

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

WEDNESDAY, MAY 1, 2019

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, MAY 8, 2019**.

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

ROLL CALL

6:30 P.M.

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

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-18-02, UP-18-09, AR-18-09, PW-357-301-19 – Acorn Business Park**– Jim Moita, requests approval of an Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Report Program for the Project, a rezone to Planned Development District (PD), Use Permit, Design Review, and Minor Subdivision approval of a business park consisting of commercial, self-storage and light industrial uses. The project site is located at the Northwest corner of East Eighteenth Street and Drive-In Way (**APNs 051-052-112 and 051-052-113**).

Staff recommends that this item be continued to May 15, 2019.

STAFF REPORT

CONT'D TO MAY 15, 2019

NEW PUBLIC HEARING

3. **Z-18-01, UP-18-04, AR-18-06, PW-357-RA-57 – AMCAL Family/Senior Apartments**– AMCAL Multi-Housing, requests approval of an Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Report Program for the Project, a rezone to High Density Residential (R-25) and Senior Housing Overlay District (SH), Use Permit, Design Review, and Lot Merger approval of an affordable multi-family housing complex consisting of family and senior apartments. The project site is located at the Southwest corner of East Eighteenth Street and Holub Lane (**APNs 051-200-025 and 051-200-026**).

RESOLUTION NO. 2019-11

ORAL COMMUNICATIONS

STAFF REPORT

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT 7:45 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) or on our website at:

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

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


Notice of Opportunity to Address the Planning Commission

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

Accessibility

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 MAY 1, 2019**

Prepared by: Kevin Scudero, Associate Planner 
Date: April 26, 2019
Subject: PD-18-02, UP-18-09, AR-18-09, PW-357-301-19 – Acorn
Business Park

DISCUSSION

It is recommended that the Planning Commission continue this item to May 15, 2019.

**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF MAY 1, 2019**

Prepared by: Kevin Scudero, Associate Planner 
Reviewed by: Alexis Morris, Planning Manager 
Date: April 26, 2019
Subject: **AMCAL Family/Senior Apartments (Z-18-01, UP-18-04, AR-18-06, PW-357-RA-57)**

RECOMMENDATION

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

1. Adopt the resolution recommending that the City Council approve the AMCAL Family/Senior Apartment Project Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Report Program for the Project.
2. Adopt the resolution recommending that the City Council approve an ordinance rezoning the project site from Planned Development (PD-08-06) to High Density Residential (R-25) and Senior Housing Overlay District (SH).
3. Adopt the resolution recommending that the City Council approve a senior housing density bonus, lot merger, use permit, and design review for multi-family development, subject to conditions of approval.

REQUEST

The applicant, AMCAL Multi-Housing, requests approval of an Initial Study/Mitigated Negative Declaration, a rezone from Planned Development (PD-08-06), to High Density Residential (R-25) and Senior Housing Overlay District (SH), a Senior Housing Density Bonus, Lot Merger, Use Permit and Design Review approval for the development of a multi-family residential project located southwest of the intersection of East Eighteenth Street and Holub Lane (APN's 051-200-025, and 051-200-026). Each request is described in detail below:

1. Mitigated Negative Declaration: The Planning Commission must recommend approval of the Initial Study/Mitigated Negative Declaration to City Council prior to taking action on the other resolutions for the project.
2. Zoning Amendment: The project would require approval of a rezone of the site from Planned Development (PD-08-06) to High Density Residential (R-25) and Senior Housing Overlay District (SH).

3. Senior Housing Density Bonus: The project would require approval of a Senior Housing Density Bonus to allow the project to exceed the maximum allowed density of 25 units per acre.
4. Lot Merger: The project would require the merger of two parcels.
5. Use Permit: The project would require approval of a use permit for the construction of a 394-unit multi-family development.
6. Design review: Design review of the project's architecture, design and landscaping.



BACKGROUND

On October 14, 2008, the Antioch City Council approved a rezone of the project site from Planned Business Center (PBC) to Planned Development (PD) and approved a Final Development Plan (PD-08-06) for the site. The final development plan divided the site into four sub areas with the sections of the site closest to East Eighteenth Street containing a mix of potential commercial uses that included retail, restaurant, office, and a hotel. The southern portion of the development plan contained a section with light industrial/business park uses and a section with a self-storage/recreational vehicle storage facility. The proposed light industrial/business park and self-storage buildings were located five feet from the property lines of the adjacent single-family homes to the west.

The project was never constructed and in 2015, the City amended the General Plan on the three parcels to the east of the project site to High Density Residential and rezoned them to High Density Residential (R-35) in response to State requirements for the Housing Element. This action left the project site with a Business Park General Plan designation sandwiched between a new single-family neighborhood to the west and the new multi-family zoned residential parcels to the east. On November 28, 2017 as part of a Citywide General Plan Land Use Element Update the City Council approved changing the General Plan on the project site to High Density Residential to better correspond to the surrounding properties.

ENVIRONMENTAL

In accordance with CEQA, an Initial Study / Mitigated Negative Declaration IS/MND was prepared and determined all significant environmental impacts would be mitigated to a less-than-significant level with incorporation of mitigation. The Mitigation Monitoring and Reporting Program (MMRP) is provided as an Exhibit A to the attached Resolution. The Mitigated Negative Declaration is available for review online at:

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

Potentially significant impacts to air quality, biological resources, cultural resources, geology and soils, hydrology and water quality, noise, transportation and tribal cultural resources were identified in the IS/MND. All impacts would be reduced to a less than significant level with the implementation of mitigation measures.

The Mitigated Negative Declaration was released for public review from April 5, 2019 to April 24, 2019. No comments on the Mitigated Negative Declaration were received during the comment period.

An Errata was prepared that presents staff and applicant generated changes to the IS/MND that have been determined to be appropriate since the release of the IS/MND for public review. The changes have been made for clarification purposes and do not change the conclusions of the IS/MND. The Errata is included as Exhibit B to the attached resolution.

ANALYSIS

Issue #1: Project Overview

The proposed project would include the construction of a gated residential community comprised of 11 three-story apartment buildings with 390 affordable units and four manager units; 214 of the units will be designed for families, and 176 units will be age restricted senior units. In addition, the project would include multiple open-space areas, amenities, and various landscape features.

The proposed family apartments are located in Buildings 1-9 and would be comprised of a mix of 108 two-bedroom units and 108 three-bedroom units. The two-bedroom units are 824 square feet and the three-bedroom units range from 1,054-1,059 square feet. The proposed age restricted senior units are located in Buildings #11 and #12 and

contain a mix of 144 one-bedroom units and 32 two-bedroom units with two of the four on-site manager units located in the senior buildings. The two-bedroom senior units are 824 square feet and the one-bedroom units are 594 square feet. The senior units are restricted to people 55 or older. All family and senior units provide a minimum of sixty square feet of private usable open space meeting the minimum requirements for multi-family developments in the R-25 zoning district outlined in Antioch Municipal Code § 9-5.706. All apartment buildings are located on the eastern portion of the site. The buildings are located approximately 100 feet from the rear property line of the single-family homes to the west with the main drive aisle, parking lot, and a twenty-foot landscape buffer between them.

The applicant has proposed that 350 units are to be restricted to tenants earning 60% of the area median income (AMI) and 40 units to be restricted to tenants earning 50% of AMI with the remaining four units to be reserved for managers. Income limits for 50-60% AMI and households of 1-5 persons range from \$48,840 to \$75,300 for 60% AMI units, and \$40,700 to \$62,750 for 50% AMI units. This means that the maximum rent they could charge a tenant would be 30% of the average median income at their respective income level. While the applicant is proposing these affordability levels, they are not requesting any density bonuses or concessions that would require them to provide affordable units. The ultimate level of affordability will be determined by the project applicant and the funding sources available to them. The only density bonus the applicant is requesting is in regard to the senior housing component of the project and that would be available to them regardless of the level of project affordability. The senior housing density bonus is discussed in greater detail below.

The project is also required to annex into CFD 2018-02 (Police Protection) for senior and multi-family units or execute an alternative agreement with the City of Antioch that provides funding for police services equivalent to those that would be assessed through annexation into CFD 2018-02.

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

The site has a split General Plan designation of Mixed Use and High Density Residential. The site is currently zoned Planned Development (PD-08-06) and the applicant is requesting that the site be rezoned to High Density Residential (R-25) and Senior Housing Overlay District (SH). A multi-family apartment complex in the High Density Residential (R-25) and Senior Housing Overlay District (SH) requires the approval of a use permit.

The surrounding land uses and zoning designations are noted below.

North:	Vacant Land (Current Development Application for Commercial and Light Industrial uses) / Regional Commercial (C-3) and Planned Business Center (PBC)
South:	Church / Planned Development (PD)
West:	Single Family Homes and Commercial Uses / Planned Development (PD) and Planned Business Center (PBC)

East: Vacant Land and Single-Family Home / Planned Development (PD) and High Density Residential (R-35)

Issue #3: Rezone and Senior Housing Overlay Density Bonus

In order to allow development of the proposed project site with eleven, multi-story apartment buildings at a density of 26.5 dwelling units per acre, the proposed project would require a rezone to High Density Residential (R-25) and Senior Housing Overlay District (SH). The proposed rezone would bring the site into compliance with the current General Plan Designation of High Density Residential and Mixed Use.

The High Density Residential (R-25) zoning district allows for development at a maximum density of 25 units per acre. The proposed project has a density of 26.5 dwelling units per acre; therefore, the applicant is also requesting a density bonus under the provisions of Antioch Municipal Code § 9-5.3402, which allows for senior housing developments with a zoning designation of Senior Housing Overlay District (SH) to receive a density bonus of twenty percent. The twenty percent density bonus would increase the maximum density of the site to 30 units per acre, which would bring the proposed project density of 26.5 dwelling units per acre into compliance with the zoning district.

Antioch Municipal Code § 9-5.3406 requires that each senior housing development that receives a density bonus to execute a Senior Housing Density Bonus Agreement prior to the issuance of building permits. The agreement will ensure that the proposed number of senior housing units are dedicated to seniors at the affordability levels proposed by the applicant. The agreement will also ensure that the units remain affordable senior units for a period of not less than 30 years. The agreement will be recorded and enforceable by the City and will provide prospective future buyers/assignees with notice that this provision exists. If at any time in the future a change in the project from senior housing to non-senior housing is anticipated, no entitlement to the existing number of dwelling units shall be assumed, and a new use permit will be required.

Issue #4: Site Plan, Circulation and Parking

The north portion of the site has nine three-story buildings with 24 units in each building in a walk-up design with a mix of two and three-bedroom units that are oriented for family households. The south portion of the site will have two three-story buildings (88 and 90 units) in a u-shaped design with elevators and smaller units that are restricted for seniors only.

The site is adjacent to single family homes to the west and the site plan places a 20-foot landscaped buffer with tall trees on the western property line adjacent to the homes. Beyond the landscaped buffer is the parking and drive aisle that runs north-south. This layout creates a 100-foot buffer between the apartment buildings and the eastern property line of the single-family homes to the west.

