

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

WEDNESDAY, SEPTEMBER 6, 2017

6:30 P.M.

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

APPEAL

All items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on **WEDNESDAY, SEPTEMBER 13, 2017**.

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

ROLL CALL

6:30 P.M.

| | |
|---------------|-------------------------|
| Commissioners | Zacharatos, Chair |
| | Parsons, Vice Chair |
| | Motts |
| | Mason (absent) |
| | Turnage |
| | Husary |
| | Conley |

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

CONSENT CALENDAR

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

1. APPROVAL OF MINUTES:

A. July 19, 2017

APPROVED

B. August 2, 2017

APPROVED

* * *

END OF CONSENT CALENDAR * *

MINUTES

NEW PUBLIC HEARINGS

MINUTES

- 2. Albers Ranch** - Applicant, Lucia Albers, has submitted a preliminary development plan for the development of a 96.6-acre development site located at the southern, central portion of the Sand Creek Focus Area along the southern boundary of the City of Antioch.

STAFF REPORT

DIRECTION GIVEN

- 3. The Ranch** - The City of Antioch will hold a public scoping meeting to receive verbal comments on the Notice of Preparation to prepare an environmental impact report (EIR) for the proposed The Ranch Project. The project site is located within the Sand Creek Focus Area of the General Plan, which contains lands designated by the Antioch General Plan for open space, residential, commercial, and mixed-use development. The site is identified by Assessor's Parcel Numbers (APNs) 057-010-002-4, 057-010-003-2, and 057-021-003-9.

DIRECTION GIVEN

ORAL COMMUNICATIONS

STAFF REPORT

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT (8:17 pm)

Notice of Availability of Reports

This agenda is a summary of the discussion items and actions proposed to be taken by the Planning Commission. For almost every agenda item, materials have been prepared by the City staff for the Planning Commission's consideration. These materials include staff reports which explain in detail the item before the Commission and the reason for the recommendation. The materials may also include resolutions or ordinances which are proposed to be adopted. Other materials, such as maps and diagrams, may also be included. All of these materials are available at the Community Development Department located on the 2nd floor of City Hall, 200 "H" Street, Antioch, California, 94509, between the hours of 8:00 a.m. and 11:30 a.m. or by appointment only between 1:00 p.m. and 5:00 p.m. Monday through Friday for inspection and copying (for a fee). Copies are also made

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

Notice of Opportunity to Address the Planning Commission

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

Accessibility

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

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**July 19, 2017
City Council Chambers**

Vice Chair Parsons called the meeting to order at 6:30 P.M. on Wednesday, July 19, 2017 in the City Council Chambers.

ROLL CALL

Present: Commissioners Husary, Motts, Mason, Turnage, Conley,
And Vice Chair Parsons
Absent: Chair Zacharatos
Staff: Director of Community Development, Forrest Ebbs
Planning Manager, Alexis Morris
Associate Planner, Kevin Scudero
Interim City Attorney, Elizabeth Perez
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

Commissioner Turnage led the audience and Commission in the Pledge of Allegiance.

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: May 17, 2017

On motion by Commissioner Conley, seconded by Commissioner Turnage, the Planning Commission members present unanimously approved the minutes of May 17, 2017, as presented. The motion carried the following vote:

AYES: Husary, Motts, Mason, Turnage, Conley and Parsons
NOES: None
ABSTAIN: None
ABSENT: Zacharatos

NEW PUBLIC HEARING

2. **General Plan Land Use Element Update: Sand Creek Focus Area** - General Plan Land Use Element Update: Sand Creek Focus Area - The City of Antioch is proposing amendments to the Land Use Element of the General Plan affecting

the Sand Creek Focus Area. The amendments include, but are not limited to, changes to land use designations, density allowances, conceptual circulation, land use policies, hillside protection policies, and open space designations. An addendum to the original 2003 General Plan Environmental Impact Report (EIR) has been prepared. The proposed changes ultimately require City Council approval and the Planning Commission will serve as an advisory board, providing a recommendation to the City Council on the matter.

Director of Community Development Ebbs reported the City received a number of lengthy and detailed emails today. He noted the spirit of the Public Hearing was that all comments were received and informed decisions made by the Planning Commission. He further noted that because of the details, legal opinions and assertions made, staff was not recommending the Planning Commission take action this evening prior to staff evaluating claims made in the letters and providing the Planning Commission with a response. He recommended the Planning Commission continue the item to August 2, 2017, following a public comment period this evening. He stated they would also make the letters and links to documents available for the Commission and public.

Vice Chair Parsons stated that she had been unable to read all of the letters sent today.

Commissioner Turnage questioned if it were possible to have a cut-off point for submittals so that this issue would not occur again and delay the next meeting.

Director of Community Development Ebbs stated he would be discussing this issue with the City Attorney and City Clerk. He added that there was also a significant cost to print documents up to 775 pages.

Director of Community Development Ebbs stated the City Attorney's recommendation was to take a vote prior to public comment. He noted members of the audience could choose whether to make their comments tonight, at the next meeting or at both times.

All Commissioners in attendance stated they would be in attendance at the August 2, 2017, meeting with the exception of Vice Chair Parsons who stated she may be on vacation.

On motion by Commissioner Conley, seconded by Commissioner Turnage, the Planning Commission members present unanimously continued the Public Hearing for the General Plan Land Use Element Update: Sand Creek Focus Area, to August 2, 2017. The motion carried the following vote:

| | |
|-----------------|--|
| AYES: | <i>Husary, Motts, Mason, Turnage Conley and Parsons</i> |
| NOES: | <i>None</i> |
| ABSTAIN: | <i>None</i> |
| ABSENT: | <i>Zacharatos</i> |

Vice Chair Parsons opened the public hearing.

Karen Whitestone, Conservation Analyst for the East Bay Chapter of the California Native Plant Society, spoke in support of conserving more land as open space and increasing the creek buffer. Additionally, she stated they would like a full or supplemental EIR to assess the natural resources in the area as they felt the 2003 EIR was outdated.

Joel Davalcourt, Greenbelt Alliance, expressed concern for the lack of substance in the EIR addendum and the short time for public review of the document. He reviewed the letter submitted by Shute, Mihaly & Weinberger LLP outlining what they believed were flaws in the EIR addendum.

Vice Chair Parsons announced that due to significant submissions received by the City late this afternoon, the Commission had moved to continue the Public Hearing on this item to August 2, 2017.

Don Miller, Antioch resident, stated he lived in the Sand Creek Focus area and was concerned about the impacts of development in the area on fire and police services, as well as traffic. He encouraged the City to focus on improving the downtown area prior to expanding outward. He noted he maintained the open space adjacent to his residence and he would like the land to remain open space for residents and the wildlife.

Michael Amorosa, Antioch resident and member of Antioch Community to Save Sand Creek, agreed with Mr. Miller and spoke on behalf of residents opposed to the development in the Sand Creek Focus Area. He suggested the City focus on improving already developed areas. He requested the Planning Commission inform Council that projects in the Sand Creek Focus area were too large and the City would not be able to mitigate the impacts.

Terry Ramus, Antioch Chamber of Commerce, spoke in support of the proposed General Plan Land Use Element Update for the Sand Creek Focus Area and current CEQA process. He noted the proposal was balanced, allowed for flexibility, and they believed it was a reasonable roadmap going forward.

Michael Milani / Milani & Associates, Zeka Ranch, stated that he believed the Sand Creek Focus Area was prudent and smart development. He provided the Planning Commission with engineering information and discussed the water system update. He noted the distribution of units would bring different housing elements and economic development to the City. He stated he would be coming to the Planning Commission in the future to speak on behalf of projects and he looked forward to those meetings.

Doug Dahlin, Zeka Ranch, Dahlin Group Architects provided the Planning Commission with a handout of the 2006 Zeka Ranch – Proposed Conceptual Lane Use Plan. He stated he believed plans developed early on were more responsive to topography and

natural features than the current line drawn limiting Zeka Ranch. He stated they would like to keep flexibility in the boundary line and an allocation of 314 units for the property. Evan Gorman, Antioch resident, stated he disagreed with the process and felt the project warranted a full EIR. He further noted zones, densities, legislation and ways in which the built environment interacts with the natural environment had changed.

Louisa Kao, Principal of the Zeka Group and property owner of Zeka Ranch, stated she would be making a presentation at the August 2, 2017.

Matt François, Rutan & Tucker on behalf of the Zeka Group, distributed and reviewed a letter submitted to the Planning Commission summarizing their primary concerns with the General Plan Update for the Sand Creek Focus Area related to density and infrastructure. He requested as the update moved forward, the Planning Commission consider amending table "A" designating 314 units for Zeka Ranch and include how the infrastructure would be financed, phased and constructed.

Juan Pablo Galvan, Land Use Manager for Save Mount Diablo, suggested the Plan increase the creek buffer to at least 400 from the creek center line, protect the southern hills west of Deer Valley Road, buffer any potential development on the east side of Empire Mine Road, and prevent currently closed routes into the Sand Creek Focus area from becoming heavily trafficked roads. He reported feedback received during their public outreach efforts indicated the vast majority of residents viewed parks and open space as positives for quality of life and they were concerned about Antioch's financial state and felt money would be better spent improving the downtown area.

Seth Adams, Save Mount Diablo, Director of Land Conservation, stated the Sand Creek Focus Area plan was too big and had changed substantially; therefore, they believed the environmental review was flawed and not legally adequate. He noted alternatives to the plan were not considered or analyzed and the environmental review did not address The Ranch development or the Deer Valley Regional Preserve. He requested supplemental environmental review be prepared and the City hold more workshops for the public.

Sherry Starks, Antioch resident, stated that the original financial analysis for the project area showed an annual deficit of \$5m. She stated she would like to view the current financial analysis for the Sand Creek Focus Area.

Vice Chair Parsons announced the Public Hearing would be continued to August 2, 2017.

ORAL COMMUNICATIONS

Director of Community Development Ebbs requested staff inform Planning Manager Morris if they would be available for a Planning Commission meeting on September 6, 2017.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

None.

ADJOURNMENT

Vice Chair Parsons adjourned the Planning Commission at 7:16 P.M. to the next regularly scheduled meeting to be held on August 2, 2017.

Respectfully Submitted,
Kitty Eiden

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**August 2, 2017
City Council Chambers**

Chair Zacharatos called the meeting to order at 6:30 P.M. on Wednesday, August 2, 2017 in the City Council Chambers. She stated that all items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 P.M. on Wednesday, August 9, 2017.

ROLL CALL

Present: Commissioners Husary, Motts, Mason, Conley, Vice Chair Parsons and Chair Zacharatos
Absent: Commissioner Turnage
Staff: Director of Community Development, Forrest Ebbs
Associate Planner, Kevin Scudero
Interim City Attorney, Elizabeth Perez
Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

Chair Zacharatos led the audience and Commission in the Pledge of Allegiance.

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes: June 7, 2017

On motion by Commissioner Motts, seconded by Commissioner Mason, the Planning Commission members present unanimously approved the minutes of June 7, 2017, as presented. The motion carried the following vote:

AYES: Parsons, Husary, Motts, Mason, Conley and Zacharatos
NOES: None
ABSTAIN: None
ABSENT: Turnage

NEW PUBLIC HEARING

General Plan Land Use Element Update: Sand Creek Focus Area – The City of Antioch is proposing amendments to the Land Use Element of the General Plan affecting the Sand Creek Focus Area. The amendments include, but are not limited to, changes to land use designations, density allowances, conceptual circulation, land use policies, hillside protection policies, and open space designations. An addendum to the original 2003 General Plan Environmental Impact Report (EIR) has been prepared. The proposed changes ultimately require City Council approval and the Planning Commission will serve as an advisory board, providing a recommendation to the City Council on the matter.

