

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

**WEDNESDAY, JUNE 6, 2018**

**6:30 P.M.**

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

**APPEAL**

All items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on **WEDNESDAY, JUNE 13, 2018**.

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

**ROLL CALL**

**6:30 P.M.**

Commissioners	Parsons, Chair
	Turnage, Vice Chair
	Zacharatos
	Motts
	Conley
	Martin
	Schneiderman

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

## **CONSENT CALENDAR**

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

### **1. APPROVAL OF MINUTES:**

**A. May 2, 2018**

**APPROVED**

**B. May 16, 2018**

**APPROVED**

\* \* \*

END OF CONSENT CALENDAR \* \*

**MINUTES**

**MINUTES**

## **NEW PUBLIC HEARING**

- 2. PD-16-01– Black Diamond Ranch** – Discovery Builders Inc. requests approval of a 9-unit residential subdivision within the existing Black Diamond Ranch (APN 089-160-010). Requested actions include adoption of an Initial Study/Mitigated Negative Declaration, an amendment to the previously approved Black Diamond Ranch Hillside Planned Development District, approval of a subdivision that includes 9-unit plus a 19.11-acre open space lot, and approval of the Final Development Plan/Design Review for proposed homes. The project site has a General Plan Land Use Designation of Medium Low Density Residential. The project site is located in the existing Black Diamond Ranch subdivision adjacent to the western boundary with the City of Pittsburg. The new homes would be accessed from Country Side Way and at the terminus of Torgensen Court (**APN 089-160-010**). **RESOLUTION NOS. 2018-17, -18, -19**

## **ORAL COMMUNICATIONS**

**STAFF REPORT**

## **WRITTEN COMMUNICATIONS**

**MEMO**

## **COMMITTEE REPORTS**

## **ADJOURNMENT** (7:04 pm)

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

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

fee) or on our website at:

<http://www.ci.antioch.ca.us/CityGov/CommDev/PlanningDivision/docs/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.

**CITY OF ANTIOCH  
PLANNING COMMISSION**

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

**May 2, 2018  
City Council Chambers**

In the absence of the Chair and Vice Chair, Elizabeth Perez recommended the Planning Commission select an Acting Chair to preside over the meeting this evening.

Acting Chair Zacharatos called the meeting to order at 6:33 P.M. on Wednesday, May 2, 2018 in the City Council Chambers. She stated that all items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 P.M. on Wednesday, May 9, 2018.

**ROLL CALL**

Present: Commissioners Schneiderman, Motts, Martin, Zacharatos and Conley  
Absent: Vice Chair Turnage and Chair Parsons  
Staff: Director of Community Development, Forrest Ebbs  
Assistant City Engineer, Lynne Filson  
Interim City Attorney, Elizabeth Perez  
Economic Development Program Manager, Lizeht Zepeda  
Police Captain, Tony Morefield  
Minutes Clerk, Kitty Eiden

**PLEDGE OF ALLEGIANCE**

Commissioner Martin announced that in the absence of the Chair and Vice Chair the Commission had selected Commissioner Zacharatos as Acting Chair to preside of the meeting this evening.

**PUBLIC COMMENTS**

None.

**CONSENT CALENDAR**

1. **Approval of Minutes:** None

**NEW ITEM**

2. **PW-150-18 – THE CITY OF ANTIOCH** is requesting a determination that the 2018-2023 Capital Improvement Program is consistent with the Antioch General Plan, which includes a determination that any acquisition or disposition of property identified in the project description for each project in the Capital Improvement Program is consistent with the General Plan.

Assistant City Engineer Filson presented the staff report recommending the Planning Commission determine that the 2018-2023 Capital Improvement Program is consistent with the Antioch General Plan, which includes that any acquisition or disposition of property identified in the project description for each project in the Capital Improvement Program is consistent with the General Plan.

In response to Commissioner Martin, Assistant City Engineer Filson explained that there was no grant funding under the highway bridge repair and replacement category. She reported the City forfeited their ability to apply for some grants because CCTA applied for it on their behalf for the Highway 4 widening. She noted they would be eligible to apply for grants next year.

Commissioner Martin questioned if the Antioch Creek between 10<sup>th</sup> and 4<sup>th</sup> streets would be opened up so flooding would not occur in that area.

Assistant City Engineer Filson responded that it would not occur with the immediate project because of the permitting process; however, they were aware of the need and would work hard to accomplish a phase II of the project.

Commissioner Martin questioned if the City would need access to the Antioch Historical Museum property when they proceeded with their project.

Assistant City Engineer Filson responded that if they did need access, it would not be for several years.

Commissioner Martin spoke in support of the protected left turn lane at 10th and L Streets.

Assistant City Engineer Filson stated for safety reasons, the protected left turn may only be allowed in the commute direction.

Commissioner Martin commented that in Mexico when the signals were turning, the green light flashed prior to the yellow light. He suggested a possible signal at 6<sup>th</sup> and A Streets at the blind curve.

Assistant City Engineer Filson stated she would add this request to the list of potential projects.

In response to Commissioner Martin, Assistant City Engineer Filson stated the City received funds to help disperse information to the public and that was the source of funding for the Council Chambers interior remodel project, which would include reconfiguring the dais, updating colors and Information Systems improvements. She clarified that the money allocated for the project in the draft was times \$1000.00 and that information would be updated prior to the CIP going to Council.

Director of Community Development Ebbs added that the money for the Council Chambers remodel was through a specific funding source and not General Fund monies.

In response to Commissioner Martin, Assistant City Engineer Filson stated she would send Commissioners the list of roadway improvements/maintenance projects that would be funded by the SB1 Gas Tax money. She noted streets would be brought up to ADA standards, bad sections replaced, and if grading was deteriorated they would do a leveling course and then a rubberized cape seal.

In response to Commissioner Martin, Assistant City Engineer Filson confirmed that the signal at Contra Loma Boulevard and Longview would be coordinated with signals already existing in the area. She commented that if there were long groups of traffic signals with a four way stop in the middle, it affected the progression; therefore, they used that to warrant signalizing this intersection. She noted it was not in the CIP because it was not up to the minimum dollar standard needed. She further noted they were in the process of replacing the City's server that had the traffic signal hardware/software and they were getting new software to integrate signals more efficiently.

In response to Commissioner Martin, Assistant City Engineer Filson explained that the City was awarded grant money last year; however, they would not receive the money until 2020 to improve L Street from the freeway to the Marina. She noted the fairground frontage would be improved along with the sidewalks and they would also be providing one lane and bike lanes in each direction, as well as parking in front of the residences. She commented that they were continuing to work on getting other grant money to address landscaping and the City owned vacant lots. She noted improvements done recently were completed by the City's maintenance crew.

Commissioner Martin encouraged the maintenance crews to continue working in the area.

In response to Commissioner Conley, Assistant City Engineer Filson stated there were two large projects occurring at the Water Treatment Plant Water which included switching water treatment from gas to liquid and electrical upgrades. She noted a future project was adding the desalination plant.

Commissioner Conley stated if the tunnels were approved to divert water from the Sacramento River, the water would be brackish and the State would need to compensate the City for desalinization.

Assistant City Engineer Filson responded that this was a major issue and a legal team was assisting the City to maintain their water rights.

In response to Commissioner Conley, Assistant City Engineer Filson explained that all of the houses in the Hillcrest area were in an assessment district that would pay for the improvements in that area. She also reported that they had had discussions with Amtrak and Southern Pacific to remove part of the train station structure that was making it too inviting for people not using the train and design it similar to a bus stop.

In response to Acting Chair Zacharatos, Assistant City Engineer Filson explained that the signals on James Donlon Boulevard were in the 5-year timeframe. She noted that when Seeno built the Black Diamond Ranch project; they paid into the traffic signal fund for future signals on the far side of Somersville Road so the money was kept there so that it was not spent on other projects. She further noted the money would not be needed until the James Donlon Boulevard/Buchanan Road bypass was built.

Acting Chair Zacharatos expressed concern regarding speeding traffic and safety of James Donlon Boulevard and requested the City conduct a traffic study in the area to determine if a signal was warranted in the Silverado Drive and James Donlon Boulevard areas.

Assistant City Engineer Filson stated she would add those areas to the list to study. She noted that with the speed bump program, they have been conducting studies and they could have them do the data collection to see what areas qualify.

Commissioner Schneiderman stated she had been told that the City of Brentwood had traffic cameras to catch red light runners near Home Depot and questioned if Antioch would be adding them in the future.

Assistant City Engineer Filson explained that Antioch had a couple of cameras within the City.

Commissioner Schneiderman stated she agreed with previous statements regarding safety issues on James Donlon Boulevard.

Commissioner Motts reported that the previous Amtrak station had burned down and he supported improvements and enhancements for potential transit-oriented development (TOD).

Assistant City Engineer Filson stated there had been efforts to clean up the area.

Commissioner Motts reported he had noticed that many of the Amtrak stations had restaurants.

In response to Commissioner Motts, Assistant City Engineer Filson explained that any time a grant opportunity presented itself, they attempted to find a project that fit and applied.

Commissioner Motts stated he was interested in getting wording in place for projects so that they could access funds as they came up.

Acting Chair Zacharatos opened and then closed the floor to public comment with no speakers requesting to speak.

#### **RESOLUTION NO. 2018-14**

***On motion by Commissioner Motts, seconded by Commissioner Martin, the Planning Commission determined that the 2018-2023 Capital Improvement Program is consistent with the Antioch General Plan, which includes that any acquisition or disposition of property identified in the project description for each project in the Capital Improvement Program is consistent with the General Plan. The motion carried the following vote:***

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

#### **NEW PUBLIC HEARING**

- 3. Cannabis Ordinance** – The Community Development Department has recommended amendments to Chapter 5 of Title 9 of the Antioch Municipal Code (Zoning Ordinance) to create a Cannabis Business (CB) Overlay District within the City of Antioch. The amendments would establish an overlay zoning district wherein an applicant could apply for a Use Permit from the City Council to operate a cannabis business. The amendment will also include applicable definitions, setback requirements, and procedures.

Community Development Director Ebbs presented the staff report dated April 24, 2018, recommending that the Planning Commission adopt the resolution recommending that the City Council approve the proposed amendments to the Zoning Ordinance.

Community Development Director Ebbs explained that there was some limitation on the law that required the City to act and if they did not by July 31, 2018, the City's ability to regulate was somewhat limited.



Interim City Attorney Perez asked the City to act at this time because they would be limited as to regulating in the future, and it had been recommended universally to act before July 31, 2018.

Director of Community Development Ebbs stated that in the future he would like the City to develop guidelines and policy.

Community Development Director Ebbs recommended that the Planning Commission recommend the City Council adopt the text and table changes, as well as make a recommendation on which map was the most appropriate. He noted in the future the maps and zoning ordinance could be amended at will.

Interim City Attorney Perez stated that if the City failed to adopt an ordinance, they would still be able to regulate past July 31, 2018; however, there may be limitations that are unknown at this time. She noted if the City could act by July 31, 2018, it was the recommended action.

Commissioner Schneiderman expressed concern that weed maps indicated that there were approximately 20 people in residential areas that were delivering marijuana.

Community Development Director Ebbs responded that this issue had been discussed with the City Attorney and that regulation would be outside of the zoning ordinance. He noted as written today, no cannabis business could occur in a residential district.

In response to Commissioner Martin, Director of Community Development Ebbs speaking to the definitions explained that Cannabis Business was the broader term and aspects of the business such as retail, production, and cultivation fell under that category. He clarified that they did not plan to separate the retail in the maps because they had not received guidance from the City Council on that matter. He explained the Cannabis definition as written was an industry standard definition.

Interim City Attorney Perez added that the definition of Cannabis in the resolution was fairly universal.

In response to Commissioner Martin, Director of Community Development Ebbs explained that he could not speak to the email attachments from the Consultant because they had not been agendaized. He encouraged the Commission to discuss those items with the Economic Development Commission and/or the City Council when it was presented to them.

Speaking to exhibit A2 and A3, Commissioner Martin questioned if the areas listed equate to a 500-600 foot buffer as part of the ordinance.

Director of Community Development Ebbs clarified that some parcels would be eliminated and some of the larger parcels may have to be located further from the property line. He noted it would be looked at on a case by case basis.

In response to Commissioner Martin, Interim City Attorney Perez stated that the City could amend the ordinance after July 31, 2018.

In response to Commissioner Motts, Director of Community Development Ebbs explained greenhouses could be utilized for agricultural use in the Sand Creek area.

Interim City Attorney Perez added that plants could be grown outdoors; however, the bulk of cultivation would be indoors for climate control and security.

Commissioner Motts reported there was a greenhouse in the Wilbur corridor that used water and heat from the paper plant and he believed the building was still on the site. He questioned if the City of Pittsburg had adopted their Cannabis Ordinance.

Economic Development Program Manager Zepeda reported the City of Pittsburg approved a 10% sales tax and objected to every use until they found an existing chemical plant within their City limits that they determined had enough space and could provide enough jobs to produce a chemical component of cannabis. She noted once Council toured the facility and was provided with a report on job projections, they reconsidered and amended their ordinance to allow for lab use within the City limits.

Commissioner Motts thanked Economic Development Program Manager Zepeda for sending the email attachments and stated that he agreed with most of the recommendations.

Economic Development Program Manager Zepeda stated she had sent the email to provide the Commission with the information and at the request of the Economic Development Commission. She noted it had also been sent to the City Council. She further noted the Economic Development Commission had completed their research and recommendations.

Commissioner Motts discussed the possibility of allowing for cannabis use in the Wilbur corridor.

Director of Community Development Ebbs stated that the Planning Commission had a limited scope for this discussion which did not include economic benefits. He noted if there was a greater regulatory scheme, it would be in addition to this ordinance.

In response to Acting Chair Zacharatos, Captain Morefield reported the Antioch Police Department looked at cannabis businesses from the police services standpoint and a testing facility or R&D type of business would be the least impactful and retail sales would be the most impactful. He stated the presence of high quality marijuana and

cash was guaranteed at those sites which would be an enticing target to someone with ill intent and the means to commit that ill intent. He commented that they were not very supportive of retail sales and anything further away from that, they would have less objection. He noted if it was decided that this type of business would be permitted in Antioch, the permitting process, as well as the calls for service would add to a burden on the Antioch Police Department.

In response to Commissioner Martin, Captain Morefield speaking to the map 1 option stated it would likely be the least impactful because it was concentrated in one area and by virtue of what existed in that area. He noted indoor cultivation was preferred by those in the business because it allowed for a year round grow. He further noted that the area would not be adequate for retail because it was problematic due to being a remote site and there was direct access to a freeway and a bridge that would take someone out of the area quickly that committed a crime at the business.

Commissioner Martin questioned if the Wilbur Avenue area was appropriate for any cannabis business.

Captain Morefield explained that given the three options before the Planning Commission, they would prefer cannabis businesses be in one specific area that would cause the least amount of problems.

Director of Community Development Ebbs stated that if the Planning Commission decided to support option 1, it would be appropriate to add the caveat that they would suggest that cannabis retail not be allowed there, if they were so inclined.

Captain Morefield clarified that he would not presume any area of Antioch to be an appropriate location or site for this type of business.

Commissioner Motts spoke in support of option 1 and of adding the Verne Roberts Circle area.

Acting Chair Zacharatos agreed with Commissioner Motts.

Commissioner Conley stated that Cannabis Businesses are against federal law and spoke in support of not allowing the businesses in Antioch.

In response to Acting Chair Zacharatos, Interim City Attorney Perez stated the Planning Commission could recommend the City not allow cannabis businesses; however, if it goes to City Council and they decided to regulate marijuana, it would be problematic and come back to the Planning Commission.

Director of Community Development Ebbs stated the Planning Commission could forward the ordinance with the table indentifying and defining the uses and regulate it by prohibiting it.

Acting Chair Zacharatos opened and closed the public hearing with no members of the public requesting to speak.

Commissioner Martin stated that he attempted to do what the people of the City requested and reported that in Contra Costa County 60.7% of the people voted yes on Prop 64 and in Antioch 60.1% voted yes; however, they may not have known the implications of legalizing cannabis. He stated his thought process was that if he should follow the voters or do what he believed was right. He noted it was difficult to proceed when Council had not made their legislative decision. He expressed concern of what the result would be at the Council level if they said no and Council voted to approve.