Primary access to the site will be from the north via an extension of Holub Lane off of East Eighteenth Street. The Holub Lane extension will be constructed to its ultimate width beginning at East Eighteenth Street and continuing approximately 280 feet south at which point it would neck down to a twelve-foot emergency vehicle access lane for another approximately 555 feet. The first 280 feet of Holub Lane will be dedicated as City street right-of-way and the remaining 555 feet will be irrevocably offered to the City as street right-of-way but will not be immediately accepted. The roadway is constructed so that future developments to the east could build out the road to its ultimate width to serve their sites.

A secondary access will be on the south side via an extension of Filbert Street to the project's eastern property line. The Filbert Street extension would be constructed 40 feet wide (curb-to-curb) at the western project boundary, necking down to 36 feet wide (curb-to-curb) at the eastern project boundary, with 5-foot-wide sidewalks on both sides of the street and a turnaround at the eastern end. This extension will be dedicated to the City as street right-of-way and provide secondary access to the project site as well as access to potential future developments to the east.

Emergency only access driveways are provided along the western portion of the site on East Eighteenth Street and along the eastern property line where an extension of Holub Lane will be constructed to the South.

The primary access to the site off of Holub Lane leads to an entry gate with a parking lot for visitors located in front of the gate. A turnaround is provided in front of the gate and an access box is provided for visitors to call their hosts to open the gate and for tenants to input their code. The secondary access gate at the southwest corner of the site is located close to the single-family homes to the west of the site. Due to the potential noise concerns a visitor call box could cause as well as the lack of visitor parking outside the gate, staff has included a condition in the attached resolution requiring that the secondary entrance off of Filbert Street be restricted to tenants only.

The main parking lot and drive aisle runs north-south with several stubs between buildings to provide parking and access. Antioch Municipal Code § 9-5.1703.1 Off Street Parking Required requires multi-family residential developments to provide 1.5 spaces per unit up to 2 bedrooms and 2 spaces per unit for 3 bedrooms with 1 space to be covered as well as 1 space per 5 units for guest parking. For senior units, the parking is reduced to .75 spaces per unit with the guest parking to be determined during project review. If the ratio of 1 space per 5 units for guest parking was applied to the senior units as well the site would be required to provide 592 parking spaces. The project is proposing 591 parking spaces plus 1 space allocated for electric vehicle charging and 1 for the US Postal Service. Staff believes that the proposed parking is sufficient to meet the demands of the project.

The applicant is also proposing that 58 of the spaces be tandem spaces which is allowed per Antioch Municipal Code § 9-5.1705.1 provided that they are assigned to the same residential unit and do not exceed fifty percent of the total required number of spaces. They do not exceed the fifty percent threshold and staff has included a condition of approval that all tandem spaces be assigned to the same unit.

Issue #5: Utilities and Infrastructure

The developer is required to provide all infrastructure necessary to serve the site. This includes utility tie-ins such as water, streets, sanitary sewer, and storm drainage systems.

The project would connect to the existing water system in the East Eighteenth Street right-of-way and the sewer and storm drain systems would connect to the existing systems located in the easements along the eastern property line of the site. In addition, the proposed stormwater system would include bio-retention basins placed throughout the site to meet stormwater treatment requirements.

As part of the environmental analysis of the project, a traffic study was conducted that determined that the traffic generated by the proposed project warranted a traffic signal at the intersection of East Eighteenth Street and Holub Lane. The study determined that the traffic signal would be necessary prior to issuance of a certificate of occupancy for the site. Staff has included a condition of approval with this requirement, as well as a provision for the applicant to establish a financing mechanism or reimbursement agreement for the traffic signal improvement so reimbursement is provided when adjacent properties develop.

Grading and Retaining Walls

The project site is relatively flat with a gradually increasing slope that runs north to south. The exception is at the southwest corner of the site where the slope becomes steeper for the drive aisle to connect to the proposed Filbert Street extension. This area of the site also includes dual four foot retaining walls that are offset and run along the west between building eleven and the parking lot and along the south between building eleven and the Filbert Street landscape frontage. Staff has included a condition of approval in the attached resolution that the slope of the drive aisle be flattened as much as possible to improve access for seniors and that the grade difference between building eleven and the parking aisle and Filbert Street also be reduced to the extent feasible.

Issue #6: Project Architecture and Design

The proposed architectural style of the buildings are modern with clean lines and metal elements. The elevations incorporate some articulation of the facades and varied colors to highlight the architectural features and details. The building also has a traditional hipped roof with concrete roof tiles to help create a residential feel throughout the project and to provide some compatibility with the single-family residential development to the west. The color palette is a mix of grays and whites that include "Snowbound", "Acier" "Gauntlet Gray" and "Iron Ore" applied to the stucco building façade. The building materials include durable stucco, vinyl windows, galvanized metal and mesh railings, wood fascias, concrete roof tiles, and stucco band trims. While the proposed colors are acceptable, they are somewhat monochromatic. Staff has added a condition of approval that an accent color be incorporated into the front and side elevations of

building #1, which is the northernmost building adjacent to East Eighteenth Street and to the side elevations of building #2 which is to the south of building #1 because the elevations of these buildings are the most visible from the public right of way.

Overall, staff is satisfied with the proposed design of the project. The project is subject to the Citywide Design Guidelines and the design of the proposed project was peer reviewed by an outside architect, Moniz Architecture, to review compliance with the Guidelines.). Staff has taken some of the recommendations from the peer review and included them as conditions of approval. The recommendations are discussed in further detail below.

The peer review included recommendations regarding the screening of the trash enclosures and transformers, carport design, and monument sign location. Staff has included conditions of approval requiring the trash enclosures and transformers to be screened with landscaping and for the carports to be painted to match the buildings.

The proposed monument sign has a four-foot tall body that is eight feet wide and flanked by two four and a half foot columns on each side. The sign features an accent border and texture coat to match the building exterior. The proposed sign location on the project plans appears to be somewhat obstructed by the proposed perimeter project fence. Staff has added a condition of approval requiring the monument sign to be placed in a more visible location and to add additional landscaping around the sign to make the entry to the site more prominent.

Landscaping and Site Amenities

Antioch Municipal Code § 9.5708 requires that multi-family residential developments have a minimum of 25% of the site landscaped. The proposed project provides over 203,000 square feet of landscaped greenery, which is 31% of the site thereby exceeding the municipal code requirements. The landscaping is a mix of drought tolerant trees, shrubbery, and ground cover that is planted around the perimeter of the site, as well as the apartment buildings. The twenty-foot landscape buffer on the western property line provides a buffer between the single-family homes and the project site. The site will be fenced along the northern, eastern, and southern perimeter with a six-foot tall decorative tubular steel fence. The western property line is already fenced with a six-foot tall precast masonry wall.

On-site amenities include a swimming pool, play structure, turf play lawn, outdoor barbecues, picnic tables, and a double-sided outdoor fireplace located in a courtyard area between buildings #3 and #4 and the clubhouse. The senior portion of the project features two courtyard areas with recreational amenities. These areas include synthetic turf lawns, barbecues, outdoor dining, shufflepuck, a bocce court, and a community garden. The site also features a meandering trail that runs along north-south along the eastern property boundary that provides pedestrian access between the amenity locations which meets the requirements of Antioch Municipal Code § 9-5.705 that requires multi-family residential developments to provide walkways that connect building units to onsite usable open space and recreational facilities.

Laundry facilities are provided on-site for the tenants. The laundry facility for the family units (buildings 1-9) are located in the clubhouse where twenty-two washer/dryer units are provided. For the senior portion of the site (buildings 10-11), the laundry facilities are provided in their buildings. Each building will have three washer/dryer units provided on each level of their building for a total of nine per building.

ATTACHMENTS

- A: Resolution Recommending that the City Council approve the Mitigated Negative Declaration for the AMCAL Family/Senior Apartments Project (Exhibit A – MMRP, Exhibit B - Errata)
- B: Resolution Recommending that the City Council approve the Ordinance to Rezone 19.75 Acres (APNs 051-200-025 and 051-200-026) from Planned Development (PD-08-06) to High Density Residential (R-25) and Senior Housing Overlay District (SH) (Exhibit A – Ordinance) (Exhibit B – Legal Description)
- C: Resolution Recommending that the City Council approve a Lot Merger, Use Permit and Design Review for the AMCAL Family/Senior Apartments Project.

ATTACHMENT “A”

**PLANNING COMMISSION
RESOLUTION NO. 2019-**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
RECOMMENDING THAT THE CITY COUNCIL ADOPT THE MITIGATED NEGATIVE
DECLARATION FOR THE AMCAL FAMILY/ SENIOR APARTMENTS PROJECT AS
ADEQUATE FOR ADDRESSING THE ENVIRONMENTAL IMPACTS OF THE
PROPOSED PROJECT**

WHEREAS, the City received an application from AMCAL Multi-Housing for approval of an Initial Study / Mitigated Negative Declaration, rezone to High Density Residential (R-25) and Senior Housing Overlay District (SH), a Senior Housing Density Bonus, Lot Merger, Use Permit, and Design Review, for the development of a 394-unit multi-family residential development on 14.85 acres. The project site is located southwest of the intersection of East Eighteenth Street and Holub Lane (APN's 051-200-025, and 051-200-026); and,

WHEREAS, the City prepared an Initial Study and Mitigated Negative Declaration, to evaluate the potential environmental impacts of the Project in conformance with Section 15063 of Title 14 of the California Code of Regulations (the "CEQA Guidelines"); and,

WHEREAS, a draft Initial Study and Mitigated Negative Declaration ("IS/MND") was circulated for a 20-day review period, with the public review period commencing on April 5, 2019 and ending on April 24, 2019; and,

WHEREAS, the Planning Commission has reviewed the IS/MND for this Project and the comments received during the comment period; and,

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

WHEREAS, on May 1, 2019, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary and recommended adoption to the City Council of the Final IS/MND, Errata, and Mitigation Monitoring and Reporting Program (MMRP); and,

WHEREAS, the custodian of the Final IS/MND is the Community Development Department and 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 and the MMRP and Errata are attached as Exhibit A and Exhibit B respectively to this Resolution.

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

1. The foregoing recitals are true and correct.
2. The Planning Commission of the City of Antioch hereby FINDS, on the basis of the whole record before it (including the Initial Study and all comments received) that:
 - a. The City of Antioch exercised overall control and direction over the CEQA review for the Project, including the preparation of the Final Initial Study and Mitigated Negative Declaration, and independently reviewed the Final IS/MND and MMRP; and,
 - b. There is no substantial evidence that the Project will have a significant effect on the environment once mitigation measures have been followed and assuming approval of the Zoning Ordinance amendment; and,
 - c. The Final IS/MND and MMRP reflect the City's independent judgment and analysis.
3. The Planning Commission hereby RECOMMENDS that City Council of the City of Antioch APROVE AND ADOPT the Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Report Program (Exhibit A) and Errata (Exhibit B) for the Project.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 1st day of May, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

FORREST EBBS

Secretary to the Planning Commission

EXHIBIT A

MMRP

AMCAL Family & Senior Apartments Project Mitigation Monitoring and Reporting Program

May 2019

The California Environmental Quality Act (CEQA) and CEQA Guidelines require Lead Agencies to adopt a program for monitoring the mitigation measures required to avoid the significant environmental impacts of a project. The Mitigation Monitoring and Reporting Program (MMRP) ensures that mitigation measures imposed by the City are completed at the appropriate time in the development process.

