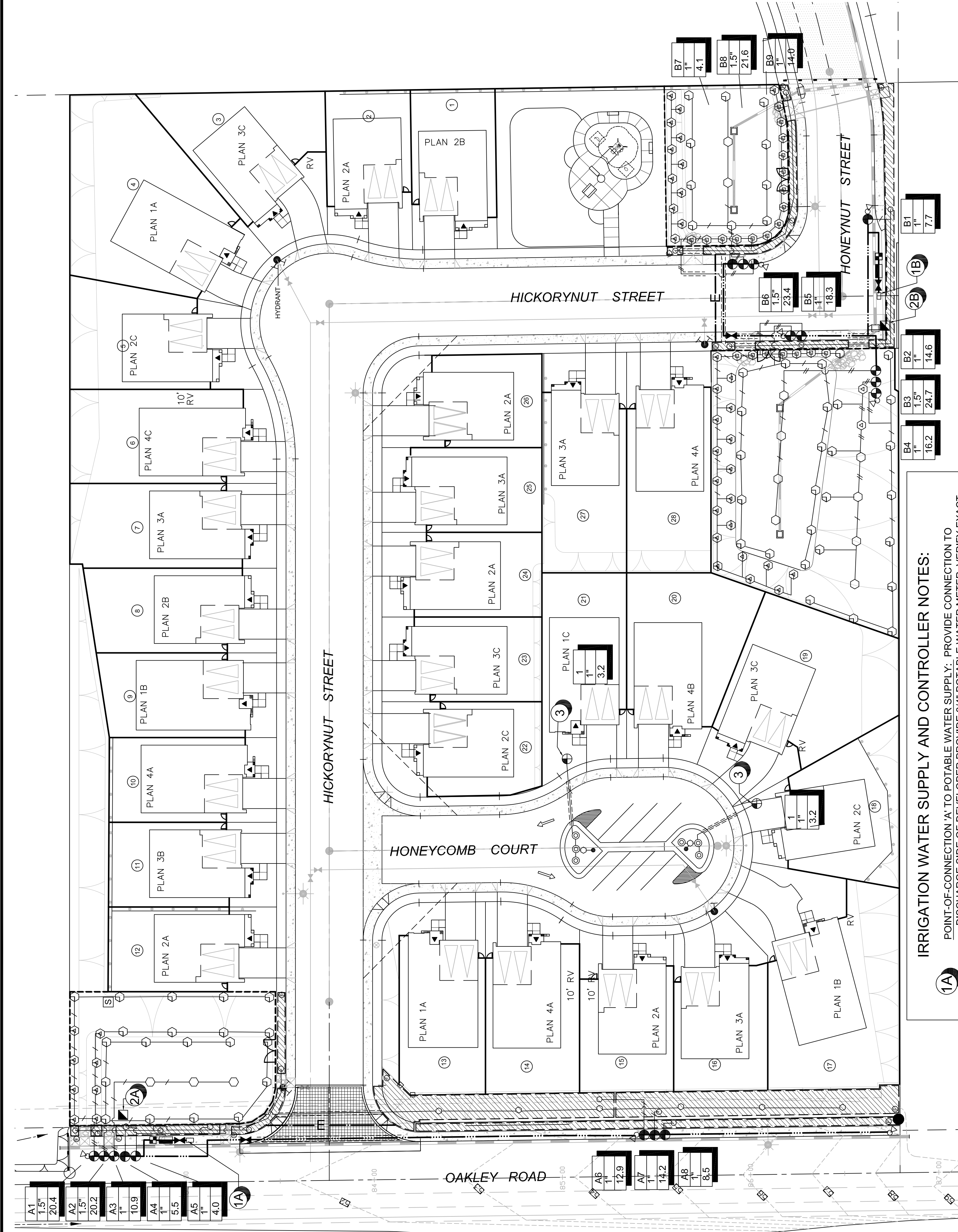
H.O.A. MAINTAINED
IRRIGATION
PLAN

DESIGNED: J	DRAWN: J
CHECKED: RS	DATE: 5-22-17
SCALE: NOTED	

SHEET
L-2.1
OF
SHEETS

IRRIGATION LEGEND:

-
- 'HUNTER' #PCG-1200 1/2" STATION EXTERIOR WALL MOUNT CONTROL IN 'LENEUR' TYPE 'A' ENCLOSURE. PROVIDE #WSS-SEN SOLAR SYNC RECEIVER HARD WIRED TO CONTROLLER.
-
- 'HUNTER' #WSS-SEN SOLAR SYNC WIRELESS WEATHER SENSOR MOUNTED ON POST.
-
- 'FESCO' #LF825-X 1" REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY (LEAD FREE); SET IN 'LE NEUR' BACKFLOW ENCLOSURE W/ INSULATION COVER.
-
- 'DATA INDUSTRIAL' #IR100B BRASS FLOW SENSOR WITH 'SUPERIOR' #3100 1" MASTER CONTROL VALVE. NORMALLY OPEN. MOUNT WITHIN CARSON BROOKS PLASTIC VALVE BOX WITH STAINLESS LOCK DOWN BOLTS
-
- 'NIBCO' #7-113 CLASS 125 BRONZE GATE VALVE. LINE SIZE. INSTALL IN 'CARSON BROOKS' PLASTIC VALVE BOX WITH STAINLESS LOCK DOWN BOLTS
-
- 'RAINBIRD' #44-RC QUICK COUPLER VALVE IN LOCKING PLASTIC VALVE BOX AT 150' O.C. (MAX.); PROVIDE (1) #44K KEY AND HOSE SWIVEL PER (5) O.C.'S
-
- 'RAINBIRD' #PEB SERIES REMOTE CONTROL VALVE. SEE PLAN FOR SIZE. MOUNT WITHIN 'CARSON BROOKS' PLASTIC VALVE BOX WITH STAINLESS LOCK DOWN BOLTS
-
- 'RAINBIRD' #PEB SERIES REMOTE CONTROL VALVE AND 'AMIAID' FILTER WITH #150 MESH SCREEN. SEE PLAN FOR SIZE. MOUNT WITHIN 'CARSON BROOKS' PLASTIC VALVE BOX WITH STAINLESS LOCK DOWN BOLTS.
-
- 'RAINBIRD' #100-ASVF 1" ANTI-SIPHON REMOTE CONTROL VALVE AND 'AMIAID' FILTER WITH #150 MESH SCREEN PROVIDE 18" (MIN.) COVER.
-
- MAINLINE: SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 PVC FITTINGS, 1-1/2" LINE SIZE THROUGHOUT. PROVIDE 18" (MIN.) COVER.
-
- LATERAL LINE: CLASS 200 PVC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. SEE PLANS FOR LINE SIZE. PRIMER TO BE USED. PROVIDE 12" (MIN.) COVER.
-
- 3/4" LATERAL LINE (0.1-16.6 GPM)
-
- 1" LATERAL LINE (7.0-14.9 GPM)
-
- 1-1/4" LATERAL LINE (15.0-24.9 GPM)
-
- 2" SCHEDULE 40 PVC ELECTRICAL CONDUIT CROSSING AT STREETS
-
- 'RAINBIRD' XFD-09-18-500 ON-SURFACE DRIP LINE. EMITTERS AT 18" SPACING. FLOW AT 0.90 GPH; SET LENGTHS ON GRADE IN PARALLEL ROWS 18" APART PROVIDING CONTINUOUS COVERAGE ACROSS ALL PROPOSED SHRUB/GROUND COVER PLANTING AREAS. IN NARROWEST AREAS PROVIDE MINIMAL 2" PARALLEL ROWS OF TUBING. PROVIDE COMPRESSION FITTINGS AND ADAPTORS PER MANUFACTURER'S SPECIFICATIONS; INSTALL #MDFCCAP END CAP WITH ADAPTOR ON TERMINUS OF EACH LINE. USE 1/2" GALV. METAL STAKES AT 3 FT. SPACING (MAX); MANUFACTURER RECOMMENDS NOT EXCEEDING 200 FT. IN ANY SINGLE LENGTH OF TUBING.
-
- 'RAINBIRD' FLUSH VALVE: #MDFCCAP REMOVABLE FLUSH CAP W/ #MDFCCOUP COUPLING (ONGRADE DRIP)
-
- CONTROLLER STATION NUMBER
-
- REMOTE CONTROL VALVE
-
- GALLONS PER MINUTE
-
- 'HUNTER' #PROS-PRS-12-PRS-2000 360° ADJ. ARC. FULL CIRCLE POP-UP HEAD (12" POP-UP) RATED 19' RAD. @ 40 PSI 1.5 GPM
-
- 'HUNTER' #PROS-PRS-12-PRS-2000 210° ADJ. ARC. POP-UP HEAD (12" POP-UP) RATED 19' RAD. @ 40 PSI 0.9 GPM
-
- 'HUNTER' #PROS-PRS-12-PRS-2000 90° ADJ. ARC. POP-UP HEAD (12" POP-UP) RATED 19' RAD. @ 40 PSI 0.7 GPM
-
- 'HUNTER' #PROS-PRS-12-PRS-3000 360° FULL CIRCLE HIGH-POP POP-UP SPRAY HEAD (12" POP-UP) RATED 30' RAD. @ 40 PSI 3.64 GPM
-
- 'HUNTER' #PROS-PRS-12-PRS-3000 90° ADJ. ARC. POP-UP SPRAY HEAD (12" POP-UP) RATED 30' RAD. @ 40 PSI 1.82 GPM
-
- 'HUNTER' #MP-800-SR ADJ. ARC. POP-UP HEAD (12" POP-UP) RATED 10' RAD. @ 40 PSI 0.4 GPM
-
- 'PEPCO' #656 OCTABUBBLER (BLACK, 0.80 GPM HEAD) EMITTER SCHEDULE: (2) PER 5 GAL. PLANT, (1) PER 1 GAL. PLANT
-
- 'PEPCO' #5633 QUADRABUBBLER (BLACK, 0.40 GPM HEAD) EMITTER SCHEDULE: (2) PER 5 GAL. PLANT, (1) PER 1 GAL. PLANT
-
- 'RAINBIRD' #1401 FLOOD BUBBLER (0.25 GPM) ON IPS FLEX RISER SET ON TREE ROOTBALL IN WATER BASIN (2 PER TREE)



IRRIGATION WATER SUPPLY AND CONTROLLER NOTES:

- 1A

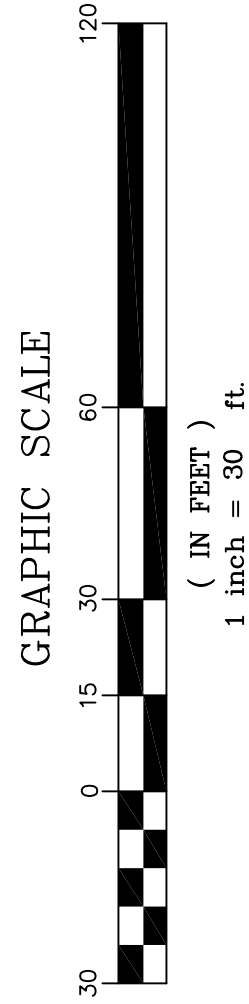
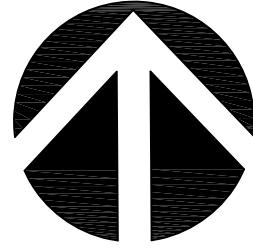
POINT-OF-CONNECTION 'A' TO POTABLE WATER SUPPLY: PROVIDE CONNECTION TO DISCHARGE SIDE OF DEVELOPER PROVIDE 3/4" POTABLE WATER METER; VERIFY EXACT LOCATION IN FIELD. ADAPT TO NEW 1-1/2" PVC MAIN LINE AND EXTEND TO NEW RP BACKFLOW UNIT. VERIFY A MINIMUM AVAILABLE STATIC WATER PRESSURE OF 65 PSI. VERIFY A MINIMUM AVAILABLE FLOW OF 30.0 GPM
- 1B

POINT-OF-CONNECTION 'B' TO POTABLE WATER SUPPLY: PROVIDE CONNECTION TO DISCHARGE SIDE OF DEVELOPER PROVIDE 1" POTABLE WATER METER; VERIFY EXACT LOCATION IN FIELD. ADAPT TO NEW 1-1/2" PVC MAIN LINE AND EXTEND TO NEW RP BACKFLOW UNIT. VERIFY A MINIMUM AVAILABLE STATIC WATER PRESSURE OF 65 PSI. VERIFY A MINIMUM AVAILABLE FLOW OF 24.7 GPM
- 2A

EXTERIOR WALL-MOUNT CONTROLLER 'A' IN ENCLOSURE. SET IN R.O.W.: PROVIDE 120 VOLT POWER WITHIN RIGID CONDUIT FROM SOURCE STUBBED-OUT BY ELECTRICAL CONTRACTOR TO CONTROLLER LOCATION; FINAL LOCATION TO BE COORDINATED WITH PROJECT SUPERINTENDENT. ALL ABOVE GRADE CONTROL WIRES SHALL BE CONTAINED WITHIN PVC ELECTRICAL CONDUIT SECURELY FASTENED TO WALL OF ENCLOSURE
- 2B

EXTERIOR WALL-MOUNT CONTROLLER 'B' IN ENCLOSURE: PROVIDE 120 VOLT POWER WITHIN RIGID CONDUIT FROM SOURCE STUBBED-OUT BY ELECTRICAL CONTRACTOR TO CONTROLLER LOCATION; FINAL LOCATION TO BE COORDINATED WITH PROJECT SUPERINTENDENT. ALL ABOVE GRADE CONTROL WIRES SHALL BE CONTAINED WITHIN PVC ELECTRICAL CONDUIT SECURELY FASTENED TO WALL OF ENCLOSURE
- 3

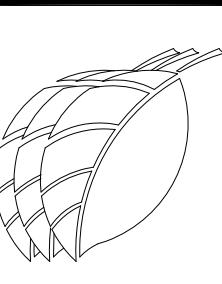
CONTROL VALVE CIRCUIT TO BE ADDED TO FRONT YARD IRRIGATION SYSTEM OF LOT SHOWN. PROVIDE SLEEVE ACCESS TO MEDIAN PLANTER; COORDINATE WITH FRONT YARD INSTALLATIONS.



REFER TO SHEET L-2.2 AND L-2.3 FOR IRRIGATION NOTES AND DETAILS

REVISIONS	DATE	BY	APP
1	10-31-17	Site Plan	
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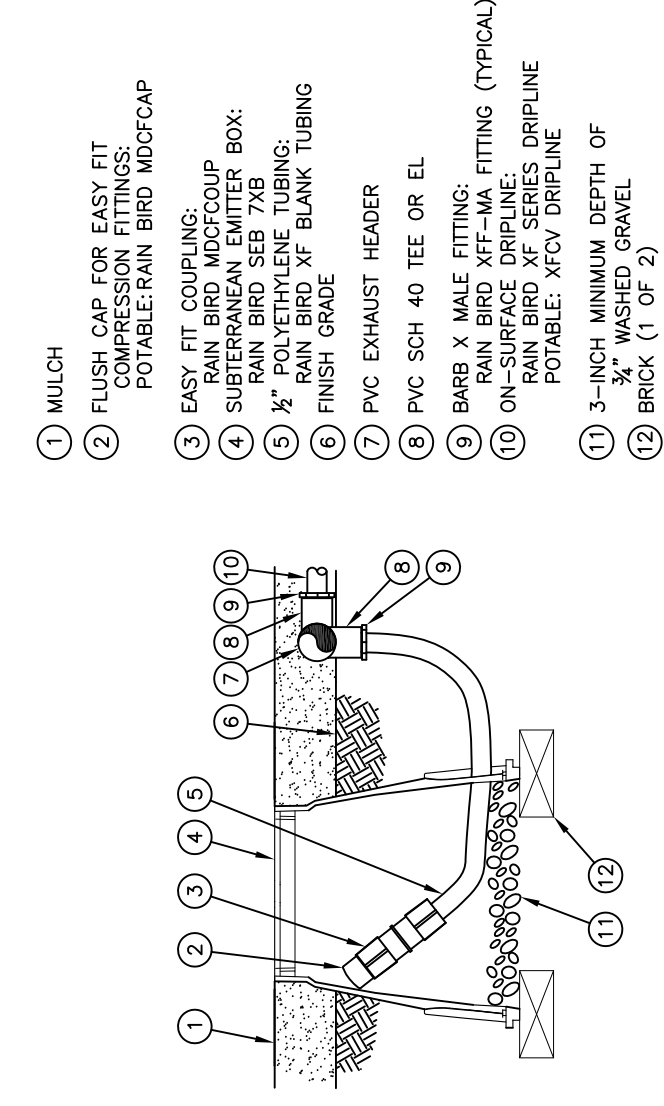


OAKLEY KNOLLS
 SUBDIVISION 9353
 ANTIOCH, CALIFORNIA

H.O.A. MAINTAINED
 IRRIGATION
 DETAILS

DESIGNED: J	DRAWN: KO
CHECKED: RS	JOB NO:
DATE: 5-22-17	
SCALE: NOTED	

SHEET
 L-2.3
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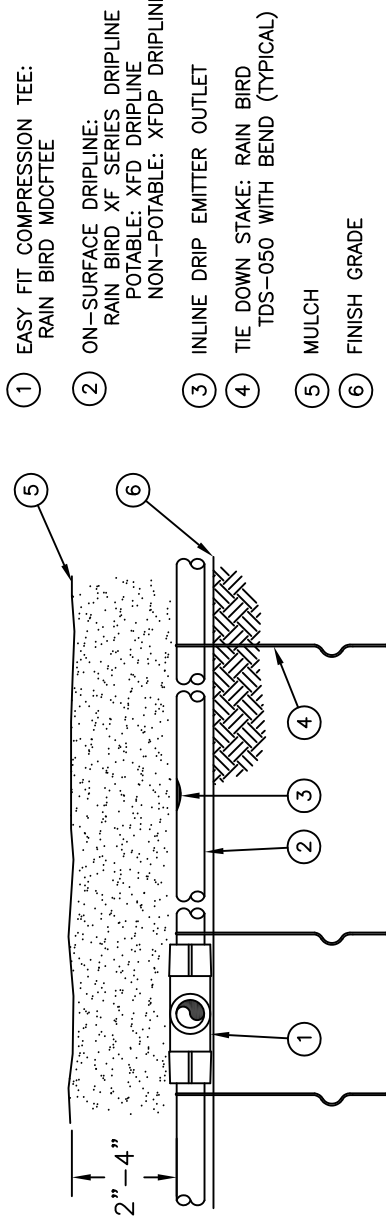


NOTE: ON A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

XFCV ON-SURFACE DRIPLINE FLUSH POINT
 WITH EASY FIT COMPRESSION FITTINGS

N.T.S.

TBA-IRRIG-10-25-17

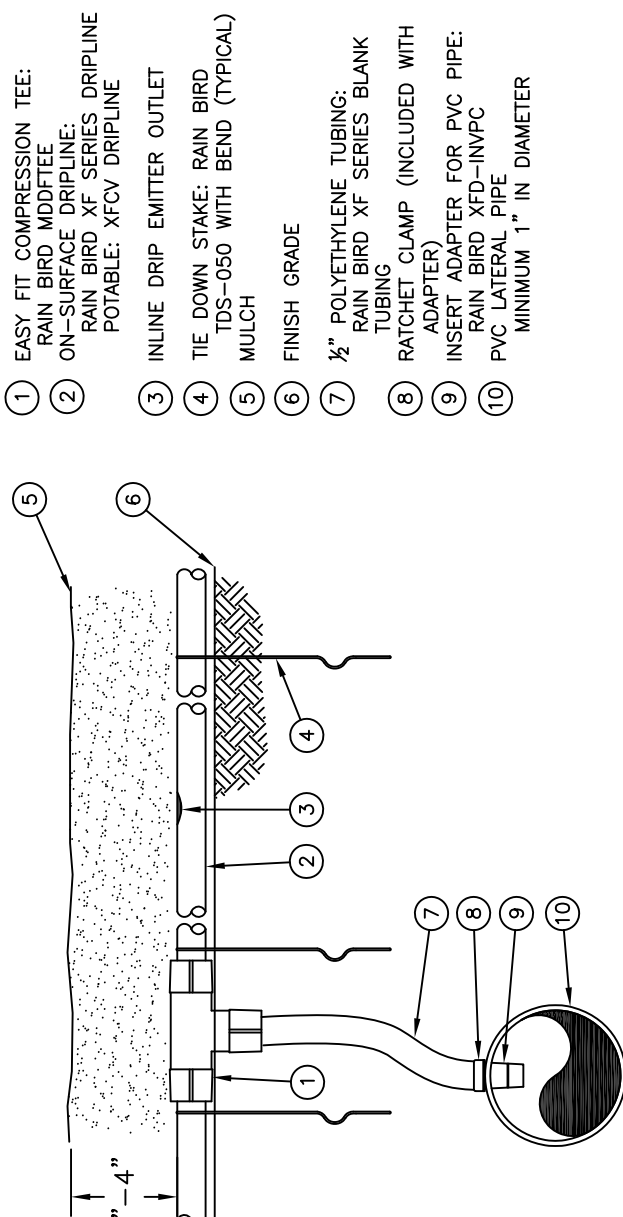


NOTES:
 1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR TUBINGS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

XFD ON-SURFACE DRIPLINE AT GRADE

N.T.S.

