

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

WEDNESDAY, JUNE 19, 2019

6:30 P.M.

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

APPEAL

All items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on **WEDNESDAY, JUNE 26, 2019**.

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

ROLL CALL

6:30 P.M.

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

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

CONSENT CALENDAR

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

1. **APPROVAL OF MINUTES:** None

* * * END OF CONSENT CALENDAR * * *

NEW PUBLIC HEARING

2. **UP-18-21 – Alluvium Cannabis Dispensary and Infusion** – Alluvium Inc. is requesting a Use Permit for a cannabis business consisting of a dispensary with delivery and Type N infusion license. The project site is located at 2625 Crow Court. This project has been found to be Categorically Exempt from the requirements of the California Environmental Quality Act (**APN 074-052-022**).

RESOLUTION NO. 2019-18

NEW ITEM

STAFF REPORT

3. **The Ranch** - The City of Antioch will hold a public scoping meeting to receive verbal comments on the Notice of Preparation to prepare an environmental impact report (EIR) for the proposed The Ranch project. The proposed project is located in the southeastern portion of the City of Antioch in eastern Contra Costa County, California. The site is identified by Assessor's Parcel Number (**APN 057-010-002, APN 057-010-003, and APN 057-021-003**).

STAFF REPORT

ORAL COMMUNICATIONS

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT (7:12 pm)

Notice of Availability of Reports

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

located on the 2nd floor of City Hall, 200 “H” Street, Antioch, California, 94509, between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday for inspection and copying (for a fee) or on our website at:

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

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

Notice of Opportunity to Address the Planning Commission

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

Accessibility

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

**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF JUNE 19, 2019**

Prepared by: Zoe Merideth, Associate Planner *zm*
Approved by: Alexis Morris, Planning Manager *AM*
Date: June 14, 2019
Subject: Alluvium Cannabis Dispensary and Infusion (UP-18-21)

RECOMMENDATION

It is recommended that the Planning Commission adopt the resolution recommending that the City Council **APPROVE** a Use Permit (UP-18-21) for a cannabis business consisting of a dispensary with delivery and Type N infusion license.

REQUEST

Alluvium Inc. requests approval of a Use Permit to operate a cannabis business consisting of a dispensary with delivery and Type N infusion license. The subject property is located at 2625 Crow Court (APN 074-052-022).



ENVIRONMENTAL

This project has been determined to be Categorically Exempt from the provisions of CEQA, pursuant to Section 15301 – Class 1 (Existing Facilities), because the dispensary will occupy an existing tenant space and involves negligible expansion of the use.

BACKGROUND

With the passage of Proposition 64 in November of 2016, California residents over the age of 21 can legally use marijuana without a medicinal card if not in a public place. Californians can carry and use up to one ounce of marijuana and grow up to six plants for personal use. Recreational sales of marijuana did not go into effect until January 1, 2018. The possession, sale and distribution of cannabis is now legal under California State law, subject to provisions contained in the law, including a state licensing requirement.

On May 2, 2018 the Planning Commission recommended to the City Council approval of an Ordinance amending Title 9, Chapter 5 of the Antioch Municipal Code, thereby creating new provisions for the consideration of cannabis businesses in the City of Antioch. The City Council introduced the ordinance on May 22, 2018 and approved the ordinance on June 26, 2018. The ordinance went into effect on July 26, 2018. The Code Amendment established new definitions, imposed basic standards, and created a new Cannabis Business (CB) Zoning Overlay District. Within the CB Zoning Overlay District, a party may apply for a Use Permit from the City Council for the establishment of a Cannabis Business. Unlike the typical use permit process, a cannabis use permit must be reviewed by the City Council after a recommendation by the Planning Commission.

On September 11, 2018 the Antioch City Council adopted Cannabis Guidelines by approval of Resolution No. 2018/117. The purpose of the guidelines is to provide the public and potential applicants with the City of Antioch's general expectations relating to the design and operation of a Cannabis Business.

On April 9, 2019 the City Council introduced an ordinance to amend Chapter 5 of Title 9 of the Antioch Municipal Code to update the cannabis ordinance to include requirements for a development agreement, make minor changes to the definitions, and require a 600-foot separation from cannabis uses and child care centers. The City Council approved the ordinance on April 23, 2019, and the ordinance went into effect 30 days later. The amendment to the ordinance requires each cannabis business to enter into a development agreement that contractually defines the benefits that the cannabis business will provide to the City. Existing Use Permit applications are subject to new ordinances and amendments only if the ordinance goes into effect before the application is deemed "complete." In this case, the application was deemed complete prior to the April amendments and, therefore, is not subject to the ordinance amendments. Nevertheless, the applicant has stated to staff that they are willing to enter into a development

agreement, and the site is not located within 600 feet of a child care center (discussed in greater detail below).

ANALYSIS

Issue #1: Project Overview

The applicant proposes to operate a cannabis business consisting of a dispensary with delivery service and a type N infusion license at 2625 Crow Court. The operations will consist of the on-site sale of retail cannabis products, as well as retail delivery of cannabis products. The retail sales will be conducted in a sales area that can only be accessed by customers presenting a valid identification to a security guard.

As part of the dispensary, the applicant is proposing to sell vape pens, vape pen cartridges, vape pen batteries, and chargers, which are used to administer cannabis concentrates. The applicant is also proposing to sell the following smoking accessories: rolling papers, pipes, and grinders. The cannabis guidelines prohibit the sale of cannabis related paraphernalia unless explicitly authorized through the use permit. Therefore, staff has included a condition of approval limiting the cannabis paraphernalia sold on site to vape pens, vape pen cartridges, vape pen batteries, chargers, rolling papers, pipes, and grinders, unless approved in writing by the Community Development Director.

The applicant plans to use up to eight vehicles for delivery operations, which will be available to make deliveries during the same hours as the retail business hours. The delivery vehicles will not have any marking or other indications on the exterior of the vehicle that may indicate that the delivery employee is carrying cannabis goods for delivery.

The applicant is also planning to obtain a type N infusion license for manufacturing of cannabis products in the warehouse portion of the building. While the State classifies this license as manufacturing, an infusion license only allows for the production of cannabis products through infusion, a process by which cannabis or cannabis concentrates are directly incorporated into a product to produce a cannabis product. This process can also be used to produce edible products or topical products that are infused with cannabis. Extraction of cannabis is not allowed with a type N license. Alluvium Inc. will be using this license to create a “house” brand of cannabis products by buying cannabis and cannabis oil in bulk and repackaging the products for individual sale with Alluvium branding. Alluvium will be using the bulk oil they buy to fill vape cartridges for vape pens.

In the future, the applicant may develop the vacant portion of the lot with a new building to expand the cannabis business. Any future development and change in operations at the site would be subject to design review and a use permit.

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

The General Plan designation of the site is Business Park. The zoning of the site is Planned Business Center (PBC) and Cannabis Overlay District (CB). Cannabis dispensaries are allowed in the Cannabis Overlay District subject to the approval of a use permit by the City Council.

The Antioch Municipal Code § 9-5.3845(B) prohibits a cannabis business from locating closer than 600 feet from any private or public school serving students grade kindergarten through high school; any public park owned or operated by the city; any property occupied by a residential land use or with a residential or general plan land use designation or zoning designation; or a child care center, as defined by the Antioch Municipal Code. Additionally, the Cannabis Guidelines require cannabis dispensaries to be located at least 600 feet apart. The project is approximately 730 feet from the recently approved One Plant dispensary located at 2701 West 10th Street. The project is approximately 2,470 feet from Delta Dispensary, which is currently scheduled to be heard at City Council on June 25, 2019. No schools, private or public, are near the project site. The proposed project is more than 600 feet from the nearest property with a residential land use. The new child care center requirement is not applicable to the proposed project, due to the date the ordinance went into effect; nevertheless, the project site is not within 600 feet of any child care centers.

The surrounding land uses and zoning designations are noted below:

| | |
|--------|--|
| North: | Construction Supply / Planned Business Center (PBC) & Cannabis Overlay |
| South: | Retail and Commercial Uses / City of Pittsburg |
| East: | Office Building / Planned Business Center (PBC) & Cannabis Overlay |
| West: | Construction Supply / Planned Business Center (PBC) & Cannabis Overlay |

Issue #3 Site Plan

The site is approximately 1.15 acres in size with an approximately 7,260 square foot building centrally located at the northwestern corner of the site. The eastern side of the building contains a 2,740 square foot warehouse, which will be used for the manufacturing operations. The remainder of the building will be used for the dispensary and delivery operations. The southeastern portion of the site is currently vacant, but the applicant could develop this portion of the site in the future. No new construction is proposed on the site other than internal tenant improvements to the existing building. The applicant is proposing to install a wrought iron look gate along the front property line and repair or install new perimeter fencing around the entire property as needed to secure the property. Additionally, the applicant is proposing to install new parking lot lights and to freshen up the existing landscaping. Staff has included recommended conditions of approval that the details of these improvements will be reviewed and approved by the Planning Division prior to building permit issuance.

The customer entrance to the dispensary will be located on the corner of the building near the parking lot. Customers will enter into a waiting lounge and reception area where customers are required to check in with security personnel and provide valid identification before being allowed to enter the retail area. The retail area, where cannabis is sold, is approximately 2,100 square feet. The remainder of the dispensary portion of the building will contain offices, a secure vault, employee areas, and a sitting area/meeting room for vendor education.

The warehouse portion of the building will house the type N infusion operations. The warehouse features a roll-up door that is large enough for a vehicle to enter for secure deliveries. The equipment used in the manufacturing process will be housed in the warehouse.

The approximately 24 parking spaces at the project site are located along the building and the side of the site. The building was developed for office uses, which have the same parking demand as retail uses, such as a dispensary. Staff believes there is adequate parking at the site in order to accommodate the proposed dispensary and infusion. Additionally, the parking lot has an additional row of parking already paved, but not striped, that the applicant could stripe, after obtaining City approval, to gain extra parking spaces in the future.

Issue #4: Site Security

As part of their application the applicant submitted a security plan for the site. The security plan addressed the following issues:

- Physical elements of the site such as location of the building, outdoor lighting, and parking areas.
- Electronic security such as motion sensors, controlled access areas, and surveillance cameras.
- Compliance and procedures such as inventory management, cash handling, and employee training.