Director of Community Development Ebbs presented the staff report dated July 27, 2017 modifying his recommendation to table the item indefinitely to recommending the Planning Commission continue the item to September 20, 2017.

In response to Commissioner Parsons, Director of Community Development Ebbs explained if the Planning Commission continued this item and an application came forward that was not consistent with the General Plan, the City Council would have the broad authority to amend the General Plan specific to that project. Therefore, continuing this item would not affect them at all.

Commissioner Motts stated he agreed with staff's recommendation to continue this item to September 0, 2017.

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

On motion by Vice Chair Parsons, seconded by Commissioner Conley, the Planning Commission members present unanimously continued the General Plan Land Use Element Update: Sand Creek Focus Area Public Hearing to September 20, 2017. The motion carried the following vote:

| | |
|-----------------|--|
| AYES: | <i>Parsons, Husary, Motts, Mason, Conley and Zacharatos</i> |
| NOES: | <i>None</i> |
| ABSTAIN: | <i>None</i> |
| ABSENT: | <i>Turnage</i> |

ORAL COMMUNICATIONS

Director of Community Development Ebbs requested any Commissioners interested in attending the Conference in Sacramento notify staff so they could be registered for the event.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Commissioner Motts reported that TRANSPLAN had met on June 8, 2017 and there was a presentation and vote taken on their budget.

ADJOURNMENT

Chair Zacharatos adjourned the Planning Commission at 6:48 P.M.

Respectfully Submitted,
Kitty Eiden

**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF SEPTEMBER 6, 2017**

Submitted by: Forrest Ebbs, Community Development Director *FE*

Date: August 23, 2017

Subject: Albers Ranch (PDP-16-01)

RECOMMENDATION

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

1. Receive the presentation of the project and offer direction to the applicant and staff.

REQUEST

The applicant, Lucia Albers, has submitted a preliminary development plan for the development of a 96.6-acre development site located at the southern, central portion of the Sand Creek Focus Area along the southern boundary of the City of Antioch.

Antioch Municipal Code Section 9-5.2307 requires the submittal of a preliminary development plan (PDP) for all projects within a P-D (Planned Development) District. The PDP process is the first of two required phases for approval of a project within the P-D District and is followed by submittal of the final development plan. Per subsection A, "In considering the preliminary development plan at its public hearing the Commission shall determine whether or not the land uses suggested and their interrelationships are generally acceptable and may approve, modify or deny the proposal based on this review. In any case, approval of the preliminary development plan shall not constitute an endorsement of the proposal's precise location, extent of uses, configuration of parcels or engineering feasibility."

Further, the purpose of the P-D District and process is "to accommodate a wide range of residential, commercial and industrial land uses which are mutually supportive and compatible with existing and proposed development on surrounding properties. P-D Districts shall encourage the use of flexible development standards designed to appropriately integrate a project into its natural and/or man-made setting and shall provide for a mix of land uses to serve identified community needs."

This particular preliminary development plan is very basic in nature and is intended to gain feedback on the overall concept and development approach to the property. Any forthcoming final development plan will contain much more information, including home plans, park plans, development standards, utility plans, etc.

BACKGROUND

The preliminary development plan consists of 301 residential units, a 4.0-acre assisted living facility, a 3.0-acre park and water quality facility, a 0.5-acre water quality facility, 45.0 acres of open space, and 10.9 acres of roadways. The entire project would be senior housing and would be gated with private amenities.

The project site contains a total of 96.6 acres with varying topography. In general, the site contains two hill features – a large knoll on the west side and a smaller knoll on the east side. The central area of the site is a natural depression with generally-flat topography.

General Plan

Density

The project site is located within the Sand Creek Focus Area and has a sub-designation of “Estate and Executive Residential/Open Space”. The text addressing the Sand Creek Focus Area contains specific policies for “Hillside Estate Housing” and “Executive Estate Housing”; the former is intended for hilled areas and the latter is reserved for flat areas. The maximum density for Hillside Estate Housing and Executive Estate Housing is limited to 1.0 units per acre and 2.0 units per acre, respectively. Per General Plan Section 4.4.1.1, “Densities are stated as the maximum permissible number of dwelling units per net acre that exists within the project site *prior* to any new dedication requirements. Density is assumed to accrue only to lands that are “developable.” Developable acres are those that are not encumbered by prior dedications of easements or rights-of-way, and are not so steep (generally over 25%), unstable, flood-prone or subject to other hazards as to be unable to support new development. Achievement of the maximum allowable density is neither guaranteed nor implied by the General Plan. The final density of any particular residential development type is dependent upon development design; any physical, geological, or environmental constraints that might be present within the site available infrastructure and services; and other factors.”

According to topographic maps and staff analysis, approximately 56 acres of the site is relatively flat and should carry the designation of Executive Estate Housing. An additional 38 acres is in moderately-sloped areas and should carry the designation of Hillside Estate Housing. Approximately 4 acres are located directly adjacent to Sand Creek and should be eliminated as being subject to an environmental constraint. An additional 4 acres of Hillside Estate Housing are dedicated to the Assisted Living Facility and should also be deducted. The development yield based off of these designations is described in the following table:

| Current General Plan – Residential Development Yield | | | |
|--|-----------|--------------------------|-------------------|
| Designation | Acres | Density (units per acre) | Residential Units |
| Hillside Estate Housing | 34 | 1.0 | 34 |
| Assisted Living Facility | 4 | 0 | 0 |
| Executive Estate Housing | 56 | 2.0 | 112 |
| Sand Creek | 4 | 0 | 0 |
| Total | 98 | | 146 |

Since the proposed project is Senior Housing, it could receive a Density Bonus under Antioch Municipal Code Section 9-5.3403. Because it is 100% senior housing, the project would be automatically entitled to a 50% Density Bonus, which is described in the following table:

| Current General Plan – Residential Development Yield with 50% Senior Density Bonus | | | |
|--|-----------|--------------------------|-------------------------------|
| Designation | Acres | Density (units per acre) | Residential Units |
| Hillside Estate Housing | 34 | 1.5 | 51 |
| Assisted Living Facility | 4 | 0 | 0 |
| Executive Estate Housing | 56 | 3.0 | 169 |
| Sand Creek | 4 | 0 | 0 |
| Total | 98 | | 220 (301 proposed) |

The proposed project contains 301 units, which would require a Density Bonus of at least 100%, as reflected in the following table:

| Proposed Project – Residential Development Yield with 100% Senior Density Bonus REQUIRED FOR PROJECT | | | |
|--|-----------|--------------------------|-------------------------------|
| Designation | Acres | Density (units per acre) | Residential Units |
| Hillside Estate Housing | 34 | 2.0 | 72 |
| Assisted Living Facility | 4 | 0 | 0 |
| Executive Estate Housing | 56 | 4.0 | 225 |
| Sand Creek | 4 | 0 | 0 |
| Total | 98 | | 297 (301 proposed) |

The Municipal Code allows additional Density Bonuses for a project being proximate to amenities and services. Unfortunately, the proposed project's location does not qualify for these additional incentives. Further, the maximum Density Bonus for a Senior Project without a proximity bonus is 70%, which would allow 255 units. To achieve this, the project would have to be 100% Senior and 100% Very Low Income or a combination of Low Income and Very Low Income. No such restrictions are proposed.

In summary, the proposed project exceeds the General Plan Land Use Density by approximately 106% and proposes 155 more units that are anticipated in the General Plan. Even with all applicable Senior Density Bonuses applied, the project exceeds the maximum unit count by 81 units (37%).

- Staff recommends that the total unit count for the project be reduced to 220, as can be accommodated under the current General Plan with all applicable Senior Density Bonuses.

Lot Size

The proposed project includes 301 units on lots that are approximately 40'x100' (4,000 square feet) in size. The Hillside Estate and Executive Estate Housing designations require a minimum lot size of 20,000 square feet and 12,000 square feet, respectively. However, the General Plan anticipates and encourages senior housing throughout the Sand Creek Focus Area and allows Small Lot Single Family detached senior housing in all residential areas. The General Plan, when describing Small Lot Single Family detached housing in Section M., refers to a 5,000 square-foot minimum lot size for golf-course fronting lots alone. Lots smaller than 4,000 square feet have only been permitted for the Promenade-Vineyards at Sand Creek project. In that case, the site's adjacency to a future BART station was used as the basis for the smaller lots and higher density.

- Staff recommends that the minimum lot size be increased to 5,000 square feet. This is consistent with the Trilogy projects in Rio Vista and Brentwood.

Land Use

The project proposes an Assisted Living Facility on 4.0 acres on the western side of the project site. An Assisted Living Facility would be covered under the definition of a "Residential Care Facilities", which are described as, "While largely residential in character, residential care facilities are distinguished from other residential use types in that care facilities combine a variety of medical care, supervision, or medical assistance services with housing."

Such Residential Care Facilities are permitted in the High Density Residential, Community Commercial, Mixed Use, and Mixed Use Medical Facility land use designations. The Mixed Use Medical Facility land use designation is located within the Sand Creek Focus Area adjacent to the Kaiser Permanent Antioch Medical Center. As such, the Assisted Living Facility is specifically anticipated within the Sand Creek Focus Area and elsewhere in the City of Antioch. However, it is expected to be located in commercial or high density residential areas.

- Staff recommends that the Assisted Living Facility be eliminated from the plan.

Hillside Development

The project includes significant grading of the western hill and proposes to eliminate the uppermost 25' of the hill to provide fill for the central depression. The entire western loop road would be sited approximately 17' below current grade. In some cases, the grade would be lowered as much as 45' and the central depression would be raised 5'-15'. Much of this grading would occur on slopes in excess of 25%. Whereas, the current difference between the top of the hill (324') and the bottom of the depression (210') is 114', the project would create a difference of just 74' (300' and 226'). The applicant has stated that the soil contained in the hill is needed to fill the depression to ensure adequate drainage and gravity-fed sewer. Per the applicant, importing soil would be cost prohibitive. In addition, the project would grade the northern toe of the hill adjacent to Sand Creek and the Contra Costa County Flood Control District basin.

The policies for development in the Sand Creek Focus Area and policies elsewhere in the General Plan address the treatment of hills and ridgelines. Some of these policies are as follows:

- S. Sand Creek, ridgelines, hilltops, stands of oak trees, and significant landforms shall be preserved in their natural condition....
- 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....

5.4.14 Hillside Design Policies

a. Design hillside development to be sensitive to existing terrain, views, and significant natural landforms and features.

b. Projects within hillside areas shall be designed to protect important natural features and to minimize the amount of grading. To this end, grading plans shall conform to the following guidelines:

- Slopes less than 25%:
Redistribution of earth over large areas may be permitted.
- Slopes between 25% and 35%:
Some grading may occur, but landforms need to retain their natural character. Split-level designs and clustering are encouraged as means of avoiding the need for large padded building areas.
- Slopes between 35% and 50%:
Development and limited grading can occur only if it can be clearly demonstrated safety hazards, environmental degradation, and aesthetic impact will be avoided. Structure shall blend with the natural environment through their shape, materials and colors. Impact of traffic and roadways is to be minimized by following natural contours or using grade separations. Encouraged is the use of larger lots, variable setbacks and variable building structural techniques such as stepped or post and beam foundations are required.

- Slopes greater than 50%:
Except in small, isolated locations, development in areas with slopes greater than 50% should be avoided.

The entirety of the General Plan Section 5.4.14 Hillside Design Policies is attached.