TBA-IRRIG-10-25-17

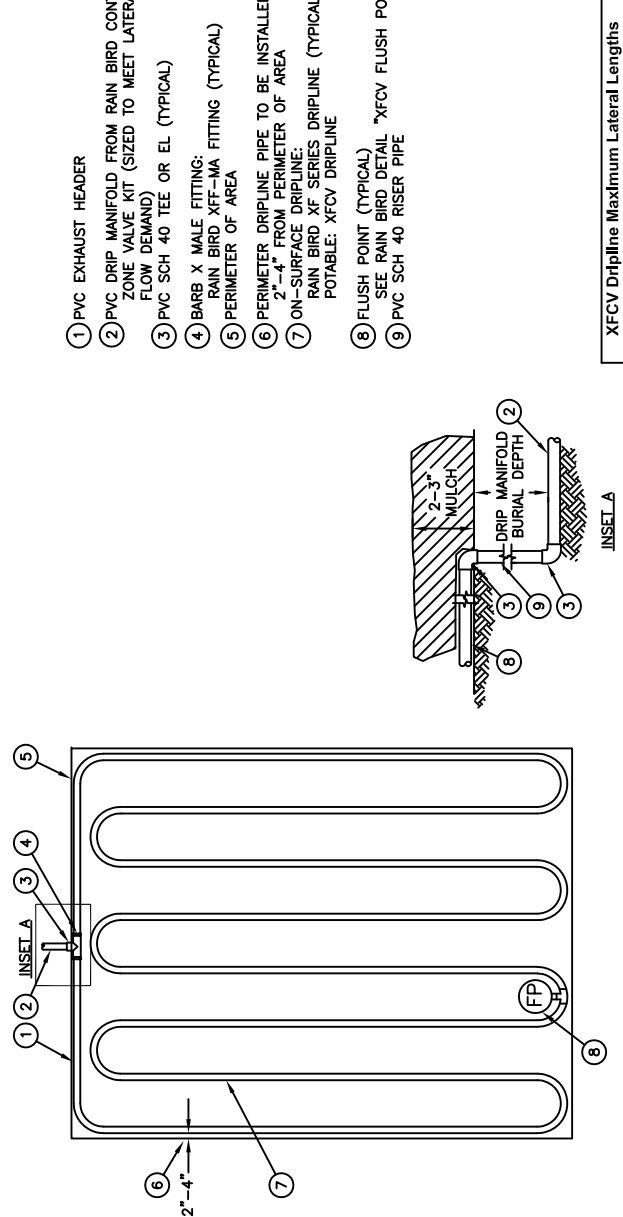


NOTES:
 1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR TUBINGS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

XFCV ON-SURFACE DRIPLINE INSERT ADAPTER
 FOR 1" OR LARGER PVC

N.T.S.

TBA-IRRIG-10-25-17

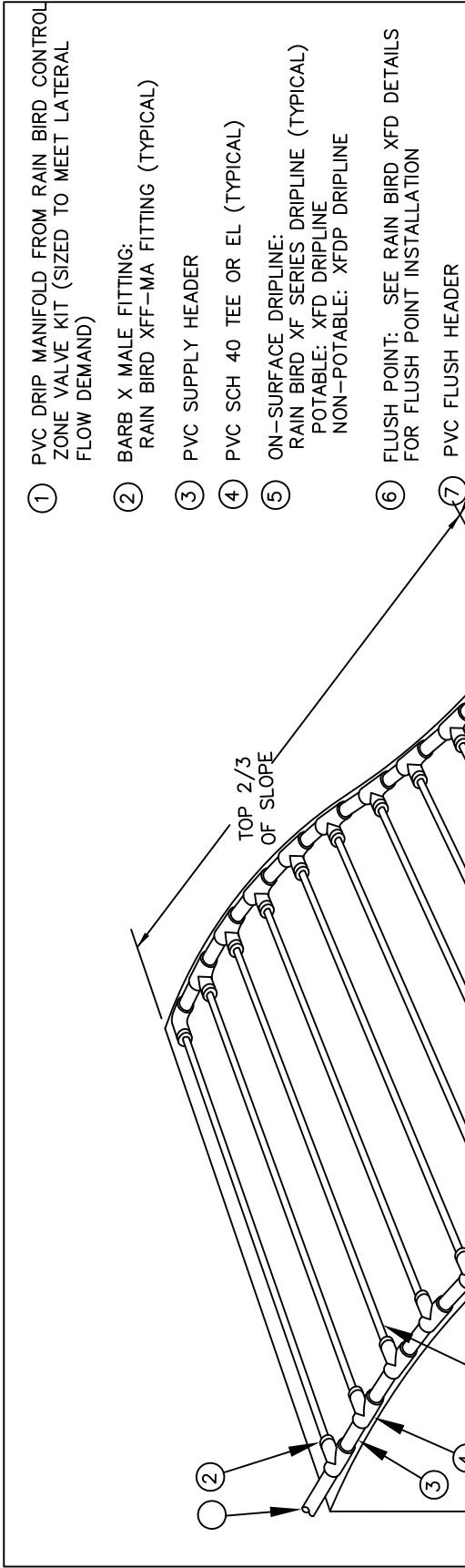


NOTES:
 1. THE MINIMUM LATERAL ROWS AND EMITTER SPACING TO BE BASED ON THE TYPE OF MATERIAL BEING EMITTERS IN ELEMENTS TO BE INSTALLED. SEE THE "EMITTER MATERIALS" PAGE FOR SUGGESTED EMITTERS.
 2. SPACING BETWEEN LATERAL ROWS FOR BOTTOM 1/3 OF SLOPE TO BE SPACED GREATER THAN OPTIMAL ROW DISTANCE. SEE RAIN BIRD XFD DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACING.
 3. SLOPING SLOPE IN THE ADJACENT ROWS TO BE COVERED BY THE NEXT ROW OF DRIPLINE. SEE THE "ADJACENT ROWS" PAGE FOR SUGGESTED SPACING.
 4. RECOMMENDED TIE DOWN STAKES BE INSTALLED ON EACH FITTING.

XFCV ON-SURFACE DRIPLINE
 QUICK LAYOUT

N.T.S.

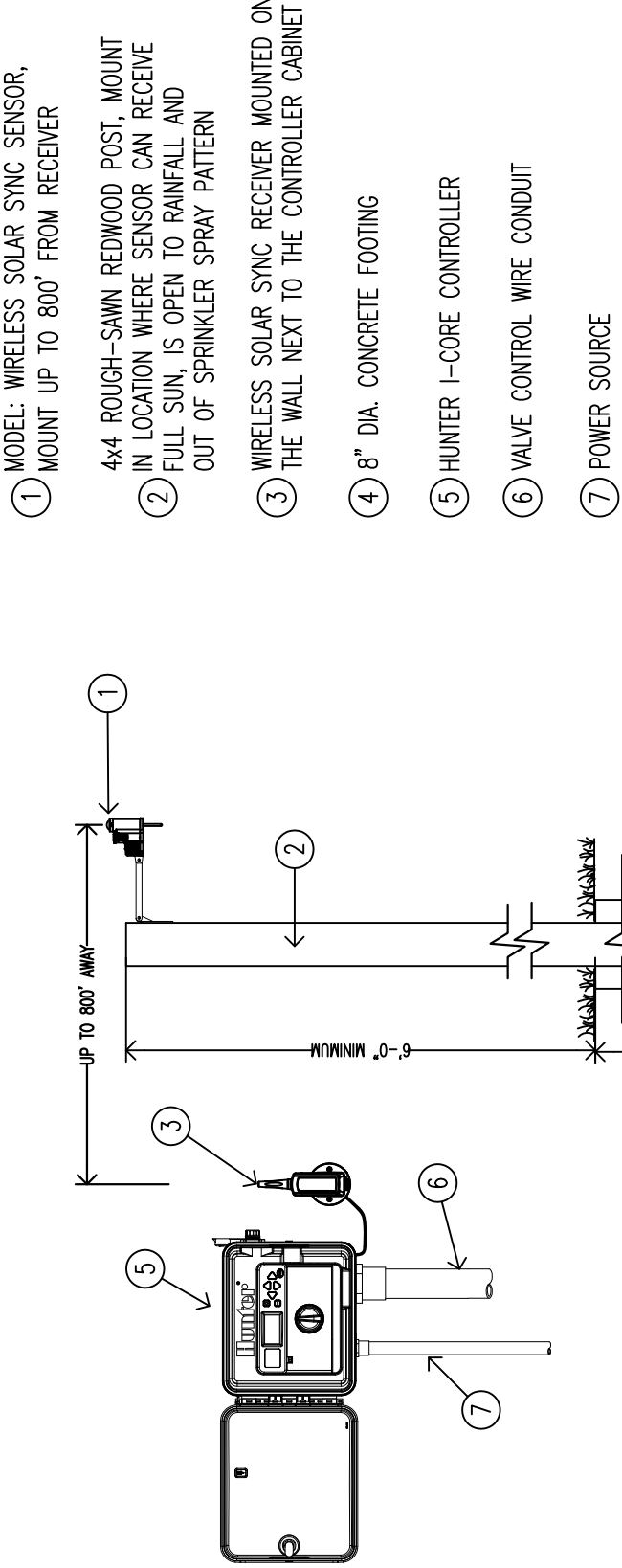
TBA-IRRIG-10-25-17



NOTES:
 1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON THE TYPE OF MATERIAL BEING EMITTERS IN ELEMENTS TO BE INSTALLED. SEE THE "EMITTER MATERIALS" PAGE FOR SUGGESTED EMITTERS.
 2. SPACING BETWEEN LATERAL ROWS FOR BOTTOM 1/3 OF SLOPE TO BE SPACED GREATER THAN OPTIMAL ROW DISTANCE. SEE RAIN BIRD XFD DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACING.

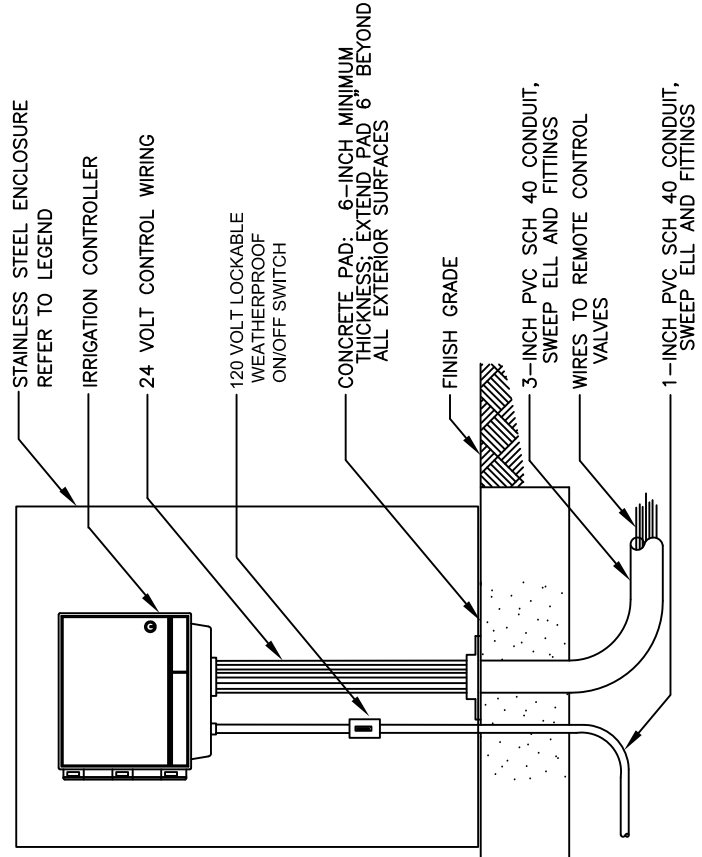
3. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED 200 FEET. A NEW DRIPLINE ZONE BE CREATED.

4. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.



WIRELESS SOLAR SYNC SYSTEM

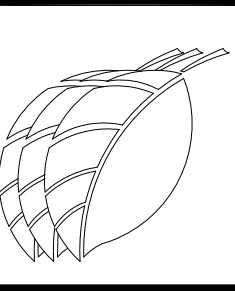
IRRIGATION DETAIL



CONTROLLER IN ENCLOSURE

REVISIONS	
Δ	10-31-17 SITE PLAN

Thomas Baak & Associates, LLP
Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

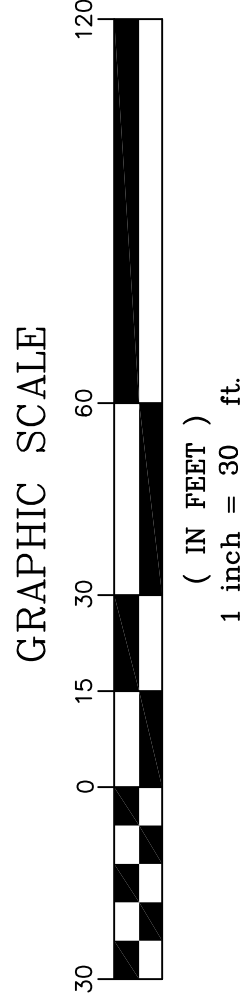
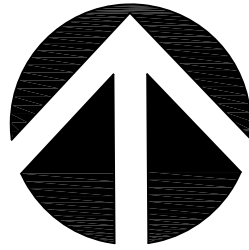
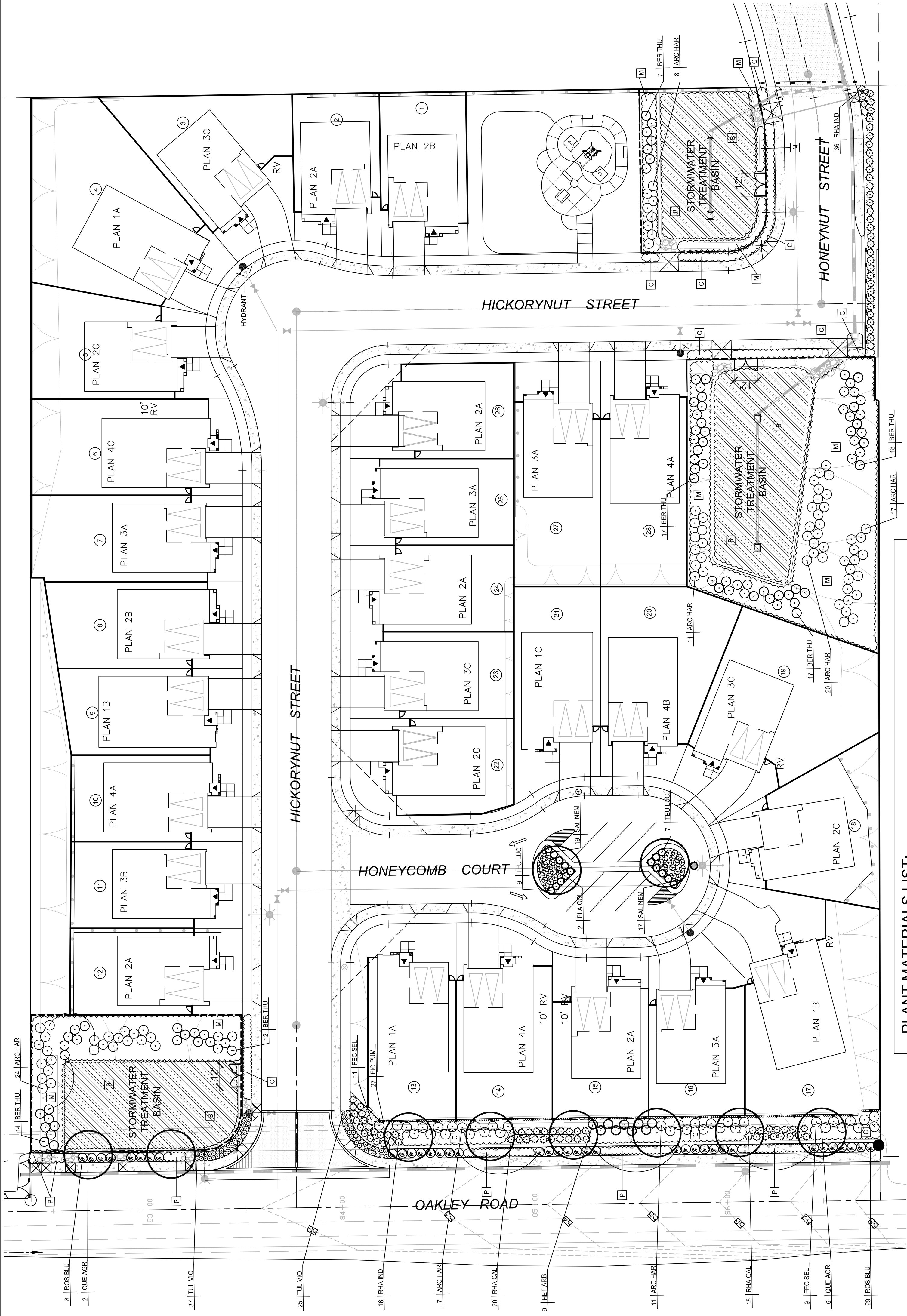


OAKLEY KNOLLS
SUBDIVISION 9353
ANTIOCH, CALIFORNIA

H.O.A. MAINTAINED
PLANTING
PLAN

DESIGNED: []	DRAWN: []
CHECKED: []	RS
DATE: 5-22-17	JOB NO:
SCALE: 5'-22'-17	NOTED

SHEET
L-2.4
OF SHEETS

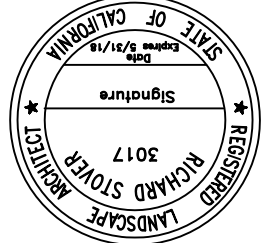
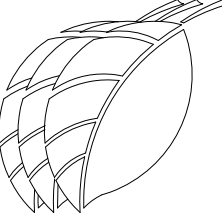


PLANT MATERIALS LIST:			WUCOLS
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER NEEDS
TREES: TO BE 15 GAL. SIZE			
PLA COL	PLATANUS ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	MEDIUM
QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	VERY LOW
SHRUBS: TO BE 5 GAL. SIZE			
ARC HAR	ARCTOSTAPHYLOS 'HARMONY'	MANZANITA	LOW
BER THU	BERBERIS THUNBERGII 'ROYAL CLOAK'	JAPANESE BARBERRY	LOW
FEI SEL	FEIJOA SELLOWIANA	PINAPPLE GUAVA	LOW
HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	LOW
RHA CAL	RHAMNUS CALIFORNICA 'EVE/CASE'	EVE CASE COFFEEBERRY	LOW
RHA IND	RHAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORN	LOW
ROS BLU	ROSMARINUS 'BLUE SPIRES'	ROSMARY	LOW
ROS NEM	ROSALIA NEMOROSA	PURPLE SAGE	LOW
TEU LUC	TEUCRIUM LUCIDRYS	DWARF GERMANDER	LOW
TUL VIO	TULBAGHIA VIOLACEA	SOCIETY GARLIC	LOW
VINES: TO BE 1 GAL. SIZE			
FIC PUM	FICUS PUMILA REPENS	CREeping EVERGREEN FIG	LOW
FROM 1 GAL. CANS AT 10" O.C.			
GROUNDCOVERS: SIZE AND SPACING NOTED BELOW			
C	COMPROMSMA KIRKII	CREeping COMPROMSA	LOW
FROM 1 GAL. CANS AT 36" O.C.			
M	MYOPORUM PARVIFOLIUM	MYOPORUM	LOW
FROM 1 GAL. CANS AT 48" O.C.			
P	PENNISETUM 'LITTLE BUNNY'	DWARF FOUNTAIN GRASS	LOW
FROM 1 GAL. CANS AT 36" O.C.			
STORMWATER BASIN PLANTING: SIZE 1 GAL. AT 24" O.C.			
B	MUHLENBERGIA RIGENS	DEER GRASS	LOW

REFER TO SHEET L-2.5 FOR PLANTING
NOTES AND DETAILS

REVISIONS	
1	10-31-17 SITE PLAN

Thomas Baak & Associates, LLP
Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583



OAKLEY KNOLLS
SUBDIVISION 9353
ANTIOCH, CALIFORNIA

H.O.A. MAINTAINED
PLANTING NOTES
AND DETAILS

DESIGNED: RS	DRAWN: KO
CHECKED: RS	JOB NO:
DATE 5-22-17	
SCALE NOTED	

L-2.5
SHEET
OF
SHEETS

PLANTING NOTES

GENERAL NOTES: The Landscape Contractor shall inspect the site and be familiar with all existing site conditions prior to submitting his bid. Contractor shall not willfully proceed with construction as shown when it is obvious that obstructions, landscape area and/or grade differences exist that may not have been known during design. such conditions shall immediately be brought to the attention of the Landscape Architect. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification. Contractor shall be responsible for making himself familiar with all underground utilities, pipes, structures and obstructions. Contractor shall take sole responsibility for all costs incurred due to damage and/or replacement of these items. Contractor shall be responsible for coordination between trades and subcontractors as required to accomplish landscape operations. The Landscape Contractor shall be responsible for any damage to existing facilities caused by or during the performance of his work. All repairs shall be made at no cost to the Owner. Planting shall be installed in conformance with all applicable local codes and ordinances by experienced workmen and a licensed Landscape Contractor who shall obtain all necessary permits and pay all required fees.

SOIL PREPARATION: The Landscape Contractor shall be responsible for finish grading and all planting area drainage. Positive drainage away from the building as per city codes shall be maintained. No low spots which hold standing water will be accepted. The Landscape Contractor shall incorporate soil preparation amendment into planting areas as noted below. Where rototilling is not possible, incorporate soil amendments into top 6 inches with hand tools. After installation of irrigation system, all planting areas are to be fine graded to within 2 inches and slightly mounded away from edges of top of planter, curb, walk, header, etc. and raked smooth with all rocks and debris over 1 inch in diameter removed.

SOIL PREPARATION AMENDMENTS AND BACKFILL MIX: The Landscape Contractor shall amend existing soil, by rototilling, 6 cu. yd. BFI 'Super Humus' compost and 15 lbs. organic balanced fertilizer 'Phyta-Boost' (7-1-2) per 1,000 sq. ft. available from California Organics or equal into the top 6 inches of soil in all planting areas. (or equal) Pit Planting Mix: for trees and shrubs mix 1/3 organic amendment, 2/3 amended topsoil as noted above.

TREE PLANTING: The trees are to be planted as per detail on plan. Trees shall typically be located a minimum of 4 feet from curbs, walks, headers, buildings, overheads, and other trees within the project. backfill shall be the 'Pit Planting Mix' as noted above. All trees shall receive organic fertilizer 'Phyta boost' 7-1-2 avail. from California Fertilizer Company Inc.(or equal) for 15 gallon trees: 1 cup, for 5 gallon trees and shrubs: 1/2 cup. Thoroughly water trees immediately after planting.

ROOT BARRIERS: All trees planted within 5' of a paved surface shall receive a linear type root barrier 18" deep and 10' long along adjacent paving edges, centered on the tree trunk. (See detail)

SHRUB PLANTING: The shrubs shall be spotted as per plan and the locations approved prior to the digging of the holes. Shrub backfill shall be the 'Pit Planting Mix' as noted in 'Backfill soil mixes'. All shrubs shall receive 'Phyta-Boost' 7-1-2 organic fertilizer avail from California Fertilizer Company Inc.(or equal) at the following rates: For 5 gallon shrubs:1/2 cup for, 1 gallon shrubs:1/4 cup. Thoroughly water shrubs immediately after planting. Do not plant any plant within 20" of any building wall.

MULCHING: Much all planting areas, excluding lawn and storm water bioswale areas, having a slope less than 2:1 with a 3 inch minimum depth of recycled wood fiber, UV stabilized dyed-colorfast black with a PH of no higher than 5.0, and free of noxious weeds and foreign materials. #135 Black Chip from 'Re-User Inc.' or approved equal.

