

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

WEDNESDAY, SEPTEMBER 19, 2018

6:30 P.M.

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

APPEAL

All items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 p.m. on **WEDNESDAY, SEPTEMBER 26, 2018**.

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

ROLL CALL

6:30 P.M.

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

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

CONSENT CALENDAR

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

1. **APPROVAL OF MINUTES:** **August 1, 2018** **APPROVED**

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END OF CONSENT CALENDAR

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MINUTES

NEW PUBLIC HEARINGS

2. **PW 357-301-18 – 2520 Somersville Parcel Map** - On behalf of Antioch Oaks, LP, ACRE Investment is submitting the application to place a condominium map on the property located at 2520 Somersville Road (APN 074-450-034-9). The building is approximately 84,000 SF in total, with approximately 38,000 SF occupied by 24 Hour Fitness and the remaining space being vacant.

STAFF REPORT

RESOLUTION NO. 2018-21

3. **PDP-15-02 – Quail Cove** – Discovery Builders requests approval of a 30-unit residential subdivision on an existing 5.59-acre vacant parcel (056-130-012). The request includes adoption of an Initial Study/Mitigated Negative Declaration, a rezoning from Planned Development to Planned Development 15-02, and approval of a 30-unit subdivision with an additional parcel for a bio retention basin. The project site has a General Plan Land Use Designation of Medium Low Density Residential. The project site is located to the east of the current terminus and south of the future extension of Prewett Ranch Drive, west of Heidorn Ranch Road and north (APN 056-130-012).

STAFF REPORT

RESOLUTION NOS. 2018-22, 23, 24

NEW ITEMS

4. **AR-18-13 – Antioch Auto Center Sign LED Upgrade** - Terry Long is requesting Design Review approval to upgrade the north facing display of the existing Antioch Auto Center sign from a static display to a digital LED display. The project site is located at 1831 Auto Center Drive (APN 074-180-033).

STAFF REPORT

RESOLUTION NO. 2018-25

5. **Cannabis Business Guidelines** – Presentation and discussion of Adopted Cannabis Business Guidelines.

STAFF REPORT

DIRECTION GIVEN

ORAL COMMUNICATIONS

WRITTEN COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT (7:45 pm)

Notice of Availability of Reports

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

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

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

Notice of Opportunity to Address the Planning Commission

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

Accessibility

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

**CITY OF ANTIOCH
PLANNING COMMISSION**

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

**August 1, 2018
City Council Chambers**

Chair Parsons called the meeting to order at 6:32 P.M. on Wednesday, August 1, 2018 in the City Council Chambers. She stated that all items that can be appealed under 9-5.2509 of the Antioch Municipal Code must be appealed within five (5) working days of the date of the decision. The final appeal date of decisions made at this meeting is 5:00 P.M. on Wednesday, August 8, 2018.

ROLL CALL

Present:	Commissioners Zacharatos, Motts, Martin and Chair Parsons
Absent:	Commissioner Schneiderman, Vice Chair Turnage
Staff:	Planning Manager, Alexis Morris Associate Planner, Zoe Merideth Project Manager, Scott Buenting Minutes Clerk, Kitty Eiden

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. **Approval of Minutes:** **June 6, 2018**

On motion by Commissioner Zacharatos, seconded by Commissioner Motts, the Planning Commission approved the minutes of June 6, 2018, as presented. The motion carried the following vote:

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

NEW PUBLIC HEARING

2. **Z-18-06 – Accessory Dwelling Unit Ordinance Amendment** – The City of Antioch is proposing text amendments to Section 9-5.3805 - Accessory Dwelling Units of the Zoning Ordinance to comply with new state laws relating to Accessory Dwelling Units, including, but not limited to, clarifying that accessory dwelling units may be built on properties zoned to allow a single-family or multifamily use, allowing accessory dwelling units to be built in conjunction with a proposed single-family dwelling, and reducing some parking requirements. The proposed ordinance would be applicable city-wide. This project is exempt from the California Environmental Quality Act.

Associate Planner Merideth presented the staff report dated July 27, 2018, recommending the Planning Commission approve the attached resolution recommending that the City Council adopt the ordinance (Exhibit 1 to the resolution) making text amendments to section 9-5.3085 Accessory Dwelling Units of the Zoning Ordinance to comply with new state laws related to Accessory Dwelling Units.

In response to Commissioner Motts, Associate Planner Merideth explained that properties with Accessory Dwelling Units would be required to abide by the Antioch Municipal Code parking restrictions.

In response to Commissioner Zacharatos, Associate Planner Merideth responded that based on the ordinance a property owner needed to live in one of the units and the City could not regulate how many vehicles a property owner or renter could have on site.

Commissioner Martin commented that language in the ordinance discussed tandem parking occurring “on a driveway or any other location on the lot” which he believed could allow for parking on unimproved surfaces.

Associate Planner Merideth explained that the language referenced was a definition that came from State law and reiterated that the Antioch Municipal Code limited where parking could occur on a lot.

Planning Manager Morris added that some of the State language was unclear and may conflict with the Antioch Municipal Code; however, there was no requirement that indicated the City could not enforce their parking regulations other than the number of spaces.

Chair Parsons questioned if there would be additional metering of utilities for the accessory dwelling units.

Associate Planner Merideth clarified that the Ordinance specifically did not allow for the subdivision of the property.

RESOLUTION NO. 2018-20

On motion by Commissioner Martin, seconded by Commissioner Zacharatos, the Planning Commission approved the attached resolution recommending that the City Council adopt the ordinance (Exhibit 1 to the resolution) making text amendments to section 9-5.3085 Accessory Dwelling Units of the Zoning Ordinance to comply with new state laws related to Accessory Dwelling Units. The motion carried the following vote:

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

NEW ITEM

- 3. Brackish Water Desalination** - Staff recommends that the Planning Commission receive public comments on the Draft Environmental Impact Report (EIR) for the Antioch Brackish Water Desalination Project. The meeting is not to debate or discuss the merits of the project, but to receive verbal comments that will be responded to in the Final EIR. An action from the Planning Commission is not needed at this time, but just the receiving of public comments.

Project Manager Buenting introduced Consultant Scott Weddle, Carollo Engineers, to give the presentation.

Consultant Scott Weddle and with Carollo, gave a PowerPoint presentation which included which included the following information:

- Project Background, Objectives and Overview
- Conceptual Site Plan
- Desalination Process
- Wet and Dry Year Operations – Raw Water Use
- Brine Disposal

Commissioner Martin questioned if the EIR took into consideration the higher concentration of minerals in the brine stream that would be released back into the river following the desalination process.

Mr. Weddle explained that the brine stream had been studied and resulted in the environmental impacts being insignificant.

Commissioner Motts questioned if the new water intakes would have advanced protections for aquatic life.

Mr. Weddle responded that there would be new fish screens installed which were designed and constructed in accordance with recent technology to minimize impacts to sensitive species. He noted the conceptual design had multiple fish screens that would

allow for less pull toward the intake screens which allowed fish to pass by without being entrained into the screens. Additionally, there would be an option to revert back to CCWD if an incident prevented them from in-taking water from the river.

Jim O'Toole, Environmental Science Associates, Project Director for preparation of EIR gave a PowerPoint presentation which included the following information:

- Purpose of California Environmental Quality Act (CEQA) and the EIR process
- CEQA Process
- Resource Topic Analysis for EIR
- Levels of Environmental Impact
- Impacts Identified Less than Significant / No Impact
- Impacts Identified Potentially Significant and Mitigation Measures

He announced the comment period would close August 13, 2018, and they invited the public to provide verbal comments this evening and/or written comments to Scott Buenting - sbuenting@ci.antioch.ca.us.

Denise Skaggs, Antioch resident, stated she supported the project. She explained that she lived in the area and was concerned that the EIR had not addressed the noise impacts for residents living on View Drive. She suggested a sound wall or another mechanism be considered to lessen the impact of the new facility. Additionally, she noted water pressure was inadequate in the area and an emergency/evacuation plan should be addressed.

Chair Parsons encouraged Ms. Skaggs to submit her concerns in writing.

ORAL COMMUNICATIONS

Commissioner Martin announced that Assistant City Engineer Filson had retired.

Chair Parsons announced that Commissioner Conley had resigned and there was a vacancy on the Commission.

WRITTEN COMMUNICATIONS

None.

COMMITTEE REPORTS

Commissioner Motts reported that TRANSPLAN meetings had been cancelled.

ADJOURNMENT

Chair Parsons adjourned the Planning Commission at 7:24 P.M.

Respectfully Submitted,
Kitty Eiden

**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF SEPTEMBER 19, 2018**

Prepared by: Ken R. Warren, Senior Civil Engineer *KRW*
Approved by: Jon Blank, Public Works Director/City Engineer
Date: September 14, 2018
Subject: **PW 357-301-18 – 2520 Somersville Road Tentative Parcel Map for Condominium Purposes**

RECOMMENDATION

It is recommended that the Planning Commission approve the Tentative Parcel Map subject to the conditions contained in the attached resolution.

REQUEST

Antioch Oaks, LP - ACRE Investment, the applicant, requests approval of a tentative parcel map for condominium purposes to create ten (10) condominium units from one parcel (Parcel D, MS 10-90, 149 M 41). The project site is located at 2520 Somersville Road (APN 074-450-034-9) in the Somersville Towne Center.

BACKGROUND

The General Plan and zoning designation is C-3 Regional Commercial. Surrounding land uses and zoning designations are also C-3 Regional Commercial.

ENVIRONMENTAL

The project is Categorically Exempt from environmental review pursuant to Section 15301(k) of the Guidelines for implementation of the California Environmental Quality Act (CEQA). Section 15301(k) allows categorical exemptions for the permitting of an existing structure involving negligible or no expansion of use beyond that previously existing. Section 15301(k) specifically exempts projects that are subdividing existing commercial buildings where no physical changes occur.

ANALYSIS

The existing commercial structure is approximately 84,000 square feet (SF) in total, with approximately 38,000 SF occupied by 24 Hour Fitness and the remaining space being vacant. 24 Hour Fitness has 100% of their utilities

separated from the remaining space and plans for a separate house meter have been approved by PG&E to accommodate the exterior lighting.

ATTACHMENTS

- A: Resolution
- B. Vicinity Map
- C: Tentative Parcel Map

ATTACHMENT “A”

**CITY OF ANTIOCH PLANNING COMMISSION
RESOLUTION NO. 2018-****

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
APPROVING THE TENTATIVE MAP FOR 2520 SOMERSVILLE ROAD
(PW 357-301-18)**

WHEREAS, the Planning Commission of the City of Antioch did receive an application from Antioch Oaks, LP - ACRE Investment requesting approval of a tentative parcel map for condominium purposes to create ten (10) condominium units from one parcel (Parcel D, MS 10-90, 149 M 41) located at 2520 Somersville Road (APN 074-450-034-9) in the Somersville Towne Center; and

WHEREAS, this project is exempt from the provisions of CEQA pursuant to CEQA Guideline Section 15301(k) – Existing Facilities; and

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

WHEREAS, on September 19, 2018, the Planning Commission duly held a public hearing, received and considered evidence, both oral and documentary;

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

1. That the parcel map is consistent with the General Plan, as required by Section 66473.5 of the Subdivision Map Act and the City's Subdivision Regulations. The site has a General Plan and zoning designation of C-3 Regional Commercial and the Tentative Parcel Map will accommodate uses that are consistent with the proposed General Plan designation.
2. That the Tentative Parcel Map complies with the rules, regulations, standards and criteria of the City's Subdivision Regulations. The City's Planning and Engineering staff have reviewed the Tentative Parcel Map and evaluated the effects of the map proposed and have determined that the Tentative Parcel Map as conditioned complies with and conforms to all the applicable rules, regulations, standards, and criteria of the City's Subdivision Regulations.
3. The conditions of approval protect the public safety, health and general welfare of the users of the project and surrounding area. In addition, the conditions ensure the project is consistent with City standards.

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Commission, after reviewing the staff report and considering testimony offered, does hereby **APPROVE** PW 357-301-18, a Tentative Parcel Map, subject to the following conditions:

STANDARD CONDITIONS

1. The project shall comply with the Antioch Municipal Code.
2. The applicant shall defend, indemnify and hold harmless the City in any action brought by a third party to challenge the land use entitlement.
3. The approval of this tentative parcel map for condominium purposes ("tentative map") is subject to the time lines established in the State of California Subdivision Map Act.
4. The approval of this tentative map shall not constitute the approval of any improvements shown on the tentative map.
5. The approval of this tentative map shall not be construed as a guarantee of future extension or re-approvals of this or similar maps, nor is it an indication of future availability of water or sewer facilities or permission to develop beyond the capacities of these facilities.
6. This approval expires two (2) years from the date of approval (expires September 19, 2020) unless an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one (1) one-year extension shall be granted.
7. The applicant shall pay all fees required by the City Council.

PROJECT SPECIFIC CONDITIONS

8. The applicant shall provide separate utility connections to each unit in accordance with City standards, or as approved by the City Engineer.
9. The applicant shall comply with the following requirements submitted by the Contra Costa County Fire Protection District in their letter dated August 15, 2018:
 - a. Any proposed developments or improvements shall be subject to review and approval by the Fire District to ensure compliance with minimum requirements related to fire and life safety.

- b. Submit a minimum of two (2) sets of plans to the Fire District prior to any site improvements or obtaining a building permit (501.3) CFC
10. The applicant shall prepare and record a condominium plan in accordance with California Civil Code § 1351(f), having no more units than that specified on the tentative parcel map for condominium purposes per California Government Code § 66427 (e)(1).

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Planning Commission of the City of Antioch at a regular meeting thereof, held on the 19th day of September, 2018 by the following vote:

AYES:

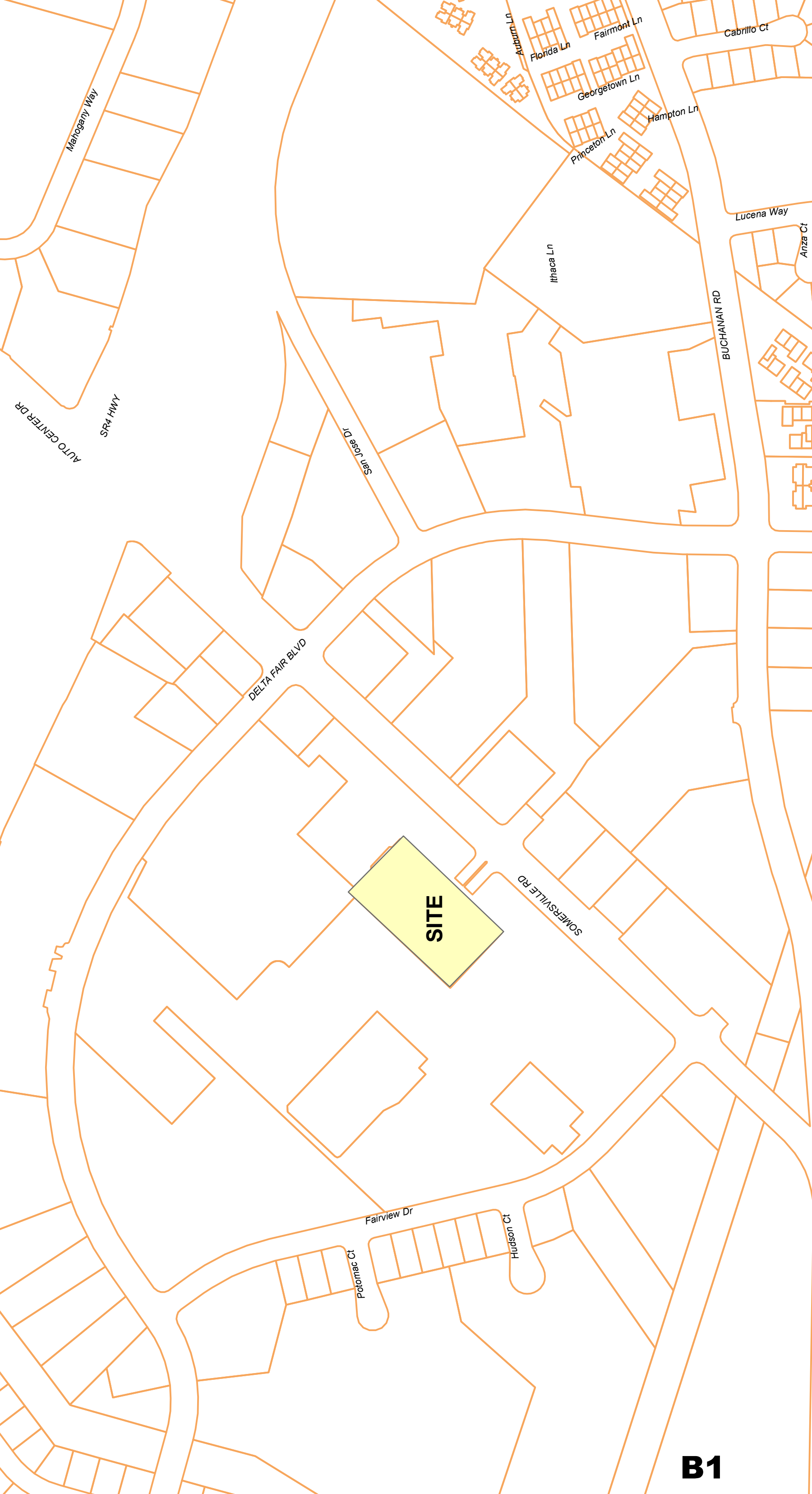
NOES:

ABSTAIN:

ABSENT:

FORREST EBBS
Secretary to the Planning Commission

ATTACHMENT “B”

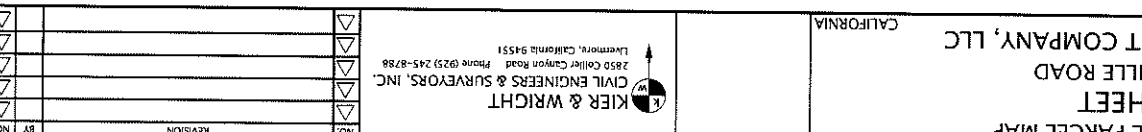


ATTACHMENT “C”

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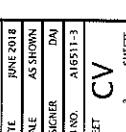
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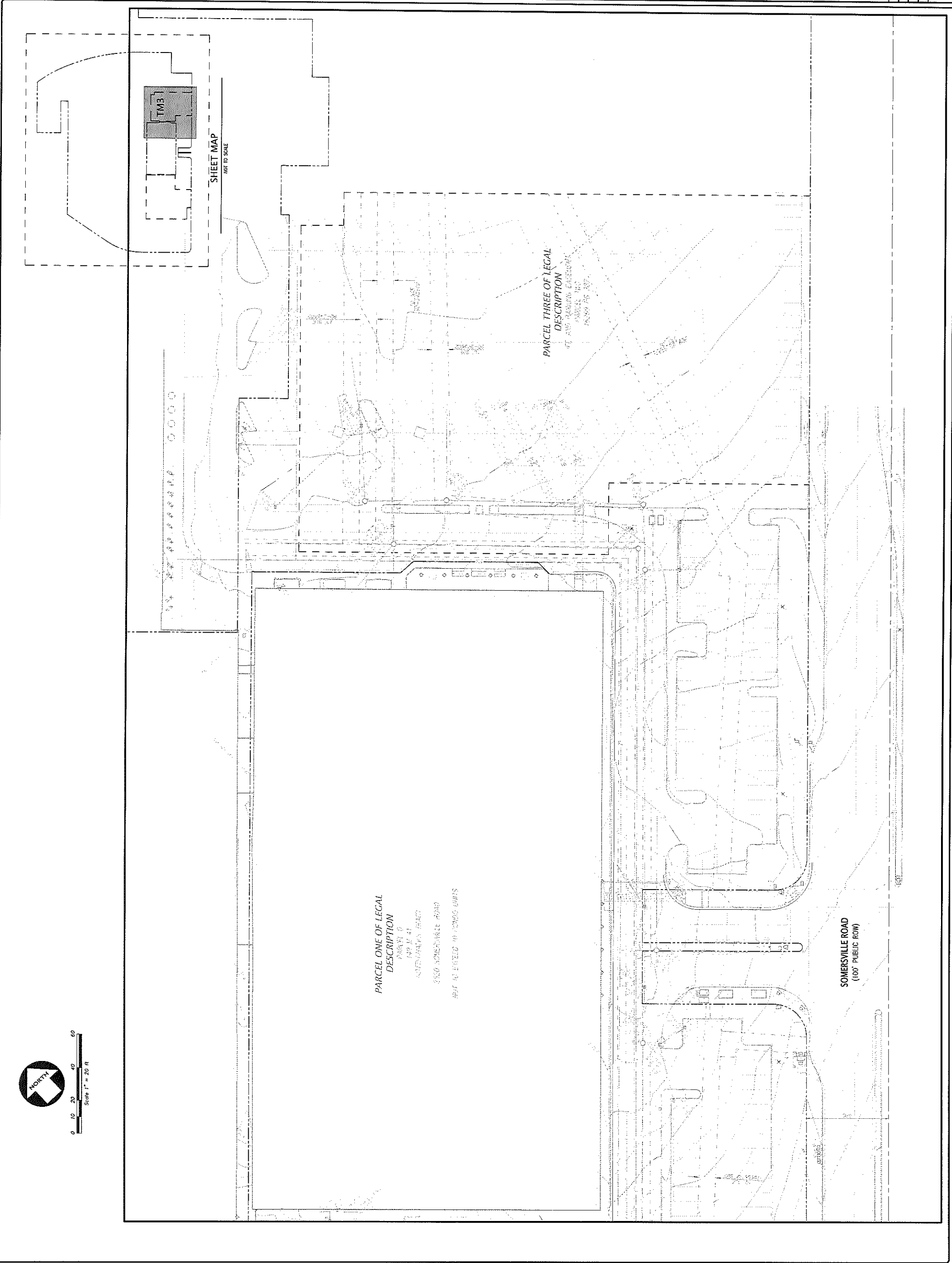


NO. 10311-3	
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CA

3 SHEETS

DATE: JUNE 2018		SCALE: AS SHOWN		DESIGNER: DAV		JOB NO.: A16511-3		SHEET: TM3		OF 3 SHEETS	
ANTIOCH, CALIFORNIA											
VESTING TENTATIVE PARCEL MAP											
2520 SOMERSVILLE ROAD											
for ACRE INVESTMENT COMPANY, LLC											
CALIFORNIA											
 KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 2655 COLLIER CANYON ROAD Phone (925) 245-8288 LIVERMORE, CALIFORNIA 94551											
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**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF SEPTEMBER 19, 2018**

Submitted by: Forrest Ebbs, Community Development Director 
Date: September 14, 2018
Subject: Quail Cove (PD-15-02)

RECOMMENDATION

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

1. Adopt the resolution recommending adoption of the Quail Cove Initial Study and Mitigated Negative Declaration.
2. Adopt the resolution recommending approval of an ordinance for a zoning map amendment from Planned Development District (PD) to Planned Development District (PD-15-02).
3. Adopt the resolution recommending approval of a Vesting Tentative Map/Final Development Plan subject to conditions of approval.

REQUEST

The applicant, Discovery Homes, is seeking approval of the Quail Cove project, which is a 30-unit residential Planned Development. Approval of the project consists of adoption of the Initial Study/Mitigated Negative Declaration, approval of the rezone from Planned Development District (PD) to Planned Development District (PD-15-02), and approval of a Vesting Tentative Map/Final Development Plan.

BACKGROUND

The project site is currently undeveloped and contains 5.59 acres. It is located to the immediate east of the current terminus of Prewett Ranch Drive, to the west of Heidorn Ranch Road, to the north of the approved Promenade-Vineyards at Sand Creek project, and to the south of the future extension of Prewett Ranch Drive. The site is covered with low grasses that are routinely disked and the site slopes from southwest to east from a high elevation of 161' at the southwest corner of the site to a low elevation of 156' at the southeast corner of the site. The site is adjacent to the approved Heidorn Village neighborhood to the north, a residential home and ranchette to the east, the Promenade-Vineyards at Sand Creek project to the south, and existing single-family neighborhoods to the west. Access to the project site would be from the future extension of Prewett Ranch Drive to the west and from the future connection to Heidorn Ranch Road to the east. No connection would be made to the project to the south.

History

A Preliminary Development Plan (PDP) of the current project was presented to the City Council on September 23, 2014. At that time, the City Council offered direction on the proposed subdivision. The minutes from that meeting are attached.

General Plan Land Use Designation

The site has a General Plan Land Use Designation of Medium Low Density Residential, which is described as follows:

“These areas are generally characterized by single-family homes in typical subdivision development, as well as other detached housing such as zero lot line units and patio homes. Duplex development would generally fall into this development density. Areas designated Medium Low Density are typically located on level terrain with no or relatively few geological or environmental constraints. Older subdivisions within the northern portion of Antioch reflect this residential density.” (p.4-19)

This land use designation allows a maximum density of six dwelling units per acre, which would be a maximum of 34 units on this site. However, due to the orientation of streets, the size of the project site, the necessity of drainage basins, and the proposal for a park, the proposal includes just 30 units, which equates to 5.4 units per acre.

Zoning Designation

The project site is zoned Planned Development (PD), which is described as follows:

“Planned Development Districts are intended 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. In addition, P-D Districts shall orient pedestrian and bicycle facilities to encourage non-auto oriented circulation within the development. Furthermore, the P-D process may be used to implement the various Specific Plans adopted by the city. Once established, the P-D District becomes, in effect, the zoning code for the area within its respective boundaries.” AMC 9-5.2301

ENVIRONMENTAL

The California Environmental Quality Act, Section 21000, et. seq. of the California Public Resources Code, (hereinafter referred to as CEQA) requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” The proposed Quail Cove subdivision is a project under CEQA.

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared to identify whether any significant environmental impacts could result from the proposed project. Specifically, the following environmental factors were addressed: aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gases, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation and traffic, and utilities and service systems. Copies of the document are available at the City of Antioch Community Development Department and on the City's website at:

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

The IS/MND determined that the proposed project would not result in any significant environmental impacts that could not be mitigated and mitigation measures were incorporated to ensure that the project would have a less than significant impact on the environment. Pursuant to CEQA, the IS/MND was circulated for 20 days, from August 29, 2018 to September 20, 2018. Staff received no comments as of the drafting of this staff report.

ANALYSIS

Issue #1: Project Overview

The project proposes to develop a 5.9-acre parcel with 30 new single-family dwellings on lots ranging from 4,006 square feet to 12,937 square feet in size with an average lot size of 5,332 square feet. In addition, the project includes construction of a bio-retention basin. The required entitlements include a Tentative Subdivision Map, a Final Development Plan, a Planned Development Rezone, and Design Review. As part of the Final Development Plan and Planned Development Rezone, the applicant is requesting approval of unique development standards.

Issue #2: Tentative Subdivision Map

The proposed subdivision would create 30 residential lots and a detention basin along Prewett Ranch Drive (Parcel A). The subdivision would dedicate the proposed streets as public right-of-way and would also dedicate frontage along Prewett Ranch Drive to expand and extend the right-of-way. All necessary utilities required for the project will be provided via connections through Prewett Ranch Drive to the north.

Issue #3: Planned Development Rezone

The existing zoning for the site is Planned Development District (PD). According to the Zoning Ordinance (AMC §9-5.2301), the intent of Planned Development Districts is to "encourage a wider variety of densities, product types and setbacks than would otherwise be possible under conventional residential zoning. Single-family lot size shall

vary between and/or within the P-D Districts to accommodate a range of economic needs. Furthermore, setbacks and garage door facilities to encourage non-auto oriented circulation within the development. Once established, the P-D District becomes, in effect, the zoning code for the area within its respective boundaries.”

Each PD is required to include specific development standards designed for that particular district, to include minimum lot sizes, setbacks and open space requirements, architectural and landscaping guidelines, and maximum building heights and lot coverages. Once approved as part of a final development plan, all standards, densities, and other requirements remain tied to that plan and to the property designated by that PD district, unless formally amended by City Council action.

The proposed PD zoning would allow single-family residences along with bio-retention facility. The applicant has proposed the following setbacks:

- Front – 10’ to porch, 15’ to house living area, 20’ to garage face
- Side – 4’ to house living area
- Rear – 15’ to house living area

Staff recommends that the proposed setbacks be approved with some exceptions. This is a standard setback in the R-6 zoning district and allows for the parking of typical vehicles entirely on the driveway without overhanging the sidewalk. Second, staff has recommended a condition of approval that would require an area behind each gate that is 5’ wide and 10’ deep to accommodate storage of trash receptacles. Without this area, there would be inadequate space to store trash receptacles in the side yard behind the gate without impeding ordinary passage. Owners might otherwise elect to store receptacle in the garage or in the front yard without such an accommodation, which would detract from the neighborhood.

The applicant has not proposed lots that would accommodate RV parking. Due to the relatively-small lot size and the narrow frontage on the larger cul-de-sac lots, the imposition of on-site RV parking would likely detract from the appearance of the permanent landscaping in the front yards, which is already very limited. Staff is supportive of this exception. However, staff has included a condition of approval that would prohibit future owners from expanding their driveways to provide additional parking for any other reason. This will ensure the long-term appearance of the neighborhood.

Issue #4: Park

The applicant has not proposed a private park and residents would use existing parks in adjacent neighborhoods to the west. The Antioch Municipal Code Section 9-4.1005(B) requires that subdivisions creating 50 or fewer parcels pay the in-lieu fee rather than dedicate the land. The Parks and Recreation Commission will be asked to affirm this at a forthcoming meeting.

Issue #5: Architecture and Design

The applicant has proposed house designs for the neighborhood. These house designs display typical residential design for production housing and range in size from 1,709 to 3,416 square feet in size. Staff has recommended several conditions of approval that will require changes to the house designs, such as the requirement for the trash can storage area. As a result, staff recommends that the Planning Commission recommend *conceptual* approval of the Design Review application and require that the applicant return with an updated Design Review submittal that conforms to the conditions of approval and the Design Guidelines. All other approvals, including the Tentative Map and PD Rezone would be approved, but the designs would require final approval from the Planning Commission prior to a building permit.

Staff has provided some basic design direction in the conditions of approval that should also be reflected in the final design submittal. These include the following:

- Clarification about which design elements would be provided, at minimum, to homebuyers and which would be considered upgrades;
- A requirement that at least one model uses an alternative to stucco siding;
- A requirement for a consistent paint or stain color for all fences that will be enforced indefinitely by the HOA;
- A modification to the fence plan to place the fences further from the front setback on corner lots;
- A requirement to extend the masonry project wall further into the subdivision to avoid discontinuous materials and improve the long term view from Oakley Road.
- The front yard landscaping plans will need to identify all utilities or other obstructions within the front yard or adjacent right-of-way.
- That the applicant strike the statement from the plans that states “The developer reserves the right to interchange plan types during the course of housing construction.”

Once received, the final design submittal will be reviewed against the Citywide Design Guidelines and brought to the Planning Commission for final approval. The applicant would be able to proceed with submittal of a Final Map, grading plans, etc. while the design submittal is being considered.

Issue #6 Storm Water Infrastructure

The project site contains a single detention basin at the north side of the project site. Details of the design have not been provided, but will be required concurrently with the Storm Water Control Plan (SWCP) and the final design submittal.

Issue #7 Homeowner's Association

The applicant will be required to form a Homeowner's Association (HOA) to maintain the bio-retention basins. In addition, the HOA will be expected to enforce the rules governing property maintenance and those conditions of approval affecting driveways and fences.

SUMMARY

In summary, staff recommends that the Planning Commission adopt the resolutions recommending that the City Council adopt the Initial Study/Mitigated Negative Declaration, rezone the property, and approve the Final Development Plan/Vesting Tentative Map.