The proposed grading of the entire site, including the hills, is wholly inconsistent with the letter and spirit of the Sand Creek Focus Area and the Hillside Design Guidelines. It greatly reduces a significant landform and dramatically changes the appearance of the site. The basis for this grading is inconsistent with the Hillside Design Guidelines and the techniques required by the Guidelines have not been employed. There is currently a surplus of soil associated with the Contra Costa County Flood Control District basin. In addition, a sewer pump station could be used on a permanent basis if designed appropriately, thus addressing the gravity-flow sewer concerns.

- Staff recommends that grading be limited to areas less than 35% and that grading only occur to create roads and pads for houses. The western hilltop should remain intact and should not be graded primarily to fill the central depression. In short, the project should conform to the hillside. At minimum, the portion of the hill from 324' to 300' should remain ungraded.
- The applicant should explore the use of a sewer pump or lift station as an alternative to filling the central depression.

Staff is also concerned about a senior housing project located in a very steep hilled area. The sidewalks within the project range in slope from 0.5% to 8.0%. The Americans with Disability Act (ADA) resulted in design standards that suggest a maximum slope of 5% (1:20) for accessible walkways. Though access ramps can be as high as 8.3% (1:12), there is a requirement that they contain occasional flat lengths to provide relief. Neighborhood sidewalks are not required by ADA standards to be disabled-accessible in regards to overall slope. Presumably, a disabled senior could get into their car and drive to the park, for example, rather than walk or take a scooter. The park would need to have disabled-accessible parking spaces, of course. Though not required by law, staff recommends that all practical measure be taken to ensure that the entirety of this project, including its sidewalks are actually available for use by disabled individuals and that seniors of all physical abilities can walk through their neighborhoods and access the park and any other features.

- Staff recommends that all neighborhood sidewalks be designed to meet ADA requirements for accessible pathways, in regards to overall slope.

Parks and Recreation

The Subdivision Ordinance requires the dedication of parklands at a ratio of 5.0 acres of land for every 1,000 persons. The Ordinance assumes an average of 3.0 persons per unit, which would ordinarily obligate this project to provide 4.5 acres of parkland. It is reasonable to assume that the resident population would be significantly less than 3 persons per unit and the project proposes a 3.0-acre park. If a figure of 2 persons per

unit were used, the project would develop a new population of 602 persons, which would command a parkland dedication of 3.0 acres as proposed.

A private park is not given the full credit for dedication purposes and a sliding scale, based on amenities is used. As the design of the park and the proposed amenities are not provided yet, it can be assumed that whatever credit not met by the park will be paid in park in-lieu fees, which may be appropriate for this area to support the planned regional park along Sand Creek.

Public Works Issues

The project does not provide adequate detail for the Public Works Department to offer meaningful comments. The provision of utilities will be a challenge for this site, as there are currently no sewer mains within the Sand Creek Focus Area and the project does not suggest how any such lines would be delivered. At minimum, the entirety of the Vineyards at Sand Creek project would need to be constructed and much of the Aviano project. Until such time, the applicant would need to provide the entirety of the sewer pipeline from its current terminus in Heidorn Ranch Road, which is a distance of 1.75 miles. Even with the other projects constructed, the applicant would be required to provide an adequate connecting line for the 0.4 mile distance to Sand Creek Road. The provision of utilities will be very complex for this project and are likely dependent on other projects' completion. A complete and thorough utility plan will be required for any forthcoming applications.

In addition, this project will potentially require the construction of two new bridges over Sand Creek or its tributary – one at the CCCFCD dam and one at Deer Valley Road. As discussed above, the infrastructure improvements through the CCCFCD will require extensive coordination and approval by multiple agencies. The connection at Deer Valley Road is subject to local approval and will require full frontage improvements. In addition, traffic figures will likely require financial contribution to off-site road widening completed by others or similar reimbursements.

Staff is concerned about the proposed street widths and their conformance to City Standards. The proposed streets are just 34' in width, allowing for two 7' wide parking spaces and two 10' wide travel lanes. A typical public residential street is 36' in width. In staff's opinion, these streets should be comparable to public residential streets, especially when fronted on both sides by houses.

- Staff recommends that all residential streets be constructed to the City Standard of 36' in width when there are houses fronting on both sides. When the street has houses on just one side, the 34' width may be considered.

The entry road is shown as having a 24' width from curb to curb. This would preclude parking and would require red-painted curbs throughout. This access road would be used by the operator and servicers of the proposed Assisted Living Facility, which would likely require some level of commercial delivery vehicles for food service, laundry, trash pickup or other similar purposes. The applicant should design this roadway in

anticipation of the commercial vehicle load and should disclose this purpose when applying for approvals from other agencies.

- Staff recommends that the main access road be constructed to commercial standards in anticipation of use by large commercial vehicles servicing the proposed Assisted Living Facility, if part of a forthcoming application.

Proposed General Plan

The project is subject to the General Plan in place at the time that a formal application is deemed complete. Staff is currently in the process of updating the General Plan Land Use Element policies affecting the Sand Creek Focus Area. However, one cannot predict whether these updated policies will be pursued or adopted. The following analysis compares the proposed project to the draft policies that were presented to the Planning Commission on July 19, 2017 and are for informational purposes only:

Density and Land Use

The proposed policies assign a land use designation of SC-MD (Medium Density) and SC-MD-H (Medium Density Hillside) to the property. Under this designation, residential uses are permitted with a gross density of 3.0 units per acre (SC-MD) and 1.5 units per acre (SC-MD-H). Under such a scenario, the maximum number of units for the project would ordinarily be 215. As discussed above, a 100% Senior Housing project would be entitled to a 50% Senior Density Bonus that would increase the allowed density to allow a maximum of 323 units. The proposed project contains 301 units, which would be allowable with a 40% Senior Density Bonus.

| Proposed General Plan – Residential Development Yield | | | |
|---|-----------|--------------------------|-------------------|
| Designation | Acres | Density (units per acre) | Residential Units |
| Medium Density | 56 | 3.0 | 169 |
| Medium Density-Hillside | 31 | 1.5 | 47 |
| Open Space | 4 | 0 | 0 |
| Open Space-Hillside | 7 | 0 | 0 |
| Total | 98 | | 215 |

| Proposed General Plan – Residential Development Yield with 50% Senior Bonus | | | |
|---|-----------|--------------------------|-------------------|
| Designation | Acres | Density (units per acre) | Residential Units |
| Medium Density | 56 | 4.5 | 253 |
| Medium Density-Hillside | 31 | 2.25 | 70 |
| Open Space | 4 | 0 | 0 |
| Open Space-Hillside | 7 | 0 | 0 |
| Total | 98 | | 323 |

It should be noted that the proposed Sand Creek Focus Area policies also contain a provision to allow a 45% bonus for 100% senior housing projects. Given that the Municipal Code already addresses these types of project and offers a 50% bonus, staff may recommend that this proposed provision be eliminated and that such projects refer instead to the existing Municipal Code language.

In addition, the proposed policies also address senior housing alternatives, such as the assisted living facility in the proposed project. This type of facility could be approved within this residential area and would not count against the unit count, assuming that it meets the conditions specified in the policy: they may not be ownership units, are complemented by on-site services, and are licensed by the State of California Department of Social Services.

Lot Size

The proposed project states that all lots would be a minimum 40'x100', or 4,000 square feet. The proposed policies would allow a minimum lot size 4,000 square feet for Senior Housing projects, with no required average lot size. As such, the proposed project's lot size would be consistent.

Hillside Development

The proposed policies refine the hillside development language and offer a map that delineated protected hillsides and hilltops. The language recognizes that better topographical data may be presented to describe the upper 25% of the hill that constitutes the "Hilltop" and are not permitted to be graded. The remaining portion of the hill that constitutes the "Hillside" may be graded with a landform grading approach and subject to the Hillside Design Policies of the General Plan.

The proposed project would entirely eliminate the entire Hilltop identified in the proposed policies and would grade the remainder of the Hillside with a uniform maximum slope with a flat level top. In staff's opinion, the proposed grading is entirely inconsistent with the proposed policies as they address grading. The intent of the proposed policies is to preserve the hills and unique landforms. The proposed project intends to eliminate and mass grade the entire site.

Sand Creek Buffer

The proposed policies suggest a minimum buffer of 125' from the centerline of Sand Creek where grading and development would not be permitted, except within the confines of the Contra Costa County Flood Control District (CCCFCD) property, where a project-specific approach is used, with no less than an average buffer of 125'. The proposed project would grade to within approximately 100' of Sand Creek on property outside of the CCCFCD property. The purpose of this grading is to support lots 148-162. This grading will likely be problematic because it is inconsistent with the text of proposed policies, as well as the Framework for Resource Management Plan for Sand Creek Focus Area, which is an appendix to the General Plan that would not be affected by the proposed policy changes. Further, as stated in the CCCFCD comments, this area may be protected by existing slope easements.

Other Agency Comments

Contra Costa County Flood Control District

The CCCFCD expressed concerns about the existing easements, grading, utilities penetrating the dam, and other issues. This letter is attached and its requirements are included with staff's recommendations. The requirements of CCCFCD are extensive and will likely impact the site plan and design of the project. Specifically, the property owner does not currently have access from future Sand Creek Road to the north and will need to acquire right-of-way from CCCFCD to construct a new road. Formal permission has not been granted for this new road and its construction will require approval from the California Department of Water Resources, Division of Safety of Dams, as well as CCCFCD. Neither approval is guaranteed and the project is entirely reliant on these approvals. The project also stands to impact the saddle dike through adjacent grading of lots, penetration of the dam for utilities, and grading within the influence area of the known landslide adjacent to the basin. Further, CCCFCD states that there are existing slope easements along the northern portion of the project site that are not shown on the plan and are not reflected in the project design.

- Staff recommends that the applicant receive all approvals from CCCFCD and CDWR prior to submittal of a Final Development Plan or any other application to the City for a discretionary approval. Evidence of such an approval should be provided in the form of a letter of intent to sell the necessary right-of-way, approval of all off-site improvements, including the road and utilities, approval of all grading, any other element affecting the adjacent CCCFCD property.

Contra Costa County Fire Protection District

The CCCFPD provided comments related to access, roadways, street parking, water supply, and other issues. One remarkable comment is No. 2, which would require that the 30' access roadways be limited to parking on just one side.

Further, CCCFPD has stated repeatedly that they would not be able to responsibly and adequately serve a large senior population in this location, which is far removed from the nearest fire station, which is located at Blue Rock Drive and Deer Valley Road, approximately 3.5 miles from the project site. This route takes up to 14 minutes today and may be longer once the remainder of the Sand Creek Focus Area is developed. The Growth Management Element establishes a Performance Objective of a five minute response time. A senior housing project would command a higher-than-average response volume.

The Ranch project has tentatively proposed dedication of land for the construction of a new fire station as part of their project. Should The Ranch be approved, only the land would be dedicated and the actual fire station would still need to be built. The Ranch project would not likely be initiated until the substantial completion of the Aviano project and the Vineyards at Sand Creek project, which would provide access on Sand Creek Road. In short, the construction of the fire station necessary to serve this senior project

is likely well into the future. In staff's opinion, it would be irresponsible to approve this senior housing project and assisted living facility without the new fire station in place.

- Staff recommends that a Final Map not be accepted on the project until such time that a fire station is constructed and operational within the Sand Creek Focus Area.

Environmental

The project will require a comprehensive Environmental Impact Report (EIR), pursuant to the California Environmental Quality Act (CEQA). This EIR will study all aspects of the project and its potential impacts on the environment, including, but not limited to issues of geology, impacts on Sand Creek, endangered/threatened or similarly protected species, visual impacts, General Plan consistency, traffic impacts, etc.