The mitigation measures identified in the Initial Study/Mitigated Negative Declaration for the AMCAL Family & Senior Apartments Project are listed in the MMRP along with the party responsible for monitoring implementation of the mitigation measure, the milestones for implementation and monitoring, and a sign-off that the mitigation measure has been implemented.

MITIGATION MONITORING AND REPORTING PROGRAM AMCAL FAMILY & SENIOR APARTMENTS PROJECT			
Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
III-1. Prior to approval of any grading plans, the project applicant shall show on the plans via notation that the contractor shall ensure that all heavy-duty diesel-powered equipment (e.g., rubber-tired dozers, scrapers, cranes, etc.) to be used in the construction of the project (including owned, leased, and subcontractor vehicles) shall, at a minimum, meet U.S. Environmental Protection Agency emissions standards for Tier 2 engines or equivalent. The plans shall be submitted to the Community Development Department for review and approval.	Prior to approval of grading plans	City of Antioch Community Development Department	
IV-1. Prior to initiation of ground-disturbing activities on the project site, the project applicant shall retain a qualified biologist to conduct a focused botanical survey for large-flowered fiddleneck and Hoover's cryptantha. The survey shall be conducted in late April/early May to coincide with the appropriate blooming season for both species. A written summary of the survey results shall be submitted to the City of Antioch Community Development Department. If special-status plant species are not detected during the survey, additional mitigation is not required, and construction may continue. If populations of large-flowered fiddleneck, Hoover's cryptantha, or other special-status plant species are present, and if a qualified botanist or plant ecologist determines that project impacts to such species are significant under CEQA, then the following measures shall be implemented. <ul style="list-style-type: none"> • <u>Avoidance.</u> In consultation with a botanist or plant ecologist, and to the maximum extent feasible, the project shall be redesigned to avoid substantial direct and indirect impacts (e.g. the establishment of an appropriately sized buffer) to special-status plant species. • <u>Compensation.</u> If the project cannot be designed to avoid significant impacts to special-status plant populations, then the following compensatory measures shall be implemented. • <u>Development of an Onsite Restoration Plan.</u> If the project cannot be designed to avoid significant impacts to special 	Prior to initiation of ground-disturbing activities	City of Antioch Community Development Department	

MITIGATION MONITORING AND REPORTING PROGRAM AMCAL FAMILY & SENIOR APARTMENTS PROJECT			
Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
status plants (as discussed above), then an on-site or off-site restoration plan shall be developed for the significantly impacted species by a qualified botanist or plant ecologist and approved by the City prior to the start of project development. The restoration plan shall comply with the performance standards established in the Biological Evaluation prepared for this IS/MND by Live Oak Associates, Inc.			
IV-2. Prior to initiation of ground-disturbing activities on the project site, the project applicant shall retain a qualified biologist to conduct preconstruction surveys between May 1 and June 5 for California legless lizard, Coast horned lizard, and California glossy snake. The surveys shall include a minimum of one daytime and one nighttime survey. A written summary of the survey results shall be submitted to the City of Antioch Community Development Department. If any special-status lizard species are found on-site during the preconstruction surveys, the individuals shall be relocated to a CDFW-approved relocation site by a qualified biologist.	Prior to initiation of ground-disturbing activities	City of Antioch Community Development Department	
IV-3. Consistent with the CDFG 2012 Staff Report on Burrowing Owl Mitigation document (or newer CDFW document, should one exist before construction begins), the project applicant shall retain a qualified biologist to conduct a minimum of two preconstruction surveys for burrowing owl, with the first survey no more than 14 days prior to initial construction activities (i.e. vegetation removal, grading, excavation, etc.) and the second survey conducted no more than 24 hours prior to initial construction activities. If burrowing owls or fresh sign of burrowing owls are not observed during pre-construction surveys, construction may continue. If burrowing owls or fresh sign of burrowing owls is observed during the surveys, occupied burrows shall be identified by the biologist and a construction-free buffer (up to 250 feet) shall be established and maintained until the biologist determines the burrow is no longer active. As an alternative to completion of MM IV-3, the project applicant could comply with one of the following conditions:	First survey no more than 14 days prior to initial construction activities and second survey no more than 24 hours prior to initial construction activities	City of Antioch Community Development Department	

MITIGATION MONITORING AND REPORTING PROGRAM AMCAL FAMILY & SENIOR APARTMENTS PROJECT			
Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<p>1. Comply with the applicable terms and conditions of the ECCC HCP/NCCP, as determined in written "Conditions of Coverage" by the Conservancy, provided that the City has first entered into an agreement with the Conservancy for coverage of impacts to ECCC HCP/NCCP Covered Species; or</p> <p>2. Comply with a habitat conservation plan and/or natural community conservation plan developed and adopted by the City, including payment of applicable fees, provided that CDFW and USFWS have approved the conservation plan.</p>			
IV-4. If pre-construction surveys determine that burrowing owls occupy the site during the non-breeding season (September 1 through January 31), then a passive relocation effort (e.g., blocking burrows with one-way doors and leaving them in place for a minimum of three days) shall be necessary to ensure that the owls are not harmed or injured during construction. Once it has been determined that owls have vacated the site, the burrows shall be collapsed and ground disturbance may proceed.	If pre-construction surveys determine that burrowing owls occupy the site during the non-breeding season (September 1 through January 31) and during construction	City of Antioch Community Development Department	
IV-5. Prior to any project-related ground disturbance that occurs during the nesting season (March 15 th to September 15 th), a qualified biologist shall conduct a preconstruction survey at least two survey periods prior to the start of construction. Surveys shall follow the protocol in the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk Technical Advisory Committee 2000), including the survey period lengths identified therein. A written summary of the survey results shall be submitted to the City of Antioch Community Development Department.	Prior to initiation of ground-disturbing activities that occur during the nesting season (March 15 th to September 15 th)	City of Antioch Community Development Department	
<p>If an active nest is found within any off-site trees, a minimum buffer distance of 600 feet shall be established for a nest that is already active prior to construction, and a minimum buffer distance of 150 feet shall be used for a nest that starts after construction has already initiated. Such minimum distances are based on potential impact distances stated in the Swainson's Hawk Technical Advisory Committee's Recommended Timing</p>			

MITIGATION MONITORING AND REPORTING PROGRAM AMCAL FAMILY & SENIOR APARTMENTS PROJECT			
Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (2000). Appropriate buffer distances shall be determined on the ground by a qualified biologist and shall be based on actual observations of the nest and parent behavior, the stage of nesting, and level of potential disturbance. The buffer(s) shall be identified on the ground with flagging or fencing, and shall be maintained until a qualified biologist has determined that the young have fledged and the nest is inactive. The biologist shall have the authority to stop construction if construction activities are likely to result in nest abandonment.			
IV-6. As an alternative to completion of Mitigation Measure IV-5 the project applicant could comply with one of the following: 1) Comply with the applicable terms and conditions of the ECCC HCP/NCCP, as determined in written "Conditions of Coverage" by the East Contra Costa County Habitat Conservancy (Conservancy), provided that the City has first entered into an agreement with the Conservancy for coverage of impacts to ECCCHCP/NCCP Covered Species; or 2) Comply with a habitat conservation plan and/or natural community conservation plan developed and adopted by the City, including payment of applicable fees, provided that CDFW and FWS have approved the conservation plan.	Prior to initiation of ground-disturbing activities	City of Antioch Community Development Department	
IV-7. Pre-construction surveys for nesting birds shall be conducted by a qualified biologist within on-site ground-nesting habitat and a 250-foot buffer around the project site boundaries, if feasible, not more than 14 days prior to site disturbance during the breeding season (February 1 st to August 31 st). If site disturbance commences outside the breeding season, pre-construction surveys for nesting birds are not required. If active nests of migratory birds are not detected within approximately 250 feet of the project site, further mitigation is not required.	Not more than 14 days prior to site disturbance during the breeding season (February 1 st to August 31 st)	City of Antioch Community Development Department	

MITIGATION MONITORING AND REPORTING PROGRAM AMCAL FAMILY & SENIOR APARTMENTS PROJECT			
Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<p>If nesting raptors or other migratory birds are detected on or adjacent to the site during the survey, an appropriate construction-free buffer shall be established around all active nests. Actual size of buffer would be determined by the project biologist, and would depend on species, topography, and type of activity that would occur in the vicinity of the nest. Typical buffers are 25 feet for non-raptors and up to 250 feet for raptors. The project buffer would be monitored periodically by the project biologist to ensure compliance. After the nesting is completed, as determined by the biologist, the buffer would no longer be required. Buffers shall remain in place for the duration of the breeding season or until a qualified biologist has confirmed that all chicks have fledged and are independent of their parents. Alternatively, the project applicant could comply with one of the following:</p> <ol style="list-style-type: none"> 1) Comply with the applicable terms and conditions of the ECCC HCP/NCCP, as determined in written "Conditions of Coverage" by the East Contra Costa County Habitat Conservancy (Conservancy), provided that the City has first entered into an agreement with the Conservancy for coverage of impacts to ECCCHCP/NCCP Covered Species; or 2) Comply with a habitat conservation plan and/or natural community conservation plan developed and adopted by the City, including payment of applicable fees, provided that CDFW and FWS have approved the conservation plan. 			
V-1. In the event of the accidental discovery or recognition of any human remains, further excavation or disturbance of the find or any nearby area reasonably suspected to overlie adjacent human remains shall not occur until compliance with the provisions of CEQA Guidelines Section 15064.5(e)(1) and (2) has occurred. The Guidelines specify that in the event of the discovery of human remains other than in a dedicated cemetery, no further excavation at the site or any nearby area suspected to contain human remains shall occur until the County Coroner has been	In the event of the accidental discovery or recognition of any human remains during ground-disturbing activities	City of Antioch Community Development Department County Coroner Native American Heritage Commission	

MITIGATION MONITORING AND REPORTING PROGRAM AMCAL FAMILY & SENIOR APARTMENTS PROJECT			
Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<p>notified to determine if an investigation into the cause of death is required. If the coroner determines that the remains are Native American, then, within 24 hours, the Coroner must notify the Native American Heritage Commission, which in turn will notify the most likely descendants who may recommend treatment of the remains and any grave goods. If the Native American Heritage Commission is unable to identify a most likely descendant or most likely descendant fails to make a recommendation within 48 hours after notification by the Native American Heritage Commission, or the landowner or his authorized agent rejects the recommendation by the most likely descendant and mediation by the Native American Heritage Commission fails to provide a measure acceptable to the landowner, then the landowner or his authorized representative shall rebury the human remains and grave goods with appropriate dignity at a location on the property not subject to further disturbances. Should human remains be encountered, a copy of the resulting County Coroner report noting any written consultation with the Native American Heritage Commission shall be submitted as proof of compliance to the City's Community Development Department.</p>			
<p>V-2. If any prehistoric or historic artifacts, or other indications of cultural deposits, such as historic privy pits or trash deposits, are found once ground disturbing activities are underway, all work within the vicinity of the find(s) shall cease and the find(s) shall be immediately evaluated by a qualified archaeologist. If the find is determined to be a historical or unique archaeological resource, contingency funding and a time allotment to allow for implementation of avoidance measures or appropriate mitigation shall be made available (CEQA Guidelines Section 15064.5). Work may continue on other parts of the project site while historical or unique archaeological resource mitigation takes place (Public Resources Code Sections 21083 and 21087).</p>	<p>If any prehistoric or historic artifacts, or other indications of cultural deposits are found during ground-disturbing activities</p>	<p>City of Antioch Community Development Department Qualified archaeologist</p>	
<p>VII-1. All grading and foundation plans for the development shall be designed by a Civil and Structural Engineer and reviewed and approved by the City of Antioch Building Division prior to issuance of grading and building permits to ensure that all geotechnical</p>	<p>Prior to issuance of grading and building permits</p>	<p>City of Antioch Building Division</p>	

