



ANNOTATED

AGENDA

CITY OF ANTIOCH PLANNING COMMISSION

WEDNESDAY, AUGUST 5, 2020

6:30 P.M.

PURSUANT TO GOVERNOR GAVIN NEWSOM'S EXECUTIVE ORDER N-29-20 THIS MEETING WILL BE HELD AS A TELECONFERENCE MEETING.

Observers may view the meeting livestreamed via the Planning Division's website at: <https://www.antiochca.gov/community-development-department/planning-division/planning-commission-meetings-sp/>

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, AUGUST 12, 2020**.

ROLL CALL

6:30 P.M.

Commissioners

Schneiderman, Chair
Martin, Vice Chair
Barrow
Motts
Parsons
Soliz

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

NEW PUBLIC HEARING

- 1. Wildflower Station Commercial Minor Subdivision** – Denova Homes requests approval of a Tentative Minor Parcel Map of a 4-lot minor subdivision for approximately a 10.35 acre commercial parcel (**APN 052-140-012**) within a mixed use Planned Development District (PD-16-03).

RESOLUTION NO. 2020-19

NEW ITEM

2. Sand Creek Focus Area - Alternate Planning Process

RESOLUTION NO. 2020-20

ORAL COMMUNICATIONS

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT (7:07 PM)

Notice of Availability of Reports

Copies of the documents relating to this proposal are available for review at <https://www.antiochca.gov/fc/community-development/planning/Project-Pipeline.pdf>. The staff report and agenda packet will be posted on Friday, July 31, 2020, at <https://www.antiochca.gov/government/agendas-and-minutes/planning-commission/>

Notice of Opportunity to Address the Planning Commission

There are two ways to submit public comments to the Planning Commission:

- Prior to 3:00 the day of the meeting: Written comments may be submitted electronically to the Secretary to the Planning Commission at the following email address: planning@ci.antioch.ca.us. All comments received before 3:00 pm the day of the meeting will be provided to the Planning Commissioners before the meeting. **Please indicate the agenda item and title in your email subject line.**
- After 3:00 the day of the meeting and during the meeting: Please refer to the Planning Division's website for instructions on how to comment after 3:00 the day of the meeting and during the Planning Commission meeting: <https://www.antiochca.gov/community-development-department/planning-division/planning-commission-meetings/>.

Written comments submitted during the meeting will be read into the record by staff (not to exceed three minutes at staff's cadence) when the chair of the Planning Commission opens the public comment period for the relevant agenda item.

Accessibility

In accordance with the Americans with Disabilities Act and California law, the City of Antioch offers its public programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at the number or email address below at least 72 hours prior to the meeting or when you desire to receive services. Advance notification within this guideline will enable the City to make reasonable

arrangements to ensure accessibility. The City's ADA Coordinator can be reached @
Phone: (925) 779-6950 and e-mail: publicworks@ci.antioch.ca.us.



STAFF REPORT TO THE PLANNING COMMISSION

DATE: Regular Meeting of August 5, 2020
SUBMITTED BY: Vicky Lau, Junior Engineer VL
APPROVED BY: John Samuelson, City Engineer/Public Works Director JS
SUBJECT: Tentative Parcel Map for Wildflower Station (Parcel C) Four-Lot
Minor Subdivision (PW 357-301-20)

RECOMMENDED ACTION

Staff recommends that the Planning Commission approve the Tentative Parcel Map subject to the conditions contained in the attached resolution.

DISCUSSION

Request

Denova Homes requests approval of a Tentative Parcel Map (Attachment C) to create four (4) lots from an existing commercial parcel (APN 052-140-012). The parcel is located at the northeast corner of the intersection of Wildflower Drive and Hillcrest Avenue in the City of Antioch (Attachment B).

Environmental

The proposed four-lot parcel subdivision is Exempt from the provisions of the California Environmental Quality Act (CEQA) under Article 5, Section §15061(b)(3). This section exempts projects where it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment. The proposed subdivision is consistent with the General Plan, Zoning and the Wildflower Station project approvals and will not result in any physical alterations to the project site beyond those already analyzed in the Wildflower Station Mitigated Negative Declaration certified by the City Council on February 13, 2018. Therefore, further subdividing the property will not have a significant effect on the environment.

Background

Parcel C (APN 052-140-012), an approximately 10.35-acre site, is located at the northeast corner of the intersection of Wildflower Drive and Hillcrest Avenue and east of the intersection of Hillcrest Avenue with Deer Valley Road and Davison Drive. The site is

approximately one-quarter mile south of State Route (SR) 4 and the Hillcrest eBART station. The site is relatively flat along its western and southern boundaries.

Parcel C complies with and is within a mixed use Planned Development District (PD-16-03). The parcel is within the 23.03-acre Wildflower Station project and intended for commercial development. The project was approved by City Council on February 13, 2018, for a commercial lot with nine commercial buildings on Parcel C, three residential condominium buildings containing 98 units on Parcel B, and 22 lots for a single-family home on each lot. The final map was approved by City Council on January 9, 2019 (Attachment D). The proposed subdivision of Parcel C complies with all previous planning and zoning conditions for the Wildflower Station project.

The project site has been mass-graded and a drive aisle along the eastern boundary of the parcels has been constructed, but the site remains mostly undeveloped as of current conditions.

Project Overview

On January 12, 2018 and on February 13, 2018, the Planning Commission and City Council (respectively) approved a design review application for a commercial development proposed on Parcel C (APN 052-140-012) for nine new commercial buildings totaling 89,422 square feet. The applicant, Denova Homes, now would like to postpone the development indefinitely and subdivide the existing parcel, Parcel C, into four (4) lots.

Future developments on the four parcels is to comply and be consistent with stormwater control (or C.3) requirements. An updated Stormwater Control Plan and Operations & Maintenance (O&M) Plan will be required to be submitted with new development applications. Future developments will be subject to Planning Commission approvals of a Use Permit and Design Review applications. Approval of the tentative parcel map will not guarantee future approvals of developments on resultant lots subdivided from Parcel C.

ATTACHMENTS

- A. Resolution
- B. Vicinity Map
- C. Tentative Parcel Map
- D. Recorded Final Map

ATTACHMENT 'A'

**PLANNING COMMISSION
RESOLUTION NO. 2020-****

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
APPROVING THE TENTATIVE PARCEL MAP FOR WILDFLOWER STATION
PARCEL C FOR A FOUR-LOT MINOR SUBDIVISION
(PW 357-301-20)**

WHEREAS, the Planning Commission for the City of Antioch did receive an application from Denova Homes requesting approval of a Tentative Parcel Map to create four (4) lots from one parcel (APN 052-140-012) located at the northeast corner of the intersection of Wildflower Drive and Hillcrest Avenue and east of the intersection of Hillcrest Avenue with Deer Valley Road and Davison Drive;

WHEREAS, this project has been deemed Exempt from CEQA under Article 5, Section §15061(b)(3) because the proposed subdivision is consistent with the General Plan, Zoning and involves no physical alteration to the project site; therefore, there is no possibility that the project will have a significant effect on the environment;

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

WHEREAS, the Planning Commission on August 5, 2020, duly held a public hearing, received and considered evidence, both oral and documentary;

NOW THEREFORE IT BE RESOLVED that the Planning Commission does hereby make the following findings for approval of the Tentative Parcel Map:

1. That the parcel map is consistent with the General Plan or Specific Plan, as required by Section 66473.5 of the Subdivision Map Act and the City's Subdivision Regulations. The site is within a mixed use Planned Development District (PD-16-03) and the Tentative Parcel Map will accommodate uses that are consistent with the proposed General Plan and Zoning designations.
2. That the Tentative Parcel Map complies with the rules, regulations, standards and criteria of the City's Subdivision Regulations. The City's Planning and Engineering staff have reviewed the Tentative Parcel Map and evaluated the effects of the map proposed and have determined that the Tentative Parcel Map as conditioned, complies with and conforms to all the applicable rules, regulations, standards, and criteria of the City's Subdivision Regulations.
3. The conditions of approval protect the public safety, health and general welfare of the users of the project and surrounding area. In addition, the conditions ensure the project is consistent with City standards.

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Commission, after reviewing the staff report and considering testimony offered, does hereby approve Tentative Parcel Map (PW 357-301-20), subject to the following conditions:

A. GENERAL CONDITIONS

1. 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.
2. 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.
3. No building permit will be issued unless the plan conforms to the plans as approved by the Planning Commission and the standards of the City.
4. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.
5. The approval of this tentative parcel map (“tentative map”) is subject to the timelines established in the State of California Subdivision Map Act. This approval expires two years from the date of approval (expires August 5, 2022). Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval.
6. The approval of this tentative map shall not constitute the approval of any improvements shown on the tentative map.
7. The approval of this tentative map shall not be construed as a guarantee of future extension or re-approvals of this or similar maps, nor is it an indication of future availability of water or sewer facilities or permission to develop beyond the capacities of these facilities.

B. PROJECT SPECIFIC CONDITIONS

1. The developer shall provide and/or update all necessary agreements and easements to existing HOA and/or CC& Rs for access to and maintenance of drainage pipes and C.3 storm water control basins which are shared by Parcel B and the resulting four parcels subdivided from Parcel C (APN 052-140-012), at no cost to the City.

2. The developer shall provide an updated mutual access and parking agreement between Parcel B (condominiums) and the resulting four parcels subdivided from Parcel C.

* * * * *

I HEREBY CERTIFY the foregoing resolution was duly adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 5th day of August 2020.

AYES:

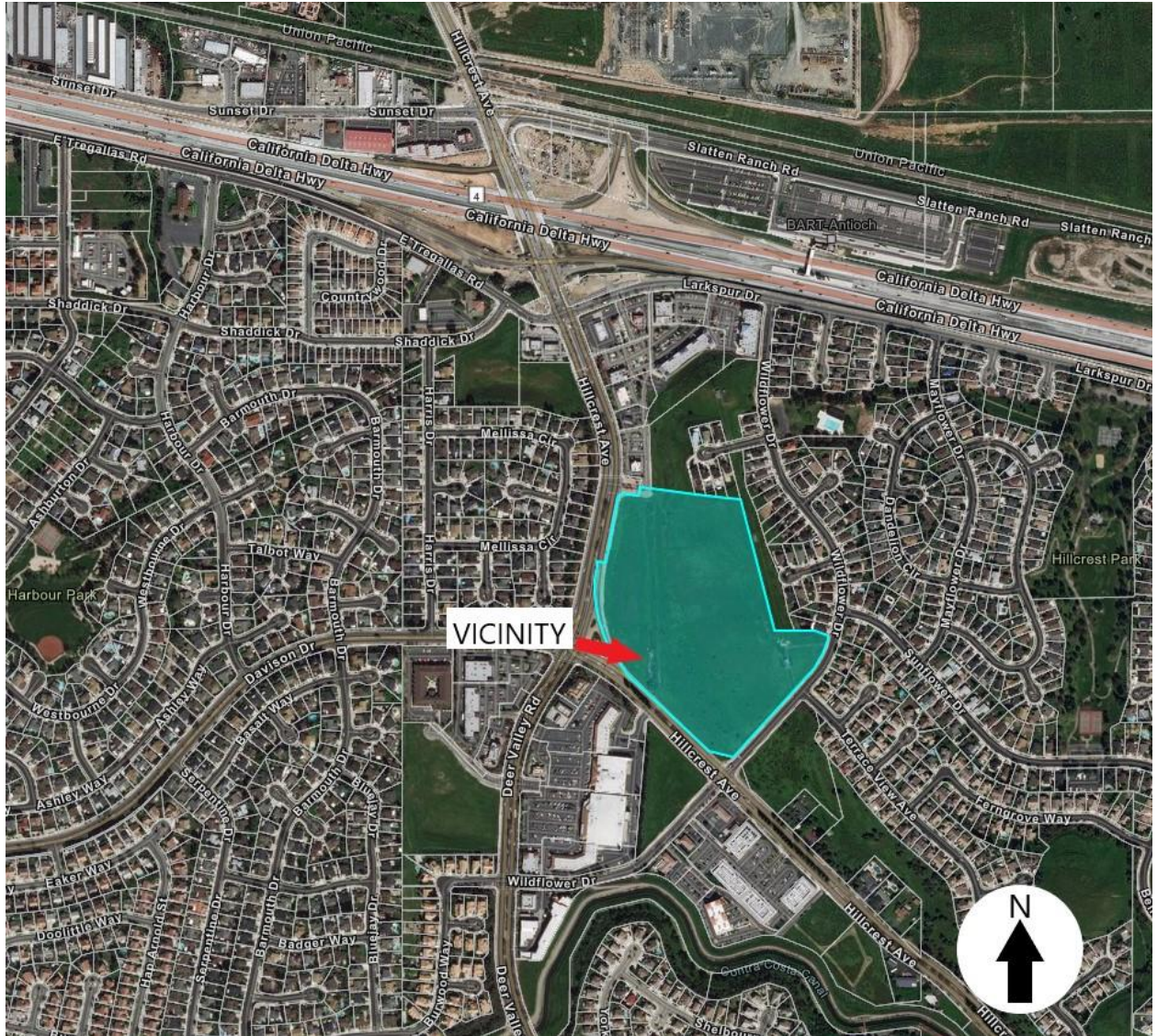
NOES:

ABSTAIN:

ABSENT:

Forrest Ebbs
Secretary to the Planning Commission

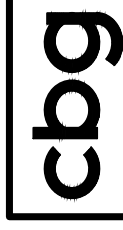
ATTACHMENT B



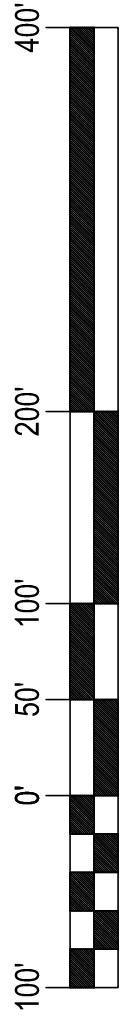
PARCEL MAP

SUBDIVISION MS 357-301-20

CONSISTING OF 2 SHEETS
 BEING A SUBDIVISION OF NEW PARCEL C AS DESCRIBED IN THAT
 CERTAIN DEED RECORDED AS DN. 2019-027541,
 OFFICIAL RECORDS OF CONTRA COSTA COUNTY
 CITY OF ANTIOCH, CONTRA COSTA COUNTY, STATE OF CALIFORNIA



SAN RAMON (925) 866-0322
 SACRAMENTO (916) 375-1877
 WWW.CBANDG.COM
 CIVIL ENGINEERS SURVEYORS PLANNERS
 JULY 2020
 SCALE: 1" = 100'



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS IN LOTUS COURT, THE BEARING BEING N76°37'28"E PER SUBDIVISION 6068 (301 M 8).

LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJOINER LINE
- EASEMENT LINE
- MONUMENT LINE
- TIE LINE
- RADIAL
- LOT LINE
- MONUMENT TO MONUMENT
- FOUND STANDARD STREET MONUMENT
- FOUND IRON PIPE OR REBAR, AS NOTED
- SET 5/8" REBAR AND CAP, OR NAIL AND TAG, LS 7960
- EMERGENCY VEHICLE ACCESS EASEMENT
- PUE
- EVAE
- PUE

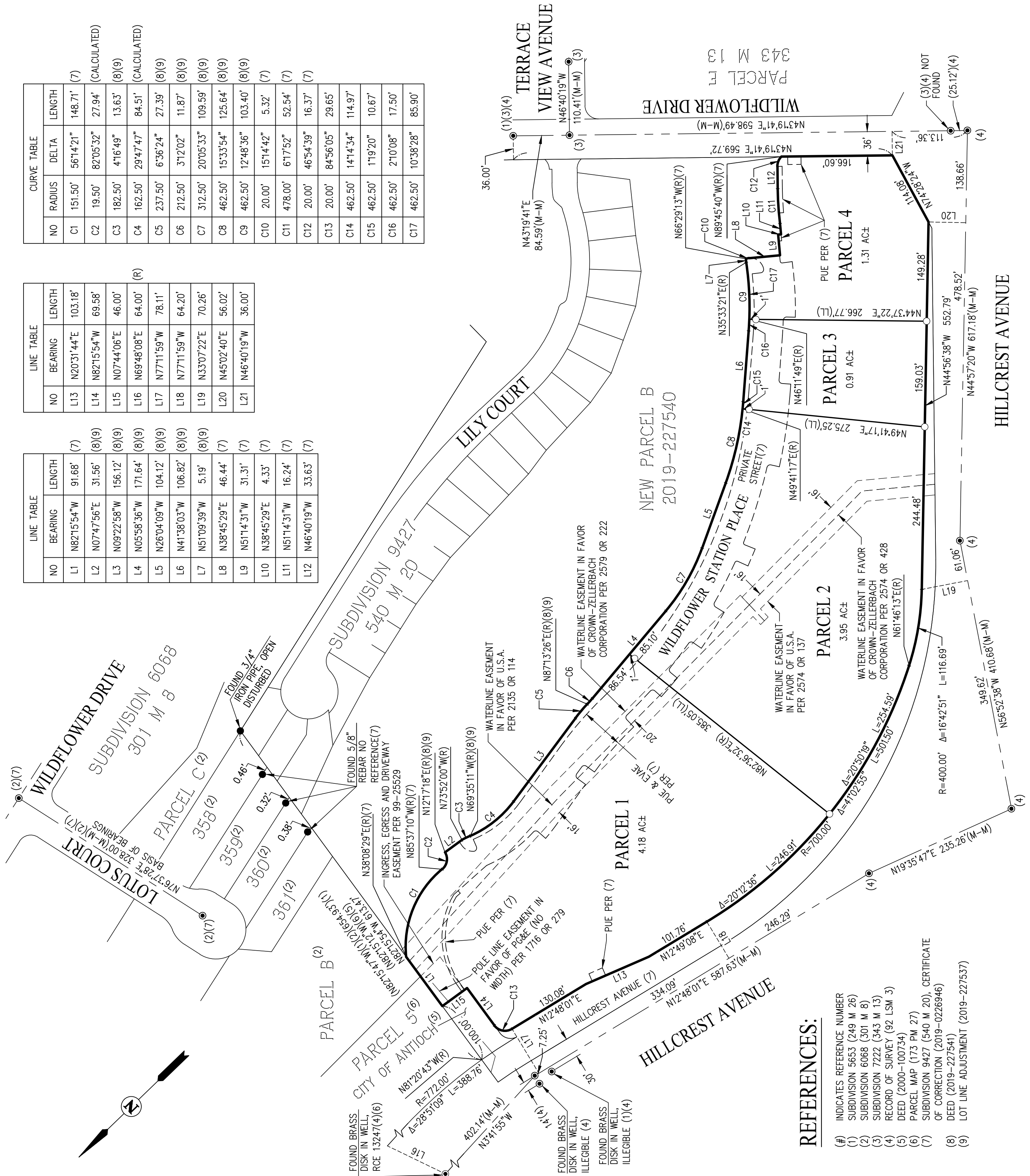
NOTES

1. SUBDIVISION AREA: 10.35 AC±
2. SUBJECT TO THE TERMS AND CONDITIONS IN DN. 2011-0241712.
3. SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONSENT AGREEMENT" RECORDED JUNE 8, 2018 AS DOCUMENT NO. 2018-0091101 OF OFFICIAL RECORDS.
4. SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONSENT AGREEMENT" RECORDED JUNE 8, 2018 AS DOCUMENT NO. 2018-0091102 OF OFFICIAL RECORDS.
5. SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SUBDIVISION IMPROVEMENT AGREEMENT" RECORDED FEBRUARY 22, 2019 AS DOCUMENT NO. 2019-00224459 OF OFFICIAL RECORDS.
6. SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WILDFLOWER OF ANTIOCH SHARED STORM WATER FACILITIES DECLARATION OF COMMON RECIPROCAL EASEMENTS AND MAINTENANCE AGREEMENT" RECORDED NOVEMBER 7, 2019 AS DOCUMENT NO. 2019-00198897 OF OFFICIAL RECORDS, AND MODIFIED BY DOCUMENT RECORDED DECEMBER 3, 2019 AS DOCUMENT NO. 2019-00216411 OF OFFICIAL RECORDS. THE EXACT LOCATION OF THIS EASEMENT IS NOT DEFIED OF RECORD.

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	151.50'	56°14'21"	148.71' (7)
C2	19.50'	82°05'32"	27.94' (CALCULATED)
C3	182.50'	4°16'49"	13.63' (8)(9)
C4	162.50'	29°47'47"	84.51' (CALCULATED)
C5	237.50'	6°36'24"	27.39' (8)(9)
C6	212.50'	3°12'02"	11.87' (8)(9)
C7	312.50'	20°05'33"	109.59' (8)(9)
C8	462.50'	15°33'54"	125.64' (8)(9)
C9	462.50'	12°48'36"	103.40' (8)(9)
C10	20.00'	15°14'42"	5.32' (7)
C11	478.00'	6°17'52"	52.54' (7)
C12	20.00'	46°54'39"	16.37' (7)
C13	20.00'	84°56'05"	29.65' (7)
C14	462.50'	14°14'34"	114.97' (7)
C15	462.50'	1°19'20"	10.67' (7)
C16	462.50'	2°10'08"	17.50' (7)
C17	462.50'	10°38'28"	85.90' (7)

LINE TABLE		
NO	BEARING	LENGTH
L13	N20°31'44"E	103.18'
L14	N82°15'54"W	69.58'
L15	N07°44'06"E	46.00'
L16	N69°48'08"E	64.00' (R)
L17	N77°11'59"W	78.11'
L18	N77°11'59"W	64.20'
L19	N33°07'22"E	70.26'
L20	N45°02'40"E	56.02'
L21	N46°40'19"W	36.00'

LINE TABLE		
NO	BEARING	LENGTH
L1	N82°15'54"W	91.68' (7)
L2	N07°47'56"E	31.56' (8)(9)
L3	N09°22'58"W	156.12' (8)(9)
L4	N05°58'36"W	171.64' (8)(9)
L5	N26°04'09"W	104.12' (8)(9)
L6	N41°38'03"W	106.82' (8)(9)
L7	N51°09'39"W	5.19' (8)(9)
L8	N38°45'29"E	46.44' (7)
L9	N51°14'31"W	31.31' (7)
L10	N38°45'29"E	4.33' (7)
L11	N51°14'31"W	16.24' (7)
L12	N46°40'19"W	33.63' (7)



REFERENCES:

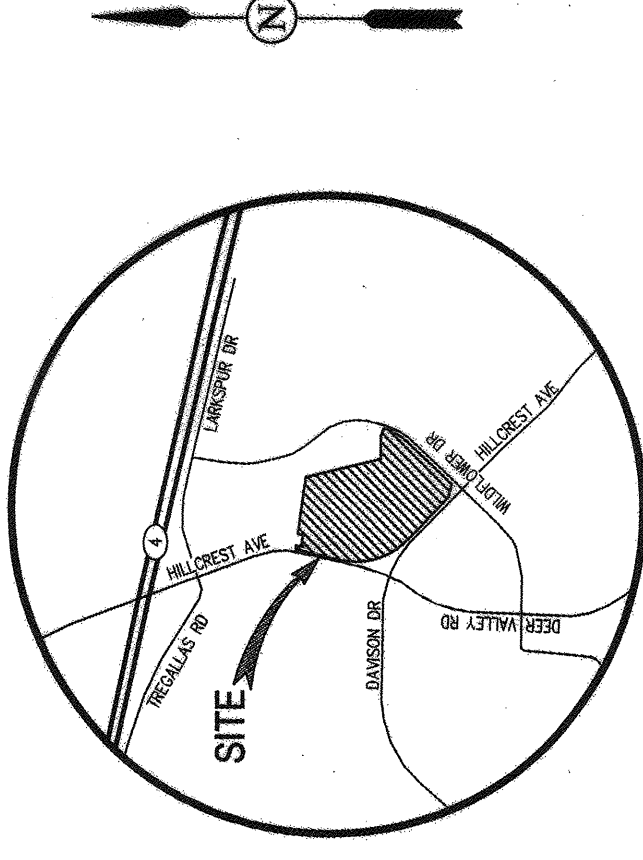
- (#) INDICATES REFERENCE NUMBER
- (1) SUBDIVISION 5653 (249 M 26)
- (2) SUBDIVISION 6068 (301 M 8)
- (3) SUBDIVISION 7222 (343 M 13)
- (4) RECORD OF SURVEY (92 LSM 3)
- (5) DEED (2000-100734)
- (6) PARCEL MAP (173 PM 27)
- (7) SUBDIVISION 9427 (540 M 20), CERTIFICATE OF CORRECTION (2019-0226946)
- (8) DEED (2019-227541)
- (9) LOT LINE ADJUSTMENT (2019-227537)



SUBDIVISION 9427 WILDFLOWER STATION

CONSISTING OF 11 SHEETS
BEING A SUBDIVISION OF A PORTION OF PARCEL B OF
SUBDIVISION 5653, FILED IN BOOK 249 OF MAPS, AT PAGE 26
CONTRA COSTA COUNTY RECORDS
CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA
Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON • WEST SACRAMENTO

JANUARY 2019



VICINITY MAP
NOT TO SCALE

OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE PARTY HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE HEAVY BLACK LINES UPON THIS MAP, DO HEREBY CONSENT TO THE MAKING AND RECORDATION OF THE SAME.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

THAT CERTAIN STRIP OF LAND DESIGNATED AS HILLCREST AVENUE FOR ROADWAY AND UTILITY PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

THOSE CERTAIN STRIPS OF LAND DESIGNATED AS "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT) FOR PUBLIC USE FOR EMERGENCY ACCESS, INGRESS AND EGRESS.

THOSE CERTAIN STRIPS OF LAND DESIGNATED AS "PUE" (PUBLIC UTILITY EASEMENT) FOR THE PURPOSE OF CONSTRUCTION, OPERATION AND MAINTENANCE OF APPLICABLE STRUCTURES AND APPURTENANCES THERETO, INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, WATER, ELECTRICAL, GAS AND COMMUNICATION FACILITIES.

THE AREAS AND REAL PROPERTY DESCRIBED BELOW ARE SPECIFICALLY EXCLUDED FROM PUBLIC DEDICATION AND USE BY THE GENERAL PUBLIC:

SAID AREAS ARE TO BE RESERVED FOR THE PRIVATE USE OF THE HOMEOWNERS AND RESIDENTS OF SUBDIVISION 9427 AND TO BE MAINTAINED ALL IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT GOVERN THIS SUBDIVISION. SAID AREAS AND REAL PROPERTY TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION SUBSEQUENT TO THE FILING OF THIS SUBDIVISION MAP.

1. THE AREAS MARKED "PARCEL A" AND "PARCEL E" ARE FOR OPEN SPACE AND PARK PURPOSES.
2. THE AREA MARKED AS "PARCEL B" IS FOR CONDOMINIUM AND OPEN SPACE PURPOSES.
3. THE AREA MARKED AS "PARCEL C" IS FOR COMMERCIAL PURPOSES.
4. THE AREA MARKED "PARCEL D" IS FOR PRIVATE STREET PURPOSES.

THE REAL PROPERTY DESCRIBED HEREIN IS ALSO SUBJECT TO THE CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) THAT GOVERN THIS SUBDIVISION AND ANY AMENDMENTS THERETO APPROVED IN ACCORDANCE WITH THEIR TERMS.

AS OWNER: CIVIC WILDFLOWER, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: David Sanzon

NAME: David Sanzon

TITLE: manager

DATE: 1/2/19

BY: Lori J. Sanzon

NAME: Lori J. Sanzon

TITLE: Manager

DATE: 1/2/19

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CA } SS.
 COUNTY OF Contra Costa }
 ON 1/2/2019, BEFORE ME, Jessica Moraes, A
 NOTARY PUBLIC, PERSONALLY APPEARED David Sanzon, A
 WHO PROVED TO ME ON THE BASIS OF SATISFACTORY
 EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN
 INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE / HE / THEY EXECUTED THE SAME IN
HER / THEIR AUTHORIZED CAPACITIE(S), AND THAT BY HER / THEIR SIGNATURE(S) ON
 THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S)
 ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT
 THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND,
 AND OFFICIAL SEAL

SIGNATURE: [Signature]

NAME (PRINT): Jessica Moraes

PRINCIPAL COUNTY OF BUSINESS: Contra Costa

MY COMMISSION NUMBER: 2136371

MY COMMISSION EXPIRES: 12-26/2019

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CA } SS.
 COUNTY OF Contra Costa }
 ON 1/2/2019, BEFORE ME, Jessica Moraes, WHO
 NOTARY PUBLIC, PERSONALLY APPEARED Lori J. Sanzon, WHO
 PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE
 NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
 HE / SHE / THEY EXECUTED THE SAME IN HIS / HER / THEIR AUTHORIZED CAPACITY(IES), AND THAT
 BY HIS / HER / THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON
 BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT
 THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND,
 AND OFFICIAL SEAL

SIGNATURE: [Signature]

NAME (PRINT): Jessica Moraes

PRINCIPAL COUNTY OF BUSINESS: Contra Costa

MY COMMISSION NUMBER: 2136371

MY COMMISSION EXPIRES: 12/26/2019

RECORDER'S STATEMENT

THIS MAP, ENTITLED "SUBDIVISION 9427 - WILDFLOWER STATION", IS HEREBY ACCEPTED FOR RECORDATION, SHOWING A CLEAR TITLE AS PER LETTER OF TITLE WRITTEN BY FIRST AMERICAN TITLE COMPANY, DATED 2/19/2019, AND AFTER EXAMINING THE SAME, I DEEM THAT SAID MAP COMPLIES IN ALL RESPECTS WITH THE PROVISIONS OF STATE LAWS AND LOCAL ORDINANCES GOVERNING THE FILING OF SUBDIVISION MAPS.

RECORDED AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY AT 14:27 P.M. ON THE 22nd DAY OF February, 2019, IN BOOK 540 OF MAPS, AT PAGE 2058, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA. **Inclusive**
Doc # : 2019-24458

JOSEPH E. CANCIAMILLA
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

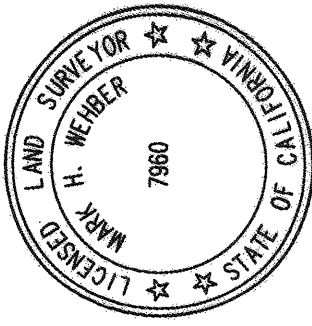
BY: [Signature]
DEPUTY COUNTY RECORDER

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DENOVA HOMES IN MAY 2018. I HEREBY STATE THAT THIS SUBDIVISION MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED VESTING TENTATIVE MAP, IF ANY; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER 31, 2021; AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

12/21/18
DATE

Mark H. Weber
MARK H. WEBER, P.L.S.
L.S. NO. 7960

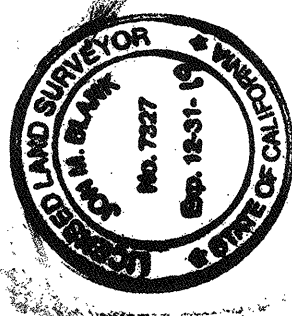


CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP ENTITLED "SUBDIVISION 9427 - WILDFLOWER STATION", THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

Jon M. Blank
JON M. BLANK
CITY ENGINEER
L.S. #7327

1-15-2019
DATE



CITY PLANNING COMMISSION'S STATEMENT

I HEREBY STATE THAT THE PLANNING COMMISSION OF THE CITY OF ANTIPOCH, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, HAS APPROVED THE VESTING TENTATIVE MAP OF THIS SUBDIVISION UPON WHICH THIS FINAL MAP IS BASED.

David Twa
DAVID TWA
SECRETARY OF THE PLANNING COMMISSION

1/15/19
DATE

SUBDIVISION 9427 WILDFLOWER STATION

CONSISTING OF 11 SHEETS
BEING A SUBDIVISION OF A PORTION OF PARCEL B OF
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CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON • WEST SACRAMENTO

JANUARY 2019

SIGNATURE OMISSION NOTE

PURSUANT TO SECTION 664.36 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

1. PACIFIC GAS AND ELECTRIC COMPANY FOR POLE LINE EASEMENTS PER BOOK 5, PAGE 333; BOOK 7, PAGE 349; AND BOOK 1716, PAGE 279, OFFICIAL RECORDS.
2. UNITED STATES OF AMERICA FOR EASEMENTS FOR WATERLINE PURPOSES PER BOOK 2135, PAGE 114; AND BOOK 2574, PAGE 137, OFFICIAL RECORDS.
3. CONTRA COSTA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR FLOOD CONTROL AND STORM DRAIN EASEMENT PER BOOK 12180, PAGE 610; DN. 2007-317012; AND DN. 2008-19198, OFFICIAL RECORDS.

TITLE NOTES

THE FOLLOWING ITEMS APPEARED ON THE TITLE REPORT PREPARED FIRST AMERICAN TITLE COMPANY, ORDER NUMBER 0192-4869935, AND ARE NOT SHOWN HEREON:

1. SUBJECT TO THE TERMS AND CONDITIONS IN DN. 2011-0241712.
2. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONSENT AGREEMENT" RECORDED JUNE 8, 2018 AS INSTRUMENT NO. 2018-0091101 OF OFFICIAL RECORDS.
3. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONSENT AGREEMENT" RECORDED JUNE 8, 2018 AS INSTRUMENT NO. 2018-0091102 OF OFFICIAL RECORDS.

SOILS REPORT

A SOILS REPORT WAS PREPARED BY STEVENS FERRONE & BAILEY, DATED JANUARY 9, 2015 PROJECT NO. 155-59, AND HAS BEEN FILED AT THE OFFICE OF THE CITY ENGINEER.