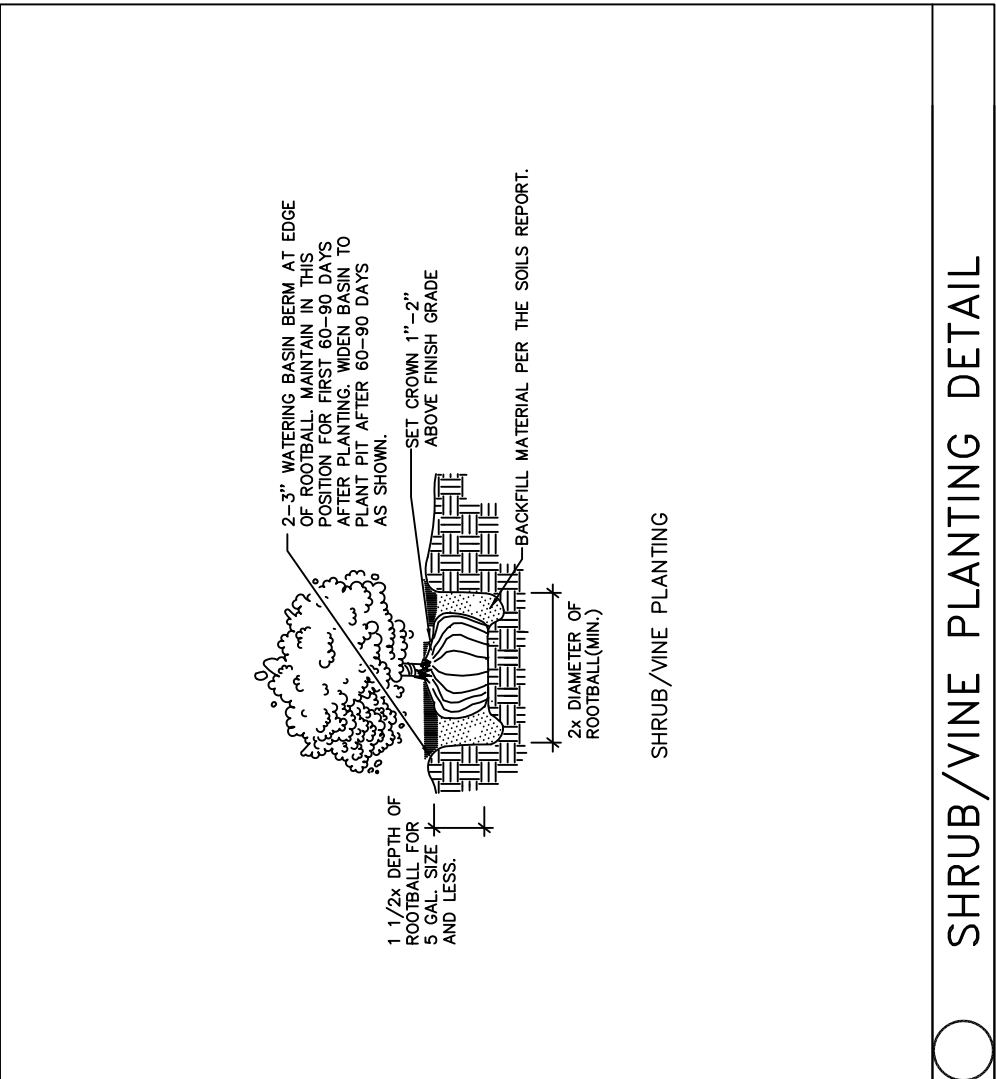
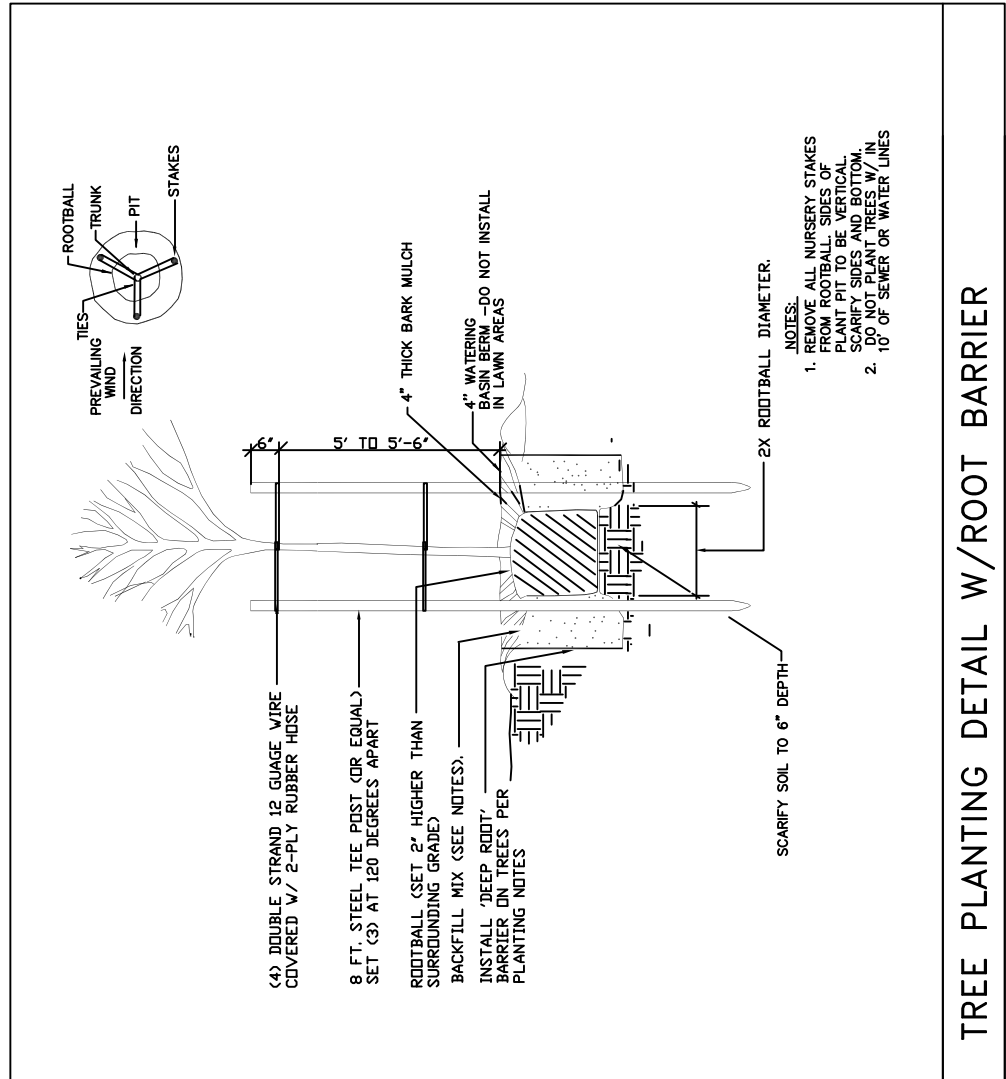
MAINTENANCE: The Contractor shall maintain the project for 90 days (or as requested by owner) following the approval to begin the maintenance period. During the entire maintenance period, watering, cultivating, weeding, mowing, repair/tightening of stakes and ties, restoration of basins, provision of supplemental water by hand in addition to irrigation system as necessary. No pre-emergence herbicides shall be applied- hand remove weeds. Only organic fertilizers shall be applied such as those specified above. Install per manufacturer's recommendations. At the end of the 90 day maintenance period all areas are to be weed free and all plant material is to be in a healthy, thriving condition. Integrated pest management practices shall be implemented.

SUBSTITUTIONS: Requests for substitutions of plant varieties shall be made to the Landscape Architect within 15 days after signing of contract.

GUARANTEE: All construction, trees and shrubs by the Landscape Contractor and/or his subcontractors shall be guaranteed for (1) one year after beginning of maintenance period. The contractor shall replace, at no expense to the Owner, any and all landscape materials that are in an unacceptable condition for time of use, and trees or shrubs that are dead or not in a vigorous, healthy growing condition; within two weeks of notification of such condition. Replacement shall be of the same kind and size as the originally specified item and shall be replaced as originally described on the drawings. The Contractor shall not be held liable for loss of plant materials during the guarantee period due to vandalism, accidental causes or acts of neglect by others than the Contractor, his agents and employees.

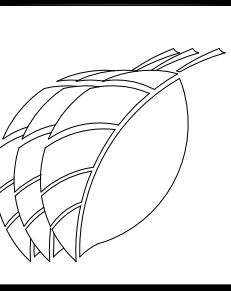
CLEAN UP: At the end of each work day, at the inspection for substantial completion and before acceptance of project, clean paved areas that are dirtied or stained by construction operations, by sweeping or washing, and remove defacements and stains. Remove construction equipment, excess materials and tools. Haul from Owners property the debris resulting from construction, and dispose of legally. Remove remaining temporary protection at time of acceptance by Owner unless otherwise agreed.

FERTILIZERS: Available California Fertilizers Company Inc. 1-800-268-5690 www.organicag.com
www.californiaorganicfertilizers.com. Compost available from BFI 408-888-7632 www.bfi.com



REVISIONS

Thomas Baak & Associates, LLP
Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

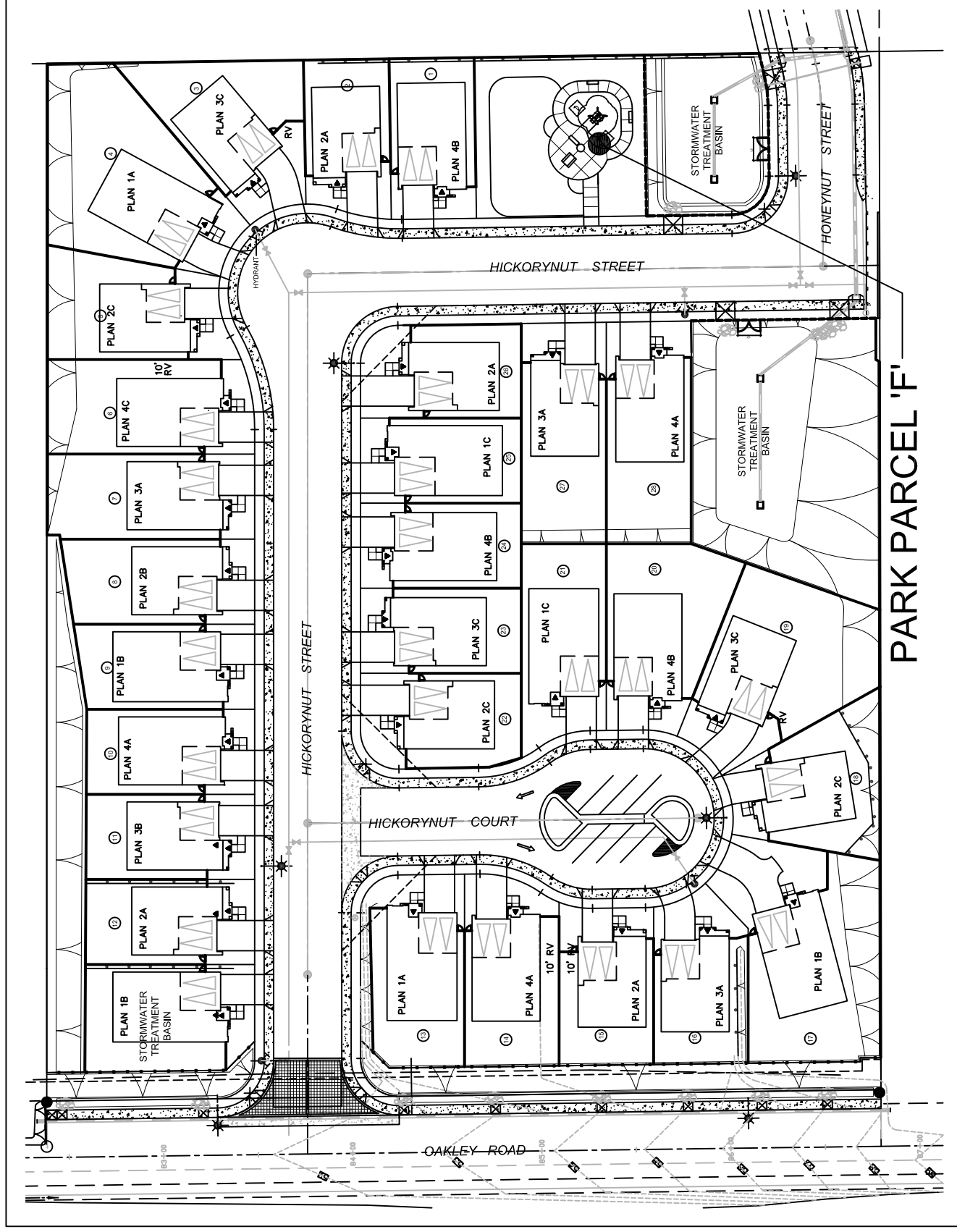
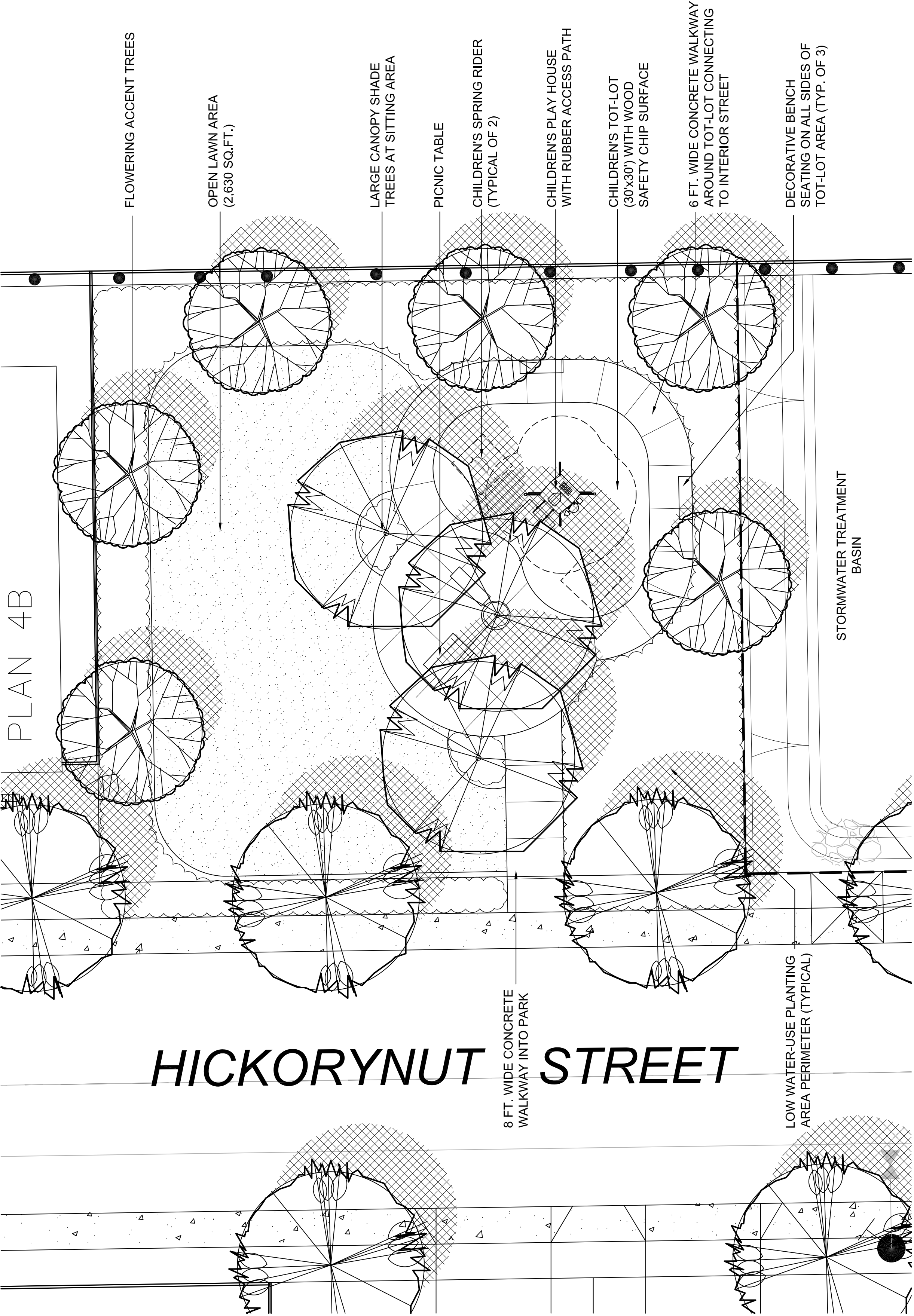


OAKLEY KNOLLS
SUBDIVISION 9353
ANTIOCH, CALIFORNIA

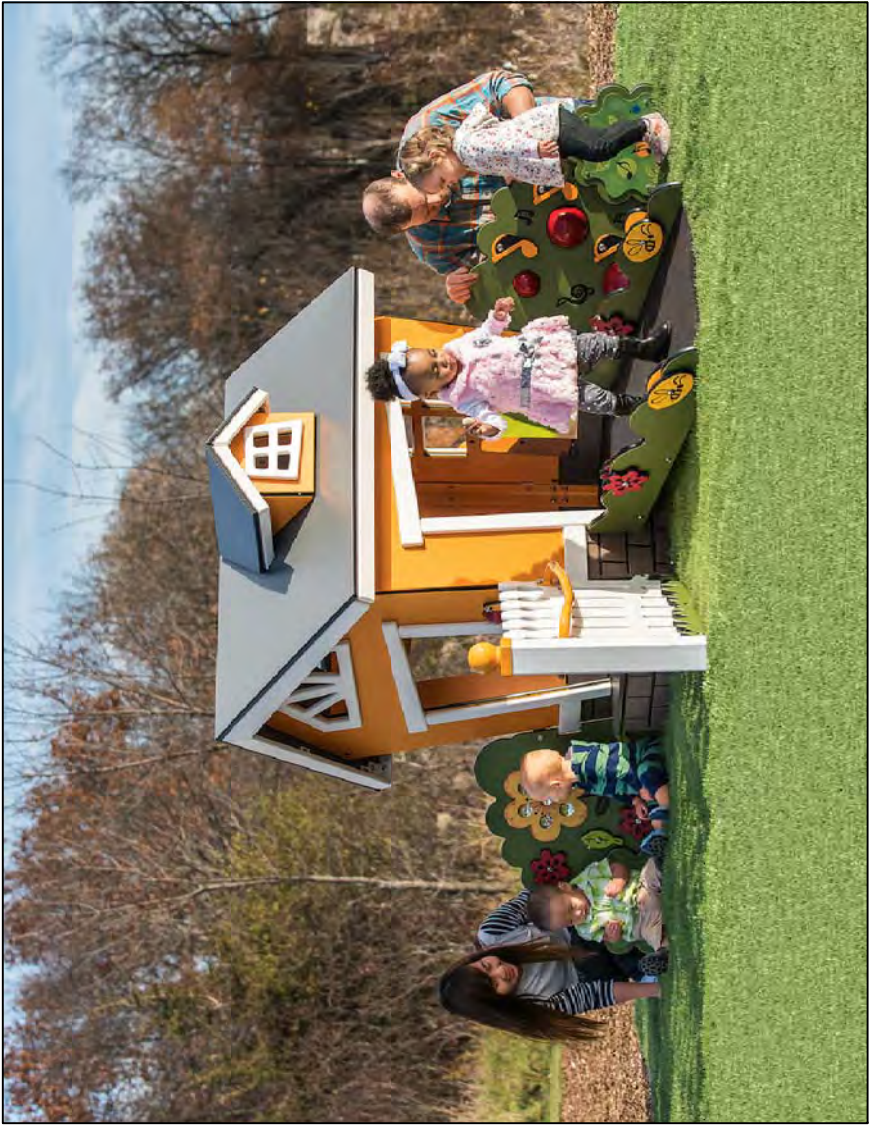
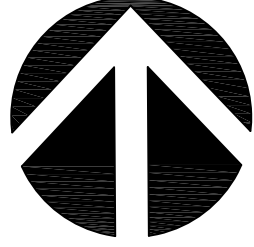
PARK AND TOT LOT
PRELIMINARY
PLAN

DESIGNED: TBA	DRAWN: TBA
RS	RD
CHECKED: TBA	JOB NO:
DATE: 11-08-16	
SCALE: NOTED	

SHEET
L-2.6
OF
SHEETS



PROJECT SITE PLAN



CHILDREN'S PLAY HOUSE
(LANDSCAPE STRUCTURES 'SMART PLAY NOOK')



TOT SPRING RIDER
(PLAYWORLD SYSTEMS 'LADYBUG')



TOT SPRING RIDER
(PLAYWORLD SYSTEMS 'SHARK')



PICNIC TABLE
(PLAYWORLD SYSTEMS 6 FT. METAL TABLE)



OAKLEY KNOLLS

ANTIOCH, CA



Discovery Builders, Inc.
Date 10/28/16
Revised Date 03/28/17

MATERIAL LEGEND

- | | | | | | |
|----------|---|----------|---|----------|---|
| A | VILLA CONCRETE TILE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO TRIM
MOCK TILE VENTS
ROLL-UP GARAGE DOORS | B | FLAT CONCRETE TILE ROOFING
HIP ROOFS
STUCCO BODY
STUCCO TRIM
ROLL-UP GARAGE DOORS | C | FLAT CONCRETE TILE ROOFING
GABLE & HIP ROOFS
STUCCO BODY
STUCCO TRIM
MOCK WOOD SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS |
|----------|---|----------|---|----------|---|



Elevation A



Elevation B



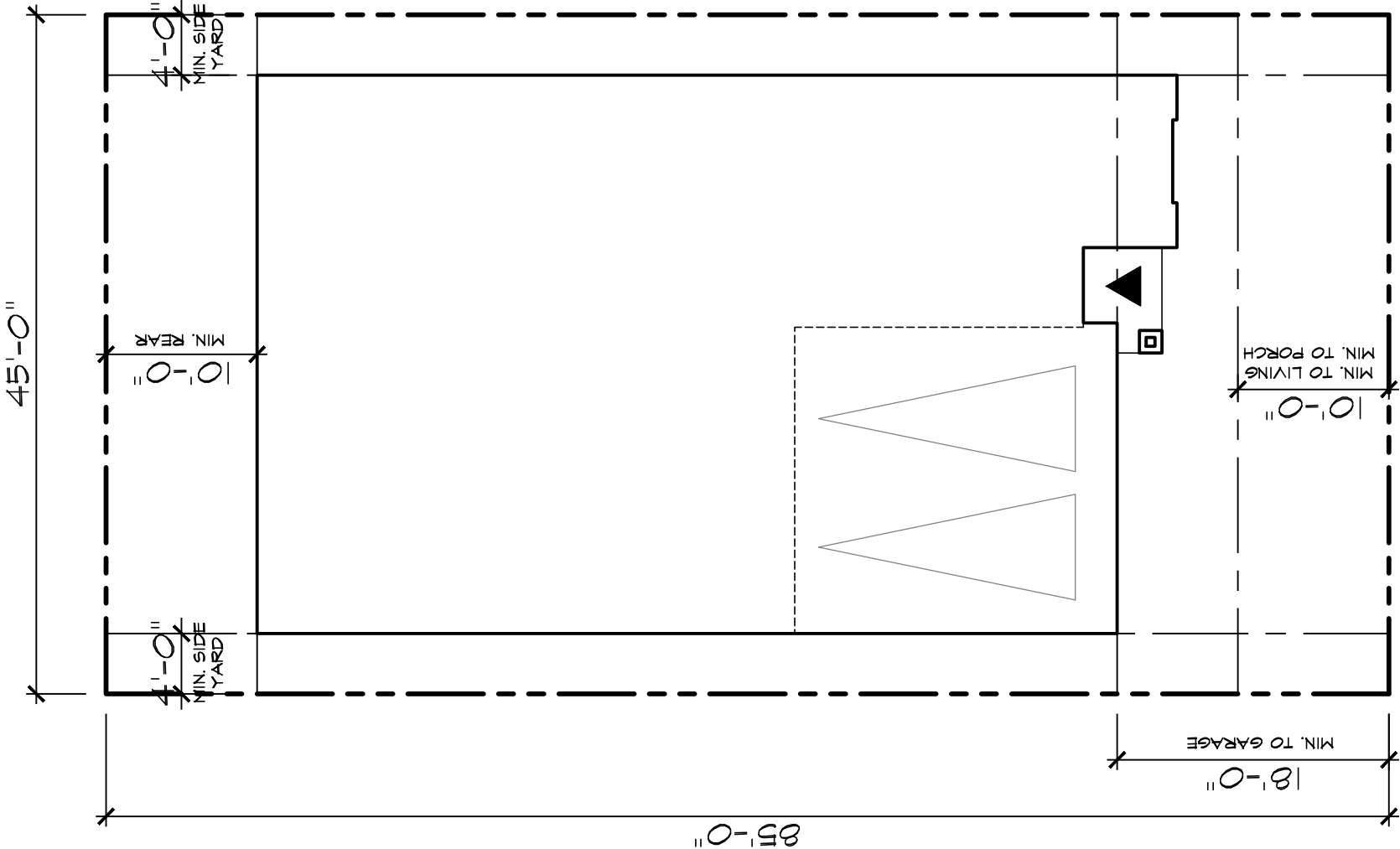
Elevation C

**Plan 1
Front Elevations**

OAKLEY KNOLLS
ANTIOCH, CA



Discovery Builders, Inc.
Date 10/28/16 **A1**



City of Antioch	
P-D Zoning District	
FRONT SETBACK - TO LIVING	10' MIN.
FRONT SETBACK - TO GARAGE	18' MIN.
SIDE SETBACK	4' MIN.
REAR YARD SETBACK	10' MIN.
PORCH SETBACK	10' MIN.