ATTACHMENTS

- A. Resolution – CEQA
- B. Resolution – Rezone
- C. Resolution – Tentative Map and Final Development Plan
- D. Fiscal Impact Analysis, dated July 7, 2016
- E. Project Plans

ATTACHMENT “A”

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

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
RECOMMENDING THAT THE CITY COUNCIL ADOPT THE MITIGATED NEGATIVE
DECLARATION FOR THE QUAIL COVE PROJECT AS ADEQUATE FOR
ADDRESSING THE ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT**

WHEREAS, the City received an application from Discovery Homes for approval of a Planned Development Rezone, Final Development Plan with Design Review, and a Vesting Tentative Map, to subdivide an approximately 5.9-acre undeveloped parcel to contain 30 new residential lots and a bio-retention basin. The Project is located to the immediate east of the current terminus of Prewett Ranch Drive, to the west of Heidorn Ranch Road, to the north of the approved Promenade-Vineyards at Sand Creek project, and to the south of the future extension of Prewett Ranch Drive (APN 056-130-012); and,

WHEREAS, the City, as lead agency under the California Environmental Quality Act ("CEQA"), has completed the Mitigated Negative Declaration ("MND") for the Project in accordance with Section 15070 of Title 14 of the California Code of Regulations; and,

WHEREAS, this document contains the City's CEQA findings supporting adoption of the MND; and,

WHEREAS, consistent with CEQA requirements, the MND was released for public and agency review on August 29, 2018 with the comment period ending on September 20, 2017. Staff received no comment letters during the review period; and,

WHEREAS, Mitigation measures were included, as appropriate, to address these comments; and,

WHEREAS, the MND must be adopted per Resolution as outlined by State law; and,

WHEREAS, on September 19, 2018, the Planning Commission duly held a public hearing on the matter and received and considered evidence, both oral and written, and recommended adoption to the City Council of the Final IS/MND; and,

WHEREAS, the custodian of the Final IS/MND is the City of Antioch, Community Development Department. The Final IS/MND is available for public review on the second floor of City Hall in the Community Development Department, Monday-Friday 8:00 am – 5:00 pm.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, as follows:

1. ADOPTION OF THE MND

The Planning Commission recommends that the City Council of the City of Antioch (the "City Council") certify that it has been presented with the IS/MND for consideration prior to making the following findings below.

Pursuant to CEQA Guidelines Section 15070 (Title 14 of the California Code of

Regulations) the Planning Commission recommends that the City Council certify that the IS/MND has been completed in compliance with CEQA Guidelines and recommends that the City Council adopt the IS/MND as described above.

The Planning Commission recommends that the City Council further certify that the IS/MND reflects its independent judgment and analysis.

2. FINDINGS

Having received, reviewed, and considered the IS/MND and other information in the record of proceedings, the Planning Commission recommends that the City Council hereby adopt the following findings in compliance with CEQA and applicable CEQA Guidelines:

Pursuant to Title 14 of the California Environmental Quality Act (CEQA) Section 15070: a public agency shall prepare or have prepared a proposed negative declaration or mitigated negative declaration for a project subject to CEQA. The IS/MND identified potentially significant impacts to air quality, biological resources, cultural resources, geology and soils, hydrology and water quality, and transportation/traffic. The IS/MND included mitigation measures to reduce the project's impacts on these resources to a less than significant level.

NOW THEREFORE BE IT FURTHER RESOLVED that the IS/MND for the Quail Cove Project is HEREBY RECOMMENDED FOR ADOPTION pursuant to the California Environmental Quality Act. All feasible mitigation measures for the Project identified in the IS/MND, and accompanying studies are hereby incorporated into this approval.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 19th day of September, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

FORREST EBBS

Secretary to the Planning Commission

ATTACHMENT “B”

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

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AN ORDINANCE TO
REZONE TO PLANNED DEVELOPMENT DISTRICT (PD-15-013) FOR THE QUAIL
COVE PROJECT**

WHEREAS, the City received an application from Discovery Homes for approval of a Planned Development Rezone, Final Development Plan with Design Review, and a Vesting Tentative Map, to subdivide an approximately 5.9-acre undeveloped parcel to contain 30 new residential lots and a bio-retention basin. The Project is located to the immediate east of the current terminus of Prewett Ranch Drive, to the west of Heidorn Ranch Road, to the north of the approved Promenade-Vineyards at Sand Creek project, and to the south of the future extension of Prewett Ranch Drive (APN 056-130-012); and,

WHEREAS, An Initial Study and a Mitigated Negative Declaration (MND) and was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15170; and,

WHEREAS, on September 19, 2018 the Planning Commission did recommend that the City Council adopt the MND; and,

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

WHEREAS, on September 19, 2018, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and written; and,

WHEREAS, in consideration of the rezone, the granting of such rezone will not adversely affect the comprehensive General Plan.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission does hereby make the following findings for recommendation to the City Council for approval of the proposed zoning amendment:

1. Each individual unit of the development can exist as an independent unit capable of creating an environment of sustained desirability and stability, and the uses proposed will not be detrimental to present and potential surrounding uses but instead will have a beneficial effect which could not be achieved under another zoning district.

The proposed uses include single-family residential uses and a bio-retention basin. Each of these uses will be beneficial to the neighborhood and provide more efficient land use than could not be achieved under traditional zoning.

2. The streets and thoroughfares proposed meet the standards of the city's Growth Management Program and adequate utility service can be supplied to all phases of the development.

The project includes the development and dedication of public streets that meet all City standards. In addition, adequate utility service can be supplied to the project.

3. Any commercial component is justified economically at the location(s).

No commercial component is proposed.

4. Any residential component will be in harmony with the character of the surrounding neighborhood and community and will result in densities no higher than that permitted by the General Plan.

The proposed residential component will contain single-family homes which are similar in character to the single-family homes to the immediate west of the project. The General Plan density for the Medium Low Density Residential neighborhood is 6 units per acre. The proposed project would produce a gross density of 5.4 units per acre.

5. Any industrial component conforms to applicable desirable standards and will constitute an efficient, well-organized development with adequate provisions for railroad and/or truck access and necessary storage and will not adversely affect adjacent or surrounding development.

No industrial component is proposed.

6. Any deviation from the standard zoning requirements is warranted by the design and additional amenities incorporated in the final development plan which offer certain unusual redeeming features to compensate for any deviations that may be permitted.

The proposal includes the creation of two cul-de-sacs that provide unique and highly-desirable elements for a single-family neighborhood. Cul-de-sac lots offer broader and larger rear yards and are conducive to better communication between neighbors. This unusual redeeming feature will compensate for the requested deviations, which primarily include lot size and setback standards. Whereas, strict application of the typical standards would result in larger private yards, it would reduce the feasible use of this site due to its irregular shape.

7. The area surrounding the P-D District can be planned and zoned in coordination and substantial compatibility with the proposed development.

The proposed project does not preclude development of the site to the east of the project.

8. The P-D District conforms with the General Plan of the city.

The proposed P-D district conforms with the General Plan of the city as it provides residential development consistent with the recommended zoning. Further, it has been demonstrated through economic analysis that the project will not incur short or long term expense to the City through the provision of ordinary services. The project will annex into CFD-16-01, which will ensure long term funding of police services necessary to serve the project.

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Commission does hereby recommend to the City Council APPROVAL of the draft Ordinance (Exhibit A) to rezone the approximately 5.9-acre site located to the immediate east of the current terminus of Prewett Ranch Drive, to the west of Heidorn Ranch Road, to the north of the approved Promenade-Vineyards at Sand Creek project, and to the south of the future extension of Prewett Ranch Drive (APN 056-130-012) to Planned Development District (PD-15-02).

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 19th day of September, 2018.

AYES:

NOES:

ABSENT:

ABSTAIN:

FORREST EBBS

Secretary to the Planning Commission

EXHIBIT A

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH TO REZONE
THE APPROXIMATELY 5.9-ACRE QUAIL COVE PROJECT SITE
(APN 056-130-012), FROM PLANNED DEVELOPMENT DISTRICT (PD) TO
PLANNED DEVELOPMENT DISTRICT (PD-15-02)**

The City Council of the City of Antioch does ordain as follows:

SECTION 1:

The City Council determined on _____, that, pursuant to Section 15074 of the Guidelines of the California Environmental Quality Act, and after full consideration of the Mitigated Negative Declaration (MND) prepared for project, and on the basis of the whole record before it, the MND for the Oakley Knolls project should be adopted.

SECTION 2:

At its regular meeting of September 19, 2018, the Planning Commission recommended that the City Council adopt the Ordinance to rezone the subject property from Planned Development District to Planned Development District (PD-15-02) for the Quail Cove project.

SECTION 3:

The real property described herein is hereby rezoned from Planned Development District to Planned Development (PD-15-02) for the Quail Cove Project, and the zoning map is hereby amended accordingly.

SECTION 4:

The development standards, as defined below, for the subject property (APN 056-130-012), known as the Quail Cove Project, are herein incorporated into this ordinance, and are binding upon said property.

**Development Standards for the Quail Cove Planned Development District
 (PD-15-02)**

Development Standards for the Oakley Knolls Planned Development District	PD Zoning Standards for Single-Family Residential (SF)
Maximum height	35'
Maximum Density – DU per acre	6 DU/Acre
Maximum Number of Units	30
Maximum Lot Coverage	50% (gross first floor living plus garage area and any accessory structures divided by the lot area.
Minimum Lot Width	Lots shall conform to the Vesting Tentative Subdivision Map submitted to the Community Development Department on August 3, 2018
Minimum Front Yard Setbacks	<u>From back of sidewalk:</u> Porch: 10' Living Area: 15' Garage: 20'
Minimum Side Yard Setbacks	<u>Minimum:</u> 4' to house living area; one 5' x 10' side setback area shall be provided for the storage of trash/recycling carts outside of the front setback to house living area. Architectural pop-outs and encroachments to the front, side and rear shall be allowed pursuant to Municipal Code Section 9-5.801.
Minimum Rear Yard Setbacks	<u>Living Space:</u> 15' to house living area
Accessory Structure Setbacks	<u>All Lot Types: Interior lot:</u> side yard and rear yard setback is zero feet. <u>All Lot Types: Corner lot:</u> street side yard is 10 feet and rear /interior side yard is zero feet.
Covered Patio / California Room	<u>Covered Patio Definition:</u> A patio covered by a trellis, arbor or solid roof attached or detached to the main structure and open on three sides. <u>Setbacks:</u> 3' minimum to rear and side yard.

Parking and Driveways	20-foot minimum setback to garage door. Garage shall provide at least two off-street parking spaces. Parking shall be provided per approved plans.
Driveway Width	Driveway width not to exceed 45% of lot frontage. No expansion of driveway is permitted.
Landscape Requirements	Project landscaping shall be consistent with the Quail Cove Conceptual Landscape Plan as amended by the Planning Commission with final design approval.
RV Parking	On-street or on-lot RV parking is prohibited.

Section 5

The allowed uses, as defined below, for the subject property (APN 056-130-012), known as the Quail Cove Project, are herein incorporated into this ordinance, and are binding upon said property.

Single Family Residential Uses. Allowed uses within Single-Family Residential lots of the Oakley Knolls project shall be those uses as allowed in the R-6 Single-Family Residential District as established in Section 9.5.3803 of the City of Antioch Municipal Code.

SECTION 6:

The City Council finds that the that the proposed zone reclassification will allow uses and development more suitable uses for the site than the present classification; that the subject property is suitable to the use permitted in the proposed zone change; that said permitted uses are not detrimental to the public or surrounding properties; and that the proposed zone change is in conformance with the Antioch General Plan.

SECTION 7:

This ordinance shall take effect and be enforced thirty (30) days from and after the date of its adoption and shall be published once within fifteen (15) days upon passage and adoption in a newspaper of general circulation printed and published in the City of Antioch.

* * * * *

I HEREBY CERTIFY that the forgoing ordinance was introduced and adopted at a regular meeting of the City Council of the City of Antioch, held on the ____ of

_____, 2018, and passed and adopted at a regular meeting thereof, held on
the _____ of _____, 2018, by the following vote:

AYES:

NOES:

ABSENT:

Mayor of the City of Antioch

ATTEST:

City Clerk of the City of Antioch

B7

ATTACHMENT “C”

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

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
RECOMMENDING APPROVAL OF A VESTING TENTATIVE MAP, FINAL
DEVELOPMENT PLAN AND CONCEPTUAL DESIGN REVIEW FOR THE QUAIL
COVE PROJECT**

WHEREAS, the City received an application from Discovery Homes for approval of a Planned Development Rezone, Final Development Plan with Design Review, and a Vesting Tentative Map, to subdivide an approximately 5.9-acre undeveloped parcel to contain 30 new residential lots and a bio-retention basin. The Project is located to the immediate east of the current terminus of Prewett Ranch Drive, to the west of Heidorn Ranch Road, to the north of the approved Promenade-Vineyards at Sand Creek project, and to the south of the future extension of Prewett Ranch Drive (APN 056-130-012); and,

WHEREAS, a Mitigated Negative Declaration was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162; and,

WHEREAS, on September 19, 2018, the Planning Commission recommended adoption of the Mitigated Negative Declaration to the City Council; and,

WHEREAS, on September 19, 2018, the Planning Commission recommended approval of a rezone to Planned Development District (PD-15-02) to the City Council; and,

WHEREAS, on the Antioch Municipal Code requires that the applicant pay the parkland dedication in lieu fee at the time of Final Map submittal, which is currently \$1,500 per unit; and,

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

WHEREAS, on September 19, 2018, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission makes the following required findings for approval of a Vesting Tentative Subdivision Map:

1. That the Vesting Tentative Subdivision Map, design and improvements are consistent with the General Plan, as required by Section 66473.5 of the Subdivision Map Act and the City's Subdivision Regulations. The site has a proposed General Plan Designation of Medium Low Density Residential and the

Vesting Tentative Subdivision Map will accommodate uses that are consistent with the proposed General Plan designation.

2. That the subdivision proposed by the Vesting Tentative Subdivision Map complies with the rules, regulations, standards and criteria of the City's Subdivision Regulations. The City's Planning and Engineering staff have reviewed the Tentative Parcel Map and evaluated the effects of the map proposed and have determined that the Vesting Tentative Map, as conditioned, complies with and conforms to all the applicable rules, regulations, standards, and criteria of the City's Subdivision Regulations.
3. The Project's conditions of approval protect the public safety, health and general welfare of the users of the project and surrounding area. In addition, the conditions ensure the project is consistent with all applicable City standards.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission makes the following findings for approval of a Final Development Plan:

1. Each individual unit of the development can exist as an independent unit capable of creating an environment of sustained desirability and stability, and the uses proposed will not be detrimental to present and potential surrounding uses but instead will have a beneficial effect which could not be achieved under another zoning district.

The proposed uses include single-family residential uses and a bio-retention basin. Each of these uses will be beneficial to the neighborhood and provide more efficient land use than could not be achieved under traditional zoning.

2. The streets and thoroughfares proposed meet the standards of the city's Growth Management Program and adequate utility service can be supplied to all phases of the development.

The project includes the development and dedication of public streets that meet all City standards. In addition, adequate utility service can be supplied to the project.

3. Any commercial component is justified economically at the location(s).

No commercial component is proposed.

4. Any residential component will be in harmony with the character of the surrounding neighborhood and community and will result in densities no higher than that permitted by the General Plan.

The proposed residential component will contain single-family homes which are similar in character to the single-family homes to the immediate west of the project. The General Plan density for the Medium Low Density Residential neighborhood is 6 units per acre. The proposed project would produce a gross density of 5.4 units per acre.

5. Any industrial component conforms to applicable desirable standards and will constitute an efficient, well-organized development with adequate provisions for railroad and/or truck access and necessary storage and will not adversely affect adjacent or surrounding development.

No industrial component is proposed.

6. Any deviation from the standard zoning requirements is warranted by the design and additional amenities incorporated in the final development plan which offer certain unusual redeeming features to compensate for any deviations that may be permitted.

The proposal includes the creation of two cul-de-sacs that provide unique and highly-desirable elements for a single-family neighborhood. Cul-de-sac lots offer broader and larger rear yards and are conducive to better communication between neighbors. This unusual redeeming feature will compensate for the requested deviations, which primarily include lot size and setback standards. Whereas, strict application of the typical standards would result in larger private yards, it would reduce the feasible use of this site due to its irregular shape.

7. The area surrounding the P-D District can be planned and zoned in coordination and substantial compatibility with the proposed development.

The proposed project does not preclude development of the site to the east of the project.

8. The P-D District conforms with the General Plan of the city.

The proposed P-D district conforms with the General Plan of the city as it provides residential development consistent with the recommended zoning. Further, it has been demonstrated through economic analysis that the project will not incur short or long term expense to the City through the provision of ordinary services. The project will annex into CFD-16-01, which will ensure long term funding of police services necessary to serve the project.

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Antioch does hereby recommend APPROVAL of a vesting tentative subdivision map, final development plan, and conceptual design review to subdivide an approximately 5.9-acre site and construct 30 single-family homes and a bio-retention basin, subject to the following conditions:

A. GENERAL CONDITIONS

1. The project shall comply with the City of Antioch Municipal Code, unless a specific exception is granted thereto, or is otherwise modified in these conditions.
2. This approval expires two years from the date of approval
3. The project shall be completed in one phase. A single Final Subdivision Map shall be submitted addressing all requirements of the Tentative Subdivision Map approval.
4. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge any land use approval or environmental review for the Project. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.
5. A final and unchallenged approval of this project supersedes previous approvals that have been granted for this site.
6. Permits or approvals, whether discretionary or ministerial, will not be considered if the applicant is not current on all fees associated with this or any other project within the City of Antioch, reimbursement and/or other payments that are due the City.
7. All required easements or rights-of-way for improvements shall be obtained by the applicant at no cost to the City of Antioch. Advance permission shall be obtained by the applicant from any property owner or, if required from easement holders, for any work done within such property or easements.
8. All advertising signs shall be consistent with the Sign Ordinance or as approved by the Community Development Director. New off-site signage is not permitted.
9. The applicant shall provide a "checklist" of universal design accessibility features to home buyers as required by Section 17959.6 of the Health and Safety Code.

B. VESTING TENTATIVE MAP

1. The Vesting Tentative Map approval is subject to the time lines established in the State of California Subdivision Map Act.
2. Approval is based upon substantial conformance with the Vesting Tentative Map submitted to the City of Antioch on August 3, 2018.
3. Approval of this Vesting Tentative Map shall not be construed as a guarantee of future extension or re-approvals of this or similar maps.

4. Approval of this Vesting Tentative Map does not suggest approval of individual site plans, landscaping or other elements of the project.
5. Approval of this Vesting Tentative map shall not constitute the approval of any improvements shown on the Vesting Tentative map and shall not be construed as a guarantee of future extension or re-approvals of this or similar maps, nor is it an indication of future availability of water or sewer facilities or permission to develop beyond the capacities of these facilities.
6. The Vesting Tentative Map shall include all property within the parcel and no portion shall be considered “not a part”.

C. DISTRICTS AND ANNEXATION

1. Prior to filing of a final map for recording, the applicant shall annex into CFD 2016-01 (Police Protection).
2. Prior to filing of a final map for recording, the property shall annex into CFD 2018-01 (Public Services) and accept a level of annual assessments sufficient to maintain public facilities in the vicinity of the project area at no cost to the City. The annual assessment shall cover the actual annual cost of maintenance as described in the Engineer’s Report.
3. Prior to the recording of the first final map the applicant may establish a Community Facilities District, other financing mechanism, or reimbursement agreement acceptable to the City Engineer that will provide for the reimbursement of the fair share design and construction costs of Prewett Ranch Drive, signal underground infrastructure at Prewett Ranch Drive and Heidorn Ranch Road, and all affected utilities. The financing mechanism is at the discretion of the applicant. Fair and reasonable assessments of effected property owners shall be established. The CFD or other mechanism shall be at no cost to the City.

D. HOME OWNERS ASSOCIATION AND CC&Rs

1. The applicant shall establish a Home Owners Association (HOA) for this project in conformance with the regulations set forth by the California Department of Real Estate. The HOA shall be responsible for enforcing CC&Rs and maintaining:
 - a. All HOA-owned parcels (including the C.3 basin in Parcel ‘A’ and basin perimeter landscaping).
 - b. The Chamberlain Street cul-de-sac parking islands.
 - c. Landscaping in the City right-of-way and the monument sign wall south of the southerly curb line of Prewett Ranch Drive and landscaping in the City right-of-way on the sides of Lots 5, 8 and 30.

- d. All storm drain facilities (including all pipes, structures, Parcel 'A' basin and sidewalk cross-drains to C.3 basin) up to the first public structure in Prewett Ranch Drive, as approved by the City Engineer.
 - e. The City shall be reimbursed for maintenance of all facilities and amenities not maintained by the HOA to an acceptable City level.
- 2. Subject to approval by the state, the CC&Rs shall include a provision indicating that the City of Antioch is named as a third-party beneficiary with the right, but not the obligation, to enforce the provisions of the CC&Rs relating to the maintenance and repair of the property and improvements, including but not limited to landscaping, streets, curbs, gutters, street lights, parking, open space, storm water facilities and the prohibition of nuisances. The City shall have the same rights and remedies as the Association, Manager or Owners are afforded under the CC&Rs, including but not limited to rights of entry. This right of enforcement is in addition to all other legal and equitable remedies available to the City, including the right to refuse to issue building permits for any building or structure that is not in compliance with applicable federal, state or local laws, regulations, permits or approvals. Neither action nor inaction by the City shall constitute a waiver or relinquishment of any rights or remedies. In addition, the CC&Rs shall include a provision that any design approvals required by the CC&Rs for construction, reconstruction and remodeling are in addition to any approvals needed from the City as well. Further, the CC&Rs cannot be terminated or amended materially without the prior written consent of the Community Development Director and City Attorney of the City of Antioch. The CC&Rs for this project shall be reviewed and approved by the City Attorney and the Community Development Director prior to submittal of the Final Subdivision Map. Material changes are those that would change the fundamental purpose of the development including but not limited to:
 - a. City approvals of uses or external modifications.
 - b. Property ownership or maintenance obligations including, but not limited to, common areas, storm water and landscaping.The CC&Rs for this project shall be reviewed and approved by the City Attorney and the Community Development Director prior to the issuance of the first building permit.
- 3. The following restrictions shall be stated in the CC&Rs and disclosed to future buyers:
 - a. The parking of recreational vehicles, commercial vehicles, trailers, or boats shall be prohibited on any portion of the project site, including in rear or side yards, except within the enclosed garage.
 - b. The paved driveways shall not be widened for any purpose.

- c. Fences shall be maintained in their original condition.
 - d. Front yard landscaping shall be maintained in its original condition.
4. The applicant and then the HOA, once the CC&Rs are operative, shall maintain all undeveloped areas within this subdivision in an attractive manner, which shall also ensure fire safety.

E. FINAL SUBDIVISION MAP REQUIREMENTS

- 1. Prior to approval of the final map, the developer shall dedicate to the City the “flag pole” portion of the parcel adjacent to the Johnson property “in fee” for right-of-way purposes, at no cost to the City.
- 2. Prior to approval of the final map, the applicant shall pay all required Park in-lieu fees as recommended by the Park and Recreation Commission (estimated amount of \$45,000).
- 3. Prior to approval of the final map, the developer shall provide an Irrevocable Offer of Dedication for an Access & Maintenance Easement to the City over the C.3 basin parcel.
- 4. The Final Subdivision Map submittal shall include all of the required information described in Title 9, Chapter 4, Article 5: Final Maps, of the Antioch Municipal Code, including, but not limited to:
 - a. Improvement security in one of the following forms:
 - i. Bond or bonds issued by one or more duly authorized corporate securities in an amount equal to 100% of the total estimated costs of the improvements for faithful performance, and in an amount equal to 100% of the total estimated costs of the improvements for labor and materials.
 - ii. A deposit, either with the city or a responsible escrow agent or trust company, at the option of the City Engineer, of money or negotiable bonds of the kind approved for securing deposits of public moneys, in the amounts and for security as specified above, to be released in the same manner as described above for bonds.
 - iii. An irrevocable letter of credit in form acceptable to the City Attorney issued by a financial institution acceptable to the City Attorney in an amount equal to 100% of the total estimated costs of the improvements for faithful performance, no part thereof to be released until the final completion and acceptance of the work by the Council, and in an amount equal to 100% of the total estimated costs of the improvements for labor and materials, no part thereof to be released until the expiration of six months after the completion and acceptance of the work by the Council.

- b. An original, signed subdivision agreement, to be executed by the subdivider or his agent, guaranteeing the completion of the construction of the improvements required by the governing body within a specified time and payment therefore, satisfactory to the City Attorney as to legality and satisfactory to the City Engineer as to amount.
- c. A letter from the Tax Collector showing that all payable taxes have been paid and a bond for the payment of taxes then a lien but not yet payable, as required by the Subdivision Map Act.
- d. A cash payment, or receipt therefore, of all the fees required for the checking and filing of the maps and the inspections of the construction; payment for the street signs to be furnished and installed by the city, if required by the subdivider; a cash deposit for the payment of such fire hydrant rental fees as may be established by the respective fire districts or water company or district having jurisdiction; and any other applicable fees or deposits.
- e. Deeds for the easements or rights-of-way for road purposes map.
- f. Written evidence acceptable to the city, in the form of rights of entry or permanent easements across private property outside the subdivision, permitting or granting access to perform the necessary construction work and permitting the maintenance of the facility.
- g. Agreements acceptable to the city, executed by the owners of existing utility easements within the proposed roads rights-of-way, consenting to the dedication of roads or consenting to the joint use of the rights-of-way as may be required by the city for the purpose use and convenience of the roads.
- h. A surety bond acceptable to the city, guaranteeing the payment of the taxes and assessments which will be a lien on the property, as set forth in the Subdivision Map Act, when applicable.
- i. Evidence of payment of Contra Costa County Flood Control District Fee.
- j. Evidence of Payment of the County Map Maintenance Fee.
- k. Evidence of Payment of the assessment district apportionment fee, if applicable.
- l. Evidence of annexation into CFD 2016-01 (Police Protection) and payment of fees.
- m. Evidence of annexation into CFD 2018-01 (Public Services) and payment of fees.

- n. A preliminary soil report, prepared by a civil engineer who is registered by the state, based upon adequate test borings or excavations of every subdivision, as defined in Cal. Gov't Code §§ 66490 and 66491. The preliminary soil report may be waived if the City Engineer shall determine that, due to the knowledge of such department as to the soil qualities of the subdivision, no preliminary analysis is necessary.
5. All easements of record that are no longer required and affect individual lots or parcels within this project site shall be removed prior to or concurrently with the recordation of the Final Subdivision Map.
6. Provisions for mail delivery and locations of mailbox facilities shall be reviewed by the United States Postal Service (USPS) and approved by the City Engineer prior to the approval of the final map.

F. GRADING PLAN AND PERMIT

1. No grading shall occur on the site, for any purpose, unless and until authorized by a Grading Permit issued by the Building Official.
2. The new pad elevations constructed along the west boundary shall be graded to elevations at or lower than the existing pad elevations, as approved by the City Engineer.
3. All grading shall conform to Appendix J of the 2016 ICC Building Code.
4. An application for a Grading Permit must contain, at minimum, the content prescribed in Section J104 (Appendix J) of the 2016 ICC Building Code.
5. The City Engineer reserves the right to determine if it is necessary to engage soils and structural engineers, as well as any other professionals, deemed necessary to review and verify the adequacy of the Grading Plans submitted for this project. If deemed necessary by the City Engineer, this condition may include field inspections by such professionals to verify implementation of the plans. Costs for these services shall be borne by the applicant.
6. Include erosion control/storm water quality measures in the final grading plan that specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydro seeding, gravel bags and siltation fences and are subject to review and approval of the City Engineer. If no grading plan is required, necessary erosion control/storm water quality measures shall be shown on the site plan submitted for an on-site permit, subject to review and approval of the City Engineer. The applicant shall be responsible for ensuring that all contractors and subcontractors are aware of and implement such measures.

7. Prior to initiating construction or grading, the applicant shall request and coordinate an on-site pre-construction meeting with City staff, including representatives from the Community Development Department and Public Works Department.
8. Construction or grading access from Honeynut Street or the adjacent PG&E right-of-way is not permitted. A semi-permanent barrier, approved by the City Engineer, shall be installed prior to construction and maintained until all project construction is complete and the final Certificate of Occupancy is issued.
9. Prior to the commencement of the grading, the subdivider shall pay to the City the costs for inspections of the work and the checking and testing of the materials at the rate established by resolution of the Council.
10. The grading operation shall take place at a time, and in a manner, so as not to allow erosion and sedimentation. The slopes shall be landscaped and reseeded as soon as possible after the grading operation ceases. Erosion measures shall be implemented during all construction phases in accordance with an approved erosion and sedimentation control plan.
11. Sound wall locations and elevations for each phase of the project shall be included on the grading plan.
12. All finished floor elevations shall be one foot (1') higher in elevation than the overland release.
13. All grading shall be accomplished in a manner that precludes surface water drainage across any property line. No drainage shall be conveyed to the adjacent properties.
14. All lots shall be graded to drain positively from the rear to the street as approved by the City Engineer.
15. All lots shall be graded to drain to approved drainage facilities as approved by the City Engineer.
16. The swales adjacent to the house structure shall have a minimum of a one (1) percent slope or as directed by the City Engineer.
17. All off-site grading is subject to the coordination and approval of the affected property owners and the City Engineer. The applicant shall submit written authorization to "access, enter, or grade" adjacent properties prior to performing any work.
18. Any sale of a portion (or portions) of this project to multiple developers shall include the necessary agreement and/or grading easements to assure that project-wide grading conforms to the approved map and conditions of this resolution.

19. The grading plan for this development shall be approved by the City Engineer.
20. All elevations shown on the improvement plans shall be on the USGS 1929 sea level datum with conversion information, as approved by the City Engineer.
21. Retaining walls shall not be constructed in City right-of-way or other City maintained parcels unless approved by the City Engineer.
22. All retaining walls shall be of masonry construction.
23. All retaining walls shall be reduced in height to the maximum extent practicable and the walls shall meet the height requirements in the front yard setback and sight distance triangles as required by the City Engineer.
24. The back to back or side to side grading transitions from lot to lot shall have a maximum slope of 2:1, and shall be accommodated entirely on the lower lot or as approved by the City Engineer.
25. The minimum concrete gutter flow slope shall be 0.75%.
26. All property lines shall be located at the top of slope with a minimum one foot (1') overbuild, and/or per the soils report's recommendations.

G. BUILDING PERMIT AND CONSTRUCTION

1. Building Permits for any homes, including model homes, will not be issued until the following improvements are completed:
 - a. All public right-of-way improvements, including, but not limited to:
 - i. Construction of Colchico Drive, Chamberlain Street, Prewett Ranch Drive.
 - ii. Installation of street lights, sidewalks, water mains and fire hydrants, sewer, and storm drain infrastructure, retaining walls as necessary, roadway paving, driveway cuts, curb ramps, landscaping and any other improvements within the public right-of-way.
 - b. All project grading
 - c. Construction of all detention/retention basins
2. Prior to the placement of any sales trailers, plans shall be submitted to the Building Official for review and approval. Any trailer shall be placed out of the public right-of-way and shall have its own parking lot.
3. The model home complex parking lot location and design shall be subject to the City Engineer approval.
4. The project shall be in compliance with and supply all the necessary documentation for AMC 6-3.2: Construction and Demolition Debris

Recycling. Specifically, the applicant shall submit a comprehensive Waste Management Plan for the entire project concurrently with, or prior to, the first Building Permit application. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.

5. Standard dust control methods and designs shall be used to stabilize the dust generated by construction activities. The applicant shall post dust control signage with a contact number of the applicant, City staff, and the air quality control board. The project is also subject to water conservation imposed by state regulators.
6. The use of construction equipment shall be as outlined in the Antioch Municipal Code and is restricted to weekdays between the hours 8:00 A.M. and 5:00 P.M., or as approved in writing by the City Manager. Requests for alternative days/time may be submitted in writing to the City Engineer for consideration.
7. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.

H. LANDSCAPE DESIGN

1. Prior to issuance of residential building permits, developer shall submit typical front yard landscape plan(s) to demonstrate compliance with water conserving landscape requirements. Developer shall submit a landscape plan for each residential lot that City shall review for compliance with typical landscape plan(s) and approve prior to issuance of building permit.
2. All landscaping, as applicable, shall comply with the State of California Model Water Efficient Landscaping Ordinance (California Code of Regulations Title 23. Waters Division 2. Department of Water Resources Chapter 2.7. Model Water Efficient Landscape Ordinance).
3. All front yard landscaping and irrigation shall be completed prior to Final Occupancy or issuance of a Certificate of Occupancy for individual units.
4. Landscaping on all slopes, medians, C.3 basins and open space areas shall be approved by the City Engineer and shall be installed at no cost to the City.
5. A minimum of one (1) 15-gallon tree shall be located at least 5', but not more than 10' from the back edge of the sidewalk in the front yard of each lot and the side yard of corner lots prior to the issuance of the certificate of occupancy. The type and location of the tree shall be as approved by the City Engineer.
6. The fence plan shall be modified such that no fence greater than 6' in height is located within twenty feet of a front property line or ten feet of a corner side property line.