The security plan was reviewed by the Antioch Police Department. After the review was complete, the Police Department, Planning staff, and the applicant met to review the plan. Given that this is a new industry in the City of Antioch, this meeting provided staff an opportunity to gain a better understanding of how the business would operate and how security measures would be implemented on the site. During the meeting, Police Department staff provided the applicant with feedback on their security plan, as well as additional site-specific security measures that they would like. The applicant was amenable to the Police Department's suggestions, such as having two-armed security guards on site during business hours. The proposed security measures are consistent with the security expectations detailed in the Cannabis Guidelines.

Staff has included a condition in the attached resolution requiring the Antioch Police Department to conduct a site inspection to assess the security of the site prior to a certificate of occupancy being issued for the site. Any changes that the Antioch Police Department deem necessary upon site inspection will be incorporated into a revised site security plan that will then be submitted for their review and approval. No certificate of occupancy will be issued without final approval of a site security plan by the Antioch Police Department. In addition to the security inspection prior to issuance of certificate of occupancy, the business is required to submit to annual security audits conducted by a third party or City staff.

Issue #5: Operational Issues

The applicant has submitted an odor mitigation plan that discusses the measures they will take to ensure that cannabis odors will not be detected at or beyond the site. Staff has included a condition of approval requiring that adequate on-site odor control measures are maintained at all times and that cannabis odors cannot be readily detected outside the structure in which the business operates.

Staff has also included a condition of approval addressing site management and requiring the cannabis business operator to take “reasonable steps” to discourage and address any objectionable conditions that constitute a nuisance in parking areas, sidewalks, and areas surrounding the premises during business hours if directly related to patrons of the business. Staff has also included a condition of approval prohibiting the smoking or ingestion of cannabis products on-site.

Issue #6: Neighborhood Responsibility Plan

As part of the application, the applicant submitted a neighborhood responsibility plan detailing their efforts to mitigate any potential impacts that the business may cause (Attachment C). The plan details the steps they will take to establish a relationship in the community. Alluvium Inc. will keep a list of all neighboring businesses and their contact information and supply the businesses with phone directories for Alluvium managers.

The applicant has also committed to local hiring and living wages. The business plans to provide technical training and professional development opportunities to employees.

Finally, according to the plan, Alluvium Inc. intends to be involved in the community by beautifying the community through sponsoring events such as trash pick-ups and graffiti clean ups.

ATTACHMENTS

- A. Resolution
- B. Project Overview
- C. Neighborhood Responsibility Plan

ATTACHMENT “A”

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

**RESOLUTION OF THE CITY OF ANTIOCH PLANNING COMMISSION
RECOMMENDING APPROVAL OF A USE PERMIT (UP-18-21) FOR
A CANNABIS BUSINESS CONSISTING OF A DISPENSARY WITH DELIVERY AND
A TYPE N INFUSION LICENSE LOCATED AT 2625 CROW COURT**

WHEREAS, Alluvium Inc. requests approval of use permit for a cannabis business consisting of a dispensary with delivery and a type N infusion license (APN 074-052-022); and,

WHEREAS, this project is Categorically Exempt from the provisions of CEQA, pursuant to section 15301; and,

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

WHEREAS, the Planning Commission on June 19, 2019, duly held a public hearing and received and considered evidence, both oral and documentary; and,

NOW THEREFORE IT BE RESOLVED that the Planning Commission does hereby make the following findings for recommendation to the City Council for approval of a Cannabis Business Use Permit:

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

The proposed cannabis business is required to comply with multiple conditions of approval that address the project's impact on public health and the properties in the vicinity. On-site armed security is required at all times with annual audits of the site security plan required. The business shall also maintain on-site odor control so that cannabis related odors are not readily detected outside the structure. Based upon the conditions imposed, the cannabis dispensary use will not create adverse impacts to the surrounding businesses and residents.

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

The site is zoned Cannabis Overlay District. The Cannabis Overlay District allows cannabis businesses with the approval of a use permit.

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

The proposed cannabis business will take place in an existing commercial building with ample parking. The site has a secure area for cannabis deliveries.

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

The project site is currently developed and is located on Crow Court, which is adequate in width and pavement type to carry the traffic generated by the proposed use.

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

The use will not adversely affect the comprehensive General Plan because the project is consistent with the General Plan designation for the site of Business Park.

6. That the location and site characteristics of the proposed cannabis business are consistent with all applicable State laws and City standards or guidelines, that all provisions have been made to ensure that the operation of the cannabis business will not create excessive demands for police service or other public services, and that the cannabis business will benefit the City of Antioch.

The conditions of approval on the project are consistent with the cannabis guidelines. The security plan has been reviewed by the Antioch Police Department and security conditions have been included per their direction. The sales taxes generated by the sale of cannabis will provide a financial benefit to the City of Antioch. The forthcoming development agreement will likely include additional revenue based on sales from the business.

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Antioch does hereby recommend that the City Council **APPROVE** the use permit for a cannabis business consisting of a dispensary with delivery and a type n infusion license, located at 2625 Crow Court (APN 074-052-022) subject to the following conditions:

A. GENERAL CONDITIONS

1. The project shall comply with the Antioch Municipal Code. All construction shall conform to the requirements of the California Building Code and City of Antioch standards.

2. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.
3. The project shall be implemented as indicated on the application form and accompanying materials provided to the City and in compliance with the Antioch Municipal Code, or as amended by the Planning Commission or City Council.
4. No building permit will be issued unless the plan conforms to the project description and materials as approved by the City Council and the standards of the City.
5. This approval expires two years from the date of approval by the Planning Commission (June 19, 2021), unless an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one one-year extension shall be granted.
6. No permits or approvals, whether discretionary or ministerial, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.
7. City staff shall inspect the site for compliance with conditions of approval prior to the issuance of a Certificate of Occupancy or commencement of the business.
8. The applicant shall obtain an encroachment permit for all work to be done within the public right-of-way.

B. CONSTRUCTION CONDITIONS

1. The use of construction equipment shall comply with AMC § 5-17.04 and 5-17.05, or as approved in writing by the City Manager.
2. The project shall be in compliance with and supply all the necessary documentation for AMC § 6-3.2: Construction and Demolition Debris Recycling.
3. Building permits shall be secured for all proposed construction associated with this facility, including any interior improvements not expressly evident on the plans submitted.
4. Standard dust control methods shall be used to stabilize the dust generated by construction activities.

C. AGENCY REQUIREMENTS

1. All requirements of the Contra Costa County Fire Protection District shall be met.

D. FEES

1. The applicant shall pay all City fees which have been established by the City Council and as required by the Antioch Municipal Code.
2. The applicant shall pay all required fees at the time of building permit issuance.

E. PROPERTY MAINTENANCE

1. No illegal signs, pennants, banners, balloons, flags, or streamers shall be used on this site at any time.
2. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.

F. PROJECT-SPECIFIC REQUIREMENTS

1. This use permit approval applies to the operation of a cannabis business consisting of a dispensary with delivery and a type N infusion license, as depicted on the project plans and application materials submitted to the Community Development Department. Any forthcoming plans submitted for any purpose shall be entirely consistent with these received plans and application materials and conditions of approval herein.
2. The hours of operation shall be from 8:00 AM – 8:00 PM.
3. Eight delivery vehicles shall be permitted. Requests for additional vehicles shall be subject to review and approval by the Zoning Administrator.
4. All necessary licenses from the State of California shall be obtained prior to opening.
5. All persons entering the business must be at least 21 years of age with a valid identification card. An electronic reader shall be used to read and validate identification cards.
6. No smoking or ingestion of cannabis products on-site is allowed.
7. No free samples of cannabis products are allowed.

8. Cannabis products that are not used for display purposes or immediate sale shall be stored in a secured and locked room, safe, or vault, and in a manner reasonably designed to prevent diversion, theft, and loss.
9. Cannabis related waste shall be stored and secured in a manner that prevents diversion, theft, loss, hazards and nuisance.
10. The operator shall take reasonable steps to discourage and correct objectionable conditions that constitute a nuisance in parking areas, sidewalks and areas surrounding the premises during business hours if directly related to patrons of the business.
11. A copy of this use permit and City of Antioch business license, as well as any other State licenses, shall be on display during business hours and in a conspicuous place so that they may be readily seen by all persons entering the facility.
12. No signs, tinting, or other graphic material may be used to obscure the storefront windows.
13. No drive-through, drive-up, or walk-up window services are allowed.
14. No fewer than two uniformed and armed security guards who are employed by a Private Patrol Operator (Security Company) who is currently licensed with the California Department of Consumer Affairs shall be on-site during business operating hours. One armed security guard shall be on-site at all times, even when the facility is closed. A copy of the contract with the Security Company shall be provided to the Community Development Director for review and approval prior to issuance of a certificate of occupancy. Should there be a change in the security private patrol operator or in the liability insurance of the applicant, the Community Development Director shall be notified within 5 business days.
15. The name of the Security Company, proof of liability insurance including a copy of all exceptions, their State license number, and the guard registration numbers for the employed guards shall be provided to the Community Development Department. Should there be a change in the security private patrol operator or in the liability insurance of the applicant, the Community Development Director shall be notified within 5 business days.
16. The City Council may require modification, discontinuance or revocation of this use permit if it finds that the use is operated or maintained in a manner that it:
 - Adversely affects the health, peace or safety of persons living or working in the surrounding area; or
 - Contributes to a public nuisance; or

- Has resulted in excessive nuisance activities including disturbances of the peace, illegal drug activity, diversion of Cannabis or Cannabis Products, public intoxication, smoking in public, harassment of passersby, littering, or obstruction of any street, sidewalk or public way; or
 - Has resulted in or has been the target of criminal activity requiring undue attention and dedication of the Antioch Police Department resources; or
 - Violates any provision of Antioch Municipal Code or condition imposed by a City issued permit, or violates any provision of any other local, state, regulation, or order including those of state law or violates any condition imposed by permits or licenses issued in compliance with those laws.
 - Results in more than three distinct unresolved odor complaints in a twelve (12) month period.
17. The business shall incorporate and maintain adequate on-site odor control measures in such a manner that the odors of cannabis and cannabis-related products shall not be readily detected from outside of the structure in which the business operates or from other non-Cannabis businesses adjacent to the site.
18. During regular business hours, all cannabis business premises shall be accessible, upon request, to an authorized City employee or representative for random and/or unannounced inspections. The cannabis business may be charged a fee for any inspections.
19. An annual audit of the site's security plan shall be submitted to the Antioch Police Department. The audit shall be conducted by City staff or a third-party company subject to the approval of the Antioch Police Department.
20. All points of ingress and egress to the business shall be secured with Building Code compliant commercial-grade, non-residential door locks and/or window locks. Entry and exit doors to restricted cannabis areas shall be made of reinforced metal with metal frames and have a security lock system.
21. Building signage shall not state that cannabis or cannabis products are stored, sold or handled on the site. Images of cannabis leaves, green crosses, or similar commonly-identifiable graphics are not allowed. All building signage shall be subject to staff review and approval.
22. Any proposed exterior changes to the site shall be shown on the building permit plan submittal. Exterior changes may be subject to administrative design review approval.
23. The only cannabis paraphernalia allowed to be sold at the site are vape pens, vape pen cartridges, vape pen batteries, chargers, rolling papers, pipes, and grinders, unless approved in writing by the Community Development Director.