Director of Community Development Ebbs stated Council would take action prior to July 31, 2018, and that this item would be part of the input they received. He noted the ordinance was enough for the City to build off of and refine over time.

Acting Chair Zacharatos mentioned that Prop 64 passed which allowed cannabis users to have under an ounce of marijuana and six plants and from that it had been broadened into retail and other uses.

In response to Commissioner Motts, Director of Community Development Ebbs stated that if the City wanted to be more restrictive in the future, they could change the ordinance.

Commissioner Schneiderman suggested taking a conservative approach and approving option 1 because it was a small area on the edge of town. She stated she shared the Antioch Police Department's concerns regarding the increase in criminal activity.

Acting Chair Zacharatos suggested the Commission consider that Antioch was a family community and they were trying to build a brand to protect.

Commissioner Motts stated that he understood Commissioner Conley's concerns; however, U.S. Congress did not do their job in deciding if this was a State's rights issue or a Federal issue. He spoke in support of option 1 with the addition of Verne Roberts Circle.

Acting Chair Zacharatos stated that in looking at the City's infrastructure, she questioned if this was the right time to approve cannabis uses in Antioch.

#### **RESOLUTION NO. 2018-15**

***On motion by Commissioner Motts, seconded by Commissioner Schneiderman, the Planning Commission adopted the resolution recommending that the City Council approved the proposed amendments to the Zoning Ordinance approving map option 1 with the addition of Verne Roberts Circle. The motion carried the following vote:***

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

Interim City Attorney Perez stated that with five Commissioners present, there needed to be a majority so three voting affirmative approved the motion.

Director of Community Development Ebbs stated he would modify the maps and this item would go before the City Council on May 22, 2018.

### **ORAL COMMUNICATIONS**

Following discussion, Commissioner Martin stated that he would provide his Planning Commissioner binder to staff to duplicate for other Commissioners who had not received one.

### **WRITTEN COMMUNICATIONS**

None.

### **COMMITTEE REPORTS**

Commissioner Motts reported that he would be attending the TRANSPLAN meeting next week.

### **ADJOURNMENT**

***Acting Chair Zacharatos adjourned the Planning Commission at 8:32 P.M. to the next regularly scheduled meeting to be held on May 16, 2018.***

Respectfully Submitted,  
Kitty Eiden

**CITY OF ANTIOCH  
PLANNING COMMISSION**

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

**May 16, 2018  
City Council Chambers**

Chair Parsons called the meeting to order at 6:32 P.M. on Wednesday, May 16, 2018, in the City Council Chambers. She stated that all items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 P.M. on Wednesday, May 23, 2018.

**ROLL CALL**

Present: Commissioners Schneiderman, Motts, Martin, Zacharatos, Conley,  
Vice Chair Turnage and Chair Parsons  
Staff: Planning Manager, Alexis Morris  
Associate Planner, Zoe Merideth  
Interim City Attorney, Elizabeth Perez  
Minutes Clerk, Kitty Eiden

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

None.

**CONSENT CALENDAR**

1. Approval of Minutes: April 18, 2018

*On motion by Commissioner Conley, seconded by Commissioner Zacharatos, the Planning Commission unanimously approved the minutes of April 18, 2018, as presented. The motion carried the following vote:*

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

**NEW PUBLIC HEARING**

2. **UP-18-03 – Palabra de Dios Community Center** – Ruben Herrera requests approval of a use permit to operate a community center for community focused workshops and classes and general assembly uses for up to 250 people at an existing building and amusement center. The project site is located at 501 Auto Center Drive. This project has been found to be Categorically Exempt for the requirements of the California Environmental Quality Act (APN 074-130-080).

Associate Planner Merideth presented the staff report dated May 11, 2018, recommending that the Planning Commission approve a Use Permit (UP-18-03) to operate a community center for community focused workshops and classes, and general assembly uses at an existing building, and amusement center. The project site is located at 501 Auto Center Drive (APN: 074-130-080).

In response to Commissioner Zacharatos, Associate Planner Merideth stated the conditions of approval recommended hours of operation end at 12:00 A.M. and alcohol was prohibited unless they came back to the City for approval.

In response to Commissioner Martin, Associate Planner Merideth stated the applicant's project description did not include food service. She noted under this application they would be allowed to operate all of the amusements except the go-karts which would be prohibited. She explained that large assembly of more than 240 people and the amusements could not occur at the same time.

Commissioner Conley questioned how many people could the establishment accommodate if the amusements were not operating.

Associate Planner Merideth responded that it would be dependent on the building code and fire safety, which would be one person per fifteen square feet of assembly space.

Commissioner Conley stated he did not believe there was sufficient parking to operate both an amusement center and a church.

In response to Chair Parsons, Planning Manager Morris explained that the municipal code required a project to provide all of its parking on site unless they pursued a variance or offsite parking agreement. She clarified the parking requirement placed on the project per the municipal code was by square footage.

In response to Vice Chair Turnage, Associate Planner Merideth stated that if the building were used for meeting purposes by code, they would have enough parking; therefore, if they had an assembly of 240 people with the amusements, they would be in compliance with the municipal code.

In response to Chair Parsons, Associate Planner Merideth stated the Planning Commission could add a condition of approval that would limit the number of persons utilizing the amusement features. She noted the parking requirements were based on the original use permit.

In response to Commissioner Motts, Associate Planner Merideth explained if there were larger groups, the amusement features would be closed to the public; however, a private event could still utilize them.

In response to Commissioner Schneiderman, Associate Planner Merideth stated the applicant could modify the go-kart area for parking; however, the improvements would be expensive.

Chair Parsons opened the public hearing.

Ruben Herrera, representing Palabra de Dios Community Center, stated they were trying to make a difference in the City of Antioch. He noted that it was understood that the parking was tied to occupancy and explained that he had run East Bay Indoor Soccer without one complaint. He explained that they had been a church for 30-years and were expanding their church on 3<sup>rd</sup>. Street. He gave a brief history of his business in Antioch and his dedication to the community. He stated he had personally invested in this facility as a gift to the church and he understood the parking restrictions and had modified the plans to accommodate all of the proposed uses. He noted that his goal was to give back to the families in the community and they would not be charging for golf and the batting cages. He stated he was working with various community based organizations to bring programs into the community center. He stated that he felt confident that the 240 person restriction was appropriate and if needed, they would come back to revise their request. He noted they would not be providing go-karts, due to the liability, and they had thought about accommodating parking in that area; however, at this time it was cost prohibitive. He announced that they would calendar events to make sure it was well organized.

In response to Commissioner Conley, Mr. Herrera stated they were focusing on the youth and they planned youth events on Friday night, two Sunday services, bible study on Wednesday, and various workshops. He noted currently they planned on keeping their 3<sup>rd</sup> Street facility open. He noted if they grew, their first alternative would be to add another service noting that everything stemmed from adhering to the parking requirements. He further noted in the future, if they decided to move to a bigger location they would most likely still hold the community center at this location.

In response to Commissioner Martin, Mr. Herrera stated his letter outlined a brief example of their current programming; however, things would change once they had multiple locations. He noted general session could be a meeting, ministry service, bible study etc. He further noted if the current building on 3<sup>rd</sup> Street sold, they would be holding church services at this location. He reported that they were required to



purchase a flood policy for the go-kart area and there were many homeless living in the building. He further noted they had been working with various organizations to get them services. He stated he would like to expand parking in the future; however, they were not exploring those options at this time. He confirmed that they would only be operating the miniature golf and batting cages and stated they would most likely open at approximately 3:30 P.M. for afterschool programs.

In response to Commissioner Schneiderman, Mr. Herrera stated at this time they do not have any weddings or quinceañeras planned and they would not be selling alcohol or food.

In response to Chair Parsons, Planning Manager Morris stated that project specific condition #1 was an adequate statement because if they wanted to expand, they would come back to staff and if it required a subsequent use permit, it would come back to the Planning Commission. She noted the project description and conditions should regulate what the applicant had proposed at this time.

Juan Castro, Chaplain for the Police Department, and local Pastor, stated he supported the project and their efforts to invest in the youth in the community. He urged the Planning Commission to approve the project.

Chair Parsons closed the public hearing.

In response to Commissioner Martin, Associate Planner Merideth explained that the way project specific condition #7 was written, if there were more than 240 people present, then the amusements could not be opened to the public.

**RESOLUTION NO. 2018-16**

***On motion by Commissioner Motts, seconded by Vice Chair Turnage, the Planning Commission approved a Use Permit (UP-18-03) to operate a community center for community focused workshops, classes and general assembly uses at an existing building, and amusement center. The project site is located at 501 Auto Center Drive (APN: 074-130-080). The motion carried the following vote:***

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

Chair Parsons congratulated the applicant.

**ORAL COMMUNICATIONS**

Interim City Attorney Perez reminded the previous speaker to fill out a speaker card and provide it to the Minutes Clerk.

**WRITTEN COMMUNICATIONS**

None.

**COMMITTEE REPORTS**

Commissioner Motts reported that the TRANSPLAN meeting had been cancelled.

**ADJOURNMENT**

***Chair Parsons adjourned the Planning Commission at 7:20 P.M. to the next regularly scheduled meeting to be held on June 6, 2018.***

Respectfully Submitted,  
Kitty Eiden

**STAFF REPORT TO THE PLANNING COMMISSION  
FOR CONSIDERATION AT THE MEETING OF JUNE 6, 2018**

**Prepared by:** Paul Junker, Project Planner  
**Approved by:** Forrest Ebbs, Community Development Director   
**Date:** June 1, 2018  
**Subject:** Black Diamond Ranch Unit 4 (PD-16-01)

**RECOMMENDATION**

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

1. Adopt the resolution recommending approval of the Black Diamond Ranch Unit 4 Initial Study and Mitigated Negative Declaration.
2. Adopt the resolution recommending approval of an amendment to the Black Diamond Ranch Hillside Planned Development District.
3. Adopt the resolution recommending approval of a Black Diamond Ranch Unit 4 Vesting Tentative Map/Final Development Plan (PD-16-01) subject to conditions of approval.

**REQUEST**

The applicant, Louis Parsons with Discovery Builders Inc., requests approvals to allow the construction of 9 single-family homes within the existing Black Diamond subdivision adjacent to the western boundary with the City of Pittsburg. The new homes would be accessed from Countryside Way and at the terminus of Torgensen Court (APN 089-160-010).

Specific actions proposed within this project include:

1. Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program: The Planning Commission must recommend approval of the Initial Study/Mitigated Negative Declaration and adoption of the Mitigation Monitoring and Reporting Program to City Council prior to taking further actions on the project.
2. Zoning Amendment: The project would require amendment of the Black Diamond Ranch Hillside Planned Development District to create the additional nine residential lots, to allow for a proposed detention basin to be located on the corner of Metcalf Street and James Donlon Boulevard, and to amend certain development standards for the proposed residential lots.

3. Vesting Tentative Subdivision Map/Final Development Plan: The project would require the approval of a Vesting Tentative Subdivision Map and Final Development Plan to create nine residential lots and allow construction of new homes in the existing Black Diamond Ranch subdivision.

### **BACKGROUND INFORMATION**

The project site is part of the Black Diamond Ranch subdivision approved by the Antioch City Council on July 8, 2003. Council actions on Black Diamond Ranch included designation of the property as Low Density Residential under the General Plan, zoning of the property as Hillside Planned Development (HPD), and approval of the Black Diamond Ranch Tentative Subdivision Map. The current project site was designated Open Space on the original Black Diamond Ranch Tentative Subdivision Map.

Within the original project approvals, a condition was applied to the Black Diamond Ranch Tentative Subdivision Map that required the dedication of the hillside property as open space. In 2005, the applicant requested the opportunity to develop executive/estate housing on the hillside property and, in November 2005, the City Council amended the original conditions of approval to allow the developer to retain the hillside property and changed the designation of the property to Owner/Developer Remainder Parcel on the assumption that development of the property was going to occur in the near term.

In 2006, a preliminary development plan (PDP) application was submitted for a 60-unit single-family project referred to as "The Pointe" that was to be located on the current project site. Due to the extensive grading required to achieve the design, the PDP was found to be inconsistent with the City's General Plan and Zoning hillside preservation requirements, and was subsequently rejected by the City Council. In response to these comments, a revised PDP was submitted in May 2014 with a reduced scope that proposed 17 residential lots, with homes sited along existing streets, as well as hilltop homes sites that would be accessed from Torgensen Court.

Due to concerns expressed by the community and the Planning Commission over the impacts of hilltop lots, a revised Vesting Tentative Map and Final Development Plan was submitted on January 22, 2016. That proposal included 10 residential lots accessed from existing streets. Through further refinements, the project has been reduced to the currently proposed 9 home sites, located on approximately 1.96 acres, that are similar in size and character to the surrounding subdivision. The proposed project retains 19.11 acres as open space, to maintain hillside preservation and minimize any visual impacts. The project has been reviewed by all applicable departments and agencies and is discussed in greater detail below.



## **ENVIRONMENTAL**

In compliance with the California Environmental Quality Act (CEQA), the Planning Division prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the project to identify whether any significant environmental impacts may result from the proposed project.

The proposed project would integrate new lots into an existing subdivision without the need for substantial additional infrastructure and would involve minimal grading of the existing hillside. Mitigation measures for air quality and wildlife preservation during construction were incorporated to ensure that the project would have a less than significant impact on the environment, and a Mitigation Monitoring and Reporting Program (MMRP) has been prepared, which contains mitigation measures to avoid and minimize environmental impacts.

Based upon analysis of the project and subject to proposed mitigation measures, the IS/MND determined that the 9-lot subdivision would not result in any significant and unavoidable impacts that would be detrimental to the environmental or public health and safety.

Pursuant to CEQA Guidelines Section 15105, the IS/MND was circulated to the Contra Costa County Clerk and various local, county, and state agencies for review. The 20-day public review period lasted from October 7, 2016, through October 27, 2016. Staff did not receive any comment letters during the public review period.

The IS/MND and MMRP are available for review on the second floor of City Hall in the Community Development Department Monday through Friday between 8:00 a.m. and 5:00 p.m., and can also be found on the City's website at:

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

## **OFF-SITE DETENTION BASIN**

Following circulation of the IS/MND, a detention basin was proposed within the boundaries of the Black Diamond Ranch project, but outside of the boundaries of the proposed Vesting Tentative Subdivision Map. Approval and construction of this basin was not considered in the IS/MND. Pursuant to CEQA Guidelines Section 15073.5, a lead agency is required to recirculate a negative declaration when the document must be substantially revised after the release of the public notice of its availability. A substantial revision would result if a new, avoidable significant effect is identified and mitigation measures or project revisions must be added to reduce the effect to insignificance. Because the basin would not alter the intensity of use on the project site, the only potential change in project impacts would be related to the footprint of the basin, primarily regarding biological effects. To determine if the basin would result in new, avoidable significant effects related to biological resources, a site analysis of the basin was conducted, which included a review of applicable databases and a survey of

the site by a biologist. The analysis concluded that, as with the rest of the Black Diamond Ranch project site, the basin site consists of ruderal grassland and provides little habitat for protected biological resources. The only biological resource with the potential to occur on the basin site would be ground-nesting birds protected under the Migratory Bird Treaty Act, which is similar to the potential impact identified in the IS/MND. Ground-nesting birds would be protected through implementation of mitigation measure MM 4.1, which was already identified in the IS/MND. Therefore, because no new, avoidable significant effect was identified, recirculation of the IS/MND was not required. No further analysis is required.

## **ANALYSIS**

### **Issue #1: Project Overview**

The Black Diamond Unit 4 project proposes to subdivide a 20.98-acre undeveloped parcel into 9 single-family residential lots (average density of 4.58 dwellings per acre) and a 19.11-acre open space remainder parcel. The residential lots would be consistent with the surrounding subdivision size and use, while the open space lot is intended to preserve the hillside from future development.

The project area would be accessed from James Donlon Boulevard via Somersville Road. Proposed lot 1 would front onto the existing Torgensen Court cul-de-sac and all other proposed lots would front onto the existing Countryside Way.

The applicant proposes lot sizes that would range from 6,292 to 22,091 square feet in area. All lots would have minimum side yard setbacks of 5 feet, 15-foot front yard setbacks for living space, and rear yard depths of at least 15 feet. Driveways would be a minimum of 20 feet in length.