MITIGATION MONITORING AND REPORTING PROGRAM AMCAL FAMILY & SENIOR APARTMENTS PROJECT			
Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<p>recommendations specified in the Geotechnical Investigation prepared for the proposed project are properly incorporated and utilized in the project design.</p> <p>VII-2. Prior to issuance of grading and building permits, the project applicant shall submit, for the review and approval by the City Engineer, an erosion control plan that utilizes standard construction practices to limit the erosion effects during construction of the proposed project. Measures shall include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Hydro-seeding; • Placement of erosion control measures within drainage ways and ahead of drop inlets; • The temporary lining (during construction activities) of drop inlets with "filter fabric" (a specific type of geotextile fabric); • The placement of straw wattles along slope contours; • Directing subcontractors to a single designation "wash-out" location (as opposed to allowing them to wash-out in any location they desire); • The use of siltation fences; and • The use of sediment basins and dust palliatives. <p>VII-3. Prior to initiation of ground-disturbing activities, the applicant shall retain the services of a professional paleontologist to educate the construction crew that will be conducting grading and excavation at the project site. The education shall consist of an introduction to the geology of the project site and the kinds of fossils that may be encountered, as well as what to do in case of a discovery. Should any vertebrate fossils (e.g., teeth, bones), an unusually large or dense accumulation of intact invertebrates, or well-preserved plant material (e.g., leaves) be unearthed by the construction crew, then ground-disturbing activity shall be diverted to another part of the project site and the paleontologist shall be called on-site to assess the find and, if significant, recover the find in a timely matter. Finds determined significant by</p>	<p>Prior to issuance of grading and building permits</p>	<p>City of Antioch Public Works Department</p>	
	<p>Prior to initiation of ground-disturbing activities and during ground-disturbing activities</p>	<p>City of Antioch Community Development Department</p>	

MITIGATION MONITORING AND REPORTING PROGRAM AMCAL FAMILY & SENIOR APARTMENTS PROJECT			
Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
the paleontologist shall then be conserved and deposited with a recognized repository, such as the University of California Museum of Paleontology. The alternative mitigation would be to leave the significant finds in place, determine the extent of significant deposit, and avoid further disturbance of the significant deposit. Proof of the construction crew awareness training shall be submitted to the City's Community Development Department in the form of a copy of training materials and the completed training attendance roster.			
X-1. Prior to issuance of grading permits, the contractor shall prepare a Storm Water Pollution Prevention Plan (SWPPP). The developer shall file the Notice of Intent (NOI) and associated fee to the SWRCB. The SWPPP shall serve as the framework for identification, assignment, and implementation of BMPs. The contractor shall implement BMPs to reduce pollutants in stormwater discharges to the maximum extent practicable. The SWPPP shall be submitted to the Director of Public Works/City Engineer for review and approval and shall remain on the project site during all phases of construction. Following implementation of the SWPPP, the contractor shall subsequently demonstrate the SWPPP's effectiveness and provide for necessary and appropriate revisions, modifications, and improvements to reduce pollutants in stormwater discharges to the maximum extent practicable.	Prior to issuance of grading permits	City of Antioch Director of Public Works/City Engineer	
XIII-1. During construction activities, the use of heavy construction equipment shall adhere to Sections 5-17.04 and 5-17.05 of the City's Municipal Code, which includes the following regulations: It is unlawful for any person to operate heavy construction equipment or otherwise be involved in construction activities during the hours specified below: 1) On weekdays prior to 7:00 AM and after 6:00 PM. 2) On weekdays within 300 feet of occupied dwelling space, prior to 8:00 AM and after 5:00 PM. 3) On weekends and holidays, prior to 9:00 AM and after 5:00 PM, irrespective of the distance from the occupied dwelling.	During construction activities	City of Antioch Building Division	

MITIGATION MONITORING AND REPORTING PROGRAM AMCAL FAMILY & SENIOR APARTMENTS PROJECT			
Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<p>XIII-2. The project applicant shall ensure that all on-site construction activities occur pursuant to the criteria identified in Policy 11.6.2, Temporary Construction, of the City of Antioch General Plan. Such criteria include, but are not limited to, preparation of a construction-related noise mitigation plan. The construction-related noise mitigation plan shall be submitted to the Community Development Department for review and approval prior to issuance of grading permits for the project. Items included in the plan could contain, but would not be limited to, the following:</p> <ul style="list-style-type: none"> • All equipment driven by internal combustion engines shall be equipped with mufflers which are in good working condition and appropriate for the equipment; • The construction contractor shall utilize "quiet" models of air compressors and other stationary noise sources where the technology exists; • At all times during project grading and construction, stationary noise-generating equipment shall be located as far as practical from noise-sensitive receptors; • Unnecessary idling of internal combustion engines shall be prohibited; • Owners and occupants of residential and non-residential properties located with 300 feet of the construction site shall be notified of the construction schedule in writing; and • The construction contractor shall designate a "noise disturbance coordinator" who shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and institute reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site. 	Prior to issuance of grading permits	City of Antioch Community Development Department	
XIII-3. A solid noise barrier measuring a minimum of six feet in height relative to common use area elevation shall be constructed at the	Prior to issuance of building permit	City of Antioch Community	

MITIGATION MONITORING AND REPORTING PROGRAM AMCAL FAMILY & SENIOR APARTMENTS PROJECT			
Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
location identified in Figure 15 of this IS/MND. Suitable materials for the traffic noise barrier include masonry and precast concrete panels. The final design of the noise barrier shall be approved by the Community Development Department prior to building permit issuance.		Development Department	
XIII-4. Prior to building permit issuance, the construction drawings shall show the upgrade of standard windows to windows with an STC rating of 32 for select upper-floor windows of Buildings 1 and 2. The locations of the required window upgrades are shown in Figure 15 of this IS/MND. Upgrading of the windows shall be performed in accordance with the recommendations outlined in the Environmental Noise and Vibration Assessment performed specifically for the project by Bollard Acoustical Consultants, Inc. The final design of the window upgrades shall be approved by the Community Development Department prior to building permit issuance.	Prior to issuance of building permit	City of Antioch Community Development Department	
XIII-5. Prior to building permit issuance, the construction drawings for the project shall include a suitable form of forced-air mechanical ventilation for all proposed residential units, subject to approval by the Community Development Department, such that doors and windows may be kept closed at the occupant's discretion to control interior noise and achieve the City's 45 dB L _{dn} interior noise level threshold.	Prior to issuance of building permit	City of Antioch Community Development Department	
XVII-1. Prior to issuance of a certificate of occupancy for the proposed project, the project applicant shall construct, or pay the City of Antioch to construct, a traffic signal at the East 18 th Street and Drive-In Way/Holub Lane intersection.	Prior to issuance of a certificate of occupancy	City of Antioch Community Development Department	
XVIII-1. Implement Mitigation Measures V-1, V-2, and VII-3.	See Mitigation Measures V-1, V-2, and VII-3	See Mitigation Measures V-1, V-2, and VII-3	

EXHIBIT B

Errata

AMCAL FAMILY & SENIOR APARTMENTS PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

ERRATUM MAY 1, 2019

This erratum presents the staff and applicant-generated changes to the AMCAL Family & Senior Apartments Project Initial Study/Mitigated Negative Declaration (IS/MND) that have been determined to be appropriate since the release of the IS/MND for public review. The changes have been made for clarification purposes and do not change the conclusions of the IS/MND. Changes to the Draft IS/MND text are presented in double-underlined format for new, added text, and ~~striketrough~~ format for deleted text.

Project Components

The following revisions are hereby made on page 8 of the IS/MND:

The senior component of the proposed project would include development of two apartment buildings and associated improvements on the southern portion of the project site. All of the senior units would be age-restricted per an agreement with the City. Both buildings would be three stories with corridors/elevators and surface parking. In addition, the senior component would include a 2,327-sf area ~~community clubhouse~~ with two community rooms, a manager's office, social services offices, a media lounge, computer lab, and laundry rooms.

The above revision is to clarify that the senior apartments would have two community rooms instead of a designated clubhouse. The revision does not change the analysis of the IS/MND.

The following revisions are hereby made on page 11 of the IS/MND:

Circulation and Parking

The proposed project would include a stub extension of Holub Lane, south of East 18th Street, that would provide primary access to the project site. In addition, Filbert Street would be extended as an approximately 6053-foot right-of-way for approximately 300 feet eastward along the southern site boundary to provide secondary access to the site. The Holub Lane and Filbert Street extensions would both connect, by way of gated entry points, to a new 24-foot-wide, on-site parking aisle that would extend along the western boundary of the project site, with a gated emergency vehicle access (EVA) connecting to East 18th Street.

The above revisions are to clarify the width of the right-of-way along Filbert Street per the proposed site plan. The revision does not affect the analysis or conclusions of the IS/MND.

III. Air Quality

The following revisions are hereby made to the assumptions of the air quality modeling on page 30.

Where project-specific information is available, such information should be applied in the model. Accordingly, the proposed project's modeling assumed the following:

- Construction would commence in ~~June~~ October of 2019;
- Construction would occur over an approximately 23-month period;
- An average daily trip rate of 4.73 trips per unit was assumed based on the Traffic Impact Analysis prepared for the proposed project;
- The project would exceed the most recent 2016 Title 24 Standards by ~~15~~ 2.5 percent;
- ~~The project would meet 15 percent of on-site energy demand with renewable energy in the form of solar panels;~~ and
- The project would include a 20 percent reduction in indoor and outdoor water use.

The above revisions were made based on further information provided by the applicant. The change in construction schedule would not change the conclusions in the IS/MND, as the modeling conducted presents a conservative, worst-case scenario approach.

Changes to the exceedance of energy efficiency standards and the inclusion of solar panels would principally affect the operational GHG emissions anticipated for the proposed project. Despite the fact that both exceedance of the 2016 Title 24 energy standards by 15 percent and the inclusion of on-site solar were understood to be inherent project features, due to the limitations of the CalEEMod software, application of such features in the model are incorporated as "mitigation." Because the measures were applied as mitigation, the unmitigated CalEEMod outputs for the proposed project present the GHG emissions that would occur without the incorporation of such features. Furthermore, the unmitigated run does not assume inherent site design features such as connection to sidewalks, public transit access, or the restriction of hearths to natural gas hearths only. Based on the unmitigated CalEEMod outputs and without implementation of any energy efficiency or on-site renewable energy measures, the proposed project would result in annual GHG emissions of 2,311 MTCO_{2e}/yr as opposed to 2,147 MTCO_{2e}/yr, which was presented in the IS/MND and includes the energy efficiency features. The unmitigated operational emissions of 2,311 MTCO_{2e}/yr would result in a per capita emission rate of 2.5 MTCO_{2e}/person/yr, which is still below the BAAQMD's threshold of significance of 4.6 MTCO_{2e}/person/yr. Therefore, the changes to the proposed project would not result in any new or significantly more severe impacts than what was anticipated in the IS/MND and the analysis and conclusions within the IS/MND remain adequate.