24. The delivery vehicle shall not contain identifiable markings that associate the delivery service with the cannabis business.
25. The loading and unloading of vehicles for delivery of cannabis shall be conducted in a secured, gated or enclosed area.
26. All delivery of cannabis to the site shall take place in an enclosed delivery area with a dedicated armed security guard to be present during all deliveries.
27. Bollards shall be placed on the site in front of windows and doors that make the site vulnerable to a “smash and grab” scenario. The location of the bollards shall be subject to the review and approval of the Antioch Police Department prior to issuance of building permits for the project.
28. A wrought iron look, tubular steel fence and gate shall be installed along the front property line. Details of the fence and gate shall be subject to the review and approval of the Community Development Department prior to the issuance of building permits for the project.
29. The design of the new parking lot light shown on the submitted photometric plan shall be subject to the review and approval of the Zoning Administrator prior to the issuance of building permits for the project.
30. A detailed landscaping plan shall be prepared for the landscaping shown to be refreshed on the site plan. The landscaping plan shall be subject to the review and approval of the Zoning Administrator prior to the issuance of building permits for the project.
31. Visible signage shall be placed at the entrance of the facility notifying the public of surveillance on site.
32. Prior to a certificate of occupancy being issued for the site, the Antioch Police Department shall conduct a site inspection to assess the security of the site. Any changes the Antioch Police Department deems necessary upon site inspection shall be incorporated into a revised site security plan that is then submitted for their review and approval. No certificate of occupancy will be issued without final approval of a site security plan by the Antioch Police Department.
33. Security measures shall be designed to ensure emergency access is provided to the Antioch Police Department and the Contra Costa Fire Department for all areas on the premises in case of an emergency.

34. Security surveillance cameras shall be installed and maintained in good working order to provide coverage on a twenty-four (24) hour real-time basis of all internal and external areas of the site where cannabis is stored, transferred and dispensed, where any money is handled, and all parking areas. The cameras shall be oriented in a manner that provides clear and certain identification of all individuals within those areas. Cameras shall remain active at all times and be capable of operating under any lighting condition. Security video must use standard industry format to support criminal investigations and shall be maintained for a minimum of sixty (60) days.
35. A professionally monitored security alarm system shall be installed and maintained in good working condition. The alarm system shall include sensors to detect entry exit from all secure areas and all windows. The name and contact information of the alarm system installation and monitoring company shall be kept as part of the onsite books and records.
36. A local contact who will be responsible for addressing security and safety issues shall be provided to, and kept current with, the Antioch Police Department.
37. The applicant shall enter into a development agreement with the City of Antioch prior to a certificate of occupancy being issued for the site. No business license shall be issued without an approved development agreement.

* * * * *

I HEREBY CERTIFY the foregoing resolution was duly adopted by the Planning Commission of the City of Antioch, County of Contra Costa, State of California, at a regular meeting of said Planning Commission held on the 19th day of June, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

FORREST EBBS,
SECRETARY TO THE
PLANNING COMMISSION

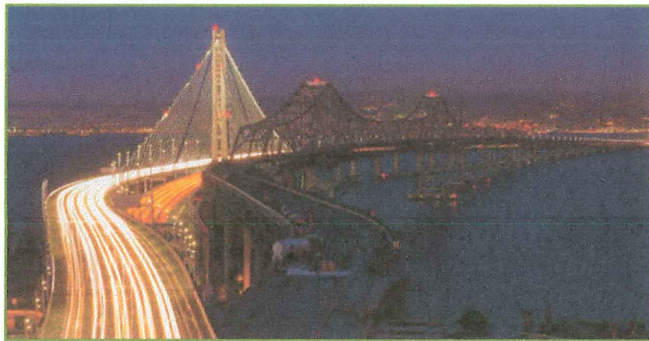
ATTACHMENT “B”

BUSINESS PLAN

VISION

The Alluvium vision is to empower patients with the ability to make confident, educated decisions regarding personal health and wellness. This, of course, requires an understanding of the current medical cannabis products that are available as an alternative to the traditional pharmaceutical treatments and over-the-counter products that are popular today.

MISSION



Alluvium was founded to promote the use of medical cannabis while educating patients about herbal healing. Adult use for a safe alternative to over-the-counter and doctor prescribed medications. By drawing on the medical knowledge, industry experience, and professional expertise of our dedicated team, we remain committed to the responsible introduction of plant-based medicines into the cannabis industry.

The mission we achieve to meet is largely accomplished by engaging individuals to promote well-being through the therapeutic properties of Cannabinoids and cannabis products. We are active members within the community providing service programs for our patients and neighbors, and intend to host future on-site workshops, seminars, and wellness programs. Working with our industry, community, and business partners, our goal is to develop a thriving dispensary center where patients can access high-quality Cannabinoid medication, discuss product selection, and determine personalized methods of administration with a professional, experienced staff who are able to serve their needs.

Our team has strong Oakland roots, already qualifying for a General Dispensary Permit based on Merit, taking home 1 Of the 2 general permits issued from a pool of 1652 applicants. Our passion for community service, and an insatiable drive for sharing the benefits of cannabis with our patients, families, and neighbors. As a pillar of the business endeavors for the company, Alluvium i n c . will lead by example as a positive force for change for our community, our city, and our industry.

Alluvium will also remain an active contributor to community wellness and engagement through additional non-profit contributions, affordable housing, and living wage job opportunities for local Antioch residents and area natives.

BUSINESS PLAN

EXECUTIVE SUMMARY

As the cannabis market is flooded with new strains of flower, product types, concentrate formulas; and more importantly, new patients, there will be an undeniable need for the trustworthy stewardship of cannabis information and patient education. Located in Antioch, California—the forefront of Contra Costa County—Alluvium inc. intends to establish a brand identity that is synonymous with quality care and outstanding customer service. Only by providing its patient base with the most up-to-date and accurate information as it pertains to the administration of cannabis products, can it as a dispensary stand out as a leader in the burgeoning cannabis industry.

Alluvium is committed to helping repair the damage that has been done to the local community by the unjust war on cannabis. As a future leader on both the industry and community fronts, Alluvium will help foster the professional development and advancement of those specific individuals that have been wrongfully victimized by delivery services and networking opportunities in order to help build the Alluvium Brand. These additional services will include the promotion and sale of Alluvium branded products, as well as, a variety of goods that have been manufactured by Licensed Manufacturers.

Alluvium inc is founded by two cannabis-advocates that include: holistic development Medical professionals, that recognize the potential for cannabinoid treatments. The Company's strategic partnerships and industry alliances with local, tenured cultivators, Medical Labs & manufacturers. The goal of Alluvium is to collaborate in the area of product development as to increase the number of medically focused solutions for qualifying patients.

The plan for sustainable growth in the Antioch cannabis retail market involves success for a thriving community. Alluviums model of business financially allocates a portion of proceeds generated by the Company to be contributed to local non profit organizations willing to accept.

ALLUVIUM THE BRAND

Community Cannabis Dispensary

Alluvium is a California C - Corporation and a community-based dispensary that will expand positive values embedded into the Community of Antioch. Focused on safety, professionalism, medical education, and creating a plan for the increasing presence of cannabis in the City, Alluvium plans to invest in the community in every way that it can.

Emphasizing Cannabis as Medicine, whether its Adult Use or Prescribed.

Because the CEO of Kanna inc. & Alluvium as a leading medical visionary and a current Oakland Dispensary Owner. Patti has long established professional experience stemming from the nursing field. The Company will remain committed to leading edge, medical cannabis and cannabinoid research and subsequent application methods and techniques. Additionally, the Company intends to lead the way by establishing further medical guidelines in partnership with the American Cannabis Nurses Association (ACNA) and other Medical laboratories in Israel with Researched Clinical Data.

Establishing the Gold Standard

By identifying and implementing medical use and professionally guided best industry practices, Alluvium intends to establish the benchmark for the dispensing of medical cannabis products in Antioch, and will set the gold standard.

Alluviums Gold Standard Core Values are built upon:

- Evidence Based Practices + Holistic Approaches
- Patient Based Care + Plant Healing
- Fair Labor Practices + Living Wages
- Good Neighbor Policy + Community Revitalization
- Commitment to Transparency + Safety + Compliance

BUSINESS PLAN

FACILITY AND LOCATION

Dispensary Premises

Alluvium is seeking to be approved by the City of Antioch and the State of California as licensed Medical/ Adult Use dispensary located at 2625 Crow Court Antioch California. The Company has secured a facility with one adjacent Warehouse unit for a Micro-business license, for a total of 7,500 square feet. Micro-business license will include Storefront Retail, Delivery and Type N infusion license for Manufacturing. The Company established, therein, written agreements for landlord paid improvements needed to comply with local and state regulations. The Company has already secured a professional contractor to oversee the Cosmetic Design of the pre-existing build out.

Given the local elderly population, the Company has been outreaching to gain a new audience of patients that may be curious to explore their medical options. Drawing information in the Medical Cannabis community via ACNA and other organizations to share among the local community.



FACILITY AND LOCATION

Interior Design

The aesthetic vision encompasses a clean, modern, and spacious open retail environment with generous of natural lighting, hardwood accent textiles, and neutral pallets.

The layout of the building will allow ample room for the retail merchandising space, patient foot traffic, administrative offices, and secured areas (per Regulation) as well as an employee break room. Additionally. All dispensary premises will be patient friendly, easily accessible, and already built ADA accessibility.

The facility is well positioned with access to public transit as well as adjacent to Highway 4. Furthermore, Antioch is centrally located just North East of the greater San Francisco Bay Area which enjoys a long history with a large population of medical cannabis patients.