### **Issue #2: General Plan Consistency**

#### **General Plan Consistency**

The General Plan designation for the project site is Low Density Residential, which is characterized by single-family homes in traditional subdivisions. The maximum allowable density within the Low Density Residential designation is four dwelling units per gross acre (4.0 units per acres); no minimum density is established. The project has a proposed density of 0.43 units per acre (residential lots plus remainder open space lot) and therefore is consistent with the General Plan's allowed development density. The average size of the residential lots proposed by the project is 9,502 square feet. Lots 2 through 8 are similar to existing lots fronting to Countryside Way and are similar to adjacent existing lots in both width and depth. Lots 1 and 9 are configured differently and are substantially larger than existing lots in the subdivision.



### *General Plan Hillside Policies*

The Community Image and Design Element of the General Plan includes Section 5.4.14 Hillside Design Policies. Policies in this section address the design of development in hillside environments and provide specific guidance that would be applied to a development project review. As a result of the PDP review, the layout was designed to preserve the hillside and integrate the new units into the existing community.

The project has been configured to minimize the need for grading and to maintain the overall form of the existing hillside. The General Plan provides specific guidance on grading expectations for various slope categories (Section 5.4.14.b). The proposed project complies with the General Plan's requirements by clustering development upon the relatively level portions of a project site and preserving the steeper hillside portions of the site in a natural state (Section 5.4.14.i). The project does not propose any new streets and requires only modest grading on lots 2 through 9 (grading is limited to areas between the existing v-ditch that surrounds the hillside and Countryside Way). Lot 1 would require somewhat greater grading, but would still preserve the hillside and would not substantially alter views of the hillside from adjacent streets and the surrounding neighborhood.

### Zoning/HPD Ordinance Consistency

The zoning designation for the site is Hillside Planned Development (HPD), a designation that applies to the overall Black Diamond project. The purpose of the HPD zoning district is to promote a harmonious visual and functional relationship between natural and built environments, and Article 24 of the Antioch Zoning Ordinance (Title 9, Chapter 5) identifies the specific development parameters governing hillside development. In general, the HPD regulations promote sensitive design, clustering of development, and minimization of grading operations in order to preserve significant hillside areas and the natural character of existing terrain. The criteria for consideration of a HPD district include the project's relationship to the natural topography, the degree of grading, the stability of the soil, the preservation of natural features (e.g., rock outcroppings), the effect on native vegetation, vehicular accessibility, the functionality of parking areas, how the units relate to recreational and natural areas, individual privacy, and the project's relation to the surrounding developments.

The new units will not require construction of additional streets, nor will they create a substantial strain on existing services and facilities. Since the project proposes to minimize the need for grading by limiting the 9 new units to existing street frontages within the existing community and by establishing a defined hillside preservation parcel, the proposed Vesting Tentative Subdivision Map is consistent with the HDP requirements for preservation.

### Setbacks

The applicant has provided limited details regarding setback information, but has provided a non-dimensioned typical lot detail for lots 1 to 9 consistent with the previous approvals and surrounding design. Since development is not proposed within the sloping hillside area, the units will be built on a flat building area with front and rear



yards with a maximum 2:1 slope. Minimum usable (flat) side yards of 5 foot width and rear yards of 10 foot depth will be provided and most homes will have usable rear yards of at least 15 foot depth. The setbacks are flexible per the zoning designation as the project will be conditioned to include the following standards into the unit design for construction.

#### Parking

Per City code, the parking requirements for a single-family home are a two-car garage and one guest parking space on the street within close proximity to the unit served. The ordinance does not specify the placement of the guest spaces, but small lot subdivisions are typically conditioned to provide a guest parking space within 150-200 feet of the unit served. The proposed lots would have adequate parking spaces on existing streets in front of the proposed homes to meet guest parking requirements and the proposed homes all provide three-car garages. Therefore, the project meets or exceeds automobile parking requirements.

The Zoning Ordinance also requires unrestricted access to the rear yard for recreational vehicles (RV) for 25 percent of single-family lots. Out of the 9 units, the applicant would have to provide 3 lots with access for RVs. A condition of approval has been included to require at least 3 lots that accommodate the RV requirement, as well as the guest parking proximity to each unit. This will occur prior to the issuance of building permits for construction of the homes.

**Table 1 - Development Standards**

Minimum Front Yard Setbacks from Property Line (reserved for landscaping only, excluding driveways)	20 feet to garage 15 feet to front of house 10 feet to front porch
Minimum Side Yard Setbacks from Property Line (reserved for landscaping only)	Interior lot: 5 feet 5 feet minimum usable (flat) adjacent to home
Minimum Rear Yard Setbacks from Property Line (including patio covers)	10 feet on single story homes 15 feet on two story homes 10 feet minimum usable (flat) adjacent to home
Accessory Structure Setbacks	Interior lot: side yard and rear yard setback is zero Corner lot: street side setback is 20 feet and rear and interior side setback is zero
Maximum Building Height	35 feet typical
Maximum Lot Coverage (including accessory buildings and patio covers)	55%
Minimum Parking and Driveways	2 garage spaces 20 foot long by 20 foot wide driveway. One minimum 20 foot long on-street guest parking space per house.

**Table 2 - Lot Sizes**

Lot Number	Lot Size		Location within Project Site
	Square Feet	Acres	
1	22,091	0.51	Southern
2	8,305	0.19	Eastern
3	6,494	0.15	Eastern
4	6,315	0.14	Eastern
5	6,292	0.14	Eastern
6	9,255	0.21	Eastern
7	7,625	0.18	Northern
8	6,920	0.16	Northern
9	12,225	0.28	Northern
A (open space)	832,432	19.11	Central

### **Issue #3: Vesting Tentative Map/Final Development Plan**

The project proposes to subdivide 20.98-acre parcel into 9 single-family residential lots with an 19.11-acre open space remainder parcel. Vehicle access will come from James Donlon Boulevard via Somersville Road as the project site will be integrated into the existing street systems fronting Countryside Way and the Torgensen Court cul-de-sac.

The Final Development Plan is composed of the project construction documents (Vesting Tentative Subdivision Map, infrastructure plans, and architectural plans).

Conditions of approval associated with the Vesting Tentative Map and the Final Development Plan address project construction requirements, funding for construction and maintenance of public improvements, site design, and other requirements associated with project implementation.

### **Issue #4: Infrastructure and Off-Site Improvements**

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.

#### Circulation

The proposed lots will be incorporated into the existing Black Diamond Ranch subdivision and all lots will front onto either Countryside Way or Torgensen Court. The

City requires a traffic study for any project that generates 50 peak hour trips at any intersection. Due to the limited number of homes, the project would not generate this level of traffic and therefore no traffic study was required. No improvements to existing roadways are required for the project and any infrastructure improvements required within existing road rights-of-way will be addressed in the project subdivision improvement agreement.

#### Open Space and Park

Consistent with the Parks and Recreation Commission's recommendation of January 18, 2018, the project will be required to pay park in-lieu fees in the amount of \$13,500 at the recording of the final map. Consistent with zoning requirements for hillside preservation, the applicant will ensure the remaining 19.11-acre parcel is maintained as an open space preserve parcel. The developer shall be responsible for the permanent maintenance of the open space parcel unless transfer of such obligation is approved by the City. An open space management plan shall be prepared by the developer to ensure open space land is properly maintained.

#### Utilities

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 9 lots will be incorporated into the existing Black Diamond Ranch project and will easily be able to connect to the existing utilities. The new homes in the project will be required to participate in Streetlighting and Landscape Maintenance (L&L) District 2A Zone 10.

#### Public Services

Policy 3.5.3.1 of the City's Growth Management Element of the General Plan includes performance standards for police staffing. According to the standard, the City strives to maintain a force level within a range of 1.2 to 1.5 officers, including community service officers assigned to community policing and prisoner custody details, per 1,000 population. However, the current Antioch Police Department staffing ratio is approximately 1.0 per 1,000 population, which is unacceptable. Because the project would add population to the Antioch Police Department service area and the current staffing ratio is unacceptable, the applicant shall annex into CFD 2016-01 (Police Protection) to fund additional officers needed to serve the development.

#### Drainage

The applicant originally submitted a Stormwater Control Plan on November 29, 2016. Through subsequent review, it was determined that the existing Black Diamond Ranch stormwater system could not adequately manage the additional stormwater runoff that would result from the project. Through consultation with City staff, it was determined that the additional stormwater treatment and detention capacity would be provided through a new basin to be located at James Donlon Boulevard and Metcalf Street. This basin would require approximately 5,000 square feet of a parcel that was identified for commercial development in the original Black Diamond Ranch approvals.

Upon review, the City accepted that the designated commercial property at James Donlon Boulevard and Metcalf Street is constrained by its limited size, the existence of overhead electrical transmission lines, and restrictions on access from James Donlon Boulevard. Based on the fact that these constraints make commercial development unlikely, as well as the need to provide additional stormwater facilities, staff supports the applicant's proposed stormwater basin.

Because the site of the proposed basin is outside of the boundaries of the Black Diamond Ranch Unit 4 project, the basin is considered an off-site infrastructure project. The Commercial designation under the original project approvals does not allow for siting of such an off-site infrastructure project. Therefore, it is necessary to amend the Black Diamond Ranch HPD district to allow construction of the proposed basin at James Donlon Boulevard and Metcalf Street.

## **Issue #5: Architecture, Landscaping and Walls**

### Architecture

The applicant has architectural renderings for the Black Diamond Ranch Unit 4 development, dated February 14, 2017. It is noteworthy that 3 separate home plans with 3 individual elevations for each plan have been proposed. This provides an unusually large number of options given that only 9 homes will be constructed. The Vesting Tentative Subdivision Map identifies the plan model for each lot, providing the City certainty on where the various home plans will be located within the project.

The applicant has proposed 3 distinct home plans, with each of them offered in 3 elevation designs and using a variety of materials and design features to provide substantial differentiation. Combinations of materials include stucco, lap siding, stone veneer, and brick veneer. Roofs are differentiated by construction style (shed, hip, and gable) and by the style of roofing material. Window accents are rectangular with headers and shutters or arched architectural relief with no shutters. All models provide some detail in architecture wraps on doors and windows, but the majority of detail is reserved for the front elevations. Overall, the variation of material and the level of detail meets or exceeds the level of detail and variation of the adjacent existing homes.

Plan 1 is a single-story home with 2,074 square feet of living space and 3 garage parking spaces. This plan downplays the prominence of the garage spaces by providing single-space side-entry garage with substantial articulation and design elements facing the street.

Plan 2 is a relatively conventional two-story home with 3,066 square feet of living space and a three-car garage on an 1,890-square-foot footprint. This plan also differentiates elevations through varied roof lines and roof styles materials as described above.

Plan 3 is similar in measurements to Plan 2, with 3,122 square feet of living space and a three-car garage on an 1,890-square foot footprint. However, this plan relies upon a split-level design that allows it to step up higher in the rear to respond to the grades of

the project site. With two stories of living space located over the garage, this home measures 32 feet tall on its tallest side.

In discussing a preference for greater mixing of homes, staff noted that the 3 homes located at the western end of Countryside Way are all Plan 3 models. The applicant explained that the ability of the Plan 3 model to step up a sloping lot allows it to fit best on the slope and the shallow depth of these lots.

### **ATTACHMENTS**

- A. Resolution to recommend adoption of the Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
- B. Resolution to recommend amendment the Black Diamond Ranch HPD
- C. Resolution to recommend approval of the Black Diamond Ranch Unit 4 Vesting Tentative Subdivision Map and Final Development Plan with Conditions of Approval
- D. Aerial Photograph
- E. January 18, 2018 Park and Recreation Commission Report

# ATTACHMENT “A”

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

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH  
RECOMMENDING THAT THE CITY COUNCIL ADOPT THE MITIGATED NEGATIVE  
DECLARATION FOR THE BLACK DIAMOND UNIT 4 PROJECT AS ADEQUATE  
FOR ADDRESSING THE ENVIRONMENTAL IMPACTS OF THE PROPOSED  
PROJECT**

**WHEREAS**, the City received an application from Louis Parson with Discovery Builders (Applicant) for a Vesting Tentative Subdivision Map/Final Development Plan to subdivide an approximately 20.98-acre undeveloped parcel into 9 single-family homes with a 19.11 open space remainder (PD-16-1). The project site is located along Country Side Way and at the terminus of Torgensen Court, adjacent to the western boundary with the City of Pittsburg (APN 089-160-010); and

**WHEREAS**, the City prepared an Initial Study and Mitigated Negative Declaration (IS/MND) 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 IS/MND was circulated for a 20-day review period, with the public review period commencing on October 7, 2016 and ending on October 27, 2016; and

**WHEREAS**, subsequent to the circulation of the IS/MND it was determined that a drainage basin would be required adjacent to James Donlon Boulevard and Metcalf Street, which was not analyzed in the IS/MND; and

**WHEREAS**, the site of the proposed basin has been previously graded and is surrounded by roadways and existing development, and based upon a review of applicable databases and a survey of the site by a biologist, it was determined that the only potential impact of basin construction would be related to ground-nesting birds protected under the Migratory Bird Treaty Act; and

**WHEREAS**, ground-nesting birds would be protected through implementation of mitigation measure MM 4.1, which was already identified in the IS/MND, and therefore, because no new, avoidable significant effect was identified, recirculation of the IS/MND was not required; and

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

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

**WHEREAS**, on June 6, 2018, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary, and recommended to the City Council adoption of the Final IS/MND 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 a.m.–5:00 p.m. and the MMRP is attached as Exhibit A 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 IS/MND, 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 APPROVE AND ADOPT the Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring and Report Program for the project.

\* \* \* \* \*



RESOLUTION NO. 2018-\*\*

June 6, 2018

Page 3

**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 6<sup>th</sup> day of June 2018, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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FORREST EBBS  
Secretary to the Planning Commission

**Mitigation Monitoring and Reporting Program****Introduction**

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the Black Diamond Ranch Unit 4 project. CEQA Section 21081.6(a) requires lead agencies to adopt an MMRP to describe measures that have been adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. An MMRP is required for the proposed project because the EIR has identified significant adverse impacts, and measures have been identified to mitigate those impacts.

The numbering of the individual mitigation measures follows the numbering sequence as found in the IS/MND.

**Mitigation Monitoring and Reporting Program**

The MMRP, as outlined in the following table, describes mitigation timing, monitoring responsibilities, and compliance verification responsibility for all mitigation measures identified in this IS/MND.

The City of Antioch (City) will be the primary agency responsible for implementing the mitigation measures. In most cases, the construction contractor will be responsible for implementation of measures and the City's role is exclusively to monitor the implementation of the measures. In those cases, the construction contractor may choose to delegate the responsibility to implement specific mitigation measures prior to and/or during construction. The City will continue to monitor mitigation measures prior to and during demolition activities.

The MMRP is presented in tabular form on the following pages. The components of the MMRP are described briefly below:

- **Mitigation Measures:** Mitigation measures contained in the MMRP are taken from the IS/MND in the same order that they appear in the IS/MND. No revisions to these mitigation measures were required in the Final IS/MND.
- **Monitoring Responsibility:** Identifies the department in the City construction contractor, or other entity responsible for mitigation monitoring.
- **Mitigation Timing:** Identifies when the mitigation must be completed.
- **Compliance Verification Responsibility:** Identifies the department of the District or other entity responsible for verifying compliance with the mitigation. In some cases, verification will include contact with responsible state and federal agencies.