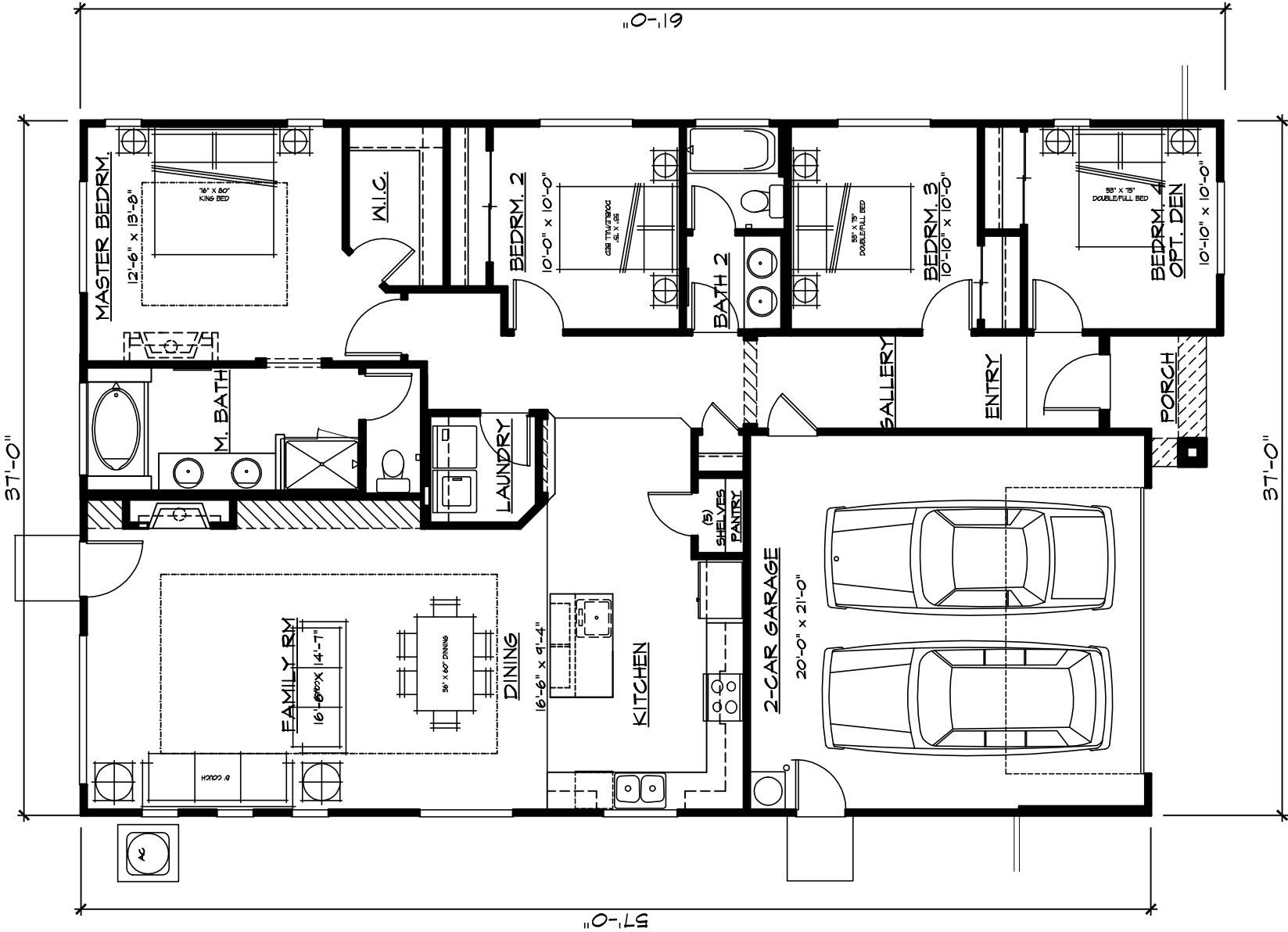
LOT COVERAGE		
APPROXIMATE LOT SIZE	FOOTPRINT	COVERAGE
45'x85' (MIN.) = 3825 SF	2141 SF	56%

Plan 1
Site Plan



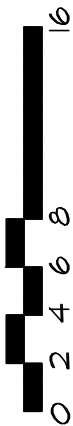
OAKLEY KNOLLS
ANTIOCH, CA





Plan 1
Floor Plan

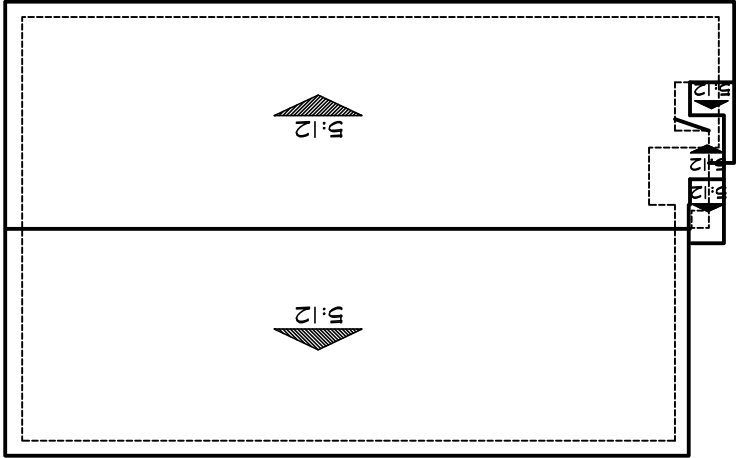
SQUARE FOOTAGE	
TOTAL LIVING AREA	1707 SF
GARAGE	434 SF



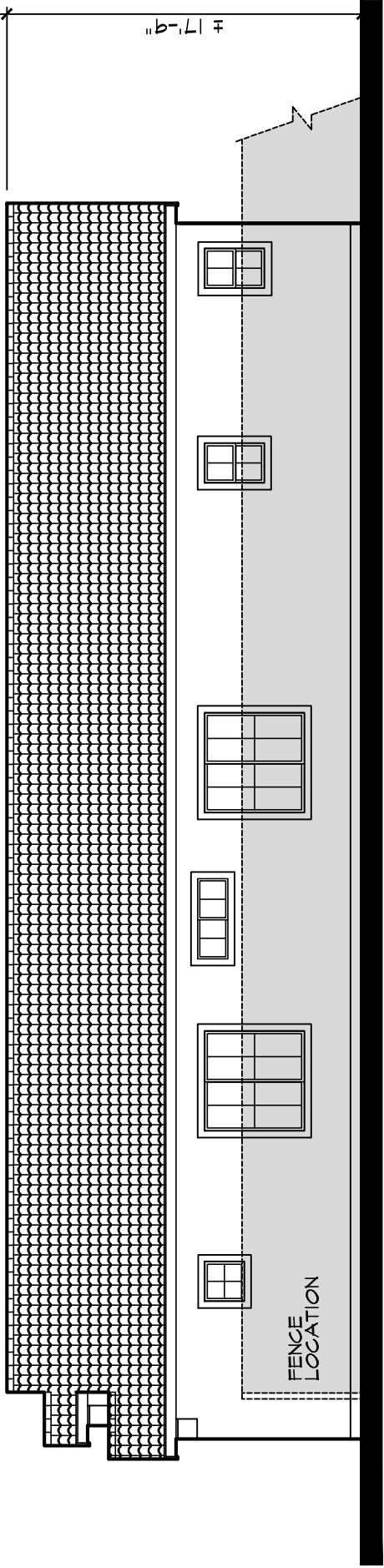
OAKLEY KNOLLS
ANTIOCH, CA



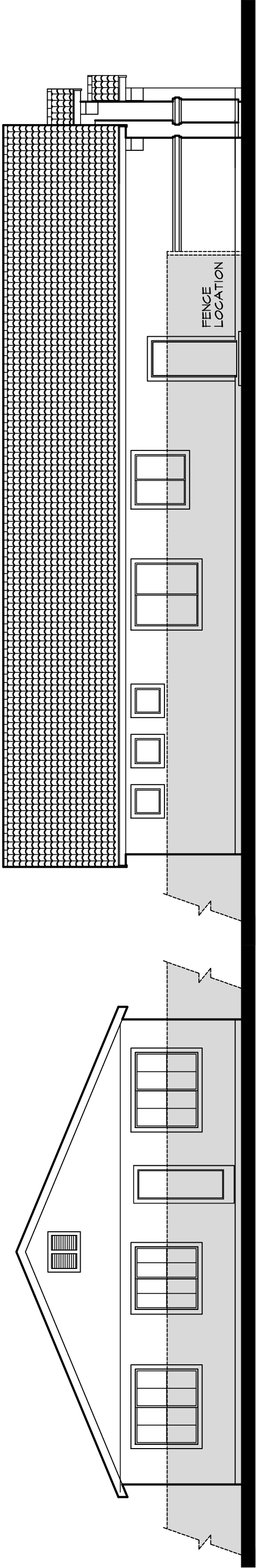
Discovery Builders, Inc. A3
Date 03/28/17



Roof Plan 'A'



Right



Rear

Left

Plan 1 - Elevation 'A'
Lot 14 Enhanced



OAKLEY KNOLLS

ANTIOCH, CA

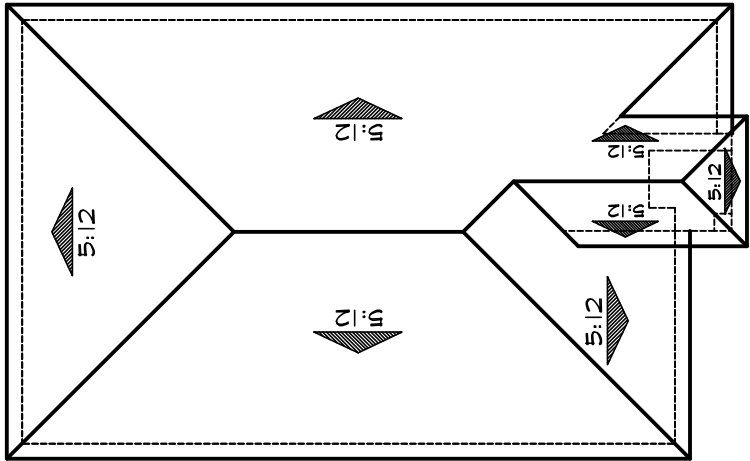


Discovery Builders, Inc.

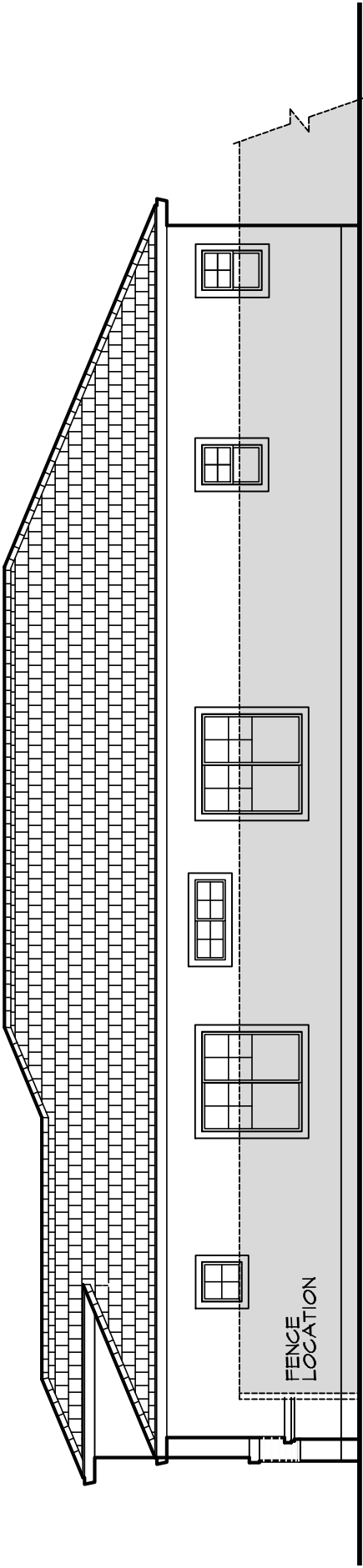
Date 03/28/17

A4

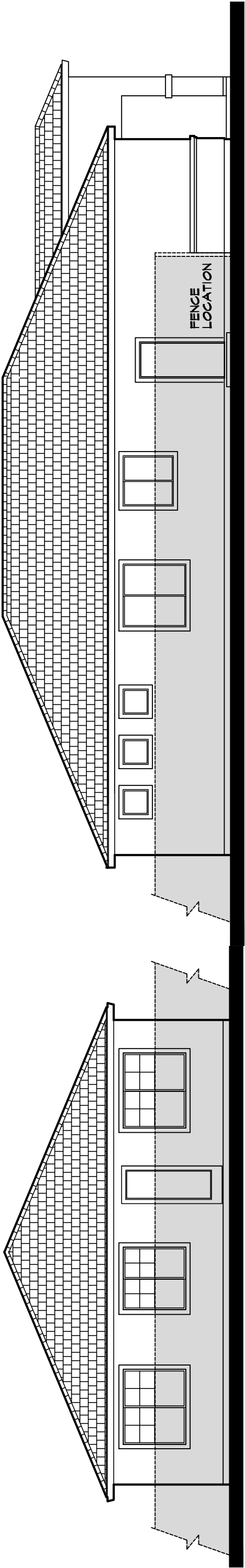
B23



Roof Plan 'B'



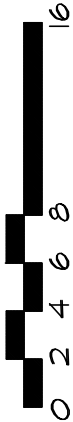
Right



Rear

Left

Plan 1 - Elevation 'B'
Lots 13 & 18 Enhanced



OAKLEY KNOLLS
ANTIOCH, CA



Discovery Builders, Inc.
Date 03/28/17

A5



Elevation A



Elevation C

MATERIAL LEGEND

- | | | |
|--|--|--|
| A VILLA CONCRETE TILE ROOFING
GABLE & HIP ROOFS
STUCCO BODY
STUCCO TRIM
MOCK TILE VENTS
ROLL-UP GARAGE DOORS | B FLAT CONCRETE TILE ROOFING
HIP ROOFS
STUCCO BODY
STUCCO TRIM
ROLL-UP GARAGE DOORS | C FLAT CONCRETE TILE ROOFING
GABLE & HIP ROOFS
STUCCO BODY
STUCCO TRIM
MOCK WOOD SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS |
|--|--|--|



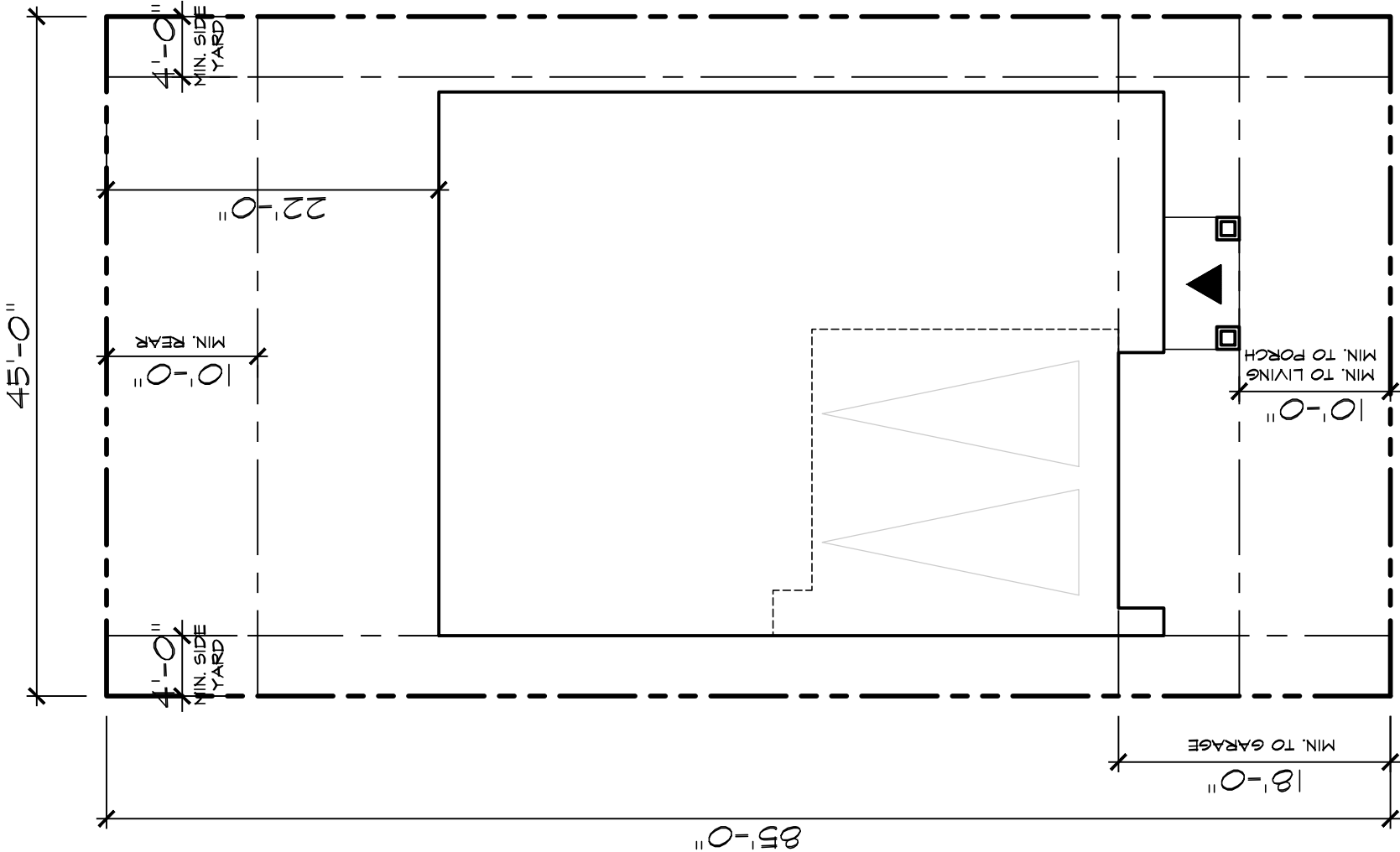
Elevation B

**Plan 2
Front Elevations**

OAKLEY KNOLLS
ANTIOCH, CA



Discovery Builders, Inc.
Date 10/28/16



City of Antioch	
P-D Zoning District	
FRONT SETBACK - TO LIVING	10' MIN.
FRONT SETBACK - TO GARAGE	18' MIN.
SIDE SETBACK	4' MIN.
REAR YARD SETBACK	10' MIN.
PORCH SETBACK	10' MIN.