7. Rear and side yard fencing shall be provided for all units. All fences shall be located at the top of slope, or as approved by the City Engineer.
8. In cases where a fence is to be built in conjunction with a retaining wall, and the wall face is exposed to the street, the fence shall be setback a minimum of three feet (3') behind the retaining wall per City Ordinance 9-5.1603.
9. All wood fences shall be stained with either a transparent stain or a semi-solid stain. The stain shall be uniform throughout the project. The CC&Rs must make a reference to the stain, shall require that homeowners' maintain all fences in their original condition, shall prohibit modification of the fence design or materials, including adding lattice panels atop the fence, and shall prohibit differing paint or stain colors.

I. ROADWAY, SIDEWALK, DRIVEWAY, AND CURB RAMP DESIGN

1. Prior to the 1st building permit, the developer shall design and construct Prewett Ranch Drive from the westerly property line to Heidorn Ranch Road in the ultimate configuration of one 12-foot lane and an 8-foot wide shoulder eastbound, and one 12-foot lane and a 4-foot wide paved shoulder (or as required by the Fire District) westbound, along with street lights, curb, gutter and detached sidewalk along the project frontage and all utilities, and other appurtenances.

Should all or a portion of these Prewett Ranch Drive improvements be constructed by others, the developer shall reimburse the City (to be forwarded to the appropriate entity) for construction of the south one-half of the roadway improvements (including soft costs and right-of-way acquisition) and their fair share of utilities.
2. The developer shall design, construct and maintain (through the HOA) landscape improvements along Prewett Ranch Drive within the City right-of-way, including the remaining "flag pole" portion of the parcel adjacent to the Johnson property to be dedicated as right-of-way to the City with the final map, at no cost to the City.
3. Curb drainage along Prewett Ranch Drive from the westerly property line to Heidorn Ranch Road shall be directed to the appropriate C.3 facility for treatment and flow control.
4. Beveled curbs with monolithic sidewalks shall be provided in the Chamberlain Street cul-de-sacs.
5. Monolithic sidewalks with beveled curbs shall be six inches (6") thick and reinforced as approved by the City Engineer. Detached sidewalks that will be crossed by vehicles at driveway locations shall be 6 inches thick and reinforced as approved by the City Engineer. Sidewalks at driveway approaches shall be ADA compliant.

6. Fire hydrants and electroliers shall not be located within cul-de-sac turnaround radii, per Fire Department requirements.
7. All street lighting shall be provided in accordance with the Antioch Municipal Code and City Standards, as approved by the City Engineer.
8. All proposed improvements shall be constructed to City standards or as approved by the City Engineer.
9. All street right-of-way shall be located ten feet (10') behind the face of curb.
10. All streetlights and stop sign locations shall be approved by the City Engineer.
11. All public streets shall intersect at approximately 90 degrees and meet the requirements of Caltrans Highway Design Manual for Intersection Design Standards (Topic 405), as approved by the City Engineer.
12. All driveways shall be perpendicular or radial to the street centerline, or as approved by the City Engineer.
13. Maximum driveway slope shall be 12% or as approved by the City Engineer.
14. All driveways shall be a minimum of five feet (5') from the curb return.
15. Curb ramps shall meet the latest version of Caltrans standards.
16. Sight distance triangles shall be maintained per Antioch Municipal Code § 9-5.1101 Site Obstructions at Intersections, or as approved by the City Engineer.
17. A minimum of a twenty foot (20') tangent shall extend beyond the return at intersections at public streets, or as approved by the City Engineer.
18. All lot sidelines shall be perpendicular or radial to the fronting street centerline at public streets for a distance of 20 feet, or as approved by the City Engineer.
19. The proposed street names listed below are approved by the Planning Commission prior to recordation of the first final map. Changes to street names not included in the resolution shall require Planning Commission review and approval.
 - a. Colchico Drive
 - b. Chamberlain Street
20. All improvements for each lot (water meters, sewer cleanouts, extensions of driveways and/or aprons, etc.) shall be contained outside of the driveway and within the lot and the projection of its sidelines, or as approved by the City Engineer.

21. One (1) on-street parking space per lot shall be located within close proximity to the unit served, as shown on the parking plan dated August 3, 2018 and as approved by the City Engineer.
22. Cul-de-sac parking shall be constructed per City Standards and center parking islands shall be constructed and landscaped prior to any building finals for any lots on the cul-de-sac, or as otherwise approved by the City Engineer. The center parking requirement may be waived if the applicant can demonstrate the provision of adequate on-street parking without the center parking area, to the satisfaction of the City Engineer.
23. The location of sidewalks, driveways, and curb ramps shall be as described on the Tentative Subdivision Map, except as changed by these Conditions of Approval.
24. All improvements for each lot (water meters, sewer cleanouts, etc.) shall be contained outside of the driveway and within the lot and the projection of its sidelines, or as approved by the City Engineer.

J. UTILITIES

1. Public utilities shall be constructed to their ultimate size and configuration with the road construction in which they are to be located.
2. Recycled water mains shall be constructed in Prewett Ranch Drive, as approved by the City Engineer. This development is subject to State Laws which may require recycled water to all landscaped area.
3. The applicant shall extend the existing sanitary sewer main trunk line from the stub in Heidorn Ranch Road to Prewett Ranch Drive at no cost to the City. Construction of some or all of the sanitary sewer main may be reimbursed through a land based financing district, other benefit district or other mechanism financing as approved by the City Engineer.
4. The developer may form or annex into a benefit district or participate in another mechanism acceptable to the City that will fairly distribute the cost of upsizing of utilities amongst the property owners in and around the Sand Creek Focus Area as approved by the City Engineer.
5. All existing and proposed utilities shall be undergrounded (e.g. transformers and PMH boxes) and subsurface in accordance with the Antioch Municipal Code, except the existing PG&E towers or as approved by the City Engineer.
6. Underground utilities shall be designed to flow approximately parallel to the centerline of the street, or as approved by the City Engineer.
7. All sewage shall flow by gravity to the intersecting street sewer main.
8. The City Water Department shall review and approve plans for potential Water Quality Sampler stations.

9. No fire hydrant or streetlight shall be located in the front yard of a corner lot unless approved by the City Engineer.
10. All public utilities, including storm drain pipes and ditches, shall be installed in streets avoiding between lot locations. All proposed drainage facilities, including open ditches, be constructed of Portland Concrete Cement or as approved by the City Engineer.
11. Prior to the recordation of the final map, the applicant shall submit hydrology and hydraulic analyses with a storm water control plan to the City for review and approval and to Contra Costa County Flood Control for review at no cost to the City as directed by the City Engineer.
12. The developer shall design and construct storm drain facilities to adequately collect and convey storm water entering and originating within the development to the nearest man-made drainage facility, without diversion of the watershed, unless approved in writing by the Contra Costa County Flood Control District (CCCFCFCD). Offsite and project flows shall be discharged from the site at a predevelopment rate. Prior to the recordation of the first final map, the developer shall submit a drainage study to the CCCFCFCD for review, and to the City Engineer for review and approval, at no cost to the City and as directed by the City Engineer. The study shall provide a hydraulic design to determine what downstream improvements are necessary to develop the parcel, as approved by the City Engineer.
13. The applicant shall provide adequate water pressure and volume to serve this development. This will include a minimum residual pressure of 20 psi with all losses included at the highest point of water service and a minimum static pressure of 50 psi or as approved by the City Engineer. See Fire Requirements 3.c. for additional water flow conditions.
14. The houses shall be constructed with rain gutters and downspouts that direct water away from the foundations as approved by the City Engineer.
15. Prior to acceptance of public utilities, the developer shall provide GPS coordinates of all in and above ground assets. This includes all Water Distribution Utility features, Collection Utility features, Storm Water Utility features, and inverts associated with these features. Developer is to also include GPS coordinates of metal subdivision entryway signs, street signs, light poles, and irrigation controllers. These GPS coordinates must be taken on a survey-grade sub-meter GPS data receiver/collector, and provided in GIS shapefile format using the North American 1983 Coordinate System.

K. FIRE REQUIREMENTS

1. The applicant shall provide an adequate reliable water supply for fire protection with a minimum fire flow of 1750 GPM. Required flow shall be delivered from not more than one hydrant flowing simultaneously for the duration of 120 minutes while maintaining 20-pounds residual pressure in the main. (508.1), (B105) CFC
2. The applicant shall provide hydrants of the East Bay type, which shall be maintained by the City.
3. Premises identification shall be provided. Such numbers shall contrast with their background and be a minimum of four inches high with ½-inch stroke or larger as required to be readily visible from the street. (505.1) CFC, (501.2) CBC.
4. All proposed homes shall be protected with an approved automatic fire sprinkler system complying with the 2013 edition of NFPA 13D or Section R313.3 of the 2013 California Residential Code. Submit a minimum of two (2) sets of plans for each model home to this office for review and approval prior to installation. (903.2) CFC, (R313.3) CFC.
5. Plan review and inspection fees shall be submitted at the time of plan review submittal. Checks may be made payable to Contra Costa County Fire Protection District (CCCFPD). Submit plans to: Contra Costa County Fire Protection District, 2010 Geary Road, Pleasant Hill, CA 94523.
6. The developer shall submit a computer-aided design (CAD) digital file copy of the site plan to the Fire District upon final approval of the site improvements plans or subdivision map. CAD file shall be saved in the latest AutoCAD.DXF file format. (501) CFC.

L. FEES

1. The applicant shall pay all City fees in the amounts at the time of Building Permit submittal, unless otherwise specified, which have been established by the City Council and as required by the Antioch Municipal Code. Fees include but are not limited to:
 - a. Any acreage and utility connection fees which have been established by the City Council prior to the filing of the final map and as required by the Antioch Municipal Code.
 - b. Traffic signal fees as adopted by the City Council.
 - c. Park in lieu fee shall be paid as stated in the City Ordinance and due at the recording of the final map.
 - d. Development impact fees as established in the City master fee schedule at the time of the issuance of the building permits.

2. The applicant shall pay all pass thru fees. Fees include, but are not limited to, the following:
 - a. East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance.
 - b. Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance.
 - c. Contra Costa County Map Maintenance Fee in affect at the time of recordation of the final map(s). (Currently \$50 per lot or parcel).
 - d. Contra Costa County Flood Control District.
 - e. School Impact Fees
 - f. Delta Diablo Sewer Fees
 - g. Contra Costa Water Fees.

M. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES)

1. The project shall comply with all Federal, State, and City regulations for the National Pollution Discharge Elimination System (NPDES) (AMC§6-9). (Note: Per State Regulations, NPDES Requirements are those in affect at the time of the Final Discretionary Approval.) Under NPDES regulations, the project is subject to provision C.3: New development and redevelopment regulations for storm water treatment. Provision C.3 requires that the project include storm water treatment and source control measures, as well run-off flow controls, so that post-project runoff does not exceed estimated pre-project runoff. C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrates how compliance will be achieved. The SWCP shall be submitted simultaneously with the project plans. For the treatment and flow-controls identified in the approved SWCP, a separate Operation and Maintenance Plan (O&M) shall be submitted and approved before the Building Department will issue Certificate of Occupancy permits. Both the approved SWCP and O&M plans shall be included in the project CC&Rs. Prior to building permit final and issuance of a Certificate of Occupancy, the applicant shall execute any agreements identified in the Storm Water Control Plan that pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.
2. Additional information regarding the project SWCP is necessary and modifications to the SWCP shown on the proposed Vesting Tentative Map may be required in order to comply with C.3 regulations.
3. Prior to issuance of a Grading Permit, the applicant shall complete the following:

- a. Submit a Storm Water Control Plan (SWCP) and an Operation and Maintenance Plan (O&M) for approval by the City Engineer.
- b. Submit proof of filing of a Notice of Intent (NOI) by providing the unique Waste Discharge Identification Number (WDID#) issued from the Regional Water Quality Control Board.
- c. Submit a copy of the Storm Water Pollution Prevention Plan (SWPPP). The SWPPP and O&M shall include, at minimum, the following provisions:
 - i. The general contractor and all subcontractors and suppliers of materials and equipment shall implement the Best Management Practices (BMPs).
 - ii. Install appropriate clean water devices at all private storm drain locations immediately prior to entering the public storm drain system.
 - iii. Install on all catch basins “No Dumping, Drains to River” decal buttons.
 - iv. If sidewalks are pressure washed, debris shall be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drain. If any cleaning agent or degreaser is used, wash water shall be collected and discharged to the sanitary sewer, subject to the approval of the sanitary sewer District.
 - v. Prevent site drainage from draining across sidewalks and driveways in a concentrated manner.
 - vi. Construction site cleanup and control of construction debris shall also be addressed in this program.
 - vii. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a project stop work order.
 - viii. Sweep or vacuum the model home parking lot a minimum of once a month and prevent the accumulation of litter and debris on the site. Corners and hard to reach areas shall be swept manually.
 - ix. Ensure that the area surrounding the project such as the streets stay free and clear of construction debris such as silt, dirt, dust, and tracked mud coming in from or in any way related to project construction. Areas that are exposed for extended periods shall be watered regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular basis. All trucks shall be covered.

- x. Clean all on-site storm drain facilities a minimum of twice a year, once immediately prior to October 15 and once in January. Additional cleaning may be required if found necessary by City Inspectors and/or City Engineer.
- 4. The SWCP shall be certified by a registered civil engineer, and by a registered architect or landscape architect as applicable. Professionals certifying the SWCP shall be registered in the State of California and submit verification of training, on design of treatment measures for water quality, not more than three years prior to the signature date by an organization with storm water treatment measure design expertise (e.g., a university, American Society of Civil Engineers, American Society of Landscape Architects, American Public Works Association, or the California Water Environment Association), and verify understanding of groundwater protection principles applicable to the project site (see Provision C.3.i of Regional Water Quality Control Board Order R2 2003 0022).
- 5. Both the approved SWCP and O&M plans shall be referenced in the project CC&Rs.
- 6. Prior to issuance of any Building Permit, the applicant shall complete the following:
 - a. Execute any agreements identified in the Storm Water Control Plan that pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.
 - b. Submit plans to the City Engineer consistent with the approved Storm Water Control Plan, and include drawings and specifications necessary for construction of permanent site design features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, and other features that control storm water flow and potential storm water pollutants.
 - c. Submit, for review and approval by the City, a final Storm Water BMP Operation and Maintenance Plan in accordance with City of Antioch guidelines. This O&M plan shall incorporate City comments on the draft O&M plan and any revisions resulting from changes made during construction. The O&M plan shall be incorporated into the CC&Rs for the Project.
 - d. Execute and record any agreements identified in the Storm Water Control Plan which pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.

7. The C.3 basin top of slope shall be located at the property line with a two foot (2') overbuild and a 3:1 slope down to the basin. Storm drain line connections to the basin shall be 18" minimum diameter. Required fencing shall be six foot (6') high ornamental tubular steel, powder-coated black, with a twelve foot (12') wide access gate and ramp provided to the basin bottom from Colchico Drive, as approved by the City Engineer.

N. FINAL IS/MND AND MITIGATION MONITORING AND REPORTING PROGRAM

1. The applicant shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program.

O. PLANNED DEVELOPMENT

1. This action includes approval of the Final Development Planned as proposed and modified by the Conditions of Approval.
2. Approved land uses include Single-Family Residential Uses and all Accessory Uses and other uses permitted by the Antioch Municipal Code for the Single-Family Residential District (R-6).
3. The approved modified setbacks are as follows:
 - a. Front Yard: 20' to garage, 15' to living space.
 - b. Side Yard: 4', except as required by these conditions for trash receptacle storage.
 - c. Rear Yard: 10'
4. The submitted architectural plans shall serve as basic design approval for the purposes of the Final Development and Planned Development. The applicant shall apply to the Design Review Board (Planning Commission) for approval of final Design Review for the individual lots. The house designs shall conform to the City of Antioch Citywide Design Guidelines and shall reflect any modifications required by these Conditions of Approval. The following elements are not approved as part of this application, but are subject to independent review and approval by the Design Review Board:
 - a. House plans and elevations
 - b. Landscape species selection
 - c. Masonry project wall and project fence design, colors and materials
5. The Design Review application shall also address the following:
 - a. A trash/recycling/yard waste receptacle storage location shall be identified on each site plan. This must be located behind the gate and shall be a minimum of 5' wide and 10' deep.

- b. Architectural plans shall identify all base design details that are provided, at minimum, to homebuyers. Optional or buyer-upgraded materials shall be clearly and separately described.
- c. Elevations shall not include landscaping backgrounds.
- d. Each model elevation shall include a version that utilizes a material besides stucco, such as horizontal siding, for at least 75% of the front elevation. Such a material should wrap at least 10' down the sides of the structure. As an alternative, one model may have all versions utilizing a material besides stucco as described above.
- e. All front yard landscape plans shall identify any utilities or other obstructions in the front yard or adjacent right-of-way.
- f. Building articulation shall be demonstrated on all front and corner side elevations. No more than 40% of the wall surface should be in a single uninterrupted plan. Articulations should be at least 18" in depth.
- g. All two-car garages shall be a minimum of twenty feet by twenty feet (20' x 20') clear inside dimensions.

P. CEQA MITIGATION MEASURES

- 1. MM AES-1: Prior to issuance of building permits for the proposed project, the applicant shall provide a lighting plan for the City's review and approval. The lighting plan shall include provisions to ensure that outdoor lighting is designed so that potential glare or light spillover to surrounding roadways and properties are minimized through appropriate site design and shielding of light fixtures. The City would review the lighting plan to ensure that all lighting is directed downward and away from adjacent properties and residences. This mitigation measure does not preclude the use of small-scale decorative lighting that may be directed upward, such as wall wash lighting or spot lighting for landscaping. This type of lighting is allowed if it does not spill over onto adjacent properties.
- 2. MM AIR-1: The selected contractor shall be required to prepare and implement a dust control plan prior to construction. A range of mitigation measures will be conducted throughout the construction period to limit and control dust, including the use of water or other such agents to be placed on roads, grading and excavation areas, and exposed soil in a manner that minimizes the generation of dust. In the absence of rain, these measures will be implemented in all seasons during which grading, excavation, and earth moving, or other work occurs.

3. MM AIR-2: Implementation of BMPs to reduce impacts on air quality from construction equipment shall be implemented to ensure emissions generated during proposed project construction activities are maintained at regulatory levels by requiring the following actions by the construction contractor:
 - a. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation;
 - b. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
4. MM AIR-3: The following mitigation measure shall be implemented to ensure that VOC levels are kept at a minimum during architectural coating activities.
 - a. Use low VOC (i.e., ROG) coatings as described in the local requirements (i.e., Regulation 8, Rule 3: Architectural Coatings)
5. MM BIO-1: To avoid or minimize impacts to endangered, threatened, rare, and/or special status plants that have a potential to occur within the project area, pre-construction surveys shall be conducted. Pre-construction surveys shall be timed to cover the early-bloom (typically February through April) and mid-bloom (typically May through July) floristic periods for special status plant species with a potential to occur in the project site. Within the BSA, a special status plant pre-construction survey could be implemented in late April or early May in order to document whether any of the potential special status plant species occur within the BSA. Surveys shall be performed by a qualified botanist, and follow CDFW and CNPS protocols for surveying special status native plants.
6. If special status plants are determined to have no presence in the project site, then no further mitigation is required.
7. If special status plants are determined to be present within the project site during pre- construction field surveys, project activities shall be reduced and minimized to avoid impact by:

- a. Mapping the population and placing flagging and/or exclusion fencing to protect special status plants within the project site during construction. Install environmentally sensitive fencing and appropriate signage at an appropriate buffer distance, starting from the edge of the special status plant and/ or plant population. Signage should indicate the area is environmentally sensitive and not to be disturbed;
- b. Adjust project activities away from special status plants to the extent feasible in order to minimize impacts to extant populations.

Supervision, guidance, and verification of the implementation of these measures shall be achieved by the County and an agency approved biological monitor (i.e., a qualified biologist or botanist approved by the City, CDFW, and USFWS).

If special status plants are determined present in the project site during pre-construction field surveys and direct/unavoidable impacts to special status plants shall result from project activities, then consultation with appropriate agencies (i.e., CDFW and/or USFWS) shall be required to develop acceptable mitigation (e.g., agency recommended mitigation may include translocation of individual plants, rectification of impact by seed collecting and stockpiling for replanting/replacement, mitigation fees, and/or permitting).

8. MM BIO-2: To avoid disturbance of Western Burrowing Owls and active Western Borrowing Owl burrows, the following shall be implemented:
 - a. A pre-construction survey would be conducted by a qualified biologist for burrowing owls within 30 days of the on-set of construction. This survey would be conducted according to methods described in the Staff Report on Burrowing Owl Mitigation (CDFW 2012). All suitable habitats of the site would be covered during this survey.
 - b. If pre-construction surveys undertaken during the breeding season (February 1 through August 31) locate active nest burrows within or near construction zones, these nests, and an appropriate buffer around them (as determined by a qualified biologist) would remain off- limits to construction until the breeding season is over or until a qualified biologist has determined that the natal burrow is no longer in use.
 - c. During the non-breeding season (September 1 through January 31), resident owls may be relocated to alternative habitat. The relocation of resident owls must be according to a relocation plan prepared by a qualified biologist. Passive relocation would be the preferred method of relocation. This plan must provide for the owl's relocation to nearby lands possessing available nesting and foraging habitat.

9. MM BIO-3: Depending on the specific construction timeframe, to avoid disturbing nesting raptors and other migratory birds, the following measures would be implemented:
 - a. If construction activities are scheduled to occur during the nesting season (approximately February 15 through August 31), a qualified wildlife biologist shall be retained to conduct a pre-construction nesting survey within the appropriate habitat.
 - i. Surveys shall be conducted within the project site and all potential nesting habitat within 500 feet of this area (this distance covers recommended Swainson's hawk and western burrowing owl buffers);
 - ii. The surveys should be conducted within one week before initiation of construction activities at any time between February 15 and August 31. If no active nests are detected, then no additional mitigation is required; or
 - iii. If surveys indicate that migratory bird nests are found in any areas that would be directly or indirectly affected by construction activities, a no-disturbance buffer shall be established around the site to avoid disturbance or destruction of the nest site until after the breeding season or after a wildlife biologist determines that the young have fledged (typically late June to mid-July). The extent of these buffers shall be determined by a qualified biologist and shall depend on the special status species present, the level of noise or construction disturbance, line of sight between the nest and the disturbance, ambient levels of noise and other disturbances, and other topographical or artificial barriers. These factors should be analyzed to make an appropriate decision on buffer distances.
 - b. If construction activities begin outside the breeding season (approximately September 1 through February 14) then construction may proceed until it is determined that an active migratory bird or raptor nest would be subject to abandonment as a result of construction activities. Optimally, all necessary vegetation removal should be conducted before the breeding season so that nesting birds would not be present in the construction area during construction activities. If any bird nests are in the project site under pre-existing construction conditions, then it is assumed that they are habituated (or would habituate) to the construction activities. Under this scenario, the pre-construction survey described previously should still be conducted on or after February 15 to identify any active nests in the vicinity. Active sites should be monitored by a qualified

biologist periodically until after the breeding season or after the young have fledged (typically late June to mid-July). If active nests are identified on or immediately adjacent to the project site, then all non-essential construction activities (e.g., equipment storage and meetings) should be avoided in the immediate vicinity of the nest site, but the remainder of construction activities may proceed.

10. MM CUL-1: If any cultural resource is encountered during ground disturbance or subsurface construction activities (e.g., trenching, grading), all construction activities within a 50-foot radius of the identified potential resource shall cease until a Secretary of the Interior qualified archaeologist evaluates the item for its significance and records the item on the appropriate State Department of Parks and Recreation (DPR) 523 series forms. All forms and associated reports would be submitted to the NWIC of the California Historical Resources Information System (CHRIS). The archaeologist shall determine whether the resource requires further study. If, after the qualified archaeologist conducts appropriate technical analyses, the resource is determined to be eligible for listing on the California Register of Historical Resources or as a unique archaeological resource as defined in Public Resources Code Section 15064.5, the archaeologist shall develop a plan for the treatment of the resource. This shall contain appropriate mitigation measures, including avoidance, preservation in place, data recovery excavation, or other appropriate measures, as outlined in Public Resources Code Section 21083.2.
11. MM CUL-2: If a prehistoric or ethnographic period archaeological resource is encountered during ground disturbance or subsurface construction activities (e.g., trenching, grading), all construction activities within a 50-foot radius of the identified potential resource shall cease and a list of representatives of California Native American Tribes identified by the NAHC would be contacted. Construction activities shall not resume until the tribal representative has had an opportunity to evaluate the archaeological resource for its potential as a tribal cultural resource. If it is determined that the cultural materials do constitute a tribal cultural resource, further mitigation and/or recommendations for the treatment and protection of the resource would be developed in consultation with the Tribes.
12. MM CUL-3: If ground-disturbing activities uncover previously unknown human remains, Section 7050.5 of the California Health and Safety Code applies, and the following procedures shall be followed:

There shall be no further excavation or disturbance of the area where the human remains were found or within 50 feet of the find until the Contra Costa County Coroner and the appropriate City representative are contacted. Duly authorized representatives of the Coroner and the City shall be permitted onto the project site and shall take all actions consistent with Health and Safety Code Section 7050.5 and Government Code Sections

27460, et seq. Excavation or disturbance of the area where the human remains were found or within 50 feet of the find shall not be permitted to recommence until the Coroner determines that the remains are not subject to the provisions of law concerning investigation of the circumstances, manner, and cause of any death. If the Coroner determines the remains are Native American, the Coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98. If the MLD does not make recommendations within 48 hours, the landowner shall reinter the remains in an area of the property secure from further disturbance. If the land owner does not accept the MLD's recommendations, the owner or the MLD may request mediation by NAHC.

13. MM GEO-1: Prior to issuance of building permit, the project Applicant shall submit plans to the City for review and approval demonstrating project compliance with the latest adopted edition of the California Building Standards Code seismic requirements and the recommendations of the geotechnical investigation report prepared by TRC Solutions dated April 10, 2015. All soil engineering recommendations and structural foundations shall be designed by a licensed professional engineer. All onsite soil engineering activities shall be conducted under the supervision of a licensed Geotechnical Engineer or Certified Engineering Geologist.
14. MM HAZ-1: Construction contractors shall ensure that during construction, staging areas and building areas where spark-producing equipment is used shall be cleared of non-native vegetation or other materials that could serve as fuel for combustion. To the extent feasible, the contractor shall keep these areas clear of combustible materials to maintain a firebreak.
15. MM HAZ-2: Construction contractors shall ensure that any construction equipment that normally includes a spark arrester shall be equipped with an arrester in good working order. This includes, but is not limited to, vehicles, heavy equipment, and chainsaws.
16. MM HYD-1: Prior to the issuance of any construction related permits, the applicant shall prepare and submit an NOI to the State Water Board and prepare a SWPPP in compliance with the NPDES GCP requirements. The final drainage plan shall demonstrate the ability of the planned onsite storm drainage to adequately collect onsite stormwater flows in accordance with all applicable standards and requirements by: minimizing impervious surfaces, and directing flows to BMPs; integrating appropriately sized BMPs to minimize impact on local water quality by controlling runoff from erosion and potential contaminants; and incorporating bio-retention in combination

with site planning, and dispersion of runoff to meet Low Impact Development (LID) requirements.

17. MM NOI-1: Implementation of the following multi-part mitigation measure is required to reduce the potential construction period noise impacts.
 - a. Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
 - b. Locate stationary noise-generating equipment as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction area.
 - c. Utilize “quiet” air compressors and other stationary noise sources where technology exists.
 - d. Limit hours of operation of outdoor noise sources through conditions of approval.
 - e. If construction activities are required outside of the daytime working hours allowed within the conditions of approval, the City would notify residents 48 hours in advance. If after- hour construction is required due to an emergency, the City would notify nearby residents immediately.
 - f. The construction contractor would prohibit unnecessary idling of internal combustion engines.
 - g. Where necessary noise-reducing enclosures or temporary barriers would be used around noise-generating equipment. Where feasible existing barrier features (terrain, structures) would be used to block sound transmission especially where sensitive receptors are located less than 50 feet from construction activities and construction noise levels are expected to exceed the maximum exterior noise standard.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 19th day of September, 2018.

AYES:

NOES:

ABSTAIN:

ABSENT:

FORREST EBBS,
Secretary to the Planning Commission

ATTACHMENT “D”



MEMO

TO: Louis Parsons, Discovery Builders

FROM: Doug Svensson, AICP

DATE: May 3, 2016

SUBJECT: Fiscal Analysis of Proposed Quail Cove Project in Antioch

INTRODUCTION AND SUMMARY

This fiscal analysis has been prepared based on the project description provided in the Initial Study/Mitigated Negative Declaration prepared by Stantec, dated January 29, 2016. In addition, at your direction, we have reviewed the fiscal analysis for the Vineyards at Sand Creek project, prepared by Economic and Planning Systems, as a basic example of the City's expectations for this type of study.

The proposed project include 31 single family homes located in the south eastern portion of the City on Heidorn Road near the City border with Brentwood. The homes are anticipated to sell for \$500,000 on average and the subdivision is projected to house a population of 100 persons (3.22 persons per household) (Table 1).

Table 1: Quail Cove Subdivision

Item	Value
Units	31
Persons Per Household	3.22
Total Project Population	100
Average Home Sale Price	\$500,000
Total Property Value	\$15,500,000

Source: Discovery Builders, Inc., CA Department of Finance.

Table 2 summarizes the results of the fiscal analysis. The project would generate property tax and sales tax for Antioch as well as certain other revenues. It would also require services from the City, principally police protection, street maintenance, recreation and community development functions. Fire protection would be provided by the Contra Costa County Fire Protection District, separate from

the City of Antioch. The City has stipulated that the project would be subject to an additional fee, through a Community Facilities District, to support the cost of police services. This fee is proposed to be \$450 per unit and would generate \$13,950 per year at full buildout of the development.

Table 2: Summary of Fiscal Impacts for Quail Cove Subdivision

REVENUES	Scenario 1 Baseline Analysis	Scenario 2 Conservative Sale Price	Scenario 3 Increased Baseline Costs
Property Tax	\$17,686	\$15,917	\$17,686
Property Tax in lieu of VLF	\$11,278	\$10,150	\$11,278
Franchise Tax	\$2,361	\$2,361	\$2,361
Business License Tax			
Property Transfer Tax	\$682	\$682	\$682
Sales and Use Tax	\$1,691	\$1,522	\$1,691
Sales Tax Measure C	\$846	\$761	\$846
Motor Vehicle in-Lieu fees	\$34	\$34	\$34
Licenses & Permits	\$806	\$806	\$806
Fines and Forfeitures	\$35	\$35	\$35
Police Services Fee	\$13,950	\$13,950	\$13,950
Use of Money and Property	\$0	\$0	\$0
Revenue From Other Agencies	\$0	\$0	\$0
Service Charges	\$0	\$0	\$0
Other Revenue	\$0	\$0	\$0
Transfers in	\$0	\$0	\$0
Streets/Transit Funds	\$0	\$0	\$0
Other	\$0	\$0	\$0
TOTAL REVENUES	\$48,686	\$45,536	\$48,686
EXPENDITURES			
Legislative and Administrative	\$708	\$708	\$779
Public Works	\$4,622	\$4,622	\$5,084
Police Services	\$24,625	\$24,625	\$27,087
Police Services - Measure C	\$5,415	\$5,415	\$5,957
Police Services - Animal Support	\$428	\$428	\$471
Recreation/Community Services	\$826	\$826	\$908
Community Development	\$1,773	\$1,773	\$1,950
Code Enforcement-Measure C	\$137	\$137	\$150
TOTAL EXPENDITURES	\$38,533	\$38,533	\$42,386
TOTAL BUDGET NET (DEFICIT)/SURPLUS	\$10,153	\$7,003	\$6,300

Source: ADE, Inc.

With the police services fee in place, the project would generate a positive fiscal balance for Antioch in excess of \$10,000 per year, based on the assumption that the City would experience average costs levels for services as reflected in the current Fiscal Year 2015-2016 budget. The analysis also addresses two other scenarios, in which either the homes sell for a lower amount of \$450,000 per unit, or the City experiences ten percent higher cost levels to serve the subdivision. Under both of these scenarios, the fiscal impact of the project remains positive, although at lower levels than the baseline scenario, at about \$7,000 per year and \$6,300 per year, respectively.

DISCUSSION OF THE FISCAL ANALYSIS

The fiscal analysis is based in part on estimates of average revenues and service expenditures for the City of Antioch. The most recent population estimate for Antioch shows about 108,300 residents and 20,630 jobs within the City. Typically, businesses exert about 50 percent of the demand for services on the City as do residents, measured on a population and per job basis. Therefore, the daytime service population for the City is estimated at 118,613 (108,298 residents plus 20,630 jobs * 50%), as shown in Table 3.