**EXHIBIT A**

Mitigation Monitoring and Reporting Program

**EXHIBIT A**  
Mitigation Monitoring and Reporting Program

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
<b>Air Quality</b>				
MM 3.1	<p>To adequately control dust, the project applicant shall ensure construction contain requirements for implementing the BAAQMD's Basic Construction Mitigation Measures from Table 8-1 of the BAAQMD's (2011) CEQA Air Quality Guidelines.</p> <ol style="list-style-type: none"> <li>1. All exposed surfaces (e.g., parking area, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered as deemed necessary for controlling dust during varying weather conditions to conserve water while California is in a drought.</li> <li>2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</li> <li>3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</li> <li>4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).</li> <li>5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</li> <li>6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.</li> </ol>	City of Antioch	During construction	

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Verification (Date and Initials)
	<p>7. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified visible emissions evaluator.</p> <p>8. A publicly visible sign shall be posted with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.</p>			
<b>Biological Resources</b>				
<b>MM 4.1</b>	<p>If clearing and construction activities occur during the nesting period for migratory birds (February 1-August 31), a qualified biologist shall conduct preconstruction surveys on and adjacent to the project area within 14 days prior to construction initiation. Surveys shall be repeated if project activities are suspended or delayed for more than 15 days during the nesting season.</p> <p>If active nest sites are identified within 200 feet of project activities, the project applicant shall impose a Limited Operating Period (LOP) for all active nest sites prior to commencement of any project construction activities to avoid construction- or access-related disturbances to migratory bird nesting activities. An LOP constitutes a period during which project-related activities (i.e., vegetation removal, earth moving, and construction) shall not occur, and shall be imposed within 100 feet of any active nest sites until the nest is deemed inactive. Activities permitted within and the size (i.e., 100 feet) of LOPs may be adjusted through consultation with the California Department of Fish and Wildlife.</p>	City of Antioch	During construction	

# ATTACHMENT “B”

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

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH  
RECOMMENDING THAT THE CITY COUNCIL AMEND THE BLACK DIAMOND  
RANCH HILLSIDE PLANNED DEVELOPMENT DISTRICT (PD-16-1) FOR THE  
BLACK DIAMOND RANCH UNIT 4 PROJECT**

**WHEREAS**, the City received an application from Louis Parsons with Discovery Builders (Applicant), seeking approval of an amendment to the Black Diamond Ranch Hillside Planned Development (amendment), Vesting Tentative Subdivision Map, and Final Development Plan (PD-16-1) known as the Black Diamond Ranch Unit 4 project (project) that includes 9 single-family homes and a 19.11-acre open space lot located within an approximately 21.07-acre site (APN 089-160-010); and

**WHEREAS**, the project site is located within the previously approved and constructed Black Diamond Ranch development project which was approved under the Black Diamond Ranch Hillside Planned Development District; and

**WHEREAS**, the original approvals for the Black Diamond Ranch project did not include approvals for the nine new proposed lots or the detention basin proposed at James Donlon Boulevard and Metcalf Street; and

**WHEREAS**, the proposed project does not fully comply with all development standards established under the originally approved Black Diamond Ranch Hillside Planned Development District; and

**WHEREAS**, an Initial Study and Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) were prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162 and considered by the Planning Commission on June 6, 2018; and

**WHEREAS**, the Planning Commission recommended adoption of the IS/MND and MMRP to the City Council; and

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

**WHEREAS**, on June 6, 2018, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and written; and

**WHEREAS**, the granting of such amendment will not adversely affect the comprehensive General Plan.

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission does hereby make the following general findings for recommendation to the City Council for approval of the proposed Black Diamond Ranch Hillside Planned Development amendment:

1. That the proposed amendment will allow uses suitable to the site.

Evidence: The project will allow development that is similar to and consistent with existing development and will retain the prominent and visible hillside in Black Diamond Ranch.

2. That uses permitted by the proposed amendment will not be detrimental to adjacent or surrounding properties.

Evidence: The proposed uses are consistent with and compatible with existing development in both development intensity and character of design.

3. That the requested zoning change is in conformance with the General Plan.

Evidence: Development allowed under the proposed amendment would be consistent with the General Plan designation of Low Density Residential and would implement the General Plan policies pertaining to hillside development by preserving the prominent hillside in Black Diamond Ranch and clustering development on portions of the site with existing street frontage/access and minimal slopes.

**NOW THEREFORE BE IT FURTHER RESOLVED** that the Planning Commission does hereby recommend that the City Council amend the Black Diamond Ranch Hillside Planned Development District to:

1. Allow the creation of 9 residential lots as depicted on the Black Diamond Ranch Unit 4 Vesting Tentative Subdivision Map dated February 16, 2018.
2. Allow the construction of a stormwater basin at the currently undeveloped property south of James Donlon Boulevard and east of Metcalf Street, subject to subsequent approval of infrastructure improvement plans.
3. Establish the following development standards for the 9 proposed homes in the Black Diamond Ranch Unit 4 development:

- a. Front to living space: 15 feet
- b. Front to porch: 10 feet
- c. Front to garage: 20 feet
- d. Side yard: 5 feet
- e. Side yard useable: 5 feet



- f. Rear yard: 15 feet
- g. Rear yard usable: 10 feet
- h. Maximum building height: 35 feet

\* \* \* \* \*

**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 6<sup>th</sup> day of June 2018, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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FORREST EBBS

Secretary to the Planning Commission

# ATTACHMENT “C”

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

**RESOLUTION OF THE CITY OF ANTIOCH PLANNING COMMISSION  
RECOMMENDING APPROVAL OF A VESTING TENTATIVE SUBDIVISION  
MAP/FINAL DEVELOPMENT PLAN FOR THE BLACK DIAMOND UNIT 4 PROJECT**

**WHEREAS**, the City received an application from Louis Parsons with Discovery Builders (Applicant) for a Vesting Tentative Subdivision Map (VTSM)/Final Development Plan (FDP) to subdivide an approximately 21.07-acre undeveloped parcel into 9 single-family homes with a 19.11-acre open space lot (PD-16-1). The project site is located along Country Side Way and Torgensen Court, adjacent to the western boundary with the City of Pittsburg (APN 089-160-010); and

**WHEREAS**, an Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) were prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162; and,

**WHEREAS**, in accordance with CEQA requirements, the IS/MND was circulated for public comment from October 7, 2016, to October 27, 2016, and the City received no comments on the proposed subdivision; and,

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

**WHEREAS**, on June 6, 2018, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary.

**NOW THEREFORE BE IT RESOLVED**, that the Planning Commission makes the following required findings for approval of an FDP:

1. Each individual unit of the development can exist as an independent unit capable of creating an environment of sustained desirability and stability because each parcel has its own independent parking and access. The residential uses proposed will not be detrimental to present and potential surrounding uses but instead will have a beneficial effect helping to implement the General Plan vision through zoning compliance within the approved Planned Development; and,
2. The project as designed and conditioned adheres to City standards and will provide adequate utility services to all phases of the development. The project will be integrated into the existing street system as the ultimate design, location, and size of these improvements and their integration into the existing system will be subject to the approval of the City Engineer; and,
3. Any deviation from the standard zoning requirements is warranted by the design and additional amenities incorporated in the FDP which offer certain unusual redeeming features to compensate for any deviations that may be permitted.

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The project is a small lot subdivision and is substantially in conformance with the applicable zoning requirements for residential development and the Hillside Planned Development (HPD) District development standards established for the project site; and,

4. The area surrounding the HPD District can be planned and zoned in coordination and substantial compatibility with the proposed development because the proposed development is consistent with the General Plan and the area around the project will also be required to develop according to the General Plan policies; and,
5. The project and the HPD District conform to the General Plan of the City in that the small lot single-family residential uses are consistent with the General Plan designation of Low Density Residential for the project site; and,
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.

**BE IT FURTHER RESOLVED** that the Planning Commission does hereby make the following findings for approval of a VTSM:

1. That the subdivision, design and improvements are consistent with the General Plan, as required by Section 66473.5 of the Subdivision Map Act and the City's Subdivision Regulations. The site has a General Plan designation of Low Density Residential and is zoned HPD as the subdivision will accommodate uses that are consistent with the General Plan on each of the lots created by the subdivision; and,
2. That the subdivision proposed by the VTSM complies with the rules, regulations, standards and criteria of the City's Subdivision Regulations. The proposed subdivision meets the City's criteria for the map. The City's Planning and Engineering staff have reviewed the VTSM and evaluated the effects of the subdivision proposed, and have determined that the VTSM as conditioned complies with and conforms to all the applicable rules, regulations, standards, and criteria of the City's Subdivision Regulations; and,
3. 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 APPROVAL of a VTSM/FDP for the subdivision and development of nine single-family lots within the existing Black Diamond

subdivision located along Country Side Way and at the terminus of Torgensen Court, adjacent to the western boundary with the City of Pittsburg (APN 089-160-010) subject to the following conditions:

**A. GENERAL CONDITIONS**

1. The development shall comply with the City of Antioch Municipal Code, unless a specific exception is granted thereto, or is otherwise modified in these conditions.
2. Concurrent with the first submittal of grading or improvement plans, the applicant shall submit a site plan exhibit showing the site plan as modified by conditions and approvals.
3. This approval expires two (2) years from the date of approval (Expires June 6, 2020) or alternate date as identified in any applicable Development Agreement.
4. The applicant shall defend, indemnify, and hold harmless the City in any action brought challenging any land use approval or environmental review for the project. In addition, applicant shall pay any and all costs associated with any challenge to the land use approval or environmental review for the project, including, without limitation, the costs associated with any election challenging the project.
5. A final and unchallenged approval of this project supersedes previous approvals that have been granted for this site.
6. Permits or approvals, whether discretionary or ministerial, will not be considered if the applicant is not current on fees, reimbursement and/or other payments that are due the City.
7. All advertising signs shall be consistent with the Sign Ordinance or as approved by the Community Development Director.
8. All required easements or rights-of-way for improvements shall be obtained by the applicant at no cost to the City of Antioch. Advance permission shall be obtained from any property or, if required from easement holders, for any work done within such property or easements.

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9. All easements of record that are no longer required and affect individual lots or parcels within this project shall be removed prior to or concurrently with the recordation of the final map or subsequent separate document as approved by City Engineer.
10. Prior to filing of a final map for recording, the applicant shall annex into CFD 2016-01 (Police Protection).
11. The property owner agrees to participate in Streetlighting and Landscape Maintenance (L&L) District 2A Zone 10 and accept a level of annual assessments sufficient to maintain the public streetlights, landscaping, open space and drainage facilities in the vicinity of the project area at no cost to the City. Developer shall pay all costs associated with annexation of Black Diamond Ranch Unit 4 to L&L District 2A-10 and such obligation shall be subject to escalation to ensure actual cost of maintenance is fully funded.
12. The property owner shall participate in AUSD CFD 2004-1 or pay impact fees as approved by the school district.

**B. VESTING TENTATIVE SUBDIVISION MAP CONDITIONS**

1. The VTSM approval is subject to the time lines established in the State of California Subdivision Map Act or as extended by the Development Agreement.
2. Approval is based upon substantial conformance with the VTSM dated February 16, 2018.
3. Approval of this VTSM shall not constitute the approval of any improvements shown on the VTSM and shall not be construed as a guarantee of future extension or re-approvals of this or similar maps, nor is it an indication of future availability of water or sewer facilities or permission to develop beyond the capacities of these facilities.
4. Approval of this VTSM shall not constitute approval of storm drainage improvements shown on the VTSM, and where necessary, storm drainage easements may be required.
5. As shown on the proposed VTSM, the remaining hillside area (Parcel A) shall be permanently maintained as open space and will remain in the ownership of the developer, Black Diamond Land Investors LLC, which will be solely responsible for all maintenance of the private open space parcel in perpetuity.

6. The access to Open Space Parcel A adjacent to lot 9 on the VTSM shall be adequately sized and configured to allow maintenance trucks to successfully ingress and egress the site, and shall include turning radii and provisions for crossing the existing concrete drainage channel as approved by the City Engineer.
7. Developer shall provide an open space management plan that includes typical operations and routes for maintenance operations.

**C. CONSTRUCTION CONDITIONS**

1. The use of construction equipment shall be as outlined in the Antioch Municipal Code and is restricted to weekdays between the hours 8:00 a.m. and 5:00 p.m., or as approved in writing by the City Manager. Requests for alternative days/time may be submitted in writing to the City Engineer for consideration.
2. The project shall be in compliance with and supply all the necessary documentation for Antioch Municipal Code § 6-3.2 Construction and Demolition Debris Recycling.
3. Standard dust control methods and designs shall be used to stabilize the dust generated by construction activities. The applicant shall post dust control signage with a contact number of the applicant, City staff, and the air quality control board.
4. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.

**D. SITE AND PROJECT DESIGN**

1. Provisions for mail delivery in the subdivision area shall be reviewed and approved by staff prior to the approval of the final map. Applicant shall install mail box facilities as required by the City Engineer.
2. Prior to the approval of the grading plan(s), the City Engineer shall determine if it is necessary to engage soils and structural engineers, as well as any other professionals, deemed necessary to review and verify the adequacy of the building plans submitted for this project. If deemed necessary by the City Engineer, this condition may include field inspections by such professionals to verify implementation of the plans. Costs for these services shall be borne by the applicant.

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3. All proposed improvements shall be constructed to City standards or as approved by the City Engineer.
4. All driveways shall be perpendicular to the street centerline, or as approved by the City Engineer.
5. Maximum driveway slope shall be 12% or as approved by the City Engineer.
6. All driveways shall be a minimum of five feet (5') from the curb return.
7. The right-of-way line is ten feet (10') from face of curb.
8. All lot sidelines shall be perpendicular or radial to the fronting street centerline, or as approved by the City Engineer.
9. Sight distance triangles shall be maintained per Antioch Municipal Code § 9-5.1101 Site Obstructions at Intersections, or as approved by the City Engineer.
10. Rear and side yard fencing shall be provided for all units. All fences shall be located at the top of slope, or as approved by the City Engineer.
11. In cases where a fence is to be built in conjunction with a retaining wall, and the wall face is exposed to a side street, the fence shall be set back a minimum of three feet (3') behind the retaining wall per Antioch Municipal Code § 9-5.1603 Setbacks; streetside and sideyard fences, or as approved by the City Engineer.
12. The applicant shall provide a checklist of universal design accessibility features to home buyers as required by Health and Safety Code § 17959.6.
13. All improvements for each lot (water meters, sewer cleanouts, etc.) shall be contained outside of the driveway and within the lot and the projection of its sidelines, or as approved by the City Engineer.
14. One (1) on-street parking space per lot shall be located within close proximity to the unit served, or as approved by the City Engineer.
15. All fencing adjacent to open space (trails and basins) shall be wrought iron or black vinyl-clad chain link with powder-coated posts or other material as approved by the City Engineer.



16. All two-car garages shall be a minimum of 20 feet by 20 feet (20' x 20') clear inside dimensions or as approved by the Community Development Director.
17. The project shall provide parking space for recreational vehicles in the side yard of the lots 1, 6 and 9.

**E. UTILITIES**

1. All existing and proposed utilities shall be undergrounded (e.g., transformers and PMH boxes) and subsurface in accordance with the Antioch Municipal Code, except the existing PG&E towers or as approved by the City Engineer.
2. All sewage shall flow by gravity to the intersecting street sewer main.
3. All public utilities, including storm drain pipes and ditches, shall be installed in streets and shall avoid locations between lots. All proposed drainage facilities, including open ditches, shall be constructed of Portland Concrete Cement or as approved by the City Engineer.
4. Prior to the recordation of the first final map, the applicant shall submit hydrology and hydraulic analyses with a stormwater control plan to the City for review and approval and to Contra Costa County Flood Control District for review at no cost to the City as directed by the City Engineer.
5. Prior to approval of improvement plans, developer shall submit plans for the off-site drainage basin and perimeter landscaping and improvements. Such plans shall include fencing as required by the City and, if required, shall be wrought iron and of height as required by the City.
6. Proposed off-site detention basin and associated improvements shall be constructed prior to issuance of first building permit for residential structures.
7. Developer shall transfer ownership of the off-site detention basin and its immediately surrounding perimeter landscaping to the City, and shall fund all costs associated with conveyance of such lands to the City.
8. The applicant shall provide adequate water pressure and volume to serve this development. This will include a minimum residual pressure of 20 psi with all losses included at the highest point of water service and a minimum static pressure of 50 psi or as approved by the City Engineer. See Fire Requirements for additional water flow conditions.

9. The houses shall contain rain gutters and downspouts that direct water away from the foundation as approved by the City Engineer.
10. Prior to acceptance of public utilities, the developer shall provide GPS coordinates of all in- and above-ground assets. This includes all water distribution utility features, collection utility features, storm water utility features, and inverts associated with these features. Developer is to also include GPS coordinates of metal subdivision entryway signs, street signs, light poles, and irrigation controllers. These GPS coordinates must be taken on a survey-grade sub-meter GPS data receiver/collector, and provided in GIS shapefile format using the North American 1983 Coordinate System.
11. Prior to vertical construction, the developer shall extend the sanitary sewer main in Country Side Way adjacent to lots 7-9; remove and replace curb, gutter and sidewalk as needed for all new driveways, utility laterals and through-curb drains; and grind and overlay the affected street pavement(s), per City standards and as approved by the City Engineer.