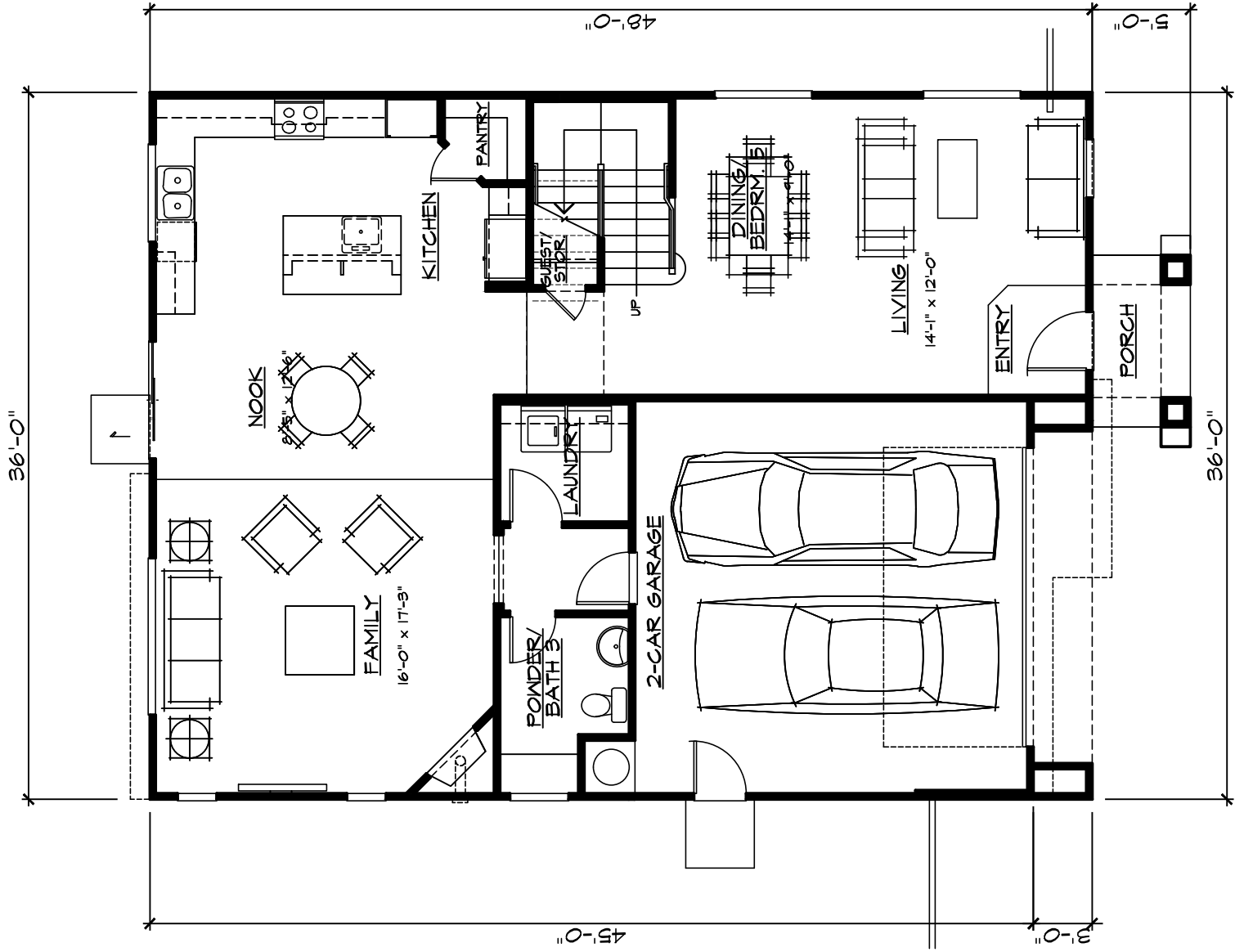
LOT COVERAGE		
APPROXIMATE LOT SIZE	FOOTPRINT	COVERAGE
45'x85' (MIN.) = 3825 SF	1668 SF	44%

Plan 2
Site Plan



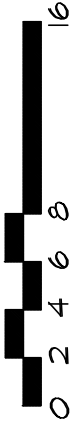
OAKLEY KNOLLS
ANTIOCH, CA





Plan 2
First Floor Plan

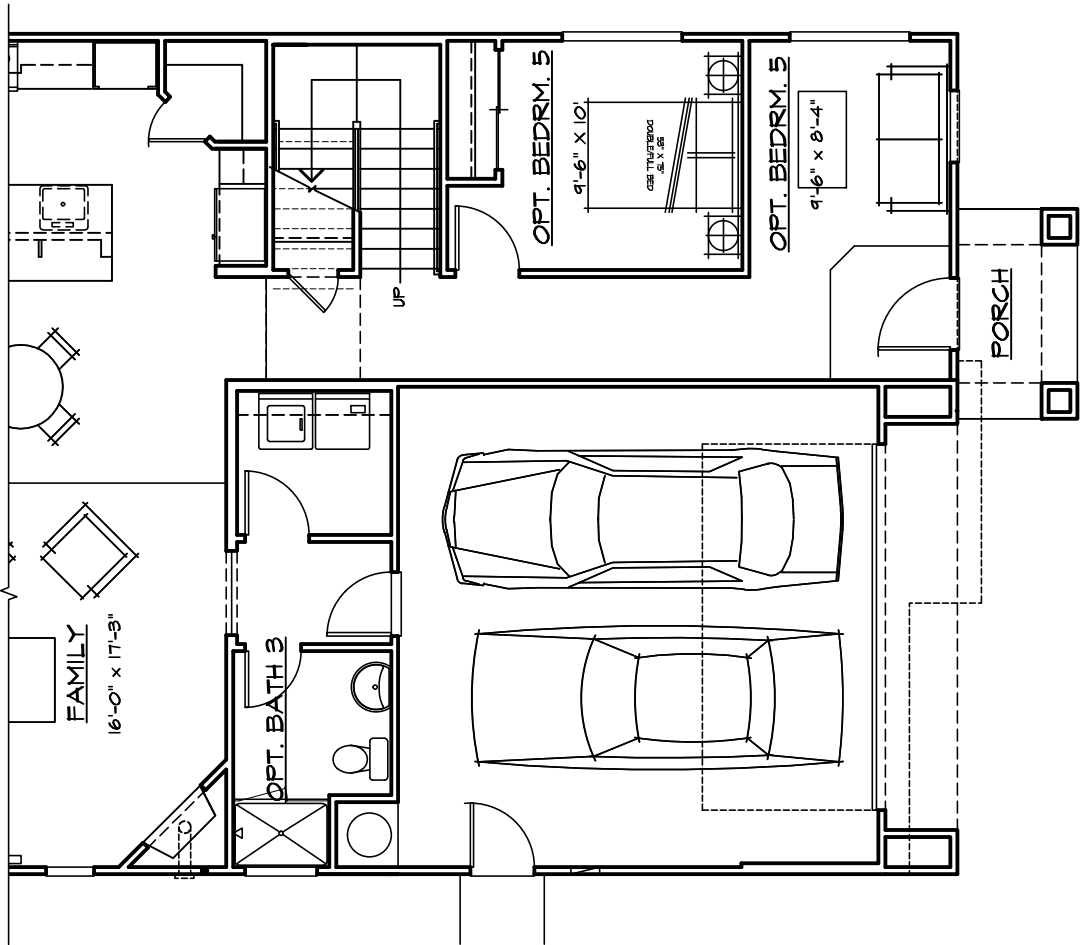
SQUARE FOOTAGE	
FIRST FLOOR	1248 SF
SECOND FLOOR	1651 SF
TOTAL LIVING AREA	2899 SF
GARAGE	420 SF



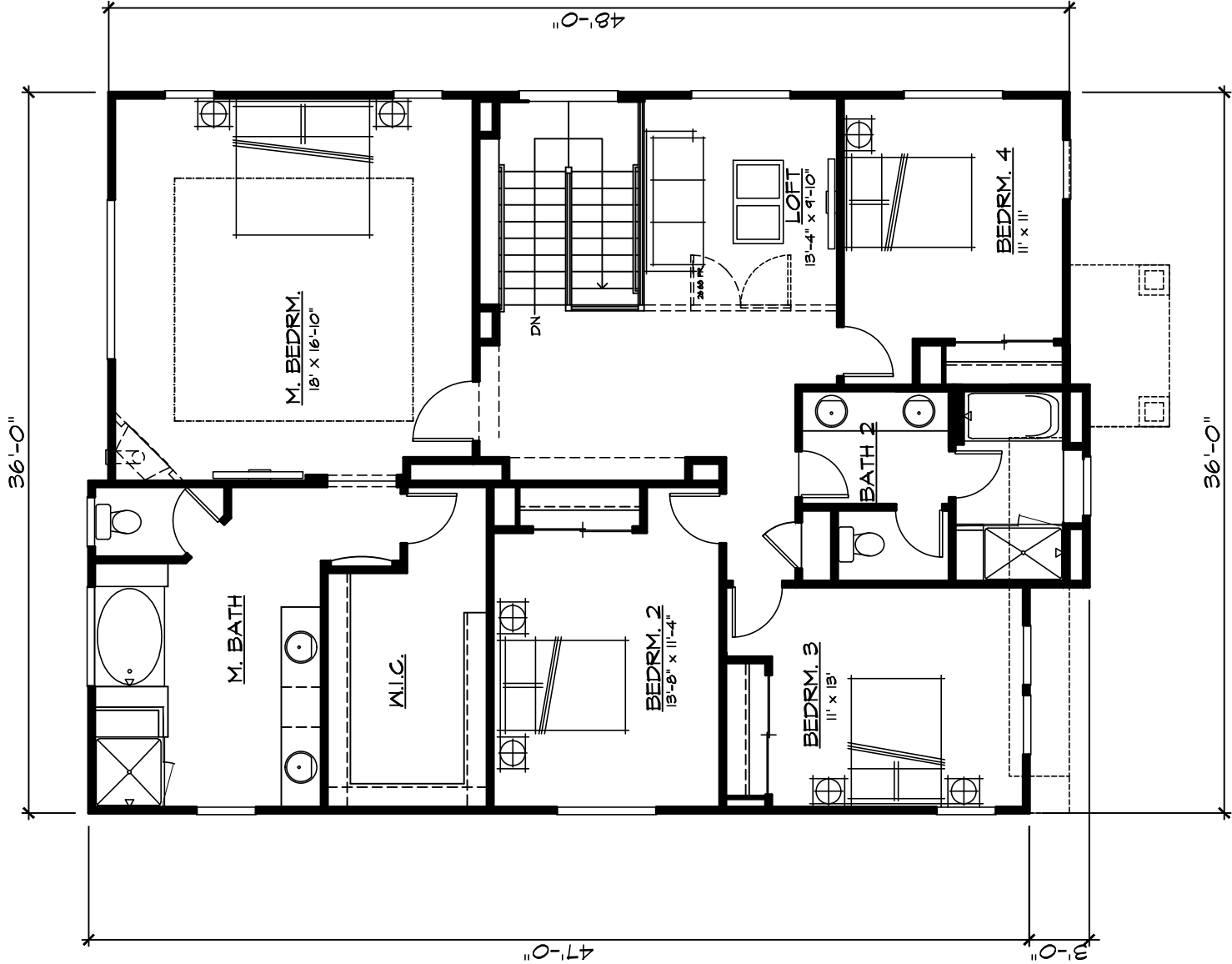
OAKLEY KNOLLS
ANTIOCH, CA



Discovery Builders, Inc.
Date 03/28/17

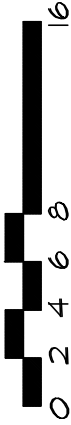


Optional Bedrm. 5/Bath 3



Plan 2
Second Floor Plan

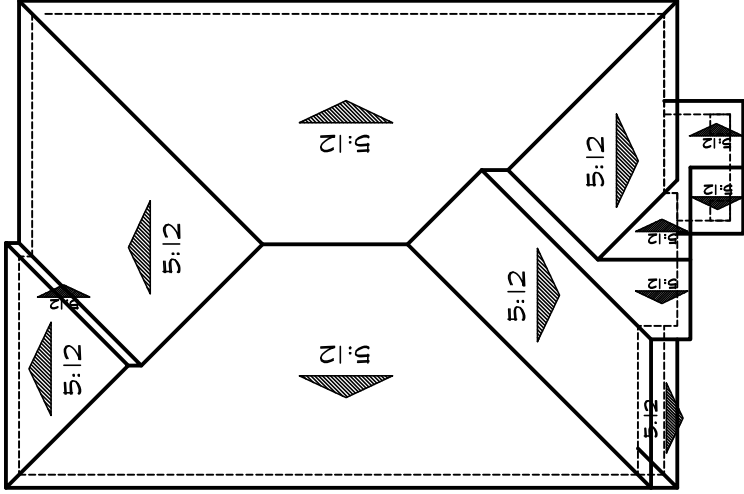
SQUARE FOOTAGE		
FIRST FLOOR	1248 SF	
SECOND FLOOR	1651 SF	
TOTAL LIVING AREA	2899 SF	
GARAGE	420 SF	



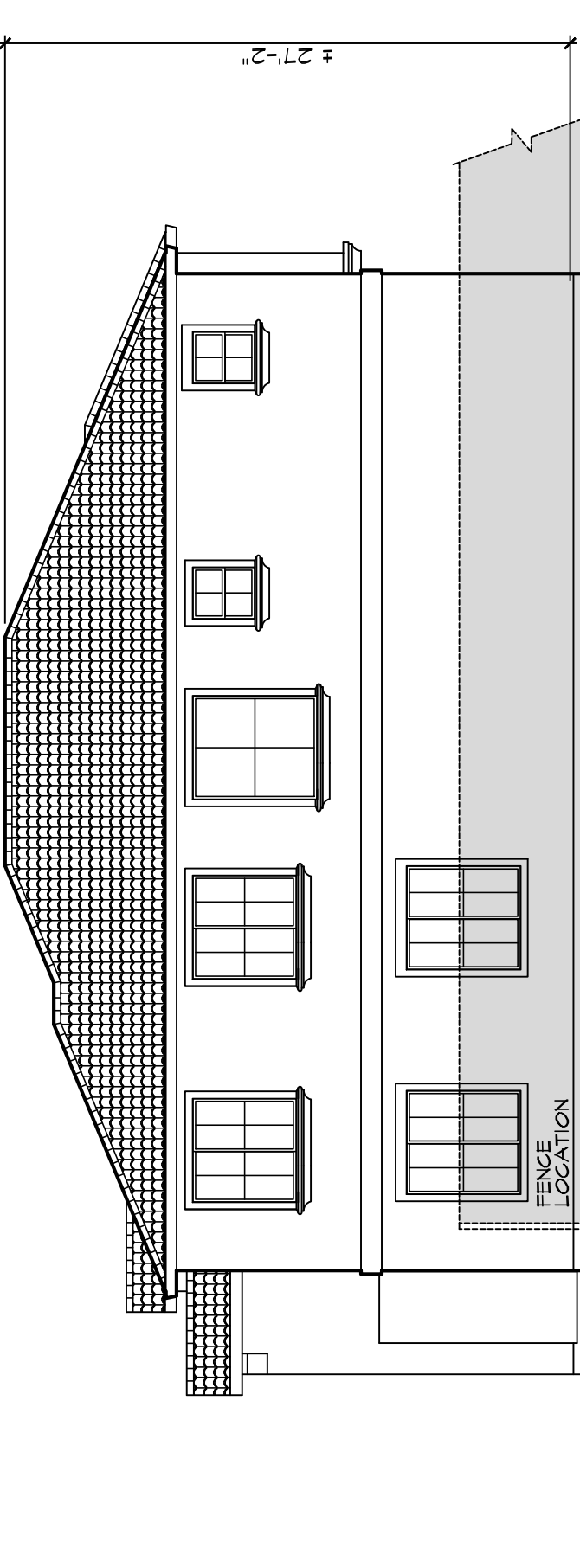
OAKLEY KNOLLS
ANTIOCH, CA



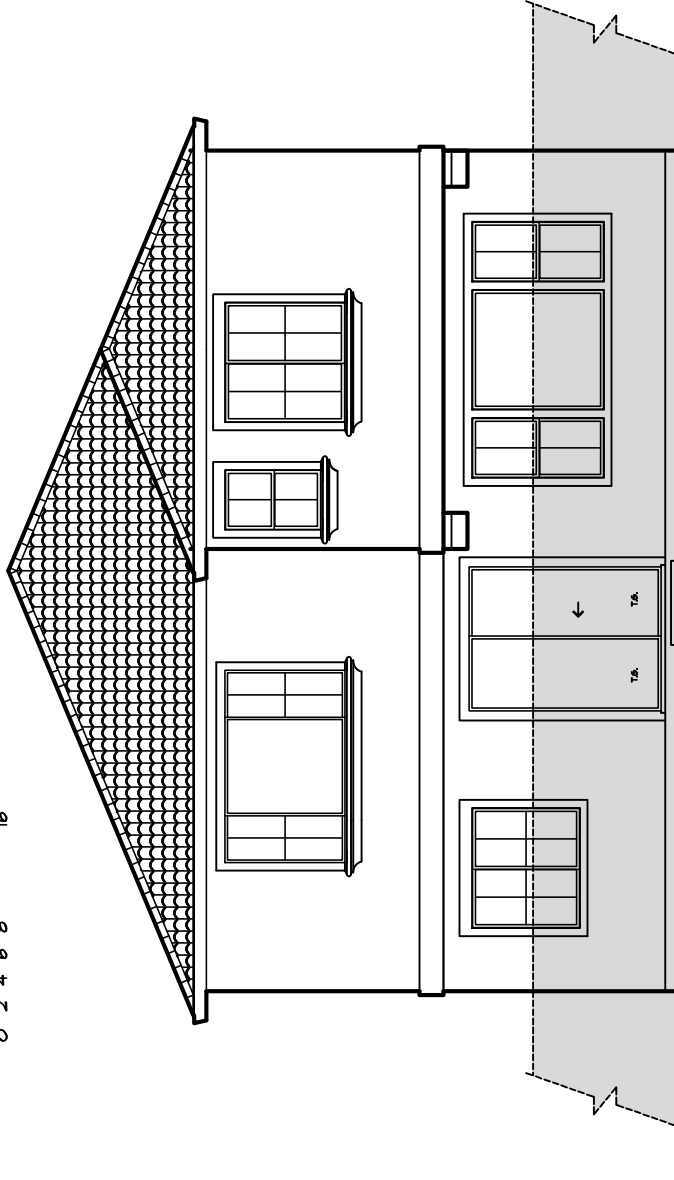
Discovery Builders, Inc.
Date 03/28/17 A9



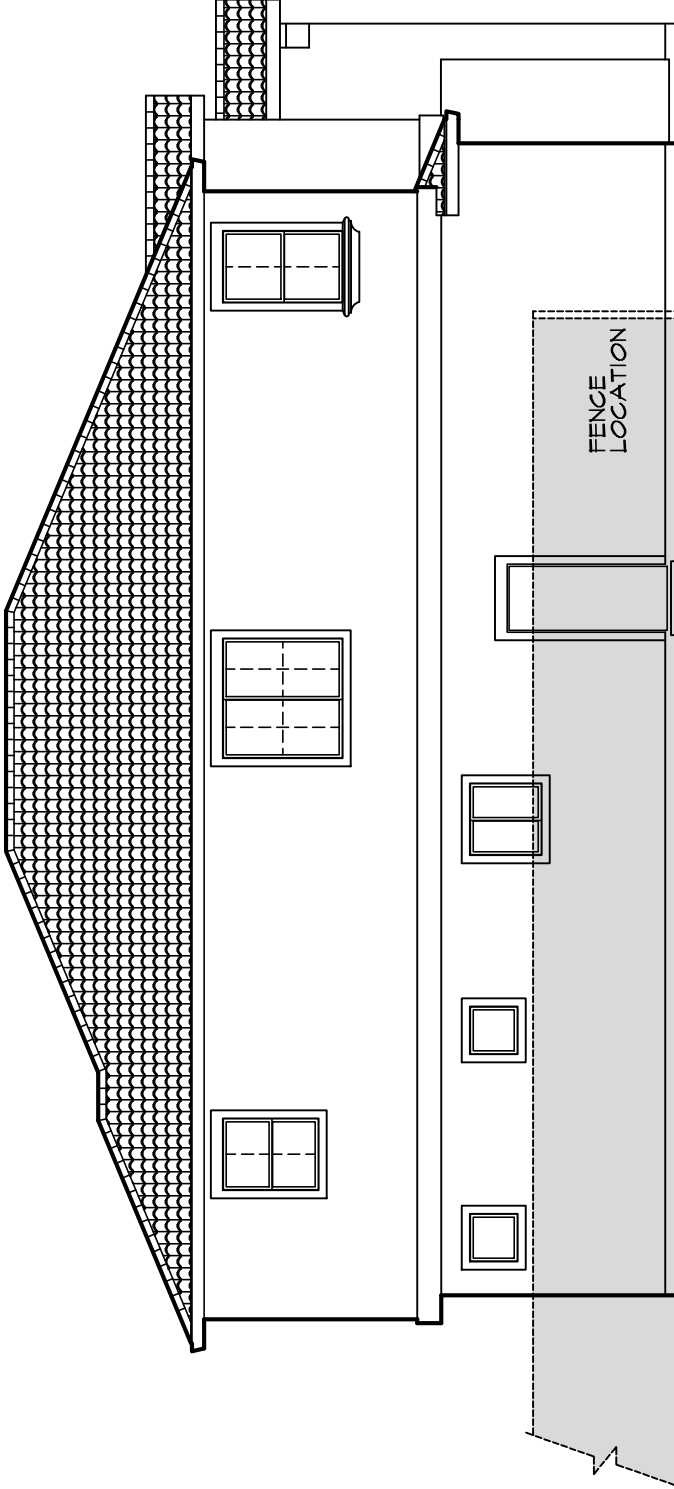
Roof Plan 'A'



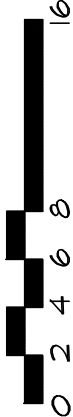
Right
Lot 27 Enhanced only



Rear
Lots 16 & 27 Enhanced



Left
Plan 2 - Elevation 'A'
Lots 16 & 27 Enhanced

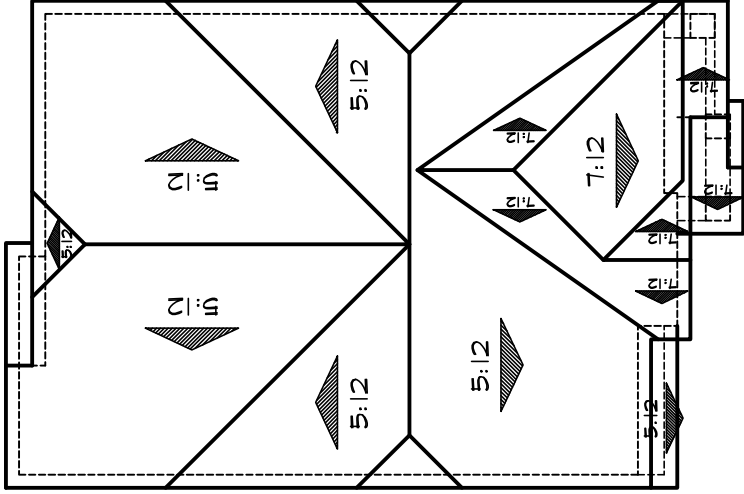


□ DENOTES WINDOW GRIDS AT
SIDE & REAR ELEVATIONS
FACING STREETS.