SUMMARY

In summary, staff believes that the concept of a senior housing project in the Sand Creek Focus Area is a good idea and, in the broadest sense, should be supported. However, the development of such a project at this site will be especially complex due to its location and topography. As presented, the project is compatible with certain aspects of the current and contemplated General Plans and entirely incompatible with others. A modified plan that reduces the unit count and consolidates the project on the eastern edge would eliminate the need to eliminate the western hilltop. It may also require the importation of fill, which may be available at the adjacent basin. The development of this project is contingent upon not just the approval of nearby projects, but likely their development.

ATTACHMENTS

- A: Staff Recommendations
- B: CCCFCD Comment letter
- C: CCCFPD Comment letter
- D: Project Plans

ATTACHMENT “A”

Staff Recommendations:

General Plan – Land Use, Lot Size, Density

1. The total unit count for the project should be reduced to 220, as can be accommodated under the current General Plan with all applicable Senior Density Bonuses.
2. The minimum lot size should be increased to 5,000 square feet.
3. The Assisted Living Facility should be eliminated from the plan.
4. As an alternative to Items 1-3, the applicant should include in any forthcoming application a request for an amendment to the General Plan. Such an amendment should specifically address each of the above issues in relation to the current General Plan.

Hillside, Grading and Utilities

5. Grading should be limited to areas less than 35% and that grading only occur to create roads and pads for houses. The western hilltop should remain intact and should not be graded primarily to fill the central depression. In short, the project should conform to the hillside. At minimum, the portion of the hill from 324' to 300' should remain ungraded.
6. The applicant should explore the use of a sewer pump or lift station as an alternative to filling the central depression.
7. All residential streets shall be constructed to the City Standard of 36' in width when there are houses fronting on both sides. When the street has houses on just one side, the 34' width may be considered.
8. The main access road shall be constructed to commercial standards in anticipation of use by large commercial vehicles servicing the proposed Assisted Living Facility, if part of a forthcoming application.
9. A comprehensive utility and access plan should be provided that identifies all roadways, sewer, stormwater, water, and other utility connections in detail. In addition, details should be provided for the construction of the Deer Valley Road and Sand Creek Road connections.
10. The applicant shall submit a detailed park plan that identifies all amenities for the proposed park. Park in-lieu fees may be accepted for any outstanding obligation relative to parks.

11. The project will be expected to annex into the Police Service Community Finance District.

Other Agencies

12. The applicant shall receive all approvals from CCCFCD and CDWR prior to submittal of a Final Development Plan or any other application to the City for a discretionary approval. Evidence of such an approval should be provided in the form of a letter of intent to sell the necessary right-of-way, approval of all off-site improvements, including the road and utilities, approval of all grading, any other element affecting the adjacent CCCFCD property.

13. A Final Subdivision Map will not be accepted on the project until such time that a fire station is constructed and operational within the Sand Creek Focus Area.

ATTACHMENT “B”



Contra Costa County
Flood Control
& Water Conservation District

Julia R. Bueren,
ex officio Chief Engineer
Mike Carlson,
Deputy Chief Engineer

August 16, 2017

Forrest Ebbs
City of Antioch
Community Development Dept., Planning Division
P.O. Box 5007
Antioch, CA 94531

RE: Albers Ranch Gated Active Adult Community #PDP 16-01
Our File: 3104-06 057-050-021

Dear Mr. Ebbs:

We received the Project Referral — Request for Comments/Conditions for the Albers Ranch Gated Active Adult Community located 1,400 feet east of the intersection of Deer Valley Road and Deer Hill Lane. We previously commented on an earlier version of this development (Olive Grove Community) in our letter dated April 5, 2016 (enclosed). It appears that our previous concerns have not been adequately addressed in this revised development plan. These comments supersede those in our previous correspondence to the City of Antioch (City).

We recognize this submittal is far from a full application for a subdivision. Nonetheless, we provide the following comments to fully document our significant concerns with this development concept and look forward to reviewing subsequent submittals that hopefully work toward addressing these concerns:

GENERAL COMMENTS

1. This development is located south of and directly adjacent to the Upper Sand Creek Detention Basin (Basin), which is owned and operated by the Contra Costa County Flood Control & Water Conservation District (FC District). The Basin was constructed in 2014 and the footprint of the Basin was generally set, with significant input from the City, to accommodate prior versions of this development.
2. The Basin area includes a dam and a saddle dike that will be impacted by this development. When the Basin was constructed, these features were constructed under the close supervision and regulation of the California Department of Water Resources, Division of Safety of Dams (DSOD). Any modification to the Basin or work that has the potential to affect the Basin will require discretionary approvals by DSOD.

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255 Glacier Drive • Martinez, CA 94553-4825
TEL: (925) 313-2000 • FAX: (925) 313-2333
www.cccpublicworks.org

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3. On March 22, 2016, we met with the representatives of Carlson, Barbee and Gibson, who represent the developer. At the meeting, we discussed the close association of this development with, and its impacts on, the Basin, and recommended the developer retain specialized, qualified representation to assist in navigating the DSOD approval process. Based on the current submittal, it does not appear the developer has yet acted on that advice.
4. This project's impacts on the Basin must be addressed prior to approval of the vesting tentative map. These impacts include; construction and grading of lots at or adjacent to the Basin's saddle dike, grading of an access road at the Basin's toe, installation of utility (water and sewer) lines requiring penetration at the Basin dam's toe, and grading within the influence area of known landslides adjacent to the Basin. These proposed impacts fall within the jurisdiction of the DSOD and will require approval by the DSOD and the FC District prior to approval of the tentative map. Developer should be aware that the DSOD is not likely to allow any penetration of the Basin's dam or saddle dike.
5. The FC District remains concerned about how DSOD geotechnical requirements may affect the feasibility of this subdivision, especially in regard to the saddle dam, and proposed grading around (or penetration of) the right main dam abutment for any proposed utilities. We support the applicant's intention to engage DSOD technical staff on the feasibility of this subdivision grading plan, but feel it is premature for the City to even consider a development proposal until the feasibility of the grading work is established. We are disappointed that DSOD engagement efforts have not yet occurred, despite our past encouragement to have the applicant begin this process.
6. Specifically, prior to approval of a vesting tentative map, the developer will need to submit a geotechnical report on the landslide behind lots 135–150 and landslide adjacent to the access roadway, just north of the dam's right abutment. The conclusions of this geotechnical report (and DSOD's technical comments on the report) may have significant impacts on road alignments, pad grading, and ultimate lot yield.
7. The development proposes that a new road be constructed around the Basin to serve the new parcels. As the road skirts the eastern portion of the Basin, the south bound lanes and parking areas are intended to act as an access road for the FC District to service the Basin. This shared use should be acknowledged on future submittals.

8. The developer will need to acquire right-of-way from the FC District in order to construct the new road. Sale of such right of way is at the FC District's discretion and is contingent on resolving the DSOD and other issues outlined in this letter. Note that some of the right of way needed for the road was purchased from the developer and some was purchased from the adjacent developer to the north. Additional right of way was purchased by the FC District, at significant expense, specifically to accommodate the proposed geometry of the access road. The FC District will look to recoup the expense of this additional right of way purchase in any sale of right of way back to the developer.
9. If the applicant needs to shift the access road and utilities upslope at the right main dam abutment, this will result in additional visual impacts from the grading on the north-facing hillside. This should be considered in the project's environmental document, as appropriate.
10. Such a shift would also need to carefully consider the stability of the landslide in this vicinity.
11. The FC District has slope easements on the northern portion of this development, which appear to be affected by the project's proposed lot grading. The grading plan is fundamentally flawed in that it does not show easements held by the FC District over the subject parcel. Please show and delineate all easements of record on or adjacent to the subject parcel. This will likely affect the optimistic lot yield proposed on the grading plan.
12. The property line behind lots 116-123 is shown differently on sheet 1 and sheet 2 of the submittal. Please correct as appropriate.
13. The property line behind lots 116-123 is incorrectly shown and these lots are proposed to be constructed over a DSOD-regulated saddle dam, and the slope easement previously purchased by the FC District. The grading plan on sheet 2 of 6 shows triangle symbols immediately behind these lots, and it's unclear if this implies the lots slope down onto the FC District's access road. In any case, please provide a typical cross section here, including pad elevations, and show both the limit of the FC District's fee property and the FC District's slope easement. It is critically important that proper and feasible grading is proposed here, and the current plan appears to have ignored past comments from the FC District on this matter.

14. The Preliminary Utility Plan indicates that all of the project's stormwater runoff will be directed into an existing storm drain line (diameter not given on the Utility Plan), north of the project, into the Basin, which is owned and operated by the FC District. This will require a Flood Control Permit. The applicant should be required to determine the adequacy of the existing storm-drain prior to approval of the Vesting Tentative Map. Since the storm drain line is an FC District facility, the applicant shall submit hydrology and hydraulic calculations to the FC District for review and approval.
15. All storm drains directing flows into the Basin shall be equipped to prevent trash and debris from washing into the Basin. Such trash capture facilities shall be located outside of FC District Right of way.
16. We recommend that the City condition the applicant to design and construct storm drain facilities to adequately collect and convey stormwater entering or originating within the development to the nearest adequate man-made drainage facility or natural watercourse, without diversion of the watershed. No runoff should flow directly to the creek over the access road.
17. The applicant should be required to submit hydrology and hydraulic calculations to the City that prove the adequacy of the in-tract drainage system and the downstream drainage system. The FC District is available to review the calculations under our Fee-for-Service program.
18. This project is located within Drainage Area 130 (DA 130), for which drainage fees are due in accordance with Flood Control Ordinance Number 2007-06. By ordinance, all building permits or subdivision maps filed in this area are subject to the provisions of the drainage fee ordinances. Effective January 1, 2017, the current fee in DA 130 is \$0.72 per square foot of newly created impervious surface. The drainage area fees for this development should be collected prior to filing the final map.
19. The FC District is not the approving local agency for this project as defined by the Subdivision Map Act. As a special district, the FC District has an independent authority to collect drainage fees that is not restricted by the Subdivision Map Act. The FC District reviews the drainage fee rate every year the ordinance is in effect and adjusts the rate annually on January 1 to account for inflation. The drainage fee rate does not vest at the time of tentative map approval. The drainage fee due and payable will be based on the fee in effect at the time of fee collection.

20. The DA 130 fee is estimated to be approximately \$1,140,000 based on 301 residential lots (4,000 square-feet each), a commercial lot, an assisted living lot, a recreation facility, and open space as indicated on the Land Use Summary table on the site plan dated May 15, 2017. See the enclosed spreadsheet. Please note that the site map appears to show some lots much larger than the 4,000 square-feet indicated on the Summary Table. This discrepancy will need to be resolved.
21. Please have the developer's engineer submit a worksheet containing the lot sizes, fee per lot subtotal and total fee required, along with the lot closure calculations for our review. They should also submit a worksheet and scalable map showing the amount of impervious surface to be constructed on the open space parcels so that the correct fee amount can be determined. The worksheets submitted will be the basis for establishing the fee obligation.
22. Before review work can begin on this development, the developer will need to enter into a Fee-for-Service with us. The initial deposit shall be \$15,000, which will be billed to the developer as additional funds are needed.
23. The applicant should be required to comply with the current NPDES (National Pollutant Discharge Elimination System) requirements under the County Stormwater Management and Discharge Control Ordinances and the C.3 Guidebook. We support the state's goal of providing Best Management Practices to achieve the permanent reduction or elimination of stormwater pollutants and downstream erosion from new development.

RECOMMENDED CONDITIONS OF APPROVAL (Subject to revision with subsequent submittals as the design concept evolves):

1. The developer shall pay DA 130 fees prior to filing the final map.
2. The developer shall enter into a Fee-for-Service agreement with the Contra Costa County Flood Control and Water Conservation District (FC District) to cover staff time for all issues related to working adjacent to the Upper Sand Creek Detention Basin. The FC District shall review and approve all work that has the potential to impact the Basin.
3. The developer shall apply for a Flood Control Permit for any work that must be performed within FC District right-of-way.
4. The developer shall work with the DSOD for any construction within the DSOD jurisdictional areas, such as the dam toe and the saddle dike.