**F. LANDSCAPING**

1. Landscaping on all slopes, medians, C.3 basins and open space areas shall be approved by the City Engineer and shall be installed, at no cost to the City.
2. A minimum of one (1) 15-gallon tree shall be located within ten feet (10') of the sidewalk in the front yard of each lot and the side yard of corner lots prior to the issuance of the certificate of occupancy. The type and location of the tree shall be as approved by the City Engineer.
3. Prior to issuance of residential building permits, developer shall submit typical front yard landscape plan(s) to demonstrate compliance with water-conserving landscape requirements. Developer shall submit a landscape plan for each residential lot that City shall review for compliance with typical landscape plan(s) and approve prior to issuance of building permit.
4. Based on drought conditions, the City Engineer has the authority to delay some or all of the landscape conditions of approval.

**G. FIRE REQUIREMENTS**

1. The applicant shall comply with the following conditions provided by the Contra Costa County Fire Protection District:
  - a. Access roadways of less than twenty-eight feet (28') unobstructed width shall have NO PARKING – FIRE LANE signs posted or curbs painted red with the words NO PARKING – FIRE LANE clearly marked, per 22500.1 CVC.
  - b. The cul-de-sacs or turnarounds shall have an outside turning radius of a minimum of forty-five feet (45') or as approved by the City Engineer. Should the sidewalk be included in the turning radius, it shall be clear of street lights, fire hydrants and other obstructions.
  - c. The applicant shall provide an adequate reliable water supply for fire protection with a minimum fire flow of 1750 GPM. Required flow shall be delivered from not more than one hydrant flowing simultaneously for the duration of 120 minutes while maintaining 20 pounds residual pressure in the main. (508.1), (B105) CFC
  - d. The applicant shall provide hydrants of the East Bay type, which shall be maintained by the City. Approximate hydrant locations will be determined by the Fire District and approved by the City Engineer.
  - e. 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. Gravel roads are not considered all-weather roadways for emergency apparatus access. The first lift of asphalt concrete paving shall be installed as the minimum sub base materials and capable of supporting the designated gross vehicle weight specified above.
  - f. Premises identification shall be provided. Such numbers shall contrast with their background and be a minimum of four inches (4") high with ½-inch stroke or larger as required to be readily visible from the street. (505.1) CFC, (501.2) CBC
  - g. Plan review and inspection fees shall be submitted at the time of plan review submittal. Checks may be made payable to Contra Costa County Fire Protection District.

- h. All proposed homes shall be protected with an approved automatic fire sprinkler system complying with the 2013 edition of NFPA 13D or Section R313.3 of the 2013 California Residential Code. Submit a minimum of two (2) sets of plans for each model home to this office (see item j) for review and approval prior to installation. (903.2) CFC, (R313.3) CFC.
- i. The developer shall submit a computer-aided design (CAD) digital file copy of the site plan to the Fire District upon final approval of the site improvement plans or subdivision map. CAD file shall be saved in the latest AutoCAD.DXF file format. (501) CFC
- j. Submit plans to: Contra Costa County Fire Protection District, 2010 Geary Road, Pleasant Hill, CA 94523.

**H. FEES**

- 1. The applicant shall pay all City fees which have been established by the City Council and as required by the Antioch Municipal Code.
- 2. The applicant shall pay all pass-through fees. Fees include but are not limited to:
  - a. East Contra Costa Regional Fee and Financing Authority Fee in effect at the time of building permit issuance.
  - b. Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance.
  - c. Contra Costa County Map Maintenance Fee in effect at the time of recordation of the final map(s).
  - d. Contra Costa County Flood Control District Drainage Area fee.
  - e. School Impact Fees.
  - f. Delta Diablo Sanitation Sewer Fees.
  - g. Contra Costa Water District Fees.

**I. MODEL HOMES**

1. If developer requests model homes or sales trailer, prior to the placement of any sales trailers, plans shall be submitted to the Engineering Department for review and approval. Any trailer shall be placed out of the public right-of-way and shall have its own parking lot.
2. The model home complex parking lot location and design shall be subject to City Engineer approval.
3. The model home landscaping shall be drought tolerant, with total area of spray irrigation for the complex not to exceed 50 percent of the landscaping area.

**J. 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. All lots and slopes shall drain to approved drainage facilities as approved by the City Engineer.
3. All grading shall be accomplished in a manner that precludes surface water drainage across any property line.
4. All lots shall be graded to drain positively from the rear to the street or as approved by the City Engineer.
5. The swales adjacent to the house structure shall have a minimum of a one percent (1%) slope or as directed by the City Engineer.
6. All off-site grading is subject to the coordination and approval of the affected property owners and the City Engineer. The applicant shall submit written authorization to "access, enter, or grade" adjacent properties prior to performing any work.

7. Any sale of a portion (or portions) of this project to multiple developers shall include the necessary agreement and/or grading easements to ensure that project-wide grading conforms to the approved map and conditions of this resolution.
8. The grading plan for this development shall be approved by the City Engineer.
9. All elevations shown on the plans shall be based on the USGS 1929 sea level datum or NAVD 88 with conversion information, as approved by the City Engineer.
10. Retaining walls 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 of masonry construction.
12. All retaining walls shall be reduced in height to the maximum extent practicable and the walls shall meet the height requirements in the front yard setback and sight distance triangles as required by the City Engineer.
13. The back-to-back or side-to-side grading transitions from lot to lot shall have a maximum slope of 2:1, and shall be accommodated entirely on the lower lot or as approved by the City Engineer.
14. The minimum concrete gutter flow slope shall be 0.75%.
15. All property lines shall be located at the top of slope.

**K. 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. 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 effect 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 stormwater treatment. Provision C.3 requires that the project include stormwater treatment

and source control measures, as well as runoff 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 (O&M) plan shall be submitted and approved before the Building Department will issue Certificate of Occupancy permits. Both the approved SWCP and O&M plan shall be included in the project CC&Rs. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall execute any agreements identified in the SWCP that pertain to the transfer of ownership and/or long-term maintenance of stormwater treatment or hydrograph modification best management practices (BMPs).

4. Additional information regarding the project SWCP is necessary and modifications to the SWCP shown on the proposed VTSM may be required in order to comply with C.3 regulations.
5. The following requirements of the federally mandated NPDES program shall be complied with as appropriate, or as required by the City Engineer:
  - a. Prior to issuance of permits for building, site improvements, or landscaping, the applicant shall submit a permit application consistent with the applicant's approved SWCP, and include drawings and specifications necessary for construction of site design features and measures to limit directly connected impervious areas, pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, and other features that control stormwater flow and potential stormwater pollutants.
  - b. The SWCP shall be certified by a registered civil engineer, and by a registered architect or landscape architect as applicable. Professionals certifying the SWCP shall be registered in the State of California and submit verification of training, on design of treatment measures for water quality, not more than three years prior to the signature date by an organization with stormwater treatment measure design expertise (e.g., a university, American Society of Civil Engineers, American Society of Landscape Architects, American Public Works Association, or the California Water Environment Association), and verify understanding of groundwater protection principles applicable to the project site (see Provision C.3.i of Regional Water Quality Control Board Order R2 2003 0022).

- c. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall submit, for review and approval by the City, a final Storm Water BMP O&M plan in accordance with City of Antioch guidelines. This O&M plan shall incorporate City comments on the draft O&M plan and any revisions resulting from changes made during construction. The O&M plan shall be incorporated into the CC&Rs for the project.
- d. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall execute and record any agreements identified in the SWCP which pertain to the transfer of ownership and/or long-term maintenance of stormwater treatment or hydrograph modification BMPs.
- e. Prevent site drainage from draining across sidewalks and driveways in a concentrated manner.
- f. Collect and convey all stormwater 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 Department for review and approval.
- g. Prior to issuance of the grading permit, submit proof of filing of a Notice of Intent 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 BMPs. 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 to filter runoff before it enters the public storm drain system. Implement BMPs at all times.
- j. Install on all catch basins "No Dumping, Drains to River" decal buttons.



- k. If sidewalks are pressure washed, debris shall be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drain. If any cleaning agent or degreaser is used, wash water shall be collected and discharged to the sanitary sewer, subject to the approval of the sanitary sewer district.
  - l. Include erosion control/stormwater 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, hydroseeding, 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/stormwater quality measures shall be shown on the site plan submitted for an on-site permit, subject to review and approval of the City Engineer. The applicant shall be responsible for ensuring that all contractors and subcontractors are aware of and implement such measures.
  - m. Sweep or vacuum the parking lot(s) a minimum of once a month and prevent the accumulation of litter and debris on the site. Corners and hard to reach areas shall be swept manually.
  - n. Ensure that the area surrounding the project, such as the streets, stays free and clear of any project-related construction debris such as silt, dirt, dust, and tracked mud. 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 per 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.
6. Per State regulations, all impervious surfaces, including off-site roadways to be constructed as part of the project, are subject to C.3 requirements.

**L. FINAL SUBDIVISION MAP REQUIREMENTS**

- 1. The Final Subdivision Map submittal shall include all of the required information described in Antioch Municipal Code § 9-4.5 Final Maps, including, but not limited to:

- a. Improvement security in one of the following forms:
  - i. Bond(s) issued by one or more duly authorized corporate securities in an amount equal to 100% of the total estimated costs of the improvements for faithful performance, and in an amount equal to 100% of the total estimated costs of the improvements for labor and materials.
  - ii. A deposit, either with the City or a responsible escrow agent or trust company, at the option of the City Engineer, of money or negotiable bonds of the kind approved for securing deposits of public moneys, in the amounts and for security as specified above, to be released in the same manner as described above for bonds.
  - iii. An irrevocable letter of credit in form acceptable to the City Attorney issued by a financial institution acceptable to the City Attorney in an amount equal to 100% of the total estimated costs of the improvements for faithful performance, no part thereof to be released until such time as specified by State law.
- b. An original, signed subdivision agreement, to be executed by the subdivider or his agent, guaranteeing the completion of the construction of the improvements required by the governing body within a specified time and payment therefore, satisfactory to the City Attorney as to legality and satisfactory to the City Engineer as to amount.
- c. A letter from the Tax Collector showing that all payable taxes have been paid and a bond for the payment of taxes then a lien but not yet payable, as required by the Subdivision Map Act.
- d. A cash payment, or receipt therefore, of all the fees required for the checking and filing of the maps and the inspections of the construction; payment for the street signs to be furnished and installed by the City, if required by the subdivider; a cash deposit for the payment of such fire hydrant rental fees as may be established by the respective fire districts or water company or district having jurisdiction; and any other applicable fees or deposits.
- e. Deeds for the easements or rights-of-way for road purposes.
- f. Written evidence acceptable to the City, in the form of rights of entry or permanent easements across private property outside the subdivision, permitting or granting access to perform the necessary construction work and permitting the maintenance of the facility.

- g. Agreements acceptable to the City, executed by the owners of existing utility easements within the proposed roads rights-of-way, consenting to the dedication of roads or consenting to the joint use of the rights-of-way as may be required by the City for the purpose, use, and convenience of the roads.
  - h. A surety bond acceptable to the City, guaranteeing the payment of the taxes and assessments which will be a lien on the property, as set forth in the Subdivision Map Act, when applicable.
  - i. Payment of map maintenance fee.
  - j. Payment of the assessment district apportionment fee, if applicable.
  - k. Evidence of annexation into Police Services Fee CFD.
  - l. Evidence of payment of Contra Costa County Flood Control District fees.
  - m. A preliminary soil report, prepared by a civil engineer who is registered by the State, based upon adequate test borings or excavations of every subdivision, as defined in California Government Code §§ 66490 and 66491. The preliminary soil report may be waived if the City Engineer determines that, due to the knowledge of such department as to the soil qualities of the subdivision, no preliminary analysis is necessary.
- 2. Concurrent with, or prior to, submittal of the Final Subdivision Map, the applicant shall pay all required park in-lieu fees as recommended by the Parks and Recreation Commission (estimated amount of \$13,500).
  - 3. Concurrent with, or prior to, submittal of the Final Subdivision Map, the applicant shall submit evidence of annexation into all required districts, including Community Facilities District and Lighting and Landscape District.
  - 4. All easements of record that are no longer required and affect individual lots or parcels within this project site shall be removed prior to or concurrently with the recordation of the Final Subdivision Map.

**M. ARCHITECTURE AND DESIGN**

1. Design of homes shall be consistent with architecture plans submitted to the City by the applicant and dated February 14, 2017.
2. Plan models shall be placed on individual lots consistent with plan designations noted on the submitted VTSM Map submitted to the City and dated May 9, 2018.
3. City shall review and approve elevation styles prior to issuance of building permits for homes. The City will require maximum differentiation of homes through elevation and color selection when homes within the same floor plan are located adjacent to one another.

**N. MITIGATION MONITORING AND REPORTING PROGRAM**

1. The applicant shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program for the Black Diamond Ranch Unit 4 Mitigated Negative Declaration.

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 6<sup>th</sup> day of June 2018.

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

---

FORREST EBBS, SECRETARY TO  
THE PLANNING COMMISSION

# ATTACHMENT “D”

Attachment "A" – Aerial Photo



# ATTACHMENT “E”



## STAFF REPORT TO THE PARKS AND RECREATION COMMISSION

**DATE:** Regular Meeting of January 18, 2018

**TO:** Parks and Recreation Commission

**SUBMITTED BY:** Alexis Morris, Planning Manager

**SUBJECT:** Black Diamond Ranch Unit 4 Determination of the Dedication of Land or Payment of Park in Lieu Fees

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### **RECOMMENDED ACTION**

It is recommended that the Parks and Recreation Commission forward to the Planning Commission a determination that the project is subject to payment of \$13,500 of park land dedication in-lieu fees.

### **BACKGROUND**

The applicant proposes to create 9 new single-family residential lots within the existing Black Diamond Ranch project. The new lots would front to the exist Countryside Way and Torgensen Court roadways and would be adjacent to existing homes.

The Subdivision Ordinance (Section 9-4.1002) requires the dedication of land for the development of parks or the payment of in-lieu fees for all new subdivisions creating five or more lots. The Code requires that the Parks and Recreation Commission forward a determination of the needed land dedication or fees to the Planning Commission for consideration with the proposed subdivision map.

The Code includes a formula for determining the required land dedication and the corresponding in-lieu fee. The City strives to provide 5.0 acres of land for each 1,000 persons. The number of persons per dwelling unit is established in the code and is shown in the following table along with corresponding land dedication and in-lieu fee requirements.

Unit Category	Average Persons/Unit	Land Dedication/Unit	In-lieu Fees/Unit
Single-family, detached	3.0	0.015 acres	\$ 1,500
Single-family, attached	2.2	0.011 acres	\$1,100
Duplexes	1.9	.0095 acres	\$950
Multi-family	1.9	.0095 acres	\$950
Mobile homes			\$950

This project would ordinarily require a dedication of 0.135 acres (5,880 square feet) of land. However, Section 9-4.1005(B) states that subdivisions creating 50 parcels or less must pay the in-lieu fees. The project dedication and payment requirements are described in the following table:



	<b>Persons</b>	<b>Land Dedication</b>	<b>In-lieu Fees</b>
Per Unit	3.0 persons	0.015 acres	\$ 1,500
Project Total	27 persons	<b>0.135 acres</b>	<b>\$13,500</b>

In general, when determining whether land should be dedicated, the Parks and Recreation Commission is directed to consider the General Plan; any applicable adopted Specific Plan; the topography, geography, access, and location of land in the subdivision available for dedication; the size and shape of the subdivision and the land available for dedication; the feasibility of dedication; the compatibility of dedication with the General Plan and/or Specific Plan; and the availability of previously acquired park property. As stated above, the very small size of the subdivision requires payment of fees rather than land dedication.

It should be noted that the Black Diamond Ranch project is essentially built out and that there is no substantial benefit or logical location to require a park site of 5,880 square feet.

In summary, staff recommends that the Parks and Recreation Commission adopt the attached resolution, thereby recommending to the Planning Commission a determination that the project is subject to payment of \$13,500 of park land dedication in-lieu fees.