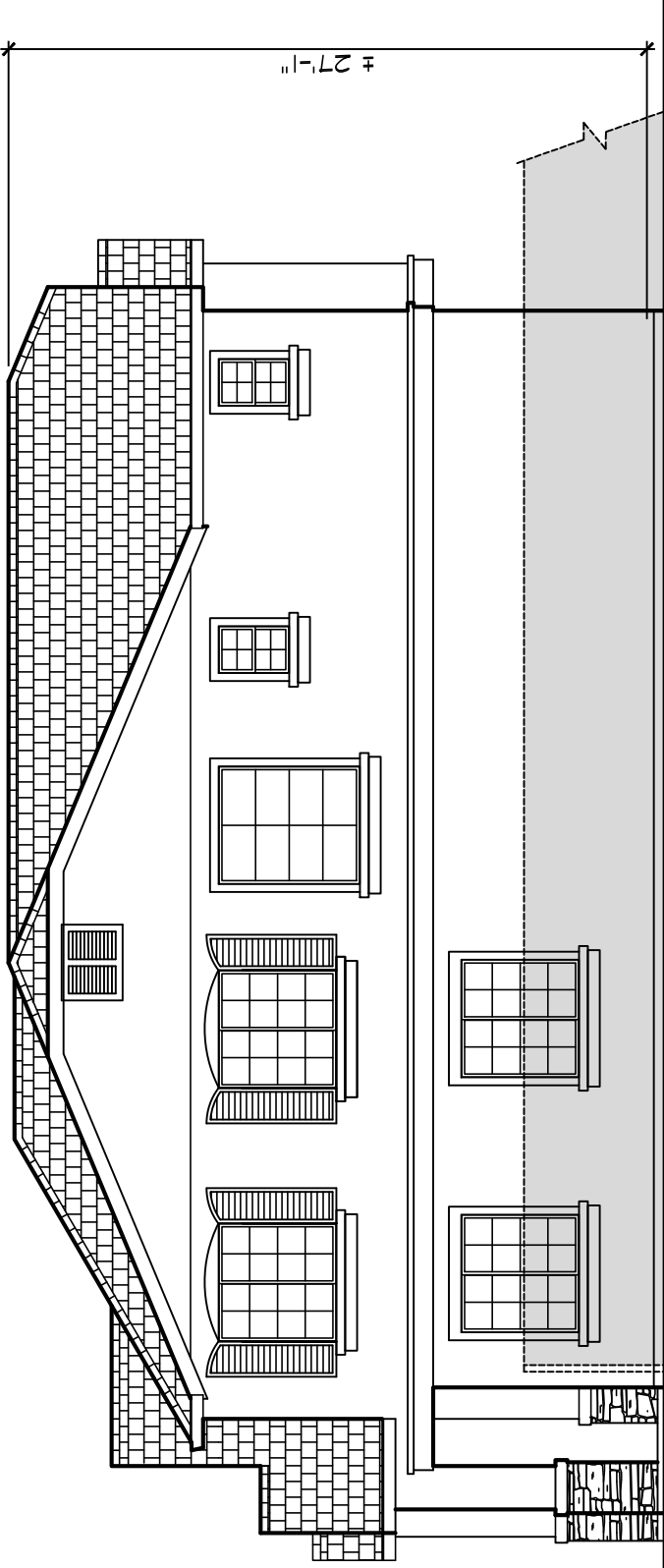


OAKLEY KNOLLS
ANTIOCH, CA

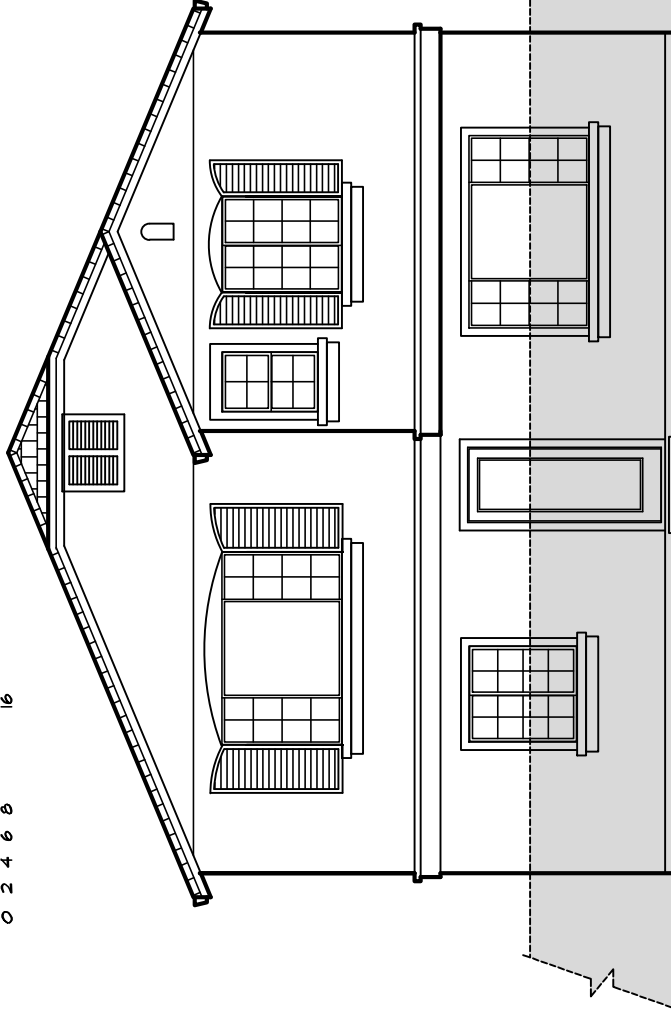
Discovery Builders, Inc. **A10**
Date 03/28/17



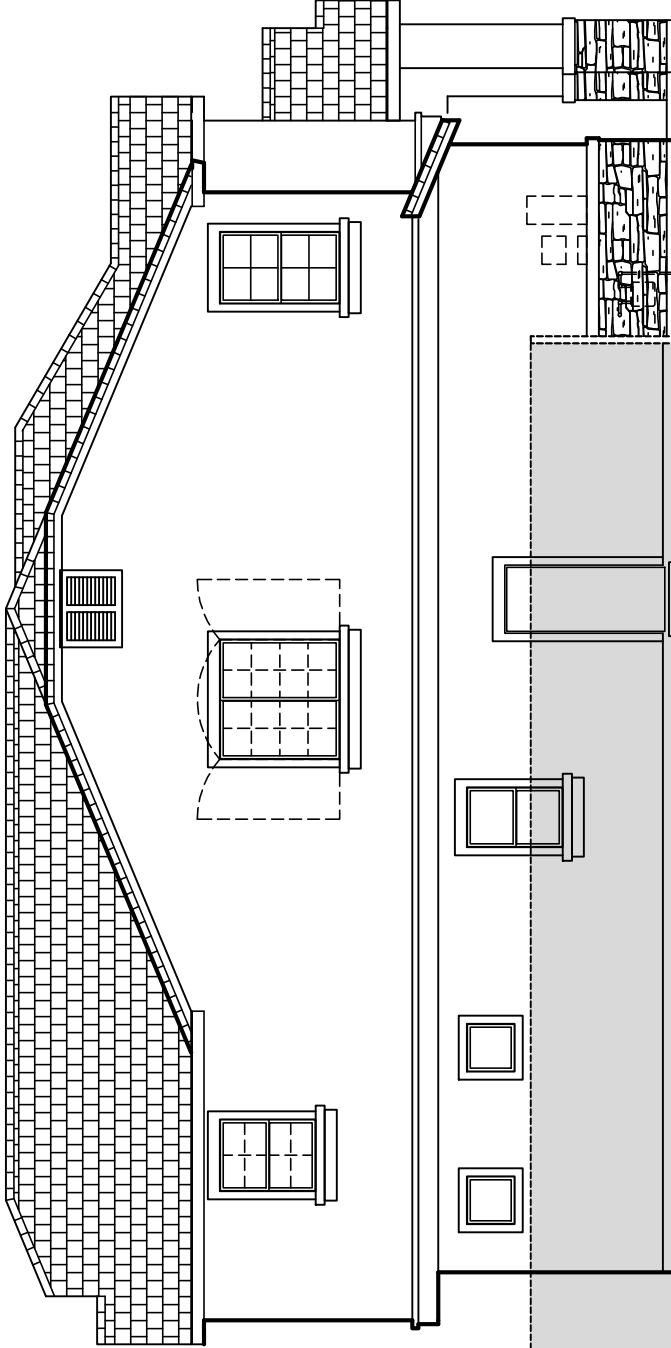
Roof Plan 'C'



Right



Rear

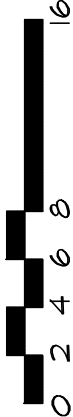


Left

DENOTES WINDOW GRIDS & SHUTTERS AT SIDE & REAR ELEVATIONS FACING STREETS.



Plan 2 - Elevations 'C'
Lot 23 Enhanced



OAKLEY KNOLLS
ANTIOCH, CA



Discovery Builders, Inc. A11
Date 03/28/17

MATERIAL LEGEND

- A** VILLA CONCRETE TILE ROOFING
GABLE & HIP ROOFS
STUCCO BODY
STUCCO TRIM
MOCK TILE VENTS
ROLL-UP GARAGE DOORS
- B** FLAT CONCRETE TILE ROOFING
HIP ROOFS
STUCCO BODY
STUCCO TRIM
MOCK TILE VENTS
ROLL-UP GARAGE DOORS
- C** FLAT CONCRETE TILE ROOFING
GABLE & HIP ROOFS
STUCCO BODY
STUCCO TRIM
MOCK WOOD SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS



Elevation A



Elevation B



Elevation C

Plan 3
Front Elevations

OAKLEY KNOLLS

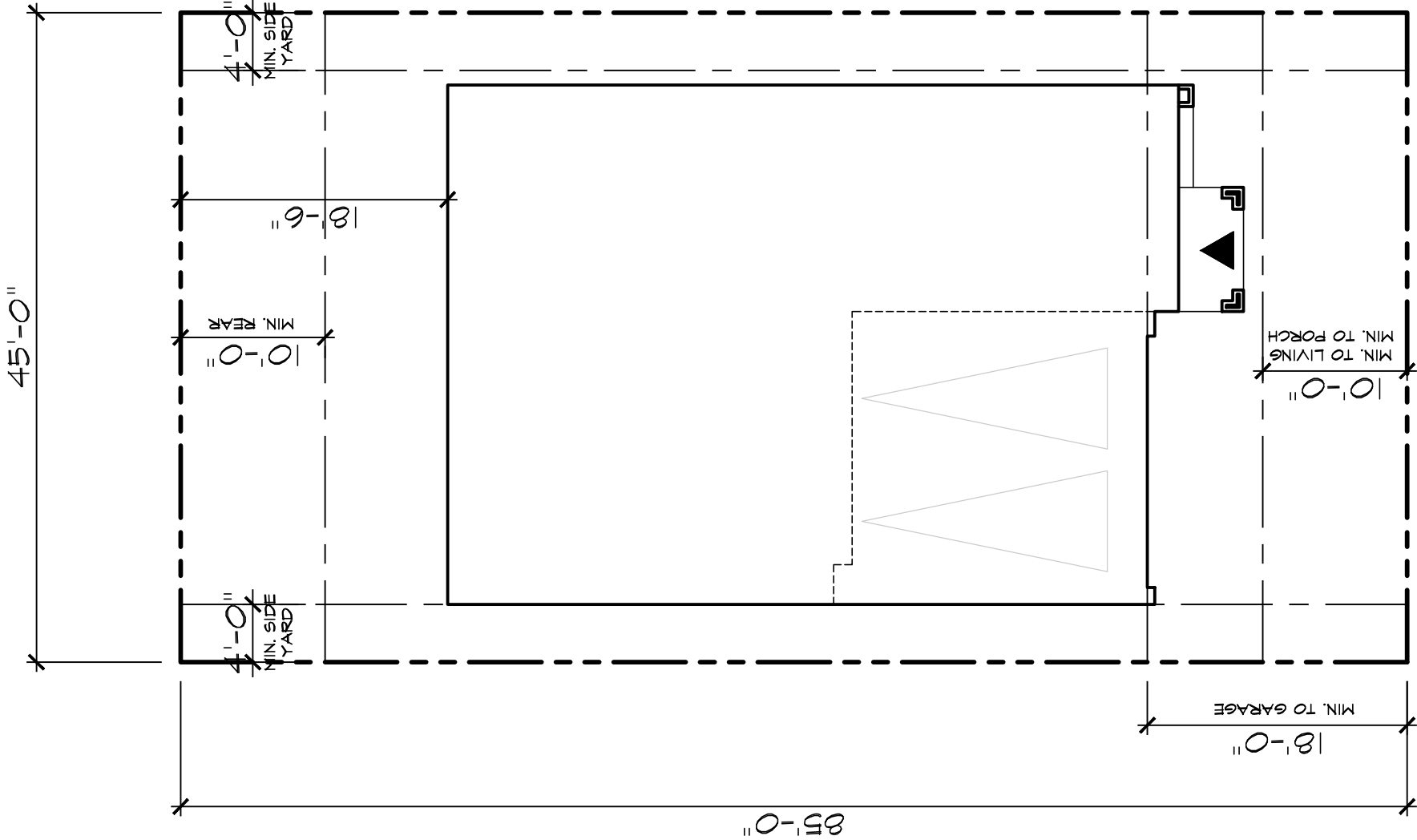
ANTIOCH, CA



Discovery Builders, Inc.

Date 10/28/16

A12



City of Antioch		
P-D Zoning District		
FRONT SETBACK - TO LIVING	10' MIN.	
FRONT SETBACK - TO GARAGE	18' MIN.	
SIDE SETBACK	4' MIN.	
REAR YARD SETBACK	10' MIN.	
PORCH SETBACK	10' MIN.	

LOT COVERAGE		
APPROXIMATE LOT SIZE	FOOTPRINT	COVERAGE
45'x85' (MIN.) = 3825 SF	1780 SF	47%

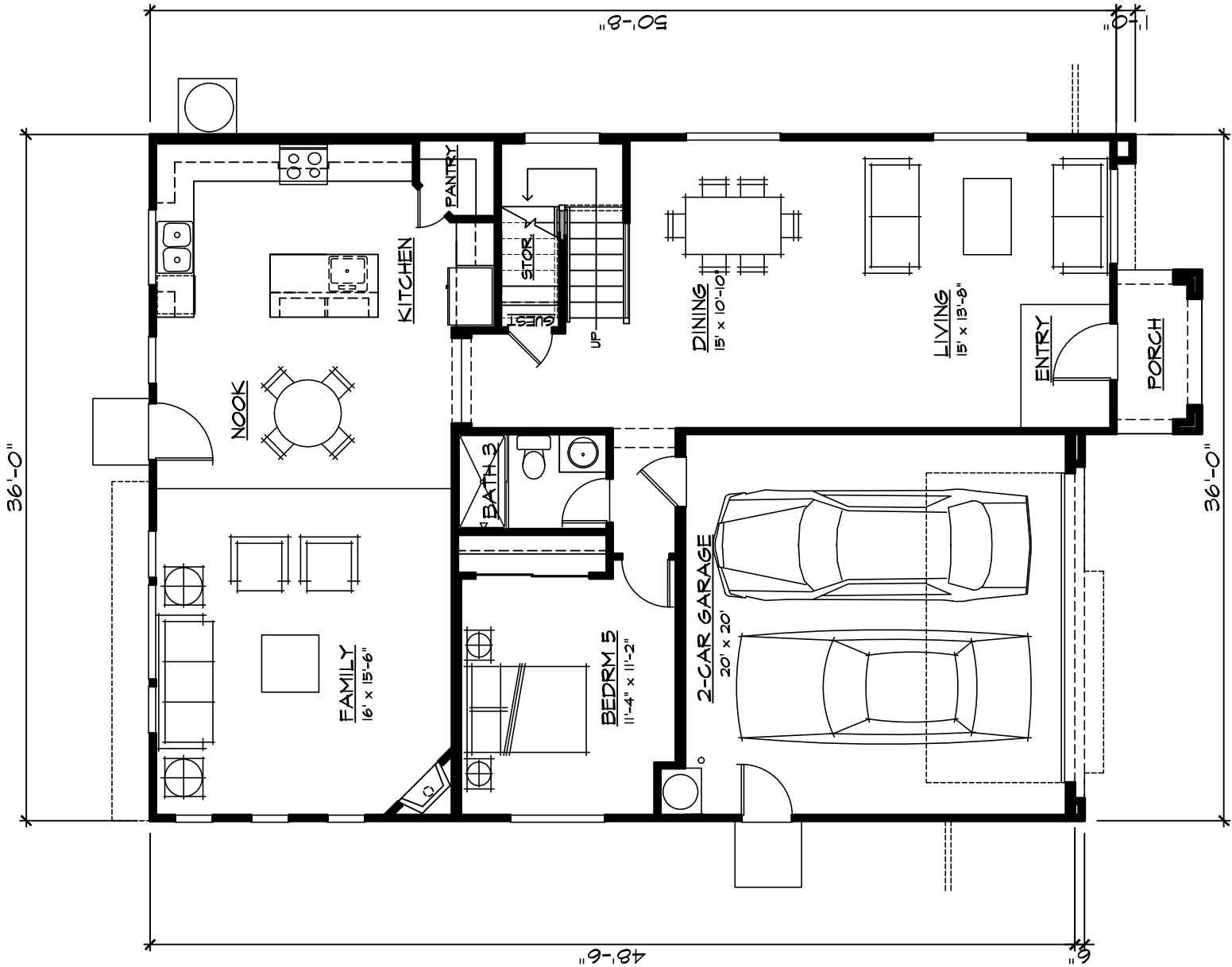
Plan 3
Site Plan



OAKLEY KNOLLS
ANTIOCH, CA

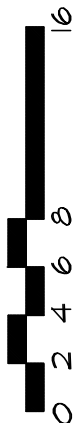


Discovery Builders, Inc.
Date 10/28/16



Plan 3
First Floor Plan

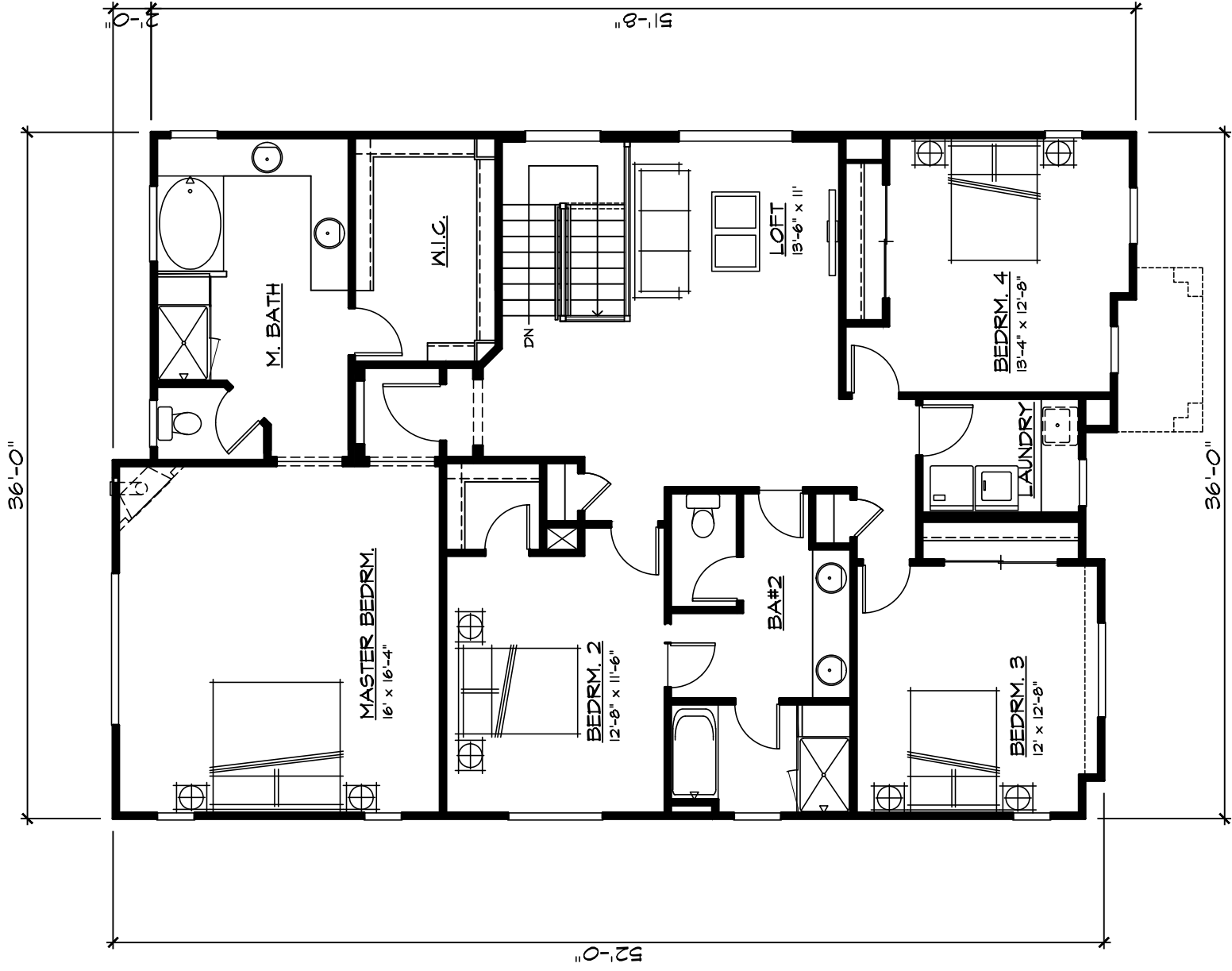
SQUARE FOOTAGE		
FIRST FLOOR	1361 SF	
SECOND FLOOR	1786 SF	
TOTAL LIVING AREA	3147 SF	
GARAGE	419 SF	