5. Prior to filing the final map, the developer shall prepare legal descriptions of the road and the access easement.
6. Prior to filing the final map, the developer shall purchase from the FC District necessary land rights for the access road and other needed area. Sale of such right of way to the developer is at the FC District's discretion and is contingent on resolving the DSOD and other issues outlined in this letter.

We appreciate the opportunity to review projects involving drainage matters and welcome continued coordination. If you have any questions, please call me at (925) 313-2346 or e-mail me at jorge.hernandez@pw.cccounty.us.

Sincerely,



Jorge Hernandez
Staff Engineer
Contra Costa County Flood Control
& Water Conservation District

JH:cw
G:\fldct\CurDev\CITIES\Antioch\3104-06\057-050-021 Albers, Olive Groves\Comments -August 2017.doc
Enclosures

c: Tim Jensen, Flood Control
Paul Detjens, Flood Control
Teri E. Rie, Flood Control
c/enc: Marsha Brown, Finance
Lucia Albers
9601 Deer Valley Road
Brentwood, CA 94513

B6

ATTACHMENT “C”

Contra Costa County



Fire Protection District

July 5, 2017

Mr. Lucia Albers
9601 Deer Valley Road
Brentwood, CA 94513

Subject: Olive Groves
Deer Valley Road SE of Upper Sand Creek
CCCFPD Project No.: P-2016-01743-REV1

Dear Mr. Albers

We have reviewed the development plan to establish a gated active adult community at the subject location. The following is required for Fire District approval in accordance with the 2013 California Fire Code (CFC), the 2013 California Building Code (CBC), the 2013 California Residential Code (CRC), and County Ordinances and adopted standards:

1. Access as shown on Sheet1 must comply with Fire District requirements.

Access shall have a minimum outside turning radius of 45 feet. Access roadways shall not exceed 20% grade. Grades exceeding 16% shall be constructed of grooved concrete per the attached Fire District standard. (503) CFC

2. Access roadways of **less than 28-feet** unobstructed width shall have signs posted or curbs painted red with the words **NO PARKING – FIRE LANE** clearly marked. (22500.1) CVC, (503.3) CFC

Access roadways of **28 feet or greater, but less than 36-feet** unobstructed width shall have **NO PARKING – FIRE LANE** signs posted, allowing for parking on one side only or curbs painted red with the words **NO PARKING – FIRE LANE** clearly marked. *Parking is permitted only on the side of the road that does not have hydrants.* (22500.1) CVC, (503.3) CFC

3. Access gates for Fire District apparatus shall be a minimum of 20-feet wide. Access gates shall slide horizontally or swing inward and shall be located a minimum of 30 feet from the street. Electrically operated gates shall be equipped with a Knox Company key-operated switch. Manually operated gates shall be equipped with a non-casehardened lock or approved Fire District lock. Contact the Fire District for information on ordering the key-operated switch. (D103.5) CFC.

4. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1) CFC

5. The developer shall provide an adequate and reliable water supply that meets the needs of the facilities being constructed per California Fire Code. Required flow must be delivered from the required number of hydrants flowing simultaneously for a duration the period of time specified in the CFC while maintaining 20-pounds residual pressure in the main. (507.1), (B105) CFC

6. The developer shall provide sufficient hydrants at points within the development based upon the required fire flow as found in CFC Table C105.1. Hydrants shall be of the East Bay type. (C103.1) CFC
7. The developer shall submit a minimum of two (2) copies of site improvement plans indicating all existing or proposed hydrant locations and fire apparatus access for review and approval prior to obtaining a building permit. **Final placement of hydrants shall be determined by this office.** (501.3) CFC
8. **Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site.** (501.4) CFC

Note: A temporary aggregate base or asphalt grindings roadway is not considered an all-weather surface for emergency apparatus access. The first lift of asphalt concrete paving shall be installed as the minimum roadway material and must be engineered to support the designated gross vehicle weight of 22 / 37 tons.

9. The homes as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2013 edition of NFPA 13D or Section R313.3 of the 2013 California Residential Code. Submit a minimum of two (2) sets of plans to this office for review and approval prior to installation. (903.2) CFC, (R313.3) CRC
10. The developer shall provide traffic signal pre-emption systems (Opticom) on any new or modified traffic signals installed with this development. (21351) CVC
11. The owner shall cut down and remove all weeds, grass, vines, or other growth that is capable of being ignited and endangering property. (304.1.2) CFC
12. Development on any parcel in this subdivision shall be subject to review and approval by the Fire District to ensure compliance with minimum requirements related to fire and life safety. Submit three (3) sets of plans to the Fire District prior to obtaining a building permit. (501.3) CFC
13. The developer shall submit a minimum of two (2) complete sets of plans and specifications of the subject project, including plans for any of the following required deferred submittals, to the Fire District for review and approval **prior to** construction to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC
 - Building construction plans
 - Private underground fire service water mains
 - Fire sprinklers
 - Standpipe
 - Fire alarm
 - Aboveground/underground flammable/combustible liquid storage tanks
 - Commercial kitchen hood extinguishing systems
 - Special suppression systems

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Todd Schiess".

Todd Schiess
Fire Inspector I

c: Forrest Ebbs
 Community Development Department
 Planning Division
 P.O Box 5007
 200 H Street
 Antioch, CA 94531-5007

File:P-2016-01743.ltr

ATTACHMENT “D”

**STAFF REPORT TO THE CITY OF ANTIOCH PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF SEPTEMBER 6, 2017**

Prepared by: Cindy Gnos, Contract Planner
Approved by: Alexis Morris, Planning Manager 
Date: September 6, 2017
Subject: Notice of Preparation Scoping Meeting for The Ranch Project

RECOMMENDATION

Staff recommends that the Planning Commission receive public comments on the Notice of Preparation (NOP) (see attached) of the Draft Environmental Report (EIR) for The Ranch Project.

BACKGROUND

The subject site is within the 2,700-acre Sand Creek Focus Area located in the southern portion of the City of Antioch. The General Plan anticipates this Focus Area to evolve into a large-scale planned community that provides a mix of housing and commercial opportunities. The project site is comprised of primarily undeveloped land, currently designated for Golf Course community, Senior Housing, and Open Space in the General Plan.

The applicant submitted a Preliminary Planned Development (PDP) for the site which was reviewed by the Planning Commission in September and October of 2015. The original PDP included up to 1,667 residential units. Upon receiving Planning Commission feedback and additional community outreach, the applicant submitted a revised PDP application including a Traditional residential community of 1,118 units or a community with an age-restricted residential component with a total of 1,307 units. The revised PDP was reviewed by the Planning Commission in November 2016.

PROJECT DESCRIPTION

The applicant has submitted an application for development of a master planned community including multiple single-family residential neighborhoods, a village center, various public facilities and amenities, and circulation and access improvements, as well as associated infrastructure improvements to serve the proposed planned community. The proposed project includes two scenarios: a Multi-Generational Plan and a Traditional Plan. The Multi-Generational Plan would include a wide range of housing, including active adult housing, while the Traditional Plan would include only all-ages housing, and would not include active adult housing. The project applicant is requesting approval of both scenarios to allow flexibility based upon market conditions. The

requested project entitlements include approval of General Plan Amendments, Zoning Code Text and Map Amendments, Design Guidelines, Resource Management Plan, and a Development Agreement.

DISCUSSION

The City of Antioch is preparing an EIR for The Ranch Project. The California Environmental Quality Act (CEQA) requires the preparation of a NOP for the purpose of soliciting comments on the scope of the EIR. CEQA requires the NOP be distributed for a 30-day public review period, which began on August 11, 2017 and ends on September 11, 2017. Comments may be submitted in writing to the City by 5:00 on September 11, 2017. In addition, CEQA requires a public scoping meeting to record verbal comments on the scope of the EIR. The scoping meeting is not to debate or discuss the merits of the project, but to receive input on the scope of the EIR. An action from the Planning Commission is not needed at this time, but just the receiving of public comments.

ATTACHMENT

A. NOP for The Ranch Project

ATTACHMENT “A”



NOTICE OF PREPARATION

DATE: August 11, 2017

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

FROM: City of Antioch

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

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

PROJECT APPLICANT: Richland Communities

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

Please provide comments on the scope of the EIR to Alexis Morris, Planning Manager, at the address listed above. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 5:00 PM on September 11, 2017. In your response, please identify a contact person in your agency for future correspondence.

The Lead Agency will hold a public scoping meeting to receive verbal comments on Wednesday, September 6, 2017 at 6:30 PM in the City of Antioch Council Chambers, Third and “H” Streets, Antioch, CA 94509.

INTRODUCTION:

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

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

-
- Cumulative impacts; and
 - Alternatives to the project.

PROJECT LOCATION:

The Ranch Project (proposed project) is located in the southeastern portion of the City of Antioch in eastern Contra Costa County, California (see Figure 1). The City of Antioch is bordered to the north by the San Joaquin River Delta; to the east by the City of Brentwood and the City of Oakley; to the west by the City of Pittsburg and unincorporated portions of Contra Costa County; and to the south by unincorporated portions of Contra Costa County. The project site is located within the Sand Creek Focus Area of the General Plan, which contains lands designated by the Antioch General Plan for open space, residential, commercial, and mixed-use development (See Figure 2). The site is identified by Assessor's Parcel Numbers (APNs) 057-010-002-4, 057-010-003-2, and 057-021-003-9.

The proposed project site consists of 551.5 acres of primarily undeveloped land, designated for Golf Course Community, Senior Housing, and Open Space in the City of Antioch General Plan (see Figure 3). The site is zoned Study Area (S) per the City of Antioch Zoning Ordinance (see Figure 4). The project site is surrounded by a single-family residential subdivision to the north, undeveloped land to the south (planned for future residential), Deer Valley Road and Kaiser Permanente Antioch Medical Center to the east, and undeveloped land and Empire Mine Road (planned for future residential) to the west.

PROJECT SITE CHARACTERISTICS:

The project site consists of on-site (referred to as the "project site") impact areas. The 551.5-acre project site is comprised of primarily undeveloped land, designated for Golf Course community, Senior Housing, and Open Space in the City of Antioch General Plan. Currently, the site includes a cattle-grazing operation, a single-family residence, and various barns and outbuildings located on the eastern portion of the site. Historical uses of the site include grazing and limited natural gas exploration. Sand Creek, a tributary of Marsh Creek, flows west to east through the proposed project site. The topography of the site is varied, ranging from relatively level areas in the eastern and central portions of the site, gently-sloping hills immediately north and south of Sand Creek, and moderate to steep slopes in the western portion of the site. A large stockpile of soil and large boulders is situated on the northern portion of the proposed project site, near the terminus of Dallas Ranch Road. The stockpiles are likely the result of construction activities associated with Dallas Ranch Road and the existing single-family, medium density residential subdivision located to the north of the site.

PROJECT DESCRIPTION:

The applicant is proposing to amend the general plan, and construct multiple single-family residential neighborhoods, various public facilities and amenities, and circulation and access improvements, as well as associated infrastructure improvements to serve the proposed planned community. The proposed project includes two scenarios: a Multi-Generational Plan and a Traditional Plan. The Multi-Generational Plan would include a wide range of housing, including active adult housing, while the Traditional Plan would include only all-ages housing, and would not include active adult housing. The project applicant is requesting approval of both scenarios to allow flexibility based upon market conditions. The following provides a summary of the project's primary components.