IV. Biological Resources

The mitigation measures in the Biological Resources section have been renumbered in order to correct the duplication of Mitigation Measure IV-1 in the original IS/MND. The following changes were made on pages 41 through 45 of the IS/MND.

Special-Status Plants

IV-1. Prior to initiation of ground-disturbing activities on the project site, the project applicant shall retain a qualified biologist to conduct a focused botanical survey for large-flowered fiddleneck and Hoover's cryptantha. The survey shall be conducted in late April/early May to coincide with the appropriate blooming season for both species. A written summary of the survey results shall be submitted to the City of Antioch Community Development Department. If special-status plant species are not detected during the survey, additional mitigation is not required, and construction may continue.

If populations of large-flowered fiddleneck, Hoover's cryptantha, or other special-status plant species are present, and if a qualified botanist or plant ecologist determines that project impacts to such species are significant under CEQA, then the following measures shall be implemented.

- Avoidance. In consultation with a botanist or plant ecologist, and to the maximum extent feasible, the project shall be redesigned to avoid substantial direct and indirect impacts (e.g. the establishment of an appropriately sized buffer) to special-status plant species.*
- Compensation. If the project cannot be designed to avoid significant impacts to special-status plant populations, then the following compensatory measures shall be implemented.*
- Development of an Onsite Restoration Plan. If the project cannot be designed to avoid significant impacts to special status plants (as discussed above), then an on-site or off-site restoration plan shall be developed for the significantly impacted species by a qualified botanist or plant ecologist and approved by the City prior to the start of project development. The restoration plan shall comply with the performance standards established in the Biological Evaluation prepared for this IS/MND by Live Oak Associates, Inc.*

Special-Status Reptiles

IV-~~4~~2. Prior to initiation of ground-disturbing activities on the project site, the project applicant shall retain a qualified biologist to conduct preconstruction surveys between May 1 and June 5 for California legless lizard, Coast horned lizard, and California glossy snake. The surveys shall include a minimum of one daytime and one nighttime survey. A written summary of the survey results shall be submitted to the City of Antioch Community Development Department. If any special-status lizard species are found on-site during the preconstruction surveys, the individuals shall be relocated to a CDFW-approved relocation site by a qualified biologist.

Burrowing Owl

IV-~~2~~3. Consistent with the CDFG 2012 Staff Report on Burrowing Owl Mitigation document (or newer CDFW document, should one exist before construction begins), the project applicant shall retain a qualified biologist to conduct a

minimum of two preconstruction surveys for burrowing owl, with the first survey no more than 14 days prior to initial construction activities (i.e. vegetation removal, grading, excavation, etc.) and the second survey conducted no more than 24 hours prior to initial construction activities. If burrowing owls or fresh sign of burrowing owls are not observed during pre-construction surveys, construction may continue. If burrowing owls or fresh sign of burrowing owls is observed during the surveys, occupied burrows shall be identified by the biologist and a construction-free buffer (up to 250 feet) shall be established and maintained until the biologist determines the burrow is no longer active.

As an alternative to completion of MM IV-23, the project applicant could comply with one of the following conditions:

- 1. Comply with the applicable terms and conditions of the ECCC HCP/NCCP, as determined in written "Conditions of Coverage" by the Conservancy, provided that the City has first entered into an agreement with the Conservancy for coverage of impacts to ECCC HCP/NCCP Covered Species; or*
- 2. Comply with a habitat conservation plan and/or natural community conservation plan developed and adopted by the City, including payment of applicable fees, provided that CDFW and USFWS have approved the conservation plan.*

IV-34

If pre-construction surveys determine that burrowing owls occupy the site during the non-breeding season (September 1 through January 31), then a passive relocation effort (e.g., blocking burrows with one-way doors and leaving them in place for a minimum of three days) shall be necessary to ensure that the owls are not harmed or injured during construction. Once it has been determined that owls have vacated the site, the burrows shall be collapsed and ground disturbance may proceed.

Swainson's Hawk

IV-45

Prior to any project-related ground disturbance that occurs during the nesting season (March 15th to September 15th), a qualified biologist shall conduct a preconstruction survey at least two survey periods prior to the start of construction. Surveys shall follow the protocol in the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk Technical Advisory Committee 2000), including the survey period lengths identified therein. A written summary of the survey results shall be submitted to the City of Antioch Community Development Department.

If an active nest is found within any off-site trees, a minimum buffer distance of 600 feet shall be established for a nest that is already active prior to construction, and a minimum buffer distance of 150 feet shall be used for a nest that starts after construction has already initiated. Such minimum distances are based on potential impact distances stated in the Swainson's Hawk Technical Advisory Committee's Recommended Timing and

Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (2000). Appropriate buffer distances shall be determined on the ground by a qualified biologist and shall be based on actual observations of the nest and parent behavior, the stage of nesting, and level of potential disturbance. The buffer(s) shall be identified on the ground with flagging or fencing, and shall be maintained until a qualified biologist has determined that the young have fledged and the nest is inactive. The biologist shall have the authority to stop construction if construction activities are likely to result in nest abandonment.

IV-56. As an alternative to completion of Mitigation Measures ~~IV-3(a) and IV-3(b)~~ IV-5 the project applicant could comply with one of the following:

- 1) Comply with the applicable terms and conditions of the ECCC HCP/NCCP, as determined in written "Conditions of Coverage" by the East Contra Costa County Habitat Conservancy (Conservancy), provided that the City has first entered into an agreement with the Conservancy for coverage of impacts to ECCC HCP/NCCP Covered Species; or*
- 2) Comply with a habitat conservation plan and/or natural community conservation plan developed and adopted by the City, including payment of applicable fees, provided that CDFW and FWS have approved the conservation plan.*

Nesting Migratory Birds

IV-67. Pre-construction surveys for nesting birds shall be conducted by a qualified biologist within on-site ground-nesting habitat and a 250-foot buffer around the project site boundaries, if feasible, not more than 14 days prior to site disturbance during the breeding season (February 1st to August 31st). If site disturbance commences outside the breeding season, pre-construction surveys for nesting birds are not required. If active nests of migratory birds are not detected within approximately 250 feet of the project site, further mitigation is not required.

If nesting raptors or other migratory birds are detected on or adjacent to the site during the survey, an appropriate construction-free buffer shall be established around all active nests. Actual size of buffer would be determined by the project biologist, and would depend on species, topography, and type of activity that would occur in the vicinity of the nest. Typical buffers are 25 feet for non-raptors and up to 250 feet for raptors. The project buffer would be monitored periodically by the project biologist to ensure compliance. After the nesting is completed, as determined by the biologist, the buffer would no longer be required. Buffers shall remain in place for the duration of the breeding season or until a qualified biologist has confirmed that all chicks have fledged and are independent of their parents. Alternatively, the project applicant could comply with one of the following:

- 1) *Comply with the applicable terms and conditions of the ECCC HCP/NCCP, as determined in written “Conditions of Coverage” by the East Contra Costa County Habitat Conservancy (Conservancy), provided that the City has first entered into an agreement with the Conservancy for coverage of impacts to ECCC HCP/NCCP Covered Species; or*
- 2) *Comply with a habitat conservation plan and/or natural community conservation plan developed and adopted by the City, including payment of applicable fees, provided that CDFW and FWS have approved the conservation plan.*

The above revisions are based on a staff-initiated correction and do not change the analysis of the IS/MND.

XIII. Noise

The following revisions are hereby made on page 86 of the IS/MND.

XIII-1. During construction activities, the use of heavy construction equipment shall adhere to Sections 5-17.04 and 5-17.05 of the City’s Municipal Code, which includes the following regulations:

It is unlawful for any person to operate heavy construction equipment or otherwise be involved in construction activities during the hours specified below:

- 1) *On weekdays prior to 7:00 AM and after 6:00 PM.*
- 2) *On weekdays within 300 feet of occupied dwelling space, prior to 8:00 AM and after 5:00 PM.*
- 3) *On weekends and holidays, prior to 9:00 AM and after 5:00 PM, irrespective of the distance from the occupied dwelling.*

XIII-2. The project applicant shall ensure that all on-site construction activities occur pursuant to the criteria identified in Policy 11.6.2, Temporary Construction, of the City of Antioch General Plan. Such criteria include, but are not limited to, preparation of a construction-related noise mitigation plan. The construction-related noise mitigation plan shall be submitted to the Community Development Department for review and approval prior to issuance of grading permits for the project. Items included in the plan could contain, but would not be limited to, the following:

- *All equipment driven by internal combustion engines shall be equipped with mufflers which are in good working condition and appropriate for the equipment;*
- *The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where the technology exists;*

- *At all times during project grading and construction, stationary noise-generating equipment shall be located as far as practical from noise-sensitive receptors;*
- *Unnecessary idling of internal combustion engines shall be prohibited;*
- *Owners and occupants of residential and non-residential properties located within 300 feet of the construction site shall be notified of the construction schedule in writing; and*
- *The construction contractor shall designate a “noise disturbance coordinator” who shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and institute reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.*

The above revisions do not change the analysis or conclusions of the IS/MND.

The following revisions are hereby made on page 79.

The range of maximum noise levels for various types of construction equipment at a distance of 50 feet is depicted in Table 9 ~~Error! Reference source not found.~~. The noise values represent maximum noise generation, or full- power operation of the equipment. As one increases the distance between equipment, or increases separation of areas with simultaneous construction activity, dispersion and distance attenuation reduce the effects of combining separate noise sources.

The nearest existing noise-sensitive receptors to the project site include the single-family residential subdivision located to the west of the site and scattered residential development located to the east of the site. The nearest residences are located approximately 25 feet from on-site areas where construction activities would occur. As shown in Table 9 ~~Error! Reference source not found.~~, construction activities typically generate noise levels ranging from approximately 75 to 90 dB L_{max} at a reference distance of 50 feet from the construction activities. The noise levels from construction operations decrease at a rate of approximately 6 dB per doubling of distance from the source. Thus, worst-case maximum construction noise levels would range from approximately 81 to 96 dB L_{max} at the nearest residences. Accordingly, construction noise could exceed the City’s 60 dB exterior noise level threshold at the nearest existing receptor.

The above revisions are for clarification purposes and do not alter the analysis or conclusions of the IS/MND.

The following revision is hereby made on page 89:

During project construction, heavy equipment would be used for grading, excavation, paving, and building construction, which would generate localized vibration in the immediate vicinity of construction. The nearest residence is located approximately 25 feet from construction

activities that would occur on the project site. The range of vibration source levels for construction equipment commonly used in similar projects are shown in Table 12.~~Error!~~
~~Reference source not found.~~

The above revisions are for clarification purposes and do not alter the analysis or conclusions of the IS/MND.