The premises meet the requirements for all Cannabis Activity , per Ordinance. Additionally, the premises are not located within 600 ft of any known youth centers or other existing schools, youth programs or liquor stores.

BUSINESS PLAN

PRODUCTS AND SERVICES

Product Overview: Targeted Endocannabinoid Therapy

The cannabis sativa plant contains over 480 naturally occurring chemical compounds. Of these chemical compounds, 66 have been identified as unique to the cannabis sativa plant and have subsequently been classified as “cannabinoids.”

Cannabidiol (CBD) is present in various potencies in cannabis plants and acts as a complement to the cannabinoid THC. CBD does not produce any psychoactive Effects and—partially because of this—has been shown to have significant medical benefits and advantages as an alternative to existing modes of treatment. Because CBD does not produce the same mind-altering psychoactive effects of THC, CBD has been found to be a valuable alternative for patients that suffer from PTSD, epilepsy, depression, schizophrenia, anxiety, seizures and other neurological disorders. CBD is also an anti-inflammatory and can be used for pain, swelling and arthritis. CBD has also demonstrated anti-cancer properties.

Unlike the digestive system, the endocannabinoid system can only handle a predetermined amount of cannabinoids at any given period of time (varying by individual). Once saturated, the endocannabinoid system loses sensitivity to any additional supply of cannabinoids—making overdose virtually impossible. This property alone makes the further researching of CBD an absolutely critical element to California's burgeoning medical cannabis industry.

In strains that have not been intentionally crossbred to increase the presence of CBD, potency levels typically remain below one percent. Cannabis strains that reach a CBD potency level of 4 percent are considered “CBD rich.” Strains that feature a CBD to THC ratio that favors CBD—regardless of overall potency—are considered “CBD dominant.” For example, a strain that has been tested at 2 percent CBD to 1 percent THC is considered to be CBD dominant, and therefore, also CBD rich. A strain, however, that has been tested at 2 percent CBD to 20 percent THC would not be categorized as either CBD rich or CBD dominant. In other words, CBD strains can more accurately be identified by the ratio of CBD to THC, and not necessarily the static percentage of any one cannabinoid.

Alluvium inc. will focus specifically on acquiring and legally dispensing products that are potent in CBD for their heightened medical properties and value.

Alluvium Dispensary will also sell compliant and Lab tested products carried from Licensed Distribution Companies. Such Products will include, Pre packaged Dried & weighed Flowers, Cannabis Concentrates such as Vape Cartridges, Topical Creams, Unit dosed & Lab Tested Edibles.

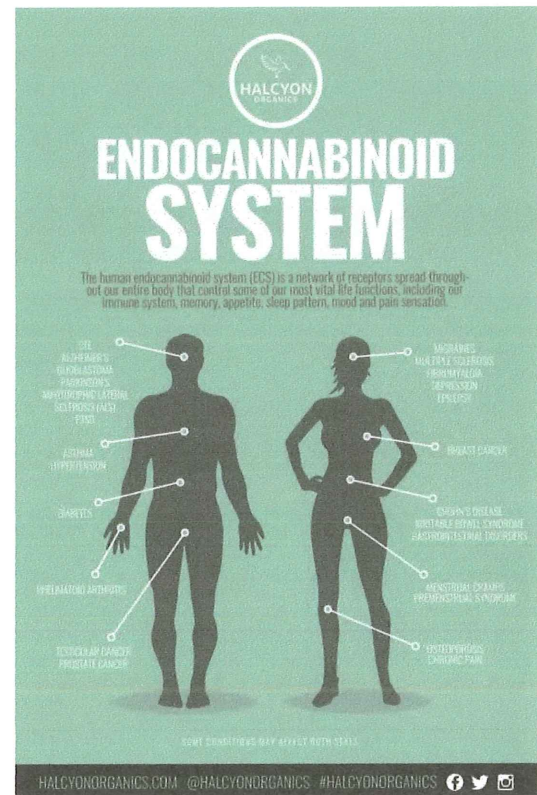
BUSINESS PLAN

PRODUCTS AND SERVICES

Alluvium Products

The Company will secure 25-percent of its products through Oakland equity-based manufacturers, and an additional 25-percent from keystone product vendors. The remaining 50-percent will be produced by the Company's manufacturing department (Infusion Type N, CDPH) and will be branded as Alluvium products. Product distribution will include multiple licensed companies. Alluvium Line of cartridges have been developed in clinical labs with a focus

on Terpene modification to target certain illnesses, which have also demonstrated favorable market conditions amongst the adult use and medical use markets. Products will be chosen for their Terpene profiles and specific healing capacity. Chemovar Extraction researcher and expert—will oversee product intake and production. Her vision is to pair targeted Terpene therapy with holistic healing practices, as to create unique treatment solutions customized for individual patients.



ATTACHMENT “C”

BUSINESS PLAN

NEIGHBORHOOD RESPONSIBILITY AND COMMITMENT TO EQUITY SERVICE

Certain City Programs allows for Alluvium to partner with Oakland natives who have been adversely affected by the War on Drugs, promoting business ownership options for those individuals. Since the release of the report from the Department of Race and Equity, the Company have crafted its mission to include incubation efforts and support systems for the Equity Permit Program being implemented by the City of Oakland in 2018. Alluvium would want to foster this concept in Contra Costa County or at least continue to support the cause into the Antioch Community.

Local Tax + Financial Benefits

The company will provide community support in many ways, not the least of which will be revenues from sales, property, and use taxes, non-profit donations, affordable housing project implementation, employment opportunities, and neighborhood beautification projects that would be approved by the City of Antioch before implementation.

- Beautifying the local community through the sponsoring of events such as trash pick up, graffiti clean up, and backpack giveaways at the start of school years.
- Addressing root causes of Antioch affordable housing crisis, in addition to substance abuse, safe access, and the local homeless population, lack of after school programs for youth.
- Contributing to non-profit associations that serve our local community
- Working along side of City Counsel member Tony Tiscareno, Lamar Thorpe and Mayor Sean Wright to help with issues inside the City of Antioch.

Alluvium Will keep a list of all neighboring businesses and their Contact information and supply them in return of all owner and Daily Manger phone directories in case contact needs to be established. Our group has an excellent history with maintaining great Community Partnerships. All effort will be made to establish introductions to neighbors as well as continue to attend City Council Meetings, Rotary Club meetings with other local business owners. Establish a Positive Identity amongst our peers. Alluvium Security Staff will be instructed to maintain orderly conduct of all Customers on site and promote a peaceful safe access inside the Community.

NOT TO BE REPRODUCED OR REDISTRIBUTED WITHOUT PERMISSION FROM ALLUVIUM CORP.



NEIGHBORHOOD COMMITMENT AND SERVICE

One of the more disturbing trends was that Contra Costa County has one of the largest shortfalls of affordable housing, and when combined with rising rents and falling incomes, housing insecurity and homelessness rise.

Because its executive partnerships including a Real Estate Development Professional with a specific emphasis on Affordable Housing projects, the company looks forward to assisting the city to address the issues of affordable housing, gentrification, and the emergence of tent cities for the severely under served homeless population.

Local Job Creation + Vocational Development

The Company believes that good people create great businesses. Establishing local hiring practices, promoting leadership programs, and serving the need for living wage opportunities, therefore, will form the cornerstone concerns Alluviums Human Resources team. The company's leadership incorporates a model with aggressive raise schedules, merit based salaries, employee benefits, and formal industry business training with an emphasis on internal promotion.

Furthermore, according to US Census Data and the Council for Community and Economic Research, the unemployment rate in Antioch is currently Antioch, CA Unemployment Rate is at 4.20%, compared to 4.40% last month and 5.10% last year. This is

Lower than the long term average of 7.29%. Lower than the national average.

Because Leafly estimates that the new cannabis regulation will create 43,374 jobs in California, Alluvium is committed to hiring locally, thus maximizing the employment opportunities for the residents of Antioch neighborhoods and surrounding areas with an effort to decrease hi-way 4 traffic. Alluvium is committed to:

- Hiring local residents at living wages within a competitive, growth industry
- Providing technical training and professional development

COMMUNITY COMMITMENT AND SERVICE

Educational Initiatives + Just Say Know

In partnership with the Students for Sensible Drug Policy, we'll be participating with the Peer Education program which seeks to empower students to analyze the relationship between drug policy and drug use by teaching students to recognize and address dangerous behaviors and unhealthy attitudes.

SSDP has a unique perspective on sensible drug education and how drug policy and culture shapes attitudes and behaviors. As Federal cannabis prohibition draws near to its end, sensible drug policy is more relevant now than ever. Together with its community, the Company hope to further the foundation for healing the damage from failed drug policies and reflect on what values the Company hold about cannabis patients moving into the future.



Certification Programs + Apprenticeships

With the intense lack of vocational certifications or mentorship programs within the cannabis space, Alluvium is looking forward to being one of the first California dispensaries to begin working in collaboration to create cross industry standards for holistic plant care. Just as in the pharmaceutical business, quality standards are beyond reproach to protect consumers and ensure safety.

**STAFF REPORT TO THE CITY OF ANTIOCH PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF JUNE 19, 2019**

Prepared by: Alexis Morris, Planning Manager
Date: June 14, 2019
Subject: Notice of Preparation Scoping Meeting for The Ranch Residential Project

RECOMMENDATION

Staff recommends that the Planning Commission receive public comments on the Notice of Preparation (NOP) (Attachment A) of the Draft Environmental Report (DEIR) for The Ranch Residential Project.

BACKGROUND

The subject site is within the 2,700-acre Sand Creek Focus Area located in the southern portion of the City of Antioch. The 551.5-acre project site and adjacent properties were the subject of the "West Sand Creek Tree, Hillside, and Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative" adopted by Antioch City Council on July 24, 2018 ("Initiative"). The Initiative changed the General Plan of the project site to Limited Development Area. The Limited Development area has been designated as Estate Residential, Low-Density Residential, Medium Low-Density Residential, Medium Density Residential, Convenience Commercial, Mixed-Use, Public/Quasi Public, and Open Space. The Initiative also rezoned the Limited Development Area from Study District (S) to the West Sand Creek (WSC) Planned Development District.

The applicant released a Draft EIR (DEIR) for public comment in 2018, prior to the adoption of the Initiative by City Council. The applicant is electing to prepare a new EIR for The Ranch Residential Project because the Initiative resulted in some changes to the project's development plan, product types, and approval processes.

