

**ANNOTATED
AGENDA
CITY OF ANTIOCH PLANNING COMMISSION
ANTIOCH COUNCIL CHAMBERS
THIRD & "H" STREETS**

WEDNESDAY, JUNE 18, 2014

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 **THURSDAY, JUNE 26, 2014.**

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	Hinojosa, Chair
	Motts, Vice Chair
	Baatrup
	Miller (absent)
	Westerman (absent)
	Pinto

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

CONSENT CALENDAR

All matters listed under Consent Calendar are considered routine and are recommended for approval by the staff. There will be one motion approving the items listed. There will be no

separate discussion of these items unless members of the Commission, staff or the public request specific items to be removed from the Consent Calendar for separate action.

1. **APPROVAL OF MINUTES:** None

* * * END OF CONSENT CALENDAR * * *

NEW PUBLIC HEARINGS

2. **PDP-12-01 – Quail Cove Preliminary Development Plan** – West Coast Home Builders requests the review of a preliminary development plan, which is not an entitlement, for the development of 31 single family homes on approximately 5.59 acres. The project site is located on the west side of Heidorn Ranch Road, at the eastern terminus of Prewett Ranch Drive **(APNs 056-130-012)**.

STAFF REPORT

COMMENTS RECEIVED

3. **PDP-14-01 – Sorrento Village Preliminary Development Plan** – Albert D. Seeno Construction Company requests the review of a preliminary development plan, which is not an entitlement, for the development of 93 single family homes on approximately 20.24 acres. The project site is located at the intersection of James Donlon Boulevard and Pintail Drive on the north side of James Donlon Boulevard. **(APNs 076-021-010, -011, and -013)**.

STAFF REPORT

COMMENTS RECEIVED

4. **PDP-14-02 – Rialto Place Preliminary Development Plan** – SPPI- Somersville requests the review of a preliminary development plan, which is not an entitlement, for the development of 93 single family homes and a self storage complex on approximately 21.29 acres. The project site is located on Somersville Road approximately 1,200 feet north of the intersection of Somersville Road and James Donlon Boulevard. **(APNs 076-010-030, -031, -032, and -034)**.

STAFF REPORT

COMMENTS RECEIVED

ORAL COMMUNICATIONS

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT – 8:55 p.m.

Notice of Availability of Reports

This agenda is a summary of the discussion items and actions proposed to be taken by the Planning Commission. For almost every agenda item, materials have been prepared by the City staff for the Planning Commission's consideration. These materials include staff reports which explain in detail the item before the Commission and the reason for the recommendation. The materials may also include resolutions or ordinances which are proposed to be adopted. Other materials, such as maps and diagrams, may also be included. All of these materials are available at the Community Development Department located on

the 2nd floor of City Hall, 3rd and H Streets, Antioch, California, 94509, between the hours of 8:00 a.m. and 11:30 a.m. or by appointment only between 1:00 p.m. and 5:00 p.m. Monday through Thursday for inspection and copying (for a fee). Copies are also made available at the Antioch Public Library for inspection. Questions on these materials may be directed to the staff member who prepared them, or to the Community Development Department, who will refer you to the appropriate person.

Notice of Opportunity to Address the Planning Commission

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

Accessibility

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

**STAFF REPORT TO THE CITY OF ANTIOCH PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF JUNE 18, 2014**

Prepared by: Mindy Gentry, Senior Planner *AA*
Approved by: Tina Wehrmeister, Community Development Director *tw*
Date: June 12, 2014
Subject: Preliminary Development Plan for the Quail Cove Subdivision
(PDP-12-01)

RECOMMENDATION

It is recommended that the Planning Commission provide feedback to the applicant and staff regarding the proposal and to provide direction to the applicant for the Final Development Plan submittal.

REQUEST

The applicant is requesting preliminary plan review of a proposal to develop a 31 unit residential subdivision on 5.59 acres. The project site is located in southeast Antioch on the west side of Heidorn Ranch Road, at the eastern terminus of Prewett Ranch Drive (APN 056-130-012) (Attachment "A").

The purpose of a preliminary plan is to gather feedback from the Planning Commission and outside agencies in order for the applicant to become aware of concerns and/or issues prior to final development plan and tentative map submittal. As standard practice, preliminary plans are not conditioned; rather a list of needed items, information, and issues to be addressed is compiled for the applicant to address prior to a final development plan hearing.

ENVIRONMENTAL

Preliminary plan review is a non-entitlement action and does not require environmental review. The Final Development Plan will require compliance with the California Environmental Quality Act (CEQA).

ANALYSIS

Issue #1: Project Overview

The proposed project consists of 31 single family homes on approximately 5.59 acres. There is a proposed water quality basin (Parcel 'A'), which is located on the northwesterly corner of the property and is 17,194 s.f. in size, which will accommodate the stormwater for the subject project. The lots range in size from 4,301 s.f. to 12,072

s.f. with an average lot size of 5,152 s.f. The applicant has not proposed architecture as part of the application; therefore, a design discussion is absent from this staff report. Staff has recommended that the architecture comply with the City's Design Guidelines.

A homeowner's association (HOA) will be required for the project, which will be responsible for maintaining the water quality basin.

This project could also serve as a transitional development from the commercial uses to the east located in Brentwood as well as the potential future eBART station east of Heidorn Ranch Road. The properties to the east of Heidorn Ranch Road have only been identified as a potential location for an eBART station; however, the City of Brentwood is currently updating their General Plan and is proposing to change the current General Plan designation from Mixed Use Business Park to Mixed Use Pedestrian Transit which has a heavy emphasis on a mixture of uses that will generate jobs as well as opportunities for transit oriented development.

Issue #2: Consistency with the General Plan

The General Plan designation for the project site is Medium Low Density Residential which allows a maximum density of six units an acre. The zoning designation is Planned Development (PD). The proposed land use is consistent with the General Plan and zoning designations.

Medium Low Density Residential is characterized in the General Plan as a typical subdivision, as well as other detached housing such as zero lot line units and patio homes. Areas designated as Medium Low Density are typically located on level terrain with no or relatively few geological or environmental constraints. The maximum allowable density is six dwelling units per acre. The proposed project density is just under the maximum density allowed under the General Plan, which would be 33 homes.

According to the General Plan, achievement of maximum densities are not guaranteed nor implied. The final density is determined by development design; any onsite constraints such as physical or environmental; available infrastructure; and other factors. Lastly, the development standards in the zoning code could also influence the number of lots thereby limiting the maximum allowable densities.

Due to the City budgetary issues and the lack of police staffing to meet General Plan standards, residential projects have been conditioned to participate in a community facilities district or other funding mechanism deemed acceptable by the City pertaining to police services. The project will be required to mitigate its impact on police services due to the increase in demand, which is based on the number of individuals that are expected to reside in the new project. The General Plan identifies a performance ratio, which is 1.2 to 1.5 police officers per 1,000 individuals. Currently, the district or other funding mechanism has not been formed and the residential development that will be the first to move forward will be required to establish the district or other mechanism.

Staff is also recommending that the Quail Cove project be conditioned to establish, if necessary, and participate in the CFD or other funding mechanism.

Issue #3: Site Plan

The proposed project is a small lot subdivision, which is a product type that has not been developed in the City of Antioch in recent years. The majority of the lots on the site plan have a lot size that is under 5,000 s.f. The neighboring subdivision has a lot size minimum of approximately 5,000 s.f. The table below illustrates the different setbacks between the proposed project and the City's R-6 zoning designation, which is the comparable zoning designation to the Medium Low Density Residential General Plan designation. There are differences in the setbacks, but the R-6 setbacks are more difficult to meet with the smaller lot size that is proposed.

Setback	R-6 Setbacks	Project Setbacks
Front (Local Street)	20'	15'
Front (Collector)*	25'	15'
Front (Garage)	20-25'	20'
Rear (Single Story)	10'	15'
Rear (Two Story)	20'	15'
Side	5'	5'

*Prewett Ranch Drive is a collector street.

Each home would have a two car garage with at least a 20' driveway, which staff is recommending the driveways be at a right angle to the street.

The proposal includes houses that front onto Prewett Ranch Road, which is similar to the subdivision to the west as well as the preliminary plans for the development to the north. The subdivision has one access point via Colchico Drive which turns right onto Summerfield Court and then terminates into a cul-de-sac. All streets are proposed to be public; therefore, would require annexation into the Streetlight and Landscaping District.

Parking: Per the 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 applicant has not included the City standard cul-de-sac design, which provides parking for the units around the cul-de-sac. If the applicant does not want to construct the City standard cul-de-sac, then the applicant shall provide a parking plan showing how each unit has the required guest space in close proximity, which is subject to review and approval by the City Engineer. The ordinance doesn't specify the placement of the spaces, but small lot subdivisions are typically conditioned to provide a guest parking space within 150-200' of the unit it is serving.

The Zoning Ordinance also requires unrestricted access to the rear yard for recreational vehicles for 25% of single family lots. The applicant's proposed site plan makes it difficult to provide the required number of RV parking spaces. Requiring RV parking may not be practical for this type of development and could be appropriately deterred by

prohibiting RV parking in the development's Covenants, Codes and Restrictions (CC&Rs). This is consistent with other approved small-lot subdivisions. The PD zoning allows flexibility with development standards; therefore, the Commission has the ability to require or not require RV parking for this project.

Colchico Drive: Colchico Drive is currently designed in a manner that does not have a crown in the centerline of the street and shows a retaining wall on property not owned by the applicant. The ultimate composition of Colchico Drive needs to be designed in a manner where there is a crown at the centerline of the street and the retaining wall needs to be constructed on the applicant's property unless written approval is provided by the adjacent property owner.

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. Staff recommends that the City work with the developer on a reimbursement agreement for any items that will require other developers to pay their fair share for improvements completed with this project.