ATTACHMENT “B”

**CITY OF ANTIOCH PLANNING COMMISSION
RESOLUTION NO. 2019-**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ORDINANCE TO
REZONE 14.85 ACRES
(APN's 051-200-025 and 051-200-026) FROM PLANNED DEVELOPMENT (PD-08-06), TO HIGH DENSITY RESIDENTIAL DISTRICT (R-25) AND SENIOR HOUSING
OVERLAY DISTRICT (SH)**

WHEREAS, the City received an application from AMCAL Multi-Housing for approval of an Initial Study / Mitigated Negative Declaration, rezone to High Density Residential (R-25) and Senior Housing Overlay District (SH), a Senior Housing Density Bonus, Lot Merger, Use Permit, and Design Review, for the development of a 394-unit multi-family residential development on 14.85 acres. The project site is located southwest of the intersection of East Eighteenth Street and Holub Lane (APN's 051-200-025, and 051-200-026); and,

WHEREAS, an Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162, and considered by the Planning Commission on May 1, 2019; and,

WHEREAS, the Planning Commission recommended adoption of the Initial Study / Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program and Errata to the City Council; and,

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

WHEREAS, on May 1, 2019, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary; 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 makes the following findings required for approval of the proposed zone change:

1. That the public necessity requires the proposed zone change. The subject property is zoned Planned Development (PD-08-06) for the purposes of developing a commercial project. The proposed residential project is consistent with the General Plan designation for the site and the rezone to High Density Residential (R-25) District and Senior Housing Overlay District (SH) is required to make the project consistent with the General Plan.

2. That the subject property is suitable to the use permitted in the proposed zone change. The subject property is undeveloped land adjacent to single family homes to the west and undeveloped properties to the east that are also zoned for high density multi-family development.
3. That said permitted use is not detrimental to the surrounding property. The project is consistent with the adjacent zoning districts to the east.
4. That the proposed zone change is in conformance with the requested General Plan. The project conforms to the requirements of the General Plan for High Density Residential development.
5. That the project is consistent with the intent of the land use and development regulations of the underlying zoning district in relation to the provisions of the Senior Housing Overlay District. The proposed development is a High-Density Residential project in a proposed High-Density Residential zoning district that has a senior component; therefore, it is consistent with the underlying zoning district.

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 14.85-acre project site located southwest of the intersection of East Eighteenth Street and Holub Lane (APN's 051-200-025, and 051-200-026).

* * * * *

I HEREBY CERTIFY that the foregoing recommendation was passed and adopted by the Planning Commission of the City of Antioch, at a regular meeting thereof, held on the 1st day of May by following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

FORREST EBBS
Secretary to the Planning Commission

EXHIBIT A

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH TO REZONE
14.85 ACRES TO HIGH DENSITY RESIDENTIAL DISTRICT (R-25) AND SENIOR
HOUSING OVERLAY DISTRICT (SH) FOR THE AMCAL FAMILY/SENIOR
APARTMENTS PROJECT (APN'S 051-200-025 AND 051-200-026)**

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

SECTION 1:

The City Council determined on _____ that, pursuant to Section 15164 of the Guidelines of the California Environmental Quality Act, that the appropriate environmental document for the project is an Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

SECTION 2:

At its regular meeting of May 1, 2019, the Planning Commission recommended that the City Council adopt the Ordinance to rezone the subject property to High Density Residential (R-25) and Senior Housing Overlay District (SH) for the AMCAL Family/Senior Apartments Project.

SECTION 3:

The real property described in Exhibit A, attached hereto, is hereby rezoned to High Density Residential (R-25) and Senior Housing Overlay District (SH) for the AMCAL Family/Senior Apartments Project.

SECTION 4:

The City Council finds that the public necessity requires the proposed zone change, that the subject property is suitable to the use permitted in the proposed zone change, that said permitted use is not detrimental to the surrounding property, and that the proposed zone change is in conformance with the Antioch General Plan.

SECTION 5:

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 foregoing ordinance was introduced and adopted at a regular meeting of the City Council of the City of Antioch, held on the ____ of _____ and passed and adopted at a regular meeting thereof, held on the ____ day of _____, by the following vote:

AYES:

NOES:

ABSENT:

Sean Wright
Mayor of the City of Antioch

ATTEST:

Arne Simonsen CMC
City Clerk of the City of Antioch

EXHIBIT A

LEGAL DESCRIPTION

All that certain real property situated in the County of Contra Costa, State of California, described as follows:

City of Antioch

Parcel One:

The West half of Lot 2 and the West half of the East half of Lots 10 and 12 as designated on the Map entitled, "Map of Subdivision of Lands of Frank Peabody in South Half of Section 21, Township 2 North, Range 2 East" which Map was filed in the Office of the Recorder of the County of Contra Costa, State of California, on October 29, 1902 in Book C of Maps, at Page 68.

Excepting from Parcel One: that portion of Lot 2 described in the Deed from Ivan Winger, et ux, to Elmar D. Johnson, Recorded July 22, 1957, in Volume 3017 of Official Records, at Page 5, as follows:

"Beginning in the center line of a County road, said center line being the North line of said Lot 2, distant thereon Easterly 160 feet from the Northwest corner of said Lot 2; thence from said point of beginning, Easterly along said center line 99 feet; thence Southerly parallel with the West line of said Lot 2.220 feet; thence Westerly parallel with the North line of said Lot, 99 feet; thence Northerly parallel with the West line of said Lot 220 feet to the point of beginning."

Also excepting therefrom: that portion thereof granted to Contra Costa County by instrument dated August 6, 1969, Recorded November 13, 1969, Book 6003, Page 262, Series No. 80290, Official Records.

Parcel Two:

The right of way granted in the Deed from Frank Panfini to Ivan Winger Dated March 5, 1959, Recorded March 6, 1959, Book 3331, Page 171, Official Records, as follows:

"An easement of right of way only over, under and across the hereinafter described lands, said easement of right of way being only for the purpose of installing a pipeline for the carrying of water, said pipeline to be installed a minimum of 3 feet in depth.

Grantee shall have the right with the aforesaid easement to go upon the lands of the grantor at any and all times necessary for the purposes only of installing and repairing the aforesaid pipe lines, as and for an additional consideration for the granting of this easement of right of way, grantee shall hold grantor harmless from any and all damages which grantor might sustain by reason of the installation, maintenance and repair of said pipe line. The aforesaid easement of right of way shall be a strip of land 2 feet in width, the center line of which is described as follows:

Commencing at the Southwest corner of the lands of the grantor; thence North and in a Northerly direction along the Western boundary line of said grantor's lands, a distance of 660 feet to a station, being the point of commencement of the easement of right of way herein described; thence from said point of commencement the center line of said easement extends East and in an Easterly direction and parallel with the Southern boundary line of the lands of the grantor, a distance of 660 feet, more or less, to the Easterly boundary line of the lands of the grantor which said Easterly boundary line borders the lands of the grantee herein named."

Apn: 051-200-025

A portion of the West ½ of Lot 2, as designated on the Map entitled "Map of Subdivision of Lands of Frank Peabody in South ½ of sec. 21, T.2, N., R., 2 E." filed October 29, 1902, in Book C of Maps, Page 68, Contra Costa County Records, described as follows:

Beginning in the center line of a county road, said center line being the North line of said Lot 2, distant thereon, Easterly 160 feet from the Northwest corner of said Lot 2; thence from said point of beginning, Easterly along said center line 99 feet; thence Southerly parallel with the West line of said Lot 2, 220 feet; thence Westerly parallel with the North line of said Lot, 99 feet; thence Northerly parallel with the West line of said Lot, 220 feet to the point of beginning.

Excepting therefrom:

That portion thereof described in the Deed to Contra Costa County, Recorded November 13, 1969, in Book 6003 Official Records, Page 265.

Apn: 051-200-026

ATTACHMENT “C”

**PLANNING COMMISSION
RESOLUTION NO. 2019-****

**RESOLUTION OF THE CITY OF ANTIOCH PLANNING COMMISSION
RECOMMENDING THAT THE CITY COUNCIL APPROVE A USE PERMIT, DESIGN
REVIEW AND LOT MERGER FOR THE AMCAL FAMILY/SENIOR APARTMENTS
PROJECT**

WHEREAS, the City received an application from AMCAL Multi-Housing for approval of an Initial Study / Mitigated Negative Declaration, rezone to High Density Residential (R-25) and Senior Housing Overlay District (SH), a Senior Housing Density Bonus, Lot Merger, Use Permit, and Design Review, for the development of a 394-unit multi-family residential development on 14.85 acres. The project site is located southwest of the intersection of East Eighteenth Street and Holub Lane (APN's 051-200-025, and 051-200-026); and,

WHEREAS, an Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162, and considered by the Planning Commission on May 1, 2019; and,

WHEREAS, the Planning Commission recommended adoption of the Initial Study / Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program and Errata to the City Council; and,

WHEREAS, on May 1, 2019, the Planning Commission recommended approval of a rezone to High Density Residential District (R-25) and Senior Housing Overlay (SH) to the City Council; and,

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

WHEREAS, on May 1, 2019, 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 does hereby make the following findings for approval of a Lot Merger:

1. That the merger will not interfere with any dedication or offer of dedication for present or prospective public purposes;

The merger will not interfere with any dedication or offer of dedication for present or prospective public purposes.

2. That the contiguous parcels are under common ownership.

The contiguous parcels are under common ownership.

3. That the merger will not result in a violation of this code, and that the merger will be consistent with the purposes and intent of this chapter and the Subdivision Map Act.

The merger will not result in a violation of the Antioch Municipal Code and the merger will be consistent with the purposes and intent of the Subdivision Map Act.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission does hereby make the following required findings for approval of the requested use permit:

1. The granting of such use permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity because the project has been designed and conditioned to comply with the City of Antioch Municipal Code requirements.
2. The use applied at the location indicated is properly one for which a use permit is authorized because the City of Antioch Zoning Ordinance requires a use permit for all multi-family development applications.
3. That the site for the proposed use is adequate in size and shape to accommodate such use, and all yards, fences, parking, loading, landscaping, and other features required, to other uses in the neighborhood. The site plan complies with the City of Antioch's High-Density Residential Development standards.
4. That the site abuts streets adequate in width and pavement type to carry the kind of traffic generated by the proposed use. The project site will construct street improvements, which are designed to meet City standards for adequate width and pavement.
5. That the granting of such use permit will not adversely affect the comprehensive General Plan because the proposed uses and design are consistent with the City of Antioch General Plan. The General Plan land use designation for the project site is High Density Residential, which allows for the type of use being developed by the project.
6. The 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 City standards.

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Antioch does hereby recommend City Council APPROVAL of a senior housing density bonus, lot merger, use permit, and design review for the development of a 394-unit multi-family affordable residential development on a 14.85-acre project site located southwest of the intersection of East Eighteenth Street and Holub Lane (APN's 051-200-025, and 051-200-026) subject to the following conditions:

A. GENERAL CONDITIONS

1. The development and all proposed improvements shall comply with the City of Antioch Municipal Code and City Standards, unless a specific exception is granted thereto or approved by the City Engineer.
2. This approval expires two years from the date of City Council approval, unless a building permit has been issued and construction has diligently commenced thereon and has not expired, or an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one one-year extension shall be granted.
3. All required easements or rights-of-way shall be obtained by the applicant at no cost to the City of Antioch. Advance permission shall be obtained from any property or easement holders for any work done within such property or easements.
4. City staff shall inspect the site for compliance with conditions of approval prior to final inspection approval.
5. The applicant shall obtain an encroachment permit for all work to be done within the public right-of-way or easement, and peak commute-hour traffic shall not be impeded by construction-related activity.
6. All existing easements shall be identified on the site plan and all plans that encroach into existing easements shall be submitted to the easement holder for review and approval, and advance written permission shall be obtained from any property owner or easement holder for any work done within such property or easement.