PROJECT DESCRIPTION

The applicant is proposing to develop a project that is consistent with the West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative.

The proposed project would consist of a comprehensive master planned community within the Sand Creek Focus Area to be constructed in three separate phases. For the purposes of analysis, the proposed project comprises a multi-generational plan, including active adult housing, of up to 1,177 dwelling units, as well as a Village Center

and extensive parks and open space (see Attachment A, Exhibit 5). The proposed project does not require general plan or zoning amendments.

The proposed project would include construction of multiple single-family residential neighborhoods, various public facilities, amenities, and circulation and access improvements, as well as associated infrastructure improvements to serve the proposed planned community. In addition, the project would include development standards for each of the proposed land uses. The proposed project would be organized into two distinct development areas: one to the north and the other to the south of the Sand Creek corridor.

The applicant would be requesting approval of a Parcel Map to create up to five parcels, a tentative map for Phase 1, Design Guidelines, a Resource Management Plan, and a Development Agreement.

DISCUSSION

The City of Antioch is the Lead Agency for the preparation of the EIR for The Ranch Residential Project. The California Environmental Quality Act (CEQA) requires the preparation of a NOP for the purpose of soliciting comments on the scope of the EIR. CEQA requires the NOP be distributed for a 30-day public review period, which began on June 11, 2019 and ends on July 11, 2019. Written comments may be submitted to the City by 5:00 on July 11, 2019, and may be sent to the attention of Alexis Morris, Planning Manager, at P.O. Box 5007, Antioch, CA, 94531-5007.

In addition, CEQA requires a public scoping meeting to record verbal comments on the scope of the EIR. The purpose of the scoping meeting is not to debate or discuss the merits of the project, but to receive input on the scope of the EIR. Discussion by the Planning Commission or an action from the Planning Commission is not needed at this time.

ATTACHMENT

A. NOP for The Ranch Project

ATTACHMENT “A”



NOTICE OF PREPARATION

DATE: June 11, 2019

TO: State Clearinghouse
1400 10th Street, Suite 222
Sacramento, CA 95814
(916) 445-0613

FROM: City of Antioch

SUBJECT: The Ranch Residential Project
Notice of Preparation of a Draft Environmental Impact Report

LEAD AGENCY: City of Antioch
Community Development Department
Contact: Alexis Morris, Planning Manager
P.O. Box 5007
Antioch, CA 94531-5007
(925) 779-7035
amorris@ci.antioch.ca.us

PROJECT APPLICANT: Richland Communities

Notice is hereby given that the City of Antioch will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the proposed The Ranch Residential Project (proposed project). We are requesting comments on the scope of topics addressed in this EIR.

Please provide comments on the scope of the EIR to Alexis Morris, Planning Manager, at the address listed above. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 5:00 p.m. on July 11, 2019. In your response, please identify a contact person in your agency for future correspondence.

The Lead Agency will hold a public scoping meeting to receive verbal comments on Wednesday, June 19, 2019, at 6:30 p.m. in the City of Antioch Council Chambers, 200 "H" Street, Antioch, CA 94509. This EIR Notice of Preparation is available online at: [This EIR Notice of Preparation is available online at: https://www.antiochca.gov/community-development-department/planning-division/environmental-documents/](https://www.antiochca.gov/community-development-department/planning-division/environmental-documents/).

INTRODUCTION:

The purpose of an EIR is to inform decision-makers and the general public of the environmental effects of a proposed project. The EIR process is intended to provide environmental information sufficient to evaluate a proposed project and its potential to cause significant effects on the environment; examine methods of reducing adverse environmental impacts; and consider alternatives to the proposed project. The Ranch Residential Project EIR will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The EIR will generally include the following:

- Description of the project;
- Description of the existing environmental setting for each topic, potential environmental impacts of the project, and mitigation measures;

- Cumulative impacts; and
- Alternatives to the project.

PROJECT LOCATION:

The proposed project is located in the southeastern portion of the City of Antioch in eastern Contra Costa County, California. The City of Antioch is bordered to the north by the San Joaquin River Delta; to the east by the City of Brentwood and the City of Oakley; to the west by the City of Pittsburg and unincorporated portions of Contra Costa County; and to the south by unincorporated portions of Contra Costa County (see Exhibit 1).

Specifically, the project site is situated within the Sand Creek Focus Area of the General Plan, which contains lands designated by the Antioch General Plan for open space, residential, commercial, and mixed-use development (see Exhibit 2). The site is identified by Assessor's Parcel Number (APN) 057-010-002, APN 057-010-003, and APN 057-021-003.

PROJECT SITE CHARACTERISTICS:

The project site consists of 551.5 acres of primarily undeveloped land, which has been categorized into two distinct areas by the "West Sand Creek Tree, Hillside, and Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative" adopted by Antioch City Council on July 24, 2018 (the "Initiative") and incorporated into the City of Antioch General Plan as follows: the Restricted Development Area, and the Limited Development Area (see Exhibit 3). The Restricted Development Area is designated as Rural Residential, Agriculture, and Open Space. The Limited Development area has been designated as Estate Residential, Low-Density Residential, Medium Low-Density Residential, Medium Density Residential, Convenience Commercial, Mixed-Use, Public/Quasi Public, and Open Space.

The Initiative rezoned the Limited Development Area of the project site from Study District to the West Sand Creek (WSC) Planned Development District (see Exhibit 4). The WSC District includes special standards for development within the Limited Development Area. The applicant has submitted to the City as part of its project a detailed set of Development Standards and Design Guidelines to supplement the special standards in the Initiative.

Currently, the site includes a cattle-grazing operation, a single-family residence, and various barns and outbuildings located on the eastern portion of the site. Historical uses of the site include grazing and limited natural gas exploration.

Sand Creek, a tributary of Marsh Creek, flows west to east through the proposed project site. The topography of the site is varied, ranging from relatively level areas in the eastern and central portions of the site, gently sloping hills immediately north and south of Sand Creek, and moderate to steep slopes in the western portion of the site. A large stockpile of soil and large boulders is situated on the northern portion of the proposed project site, near the terminus of Dallas Ranch Road. The stockpiles are likely the result of construction activities associated with Dallas Ranch Road and the existing single-family, medium density residential subdivision located to the north of the site.

PROJECT DESCRIPTION:

The applicant is proposing to develop a project that is consistent with the West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative.

The proposed project would consist of a comprehensive master planned community within the Sand Creek Focus Area to be constructed in three separate phases. For the purposes of analysis, the proposed project comprises a multi-generational plan, including active adult housing, of up to 1,177 dwelling units, as well as a Village Center and extensive parks and open space (see Exhibit 5). The proposed project does not require general plan or zoning amendments. The project components are discussed in greater detail below.

The proposed project would include construction of multiple single-family residential neighborhoods, various public facilities, amenities, and circulation and access improvements, as well as associated infrastructure improvements to serve the proposed planned community. In addition, the project would include development standards for each of the proposed land uses. The proposed project would be organized into two distinct development areas: one to the north and the other to the south of the Sand Creek corridor. The land uses and proposed densities, and lot sizes are shown in Table 1 below. All of the proposed lots would be single-family residential, and each neighborhood would include a Homeowner's Association (HOA) subject to a Declaration of Covenants, Codes, and Restrictions (CCRs).

| Table 1 Plan Land Uses and Densities | | | | | |
|---|------------------------|----------------|--------------------------------|----------------------------------|-----------------------------------|
| Land Use | | Acreage | Net Density (du/ac) | Average Lot Size (sf) | Target Number of Units |
| Low Density (LD) | LD-1 | 18.5 | 3.7 | 8,000 | 68 |
| | LD-2 | 18 | 3.6 | 7,000 | 65 |
| | LD-3 (Conventional) | 104 | 3.9 | 7,000 | 410 |
| Age Restricted (AR) | | 75 | 5.6 | 5,000 | 422 |
| Medium Density (MD) | | 38 | 5.6 | 4,200-4,500 | 212 |
| TOTAL RESIDENTIAL | | 253.5 | 4.6 | | 1,177 |
| Village Center (VC) | | 5 | | | |
| Public Use (PQ) | Fire Station (PQ-F) | 2 | | | |
| | Staging Area (PQ-S) | 1 | | | |
| Parks (P) | | 20 | | | |
| Landscape (L) | | 2.5 | | | |
| Open Space (OS)* | | 229.5 | | | |
| Major Roadways | | 38 | | | |
| GRAND TOTAL | | 551.5 | | | |

North Development Area

The north development area would include Medium-Density (MD) and Low Density (LD) residential neighborhoods, as well as parks, and a Village Center (VC) site. The western-most portion of the northern development area would comprise Phase 1 of the proposed project.

The MD neighborhoods would be situated along Deer Valley Road and north and south of the eastern segment of Sand Creek Road, with lot sizes averaging between 4,200 and 4,500 square feet. The MD neighborhoods would have direct access to the Village Center, also located along Deer Valley Road. The LD neighborhoods would be situated north of Sand Creek Road. Lots in the LD neighborhoods would average 7,000 square feet; however, those lots abutting the northern boundary of the project site would have a minimum lot size of 8,000 square feet, and include larger rear setbacks than the standard LD neighborhood lots to provide more separation between the proposed development and the existing

residential subdivision to the north.

The 5-acre Village Center area would be located at the northwest corner of Deer Valley Road and Sand Creek Road and would accommodate up to 54,000 square feet of neighborhood commercial, office, and retail space. The Village Center would provide goods and services to residents of the project, as well as surrounding neighborhoods and Kaiser Medical Center.

An approximately 2-acre fire station site would be located south of Sand Creek Road just off Deer Valley Road. The applicant does not propose to construct the fire station as part of the project; however, the construction of the fire station would be studied in the EIR to assist the Contra Costa County Fire Protection District in their environmental impact assessment related to future fire station construction.

South Development Area

The south development area would be comprised of three distinct residential neighborhoods, including two low-density neighborhoods (LD-1 and LD-2) and an Age Restricted (AR) neighborhood, as well as a number of parks and open space.