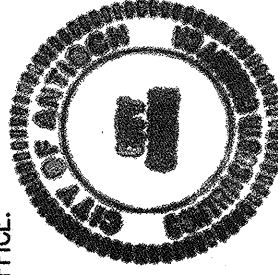
CITY CLERK'S STATEMENT

I, THE UNDERSIGNED, ARNE SIMONSON, CITY CLERK OF THE CITY OF ANTIPOCH, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP, CONSISTING OF 11 SHEETS AND ENTITLED "SUBDIVISION 9427 - WILDFLOWER STATION", WAS PRESENTED TO THE CITY COUNCIL OF THE CITY OF ANTIPOCH, CALIFORNIA, AS PROVIDED BY LAW, AT A REGULAR MEETING HELD ON THE 15th DAY OF January, 2019 AND THAT SAID COUNCIL APPROVED SAID MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL STREETS AND LANDS DESIGNATED ON SAID MAP AS: HILLOREST AVENUE, EMERGENCY VEHICLE ACCESS EASEMENT "EVAE", AND PUBLIC UTILITY EASEMENT "PUE".

I FURTHER STATE THAT ALL AGREEMENTS AND SURETY AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP HAVE BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF ANTIPOCH AND ARE FILED IN MY OFFICE. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 15th DAY OF January, 2019.

Arne Simonson
ARNE SIMONSON, CMC
CITY CLERK, CITY OF ANTIPOCH, CALIFORNIA

1/15/2019
DATE



CLERK OF THE BOARD OF SUPERVISORS' STATEMENT

I STATE AS CHECKED BELOW, THAT

A TAX BOND ASSURING PAYMENT OF ALL TAXES WHICH ARE NOW A LIEN, BUT NOT YET PAYABLE, HAS BEEN RECEIVED AND FILED WITH THE BOARD OF SUPERVISORS, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA.

ALL TAXES DUE HAVE BEEN PAID, AS CERTIFIED BY THE COUNTY REDEMPTION OFFICER.



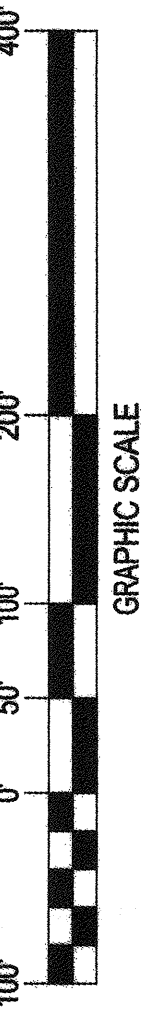
BY: *David Twa*
DAVID TWA
CLERK OF THE BOARD OF SUPERVISORS AND COUNTY ADMINISTRATOR, COUNTY OF CONTRA COSTA, CALIFORNIA
DEPUTY CLERK

SUBDIVISION 9427 WILDFLOWER STATION

CONSISTING OF 11 SHEETS
BEING A SUBDIVISION OF A PORTION OF PARCEL B OF
SUBDIVISION 5653, FILED IN BOOK 249 OF MAPS, AT PAGE 26
CONTRA COSTA COUNTY RECORDS
CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON • WEST SACRAMENTO

SCALE: 1" = 100'
JANUARY 2019

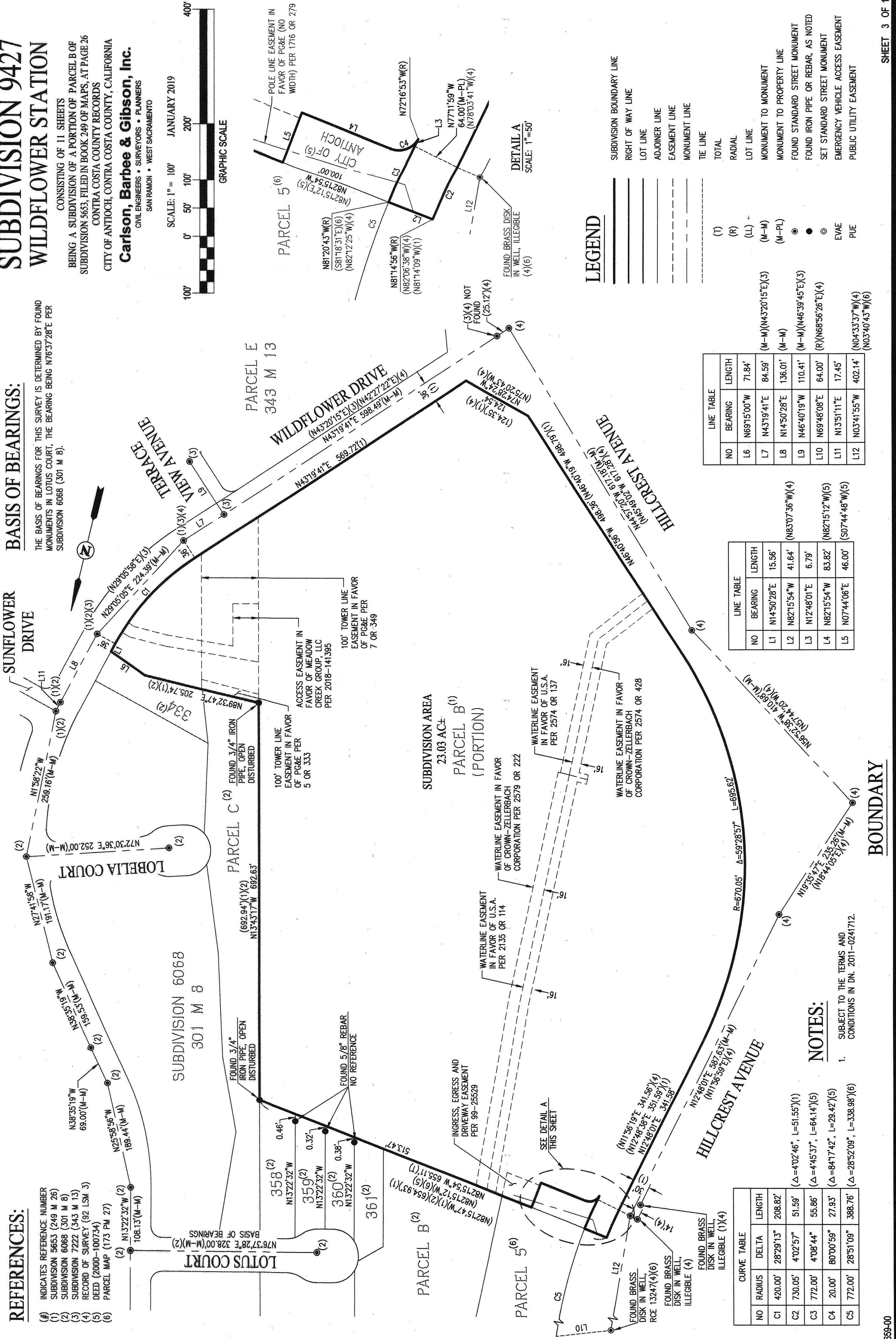


BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS IN LOTUS COURT, THE BEARING BEING N76°37'28"E PER SUBDIVISION 6068 (301 M 8).

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) SUBDIVISION 5653 (249 M 26)
- (2) SUBDIVISION 6068 (301 M 8)
- (3) SUBDIVISION 7222 (343 M 13)
- (4) RECORD OF SURVEY (92 LSM 3)
- (5) DEED (2000-100734)
- (6) PARCEL MAP (173 PM 27)



LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- ADJOINER LINE
- EASEMENT LINE
- MONUMENT LINE
- TIE LINE

LINE TABLE		
NO	BEARING	LENGTH
L6	N69°15'00"W	71.84'
L7	N43°19'41"E	84.59'
L8	N14°50'28"E	136.01'
L9	N46°40'19"W	110.41'
L10	N69°48'08"E	64.00'
L11	N13°51'11"E	17.45'
L12	N03°41'55"W	402.14'

LINE TABLE		
NO	BEARING	LENGTH
L1	N14°50'28"E	15.56'
L2	N82°15'54"W	41.64'
L3	N12°48'01"E	6.79'
L4	N82°15'54"W	83.82'
L5	N07°44'06"E	46.00'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	420.00'	28°29'13"	208.82'
C2	730.05'	4°02'57"	51.59'
C3	772.00'	4°08'44"	55.86'
C4	20.00'	80°00'59"	27.93'
C5	772.00'	28°51'09"	388.76'

NOTES:

1. SUBJECT TO THE TERMS AND CONDITIONS IN DN. 2011-0241712.

BOUNDARY

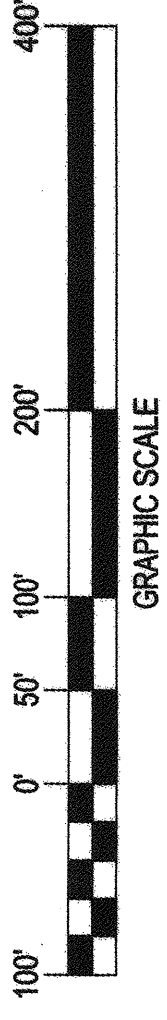


SUBDIVISION 9427 WILDFLOWER STATION

CONSISTING OF 11 SHEETS
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CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON • WEST SACRAMENTO

SCALE: 1" = 100' JANUARY 2019

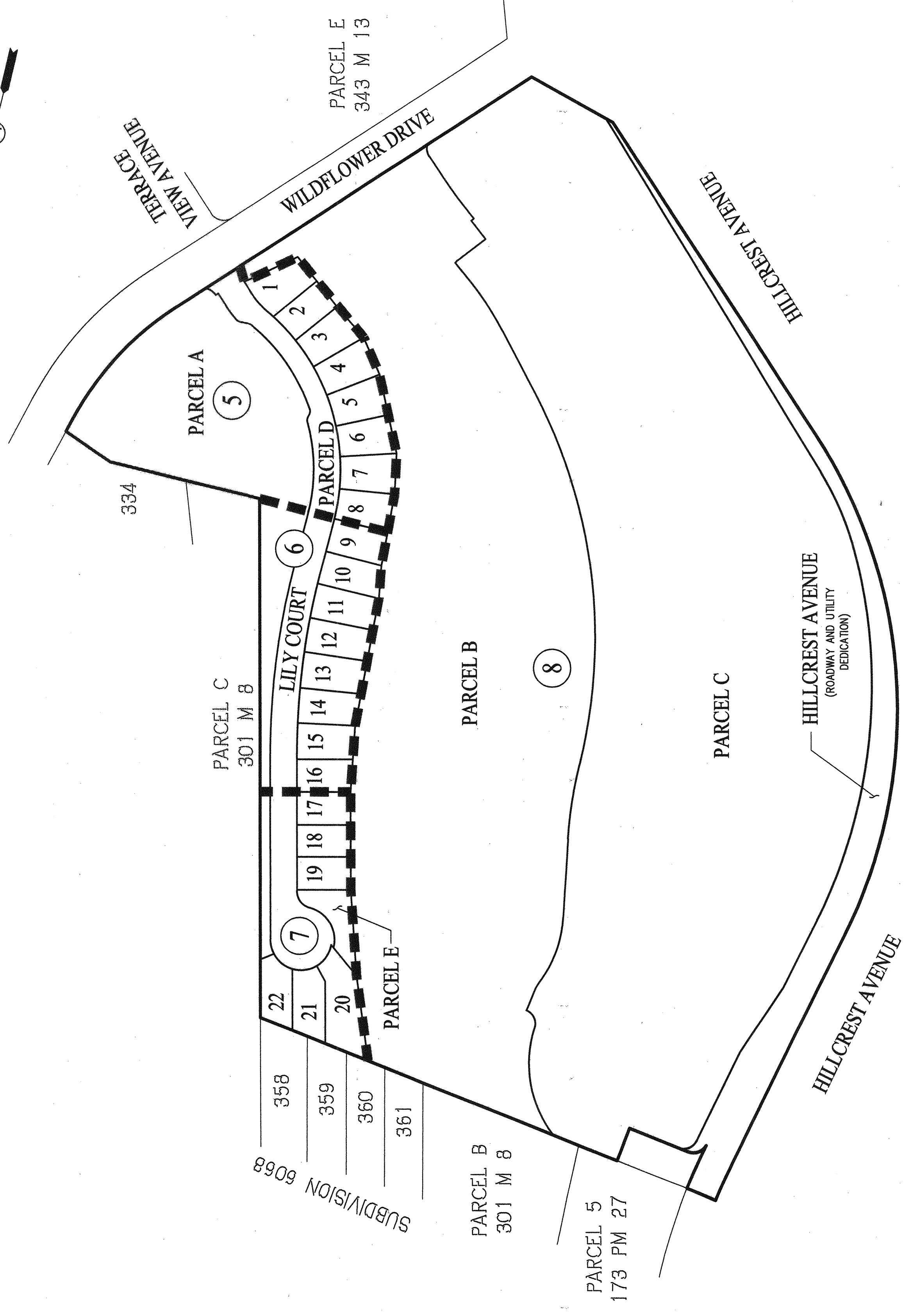


BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS IN LOTUS COURT, THE BEARING BEING N76°37'28"E PER SUBDIVISION 6068 (301 M 8).

LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- ADJOINER LINE
- EASEMENT LINE
- MONUMENT LINE
- TIE LINE
- TOTAL
- RADIAL
- LOT LINE
- MONUMENT TO MONUMENT
- MONUMENT TO PROPERTY LINE
- FOUND STANDARD STREET MONUMENT
- FOUND IRON PIPE OR REBAR, AS NOTED
- SET STANDARD STREET MONUMENT
- EMERGENCY VEHICLE ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT
- SHEET LIMIT
- SHEET NUMBER

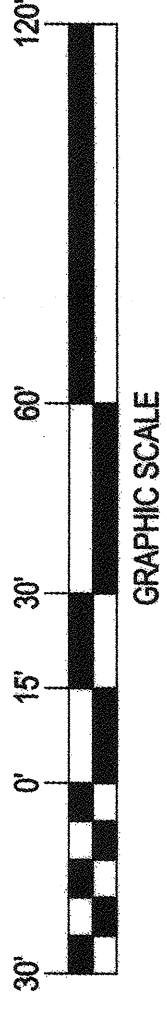


SUBDIVISION 9427 WILDFLOWER STATION

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CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON • WEST SACRAMENTO

SCALE: 1" = 30' JANUARY 2019



BASIS OF BEARINGS:

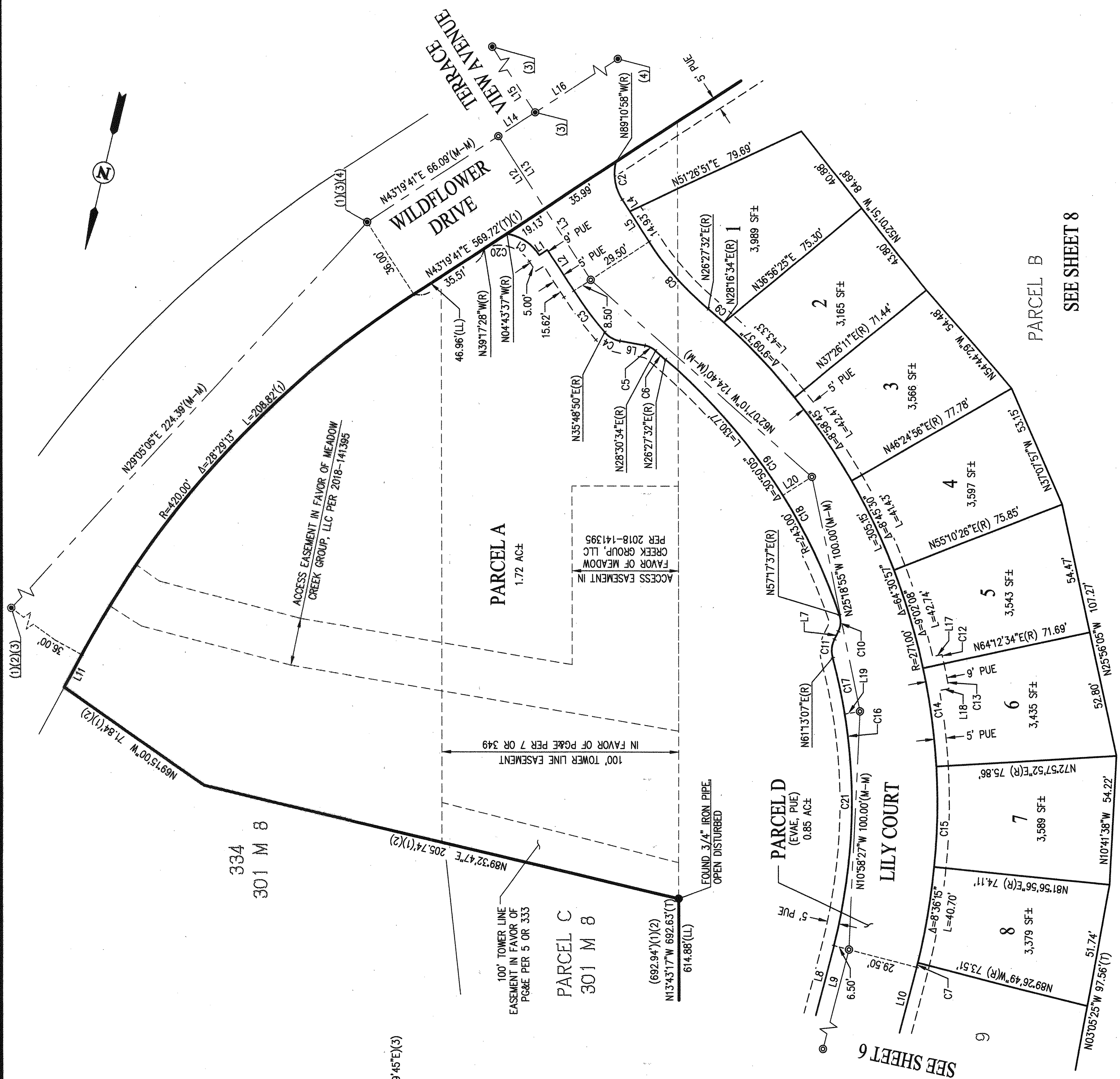
THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS IN LOTUS COURT, THE BEARING BEING N76°37'28"E PER SUBDIVISION 6088 (301 M 8).

LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- ADJONER LINE
- EASEMENT LINE
- MONUMENT LINE
- TIE LINE
- (T) TOTAL
- (R) RADIAL
- (LL) LOT LINE
- (M-M) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
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- (5) DEED (2000-100734)
- (6) PARCEL MAP (173 PM 27)



LINE TABLE	BEARING	LENGTH	
L1	N43°19'41"E	4.00'	(R)
L2	N46°40'19"W	20.62'	(LL)
L3	N46°40'19"W	35.49'	(M-PL)
L4	N46°40'19"W	5.82'	
L5	N46°40'19"W	20.75'	
L6	N86°27'30"E	10.73'	
L7	N12°32'10"E	3.74'	(T)
L8	N00°58'29"E	74.13'	(M-M)
L9	N00°58'29"E	74.13'	(T)
L10	N00°58'29"E	74.13'	(T)
L11	N14°50'28"E	15.56'	(T)
L12	N46°40'19"W	36.00'	(M-PL)
L13	N46°40'19"W	71.49'	(M-M)
L14	N43°19'41"E	18.50'	(M-M)
L15	N46°40'19"W	110.41'	(M-M)(N46°39'45"E)(3)
L16	N43°19'41"E	598.49'	(M-M)
L17	N64°37'12"E	4.00'	(R)
L18	N66°24'29"E	4.00'	(R)
L19	N67°04'37"E	6.50'	(R)
L20	N44°14'46"E	14.50'	(R)

CURVE TABLE	NO	RADIUS	DELTA	LENGTH
C1	20.00'	48°03'18"	16.77'	
C2	20.00'	47°29'21"	16.58'	
C3	166.00'	7°30'51"	21.77'	
C4	11.00'	39°21'20"	7.56'	
C5	9.00'	32°03'04"	5.03'	
C6	156.00'	2°03'02"	5.58'	
C7	271.00'	0°25'18"	1.99'	
C8	128.00'	16°52'09"	37.69'	
C9	271.00'	1°49'02"	8.59'	
C10	9.00'	45°14'33"	7.11'	
C11	11.00'	41°19'03"	7.93'	
C12	280.00'	0°47'40"	3.88'	
C13	280.00'	2°11'55"	10.74'	
C14	271.00'	8°45'18"	41.41'	
C15	271.00'	8°59'04"	42.49'	
C16	235.00'	23°53'52"	98.02'	
C17	235.00'	5°51'30"	24.03'	
C18	243.00'	13°02'51"	55.34'	
C19	243.00'	17°47'14"	75.43'	
C20	15.00'	82°37'09"	21.63'	
C21	235.00'	29°45'22"	122.05'	

SEE SHEET 8

SEE SHEET 6

(PUE)

D5

SUBDIVISION 9427 WILDFLOWER STATION

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CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON • WEST SACRAMENTO

SCALE: 1" = 30'
JANUARY 2019



BASIS OF BEARINGS:

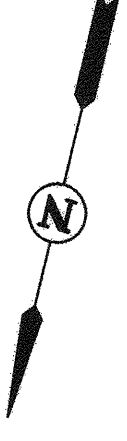
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- EVAE
- PUE

REFERENCES:

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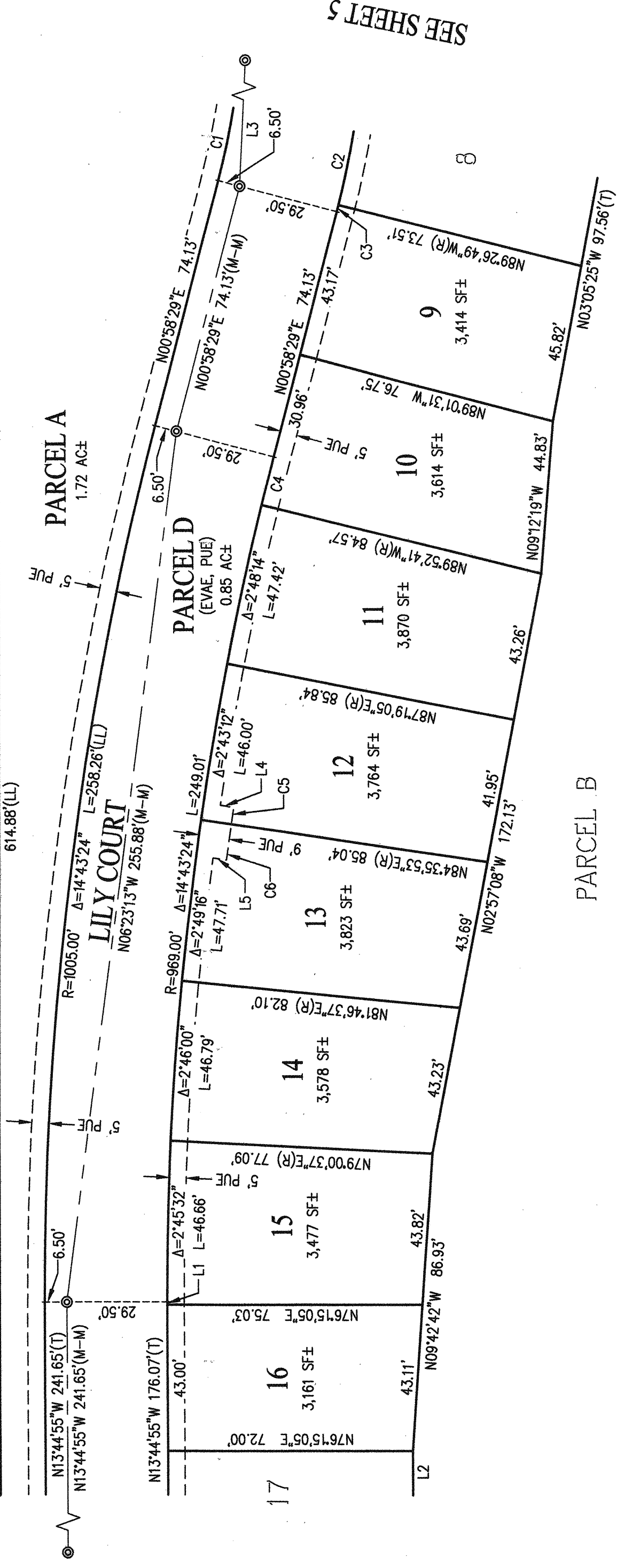


CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	235.00'	29°45'22"	122.05' (T)
C2	271.00'	64°30'57"	305.15' (T)
C3	271.00'	0°25'18"	1.99'
C4	969.00'	0°51'10"	14.43'
C5	960.00'	0°17'49"	4.97'
C6	960.00'	0°37'28"	10.46'

LINE TABLE		
NO	BEARING	LENGTH
L1	N13°44'55"W	0.77'
L2	N13°44'55"W	131.00' (T)
L3	N10°58'27"W	100.00' (M-M)
L4	N84°53'42"E	4.00' (R)
L5	N83°58'25"E	4.00' (R)

PARCEL C
301 M 8

(692.94')(1)(2)
N13°43'17"W 692.63'(T)
614.88'(LL)



SEE SHEET 7

SEE SHEET 5

PARCEL B

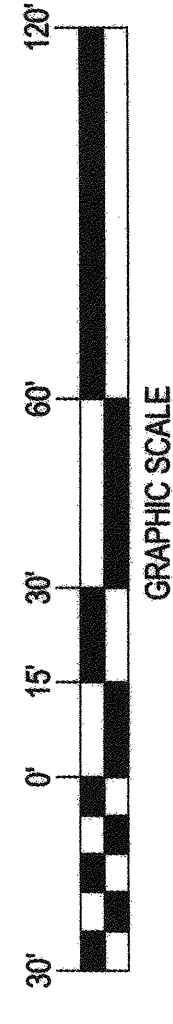
SEE SHEET 8

SUBDIVISION 9427 WILDFLOWER STATION

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JANUARY 2019



BASIS OF BEARINGS:

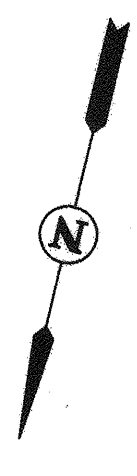
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- PUBLIC UTILITY EASEMENT

REFERENCES:

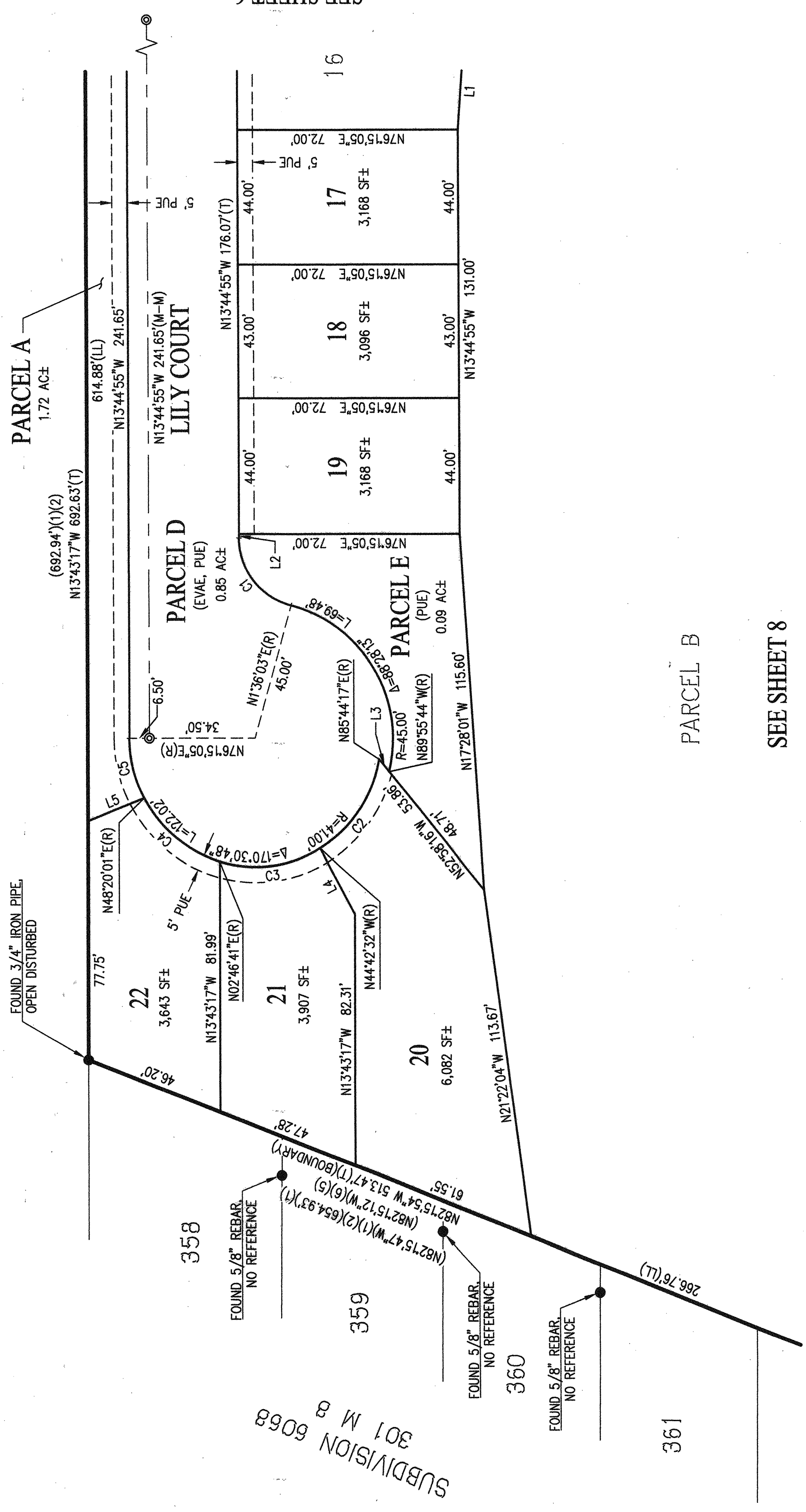
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- (4) RECORD OF SURVEY (92 LSM 3)
- (5) DEED (2000-100734)
- (6) PARCEL MAP (173 PM 27)



NO	RADIUS	DELTA	LENGTH
C1	23.00'	74°39'02"	29.97'
C2	41.00'	49°33'11"	35.46'
C3	41.00'	47°29'13"	33.98'
C4	41.00'	45°33'20"	32.60'
C5	41.00'	27°55'04"	19.98'

NO	BEARING	LENGTH
L1	N09°42'42"W	86.93'
L2	N13°44'55"W	1.30'
L3	N52°58'16"W	5.15'
L4	N41°44'20"W	23.94'
L5	N54°19'16"E	19.87'

PARCEL C
301 M 8



SEE SHEET 6

SUBDIVISION 6068
301 M 8

PARCEL B

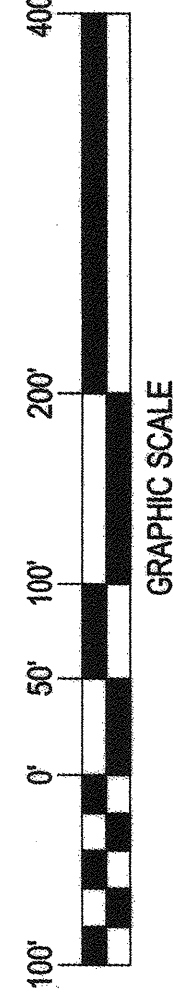
SEE SHEET 8

SUBDIVISION 9427 WILDFLOWER STATION

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SAN RAMON • WEST SACRAMENTO

SCALE: 1" = 100'
JANUARY 2019



BASIS OF BEARINGS:

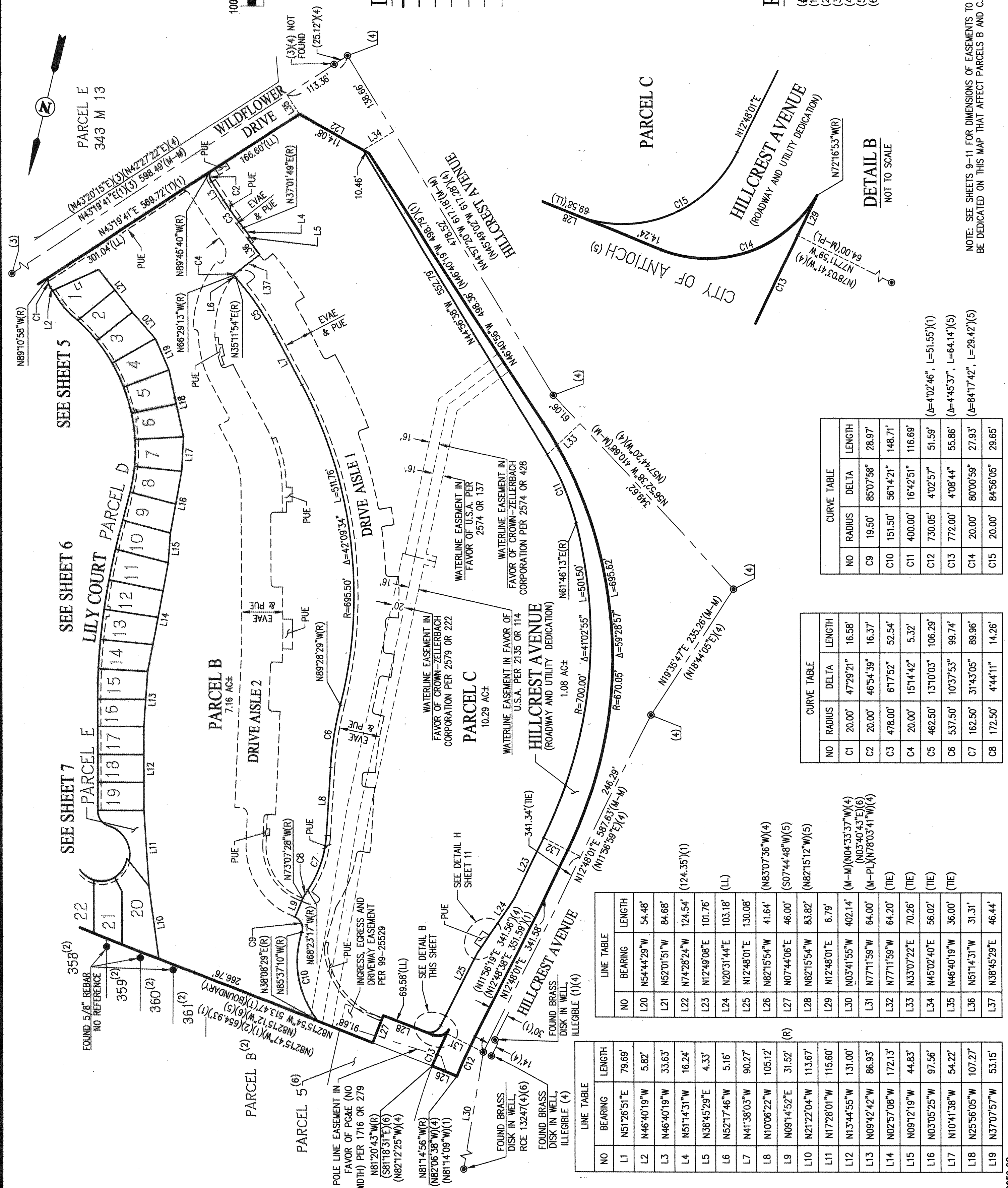
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LEGEND