- *General Plan Amendments:* Per the City of Antioch General Plan, the proposed project site is located within the Sand Creek Focus Area, and is designated Golf Course Community, Senior Housing, and Open Space. The proposed project would include a General Plan Amendment to the

Land Use Map to change the land use designations of the site to Low Density Residential, Medium Low Density Residential, Mixed Use, Public/Quasi Public, and Open Space for the Traditional Plan. The GPA for the Multi-Generational Plan would designate a portion of the site as Senior Housing (see Figure 5 and Figure 6). In addition, both scenarios would include text and map changes to the Circulation Element of the General Plan. The amendment to the Circulation Element of the General Plan would to shift the proposed alignment of Dallas Ranch Road and its connection to Sand Creek Road north of Sand Creek.

- *Zoning Code Amendment:* The proposed project site is currently zoned S per the City of Antioch Zoning Ordinance. The project would require a zoning amendment to change the zoning designation of the project site from S to Planned Development (PD) (see Figure 7). The PD ordinance would include development standards specific to the proposed project site.
- *Neighborhood Concept:* The two proposed scenarios would provide a mix of different single family residential neighborhood types organized into two distinct development areas to the north and south of the Sand Creek corridor. Both the Multi-Generational Plan and the Traditional Plan would include identical layouts for the north development area; however, the plans would differ subtly in the layouts for the south development area (see Figure 8 and Figure 9). Proposed land uses, densities, and lot sizes of both plans are shown in Table 1 and Table 2.
 - *North Development Area:* The north development area would include Medium Density (MD) and Low Density (LD) neighborhoods. A five-acre commercial “Village Center” would be located at the northwest corner of Deer Valley Road and Sand Creek Road.
 - *South Development Area (Multi-Generational Plan):* Under the Multi-Generational Plan, the south development area would comprise of three distinct residential neighborhoods, including two low-density “executive” neighborhoods (LD-1 and LD-2) and an Active Adult (AA) neighborhood. All three neighborhoods would be gated.
 - *South Development Area (Traditional Plan):* Under the Traditional Plan, the south development area would include an additional LD-2 neighborhood in place of the AA neighborhood proposed in the Multi-Generational Plan.

Table 1
Multi-Generational Plan Land Use

| Land Use | | Acreage | Net Density (du/ac) | Average Lot Size (sf) | Target Number of Units |
|--------------------------|---------------------|--------------|------------------------|--------------------------|---------------------------|
| Low Density (LD) | LD-1 | 35 | 3.4 | 10,000 | 120 |
| | LD-2 | 18 | 3.6 | 7,000 | 65 |
| | LD-3 | 104 | 3.9 | 7,000 | 410 |
| Active Adult (AA) | | 93 | 5.4 | 5,000 | 500 |
| Medium Density (MD) | | 38 | 5.6 | 4,500 | 212 |
| TOTAL RESIDENTIAL | | 288 | 4.5 | | 1,307 |
| Village Center (VC) | | 5 | | | |
| Public Use (PQ) | Fire Station (PQ-F) | 2 | | | |
| | Staging Area (PQ-S) | 1.5 | | | |
| Parks (P) | | 22 | | | |
| Landscape (L) | | 2.5 | | | |
| Open Space (OS) | | 194.5 | | | |
| Major Roadways | | 36 | | | |
| GRAND TOTAL | | 551.5 | | | |

| Table 2 Traditional Plan Land Use | | | | | |
|--------------------------------------|---------------------|--------------|------------------------|--------------------------|---------------------------|
| Land Use | | Acreage | Net Density (du/ac) | Average Lot Size (sf) | Target Number of Units |
| Low Density (LD) | LD-1 | 45 | 3.4 | 10,000 | 155 |
| | LD-2 | 100 | 3.6 | 7,000 | 360 |
| | LD-3 | 104 | 3.9 | 7,000 | 410 |
| Medium Density (MD) | | 38 | 5.6 | 4,500 | 212 |
| TOTAL RESIDENTIAL | | 287 | 4.0 | | 1,137 |
| Village Center (VC) | | 5 | | | |
| Public Use (PQ) | Fire Station (PQ-F) | 2 | | | |
| | Staging Area (PQ-S) | 1.5 | | | |
| Parks (P) | | 17.5 | | | |
| Landscape (L) | | 3 | | | |
| Open Space (OS) | | 199.5 | | | |
| Major Roadways | | 36 | | | |
| GRAND TOTAL | | 551.5 | | | |

- *Public Facilities and Amenities:* The proposed project includes the development of public facilities and public recreational amenities, including open space and trails, parks, and a fire station site.
 - *Open Space and Trails.* The proposed project would preserve the existing Sand Creek corridor, as well as various hills and ridgeline areas in the northwestern and southwestern portions of the project site, as open space. A comprehensive public trail system would be provided along Sand Creek and throughout the project site. The trail system would connect the proposed neighborhood areas to each other and to nearby parks, ridgeline areas, trailhead staging areas, and the proposed mixed-use Village Center area.
 - *Parks:* The proposed project would include five public neighborhood parks, ranging from 1.5 to 6 acres, as well as numerous pocket parks that would generally be smaller than one acre.
 - *North Neighborhood Park:* Within the north development area (under either development scenario), the proposed project would include a five-acre park (North Neighborhood Park) and a five-acre, 100-foot wide linear parkway adjacent to the east side of the north neighborhood park.
 - *Homestead Park:* A 2.5-acre park would be located between the two MD areas along Sand Creek Road (under either development scenario). Homestead Park would be situated at the site of the existing on-site grazing operation, would overlook Sand Creek and would provide public trail access to the Sand Creek trail system for residents of the northern development area.
 - *Active Adult Community Park:* Under the Multi-Generational Plan, the active adult neighborhood would have an approximately four-acre park (Active Adult Community Park), which could include a club house with pool, tennis courts and bocce ball courts, as well as lawn areas and walking paths.
 - *Hillside Park:* The Executive Neighborhood would include an approximately 1.5-acre park (Hillside Park) that would connect to the proposed trail system and include a common area and vista point with views of Mount Diablo.
 - *Fire Station.* A two-acre site for a future fire station would be located to the east of Homestead Park and across from the proposed Village Center area. The fire station is not

proposed to be constructed as part of the proposed project, but will be studied in the Project EIR.

- *Circulation, Parking and Streetscape:* The proposed project would include construction of a four-lane arterial roadway (Sand Creek Road) that would connect the existing terminus of Dallas Ranch Road on the northwestern portion of the proposed project site to the existing terminus of Sand Creek Road at Deer Valley Road, immediately south of the Kaiser Permanente Antioch Medical Center. The connections at Dallas Ranch Road and Deer Valley Road would provide the primary access points to the project site.

A secondary access point would be provided at the existing signalized intersection at Deer Valley Road and Wellness Way. Wellness Way would be extended into the project site as a two-lane street (Street A) with a center landscaped median, terminating at Sand Creek Road. Street B, a four-lane arterial road, would connect to the roundabout at Sand Creek Road and extend southward to the southern boundary of the project site, terminating in a second roundabout. Street C would extend westward from Street B towards the western site boundary.

Internal local residential streets would include 10-foot roadway lanes, bordered on each side by a seven-foot horizontal parking lane, a five-foot landscaped setback, and a five-foot-wide sidewalk. Each residential unit would have two spaces in an enclosed garage. If streets abutting the residential units do not include street parking, guest parking would be provided at a rate of one space per five residential units.

All major streets would include a five-foot bicycle lane. In addition to the bicycle lanes, the proposed project would include the construction of a seven-mile off-street trail system. In addition, a 10-foot wide pedestrian/bicycle bridge would be constructed across Sand Creek near the Homestead Park site.

- *Utilities and Infrastructure:* Public utilities, including potable water, sanitary sewer, stormwater drainage, power, and telecommunication services, are not currently provided on the project site. The following section describes how the proposed project would improve the site to provide standard services:
 - *Water Service:* Potable water would be distributed to the project site by existing transmission mains and would complete a looped connection through the proposed project site. An approximately 16-inch primary water line would be located in Sand Creek Road and would connect to the existing City water main at Dallas Ranch Road, and a second connection would be located at the existing 20-inch water main in Deer Valley Road. Other major streets throughout the proposed project site would contain approximately eight- to 12-inch water lines.
 - *Sanitary Sewer:* The proposed project would include the installation of a 12-inch sewer main, as well as a number of smaller eight-inch sewer lines throughout proposed project site. The connection point for the 12-inch sewer main would be located approximately 1.5 miles east of the project site in Heidorn Ranch Road. An off-site extension of the existing 18- to 24-inch sewer line would be required to provide the proposed project with sewer service.
 - *Stormwater:* All stormwater runoff within the proposed project site would be treated on-site by two proposed stormwater detention basins and would discharge into Sand Creek through two new storm drain outfalls. The northernmost detention basin would be approximately nine acres in size and would be located south of Sand Creek Road, north of the Sand Creek. The second basin would be approximately 7.5 acres, and would be located south of Sand Creek. Both stormwater detention basins would discharge treated

stormwater through engineered outlets to Sand Creek. The detention basins would provide detention, treatment, and hydromodification.

- *Power and Communications:* Electricity to the project site would be provided by PG&E. AT&T and Comcast would provide voice and data communication services to all development in the site. Existing distribution lines would be extended to individual parcels within the project site as development occurs. Dry utilities, electrical, gas, and technology would be located underground, and would tie in to existing infrastructure located at the terminus of Dallas Ranch Road and an existing substation approximately one-half mile south of the existing Hillcrest Avenue/Prewett Ranch Drive intersection.
- *Phasing:* Buildout of the project would occur over the course of a number of years, as dictated by the economy and demand for new housing in the area. The project would be constructed in phases, with the infrastructure and amenities corresponding to new unit demands. While the phases have not yet been determined, the project site would be built out starting from east to west and from north to south. A phasing plan would be submitted with the first tentative map application for the project site.

PROJECT ENTITLEMENTS AND APPROVALS:

Requested project entitlements are anticipated to include the following:

- *General Plan Amendments:* The project would require the approval of a General Plan text and map amendments to the Land Use Element to change the land use designations of the site from Golf Course Community/Senior Housing/Open Space, Hillside and Estate Residential, and Public/Quasi Public to Low Density Residential, Medium Low Density Residential, Mixed Use, Public/Quasi Public, and Open Space. The Multi-Generational Plan would designate a portion of the site as Senior Housing. The Circulation Element of the General Plan would be amended (text and map) to reflect the proposed alignment of Sand Creek Road.
- *Zoning Code Text and Map Amendments.* The project would require text amendments to rezone from the current zoning, Study Area (S), to Planned Development (PD). The PD would include special development standards for the project.
- *Design Guidelines.* The design guidelines would supplement the proposed development standards.
- *Resource Management Plan.* Pursuant to section 4.4.6.7(t) of the City of Antioch General Plan, the applicant will prepare a Resource Management Plan for City approval.
- *Development Agreement.* The Development Agreement would assure the City that the proposed project would proceed to its completion in compliance with the plans submitted by the applicant, and assure the applicant of vested rights to develop the project.