Prewett Ranch Drive: The proposed plan shows access to the project from Prewett Ranch Drive; however, Prewett Ranch Drive is shown only extending east to Colchico Drive. The subject property contains a pan-handle, which is identified as "Not a Part" on the project plans that extends all the way to Heidorn Ranch Road. The applicant will be responsible for the construction of the southerly half width of Prewett Ranch Drive with full improvements and shall be constructed to connect to Heidorn Ranch Road, which shall be included in the Vesting Tentative Map and Final Planned Development submittal. Further a retaining wall up to four feet in height is proposed at the intersection of Colchico Drive, Prewett Ranch Drive, and the Johnson property, which shall be eliminated with the extension of Prewett Ranch Drive. City staff is supportive of a reimbursement agreement as the applicant will be responsible just for their fair share of costs.

Prewett Ranch Drive will require a 76' wide street section from the intersection of Heidorn Ranch Road approximately 500 feet to the west. This street section will include two travel lanes, a left turn pocket, and a median with sidewalks, bike lanes, and public right-of-way on either side of road. Approximately 500 feet west of the Prewett Ranch Road and Heidorn Ranch Road, Prewett Ranch Road will then transition back to a 60' right-of-way as shown in the street cross sections on the plans. Further, a left turn lane needs to be provided from Prewett Ranch Drive onto Heidorn Ranch Road.

Water: The developer shows a 10" waterline running eastward in Prewett Ranch Drive to Colchico Drive. Staff has concerns regarding the utility connections, future service, and the requirement that the waterlines be a looped system; therefore, staff is recommending the applicant shall be required to run the utilities eastward to connect to the utilities in Heidorn Ranch Road. The waterline in Prewett Ranch Road shall

continue from its current terminus to Heidorn Ranch Road. The waterline in Heidorn Ranch Road, from its current terminus, shall be extended to the intersection of Prewett Ranch Drive and connect creating a looped system.

Sewer: The developer shows a 12" future sewer line on the project plans. This is not acceptable and a permanent sewer line needs to connect to the project in accordance with the ultimate sewer plan. The sewer line shall run from its current terminus in Prewett Ranch Drive to Heidorn Ranch Road. The sewer line in Heidorn Ranch Road from its current terminus shall be extended and connect at Prewett Ranch Drive.

Stormwater: Parcel 'A' is identified as a stormwater basin to meet the C.3 requirements. However there are stormwater lines that run through Lots 2, 13, 16, and 26, which is not staff's preference due to maintenance of the lines and the required easements. Staff is recommending the applicant work with staff to relocate the C.3 basin to run between Prewett Ranch Drive and Summerfield Court in order to remove the stormwater lines from running beneath lots 2, 13, and 16.

Due to the smaller lots, staff has concerns about the placement of the required utility boxes. In some cases on small lot developments, the utility boxes can be placed in a manner that dramatically reduces front yard landscaping. Therefore, staff is recommending the applicant submit a utility plan as part of the final development plan submittal showing the placement of all utility boxes.

Issue #5: Architecture, Landscaping and Walls

The applicant has not provided plans for architecture, landscaping, fences, or walls with this application. As part of the future development application, staff wants to ensure architecturally enhanced elevations will be submitted for homes sited on the corners. It is typical to require that for homes located on corner lots, the design treatments (e.g. a built-up stucco or stone veneer) found on the "front" elevations should also be placed on the side elevations facing the street.

The City's Design Guidelines discuss having entries that incorporate special paving, architectural elements, and landscaping to set the overall tone for the community's character. Staff has suggested adding a project entry feature to set the overall character of the project.

Issue #6: Other Issues

Outside Agency Comments

Comments from the Contra Costa County Fire Protection District are included as Attachment "B". The applicant should address these comments with the Final Development Plan submittal.

CONCLUSION

The purpose of a preliminary plan is to gather feedback from the Planning Commission and outside agencies in order for the applicant to become aware of concerns and/or issues prior to Final Development Plan submittal. As standard practice, preliminary plans are not conditioned; rather a list of needed items, information, and issues to be addressed is compiled for the applicant to address prior to a final plan hearing. Staff suggests the following along with any issues brought up by the Planning Commission at the June 18th hearing, be addressed in the Final Development Plan submittal:

1. Where practical, the developer shall stagger the front yard setbacks of adjacent lots to provide for a varied streetscape.
2. Each home shall include at least a 20 foot deep driveway apron, which shall be at a right angle to the street.
3. A HOA shall be established for the project and will be responsible for maintaining the water quality basin.
4. The project shall provide guest parking spaces within 150' – 200' of the unit each space serves. The applicant shall submit a parking plan with the final development plan submittal that numbers each unit and its corresponding parking space in order to verify the distance from each unit or shall provide a City standard cul-de-sac on Summerfield Court.
5. Homes located on corner lots, the design treatments (e.g. a built-up stucco or stone veneer) found on the "front" elevations shall also be placed on the side elevations facing the street.
6. The project's CC&Rs will not allow any RV's, boats or jet skis to be parked within the project.
7. The developer shall design and construct storm drain facilities to adequately collect and convey storm water entering or originating within the development to the nearest adequate man-made drainage facility or natural watercourse, without diversion of the watershed, per Title 9 of the County Ordinance Code.
8. The applicant shall submit a utility plan showing the location of water meter boxes; backflows for fire sprinklers; sewer cleanouts; cable, phone, and power boxes as it relates to frontage of the houses.
9. The Final Development Plan shall include a project entry feature and landscaping to set the overall character of the development. The entry feature shall incorporate some of the following: lighting, public art, large specimen trees, stone wall features, architectural monumentation and water features. The entry feature shall include authentic materials such as brick, stone, wood, or iron work.

10. The water quality basin and the public right-of-way on Colchico Drive shall be landscaped and included in the landscape plan to be submitted with the Final Development Plan.
11. All lots shall be a minimum of 4,000 square feet.
12. One floor plan shall be a single story.
13. Included with the Final Development Plan submittal, a site plan shall show the location where garbage cans will be located on the main streets for trash pickup days. The areas shall be able to accommodate three bins plus three feet between the bins.
14. The Final Development Plan submittal shall include plans to complete the southerly half width of Prewett Ranch Drive to Heidorn Ranch Road with full improvements and shall be constructed to connect to Heidorn Ranch Road, which shall be included in the Vesting Tentative Map and Final Planned Development submittal
15. The applicant shall submit a drainage study showing impacts to downstream development.
16. The area identified on the Preliminary Development Plan as "Not a Part" shall be included as part of the Project.
17. Colchico Drive shall be constructed in a manner where there is a crown at the centerline of the street and the retaining wall needs to be constructed on the applicant's property unless written approval is provided by the adjacent property owner.
18. The project shall be annexed into the Streetlight and Landscape District.
19. The waterline system shall be looped; therefore, the waterline needs to be extended eastward from the current terminus in Prewett Ranch Drive to Heidorn Ranch Road. The waterline in Heidorn Ranch Road shall be extended from its current terminus to connect at Prewett Ranch Drive; thereby creating a looped system.
20. A permanent sewer line needs to connect to the project in accordance with the ultimate sewer plan. The sewer line shall run from the current terminus in Prewett Ranch Drive to Heidorn Ranch Road. The sewer line in Heidorn Ranch Road from its current terminus shall be extended and connect at Prewett Ranch Drive.

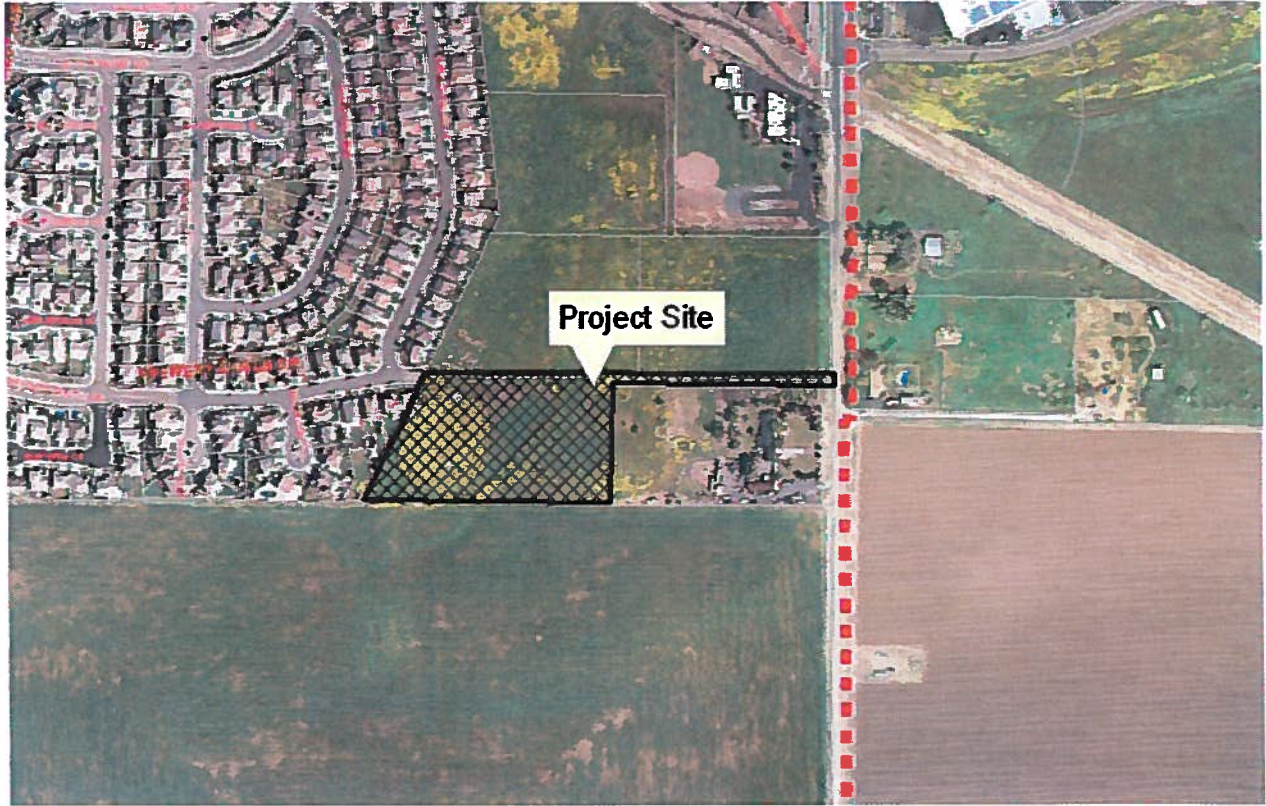
21. The applicant shall work with staff on the relocation of the C.3 basin between Prewett Ranch Drive and Summerfield Court and to run the stormdrain line to the basin in order to eliminate the two stormdrain easements that would be required on lots 2, 13, and 26.
22. The project shall establish, if necessary, and participate in the community facilities district or other mechanism deemed acceptable by the City.
23. Utilities, water, sewer, and stormdrain, shall be extended along Prewett Ranch Drive and Heidorn Ranch Road and connect within the intersection of the two streets.
24. Reduce retaining walls to the maximum extent practical and eliminate retaining walls within the public right-of-way.
25. Coordinate street grades for Prewett Ranch Drive with the property to the north (Heidorn Village).
26. The project's architecture shall comply with the City's Residential Design Guidelines.
27. Grading is proposed on property that is not owned by West Coast Homebuilders, Inc. and written consent from the property owners was not submitted. The Final Development Plan needs to be revised to be entirely on West Coast Homebuilders Inc.'s property or submission of signed letters from the impacted property owners acknowledging and accepting development on their property.