The LD-1 neighborhood would include 18.5 acres of housing located in a small valley in the southwest portion of the project site. Lot sizes would average 8,000 square feet. The LD-2 neighborhood would be the smallest of the three neighborhoods at approximately 18 acres. Lots in the LD-2 neighborhood would average 7,000 square feet and would overlook proposed detention basins along the Sand Creek corridor, between Sand Creek and the northern boundary of the southern development area. The AR Neighborhood would include approximately 75 acres of age-restricted housing overlooking the western portion of the Sand Creek corridor. Lots would average 5,000 square feet and would be organized around a central neighborhood park, which would include a private clubhouse and a recreation center. At least two of the neighborhoods would be gated.

Public Facilities and Amenities

Proposed public facilities and recreational amenities, including open space and trails, a trail staging area, parks, and a fire station, are discussed in detail below.

- **Open Space and Trails.** The proposed project would preserve the existing Sand Creek corridor, as well as various hills and ridgelines in the northwestern and southwestern portions of the project site, as open space. The total open space, including trail areas, would comprise approximately 40 percent of the total project site. A comprehensive 6-mile publicly-accessible trail system would be provided along Sand Creek and throughout the project site. The trail system would connect the proposed neighborhood areas to each other and to nearby parks, ridgeline areas, trailhead staging area, and the proposed mixed-use Village Center area. The approximately 1-acre trail staging area is proposed to be located in the southwestern portion of the project site, near Empire Mine Road, to provide easy access to the existing East Bay Regional Park trail system, as well as the proposed trail system.
- **Parks and Landscape Areas.** The proposed project would include four neighborhood parks, ranging from 1.5 to 6 acres, as well as numerous pocket parks that would generally be 1 acre or smaller. Landscaped areas would also be provided throughout the development.
- **Fire Station.** A 2-acre site for a future fire station would be located to the east of Homestead Park and across from the proposed Village Center area. Although, the fire station would not be constructed as part of this project, it would be studied in the EIR. The station would be standard size and, in addition to personnel, would house up to four firefighting equipment vehicles (e.g., a ladder truck, a tanker truck, an ambulance).

- **Development Standards and Design Guidelines.** The proposed project would include design guidelines, to ensure consistency for neighborhood and landscape design associated with future development. The proposed design guidelines would include general guidelines to address neighborhood identity, consistency with future surrounding development, and architectural design. In addition, neighborhood-specific guidelines would be provided for each of the proposed residential neighborhoods, as well as the proposed Village Center area and fire station site. The landscape guidelines would address the design of open space, parks, trail staging areas, and streetscapes within the proposed project site. The standalone design guidelines would supplement the existing Development Standards.
- **Circulation and Access.** The proposed project would include a phased arterial roadway (Sand Creek Road) that would connect the existing terminus of Dallas Ranch Road on the northwestern portion of the project site to the existing terminus of Sand Creek Road at Deer Valley Road, immediately south of the Kaiser Permanente Antioch Medical Center. The connections at Dallas Ranch Road and Deer Valley Road would provide the primary access points to the project site.
- **Sand Creek Road.** In areas where development would be located on only one side of the roadway, the Sand Creek Road right-of-way would ultimately be 96 feet wide with a median, two traffic lanes (in each direction), a Class II bicycle lane, curb and gutter, and a landscape strip in each direction. A sidewalk and a landscaped setback would be provided on the side adjacent to the proposed development. Where Sand Creek Road would include development on both sides, the total right-of-way would increase to 112 feet to include a sidewalk on both sides. A landscape buffer would be provided on both sides of the roadway in such areas. The project applicant would coordinate with Tri-Delta Transit and the City to ascertain the best location for bus stops along the proposed Sand Creek Road extension and what amenities would be required. The EIR will study the potential to install roundabouts along Sand Creek Road and at the Deer Valley Road intersection, as well as the potential installation of traffic signals.
- **Other Streets.** A secondary access point would be provided at the existing signalized intersection at Deer Valley Road and Wellness Way. Several internal streets would also be included throughout the project site.
- **Bridge over Sand Creek.** A bridge consisting of up to four lanes would span Sand Creek, providing access for vehicles, bicyclists, and pedestrians between the northern and southern development areas. The bridge would be constructed on top of abutments located in the banks of Sand Creek, allowing the bridge to span the Creek's jurisdictional areas and ordinary high-water mark. Sewer pipes would hang beneath the bridge at an elevation above the 100-year flood level. Potable water and dry utilities may also be placed beneath the bridge.
- **Deer Valley Road Improvements.** A landscape buffer would be provided between the proposed Village Center area and Deer Valley Road, along the eastern project site boundary. An additional buffer area in the same location would include a sidewalk, landscaping, curbs and gutters, a bicycle lane, and a new southbound traffic lane. No bus turnouts are proposed along the Deer Valley Road frontage, as two bus stops would be located along Sand Creek Road, one adjacent to the proposed Village Center area and the other adjacent to the proposed fire station site. Intersection improvements at Deer Valley Road and Sand Creek Road would either include a new roundabout or signal modification.
- **Neighborhood Streets.** Typical internal local residential streets would feature two travel lanes. With the exception of private lanes/alleys, local streets would include on-street vehicle parking, either on one or both sides of the street, as well as 4 to 5-foot sidewalks on both sides of the streets. Private alleys or courts may be used to access residential units, and would be narrower than public streets; such alleys or courts would not be anticipated to offer on-street parking or sidewalks.

- **Parking.** In addition to street parking, two spaces in an enclosed garage would be provided for each residential unit. As noted above, a small portion of the local residential streets within the project site that abut open space areas would include a parking lane on only one side of the roadway.
- **Pedestrian/Bicycle Access and Circulation.** The proposed project would include the construction of a 6-mile off-street trail system. In addition, as discussed above, a pedestrian/bicycle bridge would be constructed across Sand Creek near the Homestead Park site.
- **Public Utilities.** The proposed project would include the provision of water lines, sewer lines, and drainage facilities to serve the proposed project site:
 - **Water.** The water system for the proposed project would be designed to integrate with existing transmission mains and would complete a looped connection through the proposed project site. An approximately 16-inch primary water line would lie within Sand Creek Road and would connect to the existing City water main at the current terminus of Dallas Ranch Road to the north of the site. A second point of connection would be located at the existing 20-inch water main in Deer Valley Road at the future intersection with the extension of Sand Creek Road. Other major streets throughout the proposed project site would contain approximately 8- to 12-inch water lines. Depending on the phasing of development in the Sand Creek Focus Area, the proposed project may require the construction of an aboveground water tank. Such a tank would be situated offsite to the northwest of the project site adjacent to the City's existing water tank.
 - **Wastewater.** The proposed project would include the installation of a sewer main, as well as a number of sewer lines throughout the proposed project site. The connection point for the sewer main would be located approximately 1.5 miles east of the project site in Heidorn Ranch Road. An off-site extension of the existing sewer line would be required to provide the proposed project with sewer service. All on-site and off-site sewer improvements would be constructed within the public right-of-way or within public utility easements within private roadways as needed.
 - **Stormwater Drainage and Detention.** Drainage improvements would include a combination of subsurface and surface drainage systems, including new pipe and channel conveyance systems, as well as culverts and/or pipelines in bridges over waterway crossings. The project would include the construction of storm drain pipes in the proposed Sand Creek Road extension, as well as other streets. All stormwater runoff within the proposed project site would be treated on-site by three proposed stormwater detention basins.

The development area north of Sand Creek would be split into two drainage sheds. Along the eastern boundary, approximately 30 acres would be collected into a detention basin located in the northeast corner of the project. This detention basin would treat all stormwater runoff and discharge to the existing 36-inch storm drain pipe in Wellness Way. The existing storm drain line in Wellness Way ultimately discharges to the Upper Sand Creek basin via a twin 84-inch storm drain pipe. The remaining development area north of Sand Creek would drain into a detention basin located between Sand Creek Road and Sand Creek. This detention basin would then discharge treated stormwater into Sand Creek through a new, engineered outfall into Sand Creek.

The development area south of Sand Creek would drain into a detention basin located at the eastern edge of the development south of Sand Creek. This detention basin would treat all stormwater runoff from the southern development area, and then discharge treated stormwater into Sand Creek through a new, engineered outfall into Sand Creek.

Each of the detention basins would provide detention, treatment, and hydromodification. In conjunction with the basins, the project design would incorporate head-of-pipe low impact development (LID) treatments within individual phases and neighborhoods to provide stormwater treatment on a small scale throughout the entire project. After passing through neighborhood LID facilities, drainage would be collected into a single pipe storm drain system and mix with non-treated stormwater, prior to being routed to the detention basins. In addition to upstream LID treatment of the stormwater, the bioretention component of the basin would be sized to treat all project drainage from developed sheds.

- **Electricity, Natural Gas, and Telecommunications.** Electricity to the project site would be provided by Pacific Gas and Electric (PG&E). All electricity infrastructure would be located underground and would tie-in to existing infrastructure located at the terminus of Dallas Ranch Road and an existing substation located approximately 0.5-mile south of the existing Hillcrest Avenue/Prewett Ranch Drive intersection. Natural gas service would also be provided by PG&E by way of a joint trench that would accommodate all of the gas facilities within the proposed project site. An existing 4- to 6-inch transmission main runs along Deer Valley Road, and another 4- to 6-inch transmission main runs down the middle of Dallas Ranch Road. Each of these mains would be extended into the proposed project site. Additionally, a 30-inch gas line that transects a portion of the project site will be abandoned and removed by PG&E.

The proposed project site is within the Comcast and AT&T service areas. Together, the two companies would provide voice and data communication services to all development in the site. Existing distribution lines would be extended to individual parcels within the project site as development occurs. All telecommunication lines would be underground and located within public utility easements.

Project Phasing

Buildout of the project would occur over the course of several years, as dictated by the economy and demand for new housing in the project area. The project would be constructed in three phases, with the infrastructure and amenities corresponding to new unit demands (see Exhibit 6). As shown in the exhibit, the project site would be built out starting from east to west and from north to south.

PROJECT ENTITLEMENTS AND APPROVALS:

Requested project entitlements are anticipated to include the following:

- **Large Lot Parcel Map.** This map would split the project site up into up to five parcels and identify the various phases of the project.
- **Tentative Map for Phase 1.** This map would identify individual lots in Phase 1 of the project.
- **Design Guidelines.** The design guidelines would supplement the proposed development standards and serve as a ministerial checklist for design review for future builders.
- **Resource Management Plan.** Pursuant to Section 4.4.6.7(t) of the City of Antioch General Plan, the applicant would prepare a Resource Management Plan for City approval.
- **Springing Development Agreement.** The proposed Development Agreement would spring into effect in the event the Development Agreement adopted by the Initiative is deemed void. The Development Agreement would assure the City that the proposed project would proceed to its completion in compliance with the plans submitted by the applicant, and assure the applicant of vested rights to develop the project.