Table 3: Antioch Assumptions, 2015

Item	Citywide Amount	Sources
Housing Units	35,750	DOF 2015
Occupied Households	33,151	DOF 2015
Population	108,298	DOF 2015
Persons/Household	3.22	DOF 2015
Jobs (2015)	20,630	ABAG 2013
Daytime Population	118,613	DOF 2015 / ABAG

¹Daytime population is calculated by adding total residential population and half of the total employment.

Sources: Association of Bay Area Governments, CA Department of Finance.

The average per capita revenues and costs are calculated using the current Fiscal Year 2015-2016 Operating Budget, as shown in Table 4. As discussed further below, the property tax and sales tax are calculated from separate factors, but other general revenues such as the Franchise Tax, Motor Vehicle In-Lieu Fees, Licenses and Permits and Fines and Forfeitures are estimated on a per capita basis using the factors in the right hand column of Table 4. Several of the revenues would not be directly affected by the proposed Quail Cove project, as indicated in the Table.

A similar approach is used to estimate City service expenditures. The City has certain fixed costs that are not directly affected by housing development or population growth, so the budget figures used to calculate the per capita costs factors are reduced accordingly. The percent of cost included in the analysis is indicated in the column labeled Percent Variable in Table 4. The Legislative and Administrative Departments, Finance and the Nondepartmental costs have been grouped together as

"General Government" costs in Table 2. Other per capita cost factors by service department or function are shown in the right hand column of Table 4.

Table 4: General Fund Budget Summary – FY 2015-16 Operating

Item	Budget		Percent Variable [1]	Allocation Factor
GENERAL REVENUES				
Property Tax ¹	\$9,448,914		100%	
Property Tax in lieu of VLF	\$6,475,750		100%	
Franchise Tax	\$2,805,878		100%	\$23.66
Business License Tax	\$3,751,000	not affected		
Property Transfer Tax	\$330,000		100%	
Sales and Use Tax ²	\$13,039,684		100%	
Sales Tax Measure C	\$4,646,890		100%	
Transient Occupancy Tax	\$80,000	not affected		
Motor Vehicle in-Lieu fees	\$40,000		100%	\$0.34
Licenses & Permits	\$957,500		100%	\$8.07
Fines and Forfeitures	\$42,000		100%	\$.35
Use of Money and Property	\$503,410	not affected		
Revenue From Other Agencies	\$792,673	not affected		
Service Charges	\$2,194,744	not affected		
Other Revenue	\$802,540	not affected		
Transfers in	\$3,699,075	not affected		
TOTAL REVENUES	\$49,610,058			
GENERAL FUND EXPENDITURES				
Legislative and Administrative	\$727,984	Combined into General Government	50%	\$7.10
Finance	\$14,139			
Non-departmental	\$941,108			
Public Works	\$7,322,417		75%	\$46.30
Police Services	\$29,260,562		100%	\$246.69
Police Services - Measure C	\$6,434,518		100%	\$54.25
Police Services - Animal Support	\$508,521		100%	\$4.29
Recreation/Community Services	\$981,170		100%	\$8.27
Community Development	\$2,809,167		75%	\$17.76
Code Enforcement-Measure C	\$162,498		100%	\$1.37
Capital Improvement	\$0	not affected		
TOTAL EXPENDITURES	\$49,162,084			
TOTAL NET	\$447,974			

¹ Includes Property Tax – Secured, Property Tax – Unsecured, Property Tax – Other, Other In Lieu taxes, Unitary Tax.

² Includes Sales and Use Tax, Sales and Use In Lieu/Swap, Sales & Use Tax P.S. Allocation.

Source: City of Antioch FY 2015-17 Adopted Operating Budget

PROPERTY BASED REVENUES

The general property tax rate is one percent of the assessed value of each home, which is based on the initial market value of the units, estimated at \$500,000. The full property tax paid by the homeowner is shared among a number of taxing agencies and the City of Antioch receives only 11.4

percent of the base property tax. However, the City also receives a share of property tax from the state in-lieu of vehicle license fees the state used to pay to cities prior to 2004. This portion of the property tax is based on the annual increase in total assessed value in the City. The proposed project would add \$15.5 million to Antioch's total assessed value, which would result in an increase of property tax in-lieu of vehicle license fees of about \$11,300 per year at full buildout of the project.

Table 5: Project Property Tax Revenues

Item	Assumption/Factor	Annual Total
Property Tax		
Net New Taxable Value Increase	\$500,00 Average Unit Value	\$15,500,000
Property Tax	1.0%	\$155,000
Antioch General Fund Share	11.4%	\$17,686
Property Tax in Lieu of VLF		
Existing Citywide Property Tax in Lieu of VLF		\$6,475,750
Citywide Assessed Value		\$8,899,889,890
Project Net Assessed Value Increase		0.2%
Net New Property Tax in Lieu of VLF		\$11,278

[1] Based on project TRA

[2] Reflects Antioch's secured roll as reported by the Contra Cost County Assessor.

[3] Calculated by dividing net value increase by citywide assessed value.

[4] Calculated by multiplying existing property tax in lieu of VLF by project net assessed value increase.

Source: ADE, Inc.

The Documentary Transfer Tax is paid when property is sold. While the City would receive a total of \$8,525 in transfer tax at the initial sale of the units, the estimate in Table 6 and Table 2 above reflects the ongoing resale of units. The assumption here is that the units would turnover every 12 years on average, or eight percent of the units per year.

Table 6: Documentary Transfer Tax Estimate

Item	Assumption/Factor	Annual Total
Net New Assessed Value Increase	\$500,000 Average Unit Value	\$15,500,000
Annual Turnover Rate	8% per year	\$1,240,000
Total Documentary Transfer Tax	\$.055 per \$1,000 in AV	\$682

Source: ADE, Inc.

SALES TAX

The City receives one percent of the value of taxable goods and services purchased within the City limits in base sales tax. In addition, the voters have approved Measure C, which provides an additional one-half cent of sales tax and is used in part to fund police services and code enforcement.

The sales tax estimate is based on calculation of household incomes for project residents and their likely spending patterns in Antioch. As shown in Table 7, a home purchased for \$500,000 would typically require a household income of nearly \$86,000 based on current mortgage loan financing terms.

Table 7: Project Average Income Calculation

Item	Assumption/Factor	Value
Home Value		\$500,000
Down Payment	20.0%	\$100,000
Principal Loan Amount		\$400,000
Annual Interest Rate		5.0%
Monthly Payment		\$2,147
Monthly Income [1]	30.0%	\$7,158
Annual Income		\$85,891

[1] Assumes 30% of gross income is spent on mortgage costs. Excludes property taxes, utilities, and other housing costs.

Source: ADE, Inc.

Using a retail demand model, ADE estimates that the 31 household in the proposed project would spend about 30 percent of their income on retail goods, of which about 85 percent would be taxable (food and pharmaceuticals are not taxable, for example) (See Table 8). Not all of this spending would occur in Antioch, however. Given the location of the project on the southeastern periphery of the City, it is likely some of the household spending would occur in Brentwood. It is also likely that households would do some comparison shopping at the larger retail centers in Central County. Therefore, for this analysis, ADE has assumed that 25 percent of the taxable household spending would occur in Antioch, resulting in an estimate of \$1,700 per year in base sales tax and nearly \$850 per year in Measure C funds.

Table 8: Taxable Retail Sales Analysis

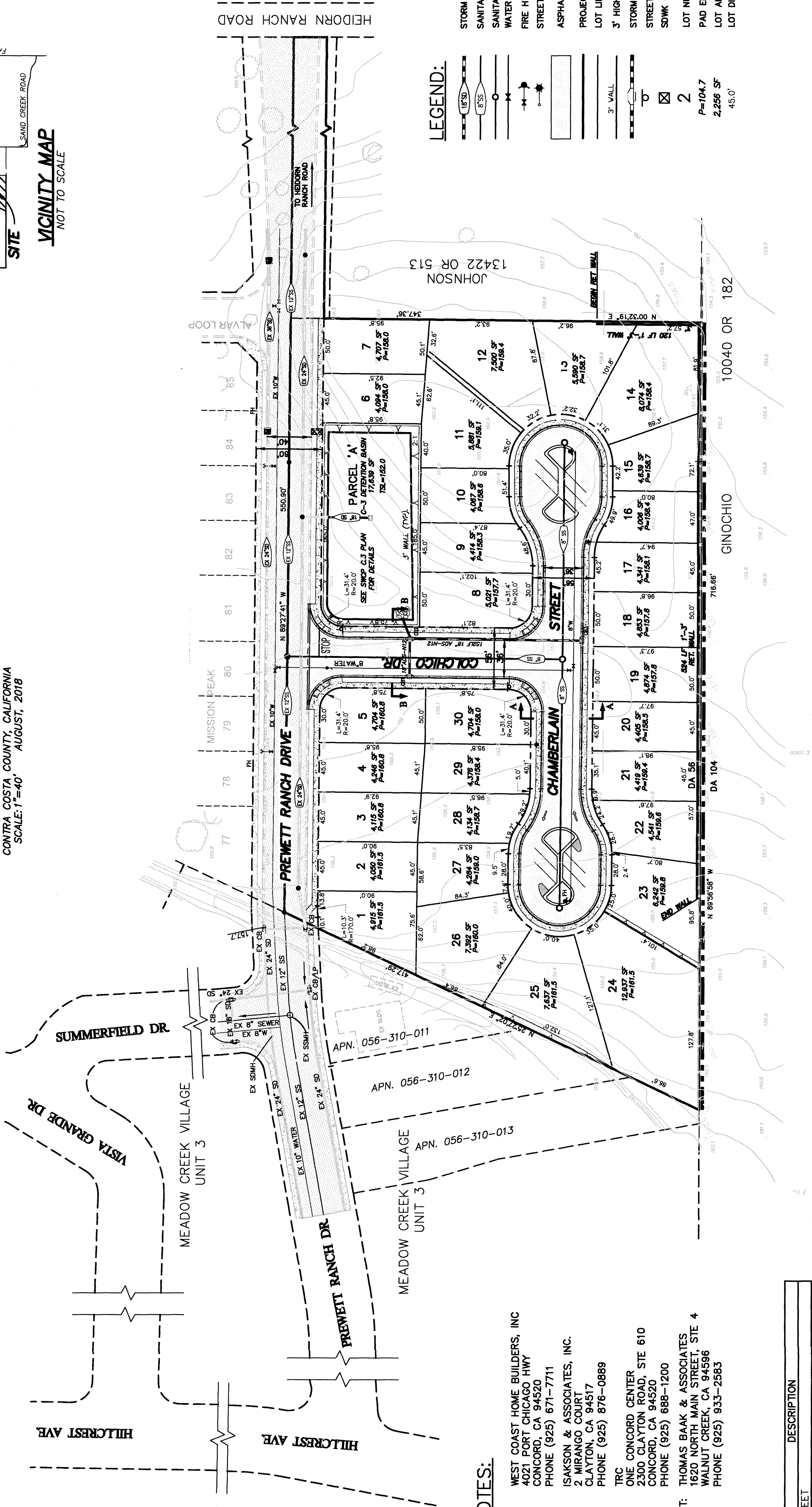
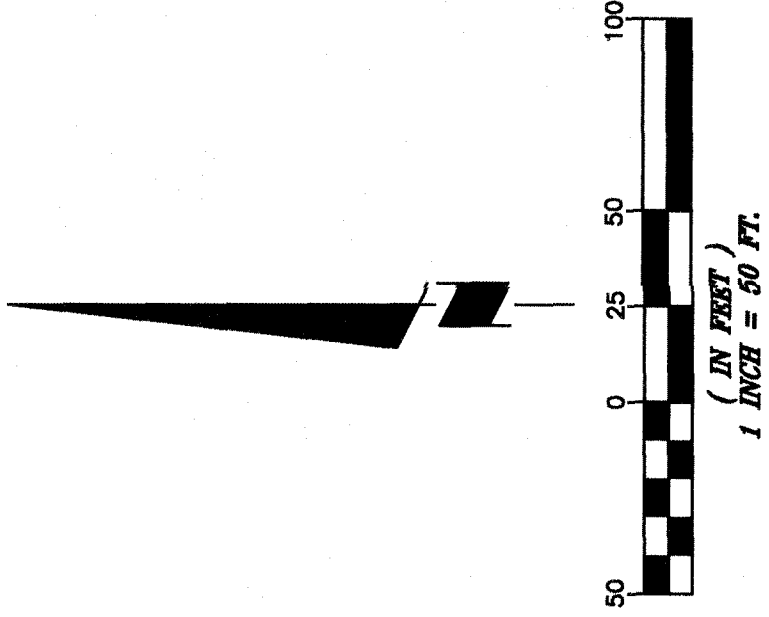
Retail Group	Project Household Expenditures	Percent Taxable	Taxable Purchases
Total Project Household Expenditures	\$799,600	85%	\$676,400
Apparel Store Group	\$34,200	100%	\$34,200
Women's Apparel	\$9,100	100%	\$9,100
Men's Apparel	\$2,500	100%	\$2,500
Family Clothing	\$16,200	100%	\$16,200
Shoe Stores	\$6,400	100%	\$6,400
General Merchandise Group	\$129,400	83%	\$107,300
Department Stores/Other General Merch.	\$64,600	94%	\$60,700
Other General Merchandise	\$39,600	94%	\$37,200
Drug & Proprietary Stores	\$25,200	37%	\$9,400
Specialty Retail Group	\$50,200	100%	\$50,000
Gifts & Novelties	\$3,400	100%	\$3,400
Sporting Goods	\$4,900	100%	\$4,900
Florists	\$1,300	100%	\$1,300
Photographic Equipment	\$700	100%	\$700
Records & Music	\$3,300	100%	\$3,300
Books & Stationery	\$6,800	100%	\$6,800
Office Supplies/Computer Equipment	\$7,800	100%	\$7,800
Jewelry	\$4,200	100%	\$4,200
Misc. Specialty Retail	\$17,800	99%	\$17,600
Food, Eating and Drinking Group	\$242,100	61%	\$148,500
Grocery Stores	\$124,500	28%	\$34,500
Supermarkets	\$119,100	26%	\$31,400
Convenience Stores	\$5,400	57%	\$3,100
Specialty Food Stores	\$3,500	0%	\$0
Liquor Stores	\$5,900	98%	\$5,800
Eating Places	\$108,200	100%	\$108,200
Building Materials And			
Homefurnishings Group	\$79,400	100%	\$79,400
Furniture & Home Furnishings	\$20,900	100%	\$20,900
Household Appliances & Electronics	\$16,700	100%	\$16,700
Used Merchandise	\$1,700	100%	\$1,700
Nurseries & Garden Supply Stores	\$7,400	100%	\$7,400
Lumber & Other Building Materials	\$19,800	100%	\$19,800
Home Centers and Hardware Stores	\$11,800	100%	\$11,800
Paint & Wallpaper	\$1,100	100%	\$1,100
Automotive Group	\$264,300	97%	\$257,000
New Cars & RVs	\$142,800	100%	\$142,800
Used Car Dealers	\$10,500	100%	\$10,500
Gasoline Service Stations	\$96,500	92%	\$89,200
Auto Parts & Accessories	\$10,200	100%	\$10,200
Other Vehicles	\$4,300	100%	\$4,300

Source: ADE, Inc., based on Bureau of Labor Statistics Consumer Expenditure Surveys and the Census of Retail Trade.

ATTACHMENT “E”

VESTING TENTATIVE MAP &
PRELIMINARY GRADING PLAN
"QUAIL COVE"
SUBDIVISION NO. 7938

RESUBDIVISION OF A POR. OF PARCEL 'B'
(48 PM 45)
A PORTION OF APN NO. 056-130-012
CITY OF ANTOCH
CONTRA COSTA COUNTY, CALIFORNIA
SCALE: 1"=40' AUGUST, 2018



GENERAL NOTES:

OWNER/
DEVELOPER:
WEST COAST HOME BUILDERS, INC
4021 PORT CHICAGO HWY
CONCORD, CA 94520
PHONE (925) 671-7711

CIVIL ENGINEER:
ISAKSON & ASSOCIATES, INC.
2 MIRANGO COURT
CLAYTON, CA 94517
PHONE (925) 876-0889

SOILS ENGINEER:
TRC
ONE CONCORD CENTER
2300 CLAYTON ROAD, STE 610
CONCORD, CA 94520
PHONE (925) 688-1200

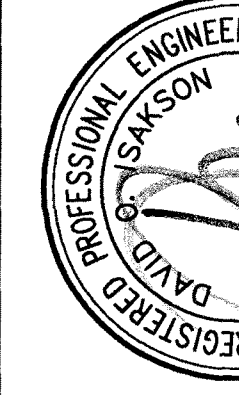
LANDSCAPE ARCHITECT:
THOMAS BAAK & ASSOCIATES
1620 NORTH MAIN STREET, STE 4
WALNUT CREEK, CA 94596
PHONE (925) 933-2583

SHEET INDEX

SHEET No.	TITLE SHEET	DESCRIPTION
1	VESTING TENTATIVE MAP & PRELIM. GRADING PLAN	
2	FINAL DEVELOPMENT PLAN	
3	SITE PLAN	
4	UTILITY PLAN	
5	SIGNING, STRIPING, AND PARKING PLAN	
6	CROSS SECTIONS	
7		

LEGEND:

- STORM DRAIN AND DIRECTION
- SANITARY SEWER AND DIRECTION
- SANITARY SEWER & MANHOLE
- WATER & GATE VALVE
- FIRE HYDRANT
- STREET LIGHT
- ASPHALT CONCRETE
- PROJECT BOUNDARY
- LOT LINES
- 3' HIGH RETAINING WALL
- STORM DRAIN & CATCH BASIN
- STREET SIGN
- SDWK CROSS DRAIN
- LOT NUMBER
- PAD ELEVATION
- LOT AREA
- LOT DIMENSION

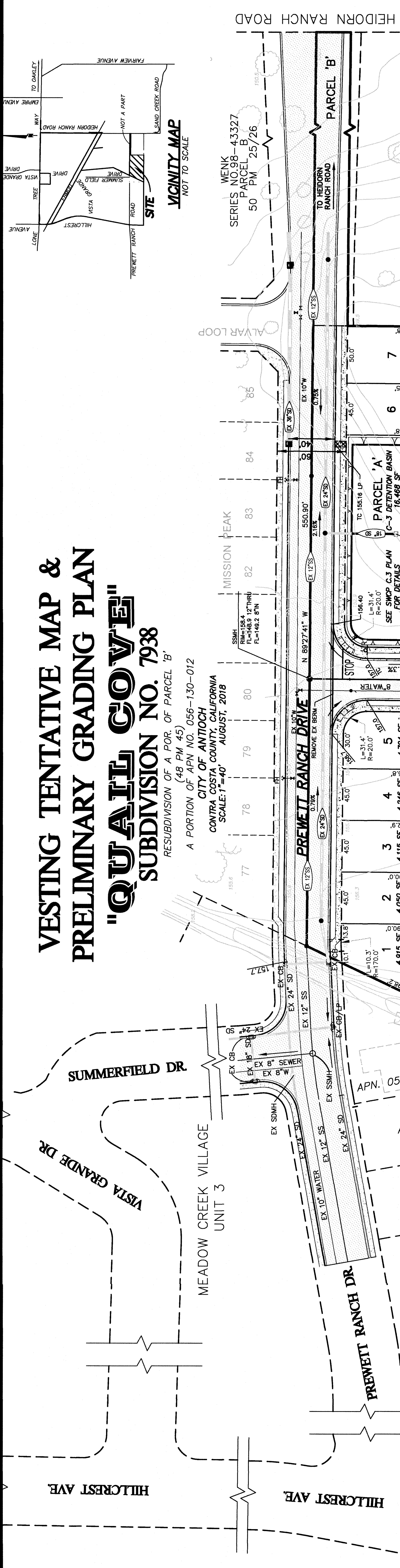


SUBDIVISION 7938
VESTING TENTATIVE MAP
TITLE SHEET
CITY OF ANTOCH
CONTRA COSTA COUNTY
CALIFORNIA

Isakson & Assoc. Inc.
civil engineering
2 Mirango Court, Clayton CA, 94517
Phone: (925) 876-0889

DATE: 08-03-18
DESIGNED: DOI
DRAWN: RLB
CHECKED: DOI
JOB NO.: 9416
SHEET 1 OF 7

VESTING TENTATIVE MAP &
PRELIMINARY GRADING PLAN
"QUAIL COVE"
SUBDIVISION NO. 7938
RESUBDIVISION OF A POR. OF PARCEL 'B'
(48 PM 45)
A PORTION OF APN NO. 056-130-012
CITY OF ANTIOCH
CONTRA COSTA COUNTY, CALIFORNIA
SCALE: 1"=40'
AUGUST, 2018



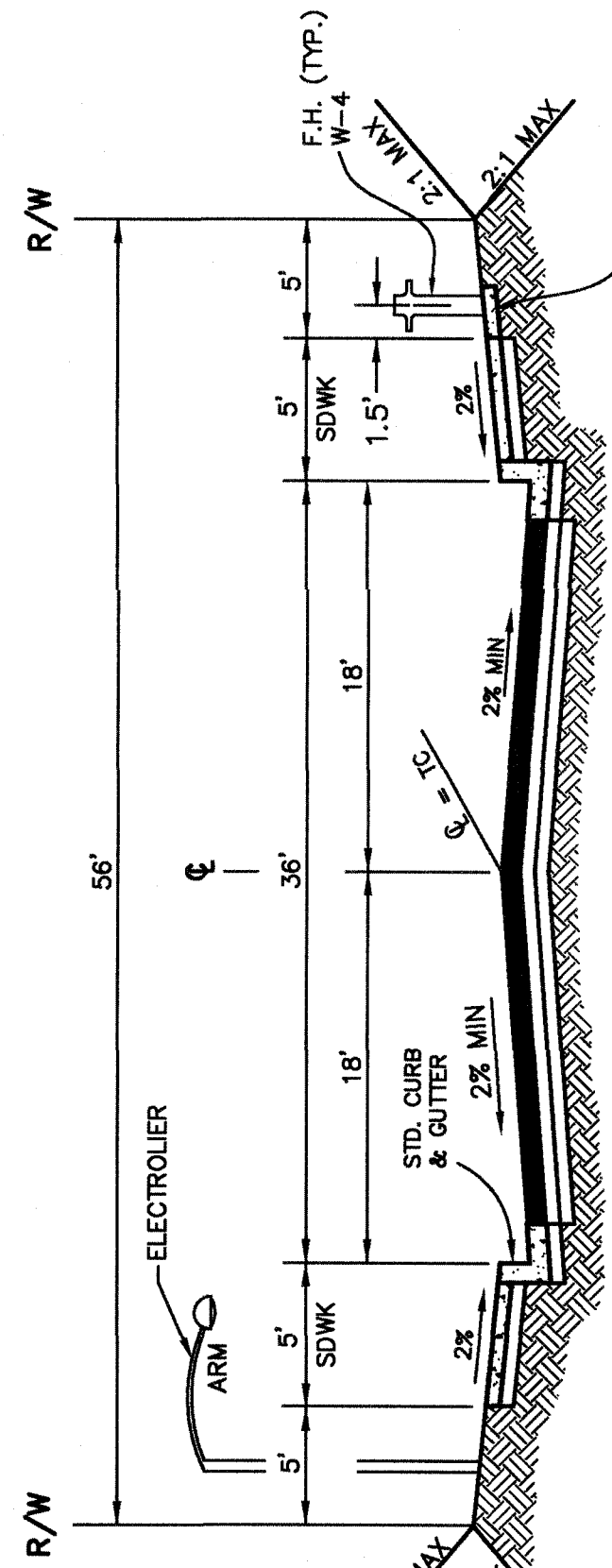
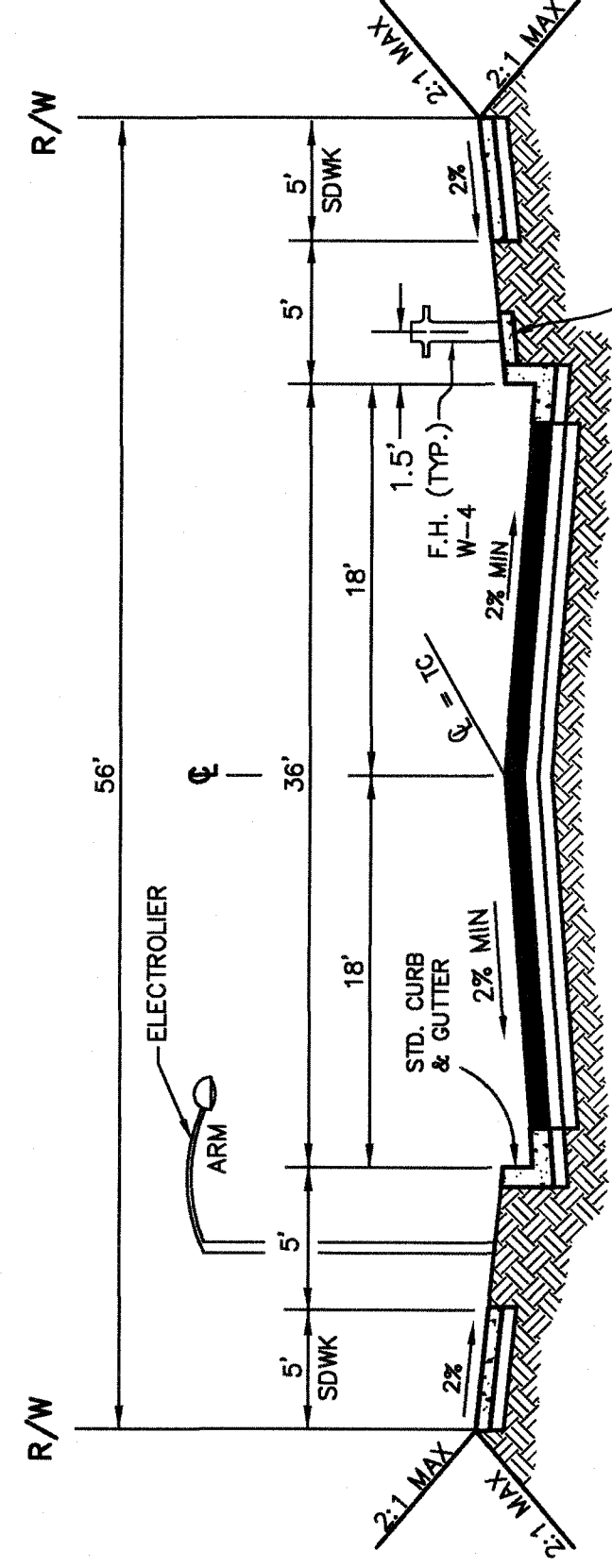
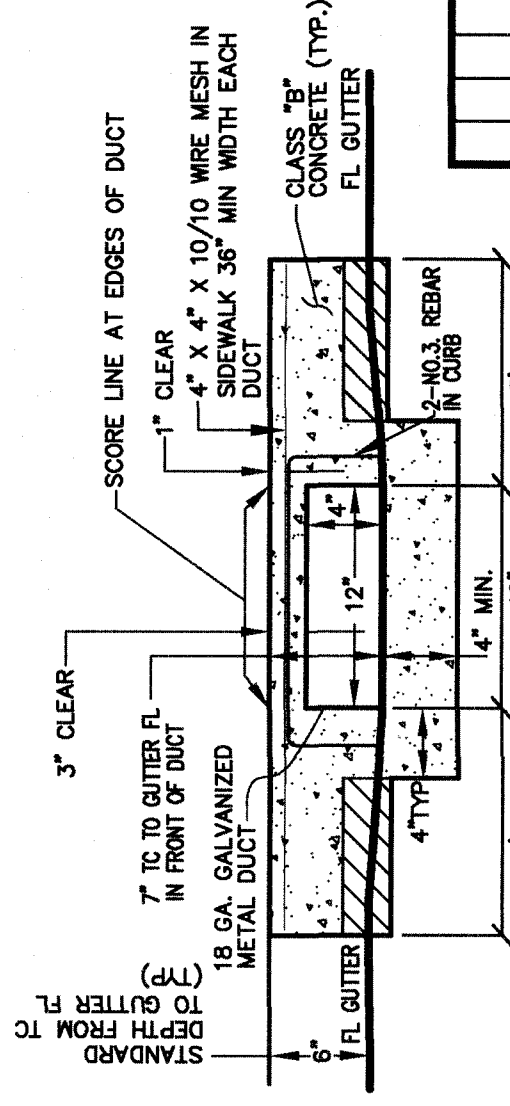
GENERAL NOTES:

WATER SUPPLY: CITY OF ANTIOCH
SEWAGE DISPOSAL: CITY OF ANTIOCH
PROJECT AREA:
TOTAL GROSS AREA: 5.59 ACRES
TOTAL NET AREA: 4.13 ACRES
NUMBER OF LOTS: 30
PARCEL 'A' C-3 DETENTION AREA
16,468 SF
PARCEL 'B' FUTURE ROW TO HEIDORN RD
18,800 SF
DENSITY: 5.55 D.U. PER GROSS ACRE
LOT SIZE:
4,006 S.F. MIN. (LOT 16)
12,937 S.F. MAX. (LOT 24)
AVERAGE LOT SIZE: 5,008 S.F.
EXISTING ZONING: PD
EXIST. GENERAL PLAN: MEDIUM LOW DENSITY
RESIDENTIAL (6 D.U./AC.)
EXISTING USE: VACANT
APN: 056-130-012
PARKING: 2 SPACES PER UNIT COVERED IN THE GARAGE PLUS 2 SPACES IN FRONT OF GARAGE.
1 GUEST PARKING SPACE ON THE STREET WITHIN CLOSE PROXIMITY OF THE UNIT SERVED FOR A TOTAL OF 5 SPACES PER UNIT.