ATTACHMENTS

- A. Aerial Photograph
- B. CCCFPD Letter
- C. Applicant's Description

ATTACHMENT "A"

Aerial Photograph



ATTACHMENT "B"

Contra Costa County



Fire Protection District

April 16, 2012

Ms. Mindy Gentry
City of Antioch
Planning Division
P.O. Box 5007
Antioch, CA 94531

RECEIVED

APR 18 2012

CITY OF ANTIOCH
COMMUNITY DEVELOPMENT

Subject: Quail Cove (Subdivision 7938): PDP-12-01
Prewett Ranch Drive and Summerfield Drive
APN: 056-130-012
CCCFPD Project No.: P-2012-01908

Dear Ms. Gentry:

We have reviewed the site plan and vesting tentative map application to establish a 31-lot residential subdivision at the subject location. The following is required for Fire District approval in accordance with the 2010 California Fire Code (CFC), the 2010 California Residential Code (CRC), the California Vehicle Code (CVC), and adopted standards:

1. Access roadways of **28 feet or greater, but less than 36-feet** unobstructed width shall have ***NO PARKING – FIRE LANE*** signs posted, allowing for parking on one side only or curbs painted red with the words ***NO PARKING – FIRE LANE*** clearly marked. *Parking is permitted only on the side of the road that does not have hydrants.* (22500.1) CVC, (503.3) CFC
2. The turnaround at the terminus of Summerfield Court shall have a minimum outside turning radius of 45 feet measured to face of curb. (503) CFC
3. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 1500 GPM. Required flow must be delivered from not more than one (1) hydrant flowing for a duration of 120 minutes while maintaining 20-pounds residual pressure in the main. (507.1), (B105) CFC
4. The developer shall provide a minimum of three (3) hydrants of the East Bay type. Hydrants shall be spaced at a maximum of 500 feet on center so that all property frontages are within 250 feet of a hydrant. Hydrants located within the bulb of a cul-de-sac or within 100 feet of the roadway terminus are considered inaccessible and therefore will not count as one of the required hydrants. (C103.1) CFC

April 16, 2012

5. The developer shall submit three (3) copies of site improvement plans indicating proposed hydrant locations and fire apparatus access for review and approval prior to obtaining a building permit. ***Final placement of hydrants shall be determined by this office.*** (501.3) CFC
6. ***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
7. All homes as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2010 Edition of NFPA 13D or Section R313.3 of the 2010 California Residential Code. Submit three (3) sets of plans for each model type to this office for review and approval prior to installation. (R313.3) CRC, (903.2) CFC
8. The developer shall submit three (3) copies of a 300-foot scale parcel map indicating approved fire hydrant locations, street names, and addresses to the Fire District for mapping purposes. These maps are required ***prior to*** Fire District signing for final improvement plans (Mylar).

Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

If you have any questions regarding this matter, please contact this office at (925) 941-3300.

Sincerely,



Ted Leach
Fire Inspector

TL/cm

c: Discovery Builders, Inc.
4061 Port Chicago Highway, Suite H
Concord, CA 94520

ATTACHMENT "C"

RECEIVED

APR 15 2014

QUAIL COVE PROJECT CHARACTERISTICS PRELIMINARY DEVELOPMENT PLAN

CITY OF ANTIOCH
COMMUNITY DEVELOPMENT

The proposed Quail Cove Project consists of 31 single family residential lots on 5.59 acres. This project is located in the southeast portion of the City at the terminus of Prewett Ranch Dr.

The proposed density of this project is about 5.54 units per acre and the average lots size is approximately 5152 sq. ft. These lot sizes will accommodate homes sizes likely up to 3000 sq. ft.

The current General Plan for this parcel calls for Medium Low Density Residential. The layout and density we are proposing is consistent with this General Plan land use designation. This project will involve formalizing the development standards for a Planned Development (PD) district. The project lots sizes are largely consistent with the lot sizes proposed within the Heidorn Village project to the north and are largely consistent with the existing developments to the west. In addition, we feel that these lot sizes we are proposing are more marketable.

We are proposing an extension of Prewett Ranch Dr. to access this site. We are also proposing a bioretention area on parcels A to comply with C.3 requirements.

**STAFF REPORT TO THE CITY OF ANTIOCH PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF JUNE 18, 2014**

Prepared by: Mindy Gentry, Senior Planner *MA*
Approved by: Tina Wehrmeister, Community Development Director *fw*
Date: June 12, 2014
Subject: **Preliminary Development Plan for the Sorrento Village
Subdivision (PDP-14-01)**

RECOMMENDATION

It is recommended that the Planning Commission provide feedback to the applicant and staff regarding the proposal and to provide direction to the applicant for the Final Development Plan submittal.

REQUEST

The applicant is requesting preliminary plan review of a proposal to develop a 93 unit residential subdivision on 20.24 acres. The project site is located at the intersection of James Donlon Boulevard and Pintail Drive on the north side of James Donlon Boulevard (**APN 056-130-012**) (Attachment "A").

The purpose of a preliminary plan is to gather feedback from the Planning Commission and outside agencies in order for the applicant to become aware of concerns and/or issues prior to final development plan and tentative map submittal. As standard practice, preliminary plans are not conditioned; rather a list of needed items, information, and issues to be addressed is compiled for the applicant to address prior to a final development plan hearing.

ENVIRONMENTAL

Preliminary plan review is a non-entitlement action and does not require environmental review. The Final Development Plan will require compliance with the California Environmental Quality Act (CEQA).

ANALYSIS

Issue #1: Project Overview

The proposed project consists of 93 single family homes on approximately 20.24 acres. There are two proposed water quality basins to manage the stormwater for the property. One basin is located in the northeasterly corner of the property (Parcel 'A') and is 1.67 acres in size and the other basin is in the far western corner of the property (Parcel 'C')

and is 0.31 acres. The lots range in size from 3,149 s.f. to 19,557 s.f. with an average lot size of 4,977 s.f. The applicant has not included architecture as part of the application; therefore, a design discussion is absent from this staff report. Staff has recommended that the architecture comply with the City's Design Guidelines.

A homeowner's association (HOA) will be required for the project, which will be responsible for maintaining the water quality basins, the landscape parcels, and the recommended park, which is discussed in more detail below.

This project is adjacent to the closed landfill to the north, which is identified as a Superfund site by the federal Environmental Protection Agency; however, the site has been removed from the National Priority List. Staff does have concerns regarding the adjacent landfill and possible soil contamination as well as off gassing. Staff is recommending the applicant perform studies and consult with regulatory agencies as appropriate to ensure the subject property is safe for a residential use.

Issue #2: Consistency with the General Plan

The General Plan designation for the project site is Commercial Office, which does not allow for residential uses; therefore, the project would require a request for a General Plan amendment. The applicant would like to change the designation to Medium Density Residential, which is described in the General Plan as accommodating a wide range of living accommodations, including conventional single-family dwellings, small lot single-family detached dwellings, mobile homes, townhouses, and garden apartments. The General Plan indicates that the Medium Density Residential designation includes generous amounts of public or open space for active and passive recreational uses.

The zoning designation for the site is Commercial Office (CO), which is consistent with the General Plan and would require a zoning amendment for the proposed project. The applicant is proposing Planned Development (PD) as the zoning designation, which is a designation to encourage flexibility in the design and development of land so as to promote the most appropriate use; to allow diversification in the relationship of various uses, structures, and space; to facilitate the adequate and economical provision of streets and utilities; to preserve natural and scenic qualities of open space; to offer recreational opportunities convenient to residents to enhance the appearance of neighborhoods through the preservation of natural green spaces; and to counteract the effects of urban congestion and monotony.

According to the General Plan, achievement of maximum densities are not guaranteed nor implied. The final density is determined by development design; any onsite constraints such as physical or environmental; available infrastructure; and other factors. The maximum allowable density for Medium Density Residential is 10 dwelling units per acre and the proposed density is 4.59 dwelling units per gross acre, which is within the maximum allowable.