#### **ATTACHMENTS**

- A. Parks and Recreation Commission Resolution 2018-\_\_\_\_
- B. Black Diamond Ranch Unit 4 Tentative Subdivision Map

## **ATTACHMENT A**

### **RESOLUTION NO. 2018/\*\***

#### **RESOLUTION OF THE CITY PARKS AND RECREATION COMMISSION OF THE CITY OF ANTIOCH RECOMMENDING ACCEPTANCE OF IN LIEU FEES TO MEET THE PARK LAND OBLIGATION OF THE BLACK DIAMOND RANCH UNIT 4 PROJECT (Parcel A of Subdivision 9370)**

**WHEREAS**, the City of Antioch has received an application for the Black Diamond Ranch Unit 4 project (Project), a subdivision that includes 9 single-family dwellings; and

**WHEREAS**, the City requires that subdivisions that include residential development shall dedicate land or pay in lieu fees; and

**WHEREAS**, the park obligation for the Black Diamond Ranch project has been calculated as 0.135 acres based on the requirements of the City of Antioch Municipal Code; and

**WHEREAS**, the configuration of proposed lots and the existing surrounding neighborhood do not allow for the inclusion of parks consistent with the City's adopted standards; and

**WHEREAS**, the total calculated park land obligation for the Project is less than the minimum park size as established by the City for purposes of park land dedication.

**NOW, THEREFORE, BE IT RESOLVED**, that the Park and Recreation Commission does recommend that the Black Diamond Ranch Unit 4 project meet its park land dedication requirements through the payment of in lieu fees; and

**BE IT FURTHER RESOLVED**, that the Park and Recreation Commission does recommend that in lieu fees in the amount of \$13,500 be paid to the City of Antioch to meet the Project's park land dedication obligation.

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the Parks and Recreation Commission of the City of Antioch, acting as the City's PBAC, at a regular meeting thereof held on the 18th day of January, 2018 by the following vote:

**AYES:**

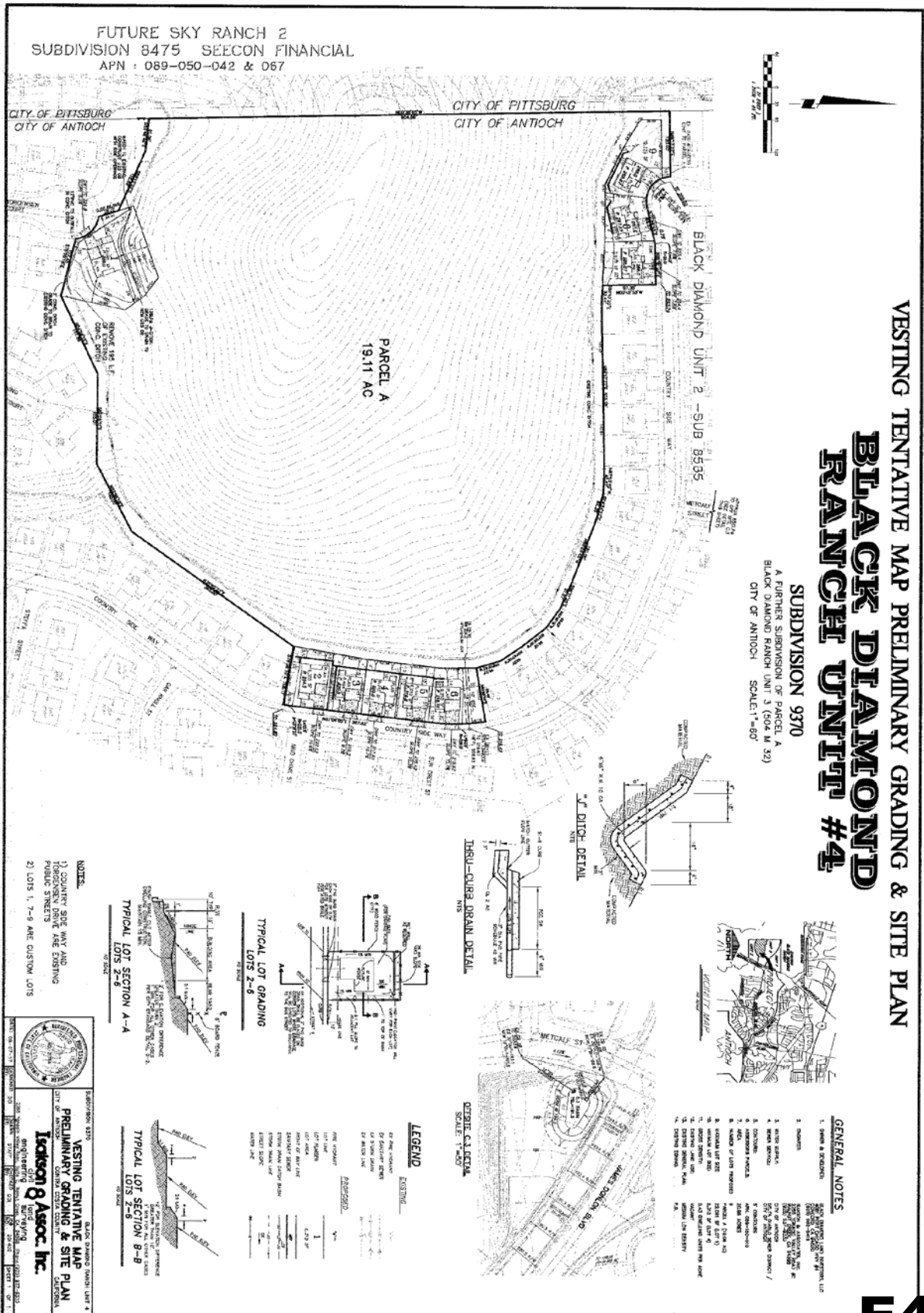
**NOES:**

**ABSENT:**

---

**NANCY KAISER  
CLERK TO THE PARKS AND  
RECREATION COMMISSION**

# Attachment B Black Diamond Ranch Unit 4 Tentative Subdivision Map





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**COMMUNITY DEVELOPMENT DEPARTMENT MEMORANDUM**

To: Planning Commission

From: Forrest Ebbs, Community Development Director *FE*

Date: May 31, 2018

Re: Black Diamond Ranch 4 – Design Submittal

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The attached design drawings came in after the publication of the staff report. Please refer to them for the Public Hearing for the Black Diamond Ranch 4 project.





# BLACK DIAMOND

## UNIT 4

ANTIOCH, CA



# MATERIAL LEGEND

- |   |   |   |
|---|---|---|
| <b>A</b> VILLA CONCRETE TILE ROOFING<br>SHALE & HIP ROOFS<br>STUCCO BODY<br>STUCCO TRIM<br>HOOK TILE VENTS<br>SIMULATED STONE VENEER<br>ROLL-UP GARAGE DOORS<br>WITH OPTIONAL LITES | <b>B</b> PLAT CONCRETE TILE ROOFING<br>SHALE & HIP ROOFS<br>STUCCO BODY<br>STUCCO TRIM<br>HOOK SUTTERS<br>ACCENT VENTS<br>SIMULATED BRICK VENEER<br>ROLL-UP GARAGE DOORS<br>WITH OPTIONAL LITES | <b>C</b> PLAT CONCRETE TILE ROOFING<br>SHALE ROOFS<br>STUCCO BODY<br>STUCCO TRIM<br>LAP SIDING<br>HOOK SUTTERS<br>ACCENT VENTS<br>SIMULATED STONE VENEER<br>ROLL-UP GARAGE DOORS<br>WITH OPTIONAL LITES |
|---|---|---|

Elevation A



Elevation B



Front Elevations  
Plan 1

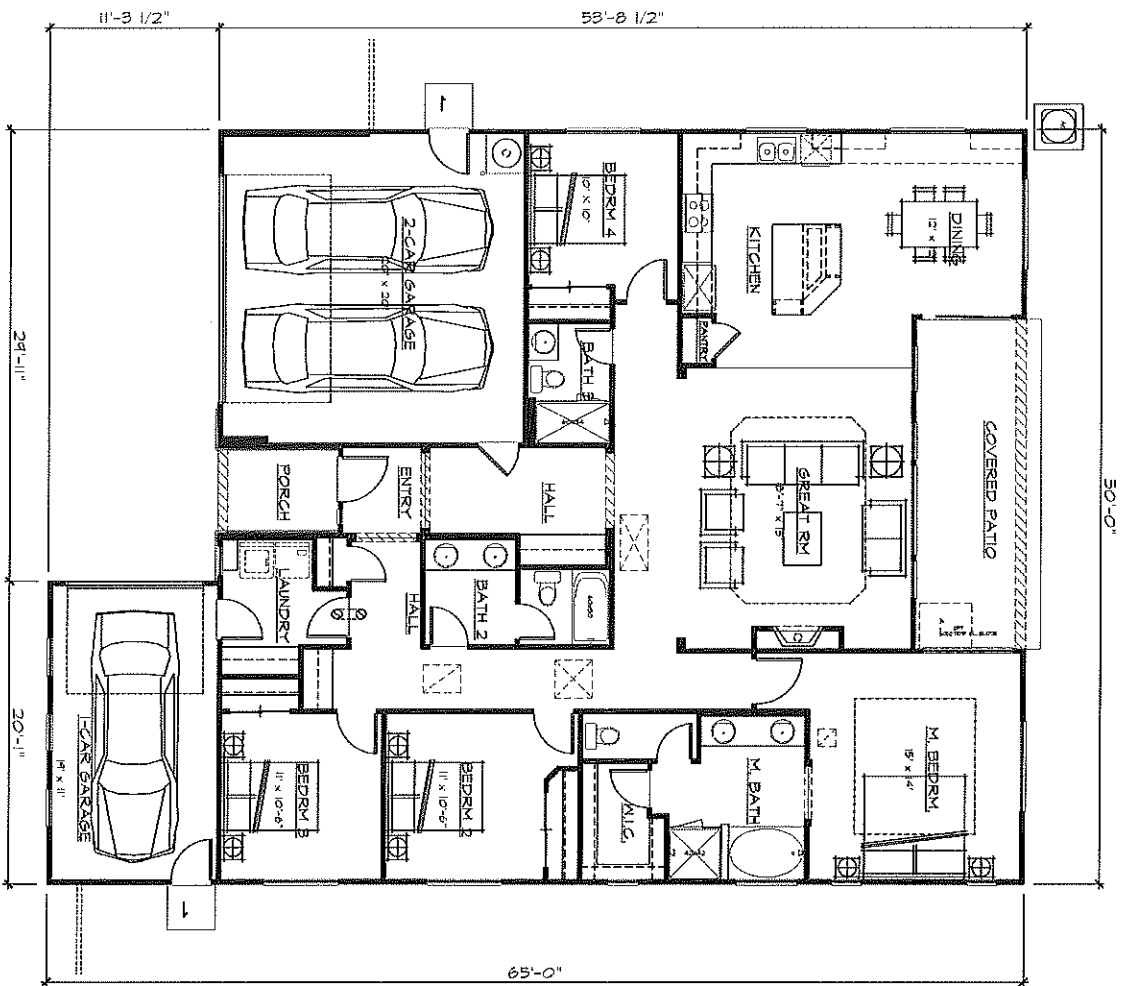


**BLACK DIAMOND  
UNIT 4**  
ANTIOCH, CA

**D** DISCOVERY  
DESIGN  
GROUP  
Discovery Builders Inc.  
Date: 02/14/17

Elevation C





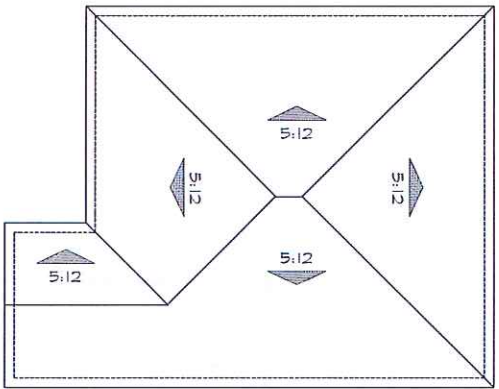
SQUARE FOOTAGE	
FIRST FLOOR	2074 SF
TOTAL LIVING AREA	2074 SF
2-CAR GARAGE	428 SF
1-CAR GARAGE	221 SF
FOOTPRINT	2724 SF

## Plan 1 Floor Plan



**BLACK DIAMOND**  
**UNIT 4**  
 ANTIOCH, CA  
 DISCOVERY  
 DESIGN  
 GROUP  
 Discovery Builders Inc.  
 Date 02/14/17

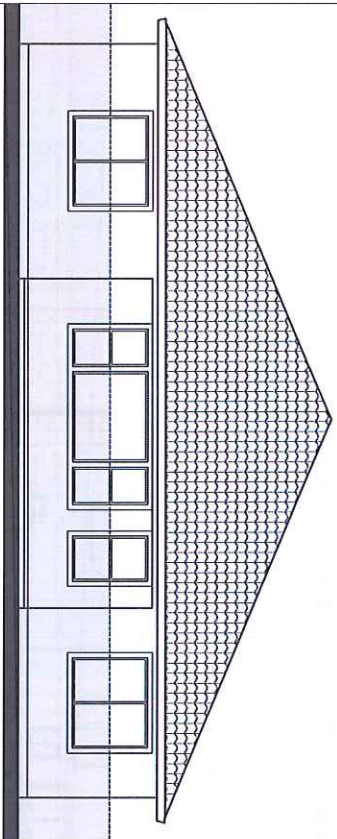
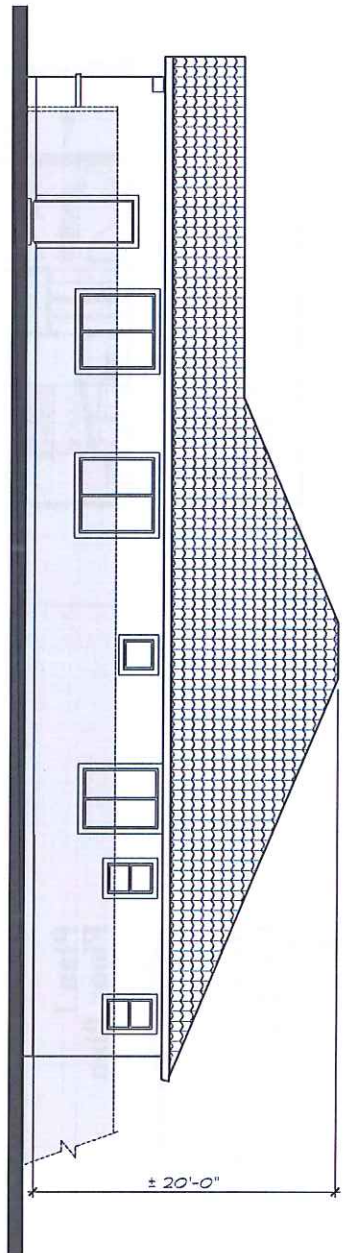




Roof Plan 'A'

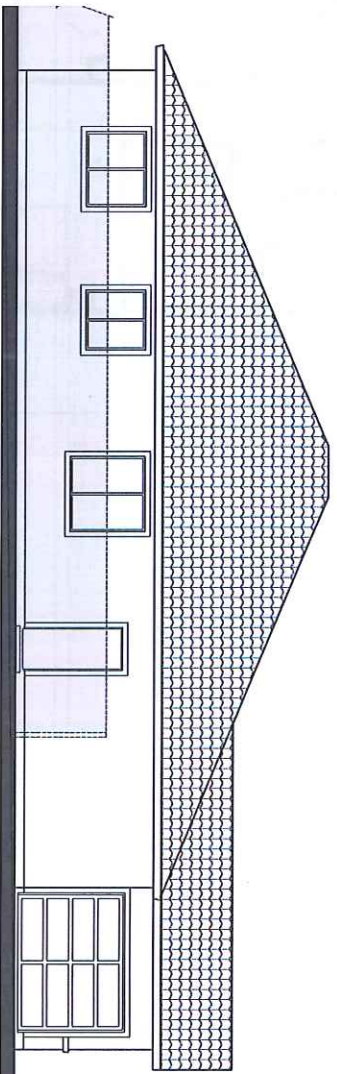
0 2 4 6 8'

Right



Rear

Left



Plan 1  
Elevations - 'A'

0 2 4 6 8 16'