OAKLEY KNOLLS
ANTIOCH, CA

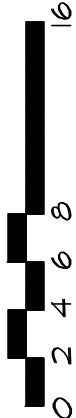


Discovery Builders, Inc.
Date 10/28/16



Plan 3
Second Floor Plan

SQUARE FOOTAGE	
FIRST FLOOR	1361 SF
SECOND FLOOR	1786 SF
TOTAL LIVING AREA	<u>3147 SF</u>
GARAGE	419 SF

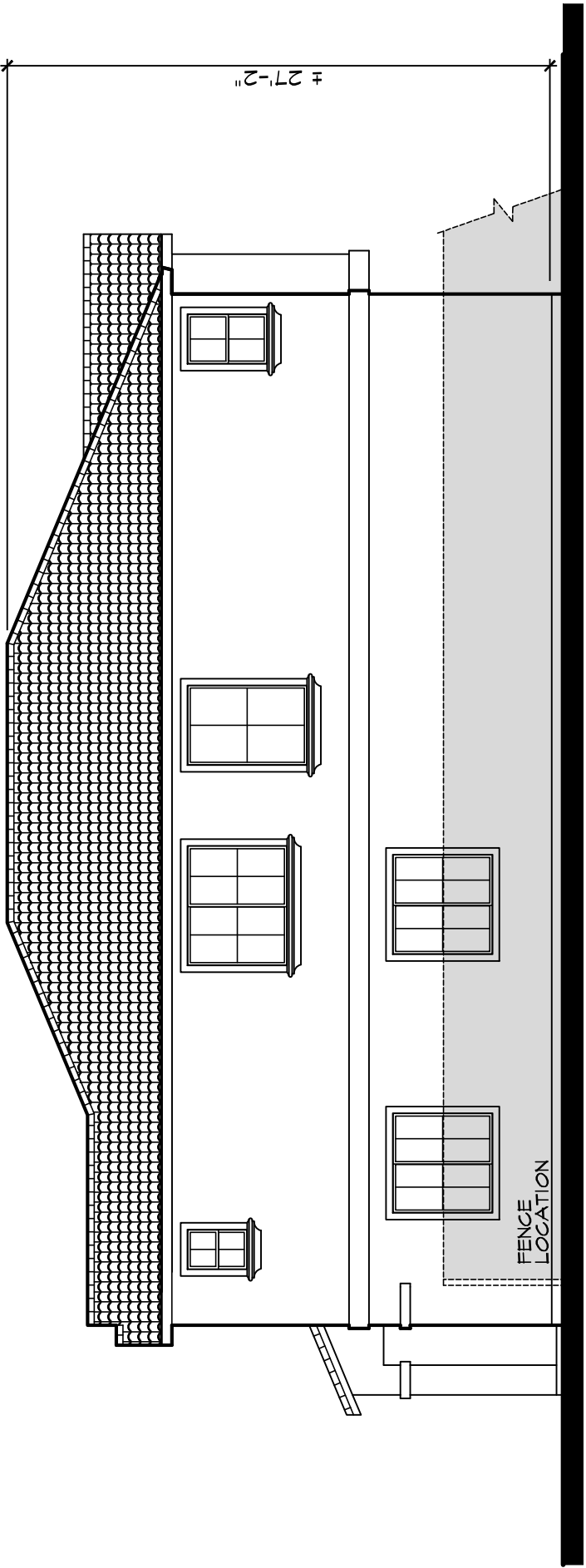


OAKLEY KNOLLS
ANTIOCH, CA

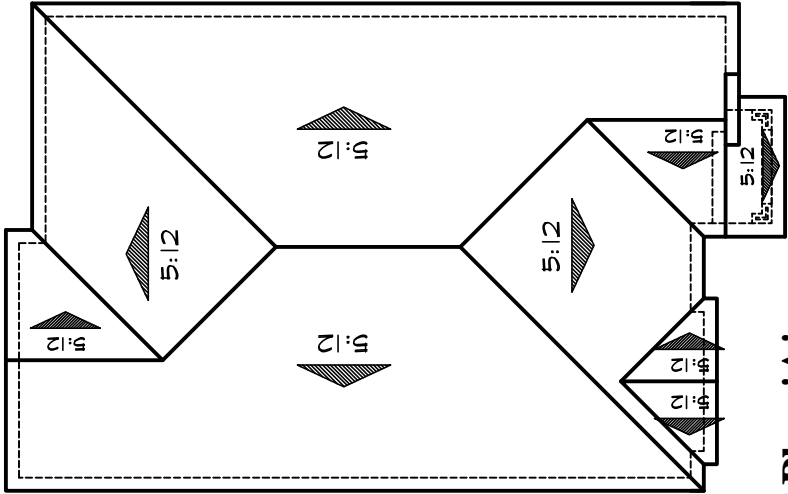


Discovery Builders, Inc.
Date 10/28/16

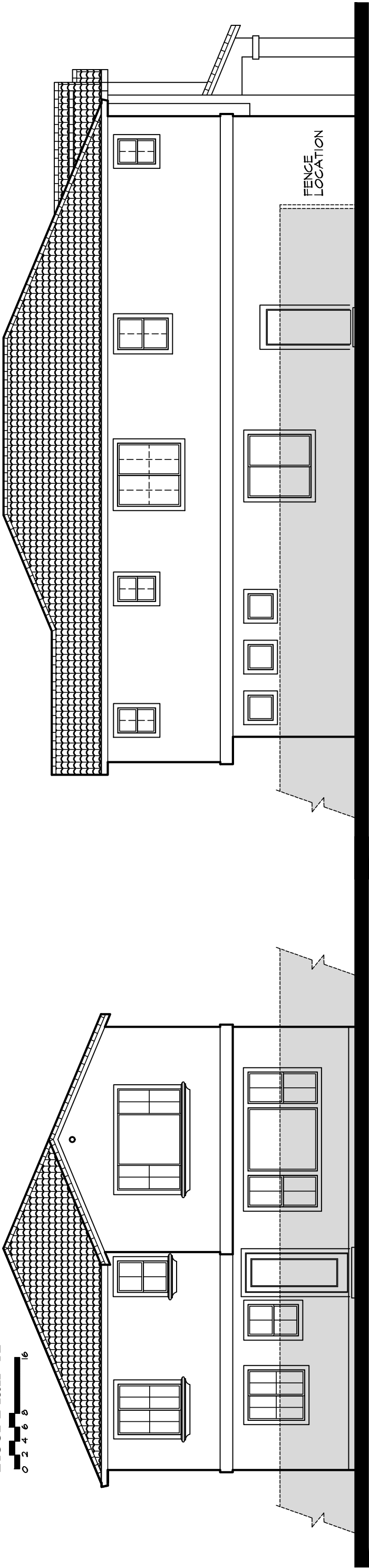
A15



Right



Roof Plan 'A'



Rear

Left

DENOTES WINDOW GRIDS AT
SIDE & REAR ELEVATIONS
FACING STREETS.



Plan 3 - Elevation 'A'
Lot 17 Enhanced



OAKLEY KNOLLS
ANTIOCH, CA



Discovery Builders, Inc. A16
Date 10/28/16



Elevation A



Elevation C

MATERIAL LEGEND

A VILLA CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
DECORATIVE WROUGHT IRON
MOCK TILE VENTS
MOCK SHUTTERS
SIMULATED BRICK VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

B FLAT CONCRETE TILE ROOFING
HIP ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

C FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
STUCCO/FOAM CORBELS
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES



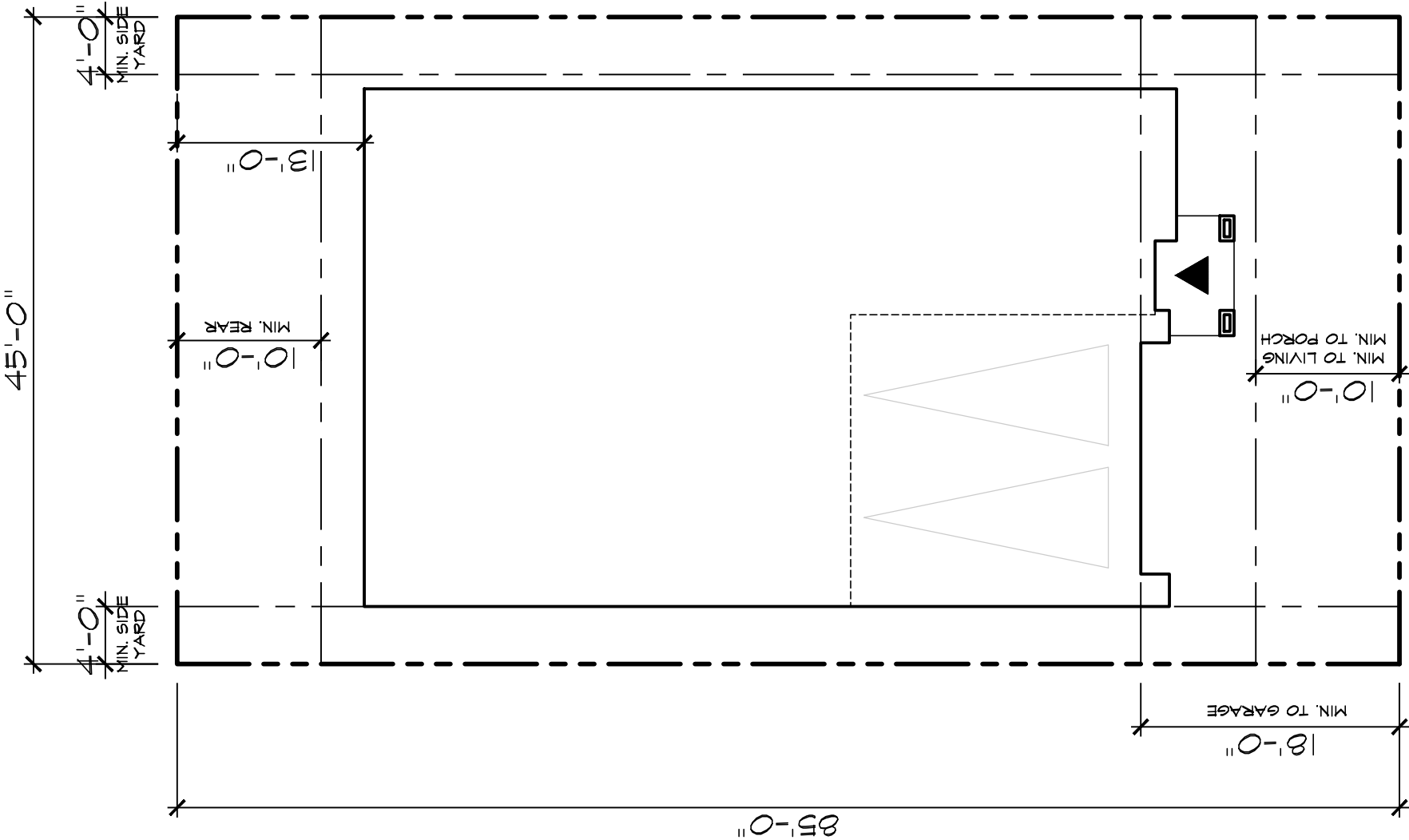
Elevation B

Plan 4
Front Elevations

OAKLEY KNOLLS
ANTIOCH, CA



Discovery Builders, Inc.
Date 10/28/16

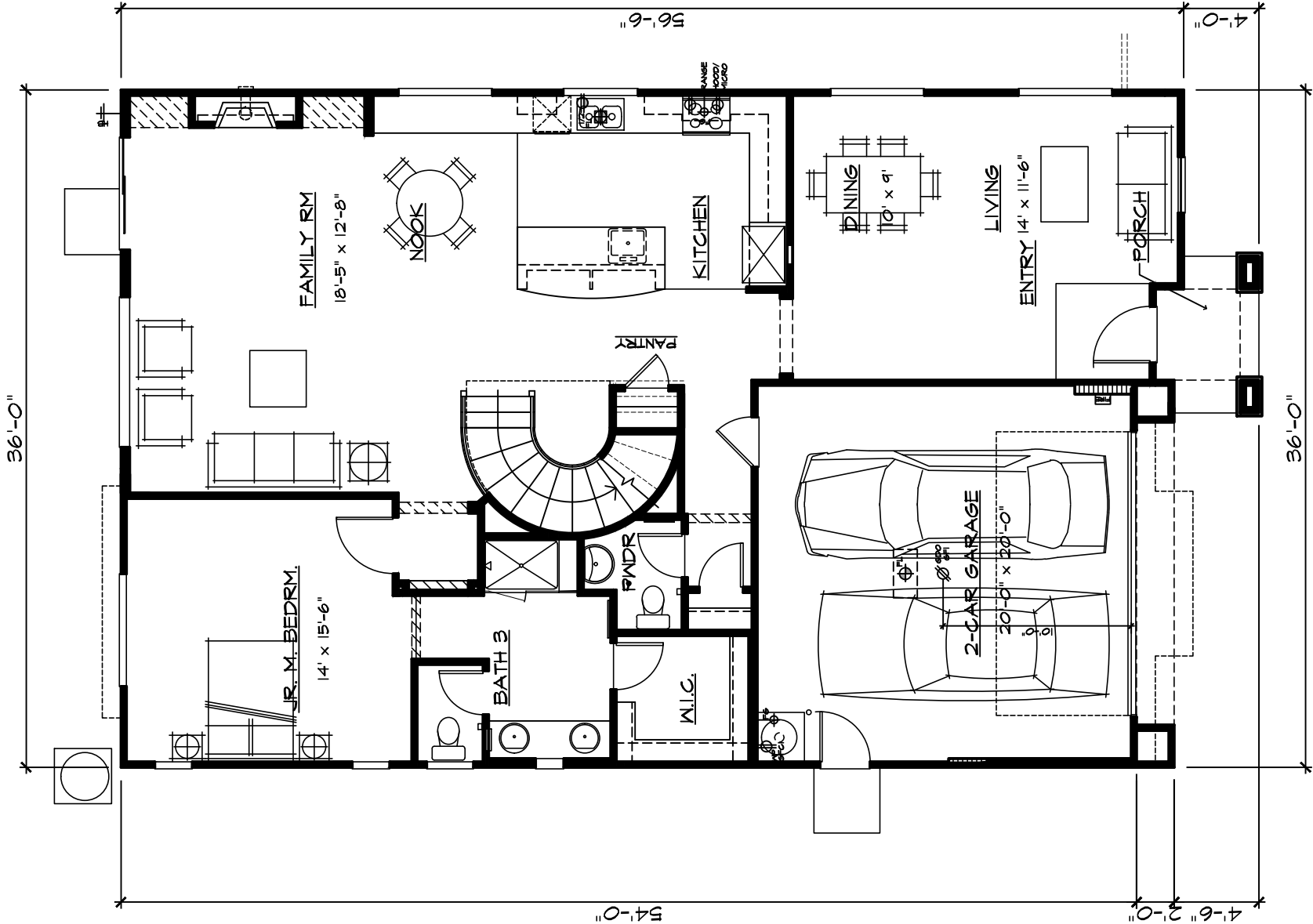


City of Antioch		
P-D Zoning District		
FRONT SETBACK - TO LIVING	10' MIN.	
FRONT SETBACK - TO GARAGE	18' MIN.	
SIDE SETBACK	4' MIN.	
REAR YARD SETBACK	10' MIN.	
PORCH SETBACK	10' MIN.	

LOT COVERAGE		
APPROXIMATE LOT SIZE	FOOTPRINT	COVERAGE
45'x85' (MIN.) = 3825 SF	1915 SF	52%

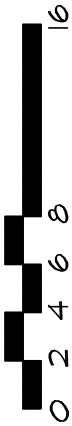
Plan 4
Site Plan





Plan 4
First Floor Plan

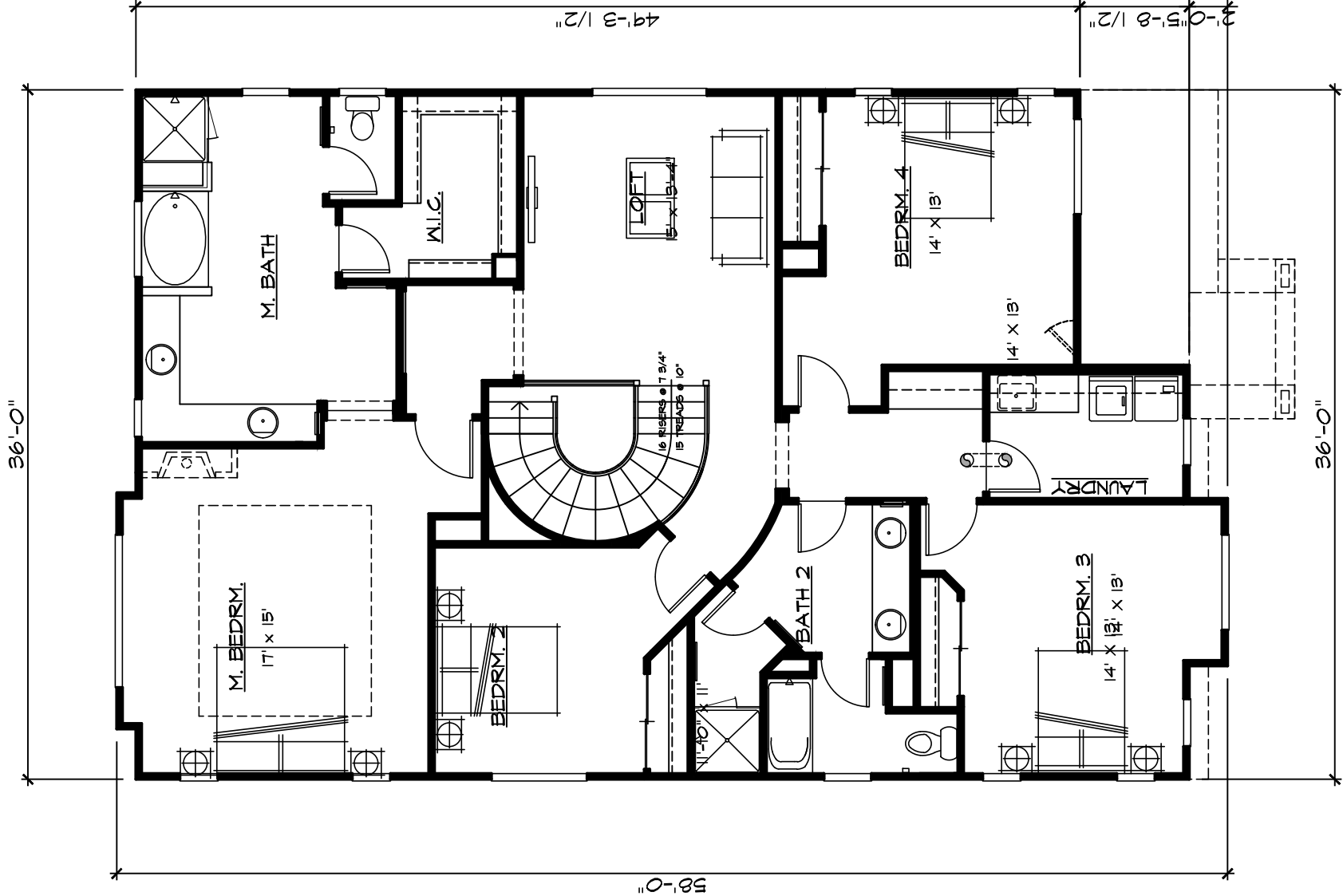
SQUARE FOOTAGE	
FIRST FLOOR	1566 SF
SECOND FLOOR	1850 SF
TOTAL LIVING AREA	3416 SF
GARAGE	404 SF



OAKLEY KNOLLS
ANTIOCH, CA

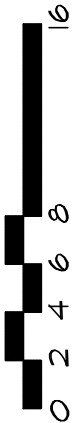


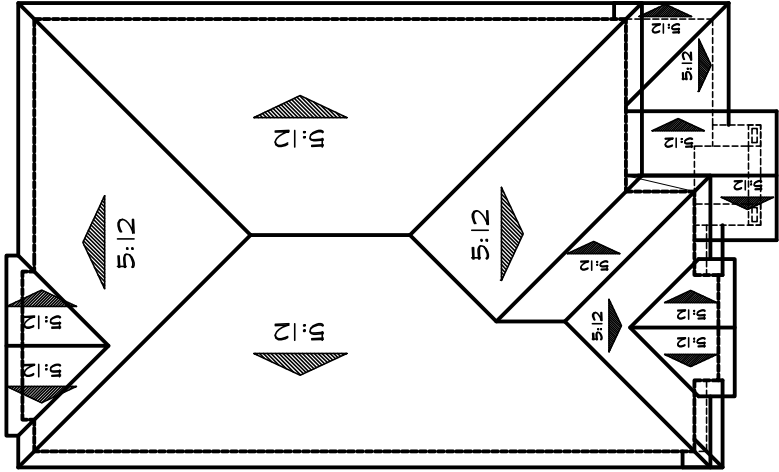
Discovery Builders, Inc. A19
Date 03/28/17