While the project is under the maximum allowable density, the plan does not offer any public open space, as described in the General Plan, beyond the required stormwater basins. Therefore, staff is recommending the applicant provide a small central park within the development. Another possibility to meet this requirement would be to eliminate parcels 51 to 57 to create a park adjacent to the storm water basin and exploring the possibility of creating a sports field within the water quality basin. Staff is also recommending the park be maintained by the HOA.

Due to the City budgetary issues and the lack of police staffing to meet General Plan standards, residential projects have been conditioned to participate in a community facilities district or other funding mechanism deemed acceptable by the City pertaining to police services. The project will be required to mitigate its impact on police services due to the increase in demand, which is based on the number of individuals that are expected to reside in the new project. The General Plan identifies a performance ratio, which is 1.2 to 1.5 police officers per 1,000 individuals. Currently, the district or other funding mechanism has not been formed and the residential development that will be the first to move forward will be required to establish the district or other mechanism. Staff is also recommending that the Sorrento Village project be conditioned to establish, if necessary, and participate in the CFD or other funding mechanism.

Issue #3: Site Plan

The proposed project is a small lot subdivision with the majority of the lots on the site plan having a lot size that is under 5,000 s.f. The lots back onto James Donlon Boulevard and vacant land adjacent to the landfill. The applicant has not provided any setback information, but has provided a non-dimensioned typical lot detail, which shows the majority of the house covering the small lot. The table below illustrates the setbacks for R-10, which is the zoning designation equivalent to the proposed Medium Density Residential General Plan designation. Staff is recommending the R-10 setbacks be met as part of the Final Development Plan submittal.

Setback	R-10 Setbacks
Front (Local Street)	20'
Front (Garage)	20'
Rear	10'
Side	5'

Further, the width of the typical driveway is shown at only 16' and the City standard detail requires a width of at least 18'. The driveways will have to be widened in order to meet this minimum requirement. Each home will also have to have a two car garage with at least a 20' driveway, which staff is recommending the driveways be at a right angle to the street.

All streets are proposed to be public; therefore, would require annexation into the Streetlight and Landscaping District.

Staff wants the applicant to provide more details on the north end of Pintail Drive to determine the drainage and the vehicular turnaround.

Parking: Per the 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 applicant has included parking within the cul-de-sac design, which provides parking for the units around the cul-de-sac; however, the design is not the City standard. The cul-de-sac parking should be changed with the Final Development Plan submittal to the City standard cul-de-sac bulb. Due to the larger lots and houses being only on one side of the street; the City would be open to the idea of not requiring a City standard cul-de-sac on Siena Court as long as a parking plan was submitted showing there is ample street parking to meet the minimum requirements for guest parking. The ordinance doesn't specify the placement of the spaces, but small lot subdivisions are typically conditioned to provide a guest parking space within 150-200' of the unit it is serving.

The Zoning Ordinance also requires unrestricted access to the rear yard for recreational vehicles for 25% of single family lots. The applicant's proposed site plan makes it difficult to provide the required number of RV parking spaces. Requiring RV parking may not be practical for this type of development and could be appropriately deterred by prohibiting RV parking in the development's Covenants, Codes and Restrictions (CC&Rs). This is consistent with other approved small-lot subdivisions. The PD zoning allows flexibility with development standards; therefore, the Commission has the ability to require or not require RV parking for this project.

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. Any requirements to signalize the intersections will be analyzed in the CEQA document for the project.

James Donlon Boulevard: James Donlon Boulevard is already a four lane arterial road; however, the full improvements have not been completed. The applicant will be required to construct a 6' detached sidewalk with landscaping up to the masonry wall for the full length of the property. Staff is also recommending the sidewalk be extended from its current eastern terminus along the frontage of the water tank site to ensure there will not be any gaps in the sidewalk. At the western most property line, after the sidewalk is terminated, the applicant shall construct a 6' decomposed granite pathway to the intersection of Somersville Road to ensure there is pedestrian access.

Since the lots back onto James Donlon Boulevard, a masonry wall will be required to run the entire length of the property. A design has not been proposed; however, the height has been identified by the applicant as six feet. As part of the analysis in the CEQA document a noise study will be conducted in order to determine if the wall has to be higher than six feet for noise attenuation. The masonry wall will also have to wrap

around at Hummingbird Drive and Pintail Drive at Lots 5, 6, 43, and 44. Architectural plans were not submitted, so the design of the wall is not being considered.

Stormwater: Two parcels (Parcel 'A' and Parcel 'C') have been identified as stormwater basins for the project. Parcel 'A' is 1.67 acres and is located on the northeastern portion of the property and Parcel 'C' is .31 acres on the western portion of the property. The bioretention areas shall also be landscaped.

Utilities: Due to the smaller lots, staff has concerns about the placement of the required utility boxes. In some cases on small lot developments, the utility boxes can be placed in a manner that dramatically reduces front yard landscaping. Therefore, staff is recommending the applicant submit a utility plan as part of the final development plan submittal showing the placement of all utility boxes.

Also, staff is recommending the overhead utility lines be undergrounded.

Issue #5: Architecture, Landscaping and Walls

The applicant has not proposed any architecture, landscaping, fences, or walls with this application. As part of the future development application, staff wants to ensure architecturally enhanced elevations will be submitted for homes sited on the corners. It is typical to require that for homes located on corner lots, the design treatments (e.g. a built-up stucco or stone veneer) found on the "front" elevations should also be placed on the side elevations facing the street.

The City's Design Guidelines discuss having entries that incorporate special paving, architectural elements, and landscaping to set the overall tone for the community's character. Staff has suggested adding a project entry feature to set the overall character of the project.

Issue #6: Other Issues

Outside Agency Comments

Comments from the Contra Costa Flood Control District, Contra Costa Fire Protection District, and the Central Valley Regional Water Quality Control Board are included as Attachment "B". The applicant should address these comments with the Final Development Plan submittal.

Street Names: Staff is recommending that the street name Sorrento Place be replaced by Sorrento Court and that Sorrento Court be replaced with an entirely new street name. This will eliminate confusion when navigating the development.

CONCLUSION

The purpose of a preliminary plan is to gather feedback from the Planning Commission and outside agencies in order for the applicant to become aware of concerns and/or

issues prior to Final Development Plan submittal. As standard practice, preliminary plans are not conditioned; rather a list of needed items, information, and issues to be addressed is compiled for the applicant to address prior to a final plan hearing. Staff suggests the following along with any issues brought up by the Planning Commission at the June 18th hearing, be addressed in the Final Development Plan submittal:

1. Where practical, the developer shall stagger the front yard setbacks of adjacent lots to provide for a varied streetscape.
2. Each home shall include at least a 20 foot deep driveway apron, which shall be at a right angle to the street. The driveways shall also be at least 18 feet in width.
3. The Final Development Plan shall include a central park or the removal of lots 51-57 to create a park feature adjacent to the stormwater basin.
4. An HOA shall be established for the project and will be responsible for maintaining the water quality basin, landscape parcels, and the park.
5. The project shall provide guest parking spaces within 150' – 200' of the unit each space serves. The applicant shall submit a parking plan with the final development plan submittal that numbers each unit and its corresponding parking space in order to verify the distance from each unit. The applicant can explore the possibility of removing the City standard cul-de-sac on Siena Court if the minimum parking requirements can be met.
6. Homes located on corner lots, the design treatments (e.g. a built-up stucco or stone veneer) found on the "front" elevations shall also be placed on the side elevations facing the street.
7. The project's CC&Rs will not allow any RV's, boats or jet skis to be parked within the project.
8. The developer shall design and construct storm drain facilities to adequately collect and convey storm water entering or originating within the development to the nearest adequate man-made drainage facility or natural watercourse, without diversion of the watershed, per Title 9 of the County Ordinance Code.
9. The applicant shall submit a utility plan showing the location of water meter boxes; backflows for fire sprinklers; sewer cleanouts; cable, phone, and power boxes as it relates to frontage of the houses.
10. The above ground utility lines shall be undergrounded.
11. The Final Development Plan shall include a project entry feature and landscaping to set the overall character of the development. The entry feature

shall incorporate some of the following: lighting, public art, large specimen trees, stone wall features, architectural monumentation and water features. The entry feature shall include authentic materials such as brick, stone, wood, or iron work.

12. Environmental studies pertaining to soil contamination and off gassing shall be completed to assess the adjacent landfill and residential use adjacent to the closed landfill.
13. At least one floor plan shall be a single story.
14. Included with the Final Development Plan submittal, a site plan shall show the location where garbage cans will be located on the main streets for trash pickup days. The areas shall be able to accommodate three bins plus three feet between the bins.
15. A detached sidewalk shall be constructed on James Donlon Boulevard from the current eastern terminus along the water tower property as well as along the length of the subject property. A 6' decomposed granite walkway shall be constructed from the western property line to Somersville Road.
16. The project shall be annexed into the Streetlight and Landscape District.
17. The project shall establish, if necessary, and participate in the community facilities district or other mechanism deemed acceptable by the City.
18. Reduce retaining walls to the maximum extent practical and eliminate retaining walls within the public right-of-way.
19. The project's architecture shall comply with the City's Residential Design Guidelines.
20. Provide grading details for Lot 50 due to the steep slopes.
21. The downward slope on Lots 67-79 shall be incorporated into Parcel 'B', which shall be maintained by the HOA.
22. The lots shall be at least 3,000 square feet.
23. The applicant shall adhere to the R-10 zoning designation setbacks.
24. A masonry wall shall be constructed the length of the property along James Donlon Boulevard and shall be at least six feet in height. A noise study shall be conducted to determine if the wall needs to be taller than six feet for noise attenuation. The wall shall also wrap around at Pintail Drive and Hummingbird

Way at Lots 5, 6, 43, and 44. The wall shall be decorative and a design shall be submitted with the Final Development Plan.