**BLACK DIAMOND**

**UNIT 4**

ANTIOCH, CA



Discovery Builders Inc.  
Date 02/14/17



# MATERIAL LEGEND

## A PLAT CONCRETE TILE ROOFING

- GABLE & HIP ROOFS
- STUCCO BODY
- STUCCO TRIM
- HOOK SHUTTERS
- ACCENT VENTS
- SIMULATED STONE VENEER
- WEIGHT IRON RAILINGS
- ROLL-UP GARAGE DOORS WITH OPTIONAL LITES

## B VILLA CONCRETE TILE ROOFING

- GABLE & HIP ROOFS
- STUCCO BODY
- STUCCO TRIM
- HOOK SHUTTERS
- HOOK TILE VENTS
- WEIGHT IRON RAILINGS
- ROLL-UP GARAGE DOORS WITH OPTIONAL LITES

## C PLAT CONCRETE TILE ROOFING

- GABLE & HIP ROOFS
- STUCCO BODY
- STUCCO TRIM
- LAP SIDING
- BOARD & BATTEN SIDING
- WOOD TRIM
- HOOK SHUTTERS
- SIMULATED STONE VENEER
- WEIGHT IRON RAILINGS
- ROLL-UP GARAGE DOORS WITH OPTIONAL LITES



Elevation A



Elevation C



Elevation B

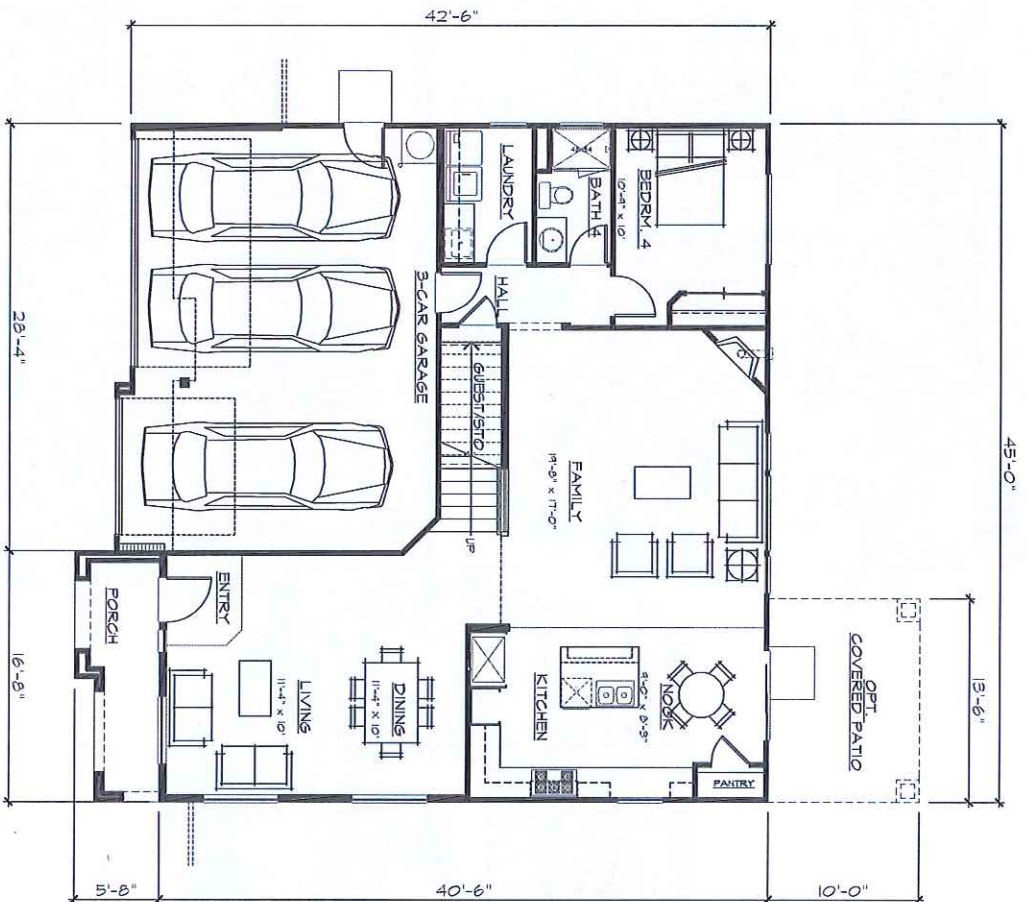
## Front Elevations Plan 2



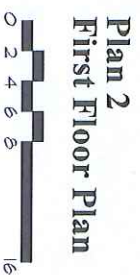
**BLACK DIAMOND  
UNIT 4**  
ANTIOCH, CA

DISCOVERY  
DESIGN  
GROUP  
Discovery Builders Inc.  
Date 02/14/17





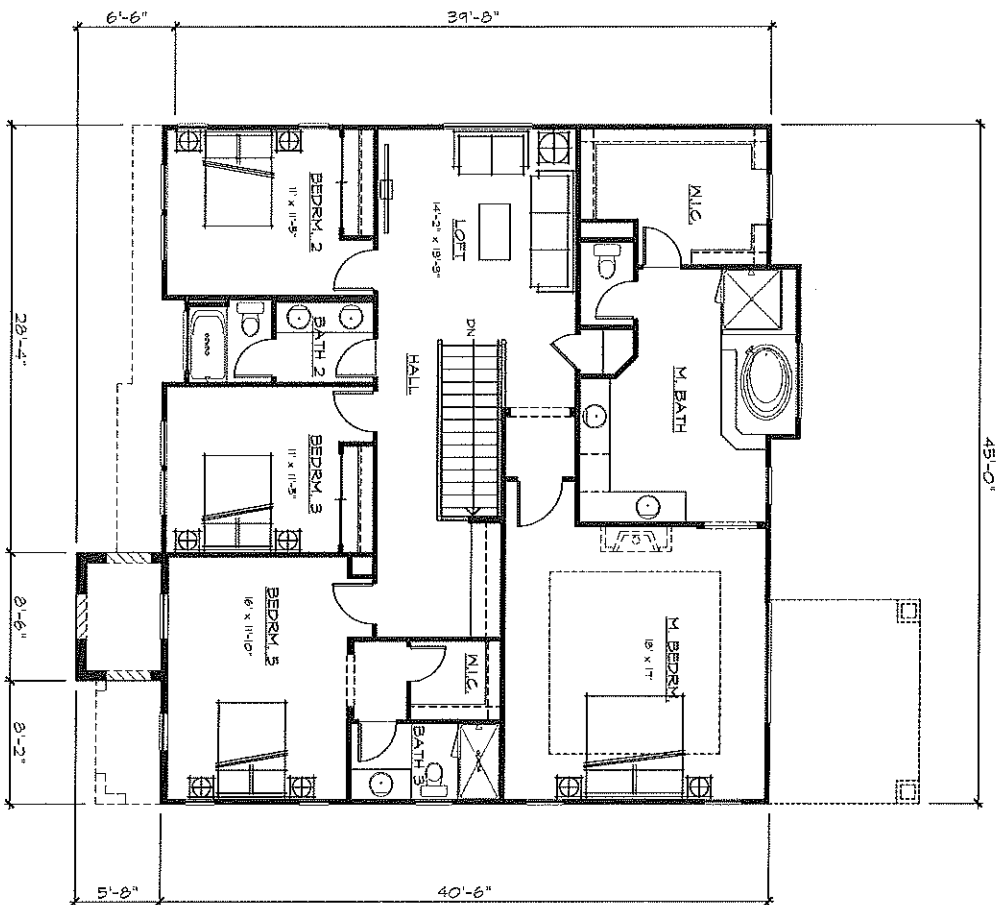
SQUARE FOOTAGE	
FIRST FLOOR	1306 SF
SECOND FLOOR	1760 SF
TOTAL LIVING AREA	3066 SF
GARAGE	596 SF
FOOTPRINT	1842 SF



**BLACK DIAMOND**  
**UNIT 4**  
ANTIOCH, CA

DDISCOVERY  
DESIGN  
GROUP

Discovery Builders Inc.  
Date 02/14/17

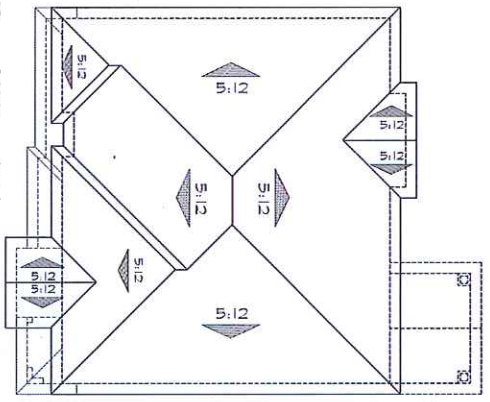


SQUARE FOOTAGE	
FIRST FLOOR	1306 SF
SECOND FLOOR	1760 SF
TOTAL LIVING AREA	3066 SF
GARAGE	596 SF
FOOTPRINT	1842 SF

## Plan 2 Second Floor Plan



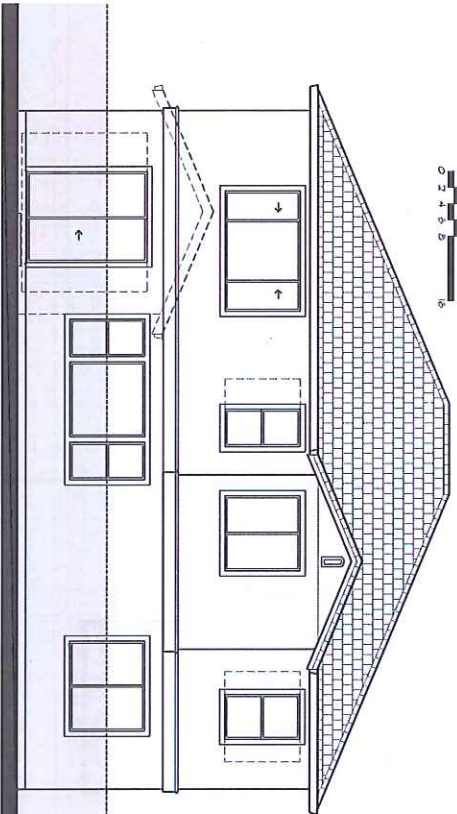
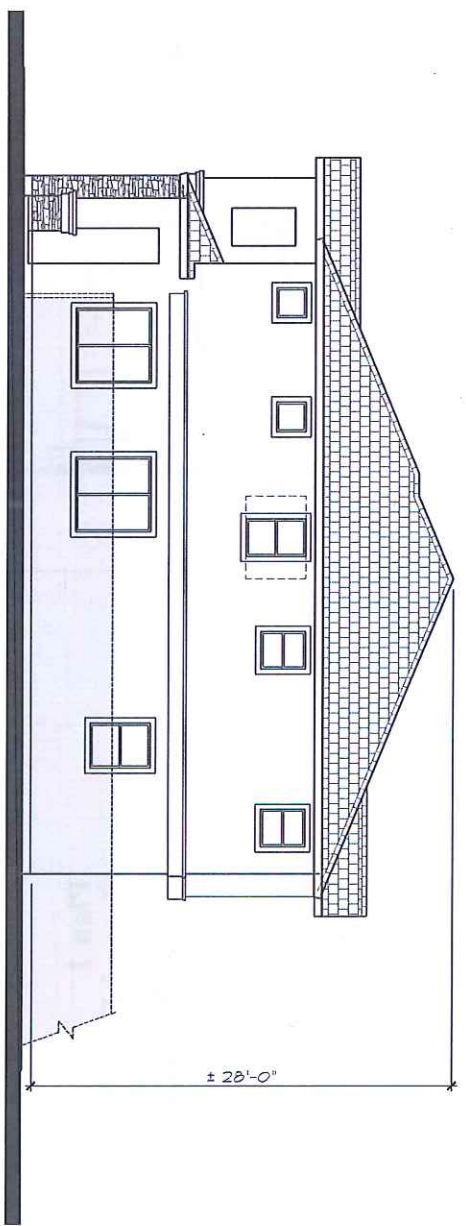
**BLACK DIAMOND**  
**UNIT 4**  
 ANTIOCH, CA  
 DISCOVERY  
 DESIGN  
 GROUP  
 Discovery Builders Inc.  
 Date 02/14/17



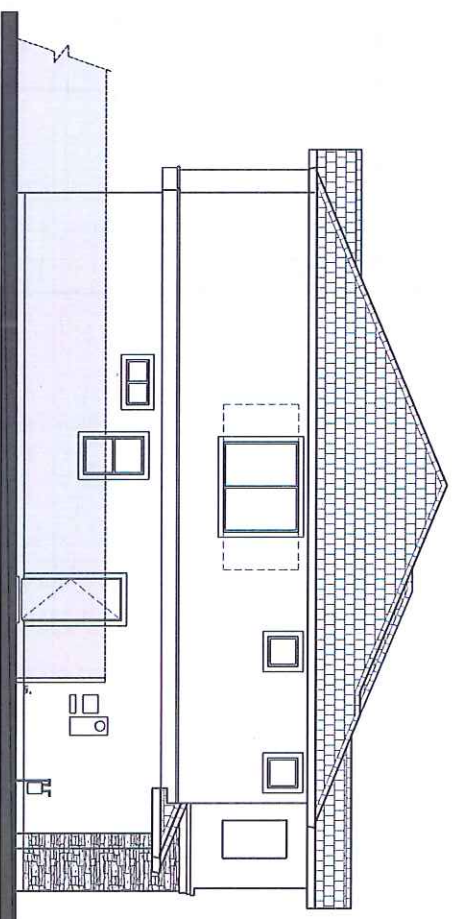
**Roof Plan 'A'**

0 2 4 6 8 10

**Right**



**Rear**



**Left**

**Plan 2 Elevations - 'A'**

0 2 4 6 8 16

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

**BLACK DIAMOND UNIT 4**  
 ANTIOCH, CA  
 DISCOVERY DESIGN GROUP  
 Discovery Builders Inc.  
 Date 02/14/17



# MATERIAL LEGEND

## A VILLA CONCRETE TILE ROOFING

HIP ROOFS  
STUCCO BODY  
STUCCO TRIM  
SHALATED STONE VENEER  
PICKET IRON RAILINGS  
ROLL-UP GARAGE DOORS  
WITH OPTIONAL LITES

## B FLAT CONCRETE TILE ROOFING

GABLE & HIP ROOFS  
STUCCO BODY  
STUCCO TRIM  
WOOD SHAKES  
ACCENT VENTS  
PICKET IRON RAILINGS  
SHALATED STONE VENEER  
ROLL-UP GARAGE DOORS  
WITH OPTIONAL LITES

## C FLAT CONCRETE TILE ROOFING

GABLE & HIP ROOFS  
STUCCO BODY  
STUCCO TRIM  
LAP SIDING  
WOOD SHAKES  
SHALATED STONE VENEER  
ACCENT VENTS  
PICKET IRON RAILINGS  
ROLL-UP GARAGE DOORS  
WITH OPTIONAL LITES