B. CONSTRUCTION CONDITIONS

1. The use of construction equipment shall be as outlined in the Antioch Municipal Code. Construction is restricted to weekdays between the hours of 8:00 AM and 5:00 PM. Requests for alternative days/times may be submitted in writing to the City Engineer for consideration.

2. The project shall comply with and supply all the necessary documentation for AMC § 6-3.2: Construction and Demolition Debris Recycling.
3. Standard dust control methods shall be used to stabilize the dust generated by construction activities. The developer shall post dust control signage with the contact number of the Developer, the Bay Area Air Quality Management District and the City.
4. Driveway access to neighboring properties shall be maintained at all times during construction.

C. FIRE REQUIREMENTS

1. All requirements of the Contra Costa County Fire District shall be met, including:
 - Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 20-feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 45 feet and must be capable of supporting the imposed fire apparatus loading of 37 tons. Access roadways shall not exceed 20% grade. Grades exceeding 16% shall be constructed of grooved concrete per the Fire District standard. (503) CFC
 - The project as proposed shall require the installation of approved Fire District turnarounds where the dead-end emergency apparatus access roadways are in excess of 150 feet in length between buildings. (503.2.5) CFC
 - Access roadways of less than 28 feet unobstructed width shall have signs posted or curbs painted red with the words **NO PARKING-FIRE LANE** clearly marked. (22500.1) CVC, (503.3) CFC Access roadways of 28 feet or greater, but less than 36 feet unobstructed width shall have **NO PARKING-FIRE LANE** signs posted, allowing for parking on one side only or curbs painted red with the words **NO PARKING-FIRE LANE** clearly marked. Parking is permitted only on the side of the road that does not have hydrants. (22500.1) CVC, (503.3) CFC
 - Provide emergency escape and rescue openings in Group R occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening. Landscaping, signage and other obstructions must not hinder the positioning of firefighting ground ladders to the rescue windows. This standard shall also apply to the courtyard windows of building 11 and 12. Access for crews carrying ladders to the inner courtyard shall be provided.

- Provide a drawing for areas under emergency escape and rescue openings showing clear space under these openings that allow for the placement of ground ladders at a climbing angle of 70 to 75 degrees and a minimum of 18" clearance from the base of the ladder to any obstruction.
- All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the interior of the building. The building owner shall have the testing conducted and the results submitted to the Fire District prior to the building final. (510.1) CFC
- Provide a striping and signage plan.
- Access gates for Fire District apparatus shall be a minimum of 20 feet wide. Access gates shall slide horizontally or swing inward and shall be located a minimum of 30 feet from the street. Electrically operated gates shall be equipped with a Knox Company key-operated switch. Manually operated gates shall be equipped with a non-case hardened lock or approved Fire District lock. Contact the Fire District for information on ordering the key-operated switch. (D103.5) CFC
- The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 3500 GPM. Required flow must be delivered from not more than 3 hydrants flowing simultaneously for a duration of 180 minutes while maintaining 20 pounds residual pressure in the main. (507.1), (B105) CFC
- The developer shall provide hydrants of the East Bay type. Hydrants shall be spaced no greater than 437 feet apart, within 262 feet of all parts of the property frontage and within 400 feet of all exterior walls of all buildings on an approved route. (C103.1) CFC
- The developer shall submit a minimum of two (2) copies of full size, scaled site improvement plans indicating all existing or proposed hydrant locations, fire apparatus access, elevations of building, size of building and type of construction for review and approval prior to obtaining a building permit. Final placement of hydrants shall be determined by the Fire District. (501.3) CFC
- Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site. (501.4) CFC

- The residential buildings as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2016 edition of NFPA 13 R of the 2016 California Residential Code. Submit a minimum of two (2) sets of plans to this office for review and approval prior to installation. (903.2) CFC, (R313.3) CRC, Contra Costa County General Plan/Contra Costa County Ordinance 2016-23.
- The commercial building as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2016 edition of NFPA 13
- The developer shall provide traffic signal pre-emption systems (Opticom) on any new or modified traffic signals installed with this development. (21351) CVC
- The developer shall submit a minimum of two (2) complete sets of building plans and specifications of the subject project, including plans for any of the following required deferred submittals, to the Fire District for review and approval prior to construction to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal (105.4.1) CFC, (901.2) CFC, (107) CBC
 - Private underground fire service water mains
 - Fire sprinklers
 - Fire alarm
 - Commercial kitchen hood extinguishing systems
 - Special suppression systems
 - Provide safety during construction. (Ch. 33) CFC

D. FEES

1. The developer shall pay all City fees which have been established by the City Council and as required by the Antioch Municipal Code.
2. The developer shall pay all pass-through fees. Fees include but are not limited to:
 - East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance.
 - Contra Costa County Fire Protection District Fire Development Fee in effect at the time of building permit issuance.
 - Development Impact Fee
 - Traffic Signal Fees
 - Gravity Flow Sewer Assessment Fee
 - School Impact Fees

- Delta Diablo Sewer Fee
 - Contra Costa Water District Fee
3. Prior to issuance of a building permit the developer shall pay the Contra Costa County Flood Control District Drainage Area fee per letter dated September 20, 2018 and the Contra Costa County map maintenance fee, in effect at the time of the filing of the lot merger.
 4. Prior to issuance of a building permit, the applicant shall pay sewer connection charges for APN 051-200-025 (\$20,558.62) and APN 051-200-026 (\$10,952.02) per City Council Resolution 2001/155 dated December 12, 2001.

E. PROPERTY MAINTENANCE

1. The following requirements which shall be the responsibility of the property owner:
 - a. Maintenance of the storm water detention basin.
 - b. Compliance with all City Codes regarding property maintenance.
 - c. Maintenance of all slopes to property line.
 - d. Maintenance of all onsite and frontage landscaping.
2. A parking lot sweeping program shall be implemented that, at a minimum, provides for sweeping immediately prior to the storm season and prior to each storm event.
3. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.

F. GRADING

1. 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.
2. The final grading plan for this development shall be approved by the City Engineer and signed by a California licensed civil engineer. No grading is allowed without a grading permit issued by the Building Department.
3. All elevations shown on the grading and improvement plans shall be on the USGS 1929 sea level datum or NAVD 88 with conversion information, or as approved by the City Engineer.

4. All slopes shall drain to approved drainage facilities as approved by the City Engineer.
5. Wall and fence locations and elevations shall be included on the grading plan.
6. Any existing wells or septic systems on the property shall be properly abandoned under permit from the Contra Costa County Environmental Health Department.
7. All grading shall be accomplished in a manner that precludes surface water drainage across any property line.
8. Swales adjacent to structures shall have a minimum of a 1% slope or as directed by the City Engineer.
9. All off-site grading is subject to the coordination and approval of the affected property owners and the City Engineer. The developer shall submit written authorization to "access, enter, or grade" adjacent properties prior to performing any work.
10. Retaining walls shall be of masonry construction and shall not be constructed in City right-of-way or other City maintained parcels unless approved by the City Engineer.
11. All retaining walls shall be reduced in height to the maximum extent practicable and any walls or signage shall meet the height requirements in the setback and sight distance triangles as required by the City Engineer.

G. CONSERVATION/NPDES

1. Water conservation measures, including low volume toilets, flow restrictors in showers and the use of drought tolerant landscaping, shall be used.
2. The Project shall meet or exceed Tier 1 of the CALGreen Building Code.
3. That 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 run-off flow controls, so that post-project runoff does not exceed estimated pre-project runoff. C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrates how compliance will be achieved. The SWCP shall be submitted simultaneously with the project plans. For the treatment and flow-controls

identified in the approved SWCP, a separate Operation and Maintenance Plan (O&M) shall be submitted and approved before the Building Department will issue Certificate of Occupancy permits. Both the approved SWCP and O&M plans shall be included in the project CC&Rs. Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall execute any agreements identified in the Storm Water Control Plan that pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.

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

- d. Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall execute and record any agreements identified in the Storm Water Control Plan which pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.
- e. Prevent site drainage from draining across sidewalks and drive aisles in a concentrated manner.
- f. Collect and convey all storm water entering, and/or originating from, the site to an adequate downstream drainage facility without diversion of the watershed. Submit hydrologic and hydraulic calculations with the Improvement Plans to Engineering Services for review and approval.
- g. Prior to issuance of the grading permit, submit proof of filing of a Notice of Intent (NOI) by providing the unique Waste Discharge Identification Number (WDID#) issued from the Regional Water Quality Control Board.
- h. Submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) for review to the Engineering Department prior to issuance of a building and/or grading permit. The general contractor and all subcontractors and suppliers of materials and equipment shall implement these BMP's. Construction site cleanup and control of construction debris shall also be addressed in this program. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a project stop work order.
- i. Install appropriate clean water devices at all private storm drain locations immediately prior to entering the public storm drain system. Implement Best Management Practices (BMP's) at all times.
- j. Install "No Dumping, Drains to River" decal buttons on all catch basins.
- k. If sidewalks are pressure washed, debris shall be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drain. If any cleaning agent or degreaser is used, wash water shall be collected and discharged to the sanitary sewer, subject to the approval of the sanitary sewer District.
- l. Include erosion control/storm water quality measures in the final grading plan that specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydro seeding, gravel bags and siltation fences and are subject to review and approval of the City Engineer. If no grading plan is required, necessary erosion control/storm water quality measures shall be

shown on the site plan submitted for an on-site permit, subject to review and approval of the City Engineer. The developer shall be responsible for ensuring that all contractors and subcontractors are aware of and implement such measures.

- m. Sweep or vacuum the parking lot(s) a minimum of once a month and prevent the accumulation of litter and debris on the site. Corners and hard to reach areas shall be swept manually.
 - n. Ensure that the area surrounding the project such as the streets stay free and clear of construction debris such as silt, dirt, dust, and tracked mud coming in from or in any way related to project construction. Areas that are exposed for extended periods shall be watered regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular basis. All trucks shall be covered.
 - o. Clean all on-site storm drain facilities a minimum of twice a year, once immediately prior to October 15 and once in January. Additional cleaning may be required if found necessary by City Inspectors and/or City Engineer.
 - p. Install full trash capture device(s) in storm water catch basins that collect water from the project site. A "full trash capture device" is defined as any device or series of devices that traps all particles retained by a 5mm mesh screen and has a design treatment capacity of not less than the peak flow rate resulting from a one-year, one-hour, storm in the tributary drainage catchment area. Selected devices must be detailed on the building permit plan submittal and approved by Public Works prior to installation.
5. All impervious surfaces to be constructed as part of the project, including off-site roadways, are subject to C.3 requirements per State Regulations.