25. The bioretention areas shall be landscaped.
26. As part of the Final Development Plan, the applicant shall provide more details on the north end of Pintail Drive to determine the drainage and vehicular turnaround.

ATTACHMENTS

- A. Aerial Photograph
- B. CCFCD Letter, CCCFPD Letter, and CVRWQCB Letter
- C. Applicant's Description

ATTACHMENT "A"

Aerial Photograph



ATTACHMENT "B"

Contra Costa County



Fire Protection District

May 6, 2014

Ms. Mindy Gentry
City of Antioch
Community Development
P.O. Box 5007
Antioch, CA 94531-5007

Subject: Sorrento Village, Subdivision 9346
James Donlon at Pintail Drive, Antioch
CCCFPD Project No.: P-2014-02517

Dear Ms. Gentry:

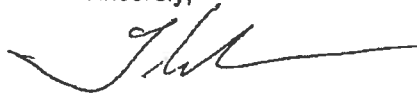
We have reviewed the preliminary development plan application to establish a 93-lot residential subdivision at the subject location. The following is required for Fire District approval in accordance with the 2013 California Fire Code (CFC), the 2013 California Residential Code (CRC), and adopted ordinances and standards:

1. Roadway widths throughout the proposed residential development are consistent with Fire District requirements; **however** the proposed cul-de-sac turnarounds do not appear to comply with the minimum outside turning radius of 45 feet. (503.2.5) CFC
2. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1) CFC
3. The developer shall provide hydrants of the East Bay type. Hydrants shall be spaced such that all portions of property frontage are within 250 feet of a hydrant. (C103.1) CFC
4. The developer shall submit three (3) copies of revised site improvement plans indicating all proposed hydrant locations and fire apparatus access for review and approval prior to obtaining a building permit. **Final placement of hydrants shall be determined by this office.** (501.3) CFC
5. **Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site.** (501.4) CFC
6. All homes as proposed 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. (903.2) CFC, (R313.3) CRC
7. The developer shall submit three (3) copies of a 300-foot scale parcel map indicating approved fire hydrant locations, street names, and addresses to the Fire District for mapping purposes. These maps are required **prior to** Fire District signing for final improvement plans (Mylar).

Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

If you have any questions regarding this matter, please contact this office at (925) 941-3300.

Sincerely,



Ted Leach
Fire Inspector

c: Albert D. Seeno Construction Co, Inc.
4021 Port Chicago Highway
Concord, CA 94520

File:P-2014-02517.ltr



Contra Costa County
Flood Control
& Water Conservation District

Julia R. Bueren,
ex officio Chief Engineer
Steve Kowalewski,
Deputy Chief Engineer

May 16, 2014

RECEIVED

MAY 21 2014

Mindy Gentry
City of Antioch
P.O. Box 5007
Antioch, CA 94531

CITY OF ANTIOCH
COMMUNITY DEVELOPMENT

RE: PDP-14-01 Sorrento Village
Our File: 1002-9346

Dear Ms. Gentry:

We received the Project Referral and Preliminary Development Plan for Subdivision 9346 Sorrento Village (APNs: 076-021-017, -018), located on James Donlon Blvd at Pintail Dr., on April 15, 2014. We have the following comments:

1. This project is located within Drainage Area 55 (DA 55), for which a drainage fee is due in accordance with Flood Control Ordinance Number 2002-23. By ordinance, all building permits or subdivision maps filed in this area are subject to the provisions of the drainage fee ordinance. Effective January 1, 2014, the current fee in this drainage area is \$0.84 per square foot of newly created impervious surface. The drainage area fee for this lot should be collected prior to filing the final map.
2. The Contra Costa County Flood Control & Water Conservation District (FC District) is not the approving local agency for this project as defined by the Subdivision Map Act. As a special district, the FC District has an independent authority to collect drainage fees that is not restricted by the Subdivision Map Act. The FC District reviews the drainage fee rate every year the ordinance is in effect and adjusts the rate annually on January 1 to account for inflation. The drainage fee rate does not vest at the time of tentative map approval. The drainage fees due and payable will be based on the fee in effect at the time of fee collection.
3. The DA 55 fee for this project is estimated to be \$348,541 based on the Preliminary Development Plan for Sorrento Village Subdivision 9346 dated March 2014. Please see the enclosed spreadsheet for our drainage fee calculation.

Fees are due for any impervious surface constructed on Parcels A through F; however, the amount of impervious surface to be constructed on these parcels cannot be determined based on the plans submitted. The developer's engineer should submit a worksheet, which includes a scalable map, that calculates the amount of impervious surface to be constructed on these parcels, so the correct fees can be charged.

4. The majority of parcel 076-021-017 within this project is located within DA 55 Subwatershed B-1, which drains towards the east to West Antioch Creek. Parcel 076-021-018 and a small portion on the western side of parcel 076-021-017 are in DA 55 Subwatershed A-5, which drains towards the west to Markley Creek. The development plans indicate that there will be two storm drain systems; one draining to a bioretention basin at the west end of the project, and one draining to a bioretention basin at the east end of the project. The boundary between the tributary areas to these systems appears to, more or less, correspond to the boundary between DA 55 Subwatersheds B-1 and A-5; therefore, the project is in accord with the DA 55 hydrology map and Drainage Plan in this respect. The project's eastern storm drain system is also in agreement with the DA 55 Drainage Plan.

It is more difficult to confirm that the project's western storm drain system is in accordance with the DA 55 Drainage Plan, because the details on the submitted plans are difficult to read. The system appears to outfall to a 36" storm drain in James Donlon Blvd. that is either existing or will be constructed, which appears to drain westerly along the north side of the street. As James Donlon Blvd. bends to the north, the storm drain crosses the street, continuing to the west. The FC District does not have information on the James Donlon Blvd. storm drain system, because it is not a regional storm drain line and it is located within the City of Antioch (City). Therefore, based on the general direction of flow in the storm drain system, as shown on the plans, we assume that this system drains to Markley Creek as it should per the DA 55 Drainage Plan, but we cannot determine that for certain. The City should confirm that the westerly portion of the development, beginning a few parcels east of Pintail Dr., does in fact drain to Markley Creek. Drainage to any other facility would be a diversion, which the FC District does not allow because diversions increase runoff to the downstream system and increase the risk of flooding.

5. We recommend that the City condition the developer to design and construct storm drain facilities to adequately collect and convey stormwater entering or originating within the development to the nearest adequate man-made drainage facility or natural watercourse, without diversion of the watershed.

6. The developer should be required to submit hydrology and hydraulic calculations to the City that prove the adequacy of the in-tract drainage system and the downstream drainage system. We defer review of the local drainage to the City. However, the FC District is available to provide technical review under our Fee-for-Service program.
7. We recommend that the City condition the developer to contact the appropriate environmental regulatory agencies, such as the U.S. Army Corps of Engineers, State Department of Fish and Game, and State Regional Water Quality Control Board, to obtain all the necessary permits for this project or show that such permits are not necessary.
8. The applicant should be required to comply with the current NPDES (National Pollutant Discharge Elimination System) requirements under the City Stormwater Management and Discharge Control Ordinances and the C.3 Guidebook. We support the State's goal of providing Best Management Practices to achieve the permanent reduction or elimination of stormwater pollutants and downstream erosion from new development. The FC District is available to provide technical assistance for meeting these requirements under our Fee-for-Service program.

We appreciate the opportunity to review plans involving drainage fee matters and welcome continued coordination. If you have any questions, please contact me via e-mail at kschu@pw.cccounty.us or by phone at (925) 313-2179.

Sincerely,



Kara Schuh-Garibay
Civil Engineer
Contra Costa County Flood Control
& Water Conservation District

KSG:cw
G:\fldctl\CurDev\CITIES\Antioch\Sub 9346 Sorrento Village\Prelim Dev Plan May 2014.docx
Enclosure

c: M. Carlson, Flood Control
T. Jensen, Flood Control
T. Rie, Flood Control
c/enc: M. Brown, Finance
L. Parsons, Albert D. Seeno Construction Co, Inc.
4021 Port Chicago Hwy
Concord, CA 94520

Central Valley Regional Water Quality Control Board

24 April 2014

RECEIVED

APR 28 2014

Mindy Gentry
City of Antioch Planning Division
P.O. Box 5007
Antioch, CA 94531

CITY OF ANTIOCH
COMMUNITY DEVELOPMENT

CERTIFIED MAIL
7013 2250 0000 3465 9779

**COMMENTS TO REQUEST FOR REVIEW FOR THE SORRENTO VILLAGE PROJECT,
CONTRA COSTA COUNTY**

Pursuant to the City of Antioch Planning Division's 14 April 2014 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review* for the Sorrento Village Project, located in Contra Costa County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 97-03-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit, or any other federal permit, is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements

If USACOE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project will require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

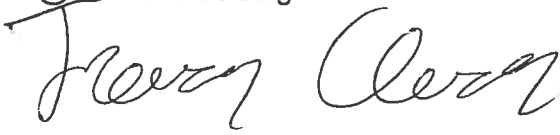
For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

If you have questions regarding these comments, please contact me at (916) 464-4684 or
tcleak@waterboards.ca.gov.

A handwritten signature in black ink, appearing to read "Trevor Cleak". The signature is fluid and cursive, with the first name "Trevor" and last name "Cleak" clearly distinguishable.