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- EMERGENCY VEHICLE ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT

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- (4) RECORD OF SURVEY (92 LSM 3)
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- (6) PARCEL MAP (173 PM 27)



CURVE TABLE		
NO	RADIUS	LENGTH
C9	19.50'	8507'58"
C10	151.50'	5614'21"
C11	400.00'	16'42'51"
C12	730.05'	4'02'57"
C13	772.00'	4'08'44"
C14	20.00'	80'00'59"
C15	20.00'	84'56'05"

CURVE TABLE		
NO	RADIUS	LENGTH
C1	20.00'	47'29'21"
C2	20.00'	46'54'39"
C3	478.00'	617'52"
C4	20.00'	1514'42"
C5	462.50'	1310'03"
C6	537.50'	1037'53"
C7	162.50'	3143'05"
C8	172.50'	4444'11"

LINE TABLE		
NO	BEARING	LENGTH
L20	N54°44'29"W	54.48'
L21	N52°01'51"W	84.68'
L22	N74°28'24"W	124.54'
L23	N12°49'08"E	101.76'
L24	N20°31'44"E	103.18'
L25	N12°48'01"E	130.08'
L26	N82°15'54"W	41.64'
L27	N07°44'06"E	46.00'
L28	N82°15'54"W	83.82'
L29	N12°48'01"E	6.79'
L30	N03°41'55"W	402.14'
L31	N77°11'59"W	64.00'
L32	N77°11'59"W	64.20'
L33	N33°07'22"E	70.26'
L34	N45°02'40"E	56.02'
L35	N46°40'19"W	36.00'
L36	N51°44'31"W	31.31'
L37	N38°45'29"E	46.44'

LINE TABLE		
NO	BEARING	LENGTH
L1	N51°26'51"E	79.69'
L2	N46°40'19"W	5.82'
L3	N46°40'19"W	33.63'
L4	N51°44'31"W	16.24'
L5	N38°45'29"E	4.33'
L6	N52°17'46"W	5.16'
L7	N41°38'03"W	90.27'
L8	N10°06'22"W	105.12'
L9	N09°14'52"E	31.52'
L10	N21°22'04"W	113.67'
L11	N17°28'01"W	115.60'
L12	N13°44'55"W	131.00'
L13	N09°42'42"W	86.93'
L14	N02°57'08"W	172.13'
L15	N09°12'19"W	44.83'
L16	N03°05'25"W	97.56'
L17	N10°41'38"W	54.22'
L18	N25°56'05"W	107.27'
L19	N37°07'57"W	53.15'

DETAIL B

NOT TO SCALE

NOTE: SEE SHEETS 9-11 FOR DIMENSIONS OF EASEMENTS TO BE DEDICATED ON THIS MAP THAT AFFECT PARCELS B AND C.

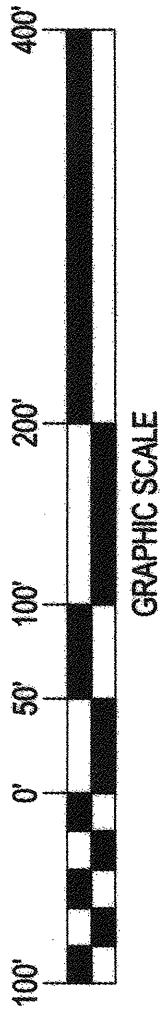


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JANUARY 2019



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS IN LOTUS COURT, THE BEARING BEING N76°37'28"E PER SUBDIVISION 6068 (301 M 8).

LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- ADJONER LINE
- EASEMENT LINE
- MONUMENT LINE
- TIE LINE
- (T) TOTAL
- (R) RADIAL
- (LL) LOT LINE
- (M-M) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
- FOUND STANDARD STREET MONUMENT
- FOUND IRON PIPE OR REBAR, AS NOTED
- SET STANDARD STREET MONUMENT
- EMERGENCY VEHICLE ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT

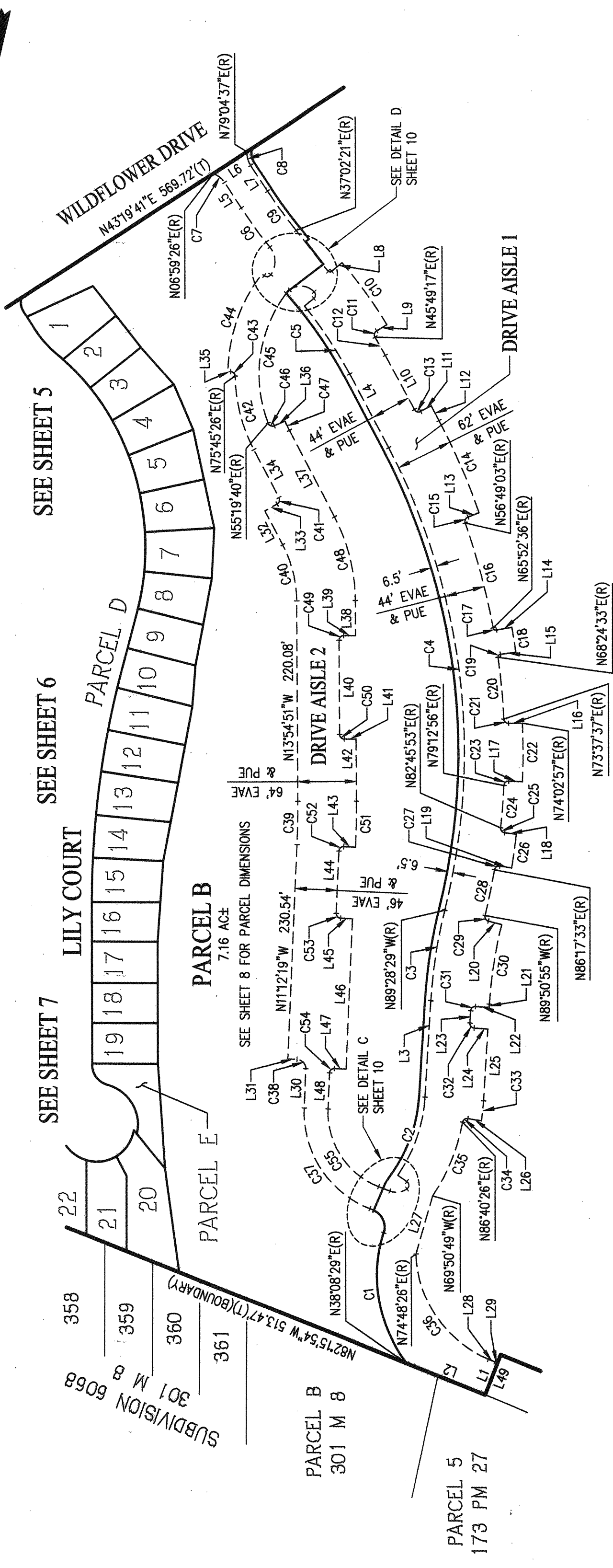
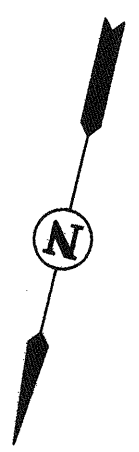
REFERENCES:

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- (3) SUBDIVISION 7222 (343 M 13)
- (4) RECORD OF SURVEY (92 LSM 3)
- (5) DEED (2000-100734)
- (6) PARCEL MAP (173 PM 27)

NOTES:

1. THIS SHEET SHOWS DIMENSIONS OF EASEMENT AREAS THAT ARE DESIGNATED AS BOTH EAVE AND PUE THAT AFFECT PARCELS B AND C.
2. SEE SHEETS 10 & 11 FOR DIMENSIONS OF EASEMENT AREAS THAT ARE DESIGNATED EXCLUSIVELY AS PUE THAT AFFECT PARCELS B AND C.

CURVE TABLE			CURVE TABLE			CURVE TABLE			CURVE TABLE			CURVE TABLE			CURVE TABLE		
NO	RADIUS	DELTA	LENGTH	NO	RADIUS	DELTA	LENGTH	NO	BEARING	LENGTH	NO	BEARING	LENGTH	NO	BEARING	LENGTH	
C1	151.50'	56°42'21"	148.71'	C38	10.00'	90°00'00"	15.71'	L1	N07°44'06"E	36.64'	L18	N83°08'46"E	13.02'	L34	N41°38'03"W	58.05'	
C2	169.00'	31°04'18"	91.65'	C39	1000.00'	2°42'32"	47.28'	L2	N82°15'54"W	91.68'	L19	N85°54'40"E	13.02'	L35	N77°22'01"E	3.07'	
C3	531.00'	10°37'53"	98.53'	C40	130.00'	27°43'12"	62.89'	L3	N10°06'22"W	105.13'	L20	N89°29'12"W	15.01'	L36	N53°18'36"E	12.91'	
C4	702.00'	42°09'34"	516.55'	C41	5.00'	90°00'00"	7.85'	L4	N41°38'03"W	90.27'	L21	N10°06'22"W	3.44'	L37	N41°38'03"W	104.28'	
C5	469.00'	10°55'13"	89.39'	C42	173.00'	27°23'29"	82.71'	L5	N46°40'19"W	33.42'	L22	N79°53'38"E	15.00'	L38	N13°54'51"W	38.60'	
C6	517.00'	5°50'48"	52.76'	C43	5.00'	88°23'25"	7.71'	L6	N43°19'41"E	43.57'	L23	N10°06'22"W	13.00'	L39	N76°05'09"E	13.00'	
C7	25.00'	36°20'15"	15.86'	C44	181.00'	36°27'20"	115.16'	L7	N46°40'19"W	33.63'	L24	N79°53'38"E	15.00'	L40	N13°54'51"W	103.84'	
C8	25.00'	35°44'56"	15.60'	C45	147.00'	58°11'00"	149.28'	L8	N36°13'17"E	14.90'	L25	N10°06'22"W	78.68'	L41	N76°05'09"E	13.00'	
C9	483.00'	6°17'20"	53.02'	C46	5.00'	92°01'04"	8.03'	L9	N45°16'06"E	13.02'	L26	N85°21'35"E	15.06'	L42	N13°54'51"W	67.65'	
C10	531.00'	9°02'49"	83.84'	C47	129.00'	4°56'39"	11.13'	L10	N41°38'03"W	67.27'	L27	N02°25'06"E	66.07'	L43	N78°47'22"E	13.00'	
C11	5.00'	89°26'49"	7.81'	C48	194.00'	27°43'12"	93.86'	L11	N48°21'57"E	13.00'	L28	N81°57'48"W	7.74'	L44	N11°12'19"W	67.00'	
C12	513.00'	2°32'40"	22.78'	C49	5.00'	90°00'00"	7.85'	L12	N41°38'03"W	18.00'	L29	N81°51'15"W	2.92'	L45	N78°47'41"E	13.00'	
C13	5.00'	90°00'00"	7.85'	C50	5.00'	90°00'00"	7.85'	L13	N56°26'10"E	13.02'	L30	N11°12'19"W	162.00'	L46	N11°12'19"W	162.00'	
C14	764.00'	8°04'13"	107.61'	C51	1064.00'	2°42'13"	50.20'	L14	N66°06'22"E	17.01'	L31	N78°47'41"E	13.00'	L47	N78°47'41"E	13.00'	
C15	5.00'	89°37'07"	7.82'	C52	5.00'	89°59'41"	7.85'	L15	N68°10'47"E	17.01'	L32	N41°38'03"W	41.23'	L48	N11°12'19"W	40.00'	
C16	746.00'	9°03'33"	117.95'	C53	5.00'	90°00'00"	7.85'	L16	N76°04'09"E	15.21'	L33	N48°21'57"E	15.00'	L49	N07°44'06"E	46.00'	
C17	3.00'	89°46'14"	4.70'	C54	5.00'	90°00'00"	7.85'	L17	N78°50'03"E	15.02'							
C18	766.00'	2°04'25"	27.72'	C55	87.00'	70°59'45"	107.80'										
C19	3.00'	89°46'14"	4.70'														



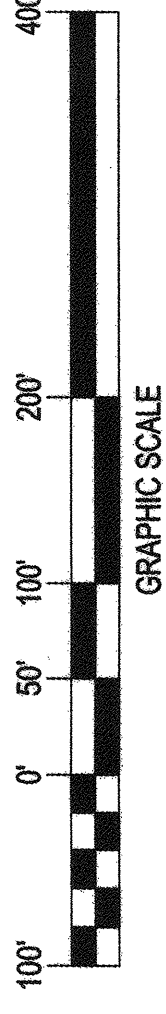
PARCEL C
SEE SHEET 8

SUBDIVISION 9427 WILDFLOWER STATION

CONSISTING OF 11 SHEETS
BEING A SUBDIVISION OF A PORTION OF PARCEL B OF
SUBDIVISION 5653, FILED IN BOOK 249 OF MAPS, AT PAGE 26
CONTRA COSTA COUNTY RECORDS
CITY OF ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON • WEST SACRAMENTO

SCALE: 1" = 100' JANUARY 2019



BASIS OF BEARINGS:

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LEGEND

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- (T)
- (R)
- (LL)
- (M-W)
- (M-PL)
-
-
-
- EVAE
- PUE

REFERENCES:

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- (6) PARCEL MAP (173 PM 27)

NOTE:

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LINE TABLE		
NO	BEARING	LENGTH
L7	N41°38'03"W	104.28'
L8	N66°10'39"W	3.04'
L9	N36°13'17"E	14.90'
L10	N37°26'44"E	12.94'
L11	N79°53'38"E	6.50'
L12	N69°02'04"W	12.04'
L13	N82°12'04"W	7.83'

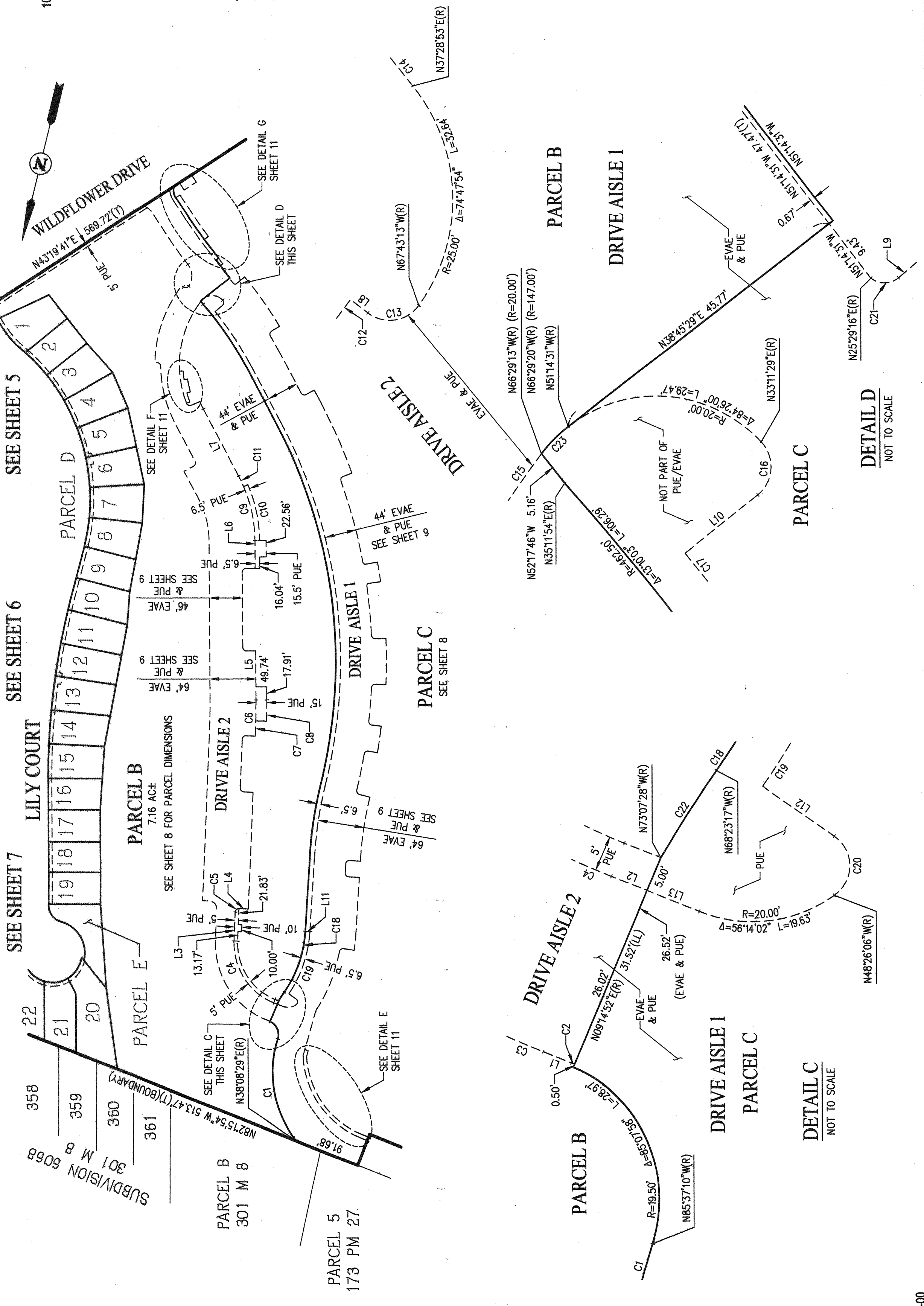
LINE TABLE		
NO	BEARING	LENGTH
L1	N82°12'04"W	4.16'
L2	N82°12'04"W	5.32'
L3	N11°12'19"W	40.00'
L4	N78°47'41"E	13.00'
L5	N13°54'51"W	67.65'
L6	N13°54'51"W	38.60'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C19	169.00'	31°04'18"	91.65'
C20	5.00'	110°35'58"	9.65'
C21	3.00'	79°15'59"	4.15'
C22	172.50'	4°44'11"	14.26'
C23	20.00'	151°4'42"	5.32'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C13	5.00'	91°32'34"	7.99'
C14	517.00'	5°50'48"	52.76'
C15	147.00'	58°11'00"	149.28'
C16	5.00'	94°15'15"	8.23'
C17	469.00'	10°55'13"	89.39'
C18	162.50'	31°43'05"	89.96'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C7	1064.00'	1°08'38"	21.24'
C8	1079.00'	1°33'35"	29.37'
C9	194.00'	27°43'12"	93.86'
C10	200.50'	22°58'38"	80.41'
C11	194.00'	4°44'34"	16.06'
C12	181.00'	36°27'20"	115.16'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	151.50'	56°14'21"	148.71'
C2	20.00'	1°26'56"	0.51'
C3	113.00'	70°59'45"	140.02'
C4	87.00'	70°59'45"	107.80'
C5	5.00'	90°00'00"	7.85'
C6	1064.00'	2°42'13"	50.20'