LEGEND:

- STORM DRAIN AND DIRECTION
- SANITARY SEWER AND DIRECTION
- SANITARY SEWER & MANHOLE
- WATER & GATE VALVE
- FIRE HYDRANT
- STREET LIGHT
- ASPHALT CONCRETE
- PROJECT BOUNDARY
- LOT LINES
- 3' HIGH RETAINING WALL
- STORM DRAIN & CATCH BASIN
- DAB/D/10/4
- CCGS DRAINAGE AREAS
- STREET SIGN
- SDWK CROSS DRAIN
- LOT NUMBER
- PAD ELEVATION
- LOT AREA
- LOT DIMENSION

TYPICAL LOT GRADING
NOT TO SCALE



SUBDIVISION 7938
VESTING TENTATIVE MAP
VTM & PRELIMINARY GRADING PLAN
CITY OF ANTIOCH
CONTRA COSTA COUNTY
CALIFORNIA

Isakson & Assoc. Inc.
engineering
civil and
surveying
2 Miraflores Court, Clayton, CA 94517 Phone: (925) 876-0889
B: DRAWN RLB
B: CHECKED DOI
B: DESIGNED DOI
B: DATE: 08-03-18
B: SHEET 2 OF 7

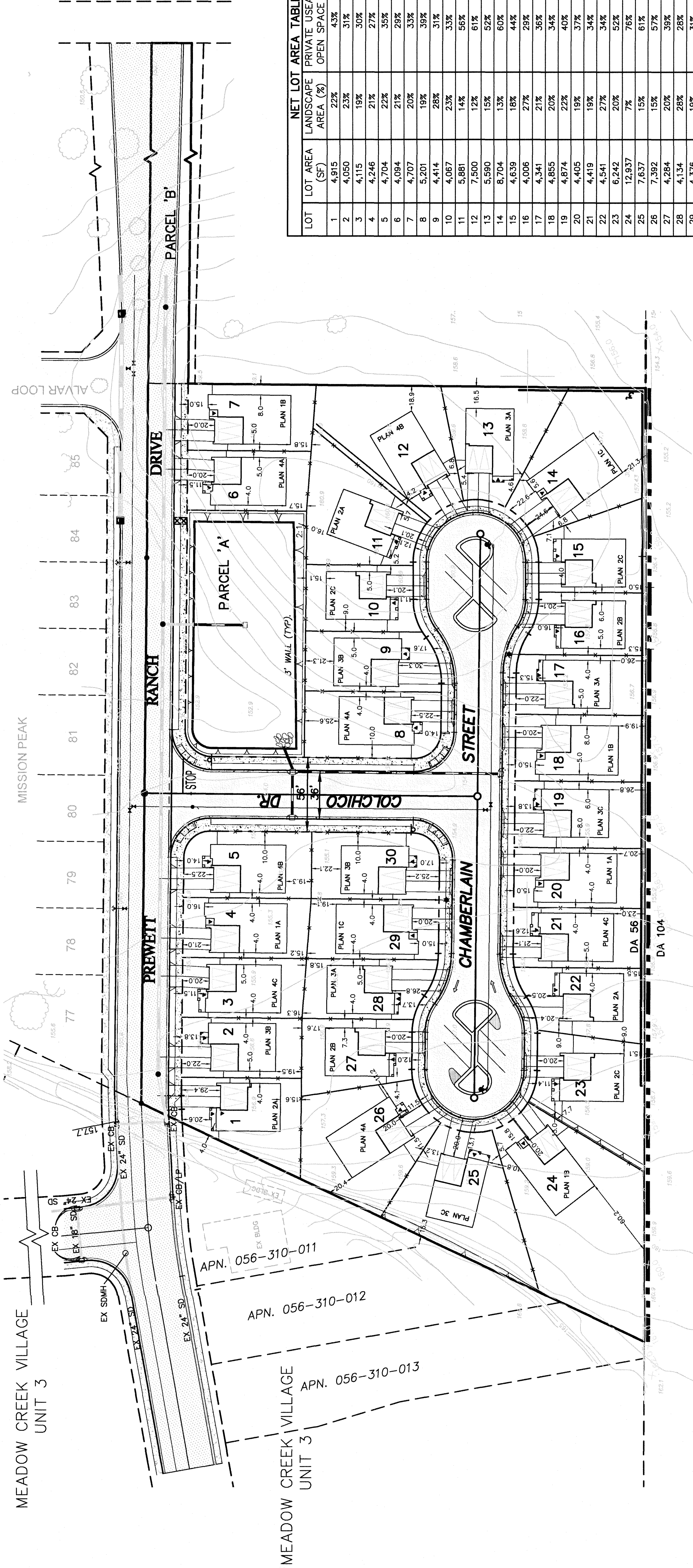
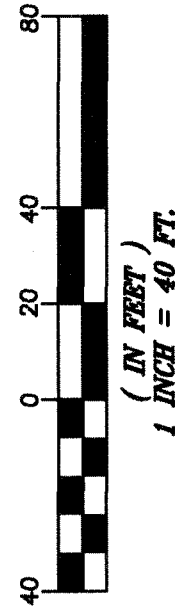
FINAL DEVELOPMENT PLAN

"QUAIL COVE"

SUBDIVISION NO. 7938

RESUBDIVISION OF A POR. OF PARCEL 'B' (48 PM 45)
A PORTION OF APN NO. 056-130-012

CITY OF ANTIOCH
CONTRA COSTA COUNTY, CALIFORNIA
SCALE: 1"=40'
AUGUST, 2018



NET LOT AREA TABLE				
LOT	LOT AREA (SF)	LANDSCAPE AREA (%)	PRIVATE USEABLE OPEN SPACE (%)	COMMON USEABLE OPEN SPACE (%)
1	4,915	22%	43%	0%
2	4,050	23%	31%	0%
3	4,115	19%	30%	0%
4	4,246	21%	27%	0%
5	4,704	22%	35%	0%
6	4,094	21%	29%	0%
7	4,707	20%	33%	0%
8	5,201	19%	39%	0%
9	4,414	28%	31%	0%
10	4,067	23%	33%	0%
11	5,881	14%	56%	0%
12	7,500	12%	61%	0%
13	5,590	15%	52%	0%
14	8,704	13%	60%	0%
15	4,639	18%	44%	0%
16	4,006	27%	29%	0%
17	4,341	21%	36%	0%
18	4,855	20%	34%	0%
19	4,874	22%	40%	0%
20	4,405	19%	37%	0%
21	4,419	19%	34%	0%
22	4,541	27%	34%	0%
23	6,242	20%	52%	0%
24	12,937	7%	76%	0%
25	7,637	15%	61%	0%
26	7,392	15%	57%	0%
27	4,284	20%	39%	0%
28	4,134	28%	28%	0%
29	4,376	19%	31%	0%
30	4,704	24%	37%	0%

MINIMUM SETBACKS:

- FRONT
10' TO PORCH
15' TO HOUSE LIVING AREA
20' TO GARAGE FACE
- SIDE
4' TO HOUSE LIVING AREA
- REAR
15' TO HOUSE LIVING AREA

E3

DATE: 08-03-18
APPR: []
DESIGNED: DOI
DRAWN: RLB
CHECKED: DOI
BY: []

REGISTERED PROFESSIONAL ENGINEER
DAVID O. ISAKSON
NO. 2784
STATE OF CALIF.

SUBDIVISION 7938

VESTING TENTATIVE MAP
FINAL DEVELOPEMENT PLAN

CITY OF ANTIOCH
CONTRA COSTA COUNTY
CALIFORNIA

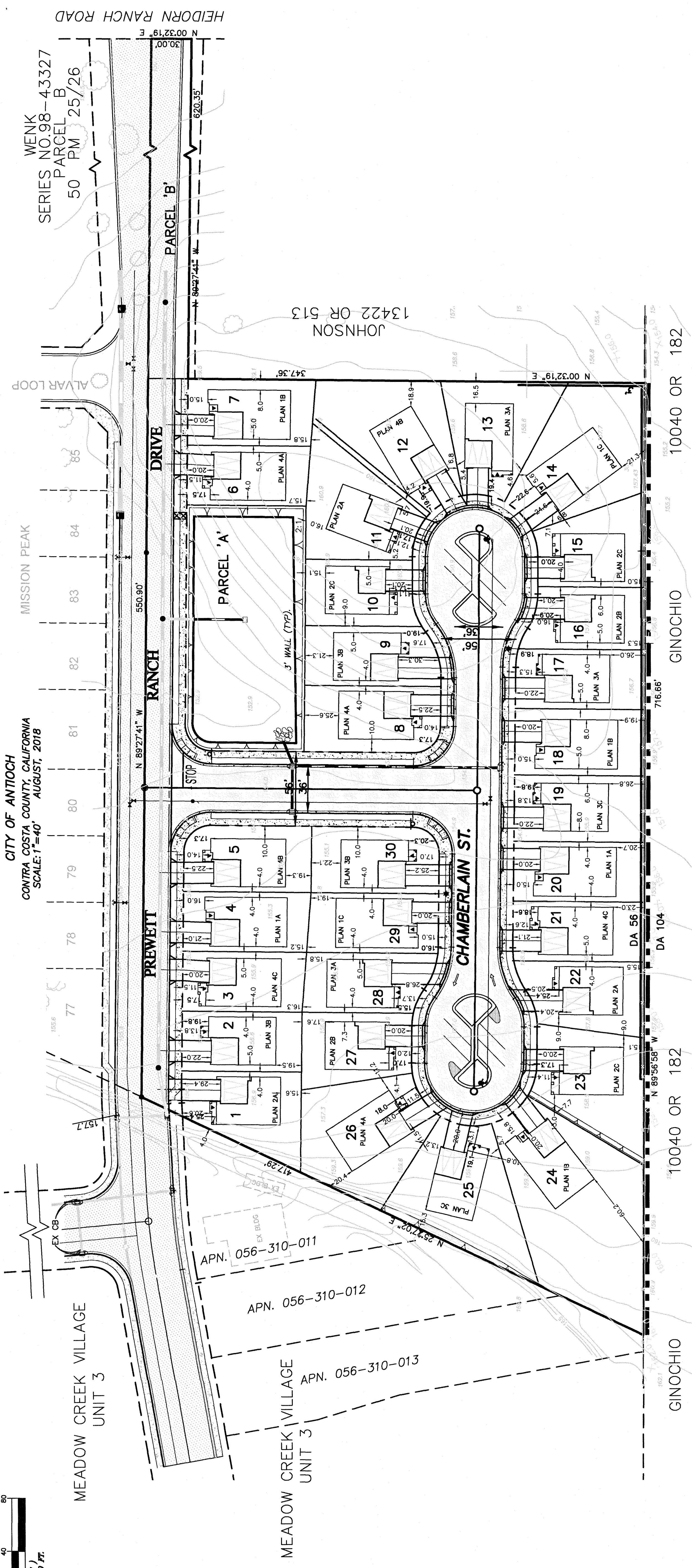
Isakson & Assoc. Inc.
civil and
engineering
surveying
2 Mirango Court, Clayton CA, 94517 Phone: (925) 876-0889

NO. 9416
JOB
SHEET 3 OF 7

SITE PLAN
"QUAIL COVE"

SUBDIVISION NO. 7938

RESUBDIVISION OF A POR. OF PARCEL 'B' (48 PM 45)
A PORTION OF APN NO. 056-130-012



DISTRIBUTION TABLE

PLAN#	1 SINGLE STORY	2 TWO STORY	3 TWO STORY	4 TWO STORY
COUNT	7	8	8	7
PERCENT	23.3%	26.7%	26.7%	23.3%
GRAND TOTAL HOMES:	30			
TOTAL PERCENT:	100.0%			

MINIMUM SETBACKS:

- FRONT
10' TO PORCH
15' TO HOUSE LIVING AREA
20' TO GARAGE FACE
SIDE
4' TO HOUSE LIVING AREA
REAR
15' TO HOUSE LIVING AREA

DATE: 08-03-18
DESIGNED: DCI
BY: [Signature]

DATE: 08-03-18
DRAWN: RLB
BY: [Signature]

DATE: 08-03-18
CHECKED: DCI
BY: [Signature]

DATE: 08-03-18
JOB: 9416
BY: [Signature]

REGISTERED PROFESSIONAL ENGINEER
DAVID O. ISAKSON
NO. 27768
STATE OF CALIFORNIA
CIVIL

VESTING TENTATIVE MAP
SITE PLAN
CITY OF ANTIOCH
CONTRA COSTA COUNTY
CALIFORNIA

SUBDIVISION 7938

Isakson & Assoc. Inc.
engineering
civil
land
surveying
2 Miramonte Court, Clayton, CA, 94517
Phone: (925) 876-0889

QUAL COVE

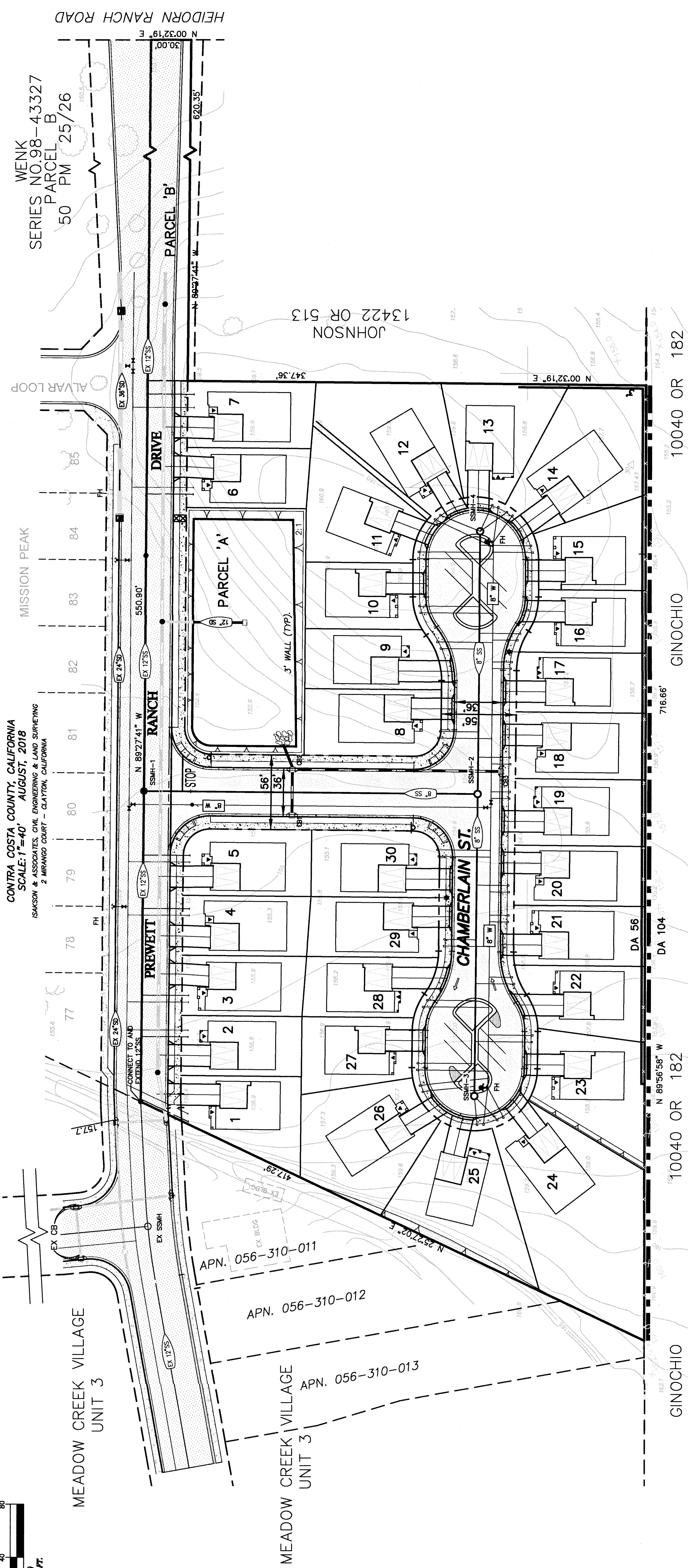
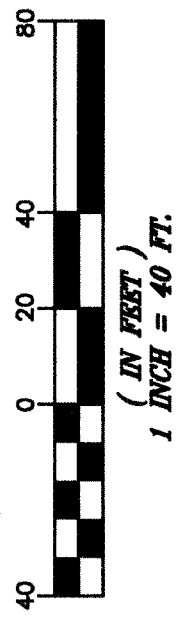
UTILITY PLAN

"QUAIL COVE"

SUBDIVISION NO. 7938

RESUBDIVISION OF A POR. OF PARCEL 'B' (48 PM 45)
A PORTION OF APN NO. 056-130-012

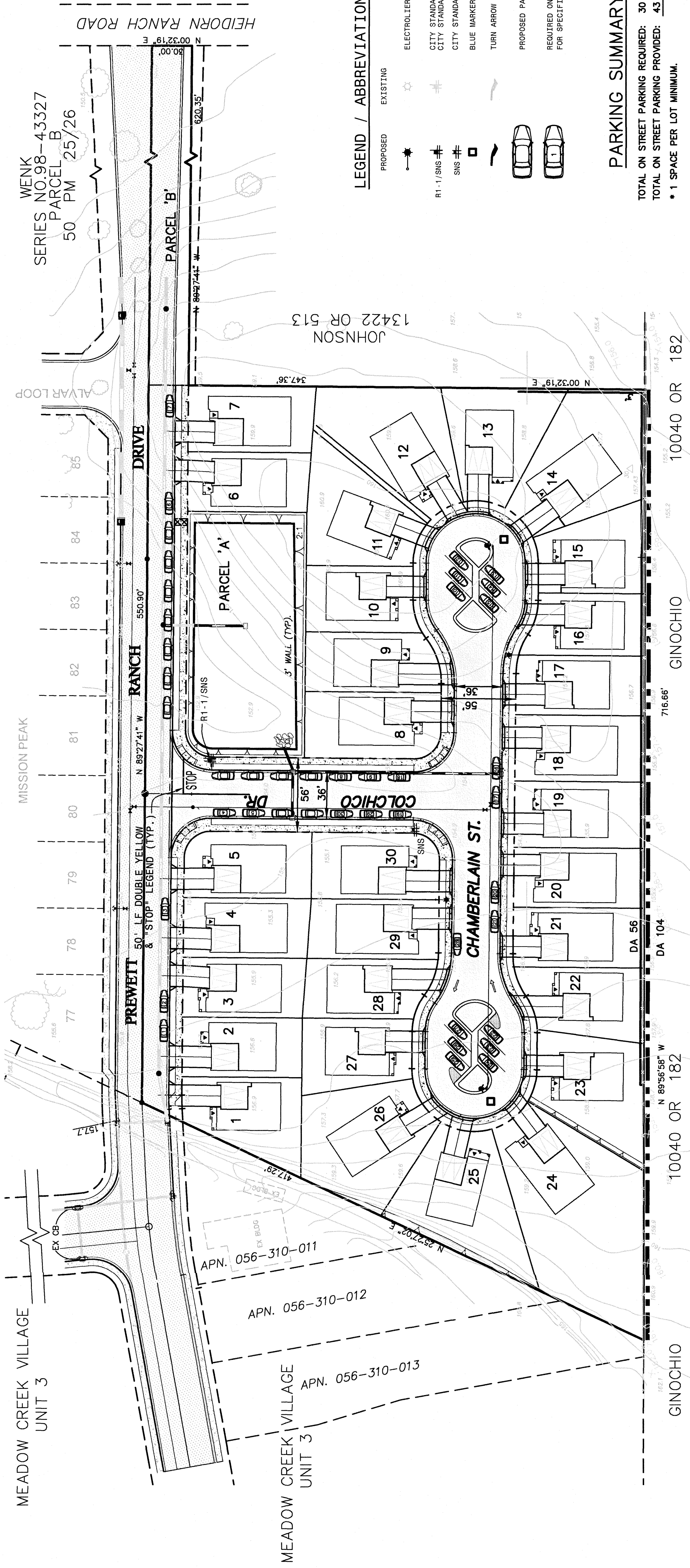
CITY OF ANTOCH
CONTRA COSTA COUNTY, CALIFORNIA
SCALE: 1"=40' AUGUST, 2018
ISAISON & ASSOCIATES CIVIL ENGINEERING & LAND SURVEYING
2 MIRAMONTE COURT - CLAYTON, CALIFORNIA



E5

SUBDIVISION 7938		QUAIL COVE	
VESTING TENTATIVE MAP			
UTILITY PLAN			
CITY OF ANTOCH		CONTRA COSTA COUNTY	
CALIFORNIA		CALIFORNIA	
Isakson & Assoc. Inc.			
engineering and land surveying			
2 Miramonte Court, Clayton, CA 94517 Phone: (925) 876-0888			
DATE: 08-03-18	DESIGNED: DOI	DRAWN: RLB	CHECKED: DOI
BY: [Signature]	BY: [Signature]	BY: [Signature]	BY: [Signature]
SHEET 5 OF 7		SHEET 5 OF 7	

CITY OF ANTIOCH
CONTRA COSTA COUNTY, CALIFORNIA
SCALE: 1"=40' AUGUST, 2018

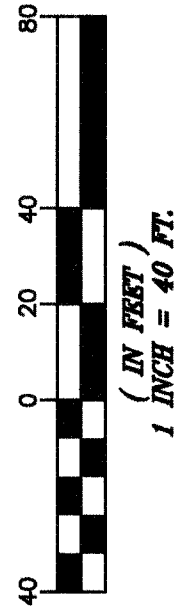
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Isakson & Assoc. Inc.
civil engineering
and surveying

2 Mirango Court, Clayton CA, 94517 Phone: (925) 876-0889

DATE: 08-03-18	DESIGNED BY:	DOI	DRAWN BY:	RLB	CHECKED BY:	DOI	JOB NO.	9416	SHEET 6 OF 7
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SHEET 6 OF 7

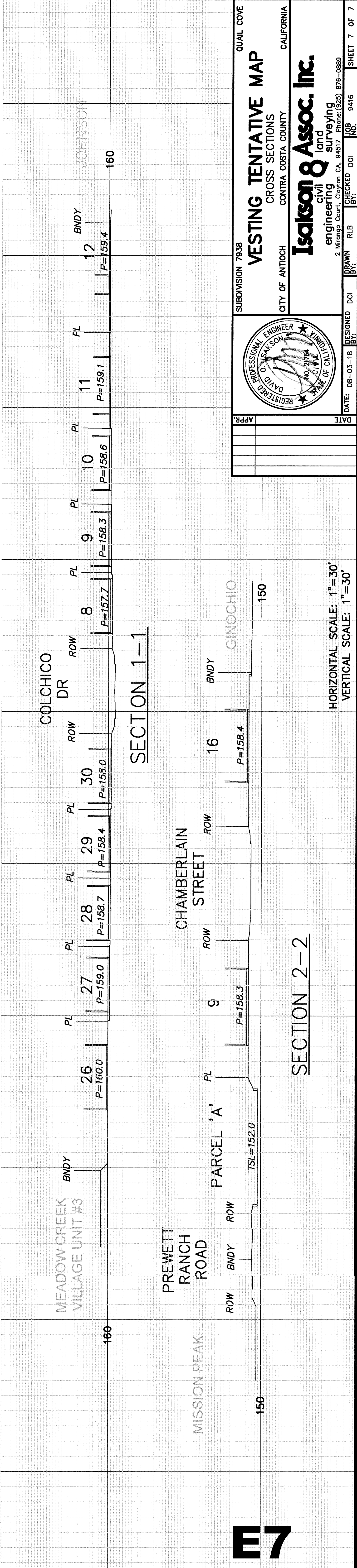
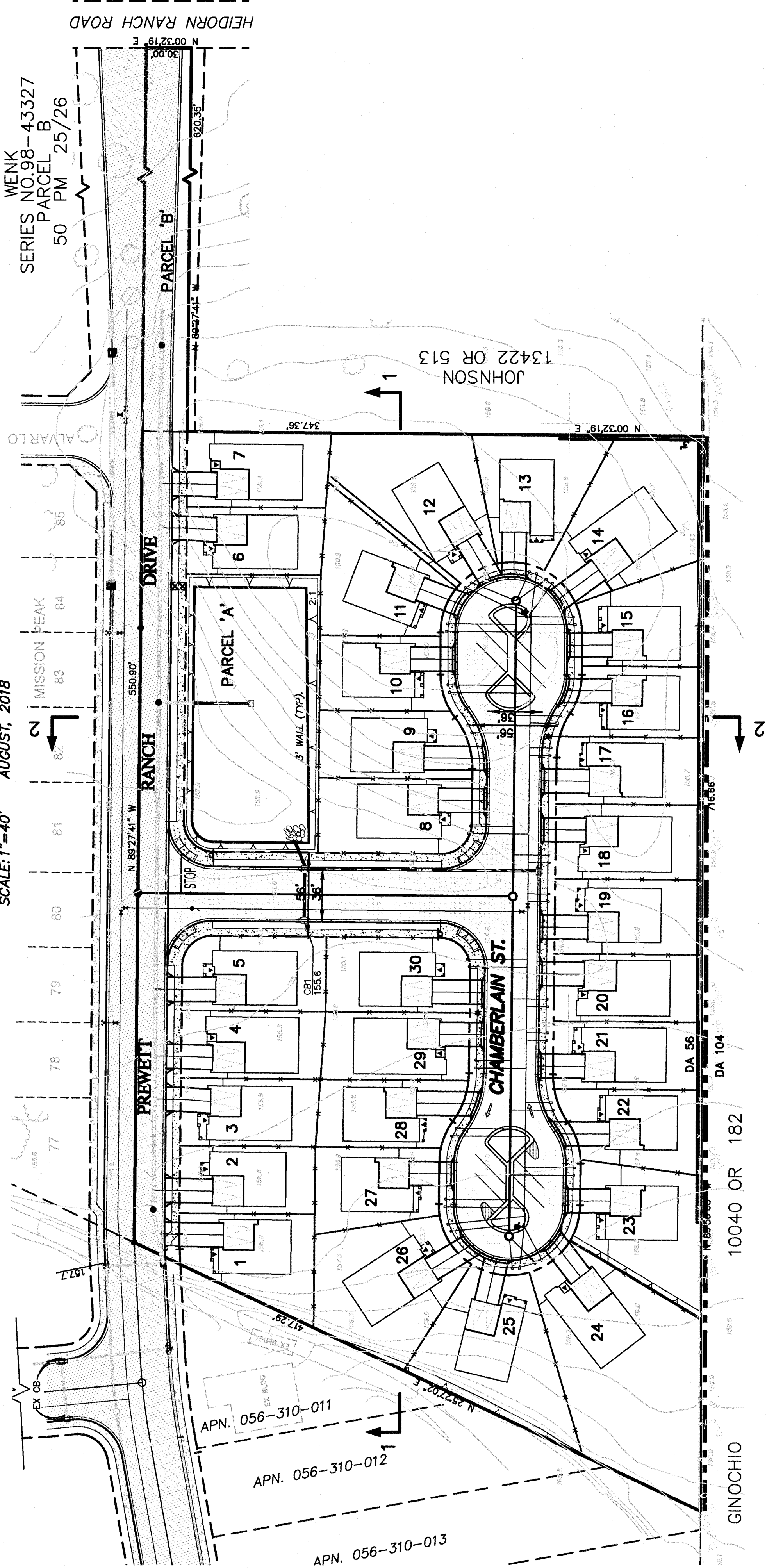


CROSS SECTIONS "QUAIL COVE"

SUBDIVISION NO. 7938

RESUBDIVISION OF A POR. OF PARCEL 'B' (48 PM 45)
A PORTION OF APN NO. 056-130-012

CITY OF ANTIOCH
CONTRA COSTA COUNTY, CALIFORNIA
SCALE: 1"=40' AUGUST, 2018



E7

DATE: 08-03-18
BY: BJC
DESIGNED: DOI
DRAWN: RLB
CHECKED: DOI
NO: 9416

REGISTERED PROFESSIONAL ENGINEER
DAVID O. ISAKSON
NO. 21766
STATE OF CALIFORNIA

SUBDIVISION 7938

VESTING TENTATIVE MAP

CROSS SECTIONS

CITY OF ANTIOCH

CONTRA COSTA COUNTY

CALIFORNIA

Isakson & Assoc. Inc.

engineering and land surveying

2 Miramonte Court, Clarksburg, CA 94517 Phone: (925) 876-0889

DATE: 08-03-18
SHEET 7 OF 7



QUAIL COVE

ANTIOCH, CA

QUAIL COVE SUBDIVISION 7938

City of Antioch, Contra Costa County, CA

Date5/7/2018

BUILDING COVERAGE AND SETBACK ANALYSIS

Lot No.	Lot Size	Plan "1"	Plan "2"	Plan "3"	Plan "4"	Lot Coverage (Bldg Footprint)	Front Yard to Garage *(min 20')	Front Yard to Porch (min 10')	Front Yard to Living (min 15')	Rear Yard Min
		1 Story	2 story	2 story	2 story					
	(S.F.)	2,143	1,668	1,780	1,975					15'
						%				
1	4915		1*			34%	29.4	20.7	25.4	15.6
2	4050			1*		44%	22	15.3	19.8	19.5
3	4115				1*	48%	20	13.5	17.5	16.3
4	4246	1*				50%	21	16	17	15.2
5	4704			1*		38%	25.2	18.5	20.3	22.1
6	4312		1*			39%	22	14	19	28.8
7	4791	1*				45%	20	15	16	18.8
8	4790				1*	41%	20	13.5	17.5	21.8
9	4311			1*		41%	22	15.3	19.8	25.3
10	4311	1*				50%	20	15	16	18.8
11	4311		1*			39%	22	14	19	28.8
12	4311			1*		41%	21	14.3	18.8	26.3
13	4704				1*	42%	22.5	16	17.3	19.3
14	4704			1*		38%	25.2	18.5	20.3	22.1
15	4376	1*				49%	20	15	16	19.1
16	4134			1*		43%	26.8	12.5	15.5	15.8
17	4284		1*			39%	20	12	17	17.6
18	7392				1*	27%	20	13.5	18	20.4
19	7637			1*		23%	20	14.6	19.1	15.3
20	12937	1*				17%	20	15	17.4	60.2
21	6242		1*			27%	20	12.3	17.3	15.1
22	4541		1*			37%	20.4	20.5	25.4	15.5
23	4419				1*	45%	21.1	14.6	18.6	23
24	4405	1*				49%	20	15	16	20.7
25	4874			1*		37%	22	15.3	19.8	26.8
26	4853	1*				44%	22	15	16	19.9
27	4349		1*			38%	22	14	19	29.5
28	4332			1*		41%	21	14.3	18.8	26.6
29	4315				1*	46%	20	13.5	17.5	21.7
30	5030		1*			33%	22	14	19	28.4
31	5099			1*		35%	20	13.3	17.8	26.3
Total	155,794	7	8	10	6	31				
% Total		23%	26%	32%	19%	100%				
Average						37%	21.54	14.97	18.45	22.60
Total bldg footprint/grnd flr area		15,001	13,344	17,800	11,850	57,995				

SITE SUMMARY		
LOT COVERAGE	37%	AVERAGE COVERAGE FOR ALL LOTS COMBINED
GARAGE SET BACK	21.54	AVERAGE SETBACK AT GARAGE FOR ALL LOTS COMBINED
PORCH SETBACK	14.97	AVERAGE AT PORCH FOR ALL LOTS COMBINED
LIVING SETBACK	18.45	AVERAGE AT LIVING FOR ALL LOTS COMBINED
REAR YARD SETBACK	22.60	AVERAGE REAR YARD SETBACK FOR ALL LOTS COMBINED

Total Gound Floor Area57,995
Net lot area155,794
Percent Lot Net Coverage37%

THE DEVELOPER RESERVES THE RIGHT TO INTERCHANGE PLAN TYPES DURING THE COURSE OF HOUSING CONSTRUCTION.

HOUSING SUMMARY				
PLAN	LIVING SQ FTG	BRMS/ OPT BRM	BATHS/ OPT BATH	GAR BAYS
1	1709	4	2	2
2	2908	4/5	2.5/3.5	2
3	3151	5	3	2
4	3416	5	3.5	2



Elevation A
'Spanish'



Elevation B
'Cottage'



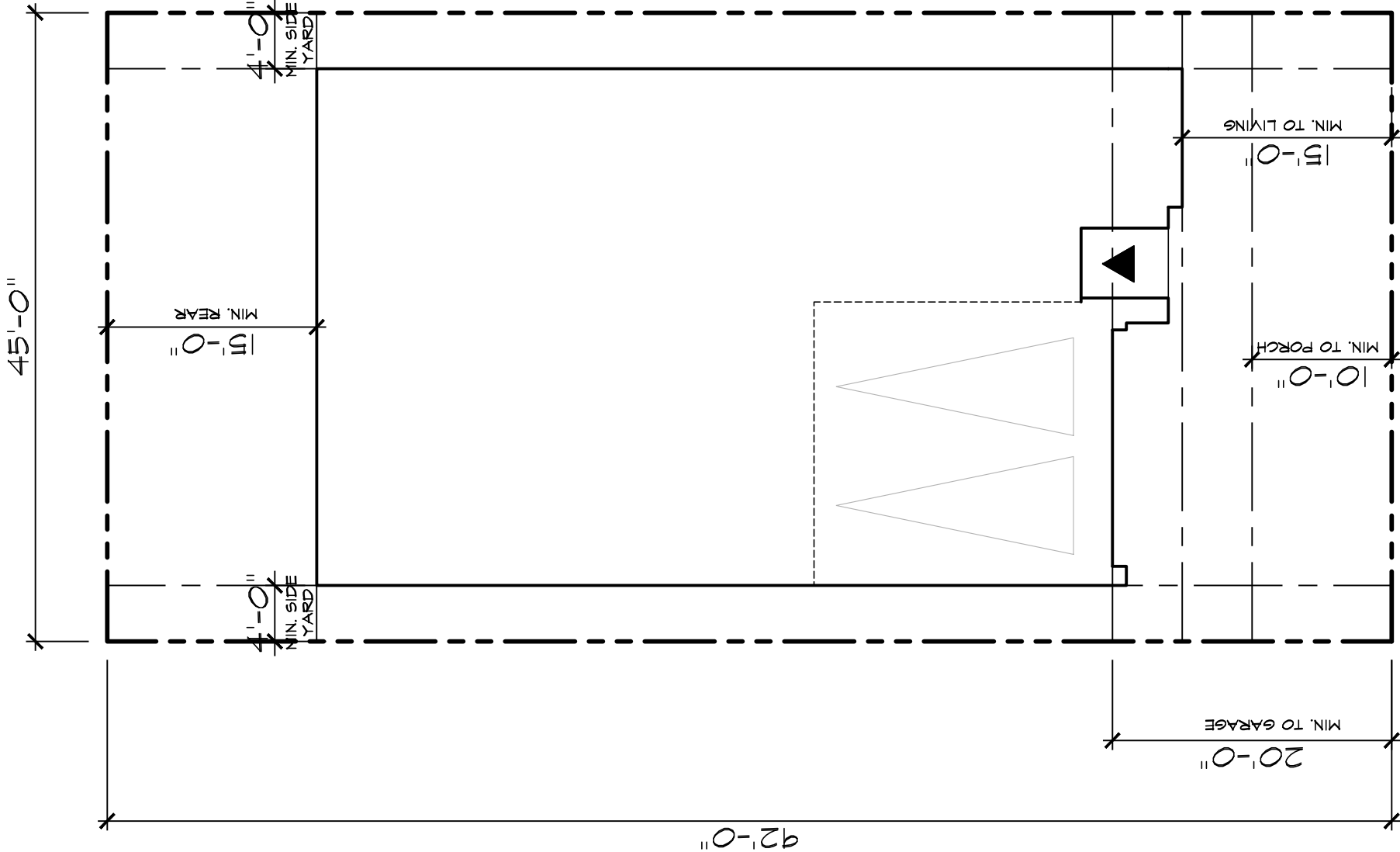
Elevation C
'Traditional'

Front Elevations
Plan 1

QUAIL COVE
ANTIOCH, CA



West Coast Home Builders
Date 05/07/18



City of Antioch	
P-D Zoning District	
FRONT SETBACK - TO LIVING	15' MIN.
FRONT SETBACK - TO GARAGE	20' MIN.
SIDE SETBACK	4' MIN.
REAR YARD SETBACK	15' MIN.
PORCH SETBACK	10' MIN.