Trevor Cleak
Environmental Scientist

ATTACHMENT "C"

SORRENTO VILLAGE PROJECT CHARACTERISTICS PRELIMINARY DEVELOPMENT PLAN

RECEIVED

APR 03 2014

CITY OF ANTIOCH
COMMUNITY DEVELOPMENT

The proposed Sorrento Village Project consists of 93 single family residential lots on two existing parcels totaling a little more than 20 acres. This project is located north of James Donlon Blvd., across from the Mira Vista residential project, east of Somersville Rd.

The proposed density of this project is about 4.5 units per acre and the average lots size is approximately 5000 sq. ft. These lot sizes will accommodate homes sizes likely up to 3500 sq. ft. These lot sizes are similar to the lot sizes across the street in the Mira Vista subdivision.

The current General Plan for this parcel calls for office uses. We believe that this land use designation is not practical or viable given the location of this property. This property is surrounded by residential to the west, south and east with a closed facility to the north. We do not believe that construction and the sale or leasing of office facilities in this location would be prudent as there is no demonstrated need for these uses in this area. Given the location of this property, we believe that developing a residential project is much more viable and is more consistent with existing nearby projects.

We are proposing two access points into the project opposite existing roadways (Hummingbird Dr. & Pintail Dr.). We will continue to provide access to the closed facility to the north via the Pintail Dr. extension. We are also proposing two bioretention areas on parcels A and B within the project site to comply with C.3 requirements.

**STAFF REPORT TO THE CITY OF ANTIOCH PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF JUNE 18, 2014**

Prepared by: Mindy Gentry, Senior Planner *MG*
Approved by: Tina Wehrmeister, Community Development Director *TW*
Date: June 12, 2014
Subject: **Preliminary Development Plan for the Rialto Place (PDP-14-02)**

RECOMMENDATION

It is recommended that the Planning Commission provide feedback to the applicant and staff regarding the proposal and to provide direction to the applicant for the Final Development Plan submittal.

REQUEST

The applicant is requesting preliminary plan review of a proposal to develop a 93 unit residential subdivision and a self storage complex on 21.29 acres. The project site is located on Somersville Road approximately 1,200 feet north of the intersection of Somersville Road and James Donlon Boulevard. (APNs 076-010-030, -031, -032, and -034). (Attachment "A").

The purpose of a preliminary plan is to gather feedback from the Planning Commission and outside agencies in order for the applicant to become aware of concerns and/or issues prior to final development plan and tentative map submittal. As standard practice, preliminary plans are not conditioned; rather a list of needed items, information, and issues to be addressed is compiled for the applicant to address prior to a final development plan hearing.

ENVIRONMENTAL

Preliminary plan review is a non-entitlement action and does not require environmental review. The Final Development Plan will require compliance with the California Environmental Quality Act (CEQA).

ANALYSIS

Issue #1: Project Overview

The proposed project consists of 93 single family homes and a self storage complex on approximately 21.29 acres. The self storage complex is proposed on the southern side of the property and would be on 4.32 acres. There are two proposed water quality basins to manage the stormwater for the property. One basin is located in the northern

portion of the property (Parcel 'D') and is 0.72 acres in size and the other basin is on the eastern portion of the property (Parcel 'C') and is 1.38 acres. The lots range in size from 3,150 s.f. to 6,859 s.f. with an average lot size of 3,858 s.f. The applicant has not included architecture as part of the application; therefore, a design discussion is absent from this staff report. Staff has recommended that the architecture comply with the City's Design Guidelines.

A homeowner's association (HOA) will be required for the project, which will be responsible for maintaining the water quality basin, the parcel containing Markley Creek (Parcel 'I'), the landscape parcels, and the recommended park, which is discussed in more detail below.

This project is adjacent to the closed landfill to the south, which is identified as a Superfund site by the federal Environmental Protection Agency; however, the site has been removed from the National Priority List. Staff does have concerns regarding the adjacent landfill and possible soil contamination as well as off gassing. Staff is recommending the applicant perform studies and consult with regulatory agencies to ensure the subject property is safe for a residential use.

Markley Creek runs on the eastern side of the property and has been subdivided into its own parcel that is 1.37 acres. The applicant has not indicated who would be the responsible entity for the maintenance of Markley Creek and staff is recommending that the maintenance be under the purview of the Home Owners Association. The setback from the top of the creek bank should be a minimum of 50' and the Final Development Plan should provide the location of the bottom of the channel and the top of bank clearly on the site plan.

Issue #2: Consistency with the General Plan

The General Plan designation for the project site is Business Park, which does not allow for residential or self storage uses; therefore, the project would require a request for a General Plan amendment. The applicant would like to change the designation to Medium Density Residential for the single family homes and Heavy Industrial for the self storage complex. The Medium Density Residential designation is described by the General Plan as accommodating a wide range of living accommodations, including conventional single-family dwellings, small lot single-family detached dwellings, mobile homes, townhouses, and garden apartments. The General Plan indicates that the Medium Density Residential designation includes generous amounts of public or open space for active and passive recreational uses.

The General Plan does not have a Heavy Industrial designation, but does have a General Industrial designation, which is intended for a range of industrial uses, which for reasons of potential environmental effects are best segregated from other, more sensitive, land uses, such as residential neighborhoods. Staff does not believe General Industrial is an appropriate land use designation adjacent to a residential development; therefore, recommends the applicant modify that request to Light Industrial. Light

Industrial is characterized by the General Plan as industrial uses compatible with a location in closer proximity to residential development than General Industrial. Light industrial is more appropriate given the proximity to residential uses.

The zoning designation for the site is Planned Business Center (PBC), which is consistent with the General Plan and would require a zoning amendment for the proposed project. The applicant is proposing Planned Development (PD) as the zoning designation, which is a designation to encourage flexibility in the design and development of land so as to promote the most appropriate use; to allow diversification in the relationship of various uses, structures, and space; to facilitate the adequate and economical provision of streets and utilities; to preserve natural and scenic qualities of open space; to offer recreational opportunities convenient to residents to enhance the appearance of neighborhoods through the preservation of natural green spaces; and to counteract the effects of urban congestion and monotony.

According to the General Plan, achievement of maximum densities are not guaranteed nor implied. The final density is determined by development design; any onsite constraints such as physical or environmental; available infrastructure; and other factors. The maximum allowable density for Medium Density Residential is 10 dwelling units per acre and the proposed density is 6.08 dwelling units per gross acre, which is within the maximum allowable.

While the project is under the maximum allowable density, the plan does not offer any public open space, as described in the General Plan, beyond the required stormwater basins. Therefore, staff is recommending the applicant provide a small central park within the development. Staff is also recommending the park be maintained by the HOA.

Due to the City budgetary issues and the lack of police staffing to meet General Plan standards, residential projects have been conditioned to participate in a community facilities district or other funding mechanism deemed acceptable by the City pertaining to police services. The project will be required to mitigate its impact on police services due to the increase in demand, which is based on the number of individuals that are expected to reside in the new project. The General Plan identifies a performance ratio, which is 1.2 to 1.5 police officers per 1,000 individuals. Currently, the district or other funding mechanism has not been formed and the residential development that will be the first to move forward will be required to establish the district or other mechanism. Staff is also recommending that the Rialto Place project be conditioned to establish, if necessary, and participate in the CFD or other funding mechanism.

Issue #3: Site Plan

Residential: The proposed project is a small lot subdivision with the majority of the lots on the site plan having a lot size that is under 4,000 s.f. According to the applicant, the lots will accommodate homes up to 3,000 square feet, which may be difficult to achieve

on such small lots while still maintaining the appropriate setbacks and requirements of the City's Design Guidelines.

The majority of the lots back onto Somersville Road, the bioretention basin (Parcel 'C'), and the Contra Costa Canal. The applicant has not provided any setback information or a typical lot detail. The table below illustrates the setbacks for R-10, which is the zoning designation equivalent to the proposed Medium Density Residential General Plan designation. Staff is recommending the R-10 setbacks be met as part of the Final Development Plan submittal.

Setback	R-10 Setbacks
Front (Local Street)	20'
Front (Garage)	20'
Rear	10'
Side	5'

Due to not having a typical lot detail illustration, there are no details on driveway widths; however, the City standard detail requires a width of at least 18' which staff is recommending. Staff is also recommending each home will also have to have a two car garage with at least a 20' driveway, which is to be at a right angle to the street.

All streets are proposed to be public; therefore, would require annexation into the Streetlight and Landscaping District.

Parking: Per the 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. For the one proposed cul-de-sac, the applicant has not included the City standard cul-de-sac bulb, which includes angled parking in the middle. The City would be open to the idea of not requiring a City standard cul-de-sac since the bioretention basin is taking up a majority of the cul-de-sac. However, the applicant would be required to submit a parking plan showing there is ample street parking to meet the minimum requirements for guest parking. The ordinance doesn't specify the placement of the spaces, but small lot subdivisions are typically conditioned to provide a guest parking space within 150-200' of the unit it is serving.

The Zoning Ordinance also requires unrestricted access to the rear yard for recreational vehicles for 25% of single family lots. The applicant's proposed site plan makes it difficult to provide the required number of RV parking spaces. Requiring RV parking may not be practical for this type of development and could be appropriately deterred by prohibiting RV parking in the development's Covenants, Codes and Restrictions (CC&Rs). This is consistent with other approved small-lot subdivisions. The PD zoning allows flexibility with development standards; therefore, the Commission has the ability to require or not require RV parking for this project.

Self Storage: The self storage complex is proposed on approximately 4.32 acres on the southern portion of the property. Access would be off of Somersville Road with emergency vehicle access between lots 59 and 60. There are 12 buildings proposed as well as an office. The plans do not indicate the number of rental units that would be provided, which dictates the number of parking spaces to be provided onsite. The parking ratio provided in the code is one parking space per 100 rental units plus one per caretaker. This information shall be required to be provided as part of the Final Development Plan to ensure the parking ratio is sufficient to meet the code requirements. Lastly, staff has concerns regarding the dead ending of aisles within the self storage complex. The Final Development Plan should be revised to eliminate the dead end aisles with pass through circulation.