DETAIL C
NOT TO SCALE

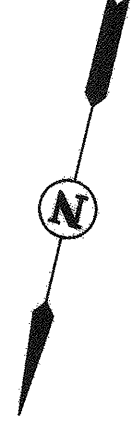
DETAIL D
NOT TO SCALE

SUBDIVISION 9427 WILDFLOWER STATION

CONSISTING OF 11 SHEETS
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CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON • WEST SACRAMENTO

JANUARY 2019



NO	BEARING	LENGTH
L1	N81°51'15"W	2.92'
L2	N81°57'48"W	7.74'
L3	N02°25'06"E	66.07'
L4	N53°18'36"E	12.91'
L5	N07°44'06"E	46.00'
L6	N38°45'29"E	4.33'
L7	N51°14'31"W	16.24'

NO	RADIUS	DELTA	LENGTH
C1	129.00'	4°56'39"	11.13'
C2	5.00'	92°01'04"	8.03'
C3	147.00'	40°29'47"	103.90'
C4	25.00'	35°44'56"	15.60'
C5	20.00'	46°54'39"	16.37'
C6	478.00'	1°55'04"	16.00'
C7	25.00'	36°20'15"	15.86'

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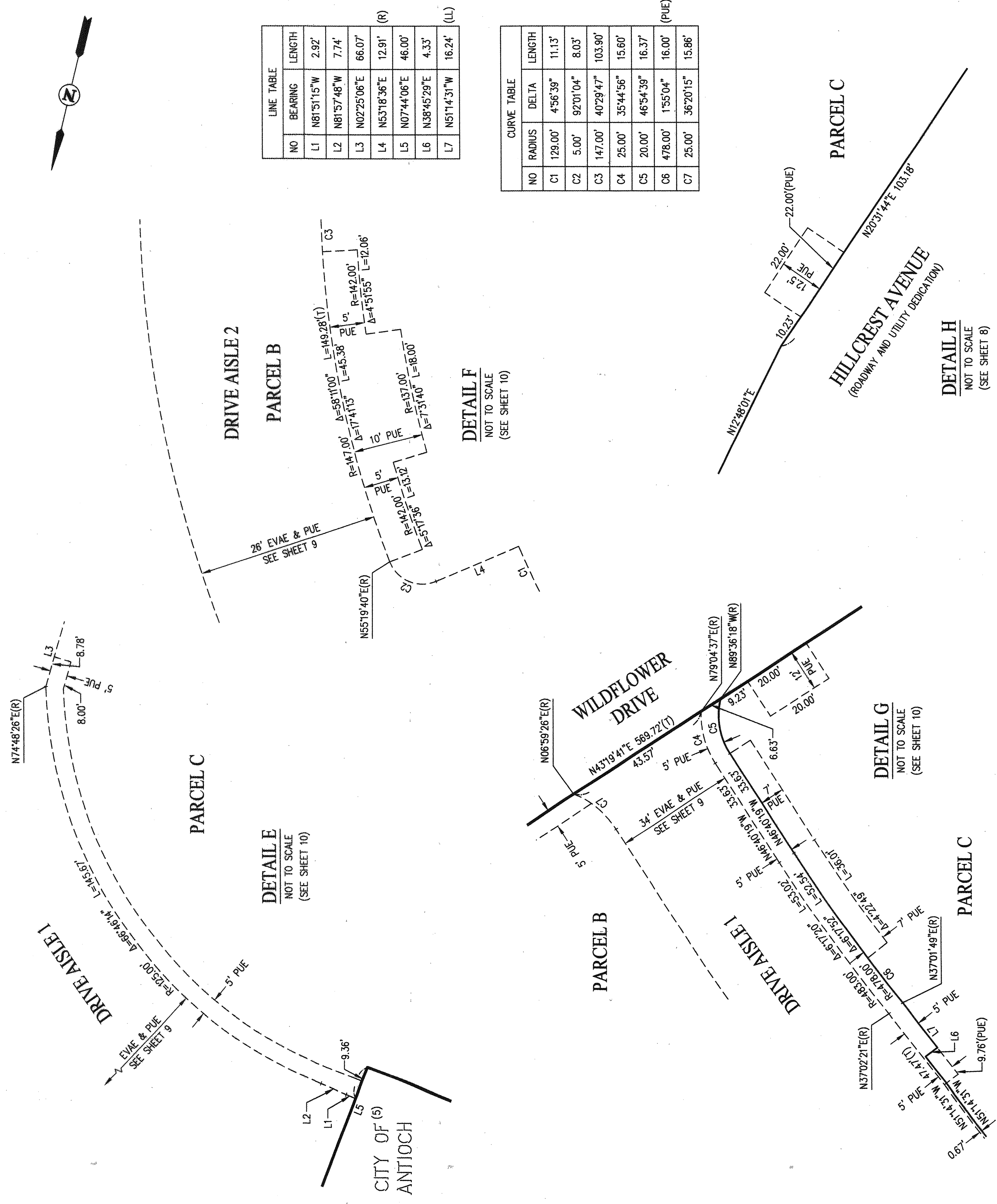
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DETAIL E
NOT TO SCALE
(SEE SHEET 10)

DETAIL F
NOT TO SCALE
(SEE SHEET 10)

DETAIL G
NOT TO SCALE
(SEE SHEET 10)

DETAIL H
NOT TO SCALE
(SEE SHEET 8)

CITY OF
ANTIOCH
CALIFORNIA

STAFF REPORT TO THE PLANNING COMMISSION

DATE: Regular Meeting of August 5, 2020
SUBMITTED BY: Forrest Ebbs, Community Development Director *fe*
SUBJECT: Sand Creek Focus Area – Alternative Planning Process

RECOMMENDATION

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

1. Recommend that the City Council adopt the Resolution amending the Alternative Planning Process for the Sand Creek Focus Area.

BACKGROUND

The 2003 General Plan includes specific policies governing development in the Sand Creek Focus Area, including Section 4.4.6.7.b which states the following:

Prior to or concurrent with approvals of any development applications other than major employment-generating uses (including, but not limited to a medical facility on the Kaiser property), a specific plan or alternative planning process as determined by the City Council, shall be prepared and approved for the Sand Creek Focus Area. Such specific plan or alternative planning process shall identify and provide for project for project-related land uses, financing of required public services and facilities, open space preservation, community design, recreational amenities, and community improvements with the area proposed for development.

In response to this policy, the City Council adopted Resolution 2005/41, which describes the Alternative Planning Process and is included as "Attachment B". The adopted policy builds off the adopted zoning for all parcels in the Sand Creek Focus Area. Each of the parcels was initially assigned a zoning designation of Study Area (S). The Study Area zoning serves as a placeholder zoning designation that is to be replaced by the approved Planned Development (PD) zoning that accompanies a project entitlement. The approved PD will specify the exact development standards and land uses for the approved project. A project site must be rezoned from S to PD during the entitlement process.

Concurrent with this rezoning, the Alternative Planning Process requires a Master Development Plan that describes the project in general and serves as a conceptual plan. This Master Development Plan is intended to serve as a framework for all forthcoming development. The Alternative Planning Process requires that the Master Development Plan be submitted concurrently with the PD rezone application and prior to submittal of a Final Development Plan or a Tentative Subdivision Map. In addition, a Resource Management Plan, as required by the General Plan, is submitted at this step.

The Alternative Planning Process also requires that sufficient environmental documentation and review be provided to support approval of the Master Development Plan. This is typically an Environmental Impact Report (EIR) as described in the California Environmental Quality Act (CEQA). The PD rezone application, EIR and Master Development Plan are both reviewed and approved together by the City Council following review and a recommendation of the Planning Commission. This represents the first phase of reviews and approvals under the Alternative Planning Process for the Sand Creek Focus Area.

The second phase of the Alternative Planning Process requires two distinct steps. The first is successful application under the Residential Development Allocation (RDA) process. The RDA process has been in place since 2002 and was last amended in late 2019. Recent state laws have prohibited the continued use of the RDA process and the City will be evaluating options to update the process concurrently with the upcoming comprehensive General Plan update. Regardless, the City has not met the unit construction thresholds over the past several years to trigger the RDA process.

After completion of the RDA process, a Final Development Plan and Tentative Subdivision Map is required. The Final Development Plan provides final details, architecture, parks design, and similar elements. The Tentative Subdivision Map is the first of two steps required for legal land subdivision as prescribed in the Subdivision Map Act, a state law, and the Antioch Subdivision Ordinance. The Final Development Plan and Tentative Subdivision Map Act are both reviewed and approved by the City Council following review and recommendation of the Planning Commission. The Final Subdivision Map is later submitted directly to the City Council for approval.

None of the above processes applies to the Kaiser Permanente property.

Since 2015, two notable projects have been approved under the current Alternative Planning Process or modified versions of it. The Vineyards at Sand Creek project includes 641 single-family homes and the Aviano project includes 533 units. Both are under construction.

The Planning Division of the Community Development Department currently has applications for the following projects in the Sand Creek Focus Area:

1. Creekside – Vineyards at Sand Creek
2. Olive Grove/Albers Ranch
3. The Ranch
4. Deer Valley Estates

There are also several other notable parcels and project sites remaining in the Sand Creek Focus Area that may eventually be proposed for development and a formal application.

Planned Development (PD) Rezone

The Planned Development (PD) rezone process is prescribed in Title 9, Chapter 5, Article 23 of the Antioch Municipal Code. It is not used exclusively in the Sand Creek Focus Area but applies Citywide. The process contains two distinct phases. The first phase is the Preliminary Development Plan (PDP), which is a conceptual plan that is presented for feedback and direction to the Planning Commission and, at times, to the City Council. Once the PDP has been reviewed by the Planning Commission/City Council, a Final Development Plan is required. The Final Development Plan is reviewed and approved by the City Council following review and recommendation from the Planning Commission. For Sand Creek Focus Area projects, the PD Rezone process requires a Master Development Plan rather than a Final Development Plan.

In summary, the current Alternative Planning Process consists of the following steps:

CURRENT ALTERNATIVE PLANNING PROCESS

Phase	Approval	Process	Approved By
Phase One	Preliminary Development Plan Review	PD Rezone	PC / CC (advisory only)
Phase Two	Master Development Plan Resource Management Plan Rezone from S to PD Environmental Review/EIR	Alt Plan Process Antioch General Plan PD Rezone CEQA	PC / CC
Phase Three	Tentative Subdivision Map Final Development Plan RDA Process Environmental Review	Subdivision Ordinance Alt Plan Process PD Rezone RDA Process CEQA	PC / CC
Phase Four	Final Subdivision Map	Subdivision Ordinance	CC
Phase Five	Building/Grading Permits	Building/City Codes	Staff

Within the current five-phase process are other components including Development Agreements, Subdivision Improvement Agreements, Reimbursement Agreements, Community Finance Districts (CFD) annexation, and others. The public handout for this process is available at:

<https://www.antiochca.gov/fc/community-development/planning/Master-Development-Plan-Rezone-FUA1.pdf>

Proposal

Staff recommends a new and streamlined Alternative Planning Process. Through experience with the two approved and other current applications, staff has found that the current Alternative Planning Process is not accomplishing the goals envisioned in the General Plan and conflicts with the established process already in place. Specifically, the Growth Management Element discusses ways to meter growth commensurate with service standards. Recent legislative changes have brought into question our ability to restrict growth as envisioned by the General Plan. The Housing Accountability Act of 2020 (SB 330), for example, generally prohibits metering processes and limits the number of public hearings required for a housing project that is consistent with the General Plan.

The Alternative Planning Process adds complexity to and does not align well with the environmental review process established by the California Environment Quality Act (CEQA). CEQA requires that a project be considered in its whole and that project elements not be analyzed piece-meal; a project cannot be segmented into smaller less-impactful projects. A typical EIR is very complex and requires a high level of detail and a well-developed project description to sufficiently analyze potential environmental impacts. The limited information required for the Master Development Plan (Phase Two) can be inadequate for project-level CEQA analysis, which can mean subsequent CEQA analysis will need to be conducted on future, more detailed tentative map applications. The limited information also complicates the simultaneous permitting and mitigation processes with the State and Federal natural resource agencies.

The Alternative Planning Process prohibits the submission of a Tentative Subdivision Map concurrent with the Master Development Plan. A Tentative Subdivision Map is a technical document, governed by State law and City ordinance, that is signed by an engineer and provides the legal descriptions for land subdivisions. As described above, the applicant has typically planned their project beyond the minimum requirements for a Master Development Plan in Phase Two. In staff's experience, developers typically have their Tentative Subdivision Maps prepared at this point but are precluded from submitting them for approval. As a result, many Planning Commission comments and questions go unanswered. The requirement to process tentative maps after zoning approvals can greatly increase the time it takes to obtain project approvals compared to projects in other areas of the city and limits the information available to the City and the public for consideration.

It is important to note that the Alternative Planning Process was intentionally designed to accommodate the Residential Development Allocation program. In the early years of the RDA program, there was a waiting period for nearly all housing projects to receive allocations for development. The Alternative Planning Process creates a window for this anticipated waiting period. The RDA program's growth metering triggers have not been met for years, and, as such, this waiting period does not need to be accommodated. Staff does not anticipate that the RDA process will be enacted again soon for various reasons, including potential conflicts with recent State laws.

The PD rezone process is required for Sand Creek Focus Area projects as a function of their S (Study Area) zoning designation. The PD rezone process duplicates much of the effort and review required by the Alternative Planning Process. For example, each requires a two-step process with a preliminary and final development plan. As a result, the Master Development Plan process greatly resembles the prior Preliminary Development Plan Review step of the PD rezone process. These two conceptual reviews can be nearly identical in nature if substantive direction for redesign of the project is not given at the first conceptual review.

Because of the above difficulties and more, staff recommends a new and streamlined Alternative Planning Process, which is described below.

Revised Alternative Planning Process

Staff proposes the consolidation of the Alternative Planning Process and the PD Rezone Process to create an improved system for reviewing projects in the Sand Creek Focus Area. The proposed process is described in the following table:

REVISED ALTERNATIVE PLANNING PROCESS

Phase	Approval	Process	Approved By
Phase One	Preliminary Development Plan	Alt Plan Process PD Rezone	CC Required (advisory only)
Phase Two	Final Development Plan Resource Management Plan General Plan Amendments Rezone from S to PD Tentative Subdivision Map Environmental Review/EIR	PD Rezone Alt Plan Process Antioch General Plan Antioch General Plan PD Rezone Subdivision Ordinance CEQA	PC / CC
Phase Three	Final Subdivision Map	Subdivision Ordinance	CC
Phase Four	Building/Grading Permits	Building/City Codes	Staff

The proposed Alternative Planning Policy would allow for more consolidated review and would more closely align with the established PD rezone process. The Preliminary Development Plan (Phase One) would serve as the first round of review, concluding with direction given to the applicant for changes to the project, if appropriate. This step would be optional for projects requesting consideration under SB 330. This PDP would be required to receive City Council review in addition to the Planning Commission. The Final Development Plan / Planned Development Rezone (Phase Two) would be the primary discretionary action for the project and would be the focus of the CEQA process. It would include all environmental review under CEQA, as well as the Resource Management Plan and Tentative Subdivision Map. This would allow for simplified and more effective public review and comment on EIRs. Phases Three and Four would remain unchanged.