The proposed project would require the following additional discretionary entitlements from the City of Antioch in the future:

- Small Lot Tentative Subdivision Map(s) for Phases 2 and 3; and
- Conditional Use Permit(s).

In addition to the aforementioned entitlements from the City of Antioch, the proposed project would require the following discretionary approvals and/or permits from the following State, federal, or local agencies, including but not limited to:

- Bay Area Air Quality Management District (BAAQMD)—Authority to Construct;
- Contra Costa County Water District (CCCWD)—provision of water supplies;
- California Department of Fish and Wildlife (CDFW)—Streambed Alteration Agreement (1602);
- State Water Resources Control Board (State Water Board)—General Construction Permit (402);
- Central Valley Regional Water Quality Control Board (RWQCB)—Water Quality Certification (401);
- United States Army Corps of Engineers (USACE)—Nationwide Permit (404); and
- United States Fish and Wildlife Service (USFWS)—Incidental Take Permit(s) (Section 7 or 10).

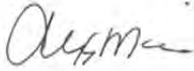
PROBABLE ENVIRONMENTAL EFFECTS:

The City has reviewed the proposed project application and has determined that an EIR should be prepared for the proposed project because it may have a significant effect on the environment. The City has concluded that the EIR should address potential project-related impacts to the resources identified below. Each resource area chapter will include a discussion of the existing setting, thresholds of significance, evaluation of potential impacts, and if necessary, feasible mitigation measures to reduce or eliminate potentially significant impacts to the applicable resource.

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Tribal Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions and Energy
- Hazards, Hazardous Materials, and Wildfire
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities and Services Systems

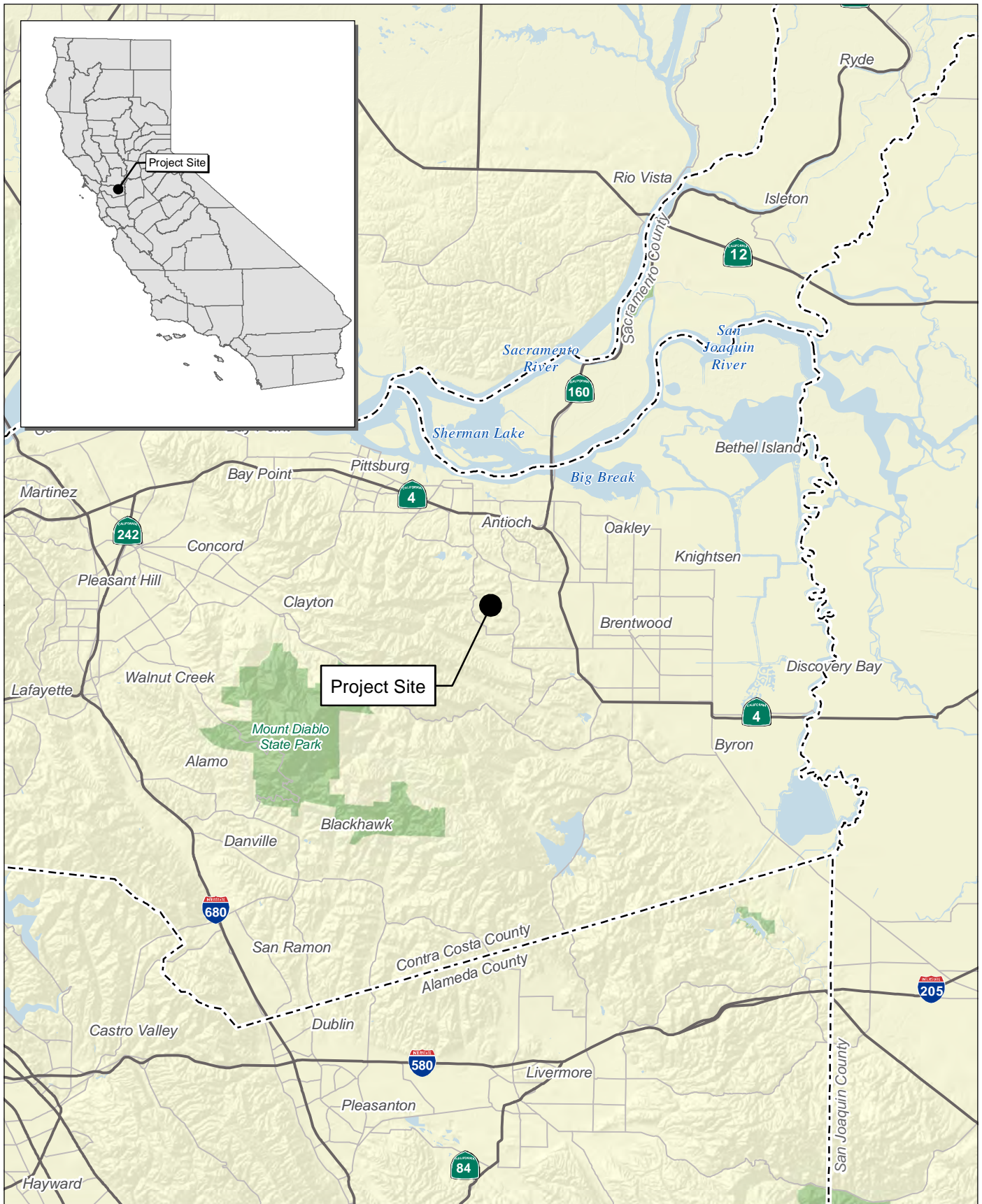
City of Antioch
The Ranch Residential Project
Notice of Preparation of a Draft Environmental Impact Report

- Statutorily Required Sections
- Alternatives Analysis



Alexis Morris
Planning Manager, City of Antioch

June 11, 2019
Date



Source: Census 2000 Data, The CaSIL

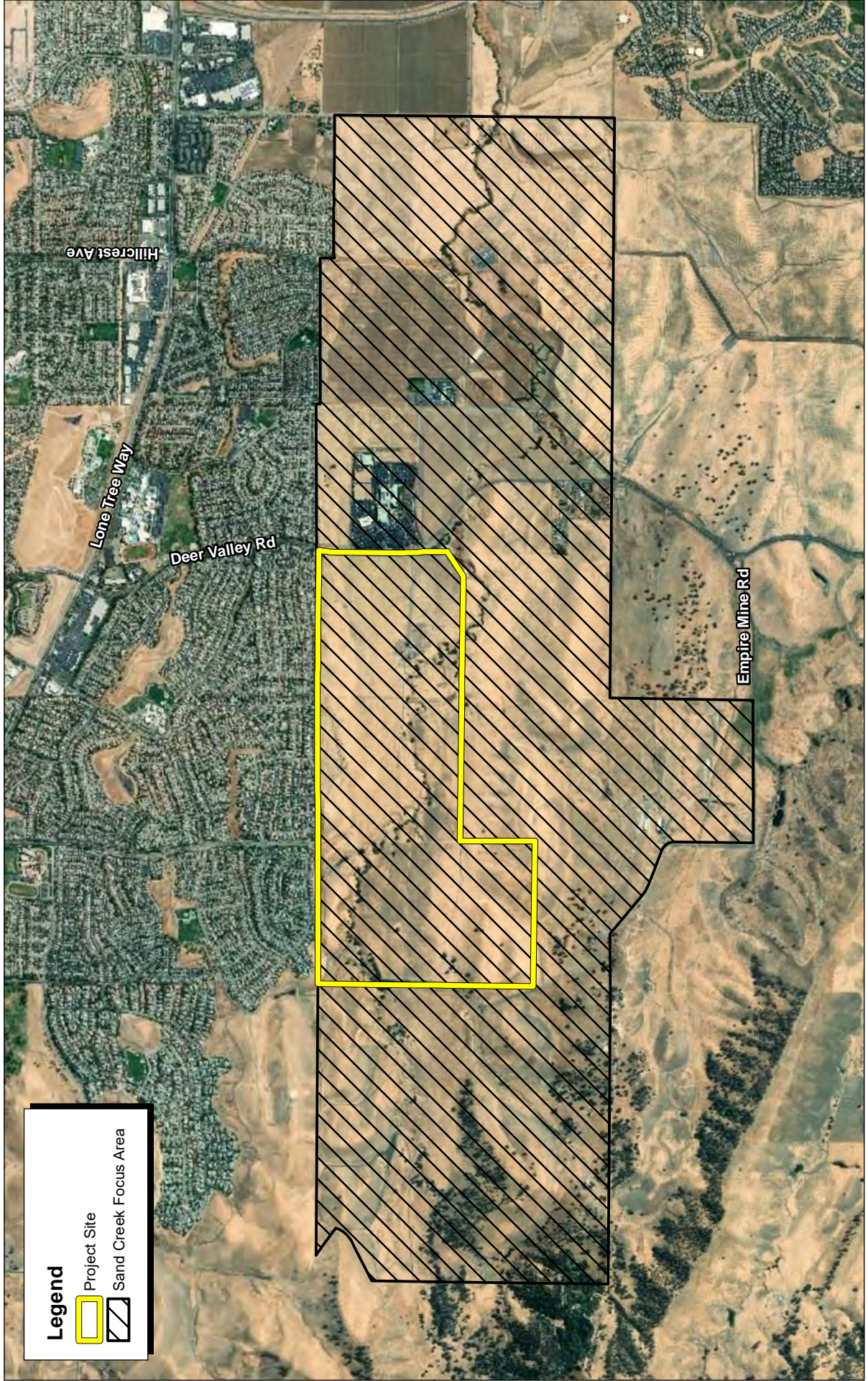
FIRSTCARBON
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5 2.5 0 5
Miles

A10 Exhibit 1

Regional Location Map



Legend


 Project Site

 Sand Creek Focus Area

Source: ESRI Aerial Imagery.