PROBABLE ENVIRONMENTAL EFFECTS:

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

- Aesthetics
- Agricultural Resources

-
- Air Quality and Greenhouse Gas Emissions
 - Biological Resources
 - Cultural Resources
 - Geology and Soils / Mineral Resources
 - Hazards and Hazardous Materials
 - Hydrology and Water Quality
 - Land Use and Planning / Population and Housing
 - Noise
 - Public Services, Recreation, and Utilities
 - Transportation and Circulation
 - Statutorily Required Sections
 - Alternatives Analysis

August 11, 2017

Alexis Morris
Planning Manager, City of Antioch

Date

Figure 1
REGIONAL PROJECT LOCATION

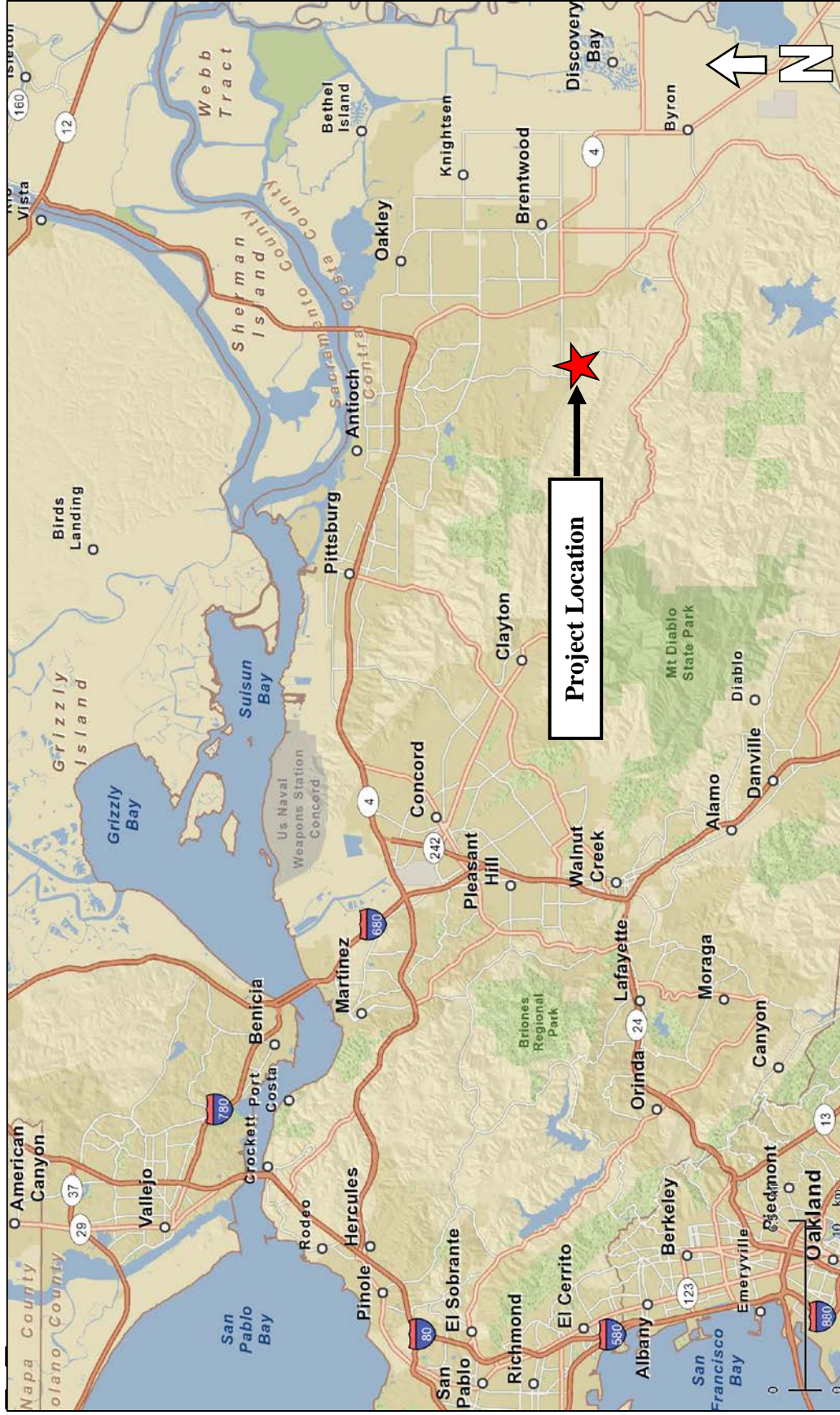


Figure 2
PROJECT VICINITY

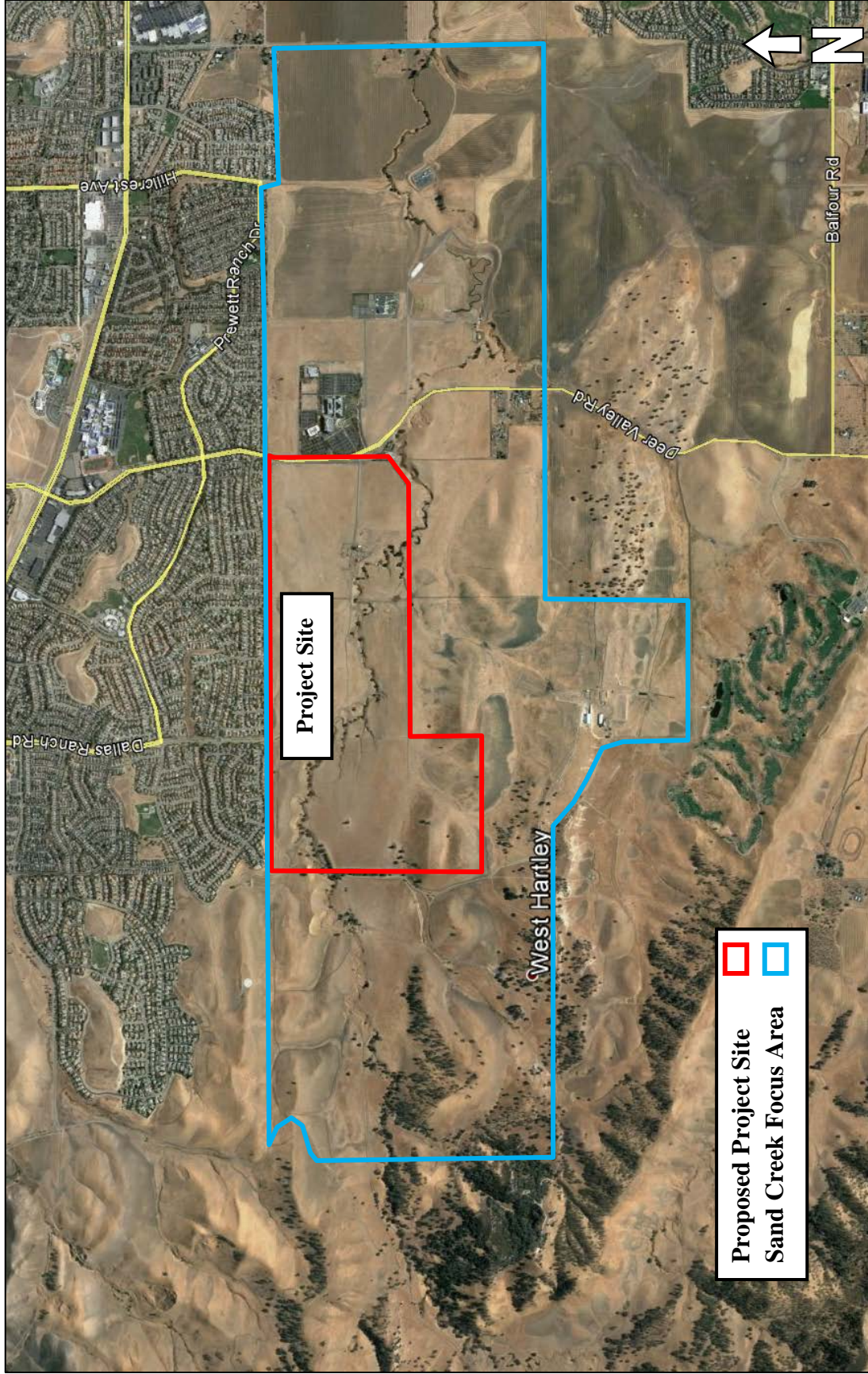


Figure 3
EXISTING GENERAL PLAN DESIGNATIONS

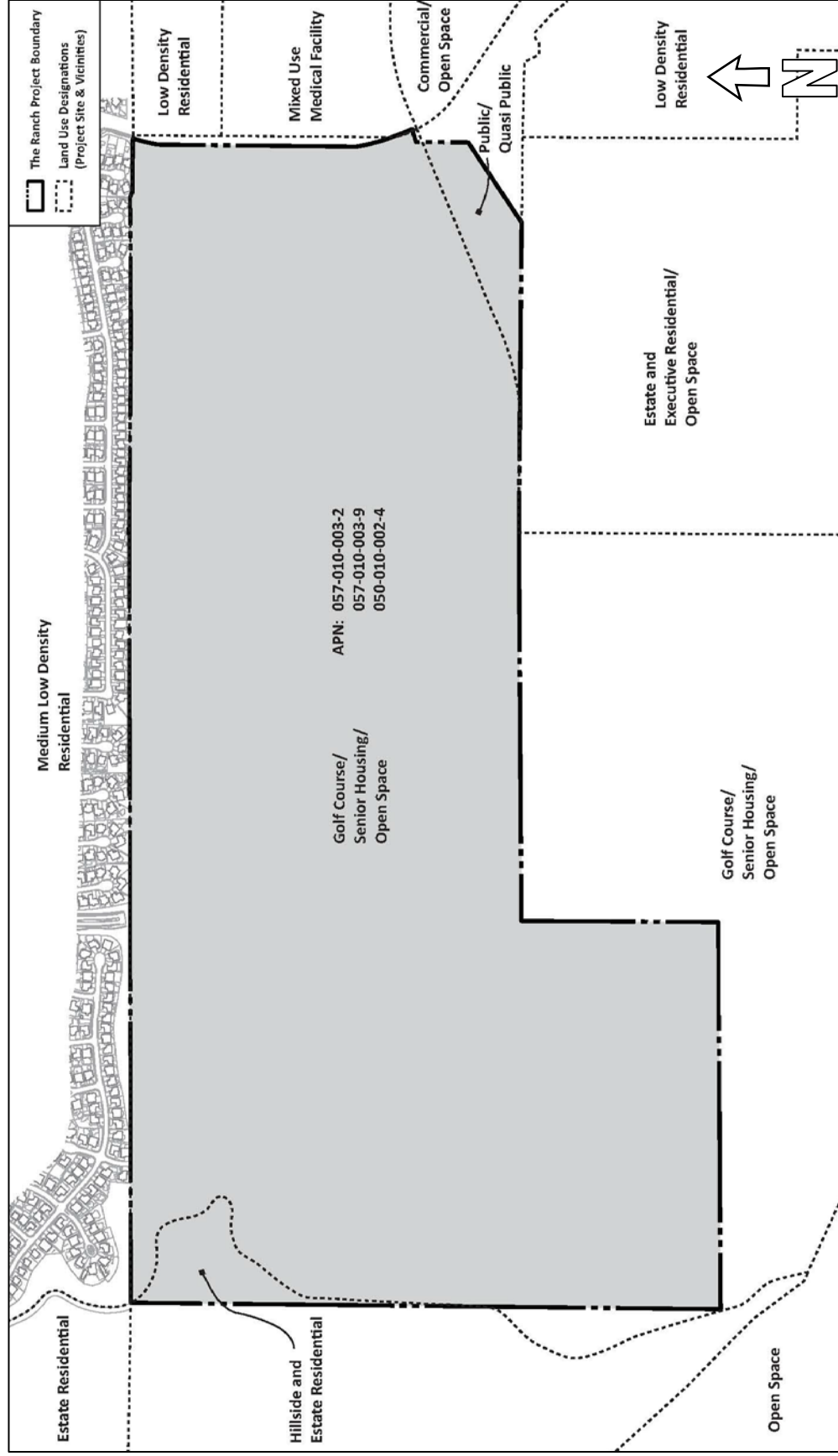
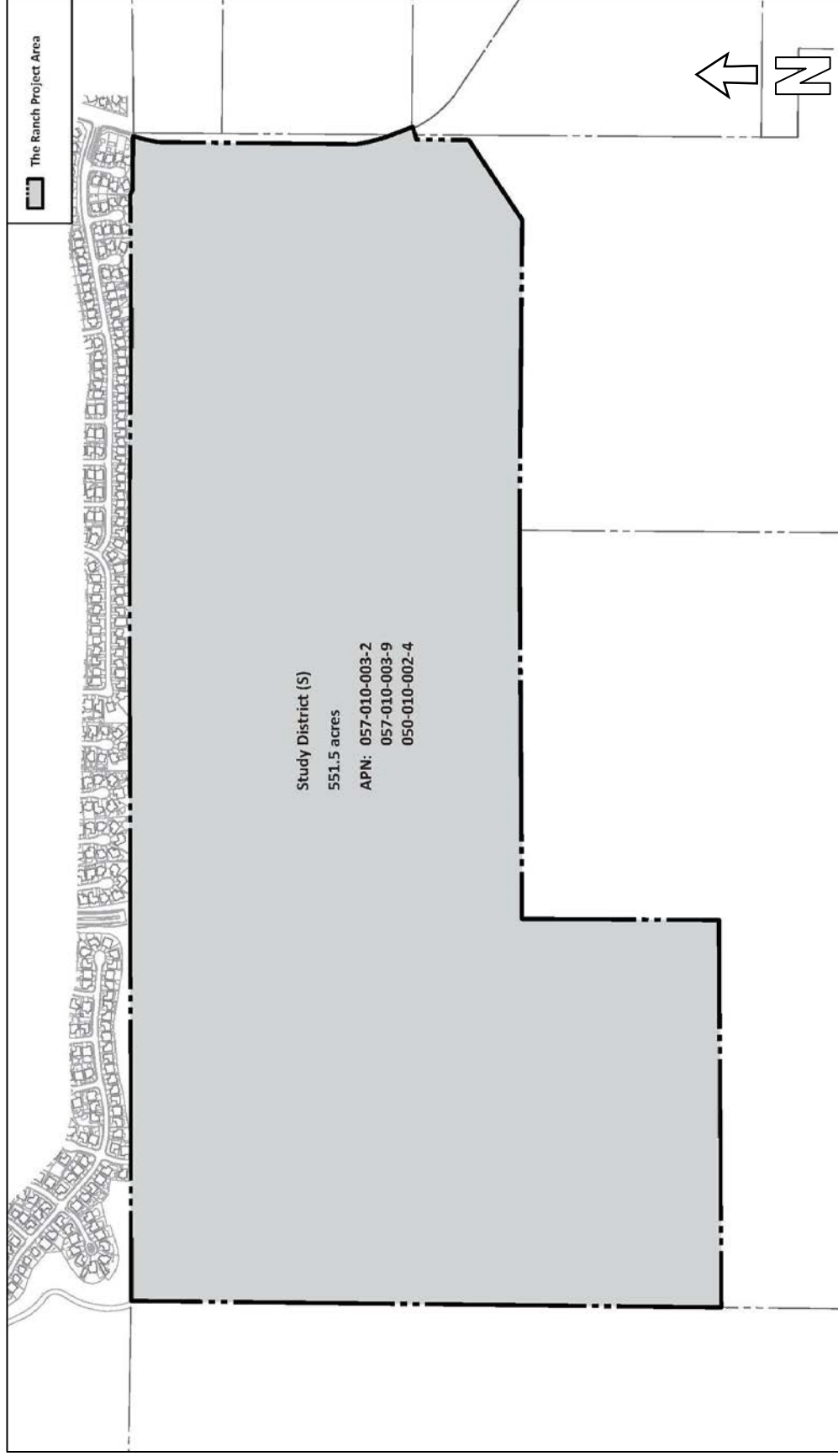