LOT COVERAGE		
APPROXIMATE LOT SIZE	FOOTPRINT	COVERAGE
45'x92' (MIN.) = 4,140 SF	2,143 SF	52%

SMALLEST LOT SIZE	FOOTPRINT	COVERAGE
4,050 SF	2,143 SF	53%
LARGEST LOT SIZE	FOOTPRINT	COVERAGE
12,937 SF	2,143 SF	17%

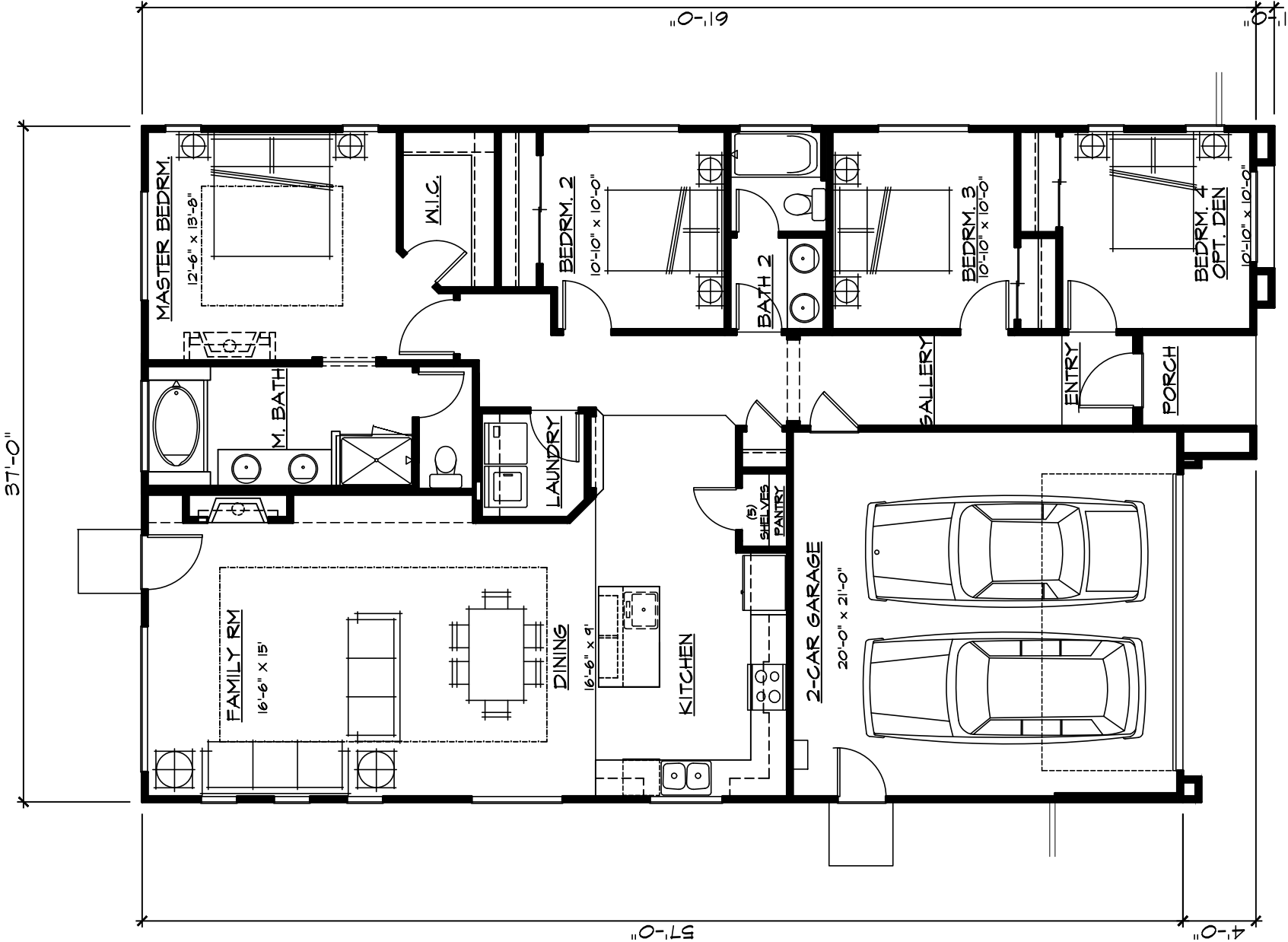
Plan 1
Site Plan



QUAIL COVE
ANTIOCH, CA

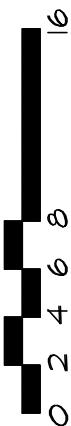


West Coast Home Builders, Inc.
Date 05/07/18



Plan 1
Floor Plan

SQUARE FOOTAGE	
TOTAL LIVING AREA	1709 SF
GARAGE	434 SF



QUAIL COVE
ANTIOCH, CA



West Coast Home Builders, Inc.
Date 05/07/18



Elevation A
 'Spanish'
 Color Schemes 1, 2, 3 & 4

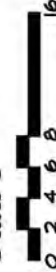


Elevation B
 'Cottage'
 Color Schemes 5, 6, 7 & 8



Elevation C
 'Traditional'
 Color Schemes 9, 10, 11 & 12

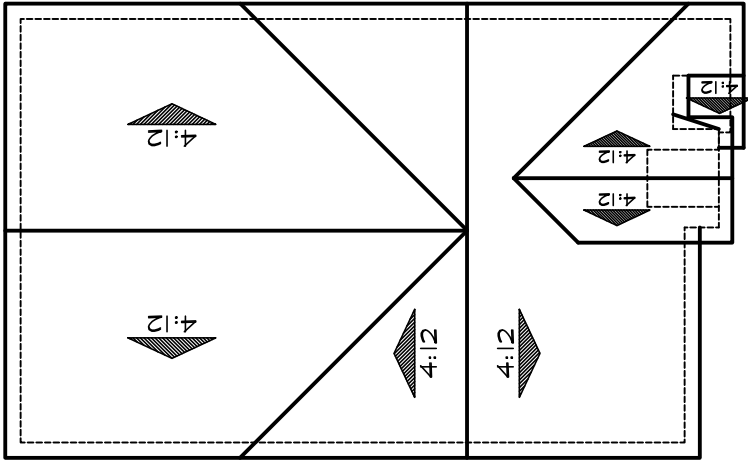
Front Elevations
 Plan 1



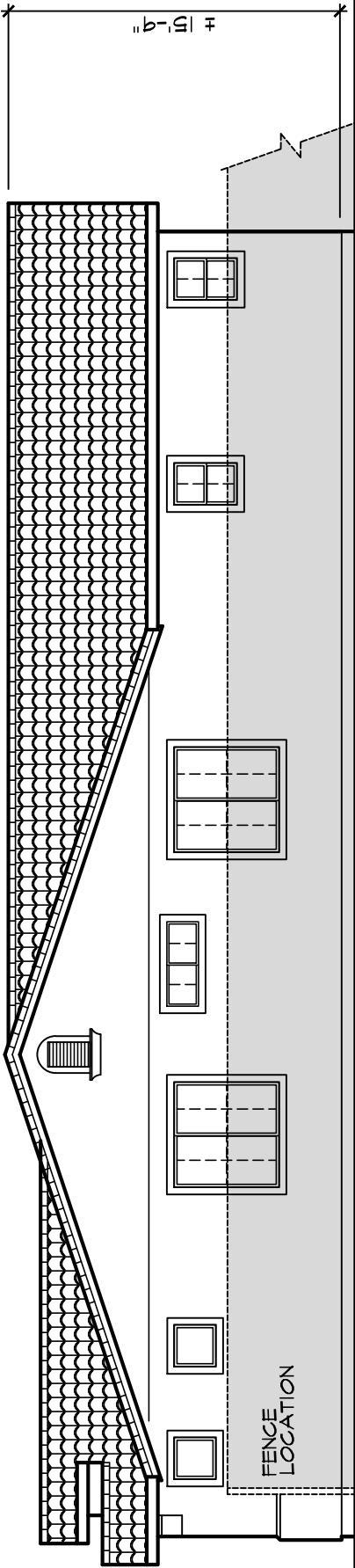
QUAIL COVE
 ANTIPOCH, CA



West Coast Home Builders
 Date 05/07/18

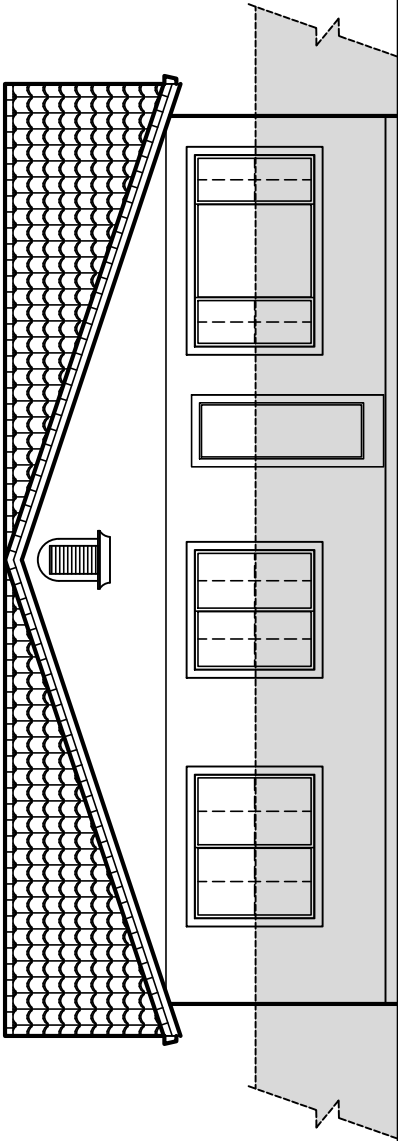


Roof Plan 'A'

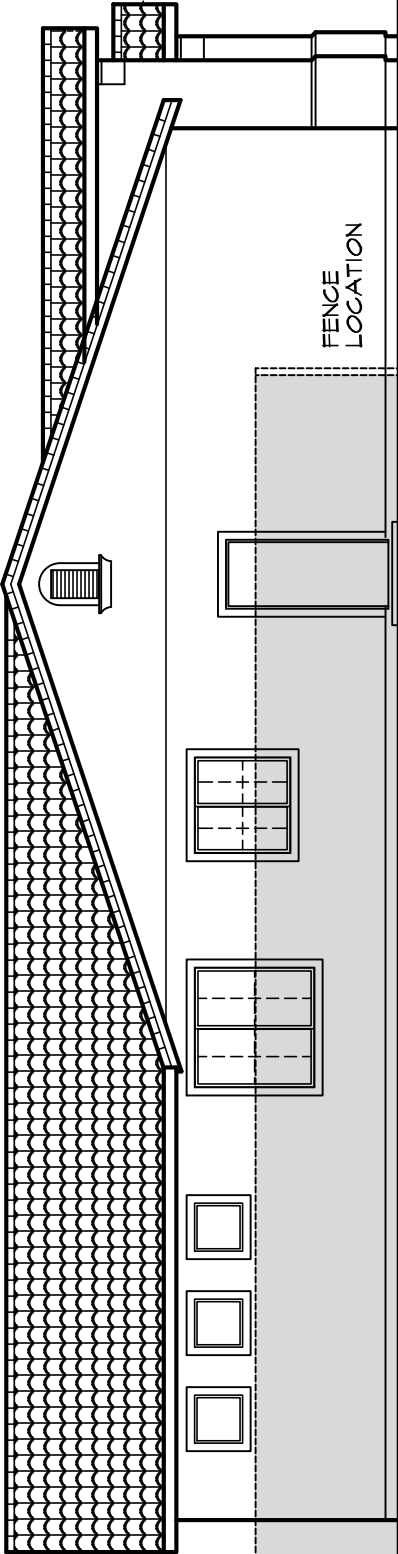


Right

DENOTES WINDOW GRIDS AT
SIDE & REAR ELEVATIONS
FACING STREETS



Rear



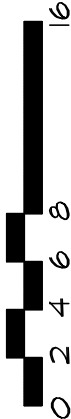
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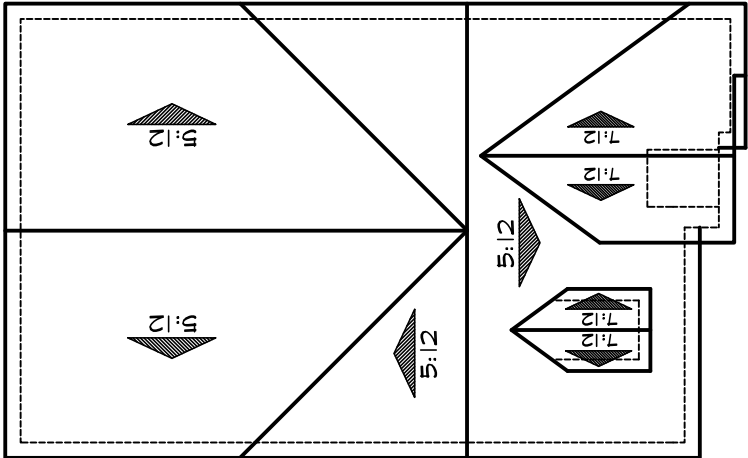
QUAIL COVE
ANTIOCH, CA



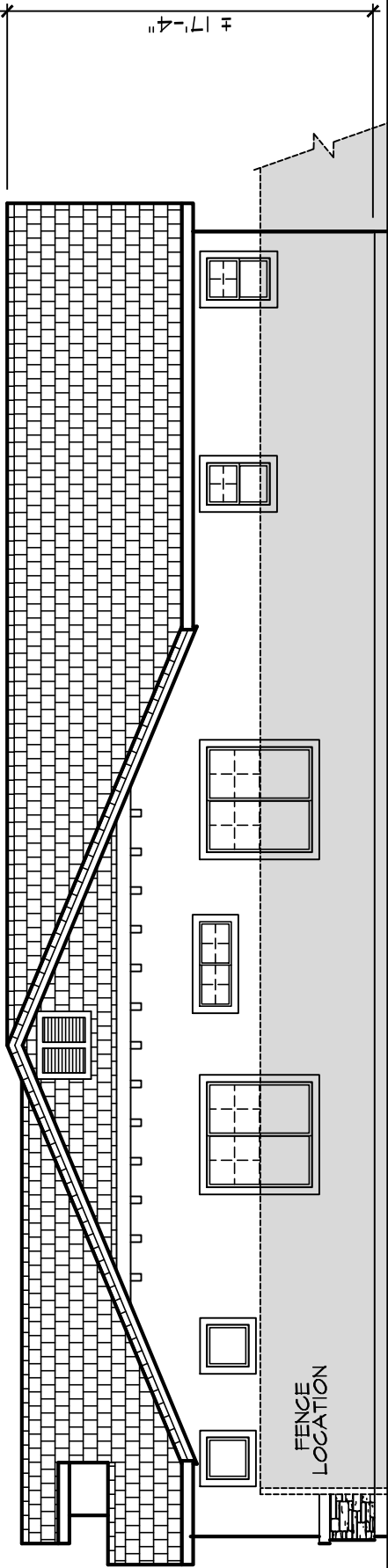
West Coast Home Builders, Inc.
Date 05/07/18

Plan 1
Elevations 'A'



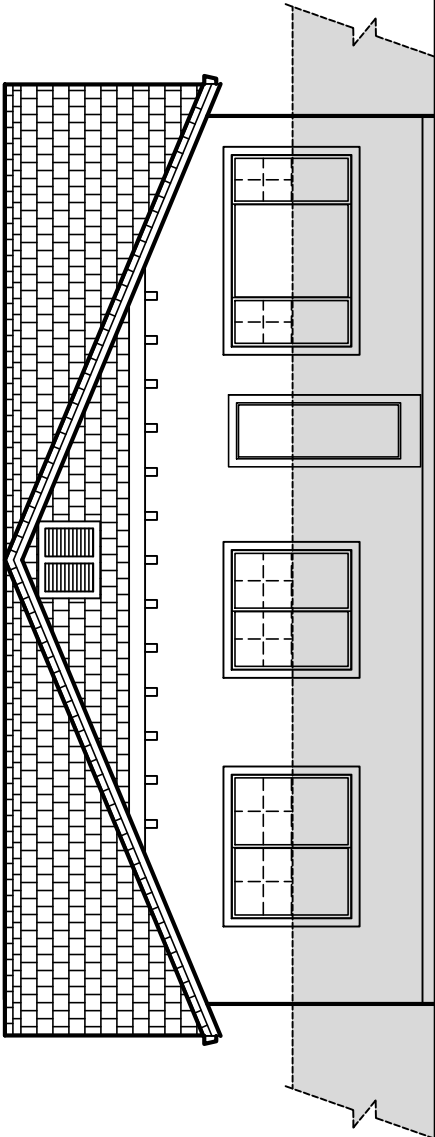


Roof Plan 'B'

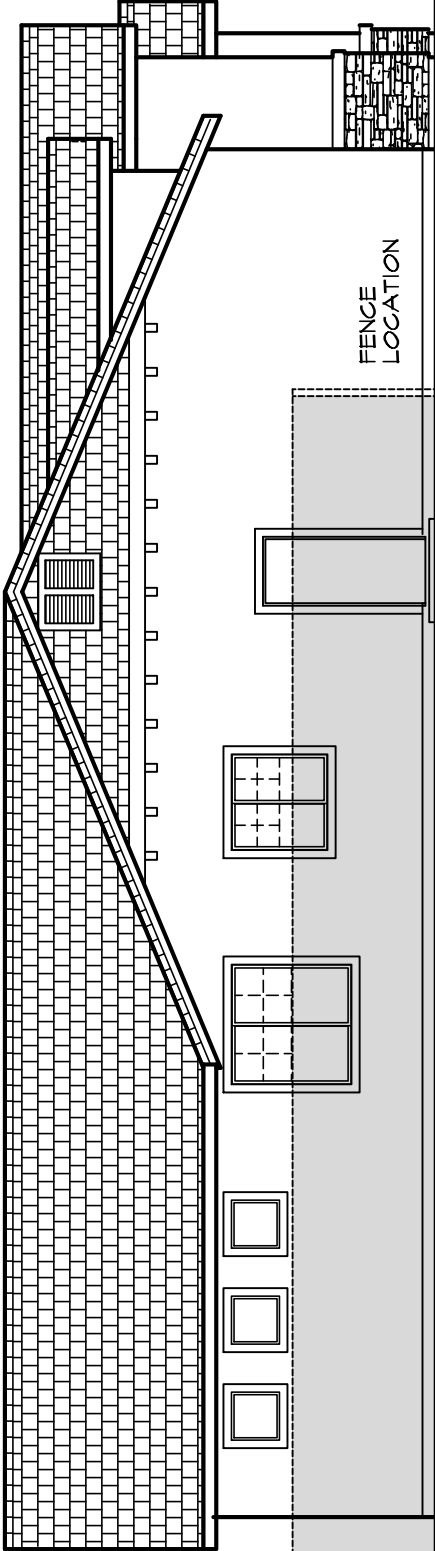


Right

DENOTES WINDOW GRIDS AT
SIDE & REAR ELEVATIONS
FACING STREETS



Rear



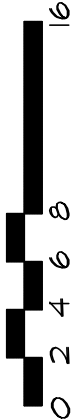
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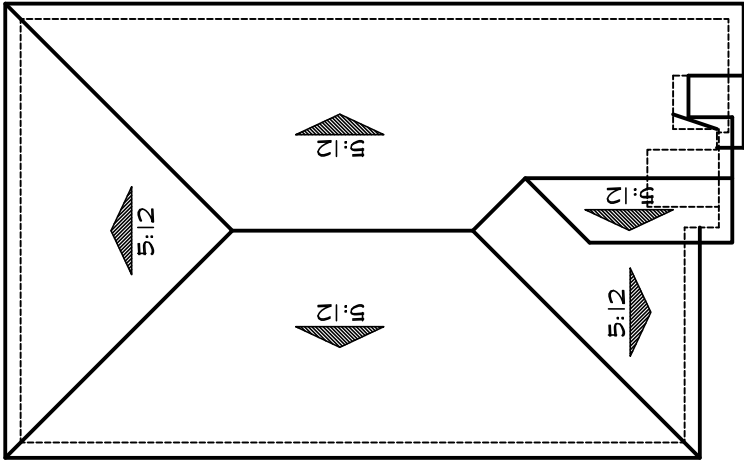
QUAIL COVE
ANTIOCH, CA



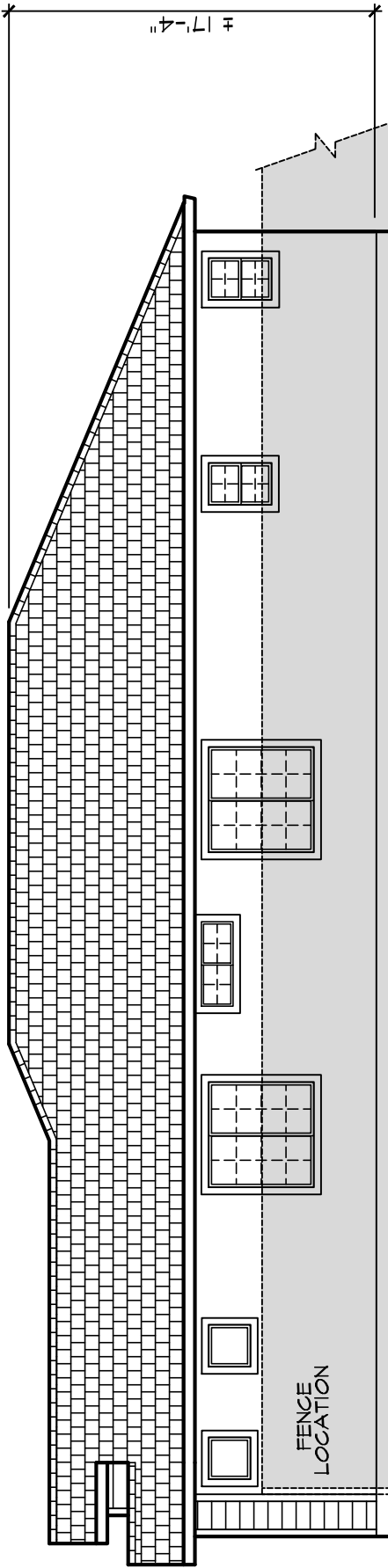
West Coast Home Builders, Inc.
Date 05/07/18

Plan 1
Elevations 'B'



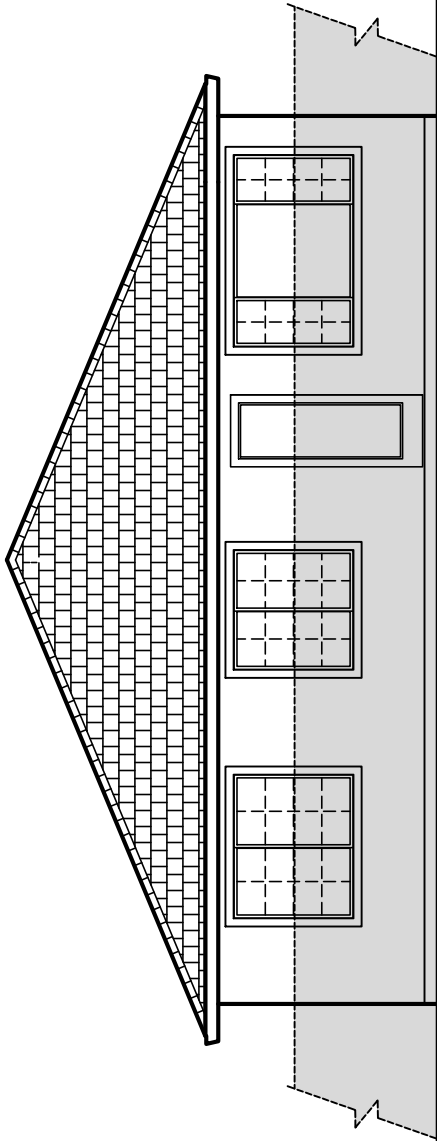


Roof Plan 'C'

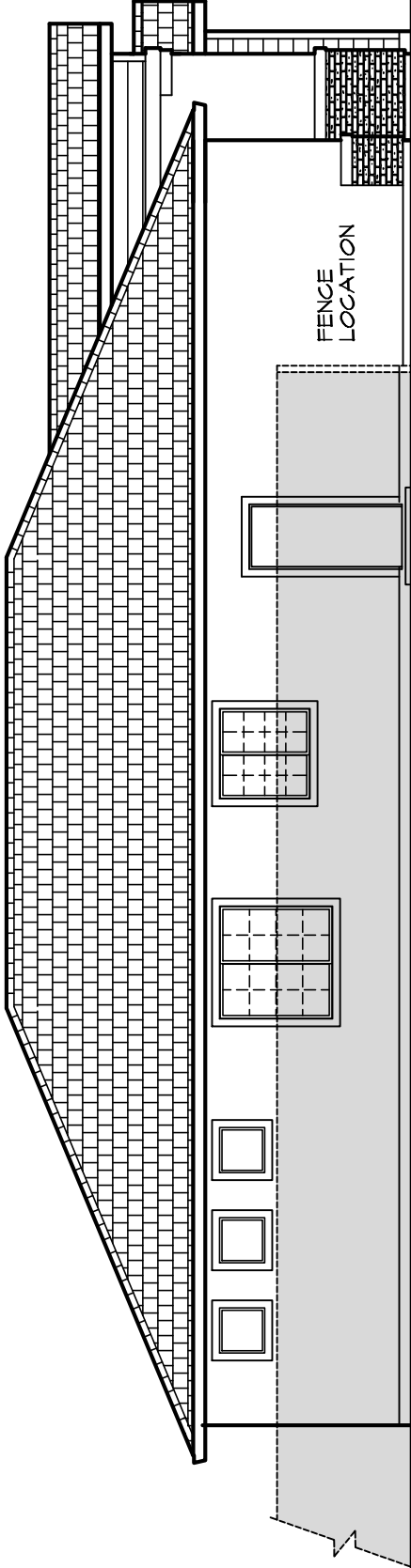


Right

DENOTES WINDOW GRIDS AT
SIDE & REAR ELEVATIONS
FACING STREETS

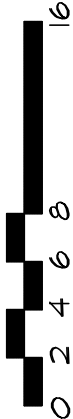


Rear



Left

Plan 1
Elevations 'C'



QUAIL COVE
ANTIOCH, CA



West Coast Home Builders, Inc.
Date 05/07/18



Elevation A
'Spanish'



Elevation B
'Cottage'



Elevation C
'Traditional'

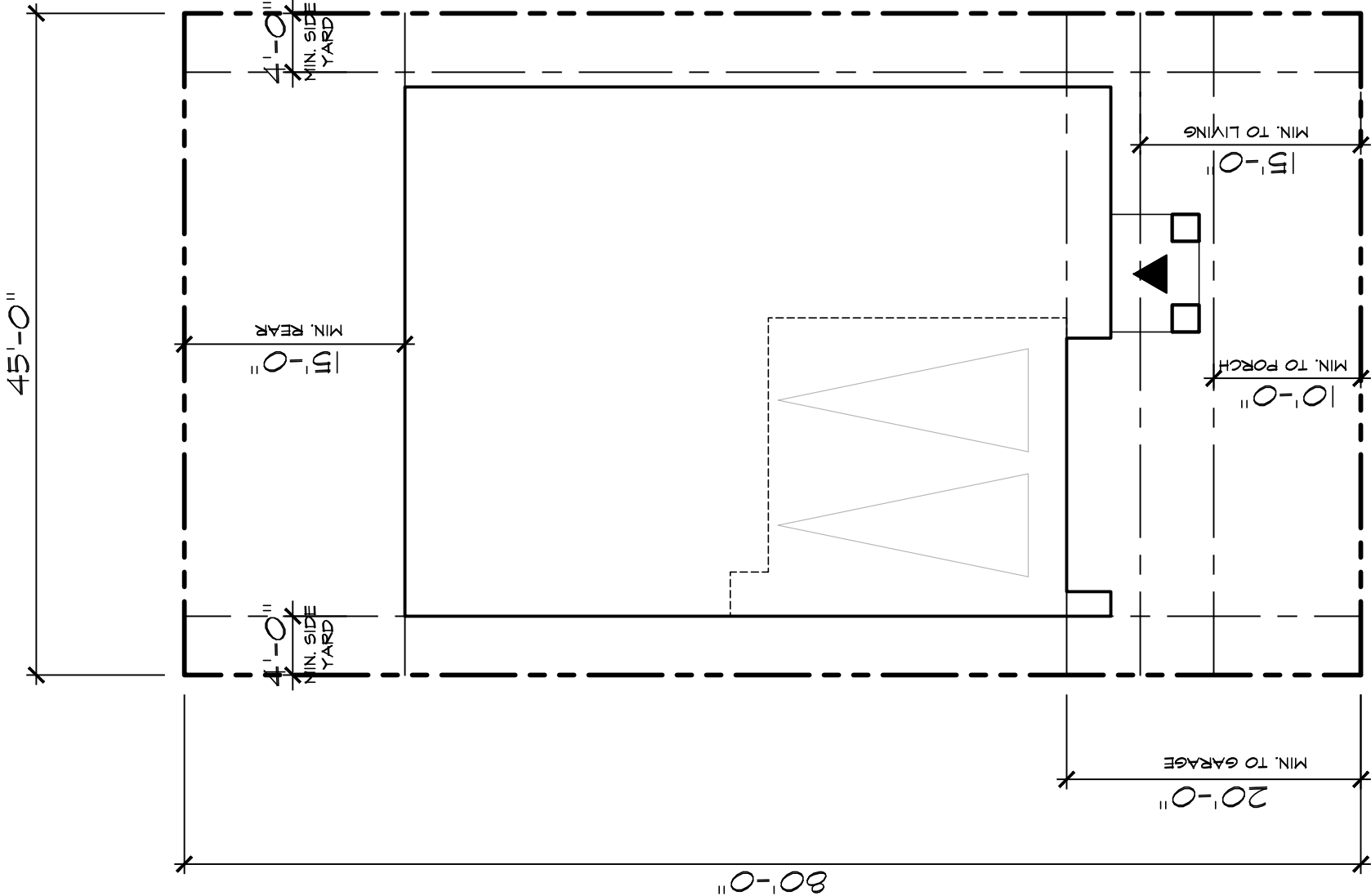
Front Elevations
Plan 2

QUAIL COVE

ANTIOCH, CA



West Coast Home Builders
Date 05/07/18



City of Antioch
P-D Zoning District

- FRONT SETBACK - TO LIVING 15' MIN.
- FRONT SETBACK - TO GARAGE 20' MIN.
- SIDE SETBACK 4' MIN.
- REAR YARD SETBACK 15' MIN.
- PORCH SETBACK 10' MIN.