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.

Somersville Road: The widening of Somersville Road is currently underway for the full length of the project frontage; however, it does not include a sidewalk or landscaping. The applicant is proposing a 20' setback between the face of curb and the sound wall with a detached sidewalk. The applicant shall work with staff on a landscape plan for the public right of way. The cross section of Somersville Road is shown as a 32' wide from centerline to the face of curb; however, this distance should be 40'.

Sequoia Drive: Sequoia Drive is proposed to terminate within the subject development and not connect to the existing terminus of Sequoia Drive as originally contemplated. In order to connect the two drives it would require connections over Markley Creek and the Contra Costa Canal. Staff is agreeable to vehicular traffic not connecting through; however, would like to explore the option of a pedestrian connection given the proximity of the Delta De Anza Regional Trail which follows the adjacent canal.

Staff will also require a traffic signal to be placed at the intersection of Somersville Road and Sequoia Drive. Somersville Road is an arterial street with a substantial traffic flow and due to safety concerns with vehicles leaving and entering the proposed subdivision, as well as the rate of speed on arterials, a traffic signal will have to be installed at this intersection. Sequoia Drive will also have to be widened to 46' in street width to accommodate the turning movements out of the subdivision.

Stormwater: Two parcels (Parcel 'C' and Parcel 'D') have been identified as stormwater basins for the project. Parcel 'C' is 1.38 acres and is located on the eastern portion of the property and Parcel 'D' is .72 acres and is located on the northern portion of the property. The bioretention areas shall also be landscaped, which shall be shown on the Final Development Plan.

Utilities: Due to the smaller lots, staff has concerns about the placement of the required utility boxes. In some cases on small lot developments, the utility boxes can be placed in a manner that dramatically reduces front yard landscaping. Therefore, staff is recommending the applicant submit a utility plan as part of the final development plan submittal showing the placement of all utility boxes.

Issue #5: Architecture, Landscaping and Walls

The applicant has not proposed any architecture, landscaping, fences, or walls with this application. As part of the future development application, staff wants to ensure architecturally enhanced elevations will be submitted for homes sited on the corners. It is typical to require that for homes located on corner lots, the design treatments (e.g. a built-up stucco or stone veneer) found on the “front” elevations should also be placed on the side elevations facing the street. Self storage complexes can be an aesthetic eyesore if not designed in an architecturally pleasing manner. Staff is recommending the design and architecture shall be of high quality and in compliance with the City’s Design Guidelines.

The City’s Design Guidelines discuss having entries that incorporate special paving, architectural elements, and landscaping to set the overall tone for the community’s character. Staff has suggested adding a project entry feature to set the overall character of the project.

Walls: The Antioch Municipal Code requires walls between commercial and residential uses shall be of masonry construction. As part of the Final Development Plan, the applicant should submit a site plan showing a wall between the single family homes and the self storage complex. Further, a sound wall shall also be provided along the entire length of the property along Somersville Road. A design has not been proposed; however, the height has been identified by the applicant as six feet. As part of the analysis in the CEQA document, a noise study will be conducted in order to determine if the wall has to be higher than six feet for noise attenuation. The masonry wall will also have to wrap around at Sequoia Drive up to lots 1 and 81. The design of both walls shall also be submitted for review.

Issue #6: Other Issues

Outside Agency Comments

Comments from the Contra Costa Flood Control District, Contra Costa Fire Protection District, and the Central Valley Regional Water Quality Control Board are included as Attachment “B”. The applicant should address these comments with the Final Development Plan submittal.

Street Names: The only street name that has been identified thus far is the existing Sequoia Drive. Staff is recommending that street names be included in the Final Development Plan submittal.

CONCLUSION

The purpose of a preliminary plan is to gather feedback from the Planning Commission and outside agencies in order for the applicant to become aware of concerns and/or issues prior to Final Development Plan submittal. As standard practice, preliminary plans are not conditioned; rather a list of needed items, information, and issues to be addressed is compiled for the applicant to address prior to a final plan hearing. Staff suggests the following along with any issues brought up by the Planning Commission at the June 18th hearing, be addressed in the Final Development Plan submittal:

1. Where practical, the developer shall stagger the front yard setbacks of adjacent lots to provide for a varied streetscape.
2. Each home shall include at least a 20 foot deep driveway apron, which shall be at a right angle to the street. The driveways shall also be at least 18 feet in width.
3. The Final Development Plan shall include a central park.
4. A HOA shall be established for the project and will be responsible for maintaining the water quality basin, park, landscape parcel, and Parcel 'I' (Markley Creek).
5. The project shall provide guest parking spaces within 150' – 200' of the unit each space serves. The applicant shall submit a parking plan with the final development plan submittal that numbers each unit and its corresponding parking space in order to verify the distance from each unit.
6. Homes located on corner lots, the design treatments (e.g. a built-up stucco or stone veneer) found on the "front" elevations shall also be placed on the side elevations facing the street.
7. The project's CC&Rs will not allow any RV's, boats or jet skis to be parked within the project.
8. The developer shall design and construct storm drain facilities to adequately collect and convey storm water entering or originating within the development to the nearest adequate man-made drainage facility or natural watercourse, without diversion of the watershed, per Title 9 of the County Ordinance Code.
9. The applicant shall submit a utility plan showing the location of water meter boxes; backflows for fire sprinklers; sewer cleanouts; cable, phone, and power boxes as it relates to frontage of the houses.
10. The Final Development Plan shall include a project entry feature and landscaping for the residential component to set the overall character of the

development. The entry feature shall incorporate some of the following: lighting, public art, large specimen trees, stone wall features, architectural monumentation and water features. The entry feature shall include authentic materials such as brick, stone, wood, or iron work.

11. Environmental studies pertaining to soil contamination and off gassing shall be completed to assess the adjacent landfill and residential use adjacent to the closed landfill.
12. At least one floor plan shall be a single story.
13. Included with the Final Development Plan submittal, a site plan shall show the location where garbage cans will be located on the main streets for trash pickup days. The areas shall be able to accommodate three bins plus three feet between the bins.
14. The project shall be annexed into the Streetlight and Landscape District.
15. The project shall establish, if necessary, and participate in the community facilities district or other mechanism deemed acceptable by the City.
16. Reduce retaining walls to the maximum extent practical and eliminate retaining walls within the public right-of-way.
17. The project's architecture shall comply with the City's Residential Design Guidelines.
18. The lots shall be at least 3,000 square feet.
19. The applicant shall adhere to the R-10 zoning designation setbacks.
20. The applicant's request for a General Plan amendment for the self storage complex should be changed from Heavy Industrial to Light Industrial.
21. The self storage complex shall be redesigned to eliminate the dead end aisles and provide pass through circulation.
22. The distance between the centerline of Somersville Road and the face of curb shall be 40'.
23. A sidewalk and landscaping shall be provided on Somersville Road the length of the property.
24. A traffic signal shall be constructed at the intersection of Somersville Road and Sequoia Drive. The width of the Sequoia Drive shall be 46' of street width to accommodate the turning movements from the subdivision.

25. The applicant shall explore with staff the possibility of a pedestrian connection between the development and existing terminus of Sequoia Drive.
26. The bioretention areas shall be landscaped.
27. The design and architecture of the self storage complex shall be of high quality and in compliance with the City's Design Guidelines.
28. A masonry wall shall be constructed the length of the property along Somersville Road with the height to be determined by a noise study. The wall shall wrap around onto Sequoia Drive until lots 1 and 81. A masonry wall shall also be constructed between the single family homes and the self storage complex. The design of both walls shall be submitted with the Final Development Plan.

ATTACHMENTS

- A. Aerial Photograph
- B. CCFCD Letter, CCCFPD Letter, and CVRWQCB Letter
- C. Applicant's Description

ATTACHMENT "A"

Aerial Photograph



ATTACHMENT "B"

Contra Costa County



Fire Protection District

May 6, 2014

Ms. Mindy Gentry
City of Antioch
Community Development
P.O. Box 5007
Antioch, CA 94531-5007

Subject: Rialto Place, Subdivision 9345
Somersville at Sequoia Drive, Antioch
CCCFPD Project No.: **P-2014-02520**

Dear Ms. Gentry:

We have reviewed the preliminary development plan application to establish a 93-lot residential subdivision and self-storage facility at the subject location. The following is required for Fire District approval in accordance with the 2013 California Fire Code (CFC), the 2013 California Building Code (CBC), the 2013 California Residential Code (CRC), and adopted ordinances and standards:

1. Access throughout the proposed residential development is consistent with Fire District requirements, **however** access throughout the proposed self-storage facility does not appear to comply with minimum turning radius requirements and provisions for the turning around of Fire District apparatus. Dead-end emergency apparatus access roadways in excess of 150 feet in length require approved turnarounds. (503) CFC, (503.2.5) CFC
2. Access gates for Fire District apparatus shall be a minimum of 20-feet wide. Access gates shall slide horizontally or swing inward and shall be located a minimum of 30 feet from the street. Electrically operated gates shall be equipped with a Knox Company key-operated switch. Manually operated gates shall be equipped with a non-casehardened lock or approved Fire District lock. (D103.5) CFC.
3. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1) CFC
4. The developer shall provide hydrants of the East Bay type. Hydrants shall be spaced such that all portions of property frontage are within 250 feet of a hydrant. The proposed self-storage facility shall have hydrants located within 250 feet of any storage building, yet located such that all fire department connections are within 150 feet of a hydrant. (C103.1) CFC, CCCFPD Standard
5. The developer shall submit three (3) copies of site improvement plans indicating all proposed hydrant locations and fire apparatus access for review and approval prior to obtaining a building permit. ***Final placement of hydrants shall be determined by this office.*** (501.3) CFC

B 1

6. ***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
7. All homes as proposed 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. All buildings within the self-storage facility that exceed 5,000 square feet shall be protected with an approved automatic fire sprinkler system complying with the 2013 edition of NFPA 13. (903.2) CFC, (R313.3) CRC, Contra Costa County Ordinance 2013-22
8. The developer shall submit three (3) copies of a 300-foot scale parcel map indicating approved fire hydrant locations, street names, and addresses to the Fire District for mapping purposes. These maps are required ***prior to*** Fire District signing for final improvement plans (Mylar).
9. The developer shall submit three (3) complete sets of plans and specifications of the of the following required submittals, to the Fire District for review and approval ***prior to*** construction/installation to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC
 - Building construction plans (storage facility)
 - Private underground fire service water mains (storage facility)
 - Fire sprinklers (storage facility and single-family homes)
 - Fire alarm/sprinkler monitoring (storage facility)

Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

If you have any questions regarding this matter, please contact this office at (925) 941-3300.