Figure 4
EXISTING ZONING DESIGNATION



A12



Figure 6
PROPOSED GENERAL PLAN DESIGNATIONS FOR TRADITIONAL PLAN

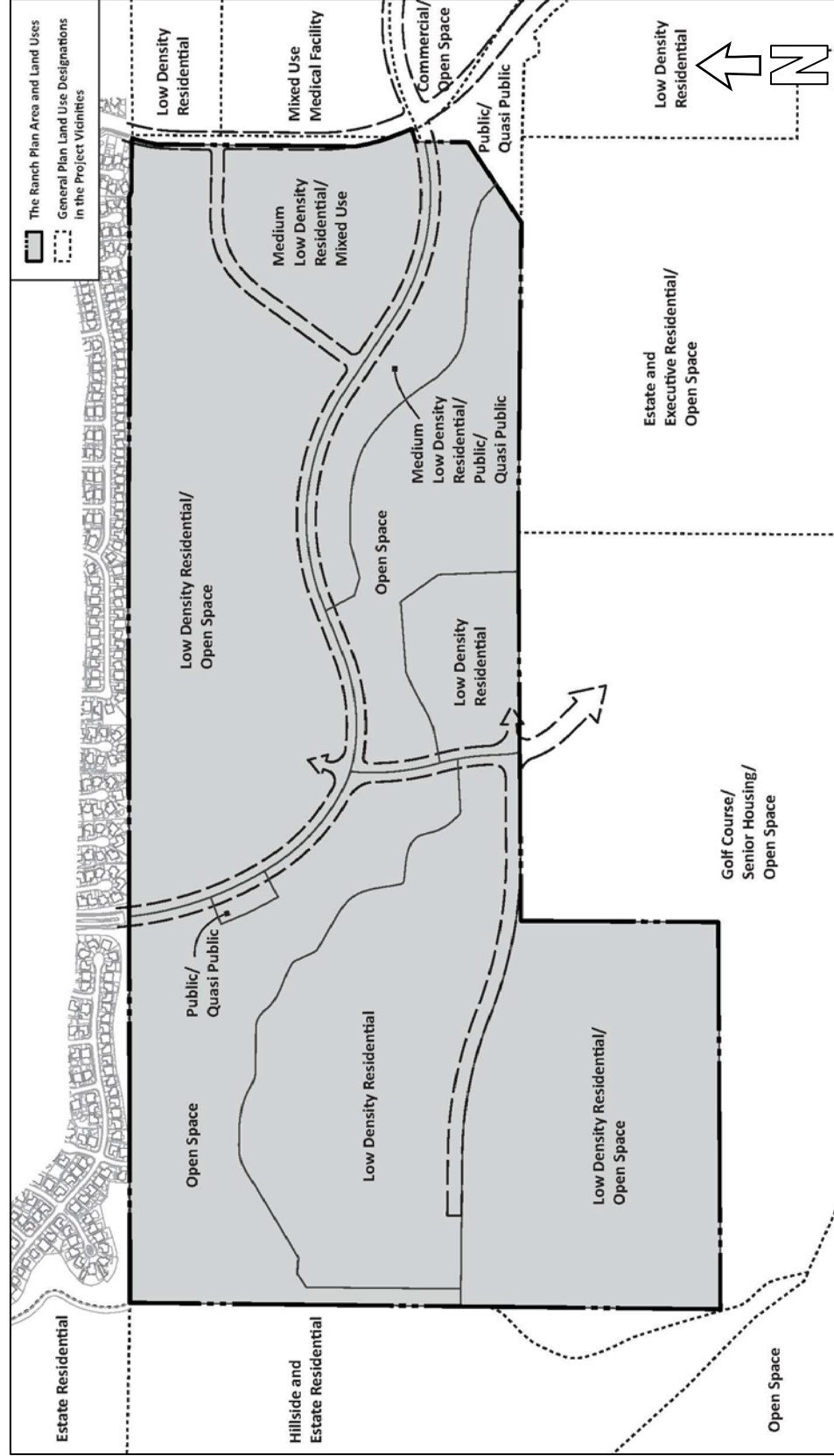


Figure 7
PROPOSED ZONING DESIGNATIONS

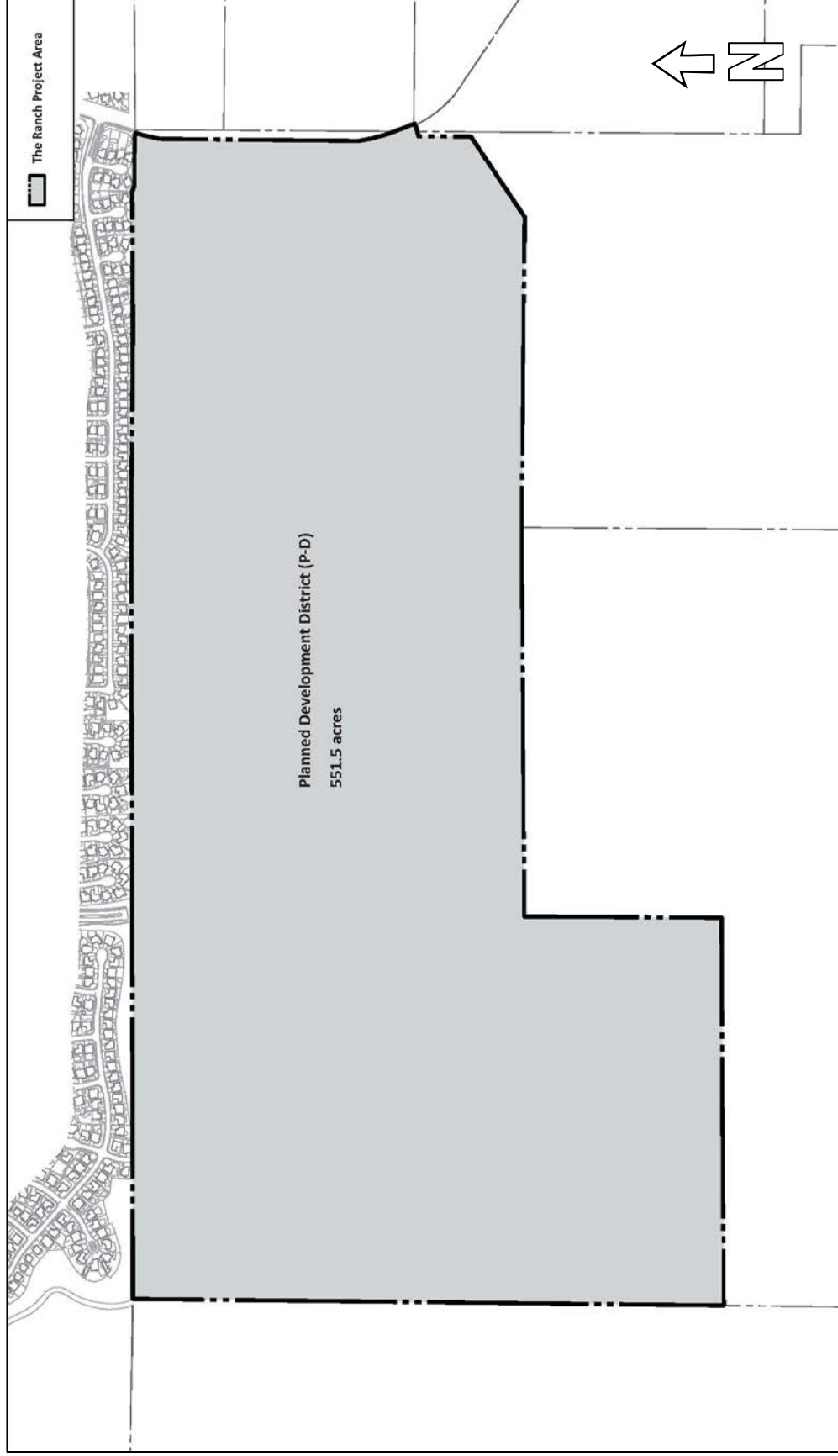


Figure 8
MULTI-GENERATIONAL PLAN



Figure 9
TRADITIONAL PLAN