<u>LOT COVERAGE</u>		
<u>APPROXIMATE LOT SIZE</u>	<u>FOOTPRINT</u>	<u>COVERAGE</u>
45'x80' (MIN.) = 3,600 SF	1,668 SF	46%
<u>SMALLEST LOT SIZE</u>	<u>FOOTPRINT</u>	<u>COVERAGE</u>
4,050 SF	1,668 SF	41%
<u>LARGEST LOT SIZE</u>	<u>FOOTPRINT</u>	<u>COVERAGE</u>
12,937 SF	1,668 SF	13%

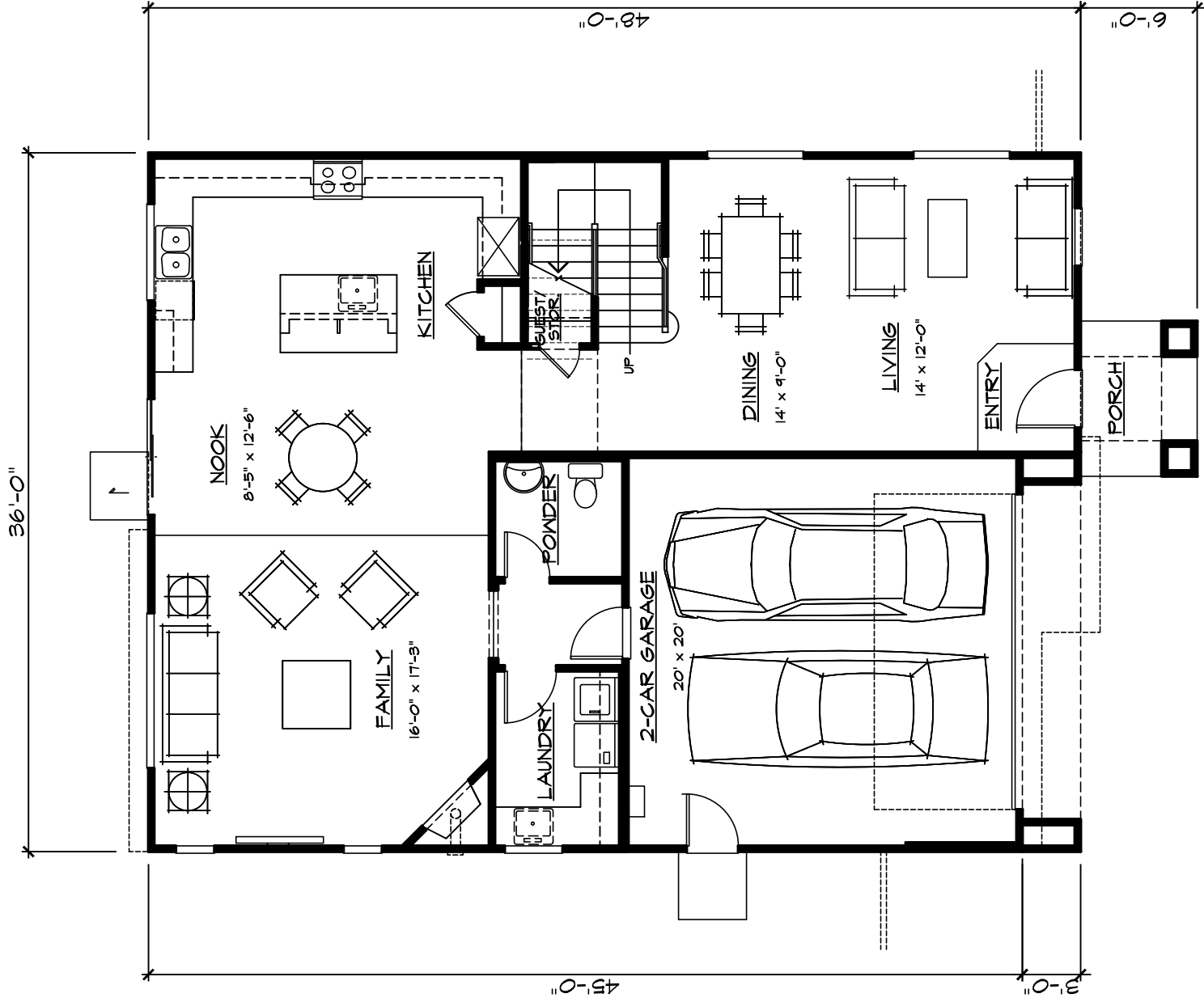
Plan 2
Site Plan



QUAIL COVE
ANTIOCH, CA

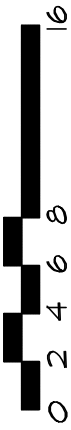


West Coast Home Builders, Inc.
Date 05/07/18



Plan 2
First Floor Plan

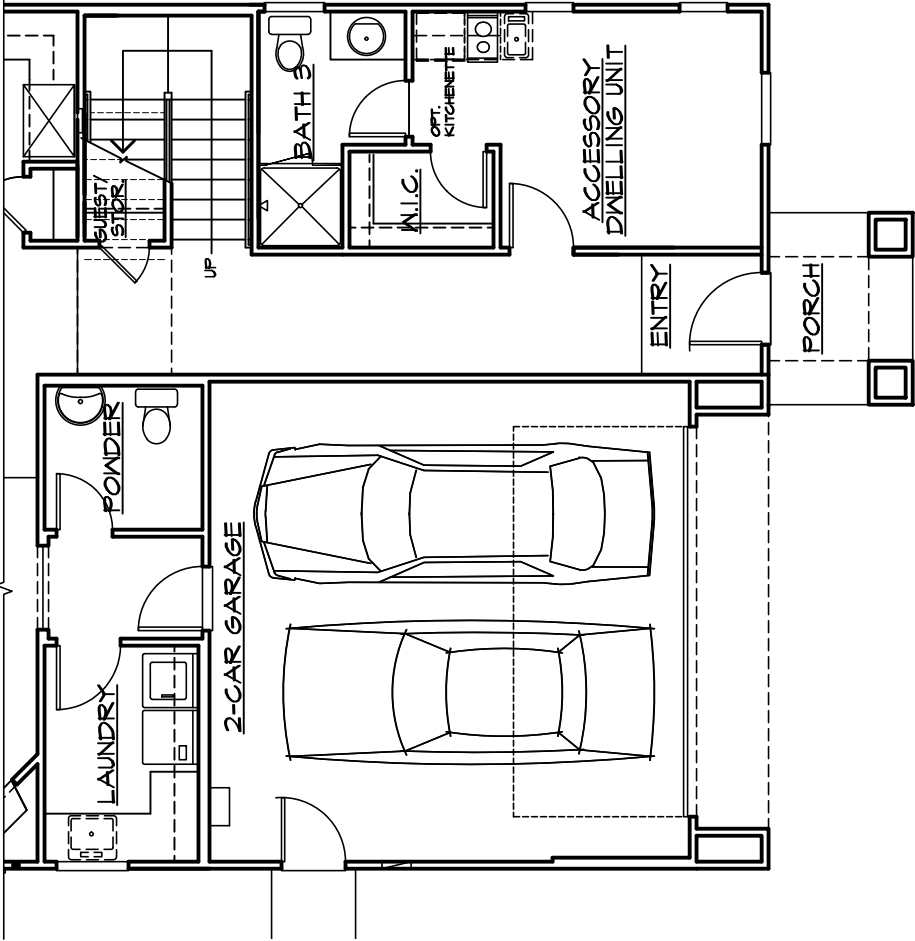
SQUARE FOOTAGE			
FIRST FLOOR	1248 SF		
SECOND FLOOR	1660 SF		
TOTAL LIVING AREA	2908 SF		
GARAGE	420 SF		



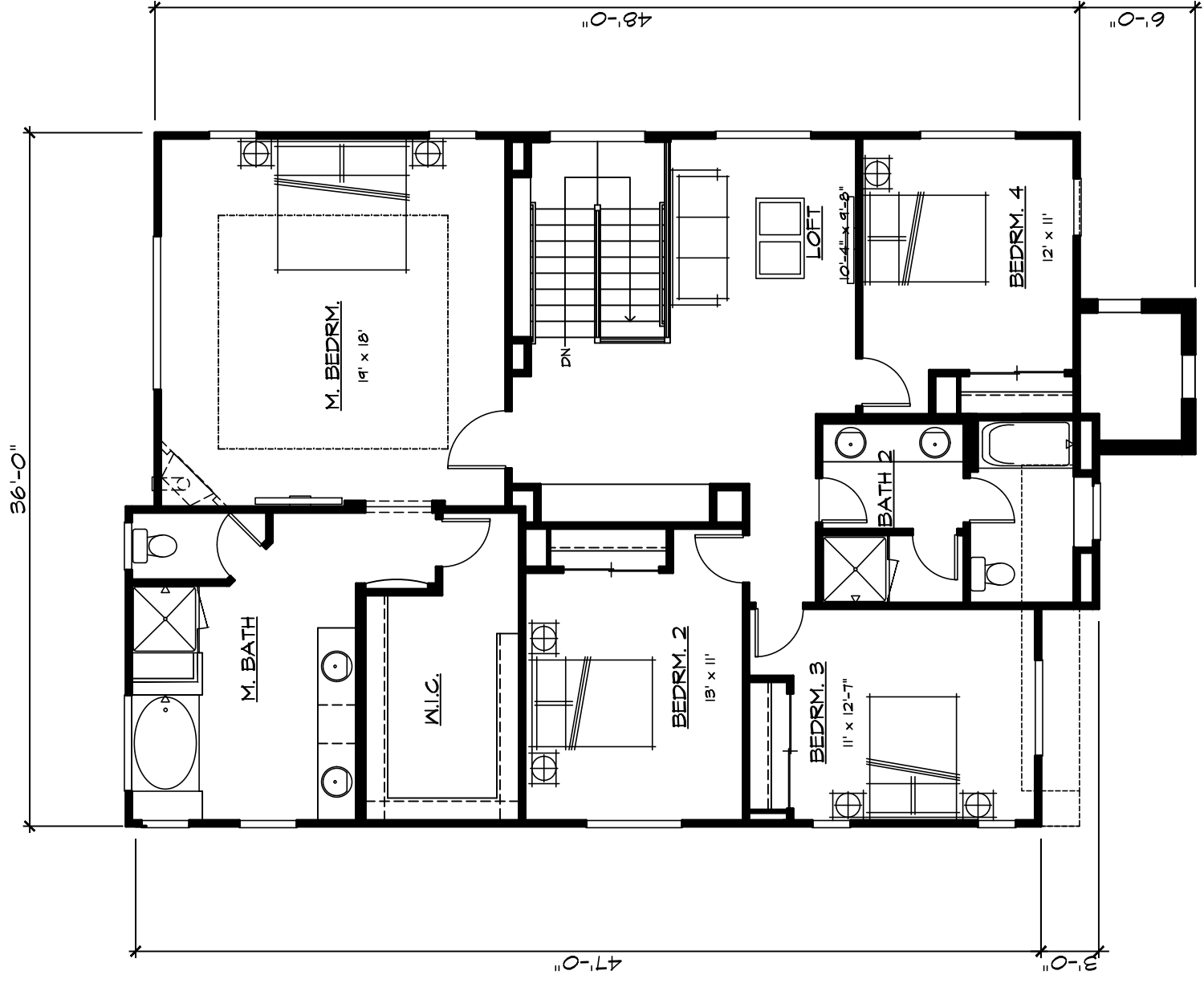
QUAIL COVE
ANTIOCH, CA



West Coast Home Builders, Inc.
Date 05/07/18



Optional Accessory Dwelling Unit



Plan 2
Second Floor Plan

SQUARE FOOTAGE		
FIRST FLOOR	1248 SF	
SECOND FLOOR	1660 SF	
TOTAL LIVING AREA	2908 SF	
GARAGE	420 SF	



QUAIL COVE
ANTIOCH, CA

DISCOVERY
DESIGN
GROUP

West Coast Home Builders, Inc.
Date 05/07/18



Elevation A
 'Spanish'
 Color Schemes 1, 2, 3 & 4



Elevation C
 'Traditional'
 Color Schemes 9, 10, 11 & 12



Elevation B
 'Cottage'
 Color Schemes 5, 6, 7 & 8

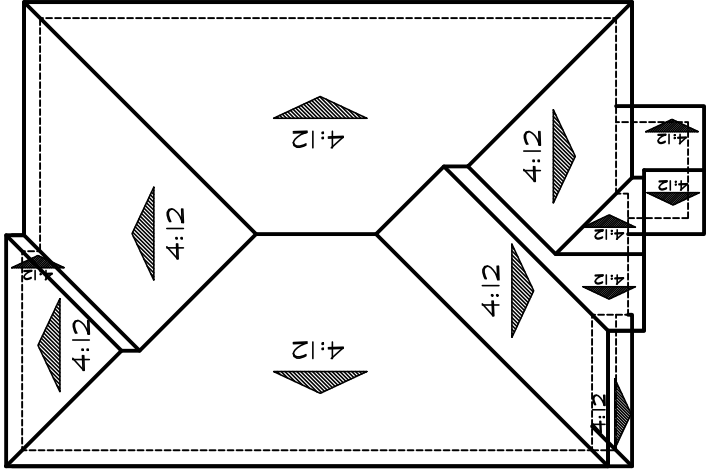
Front Elevations Plan 2



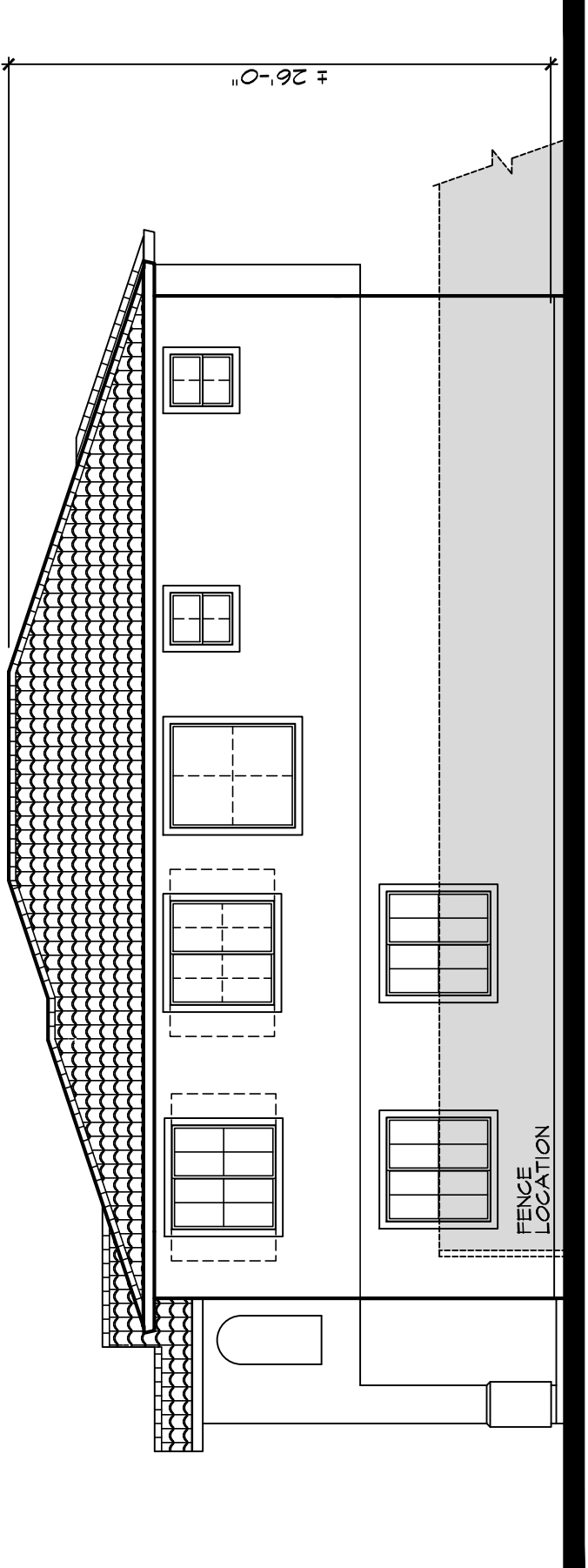
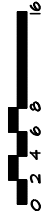
QUAIL COVE
 ANTIPOCH, CA



West Coast Home Builders
 Date 04/16/18

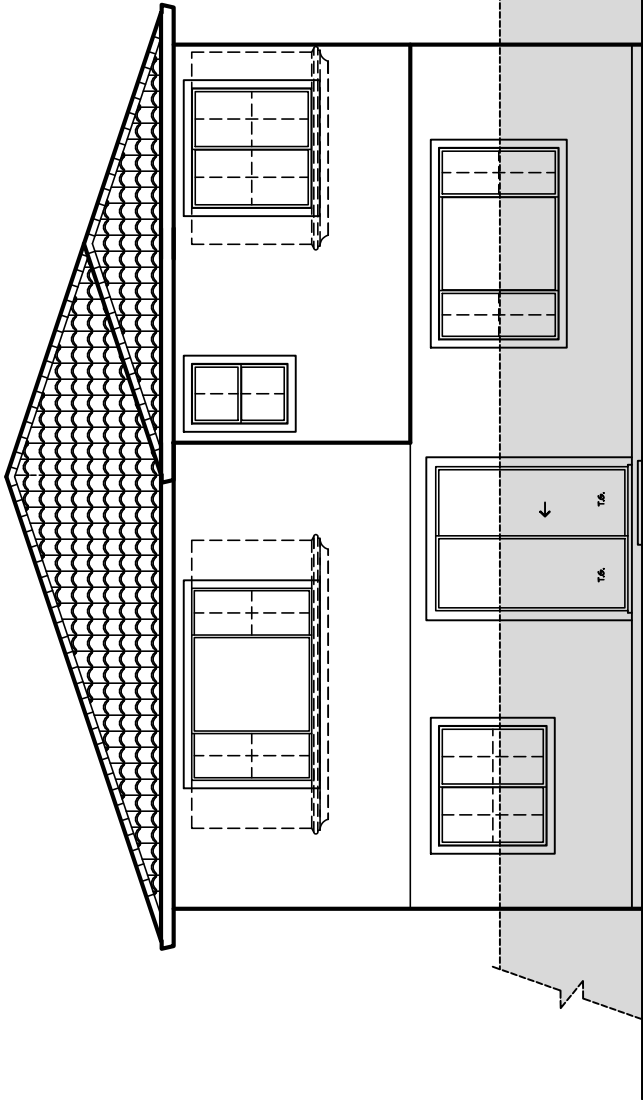


Roof Plan 'A'

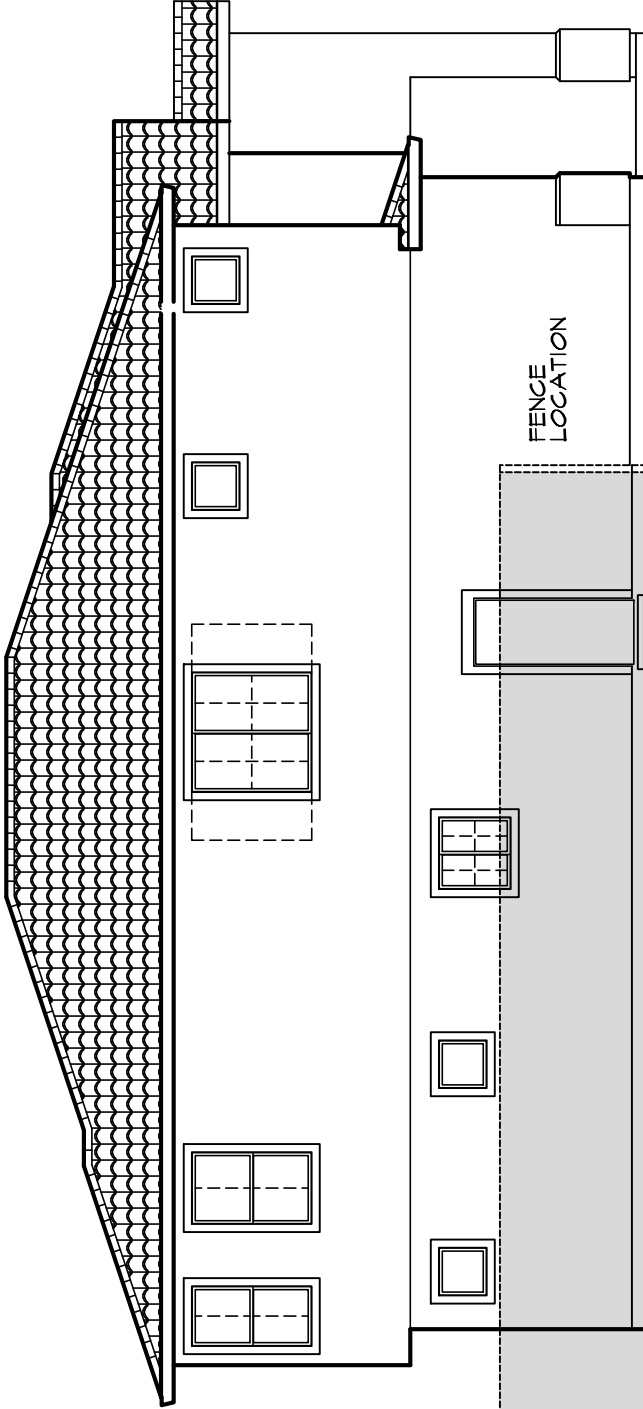


Right

DENOTES WINDOW GRIDS,
SHUTTERS & TRIM AT SIDE &
REAR ELEVATIONS FACING
STREETS

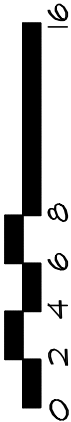


Rear



Left

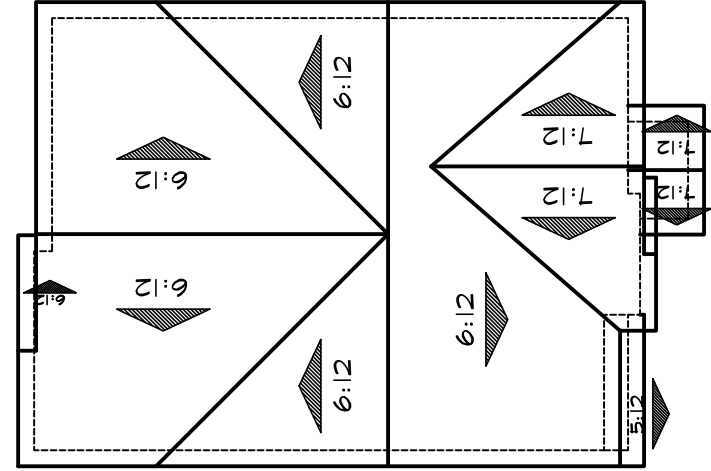
Plan 2
Elevations 'A'



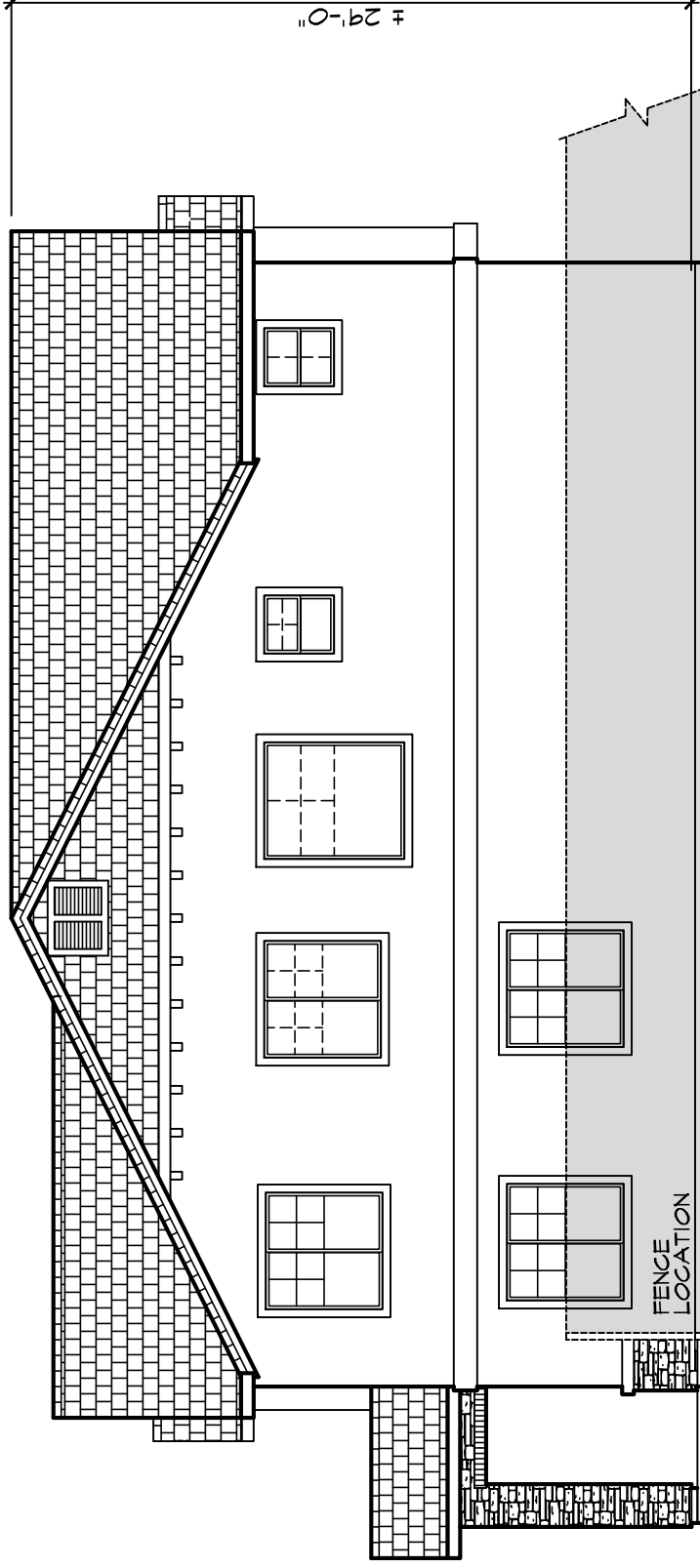
QUAIL COVE
ANTIOCH, CA



West Coast Home Builders, Inc.
Date 05/07/18

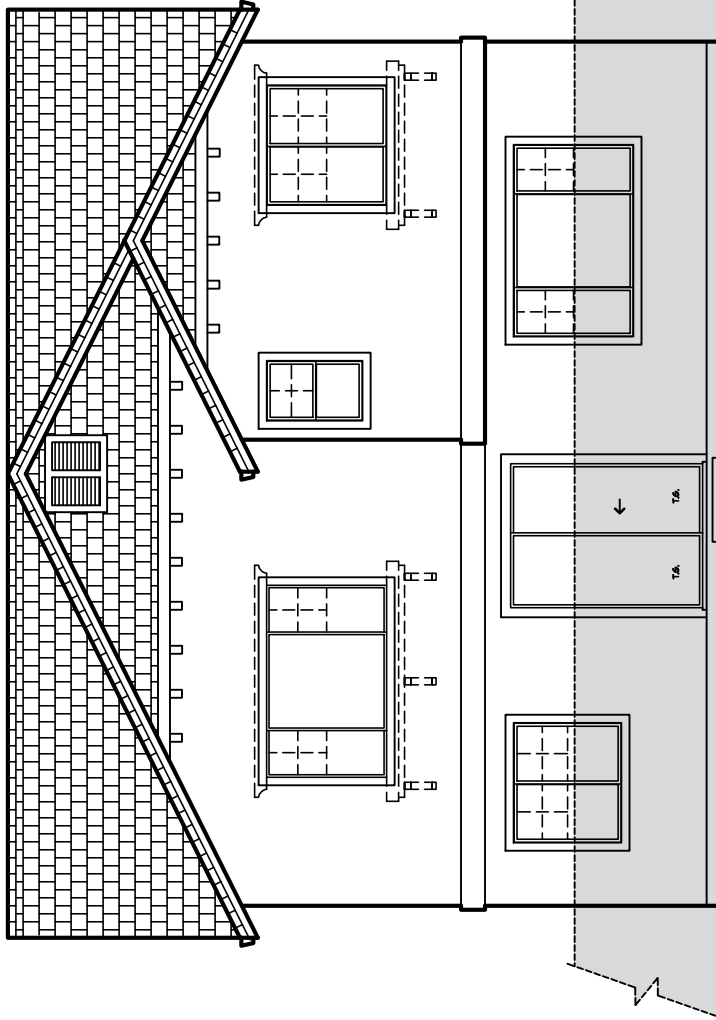


Roof Plan 'B'

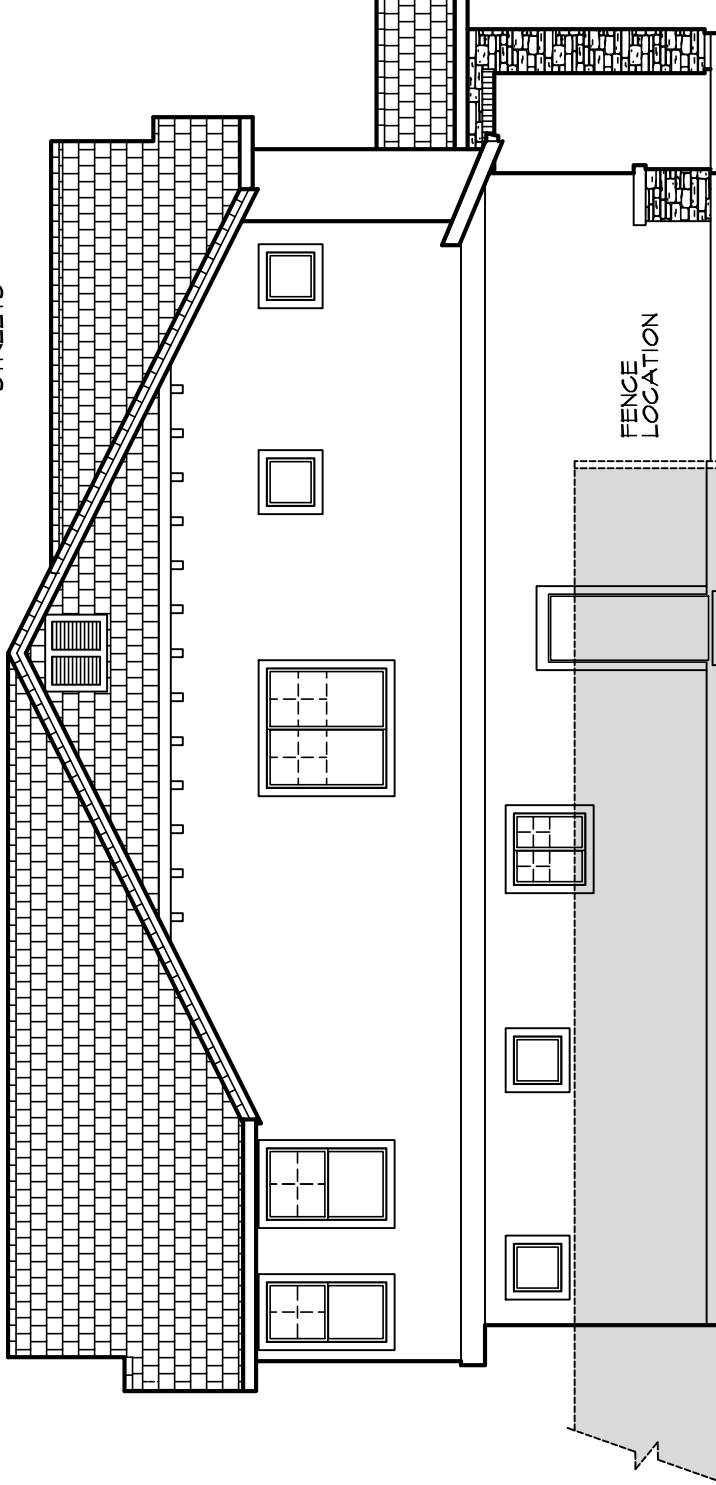


Right

DENOTES WINDOW GRIDS,
SHUTTERS & TRIM AT SIDE &
REAR ELEVATIONS FACING
STREETS

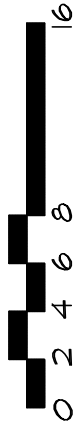


Rear



Left

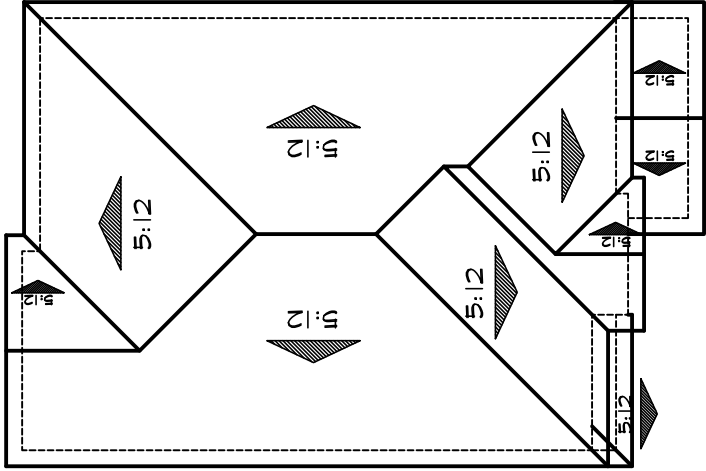
Plan 2
Elevations 'B'