Two current applications (Creekside and Olive Grove) are early in their review processes and would prefer to process their tentative maps concurrently with the required PD rezone. As such, these projects would benefit from this proposed process, as would future applications in the Sand Creek Focus Area. The Ranch, which was approved by City Council on July 28, intends to submit a tentative map application sometime in the future. Deer Valley Estates received approval of a PD rezone/Master Development Plan under the Alternate Planning Process in 2010 and are currently processing a tentative map application.

In staff's opinion, the proposed Alternative Planning Process corrects the shortcomings of the current process and creates a more streamlined and transparent review process.

Public Notification

There is no required public noticing for this action. However, prior to the meeting, the Community Development Department published a public hearing notice in the local newspaper and also sent individual notices to all owners of property within 300' of each property within the Sand Creek Focus Area. In addition, staff contacted each current applicant and owner within the Sand Creek Focus Area and notified them of the proposal.

ENVIRONMENTAL

This action is exempt from the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines (Article 5, Section 15061(b)(3) and Article 19, Section 15305) because there is no possibility that the project may have a significant effect on the environment and the project involves minor changes to land use regulations that will not result in physical changes to the environment.

SUMMARY

In summary, staff recommends that the Planning Commission adopt the attached resolution to recommend that the City Council modify the Sand Creek Focus Area Alternative Planning Process.

ATTACHMENTS

- A: Resolution with Proposed Alternative Planning Process
- B: City Council Resolution No. 2005/41 – Alternative Planning Process
- C: General Plan Section 4.4.6.7 Sand Creek

**PLANNING COMMISSION
RESOLUTION NO. 2020-****

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
RECOMMENDING THAT THE CITY COUNCIL REPEAL RESOLUTION NO. 2005/41
AND ADOPT A NEW SAND CREEK FOCUS AREA ALTERNATIVE PLANNING
PROCESS**

WHEREAS, the Antioch General Plan requires that the City either adopt a Specific Plan or an Alternative Planning Process to govern the process for review of development projects within the Sand Creek Focus Area;

WHEREAS, the City Council City adopted a resolution on March 22, 2005 establishing an Alternative Planning Process thereby satisfying this requirement of the Antioch General Plan;

WHEREAS, the City has reviewed and approved two development projects in general accordance with the Alternative Planning Process and has learned of constraints and shortcomings of this process;

WHEREAS, in 2019 the City Council modified the Residential Growth Management Program Ordinance (§9-5.40) to simplify the program and revise the building permit thresholds;

WHEREAS, the building permit thresholds have not been reached and growth metering requirements have not been triggered;

WHEREAS, it is in the interest of the City of Antioch to have a transparent and streamlined development process that is consistent with state law and will facilitate public participation and facilitate thorough environmental review processes; and

WHEREAS, on August 5, 2020, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission does hereby recommend that the City Council repeal City Council Resolution No. 2005/41 and adopt the resolution approving a new Alternative Planning Process for the Sand Creek Focus Area of the General Plan as follows:

Subject to the exceptions listed below, any and all properties within Sand Creek Focus Area of the General Plan for which development entitlements are sought are required to satisfy the following procedural steps in the order listed:

1. Phase One
 - a. Preliminary Development Plan: In accordance with the requirements of the Planned Development Process established in Antioch Municipal Code (AMC) § 9-5.23 Planned Development District. City Council review is required in addition to ordinary Planning Commission review. This step is optional for projects subject to consideration under SB 330 (Gov. Code § 65589.5 et. Seq).
2. Phase Two
 - a. Final Development Plan: In accordance with the requirements of the Planned Development Process established in the AMC § 9-5.23.
 - b. General Plan Amendments, if applicable.
 - c. Resource Management Plan per the Antioch General Plan.
 - d. Tentative Subdivision Map, if applicable, per Subdivision Ordinance
 - e. Environmental Review consistent with the requirements of CEQA
 - f. Design Review, if applicable.
 - g. Development Agreement, if applicable.
3. Phase Three
 - a. Final Subdivision Map per Subdivision Ordinance
 - b. Use Permit for each phase of the project consistent with the requirements of AMC § 9-5.23.
 - c. Design Review if applicable.
4. Phase Four
 - a. Building Permits, Grading Permits, etc.

The preceding requirements do not apply to the Kaiser Permanent property (APNs 057-022-010, 019, 020, and 021), which is regulated by an existing development agreement and separate exclusions in the General Plan.

These requirements are in addition to any applicable requirement of the Residential Growth Management Program Ordinance (AMC § 9-5.40).

* * * * *

I HEREBY CERTIFY that the foregoing recommendation was passed and adopted by the Planning Commission of the City of Antioch, at a regular meeting thereof, held on the 5th day of August by the following vote:

- AYES:**
- NOES:**
- ABSTAIN:**
- ABSENT:**

FORREST EBBS
Secretary to the Planning Commission

RESOLUTION NO. 2005/41

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANTIOCH
ADOPTING AN ALTERNATE PLANNING PROCESS FOR PROJECT
APPLICATIONS WITHIN THE SAND CREEK FOCUS AREA (FUA#1)**

WHEREAS, the City of Antioch General Plan comprehensive update adopted in November 2003 ("General Plan") contemplates that the Sand Creek Focus Area will function as a large-scale planned community, providing the City both with housing, employment, open space and recreational opportunities; and

WHEREAS, Section 4.4.6.7.b of the General Plan sets forth certain policies that are to apply to development within the Sand Creek Focus Area, including the requirement for approval by the City Council of a specific plan or alternative planning process as determined by the City Council (other than major employment-generating uses such as the Kaiser Medical Center) within the Sand Creek Focus Area; and

WHEREAS, such specific plan or alternative planning process is to identify and provide for project-related land uses, financing of required public services and facilities, open space preservation, community design, recreational amenities, and community improvements within the area proposed for development; and

WHEREAS, on July 13, 2004, the City Council adopted Resolution 2004/94, directing City staff to cease the processing of a specific plan for the Sand Creek Focus Area and to determine any necessary changes to the City's planning process to implement the guidance provided by City Council for the Sand Creek Focus Area; and

WHEREAS, on December 14, 2004 the City Council directed staff to prepare an alternate planning process for the Sand Creek Focus Area, and bring that process back to City Council in conjunction with an update to the City's Residential Development Allocation (RDA) Ordinance; and

WHEREAS, the City now desires to specify the alternate planning process that is to apply to the Sand Creek Focus Area in the absence of the adoption of a specific plan; and

WHEREAS, the adoption of an alternate planning process for the Sand Creek Focus Area will meet the goals and be consistent with the policies of the General Plan, and ensure that project planning within the Sand Creek Focus Area proceeds orderly from an area-wide perspective to a specific project level planning process, and

WHEREAS, an addendum to the General Plan EIR has been prepared to analyze the potential environmental impact of the alternate planning process.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Antioch does hereby rescind City Council Resolution No. 2004/94, adopted by the City Council on July 13, 2004, which contained policy direction concerning the future development of the Sand Creek Focus Area. That policy direction is hereby replaced by the policy direction and procedures contained within this resolution,

NOW THEREFORE BE IT FURTHER RESOLVED that the City Council of the City of Antioch does hereby determine the following:

Subject to the exceptions listed below, any and all properties within Sand Creek Focus Area for which development entitlements are sought are required to satisfy the following procedural steps in the order listed:

1. Submittal of an application to rezone the property in question to a Planned Development (PD) Zone from the current "S" Study Zone.
 - a. This PD zoning will set the development standards for the property including the maximum density and maximum number of units, minimum lot size, landscape requirements etc., as provided for in the Antioch Municipal Code (Article 23).
2. The following documents shall be submitted concurrently with the PD Rezoning application in order for the rezoning application to be deemed complete:
 - a. A Master Development Plan shall be prepared for the entire project site, and shall be processed and acted on in conjunction with the PD Rezone. The Master Development Plan is more conceptual in nature than a Final Development Plan, and shall provide the framework for subsequent development entitlements for properties in the Sand Creek Focus Area. Neither a Final Development Plan nor a Tentative Map application may be submitted to the City prior to action by the City Council on the PD Rezone, the Master Development Plan, and the Residential Development Allocation (RDA). The Master Development Plan shall, at a minimum, include the following information:
 - i. A conceptual land use plan depicting in a "bubble diagram" format the areas of the site proposed to be developed. For residential uses, this conceptual land use plan would also include the maximum proposed density, the minimum proposed lot size, the overall acreages for each developed

area, and general description of parks and other open space areas. For commercial and other non residential uses the conceptual land use plan would include a schematic site plan, types of uses proposed, and the projected amount of development.

- ii A conceptual grading plan for the project, depicting the approximate amount of any proposed cuts and fills for the entire site.
 - iii A circulation/infrastructure plan showing the proposed location of arterial and collectors roadways, and any pedestrian/bicycle trails. Determination of the location of local streets is not appropriate at this stage in the process, and would be shown with the Final Development Plan/Tentative Map. The general location of major infrastructure facilities (sewer, water, storm drain etc.) should be depicted.
 - iv An open space plan showing the location and general layout of key open space features including parks, habitat areas, recreation facilities such as golf courses, and any other open space/recreation amenities proposed with the project.
- b. A Resource Management Plan ("RMP") shall be included with the Master Development Plan as called for in Section 10.3.2 (e) of the Antioch General Plan, and consistent with the "Framework for a Resource Management Plan for the Sand Creek Focus Area" contained in the General Plan.
3. Following acceptance of the PD rezone application by the City as complete, the applicant shall provide, as specified by the City, sufficient environmental documentation so that an environmental determination under CEQA can be made by the City, and the necessary environmental documents prepared as required by State law.
 4. The PD Rezone, Master Development Plan, and related environmental documentation are subject to the review and approval of the City Council, upon a recommendation by the Planning Commission.
 5. A Residential Development Allocation (RDA) application may be submitted concurrently with the PD Zoning/Master Development Plan application. However, the RDA application cannot be deemed complete for processing until after the PD Zoning and Master Development Plan applications are approved.

6. Once action is taken by the City Council on the Residential Development Allocation application, then a tentative map and Final Development Plan may be submitted to the City. A Tentative Map or Vesting Tentative Map may be processed concurrently with the Final Development Plan. All the procedural requirements for a Final Development Plan and Tentative Map, including the requirement for a use permit for each phase of development, are applicable as spelled out in Article 23 of the Antioch Municipal Code.
 - a) The Final Development Plan submitted shall include a Fiscal Analysis of the project, providing a cost/benefit analysis of the proposed development and addressing infrastructure financing for the project.
7. The preceding requirements do not apply to the Kaiser property, which is regulated by an existing development agreement and separate exclusions contained in the General Plan.
8. Any other project within the Sand Creek Focus Area for which an RDA application is being processed and/or has been granted an RDA allocation while this alternate planning processing is being considered, shall be subject to the alternate planning process set forth herein; provided, however, that any RDA allocations granted pursuant to a pending or previously approved application shall continue to be valid, and such project shall not be required to reapply for an RDA allocation following approval of the PD rezoning and Master Development Plan.

* * * * *

I HEREBY CERTIFY that the foregoing resolution as passed and adopted by the City Council of the City of Antioch at a regular meeting thereof, held on the 22nd day of March, 2005, by the following vote:

AYES: Council Members Davis, Kalinowski, Conley, Simonsen and Mayor Freitas

NOES: None

ABSENT: None

ABSTAIN: None

L. JOLENE MARTIN, City Clerk

4.4.6.7 Sand Creek. The Sand Creek Focus Area encompasses approximately 2,712 acres in the southern portion of the City of Antioch (Figure 4.8).

This Focus Area is bounded by existing residential neighborhoods to the north, Black Diamond Mines Regional Preserve to the west, the city limits to the south, and the City of Brentwood to the east. Empire Mine Road and Deer Valley Road run in a general north-south direction through the Focus Area, dividing it roughly into thirds.

a. Purpose and Primary Issues. The Sand Creek Focus Area combines two existing policy and planning areas identified in the previous General Plan: the southern portion of "Focused Policy Area 18" and the entirety of Future Urban Area 1." Previous General Plan policy tied the timing of development within this Focus Area to progressive build out of the land immediately to the north (the area generally known as Southeast Antioch), and to agreement on an alignment for the SR-4 bypass.

Through the 1990s, build out of Southeast Antioch was largely completed, an alignment for the SR-4 bypass was selected, and financing for construction of the bypass was developed. As a result, the City stepped up its planning efforts for the Sand Creek Focus Area with area landowners. Because of the multiple ownerships within the Sand Creek Focus Area, detailed coordination of access and infrastructure, along with the establishment of workable financing mechanisms was necessary in addition to land use planning.

Sand Creek, as well as natural hillsides and canyons within the Sand Creek Focus Area, contain habitats for sensitive plant and animal species, as well as habitat linkages and movement corridors. Overall, the western portion of the Focus Area is more environmentally sensitive than the eastern portion in terms of steep topography, biological habitats and linkages, the existence of abandoned coal mines, and proximity to public open space at Black Diamond Mines Regional Preserve. The west end of the Sand Creek Focus Area serves as a linkage between two regionally significant

blocks of grassland. Decades of urban and agricultural use have greatly reduced the width of this linkage, substantially increasing the ecological importance of the remaining linkage within the Sand Creek Focus Area. Land has been preserved in regional parks and permanent open space, primarily in extensive grassland to the immediate west and northwest, as well as south of the Sand Creek Focus Area. These preserves represent a significant investment of public resources, and are a valued public asset.

Stream and riparian communities occupy a small portion of the Focus Area, but are widely distributed. Because of their high biotic value, stream and riparian communities within the Focus Area are considered to be a sensitive resource. The Focus Area also includes an oak woodland and savanna community, which, because of its high wildlife value, is considered to be a sensitive resource.

b. Policy Direction. The environmental sensitivity of portions of the Sand Creek Focus Area was recognized in the City's previous General Plan; however, policy direction was very general. As an example, the previous General Plan did not provide any indication of the maximum allowable development intensity for Future Urban Area 1. The previous General Plan also stated that while the area between Contra Loma Boulevard and Empire Mine Road was designated Estate Residential, "the actual density should be based on a development plan that ensures that the special characteristics of the area, including steep slopes, riparian habitat, and other environmental constraints, are accommodated.

The following policy discussion and policies for the Sand Creek Focus Area are intended to provide clear direction for the future development and environmental management of the area.

The Sand Creek Focus Area is intended to function as a large-scale planned community, providing needed housing and employment opportunities. This Focus Area is also intended to provide substantial employment opportunities. Up to approximately 280 acres are to be devoted to retail and employment-generating uses, which will result in the creation of

up to 6,500 jobs at build out. Residential development within the Sand Creek Focus Area will provide for a range of housing types, including upper income estate housing, golf course-oriented age-restricted housing for seniors, suburban single-family detached housing for families or for seniors, and multifamily development.

The following policies apply to development within the Sand Creek Focus Area.