Sincerely,



Ted Leach
Fire Inspector

c: SPPI-Somersville, Inc.
1800 Willow Pass Road
Concord, CA 94520

File:P-2014-02520.ltr



Contra Costa County
Flood Control
& Water Conservation District

Julia R. Bueren,
ex officio Chief Engineer
Steve Kowalewski,
Deputy Chief Engineer

May 14, 2014

Mindy Gentry
City of Antioch
P.O. Box 5007
Antioch, CA 94531

RECEIVED
MAY 19 2014
CITY OF ANTIOCH
COMMUNITY DEVELOPMENT

RE: PDP-14-02 Rialto Place
Our File: 1002-9345

Dear Ms. Gentry:

We received the Project Referral and Preliminary Development Plan for Subdivision 9345 Rialto Place located on Somersville Rd north of James Donlon Blvd and just south of the Contra Costa Canal on April 15, 2014. We have the following comments:

1. This project is located within Drainage Area 55, for which a drainage fee is due in accordance with Flood Control Ordinance Number 2002-23. By ordinance, all building permits or subdivision maps filed in this area are subject to the provisions of the drainage fee ordinance. Effective January 1, 2014, the current fee in this drainage area is \$0.84 per square foot of newly created impervious surface. The drainage area fee for this lot should be collected prior to filing the final map.
2. The Contra Costa County Flood Control & Water Conservation District (FC District) is not the approving local agency for this project as defined by the Subdivision Map Act. As a special district, the FC District has an independent authority to collect drainage fees that is not restricted by the Subdivision Map Act. The FC District reviews the drainage fee rate every year the ordinance is in effect and adjusts the rate annually on January 1 to account for inflation. The drainage fee rate does not vest at the time of tentative map approval. The drainage fees due and payable will be based on the fee in effect at the time of fee collection.
3. The Drainage Area 55 (DA 55) fee for this project is estimated to be \$498,311 based on the Preliminary Development Plan for Rialto Place Subdivision 9345, dated March 2014. Please see the enclosed spreadsheet for our drainage fee calculation.

Fees are due for any impervious surface constructed on Parcels B through I; however, the amount of impervious surface to be constructed on these parcels cannot be determined based on the plans submitted. The developer's engineer should submit a worksheet, which includes a scalable map, that calculates the amount of impervious surface to be constructed on these parcels, so the correct fees can be charged.

4. According to the DA 55 Hydrology Map, this development is within subwatershed A-6, which drains to Markley Creek. The southern half of the project drains to a bioretention basin on the western bank of Markley Creek, which then outfalls to Markley Creek. Draining the site in this manner is consistent with the DA 55 Drainage Plan. However, the portion of the project north of Sequoia Dr. drains to a bioretention basin at the northern corner of the development. The plans submitted do not appear to show where this basin drains to because no outfall facilities are shown within the basin, but it appears that it is intended to drain to a storm drain on Somersville Rd. There is potential for a diversion from DA 55 to Drainage Area 70 (DA 70) at this location because the centerline of Somersville Rd. is the border between these two drainage areas. The east side of the road is in DA 55 and the west side is in DA 70. The FC District does not have information on the Somersville Rd. storm drain system, because it is not a regional storm drain line and it is located within the City of Antioch (City). Therefore, we cannot determine if draining the north basin to the line on Somersville Rd. will be a diversion.

The City should require the developer to keep runoff from this project within DA 55. The runoff needs to ultimately drain to Markley Creek. The FC District does not allow diversions, because they increase runoff to the downstream system and increase the risk of flooding. If the City determines that the developer is proposing a diversion to DA 70 then, **prior to accepting the tentative map as complete**, please require the developer's engineer to either 1) modify the site drainage to eliminate the diversion of watersheds or 2) provide a hydrology and hydraulic report that shows how this project will balance the stormwater diversion. Review of development plans and hydrology and hydraulic calculations for conformance with our drainage area plan falls under our Fee-For-Service program. The FC District is available to provide technical assistance for meeting these requirements under this program.

5. The developer should be required to submit a geotechnical report to the City showing that the bioretention basin located adjacent to Markley Creek will not negatively impact the stability of the Markley Creek bank.

6. We recommend that the City condition the developer to design and construct storm drain facilities to adequately collect and convey stormwater entering or originating within the development to the nearest adequate man-made drainage facility or natural watercourse, without diversion of the watershed.
7. The developer should be required to submit hydrology and hydraulic calculations to the City that prove the adequacy of the in-tract drainage system and the downstream drainage system. We defer review of the local drainage to the City. However, the FC District is available to provide technical review under our Fee-for-Service program.
8. We recommend that the City condition the developer to contact the appropriate environmental regulatory agencies, such as the U.S. Army Corps of Engineers, State Department of Fish and Game, and State Regional Water Quality Control Board, to obtain all the necessary permits for this project or show that such permits are not necessary.
9. The applicant should be required to comply with the current National Pollutant Discharge Elimination System (NPDES) requirements under the City Stormwater Management and Discharge Control Ordinances and the C.3 Guidebook. We support the State's goal of providing Best Management Practices to achieve the permanent reduction or elimination of stormwater pollutants and downstream erosion from new development.

We appreciate the opportunity to review plans involving drainage fee matters and welcome continued coordination. If you have any questions, please contact me via e-mail at kschu@pw.cccounty.us or by phone at (925) 313-2179.

Sincerely,



Kara Schuh-Garibay
Civil Engineer
Contra Costa County Flood Control
& Water Conservation District

KSG:cw

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Enclosures

c: Mike Carlson, Flood Control
Tim Jensen, Flood Control
Teri E. Rie, Flood Control
c/enc: Marsha Brown, Finance
L. Parsons, SPPI — Somersville, Inc.
1800 Willow Pass Road
Concord, CA 94520

BS

Central Valley Regional Water Quality Control Board

RECEIVED

24 April 2014

APR 28 2014

Mindy Gentry
City of Antioch Planning Division
P.O. Box 5007
Antioch, CA 94531

CITY OF ANTIOCH
COMMUNITY DEVELOPMENT
CERTIFIED MAIL
7013 2250 0000 3465 9786

COMMENTS TO REQUEST FOR REVIEW FOR THE RIALTO PLACE PROJECT, CONTRA COSTA COUNTY

Pursuant to the City of Antioch Planning Division's 14 April 2014 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review* for the Rialto Place Project Project, located in Contra Costa County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 97-03-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit, or any other federal permit, is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements

If USACOE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project will require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

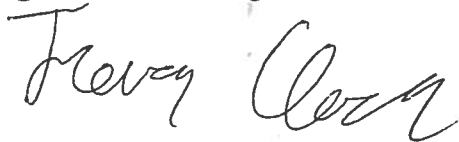
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

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If you have questions regarding these comments, please contact me at (916) 464-4684 or tcleak@waterboards.ca.gov.

A handwritten signature in black ink, appearing to read "Trevor Cleak". The signature is fluid and cursive, with the first name "Trevor" and last name "Cleak" clearly distinguishable.

Trevor Cleak
Environmental Scientist

APR 03 2014

RECEIVED

RIALTO PLACE
PROJECT CHARACTERISTICS
PRELIMINARY DEVELOPMENT PLAN

The proposed Rialto Place Project consists of 93 single family residential lots on the northern 12.73 acre portion of the property and a self-storage facility on the 4.32 acre southerly portion of the property. Combined this project totals a little more than 21 acres. This project, currently referred to as the Sequoia Business Park is located on the east side of Somersville Rd., north of James Donlon Blvd. and south of the Contra Costa Canal.

The proposed density of the residential portion of this project is about 5.5 units per acre and the average lots size is approximately 4000 sq. ft. These lot sizes will accommodate homes sizes likely up to 3000 sq. ft. These lot sizes and density are similar to the lot size and density being proposed on the Tuscany Meadows project located immediately to the west.

The current General Plan for this parcel calls for Business Park. We believe that this land use designation is not practical or viable given the location of this property. This property is surrounded by existing and planned residential to the west, north and east with a closed facility immediately to the south and then additional residential. We do not believe that construction and the sale or leasing of business park facilities in this location would be prudent as there is no demonstrated need for these uses in this area. Given the location of this property, we believe that developing a residential project is much more viable and is more consistent with existing nearby projects and land use designations. Furthermore, due to the existing and planned residential construction in the immediate vicinity, we believe that a self-storage site would work very well in this location which is why we are proposing an M-2 designation on the 4.32 acre southern portion of this property

We are proposing two access points into the project off of Somersville Rd. and an Emergency Vehicle Access driveway. The primary access point is the Sequoia Drive intersection which will be signalized in the future. We are also proposing two bioretention areas on parcels C and D within the project site to comply with C.3 requirements.