H. UTILITIES

- 1. All existing and proposed utilities (e.g. transformers and PMH boxes) shall be undergrounded and subsurface in accordance with the Antioch Municipal Code, except existing P.G. & E. towers, if any, or as approved by the City Engineer.
- 2. Prior to issuance of a building permit, the applicant shall submit hydrologic and hydraulic calculations to the Contra Costa County Flood Control District for review, proving that existing Line 'C' of Drainage Area 29G is adequate to accept the runoff of the entire project site for the 10-year storm, as approved by the City Engineer.

3. Prior to issuance of a building permit, the applicant shall submit hydrologic and hydraulic calculations for review to the City for design and construction of storm drain facilities that adequately collect and convey stormwater entering or originating within the development to the nearest adequate man-made drainage facility or natural watercourse, without diversion of watershed.
4. All storm water flows shall be collected onsite and discharged into an approved public storm drain system.
5. Trash enclosures shall drain to sanitary sewer and shall incorporate methods to contain runoff at the front-gate and pedestrian access point to prevent storm water from entering the enclosure.
6. The sewer collection system shall be constructed to function as a gravity system.
7. A reduced pressure backflow preventer assembly shall be installed on all City water meter services.
8. All onsite utilities outside a public utility easement or as determined by the City Engineer, shall be privately owned and maintained and connected to public facilities in accordance with City Standards.
9. Double detector check valve backflow assemblies shall be installed at each end of the private fire line and enclosed within easements granted to the City.
10. The developer shall provide adequate water pressure and volume to serve this development, as approved by the City Engineer. This will include a minimum residual pressure of 20 psi with all losses included at the highest point of water service and a minimum static pressure of 50 psi.
11. The applicant shall install all infrastructure to serve the site. Infrastructure for access to the site (sewer, water, storm, joint trench, and surface improvements) shall be completed prior to issuance of building permits.
12. All proposed drainage facilities, including open ditches, shall be constructed of Portland Concrete Cement or as approved by the City Engineer.

I. LANDSCAPING

1. Sight distance triangles shall be maintained per AMC § 9-5.1101, Site Obstructions at Intersections, or as approved by the City Engineer. Landscaping and signage shall not create a sight distance problem.

2. Detailed landscaping and irrigation plans for the entire site shall be submitted to the City for review and approval. All landscaping and irrigation shall be installed in accordance with approved plans prior to the issuance of certificates of occupancy for this building.
3. Landscaping for the project shall be designed to comply with the applicable requirements of City of Antioch Ordinance No. 2162-C-S The State Model Water Efficient Landscape Ordinance (MWELO). Prior to issuance of a building permit, the applicant shall demonstrate compliance with the applicable requirements of the MWELO in the landscape and irrigation plans submitted to the City.
4. Landscape shall show immediate results. Landscaped areas shall be watered, weeded, pruned, fertilized, sprayed, and/or otherwise maintained as necessary. Plant materials shall be replaced as needed to maintain the landscaping in accordance with the approved plans.
5. The tree and shrub sizes shall be as detailed on the project plans.

J. LOT MERGER

1. Prior to the issuance of a building permit the applicant shall record a lot merger to consolidate APN 051-200-025 and APN 051-200-026 into one parcel.
2. Approval of the lot merger is subject to the City of Antioch Municipal Code and the time lines established in the State of California Subdivision Map Act.
3. Prior to recordation of the lot merger, a certificate of lot merger shall be submitted to the City Engineer for review and approval.
4. Prior to or concurrent with recordation of the lot merger, the applicant shall annex into CFD 2018-02 (Police Protection) for senior and multi-family units or execute an alternative agreement with the City of Antioch that provides funding for police services equivalent to those that would be assessed through annexation into CFD 2018-02.
5. Prior to recordation of the lot merger, the applicant shall annex into Street Light and Landscape Maintenance District 2A Zone 3 and accept a level of annual assessments sufficient to maintain street lights and landscaping adjacent to the project. The annual assessment shall cover the actual annual cost of maintenance as described in the Engineer's Report.
6. Prior to or concurrent with recordation of lot merger, the applicant shall dedicate, design and construct approximately 280 linear feet along Holub Lane from E. 18th Street to the City as street right-of-way.

7. Prior to or concurrent with recordation of lot merger, the applicant shall provide an irrevocable offer of dedication to the City of approximately 555 linear feet of Holub Lane as street right-of-way, which the City will not accept at the time of dedication.
8. Prior to or concurrent with recordation of lot merger, the applicant shall dedicate to the City as street right-of-way, design and construct Filbert Street.
9. Prior to building permit the applicant shall design and construct a traffic signal and interconnect to adjacent signal(s) (including conduits, wire, and pull boxes) at the intersection of E. 18th Street and Holub Lane, as approved by the City Engineer. The City will require future Developers of adjoining properties to pay their fair share of the traffic signal improvements. The City will cooperate with the developer in establishing a financing mechanism or reimbursement agreement for the traffic signal improvements so reimbursement is provided when adjacent properties develop. Should an adjacent developer construct the traffic signal first, the applicant shall pay 25% (as determined by the traffic impact analysis and approved by the City Engineer) of the cost of design and construction of the traffic signal to the City of Antioch for reimbursement to the adjacent developer(s). The applicant shall acquire and dedicate right-of-way or easements to the City of Antioch for the traffic signal at no cost to the City and to the satisfaction of the City Engineer.

Prior to or concurrent with recordation of the lot merger, the applicant may record a public improvement agreement for the deferment of the public improvements above provide appropriate security to ensure completion as required by the City Engineer.

K. 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.
2. The applicant shall mitigate any impacts on wildlife, including State and Federally listed threatened and endangered species, and their habitat by compliance with one of the following:
 - a. Implementing, or making enforceable commitments to implement, all applicable mitigation measures in the project environmental documents, as well as any additional measures as may be required by the California Department of Fish & Wildlife (CDFW) or the U.S. Fish & Wildlife Service (FWS), and obtaining a letter(s) from CDFW and FWS stating that the project has fulfilled the requirements of applicable State and Federal wildlife protection laws and regulations; or

- b. Complying with applicable terms and conditions of the ECCC HCP/NCCP, as determined in written "Conditions of Coverage" by the East Contra Costa County Habitat Conservancy (Conservancy), provided that the City has first entered into an agreement with the Conservancy for coverage of impacts to ECCCHCP/NCCP Covered Species; or
- c. Complying with a habitat conservation plan and/or natural community conservation plan developed and adopted by the City, including payment of applicable fees, provided that CDFW and FWS have approved the conservation plan.

L. PROJECT SPECIFIC CONDITIONS

1. This senior housing density bonus, lot merger, use permit, and design review approval applies to the construction of 394 affordable multi-family units for families and seniors as depicted on the project plans and described in the project description submitted to the City of Antioch on February 5, 2019. Any forthcoming plans submitted for any purpose shall be entirely consistent with these received plans, project description and conditions of approval herein. Minor modifications require the approval of the Zoning Administrator per AMC § 9-5.2708, Changed Plan; New Applications. Issuance of a Building Permit, Grading Permit or other permit does not negate or supersede this requirement.
2. Filbert Street shall be designed and constructed 40' wide (curb-to-curb) at the western project boundary, necking down to 36' wide (curb-to-curb) at the eastern project boundary, with 5'-wide sidewalks on both sides of the street and a turnaround at the eastern end as approved by the Fire Department and the City Engineer.
3. The secondary access driveway on Filbert Street shall be "in-and-out" and for residents only. The slope of the secondary drive aisle and parking spaces adjacent to the senior apartments shall be "flattened" as much as possible to improve access for seniors and the grade difference between building eleven and the parking lot and Filbert Street landscape frontage shall be reduced to the extent feasible. The applicant shall provide landscaping or other reasonable measures to block the view of the secondary access driveway into the adjacent property.
4. No structures, trash enclosures or invasive trees shall be located within public easements, as approved by the City Engineer.
5. Prior to building permit, the applicant shall submit a detailed plan of the entry gates for review and approval by the City Engineer. The design shall allow for adequate vehicle storage and turnaround. Gated entrances to the site shall include rapid access technology for Fire, Police and other emergency responders.

6. Driveway cuts along E. 18th Street shall be removed and replaced with City standard curb, gutter and six-foot (6') wide sidewalk.
7. All on-site curbs, gutters and sidewalks shall be constructed of Portland cement concrete.
8. Asphalt paving shall be designed for a minimum traffic index (TI) of 5.5 and shall have a minimum slope of 2%, concrete paving shall have a minimum slope of 0.75%, and asphalt paving for identified accessible parking stalls and access routes may have a minimum slope of 1.5% and a maximum 2% slope, or as approved by the City Engineer.
9. All access drive aisles shall be constructed per current ADA and City standards, subject to review and approval by the City Engineer.
10. The applicant shall install and maintain parking lot and pathway lights and landscaping within the project area at no cost to the City.
11. The parking lot striping and signing plan shall be approved by the City Engineer.
12. All parking spaces shall be double-striped, and all parking lot dimensions shall meet minimum City of Antioch Municipal Code requirements.
13. The applicant shall show a turning template on the site plan verifying that trucks can safely ingress, egress, and successfully maneuver throughout the site.
14. All cracked, broken or damaged concrete curb, gutter and/or sidewalks along 18th Street (in the public right-of-way along the project frontage) shall be removed and replaced as required by the City Engineer and at no cost to the City.
15. An additional accent color shall be added to the north, west, and east elevation of building #1 and to the east and west elevation of building #2. The accent color shall be brighter and complementary to the proposed color palette. A revised elevation shall be submitted for the review and approval of the Zoning Administrator.
16. The trash enclosures shall be screened with a combination of landscaping and/or evergreen vines and painted to match the building design. The trash enclosure shall comply with AMC § 9-5.1401 Refuse Storage Area Design Guidelines
17. The transformers shall be screened with landscaping.
18. All mechanical equipment shall be screened from the public right of way.

19. All rooftop mechanical equipment shall be screened from the public right-of-way. A line of sight study shall be submitted with the building permit submittal confirming the equipment is screened.
20. The back of all parapets shall be finished to match the front.
21. The six-foot high fence along East 18th Street shall be set back 15-feet from the property line.
22. Carport roofs and supports shall be painted to match the buildings.
23. All tandem parking spaces shall be assigned to the same apartment unit.
24. The six-foot high solid noise barrier adjacent to the pool area required for noise mitigation in the MMRP shall be compatible with the project architecture. An elevation of the barrier shall be included with the building permit submittal and shall be subject to the review and approval of the Zoning Administrator.
25. The monument sign shall be located in an area free of visual obstructions. Additional landscaping shall be added around the base of the sign to make the entry into the site more prominent. The color and materials of the sign shall be compatible with the project design.
26. The senior units shall be restricted to tenants aged 55 or older.
27. Prior to building permits being issued for the site, the applicant shall enter into a Senior Housing Density Bonus Agreement with City of Antioch per the requirements of Title 9, Chapter 5, Article 34 of the Antioch Municipal Code.

* * * * *

I HEREBY CERTIFY that the foregoing recommendation was passed and adopted by the Planning Commission of the City of Antioch, at a regular meeting thereof, held on the 1st day of May, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

FORREST EBBS
Secretary to the Planning Commission