Elevation A



Elevation C



Elevation B

# Front Elevations Plan 3

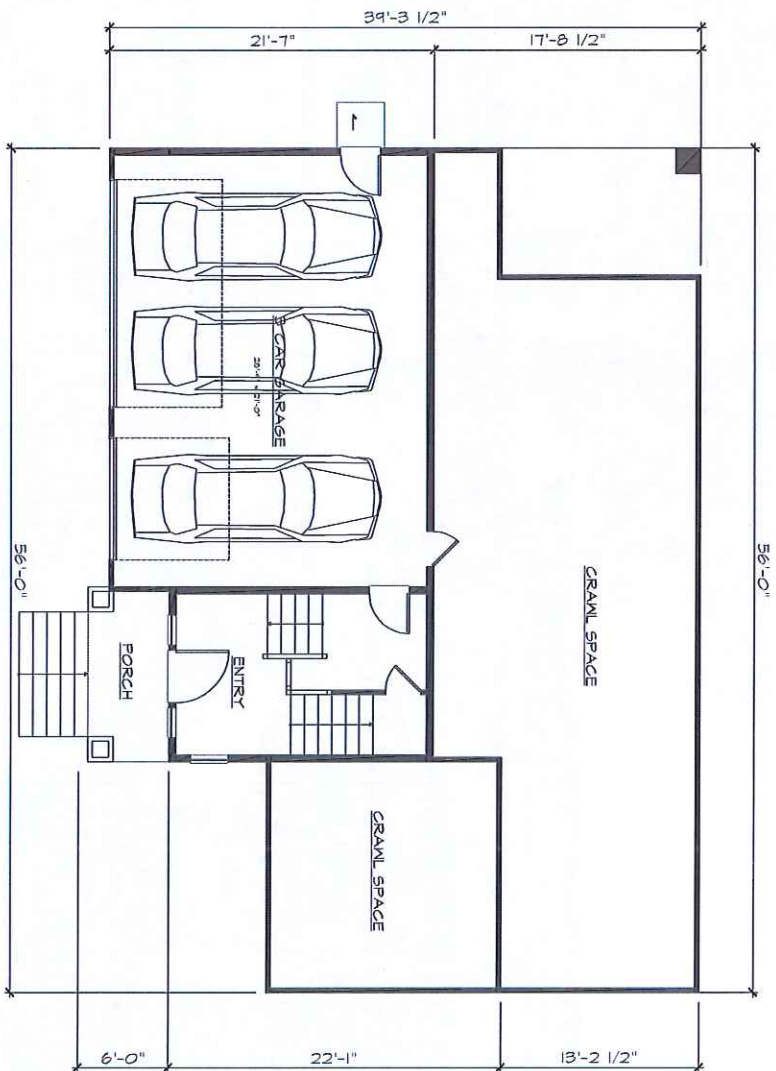


**BLACK DIAMOND**  
**UNIT 4**  
ANTIOCH, CA



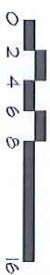
Discovery Builders Inc.  
Date 02/14/17





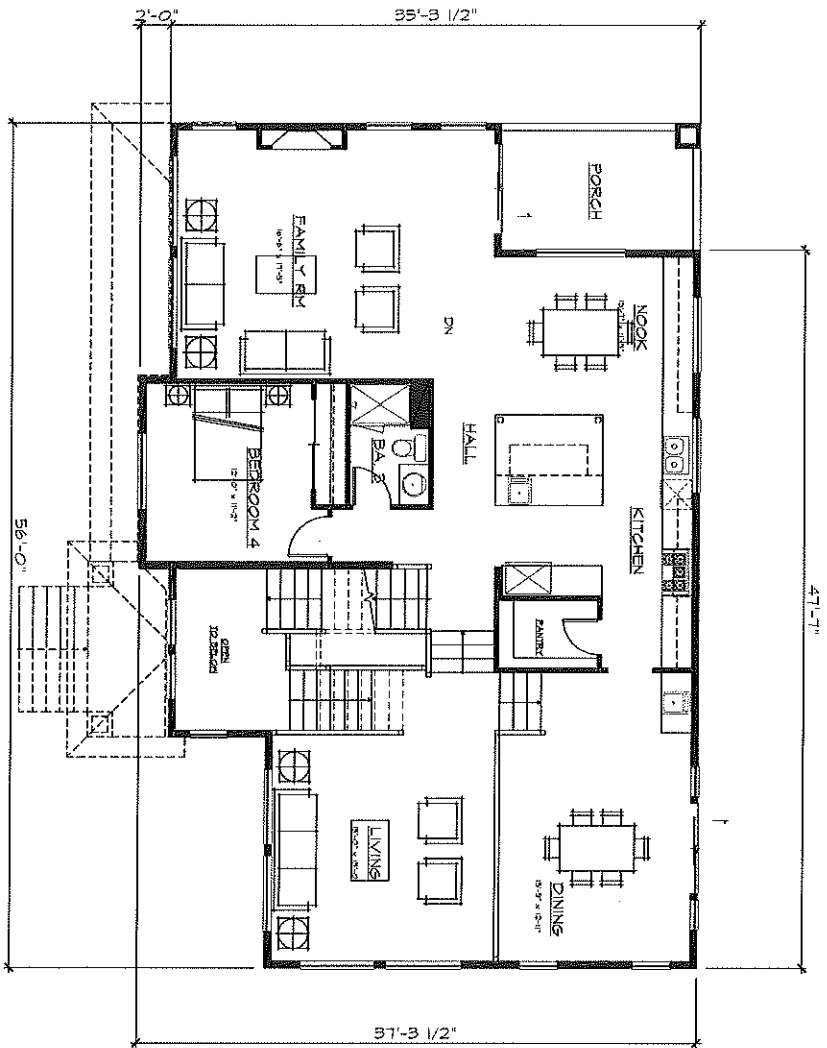
SQUARE FOOTAGE	
ENTRY LEVEL	204 SF
MAIN LEVEL	1608 SF
UPPER LEVEL	1810 SF
TOTAL LIVING AREA	3122 SF
GARAGE	628 SF
FOOTPRINT	1840 SF

### Plan 3 Entry Level



**BLACK DIAMOND**  
**UNIT 4**  
 ANTIOCH, CA

**DISCOVERY DESIGN GROUP**  
 Discovery Builders Inc.  
 Date 02/14/17



SQUARE FOOTAGE	
ENTRY LEVEL	204 SF
MAIN LEVEL	1608 SF
UPPER LEVEL	1528 SF
TOTAL LIVING AREA	3050 SF
GARAGE	628 SF
FOOTPRINT	1840 SF

### Plan 3 Main Level

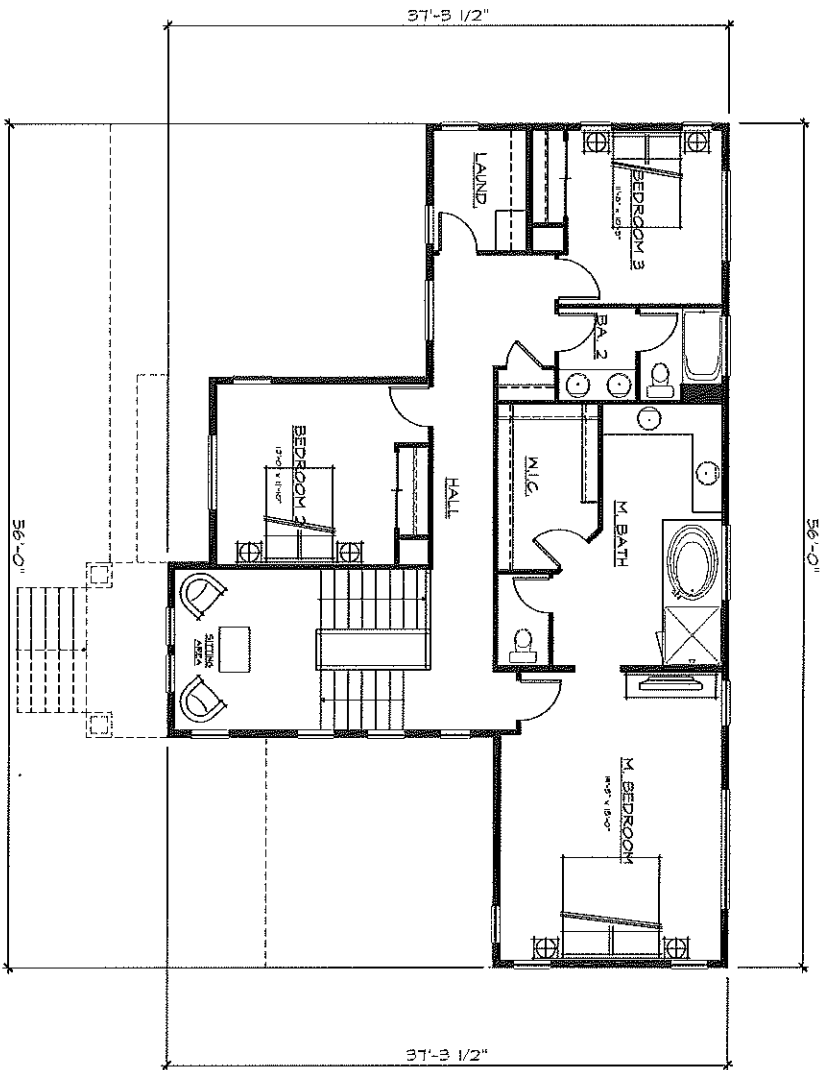


**BLACK DIAMOND**  
**UNIT 4**  
 ANTIOCH, CA

**D** DISCOVERY  
**D** DESIGN  
**G** GROUP

Discovery Builders Inc.  
 Date 02/14/17



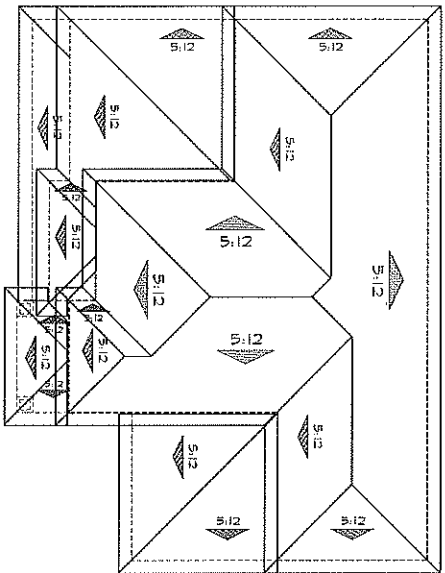


SQUARE FOOTAGE	
ENTRY LEVEL	204 SF
MAIN LEVEL	1608 SF
UPPER LEVEL	1238 SF
TOTAL LIVING AREA	3050 SF
GARAGE	628 SF
FOOTPRINT	1840 SF

### Plan 3 Upper Level

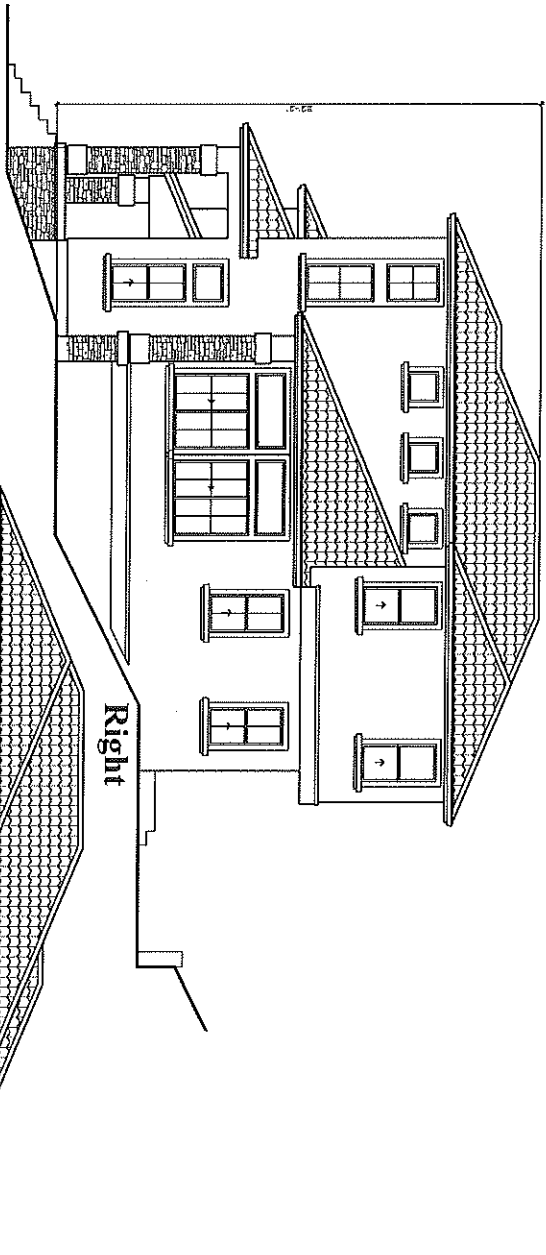


**BLACK DIAMOND**  
**UNIT 4**  
 ANTIOCH, CA  
 DISCOVERY DESIGN GROUP  
 Discovery Builders Inc.  
 Date 02/14/17

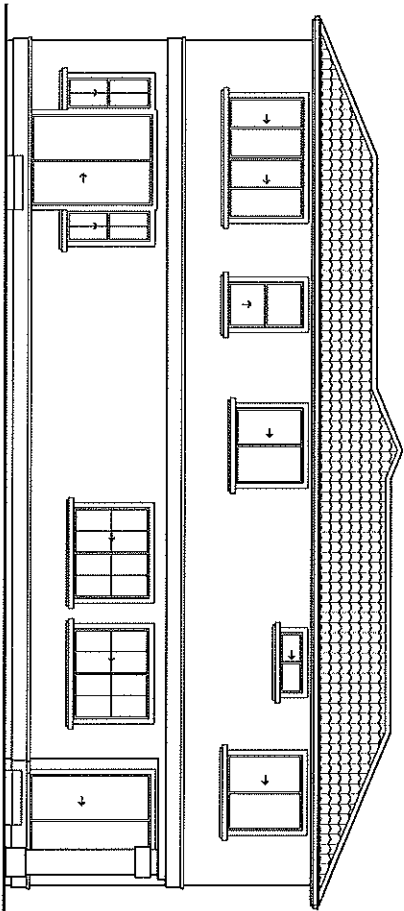


**Roof Plan 'A'**

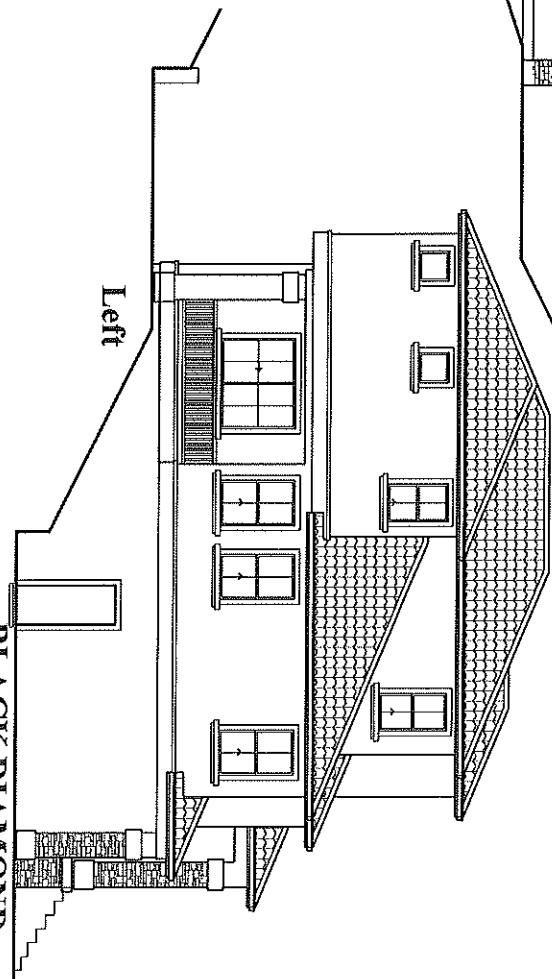
0 2 4 6 8 16



**Right**



**Rear**



**Left**

**Plan 3  
Elevations - 'A'**



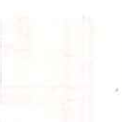






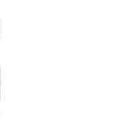





































0 2 4 6 8 16

**BLACK DIAMOND  
UNIT 4**  
ANTIOCH, CA  
DISCOVERY  
DESIGN  
GROUP  
Discovery Builders Inc.  
Date 02/14/17

# SUBDIVISION: BLACK DIAMOND UNIT 4 ANTIOCH, CA

## DISCOVERY BUILDERS, INC.

## COLOR BOARD

















































SCHEME	VILLA TILE	FLAT TILE	BODY 1	BODY 2	TRIM	ACCENT	STONE	BRICK
SCHEME 1 SPANISH								
SCHEME 2 SPANISH								
SCHEME 3 TUSCAN								
SCHEME 4 TUSCAN								
SCHEME 5 CRAFTSMAN								
SCHEME 6 CRAFTSMAN								

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

# SUBDIVISION: **BLACK DIAMOND UNIT 4** ANTIOCH, CA

## DISCOVERY BUILDERS, INC.

## COLOR BOARD

SCHEME	VILLA TILE	FLAT TILE	BODY 1	BODY 2	TRIM	ACCENT	STONE	BRICK
SCHEME 7 ENGLISH COUNTRY								
SCHEME 8 FRENCH								
SCHEME 9 FRENCH								
SCHEME 10 PRAIRIE								
SCHEME 11 FARMHOUSE								
SCHEME 12 FARMHOUSE								

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

APPROVED BY: \_\_\_\_\_ CREATED: 8/4/2016