A11

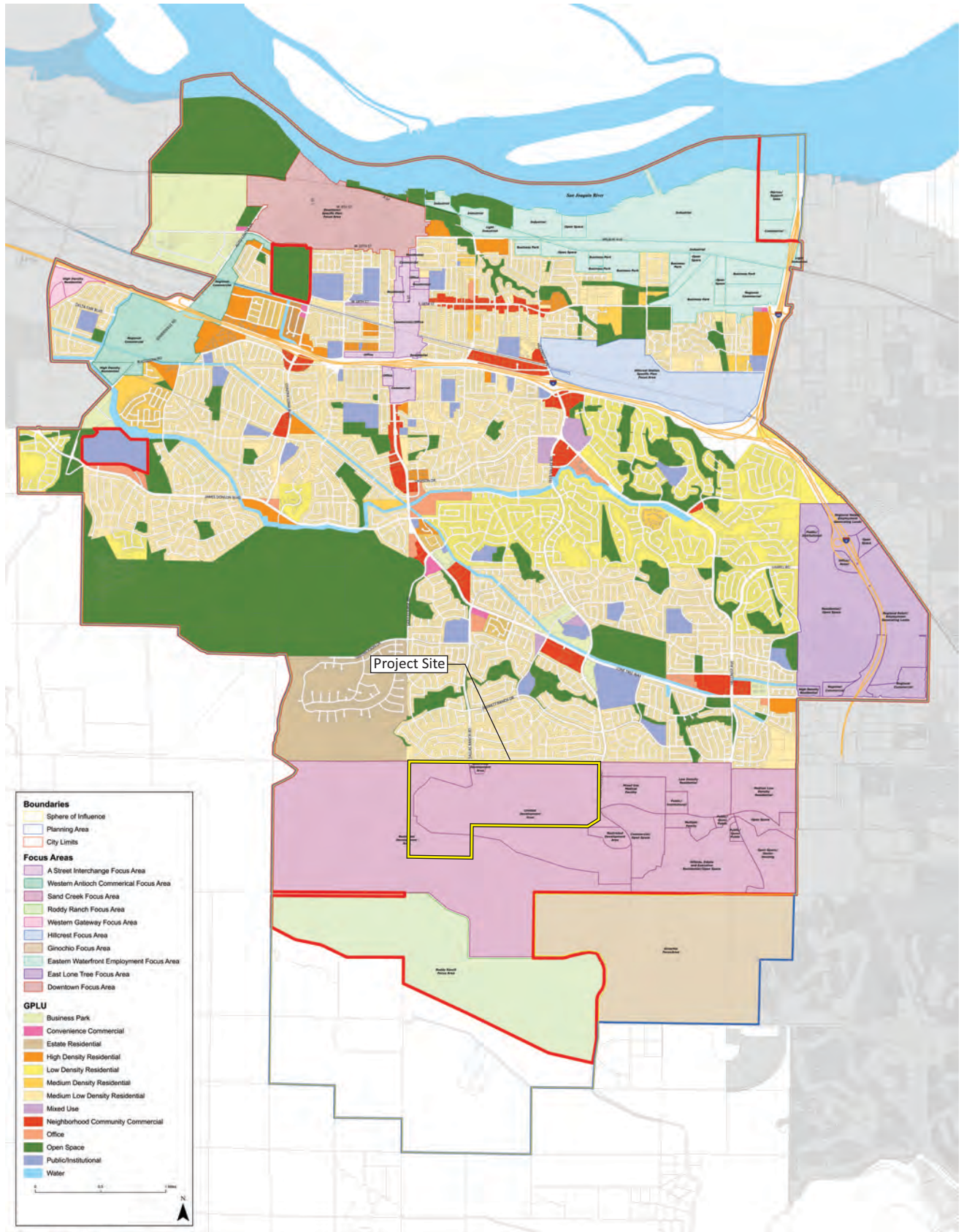
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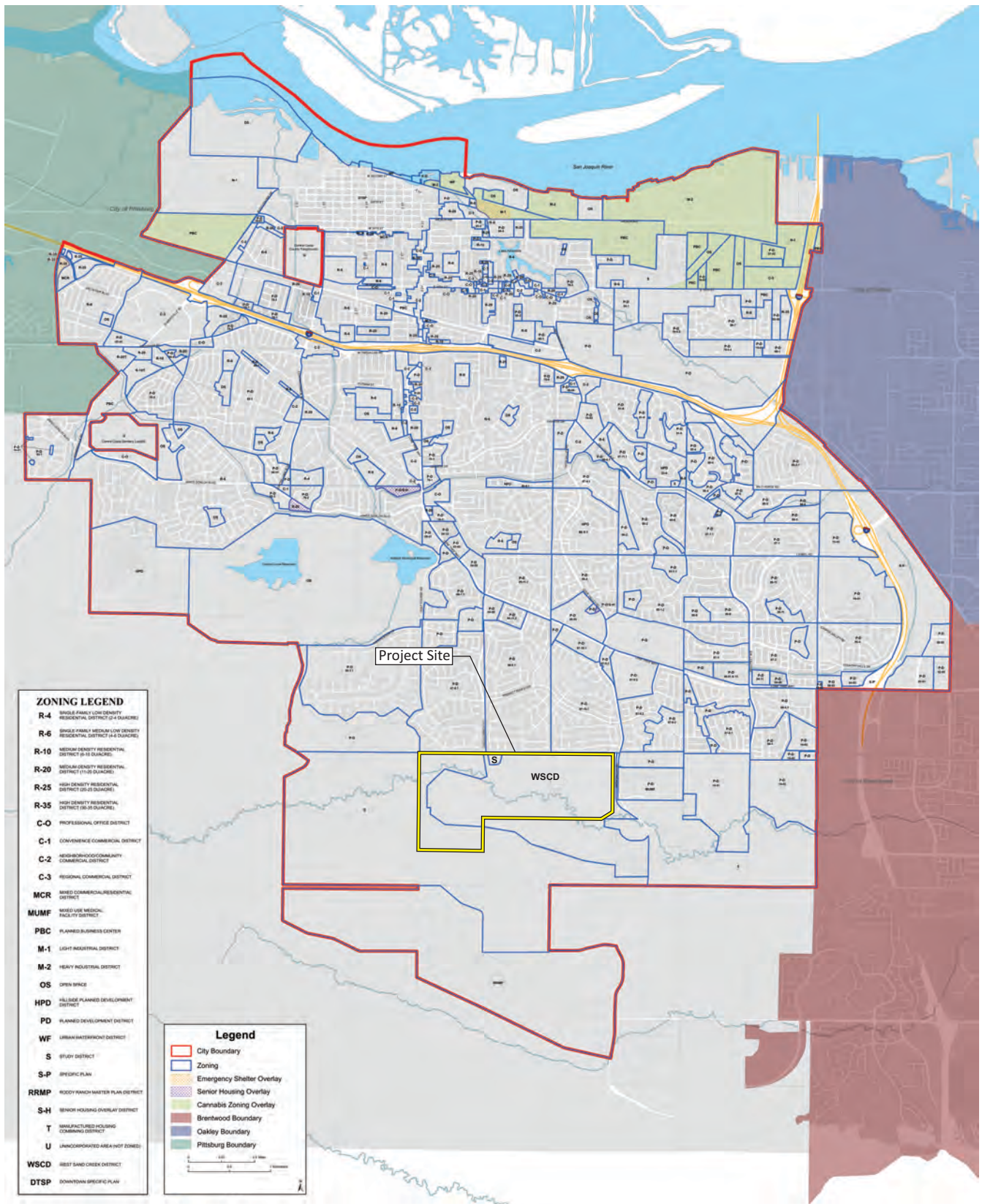
Feet

Exhibit 2
Site Vicinity Map



Source: City of Antioch, February 2019.





Source: City of Antioch, February 2019.



Exhibit 5 Site Plan

CITY OF ANTIOCH • THE RANCH RESIDENTIAL PROJECT
NOTICE OF PREPARATION



PRODUCT & AREA SUMMARY

| TYPE | PRODUCT OR AREA TYPE | ACREAGE | % OVERALL | % RES | NET DENSITY (DU/AC) | AVERAGE LOT SIZE (SF) | TARGET # UNITS | % RES | UNITS |
|------|-----------------------------|---------|-----------|--------|---------------------|-----------------------|----------------|--------|--------|
| | LOW DENSITY (LD) | 140.5 | 25.5% | 56.4% | 3.9 | 10,000 | 543 | 42.7% | 42.7% |
| | • LD-1 EXECUTIVE | 18.5 | 3.4% | 7.3% | 3.7 | 5,000 | 68 | 5.8% | 5.8% |
| | • LD-2 EXECUTIVE | 121.0 | 22.1% | 49.1% | 3.5 | 7,000 | 175 | 14.2% | 14.2% |
| | • LD-3 CONVENTIONAL | 10.0 | 1.8% | 4.1% | 3.9 | 7,000 | 410 | 33.6% | 33.6% |
| | AGE RESTRICTED (AR) | 75 | 13.5% | 29.6% | 5.6 | 5,000 | 422 | 38.2% | 38.2% |
| | MEDIUM DENSITY (MD) | 38 | 8.9% | 15.0% | 5.6 | 4,500 | 272 | 18.0% | 18.0% |
| | RESIDENTIAL TOTAL | 253.5 | 46.0% | 100.0% | 4.6 | | 1,177 | 100.0% | 100.0% |
| | VILLAGE CENTER | 5 | 0.9% | | | | | | |
| | PUBLIC USE (PU) | 3 | 0.5% | | | | | | |
| | • PARK STAGING AREA (PS-S) | 3 | 0.5% | | | | | | |
| | • TRAIL STAGING AREA (PS-S) | 1 | 0.2% | | | | | | |
| | PARKS (P) | 20 | 3.6% | | | | | | |
| | LANDSCAPE (L) | 2.5 | 0.5% | | | | | | |
| | OPEN SPACE (OS) | 229.5 | 41.6% | | | | | | |
| | MAJOR ROADWAYS | 38 | 6.9% | | | | | | |
| | TOTAL | 551.5 | 100% | | | | | | |

*NOTE: A ROW OF MINIMUM 400' OF LOTS IS REQUIRED WHERE ABUTTING EXISTING SINGLE FAMILY DEVELOPMENT TO THE NORTH.
AREA SUMMARY BASED ON THE RANCH AT ANTIOCH DEVELOPMENT STANDARDS AND DESIGN GUIDELINES, AGENT ENVIRONMENTAL, OCTOBER 2018

Source: CBG Civil Engineers, April 11, 2019.



36230007 • 05/2019 | 6_phasing_plan.cdr

Exhibit 6 Phasing Plan

CITY OF ANTIOCH • THE RANCH RESIDENTIAL PROJECT
NOTICE OF PREPARATION