- a. Prior to or concurrent with approvals of any development applications other than major employment-generating uses (including, but not limited to a medical facility on the Kaiser property), a specific plan or alternative planning process as determined by the City Council, shall be prepared and approved for the Sand Creek Focus Area. Such specific plan or alternative planning process shall identify and provide for project for project-related land uses, financing of required public services and facilities, open space preservation, community design, recreational amenities, and community improvements within the area proposed for development.
- b. Sand Creek Focus Area development shall make a substantial commitment to employment-generating uses. Up to 280 180 acres are to be devoted to employment-generating uses within the areas shown for Business Park and Commercial/Open Space, in addition to the area shown as Mixed Use Medical Facility. Appropriate primary land uses within employment-generating areas include:
 - Administrative and Professional Offices
 - Research and Development
 - Light Manufacturing and Assembly
 - Hospital and related medical uses
- c. Secondary, support and ancillary uses within employment-generating areas include:
 - Banks and Financial Services
 - Business Support Services

- Eating and Drinking Establishments
- Health Clubs and Spas
- Lodging and Visitor Services
- Storage and Distribution – Light
- Civic Administration
- Cultural Facilities
- Day Care Centers
- d. The maximum development intensity for employment-generating lands shall be an overall FAR of 0.5.
- e. A maximum of 95 acres of retail commercial uses designed to service the local community may be developed within the areas shown for Commercial/Open Space, with a maximum overall development intensity of a 0.3 FAR.
- f. Up to 1.24 million square feet of retail commercial uses may be constructed. Within areas designated for retail use (areas shown for Commercial/Open Space), office development may be developed at a maximum FAR of 0.5.
- g. Appropriate uses within the retail portions of this Focus Area include:
 - Administrative and Professional Offices
 - Automotive Uses
 - Banks and Financial Services
 - Business Support Services
 - Eating and Drinking Establishments
 - Food and Beverage Sales
 - General Merchandise
 - Health Clubs and Spas
 - Personal Services
 - Personal Instruction
 - Theaters
 - Civic Administration
 - Cultural Facilities
 - Day Care Centers
 - Residential development as part of a mixed-use medical facility

- h. Commercial areas shall be designed as cohesive centers, and not in narrow corridors or commercial strips.
- i. Each commercial center shall establish an identifiable architectural theme, including buildings, signage and landscaping.
- j. Commercial and employment-generating developments shall be designed to accommodate public transit and non-motorized forms of transportation.
- k. A maximum of 4,000 dwelling units may be constructed within the Sand Creek Focus Area. Appropriate density bonuses may be granted for development of age-restricted housing for seniors; however, such density bonuses may not exceed the total maximum of 4,000 dwelling units for the Sand Creek Focus Area.
- l. It is recognized that although the ultimate development yield for the Focus Area may be no higher than the 4,000 dwelling unit maximum, the actual development yield is not guaranteed by the General Plan, and could be substantially lower. The actual residential development yield of the Sand Creek Focus Area will depend on the nature and severity of biological, geologic, and other environmental constraints present within the Focus Area, including, but not limited to constraints posed by slopes and abandoned mines present within portions of the Focus Area; on appropriate design responses to such constraints, and on General Plan policies. Such policies include, and but are not limited to, identification of appropriate residential development types, public services and facilities performance standards, environmental policies aimed at protection of natural topography and environmental resources, policies intended to protect public health and safety, and implementation of the Resource Management Plan called for in Policy “u,” below.
- m. As a means of expanding the range of housing choices available within Antioch, three types of “upscale” housing are to be provided, including Hillside Estate Housing, Executive Estate Housing, and Golf Course-Oriented Housing.

Hillside Estate Housing consists of residential development within the hilly portions of the Focus Area that are designated for residential development. Appropriate land use types include Large Lot Residential. Within these areas, typical flat land roadway standards may be modified (e.g., narrower street sections, slower design speeds) to minimize required grading. Mass grading would not be permitted within this residential type. Rough grading would be limited to streets and building pad areas. Residential densities within Hillside Estate Areas are to be limited to one dwelling unit per gross developable acre (1 du/ac), with typical lot sizes ranging upward from 20,000 square feet. The anticipated population density for this land use type is up to four persons per developed acre. Included in this category is custom home development, wherein semi-improved lots are sold to individuals for construction of custom homes. Approximately 20 percent of Hillside Estate Housing should be devoted to custom home sites.

Executive Estate Housing consists of large lot suburban subdivisions within the flatter portions of the Focus Area. Appropriate land use types include Large Lot Residential. Densities of Executive Housing areas would typically be 2 du/ac, with lot sizes ranging upward from 12,000 square feet. The anticipated population density for this land use type is up to eight persons per developed acre.

Golf Course-Oriented Housing consists of residential dwelling units fronting on a golf course to be constructed within the portion of the Focus Area identified as Golf Course/Senior Housing/Open Space in Figure 4.8. Appropriate land use types include Single Family Detached and Small Lot Single Family detached for lots fronting on the golf course. Maximum densities for golf course-oriented housing would typically be 4 du/ac, with lot sizes as small as 5,000 square feet for lots actually fronting on the golf course. Given the significant environmental topographic constraints in the portion of the focus area west of Empire Mine Road, the minimum lot size for executive estate housing within

- this area shall be a minimum of 10,000 square feet. This would allow additional development flexibility in situations where executive estate housing needs to be clustered in order to preserve existing natural features. In no case shall the 10,000 square foot minimum lot size constitute more than 20 percent of the total number of executive estate housing units in the area west of Empire Mine Road. The anticipated population density for this land use type is up to eight to twelve persons per acre developed with residential uses. Should the City determine as part of the development review process that development of a golf course within the area having this designation would be infeasible, provision of an alternative open space program may be permitted, provided, however, that the overall density of lands designated Golf Course/Senior Housing/Open Space not be greater than would have occurred with development of a golf course.
- n. Single-Family Detached housing within suburban-style subdivisions with lot sizes ranging from 7,000 square feet to 10,000 square feet may also be developed within the Sand Creek Focus Area within areas shown as Residential and Low Density Residential in Figure 4.8. The anticipated population density for this land use type is up to eight to twelve persons per acre developed with residential uses.
 - o. Small Lot Single Family Detached housing at the Aviano planned development and at the Vineyards at Sand Creek planned development with lots smaller than 7,000 square feet may be developed in the Sand Creek Focus Area within areas shown as Medium Low Density Residential and Low Density Residential in Figure 4.8. The anticipated population density for this land use type is fourteen to eighteen persons per acre developed with residential uses.
 - p. A total of 25 to 35 acres is to be reserved for multi-family housing to a maximum density of 20 du/ac. Areas devoted to multi-family housing should be located adjacent to the main transportation routes within the Focus Area, and in close proximity to retail commercial areas. The anticipated population density for this land use type is up to forty persons per acre developed with residential uses.
 - q. Age-restricted senior housing should be developed within the Focus Area as a means of expanding the range of housing choice within Antioch, while reducing the Focus Area's overall traffic and school impacts. Such senior housing may consist of Single Family Detached, Small Lot Single Family Detached, of Multi-Family Attached Housing, and may be developed in any of the residential areas of the Sand Creek Focus Area. Within areas identified in Figure 4.8 specifically for senior housing, limited areas of non-senior housing may be permitted where environmental or topographic constraints would limit development densities to a range more compatible with estate housing than with senior housing.
 - r. Areas identified as Public/Quasi Public and School in Figure 4.8 are intended to identify locations for new public and institutional uses to serve the future development of the Sand Creek Focus Area. Development within these areas is to be consistent with the provisions of the Public/Institutional land use category described in Section 4.4.1.4 of the Land Use Element.
 - s. Sand Creek, ridgelines, hilltops, stands of oak trees, and significant landforms shall be preserved in their natural condition. Overall, a minimum of 25 percent of the Sand Creek Focus Area shall be preserved in open space, exclusive of lands developed for golf course use.
 - t. Adequate buffer areas adjacent to the top of banks along Sand Creek to protect sensitive plant and amphibian habitats and water quality shall be provided. Adequate buffer areas shall also be provided along the edge of existing areas of permanently preserved open space adjacent to the Sand Creek Focus Area, including but not limited to the Black Diamond Mines Regional Park. Buffers established adjacent to existing open space areas shall be of an adequate width to minimize light/glare, noise, fire safety, and public safety, habitat, and public access impacts within the existing open

space areas, consistent with the provisions of Section 10.5, Open Space Transitions and Buffers Policies of the General Plan.

- u. Because of the sensitivity of the habitat areas within the Sand Creek Focus Area, and to provide for mitigation of biological resources impacts on lands in natural open space, as well as for the long-term management of natural open space, a project-specific Resource Management Plan based on the Framework Resource Management Plan attached as Appendix A to this General Plan shall be prepared and approved prior to development of the Sand Creek Focus Area properties.
- v. A viable, continuous grassland corridor between Black Diamond Mines Regional Preserve and Cowell Ranch State Park shall be retained using linkages in the southwestern portion of the Lone Tree Valley (within the Sand Creek drainage area), Horse Valley, and the intervening ridge. The primary goal of preserving such a corridor is to allow for wildlife movement between Black Diamond Mines Regional Preserve and Cowell Ranch State Park. Completion of such a corridor is contingent upon the cooperation with the City of Brentwood and Contra Costa County, each of whom may have land use jurisdiction over portions of this corridor.
 - To preserve this corridor and in view of other significant development constraints, certain lands in the southwestern portion of the Focus Area shall be designated as “Open Space,” as depicted in Figure 4.8. Limited future adjustments to the boundaries of this “Open Space” area may occur as part of the Specific Plan and/or project level environmental review processes, provided that such adjustments: (a) are consistent with the goals and policies outlined in the Framework for Resource Management set forth in Appendix A; (b) are based upon subsequently developed information and data relating to environmental conditions or public health and safety that is available at

the Specific Plan stage, the project-level development plan stage, or during the permitting processes with federal, state or regional regulatory agencies; and (c) would not cause the “Open Space” area west of Empire Mine Road to be less than 65 percent of the total lands west of Empire Mine Road. Any open space and otherwise undeveloped areas west of Empire Mine Road that are within the area designated as “Hillside and Estate Residential” shall not count towards meeting this 65 percent minimum “Open Space” requirement.

- All areas designated as “Open Space” within the Focus Area may be utilized for mitigation for loss of grassland and other project-level impacts by projects within the Focus Area.
- Due to the varied and complex topography west of Empire Mine Road the exact boundary between the “Hillside Estate” residential area and “Estate” residential area shall be determined as part of the project-level entitlement process.
- It is anticipated that there will be only minor adjustments to the boundary between the open space area and the hillside and estate residential area shown in Figure 4.8. Minor adjustments may be made to this boundary provided that such adjustments shall not create islands of residential development within the area designated open space in Figure 4.8.
- In order to ensure adequate buffering of the Black Diamond Mines Regional Park from development in the Sand Creek Focus Area, no residential development shall be allowed north of the Sand Creek channel between the area designated “Hillside and Estate Residential” in Figure 4.8 west of Empire Mine Road and the existing Black Diamond Mines Regional Park boundary.
- w. The construction of facilities necessary to ensure adequate public access across

- Sand Creek west of Empire Mine Road, including the bridging of Sand Creek, an appropriately sized parking lot and staging area, and any trails needed to ensure public access to Black Diamond Mines Regional Park shall be implemented as an infrastructure component of development in the Focus Area.
- x. To mitigate the impacts of habitat that will be lost to future development within the Focus Area, an appropriate amount of habitat shall be preserved on- or off-site per the compensatory provisions of the Framework Resource Management Plan prepared for the Sand Creek Focus Area (attached as Appendix A of the General Plan).
- y. Ponds, wetlands, and alkali grassland associated with upper Horse Creek shall be retained in natural open space, along with an appropriate buffer area to protect sensitive plant and amphibian habitats and water quality. If impacts on the Horse Creek stream and riparian downstream are unavoidable to accommodate infrastructure, appropriate compensatory mitigation shall be required off-site per the provisions of the Resource Management Plan attached as Appendix A to this General Plan.
- z. Chaparral, scrub, and rock outcrop community within the western portion of the Focus Area (west of Empire Mine Road), as well as adjacent grassland community that is suitable habitat for the Alameda whipsnake (*masticophis lateralis euryxanthus*) shall be retained in natural open space. Within other portions of the Focus Area, the chaparral, scrub, and rock outcrop shall be retained in natural open space contiguous to the required grassland linkage to function as a buffer and protect the grassland linkage south of the chaparral, scrub, and outcrop community.
- aa. Within the western portion of the Focus Area (west of Empire Mine Road), the oak woodland and savanna community shall be preserved in natural open space. Within other portions of the Focus Area, the oak woodland and savanna community shall be preserved in natural open space where it overlaps the rock outcrop community.
- bb. As appropriate and necessary to protect public health and safety, abandoned mines shall be included within required natural open space areas, along with appropriate buffer areas and measures to prevent unauthorized entry.
- cc. Mass grading within the steeper portions or the Focus Area (generally exceeding 25 percent slopes) is to be avoided.
- dd. Impacts of residential development on the Antioch Unified School District and Brentwood school districts will be mitigated pursuant to a developer agreement with the District.
- ee. Project entry, streetscape, and landscape design elements are to be designed to create and maintain a strong identification of the Sand Creek Focus Area as an identifiable “community” distinct from Southeast Antioch.
- ff. The Sand Creek Focus Area is intended to be “transit-friendly,” including appropriate provisions for public transit and non-motorized forms of transportation.
- gg. subject to its financial feasibility (see Policy “m”), a golf course shall be provided within the Focus Area, designed in such a way as to maximize frontage for residential dwellings. The golf course may also be designed to serve as a buffer between development and open space areas set aside to mitigate the impacts of development.
- The golf course shall be designed to retain the existing trail within Sand Creek.
- The golf course and Sand Creek corridor shall function as a visual amenity from the primary access road within the Focus Area (Dallas Ranch Road/Sand Creek Road).
- As part of the golf course clubhouse, banquet and conference facilities shall be provided.
- hh. A park program, providing active and passive recreational opportunities is to be provided. In addition to a golf course and preservation of natural open space within Sand Creek and the steeper portions of

the Focus Area, the development shall meet the City's established park standards. A sports complex is to be developed.

A sports complex is to be developed. The sports complex is intended to be located within the Flood Control District's detention basin.

Neighborhood park facilities may be privately maintained for the exclusive use of project residents. The sports complex within the Sand Creek Detention Basin will be maintained by the City.

- ii. Development of an appropriate level of pedestrian and bicycle circulation throughout the community is to be provided, including pathways connecting the residential neighborhoods, as well as non-residential and recreational components of the community. Sand Creek Focus Area development should also provide recreational trail systems for jogging and bicycling, including areas for hiking and mountain biking. Trails along Sand Creek and Horse Valley Creek shall be designed so as to avoid impacting sensitive plant and amphibian habitats, as well as water quality.

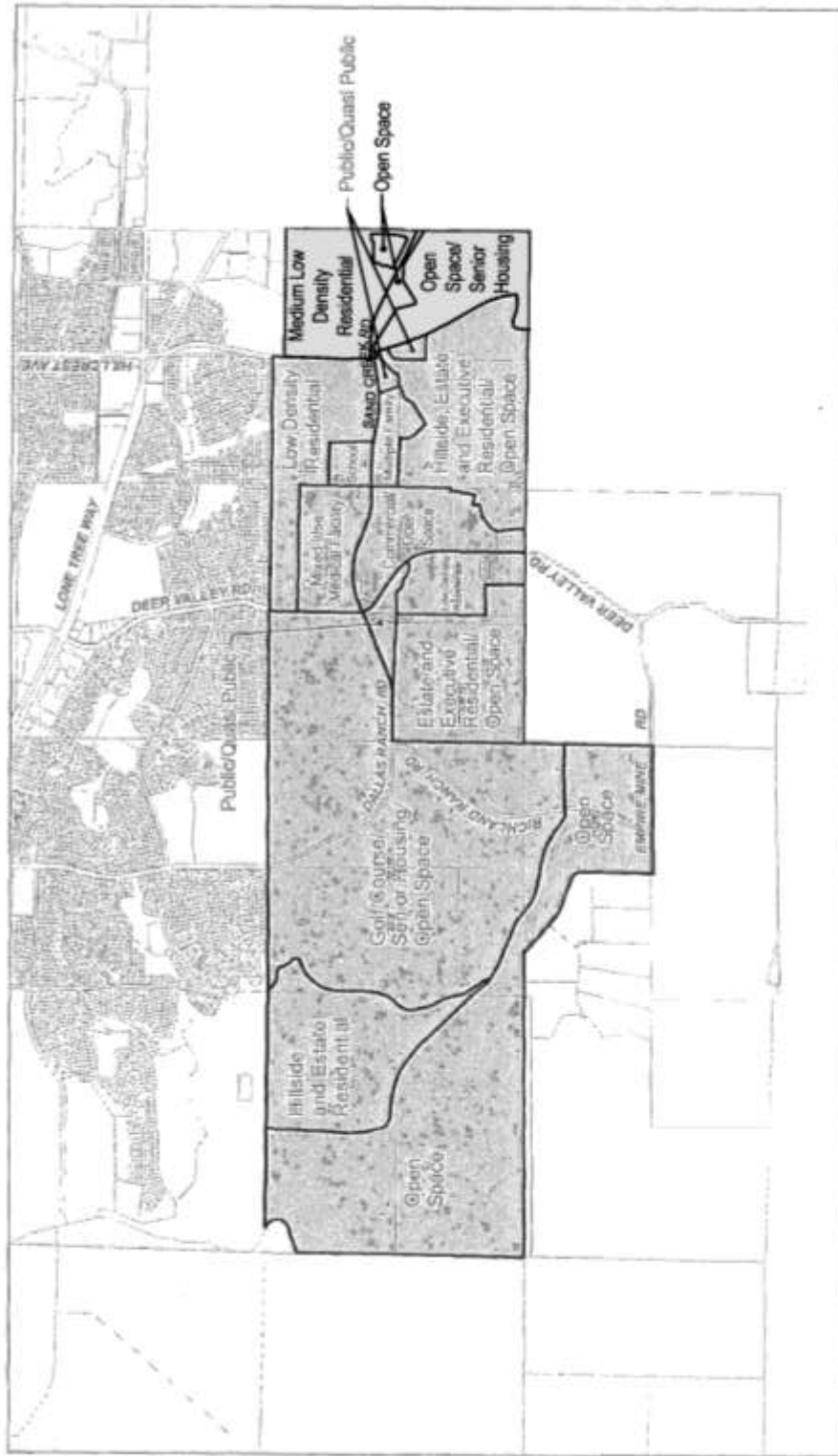


FIGURE 4.8

FIGURE 4.8
(REVISED BY C8G, 11/09/15)

City of Antioch
General Plan
Sand Creek Focus Area

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