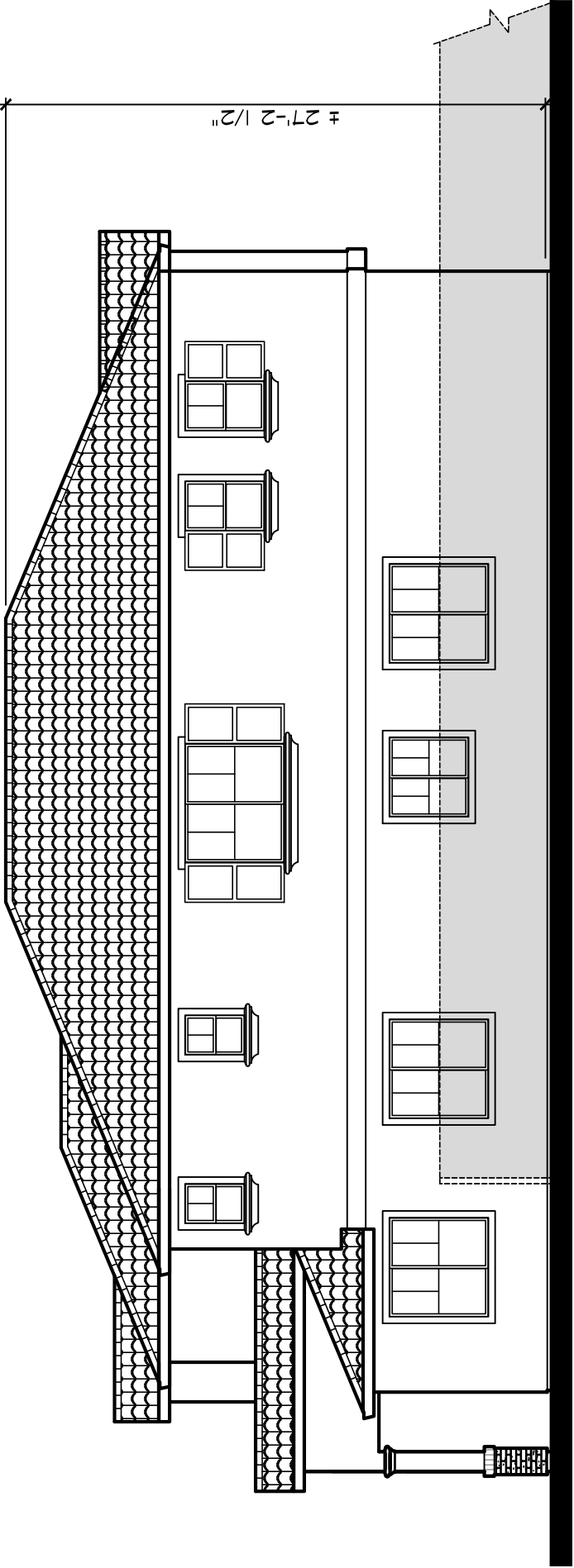
Plan 4
Second Floor Plan

SQUARE FOOTAGE		
FIRST FLOOR	1566 SF	
SECOND FLOOR	1850 SF	
TOTAL LIVING AREA	3416 SF	
GARAGE	409 SF	

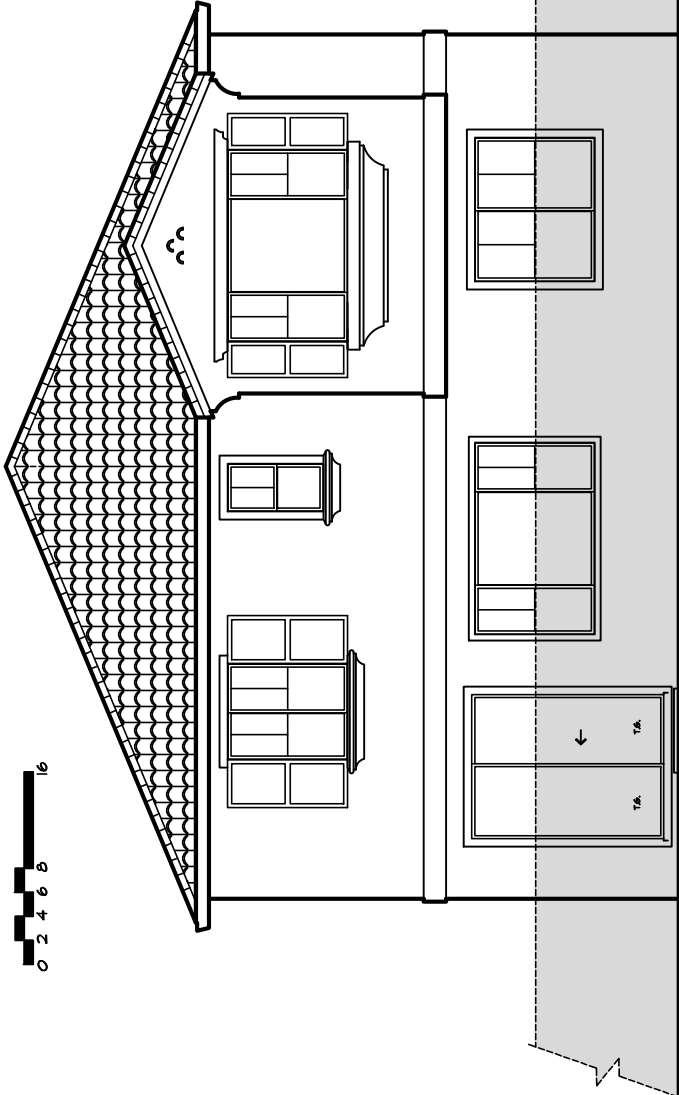




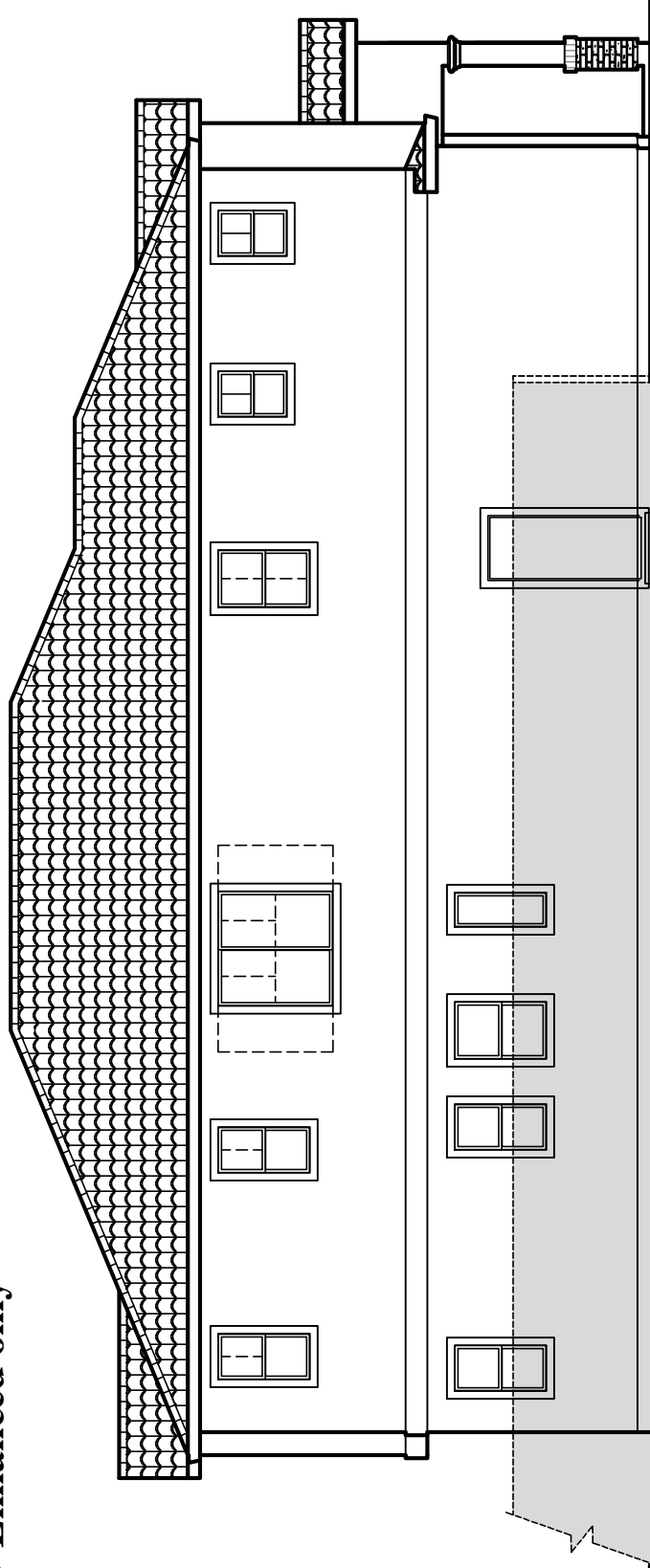
Roof Plan 'A'



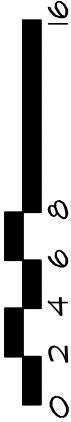
Right
Lot 29 Enhanced only



Rear
Lots 15 & 29 Enhanced



Left
Plan 4 - Elevation 'A'
Lots 15 & 29 Enhanced

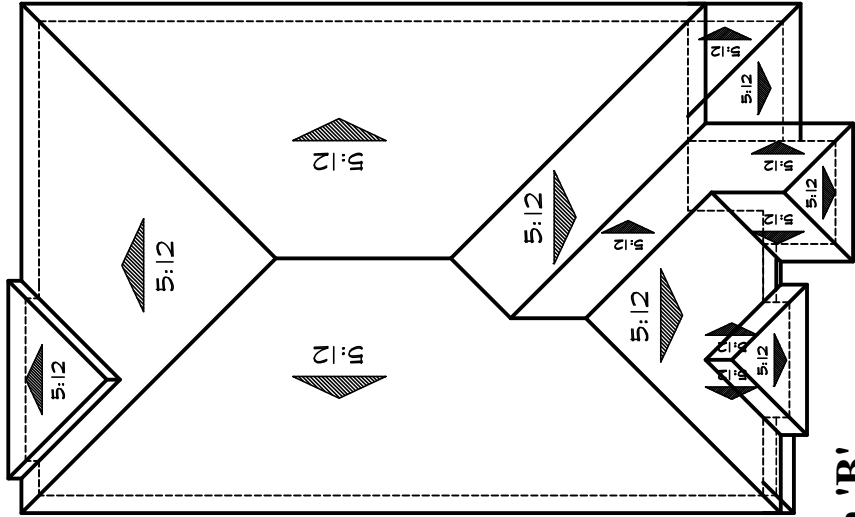


□ DENOTES WINDOW GRIDS & SHUTTERS AT SIDE & REAR ELEVATIONS FACING STREETS.

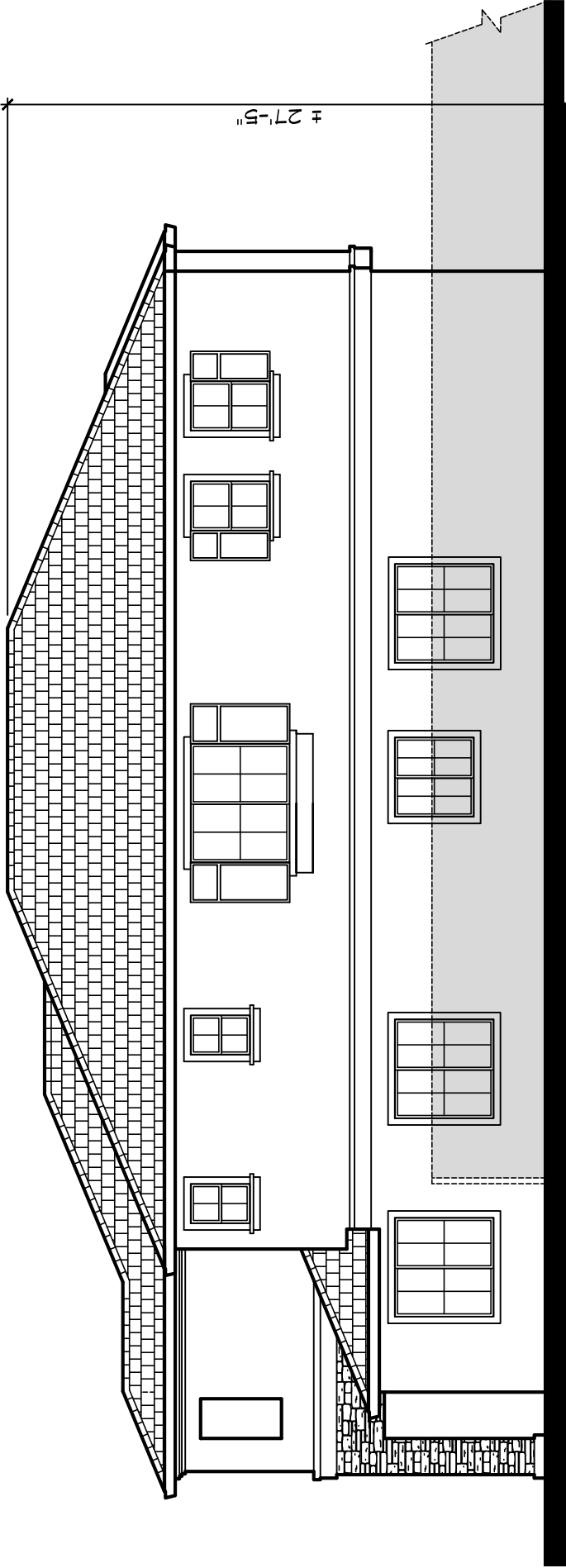
OAKLEY KNOLLS
ANTIOCH, CA



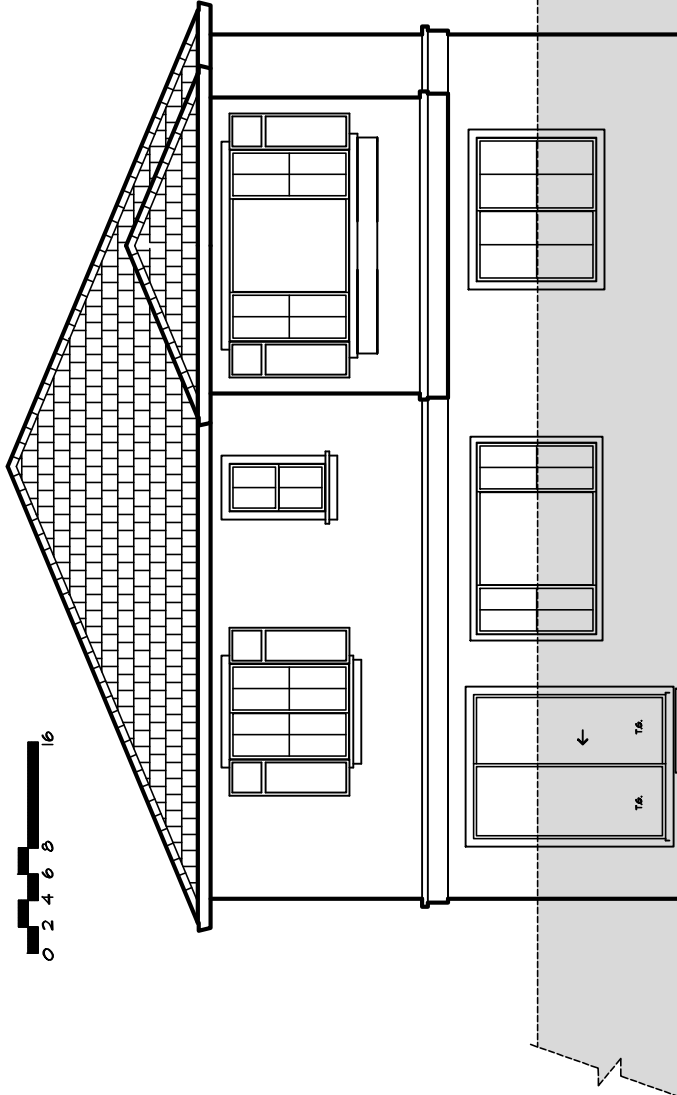
Discovery Builders, Inc. **A21**
Date 03/28/17



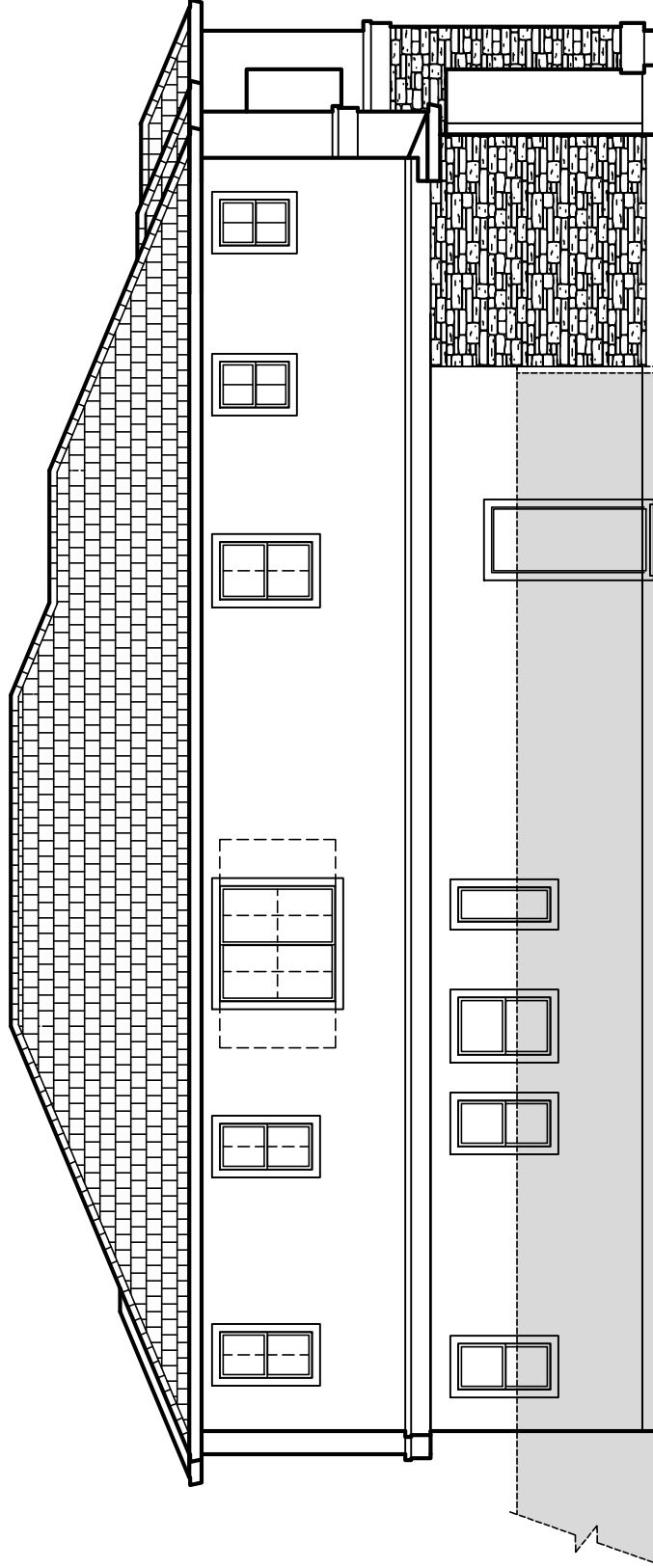
Roof Plan 'B'



Right



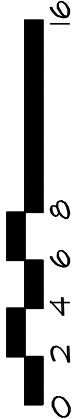
Rear



Left

 DENOTES WINDOW GRIDS & SHUTTERS AT SIDE & REAR ELEVATIONS FACING STREETS.

Plan 4 - Elevations 'B'
Lot 1 Enhanced


















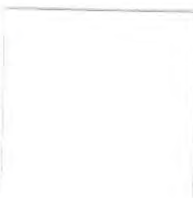












































































OAKLEY KNOLLS

ANTIOCH, CA



Discovery Builders, Inc. A22
Date 03/28/17

SCHEME	VILLA TILE	FLAT TILE	BODY 1	BODY 2	TRIM	ACCENT	STONE	BRICK
SCHEME 1 SPANISH	1VICS3233 Brown Blend 	1FACS1132 Charcoal Brown Blend 	KMW28-1 Clam 	KM5784-3 Creek Bay 	KM5792-3 Stacked Stone 	KM4582 Beaver Pelt 	Sevilla Dressed Fieldstone 	Sandy Creek 
SCHEME 2 SPANISH	1VICS6464 CA Mission Blend 	1FACS6464 CA Mission Blend 	KMW10-1 Pogo Sands 	KM4937-3 Paw Print 	KM5777 Cannery Park 	KM4897-5 Yin Mist 	Echo Ridge Dressed Fieldstone 	Coastal Bluff 
SCHEME 3 TUSCAN	1VICS7330 Verona Clay 	1FACS0024 - Desert Sage 	KM4634-2 Community 	KM4635-3 Tanglewood 	KM46 Acoustic White 	KMA56-5 Pinyon Pine 	Tudor Old Country Fieldstone 	Moroccan Sand 
SCHEME 4 TUSCAN	1VICS6464 CA Mission Blend 	1FACS6464 CA Mission Blend 	KM232 Toscana 	KM412 Cargo 	KM4582 Beaver Pelt 	KMA68-5 Leather Satchel 	Red Rock Country Ledgerstone 	High Desert 
SCHEME 5 CRAFTSMAN	1VICS7330 Verona Clay 	1FACS1430 Charcoal Blend 	KM4719 Harvest Dance 	KM4718-2 Wagon Wheel 	KM4575-5 Mud Room 	KMA76-5 Log Cabin 	Grand Mesa Country Ledgerstone 	Marsh Pointe 
SCHEME 6 CRAFTSMAN	1VICS3233 Brown Blend 	1FBCF1132 Charcoal Brown Blend 	KM4942-2 Tin Man 	KM4937-3 Paw Print 	KM4939-5 Arrowhead 	KM417 Oxford Brown 	Umber Creek Country Ledgerstone 	Tobacco Road 

SCHEME	VILLA TILE	FLAT TILE	BODY 1	BODY 2	TRIM	ACCENT	STONE	BRICK
SCHEME 7 ENGLISH COUNTRY	1VICS3163 Camino Blend 	1FAC51132 Charcoal Brown Blend 	HL4201 Adobe White 	KM5705-3 Pioneer Village 	KM5800-5 Sausalito Ridge 	KMA82-5 Lamp Post 	Burnt Ochre Del Mare Ledgestone 	Coastal Bluff 
SCHEME 8 FRENCH	1VIC50024 Desert Sage 	1FAC51430 Charcoal Blend 	KM4899-1 Gray Spell 	KM4942-2 Tin Man 	KM4786-1 Fresh Linen 	KM407 Carbon 	Echo Ridge Old Country Fieldstone 	Alamo 
SCHEME 9 FRENCH	1VIC33233 Brown Blend 	1FBCF1430 Charcoal Blend 	KM305 Ironwood 	KM4938-3 Grouchy Badger 	KM216 Malibu Beige 	KM5804-5 Yacht Club 	Chardonnay Old Country Fieldstone 	Capers Island 
SCHEME 10 PRAIRIE	1VIC33233 Brown Blend 	1FAC51132 Charcoal Brown Blend 	KM4566-3 City Loft 	KM4559-3 Mink 	KM5800-5 Sausalito Ridge 	KMA66-5 Santana Soul 	Chardonnay Limestone 	Rustic Manor 
SCHEME 11 FARMHOUSE	1VIC57330 Verona Clay 	1FBCF1132 Charcoal Brown Blend 	KM49 Antique White 	KM5767-2 Greige 	KM14 Frost 	KM4818-5 Knit Cardigan 	Sevilla Country Ledgestone 	Old Guignard 
SCHEME 12 FARMHOUSE	1VIC50024 Desert Sage 	1FBCF1430 Charcoal Blend 	KM4908-1 Bashful Emu 	KM4896-3 Stone Hearth 	KM49 Antique White 	KMA82-5 Lamp Post 	Fog Southern Ledgestone 	Mt Rushmore 

ROOFING: Boral Concrete Tile or Equivalent
STONE: Boral Cultured Stone/Cultured Brick or Equivalent
PAINT: Kelly Moore or Equivalent