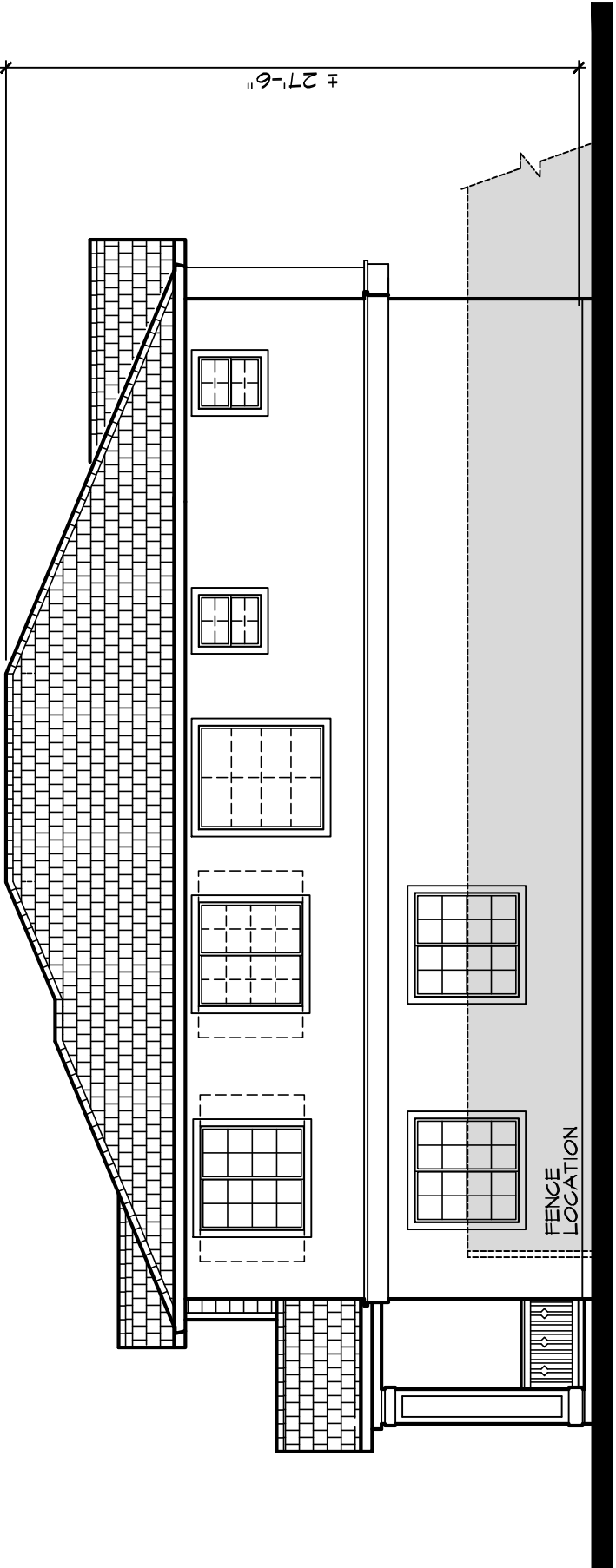
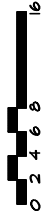
QUAIL COVE
ANTIOCH, CA



West Coast Home Builders, Inc.
Date 05/07/18

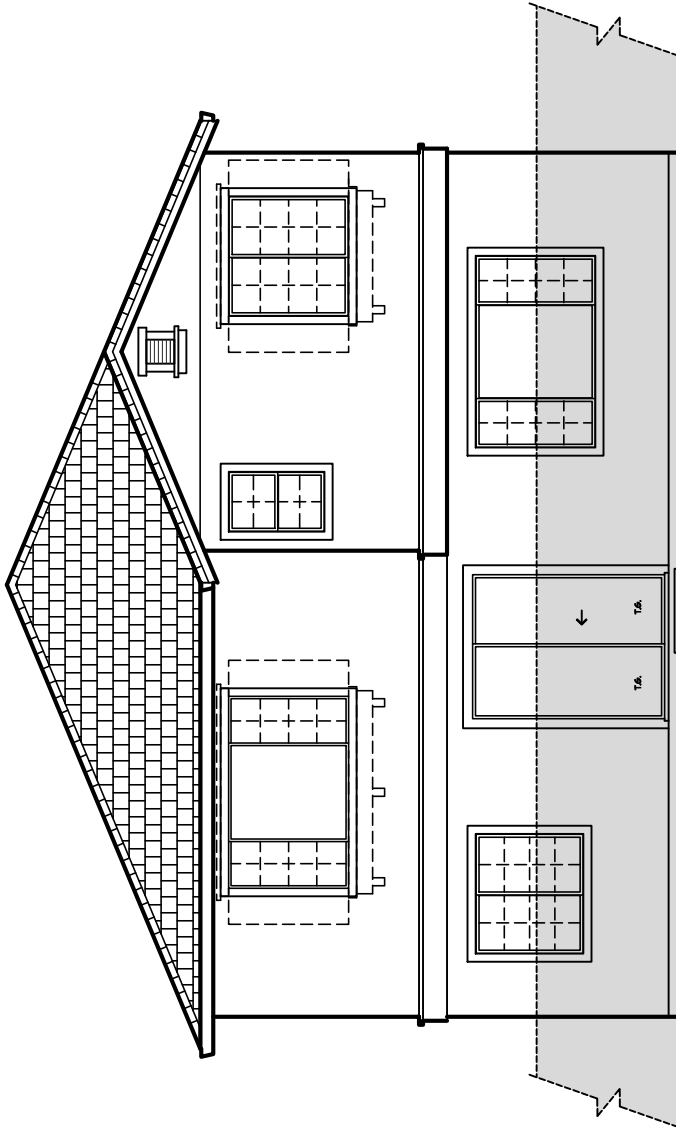


Roof Plan 'C'

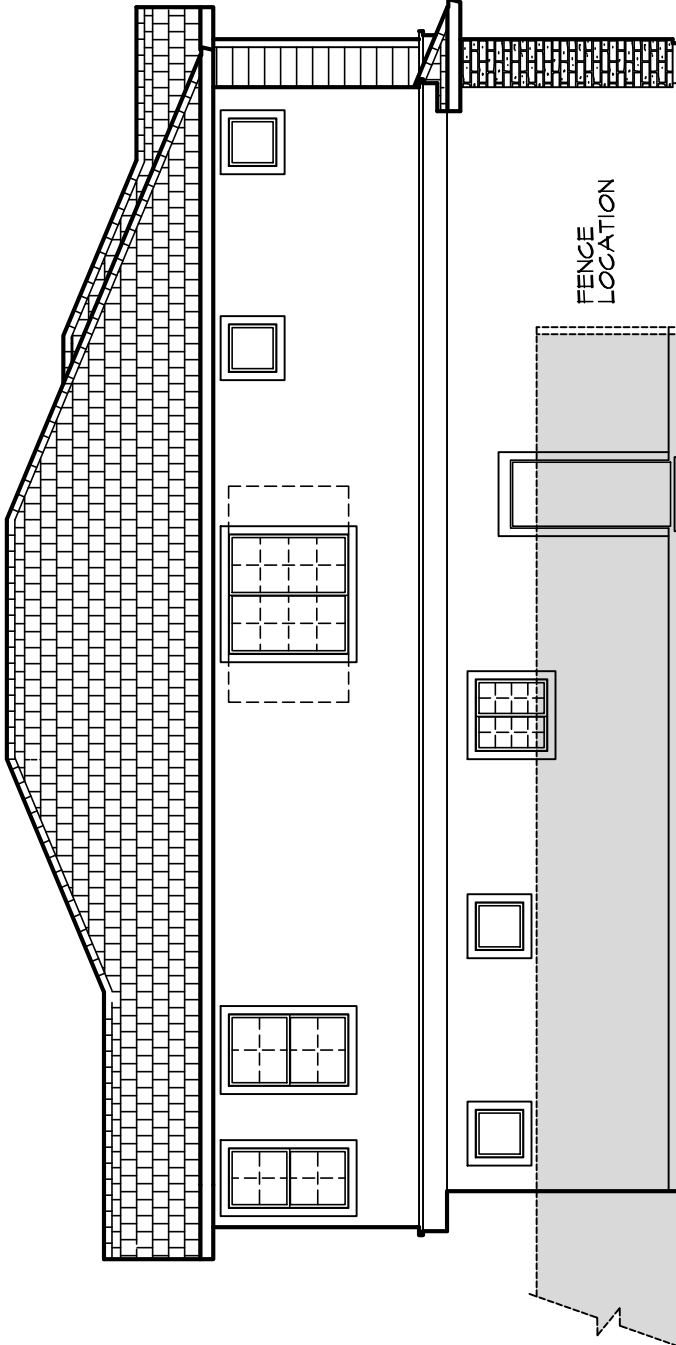


Right

DENOTES WINDOW GRIDS,
SHUTTERS & TRIM AT SIDE &
REAR ELEVATIONS FACING
STREETS

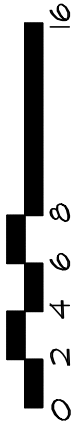


Rear
E24



Left

Plan 2
Elevations 'C'



QUAIL COVE
ANTIOCH, CA



West Coast Home Builders, Inc.
Date 05/07/18



Elevation A
'Spanish'



Elevation B
'Cottage'



Elevation C
'Traditional'

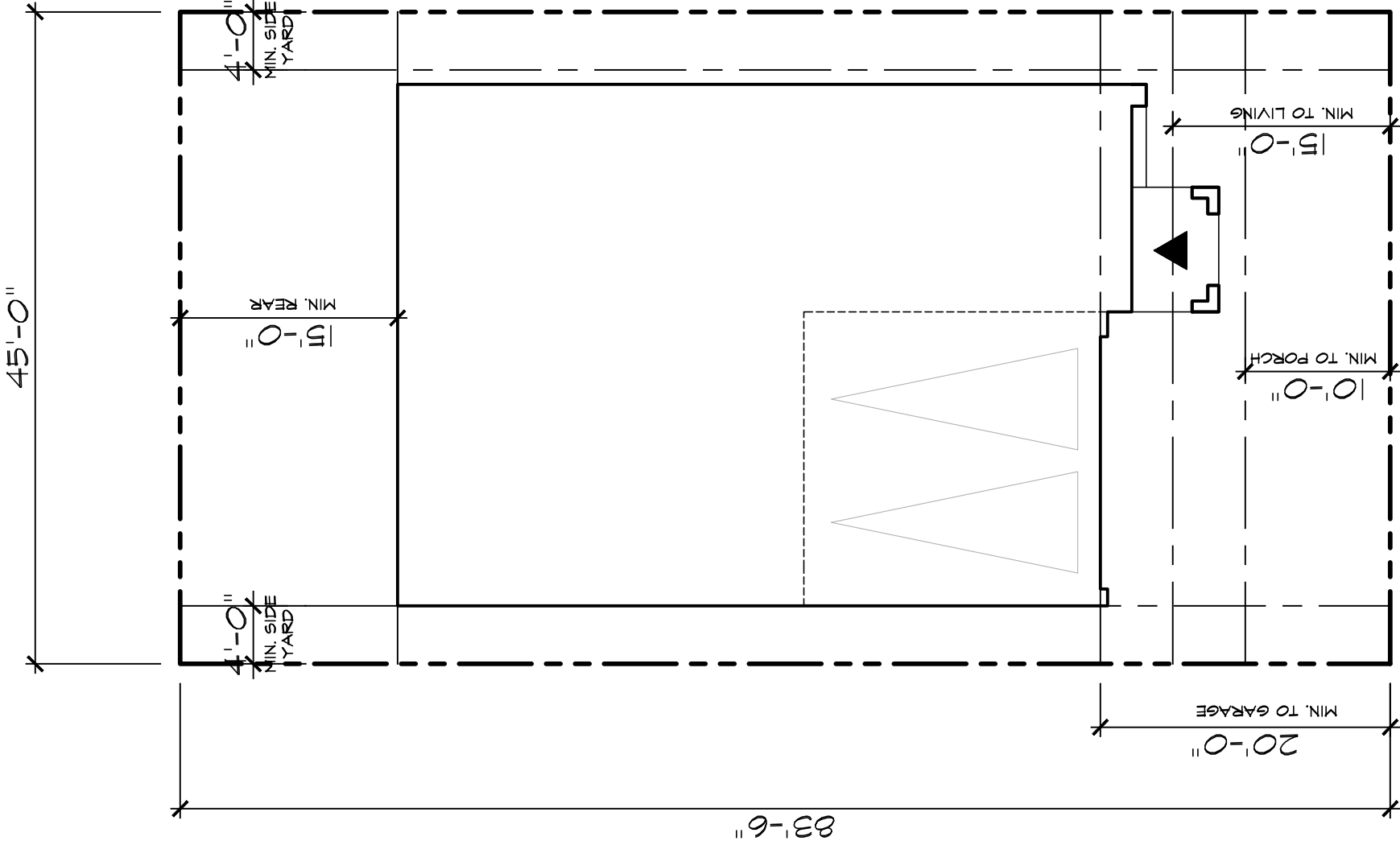
Front Elevations
Plan 3

QUAIL COVE

ANTIOCH, CA



West Coast Home Builders
Date 05/07/18



City of Antioch	
P-D Zoning District	
FRONT SETBACK - TO LIVING	15' MIN.
FRONT SETBACK - TO GARAGE	20' MIN.
SIDE SETBACK	4' MIN.
REAR YARD SETBACK	15' MIN.
PORCH SETBACK	10' MIN.

LOT COVERAGE		
APPROXIMATE LOT SIZE	FOOTPRINT	COVERAGE
45'x83'-6" (MIN.) = 3,750 SF	1,780 SF	47%
SMALLEST LOT SIZE	FOOTPRINT	COVERAGE
4,050 SF	1,780 SF	44%
LARGEST LOT SIZE	FOOTPRINT	COVERAGE
12,937 SF	1,780 SF	14%

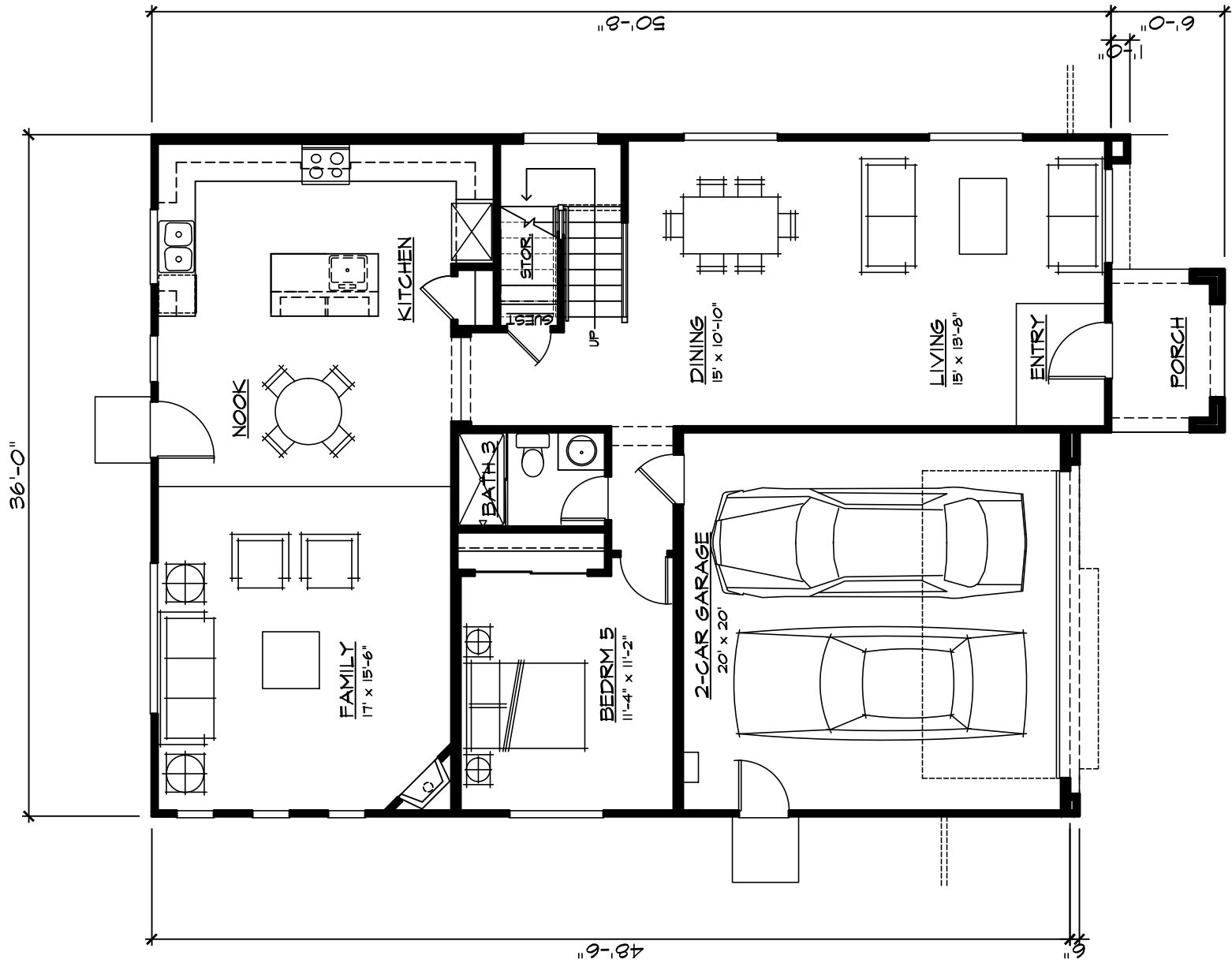
Plan 3
Site Plan



QUAIL COVE
ANTIOCH, CA

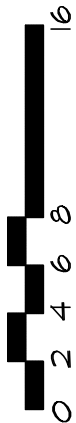
DISCOVERY
DESIGN
GROUP

West Coast Home Builders, Inc.
Date 05/07/18



Plan 3
First Floor Plan

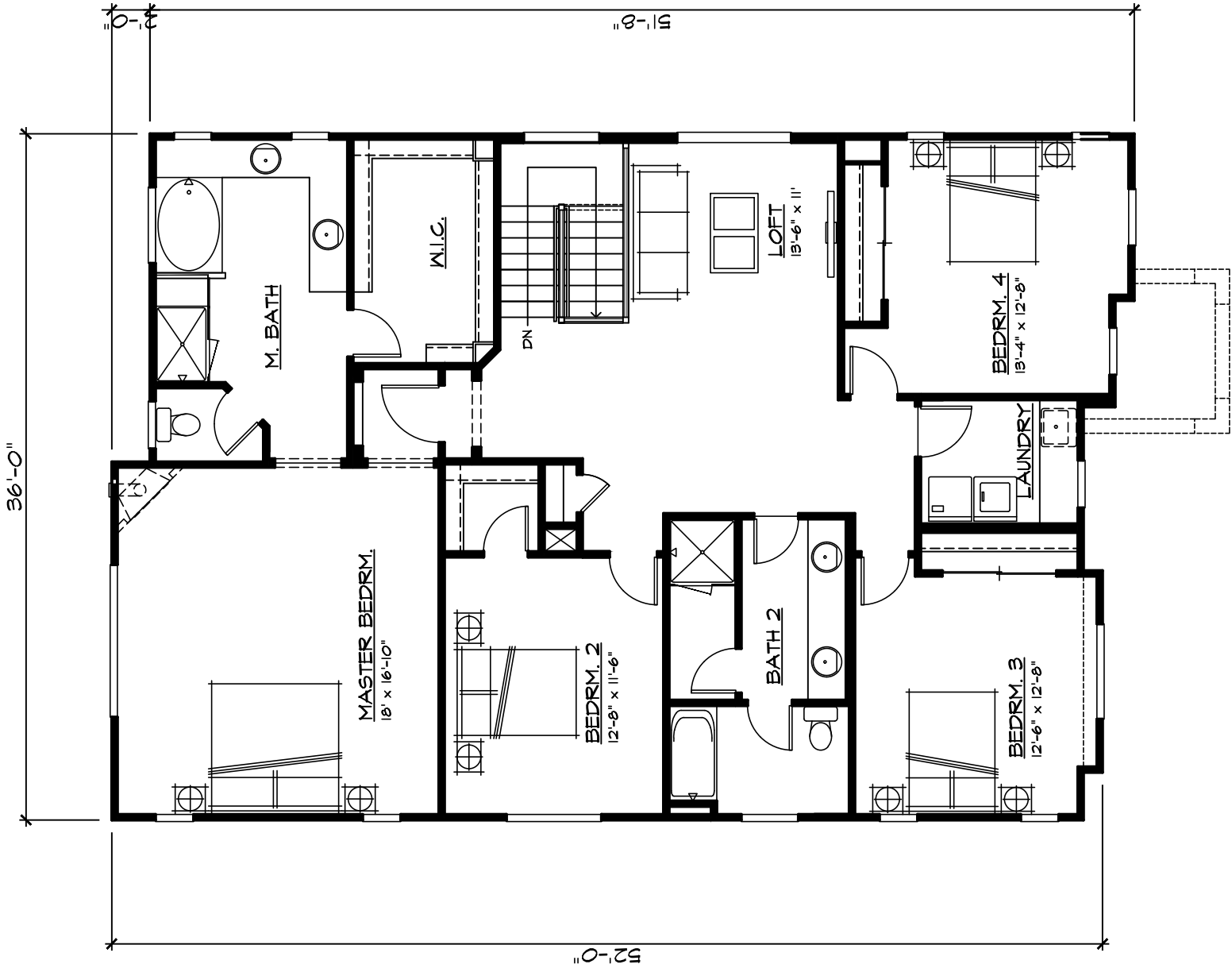
SQUARE FOOTAGE		
FIRST FLOOR	1365 SF	
SECOND FLOOR	1786 SF	
TOTAL LIVING AREA	3151 SF	
GARAGE	415 SF	



QUAIL COVE
ANTIOCH, CA

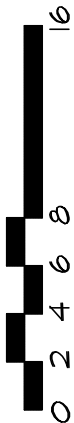


West Coast Home Builders, Inc.
Date 05/07/18



Plan 3
Second Floor Plan

SQUARE FOOTAGE		
FIRST FLOOR	1365 SF	
SECOND FLOOR	1786 SF	
TOTAL LIVING AREA	3151 SF	
GARAGE	415 SF	



QUAIL COVE
ANTIOCH, CA



West Coast Home Builders, Inc.
Date 05/07/18



Elevation A

'Spanish'

Color Schemes 1, 2, 3 & 4



Elevation C

'Traditional'

Color Schemes 9, 10, 11 & 12

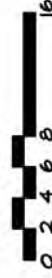


Elevation B

'Cottage'

Color Schemes 5, 6, 7 & 8

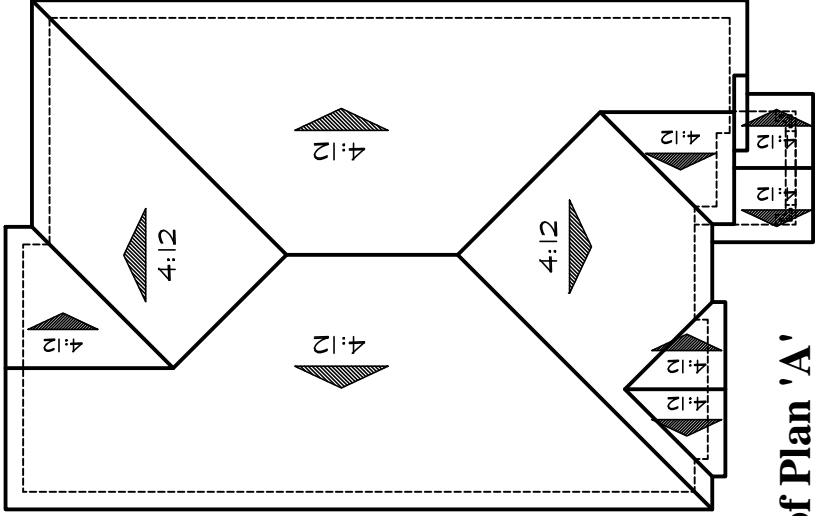
Front Elevations Plan 3



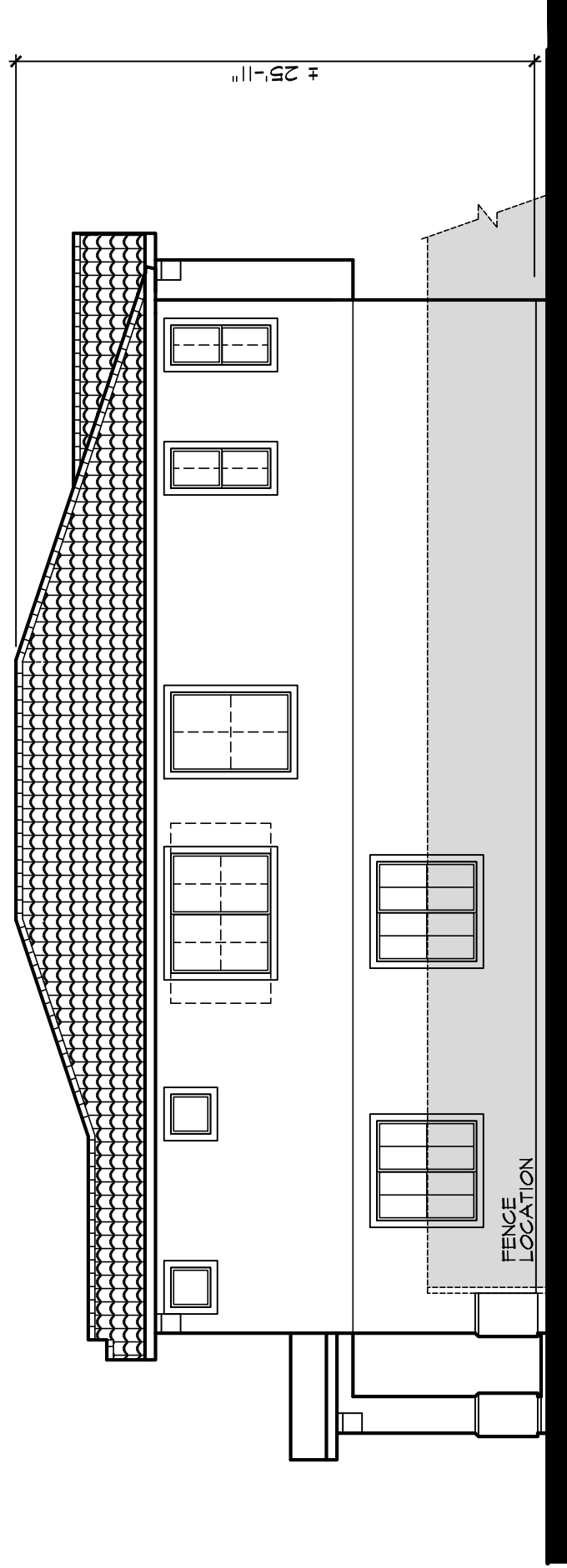
QUAIL COVE
ANTIOCH, CA



West Coast Home Builders
Date 04/16/18

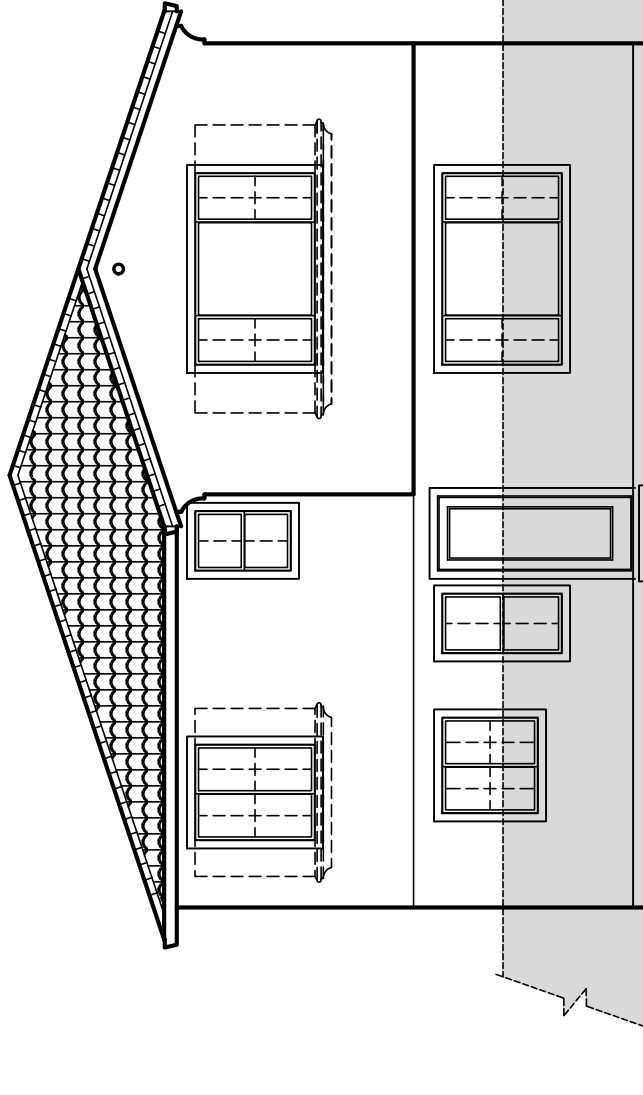


Roof Plan 'A'

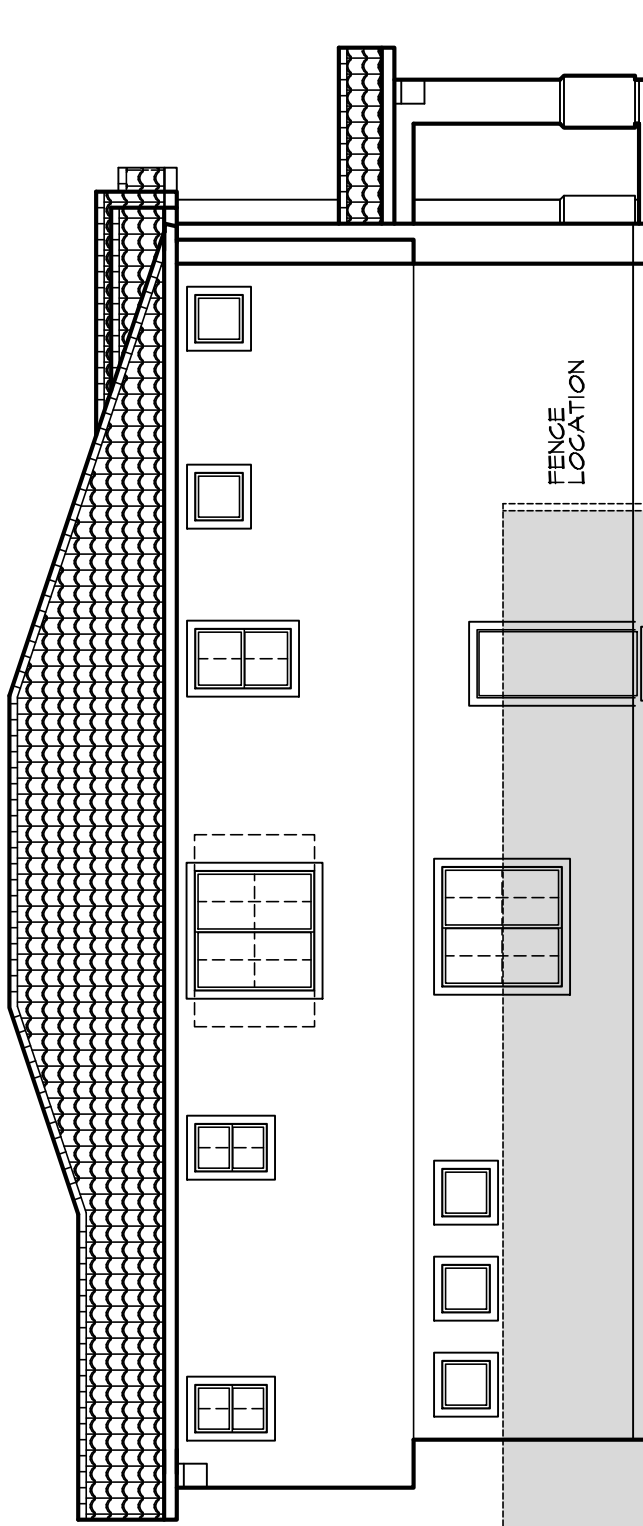


Right

DENOTES WINDOW GRIDS,
SHUTTERS & TRIM AT SIDE &
REAR ELEVATIONS FACING
STREETS



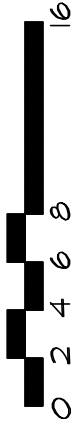
Rear



Left

Plan 3

Elevations 'A'



QUAIL COVE

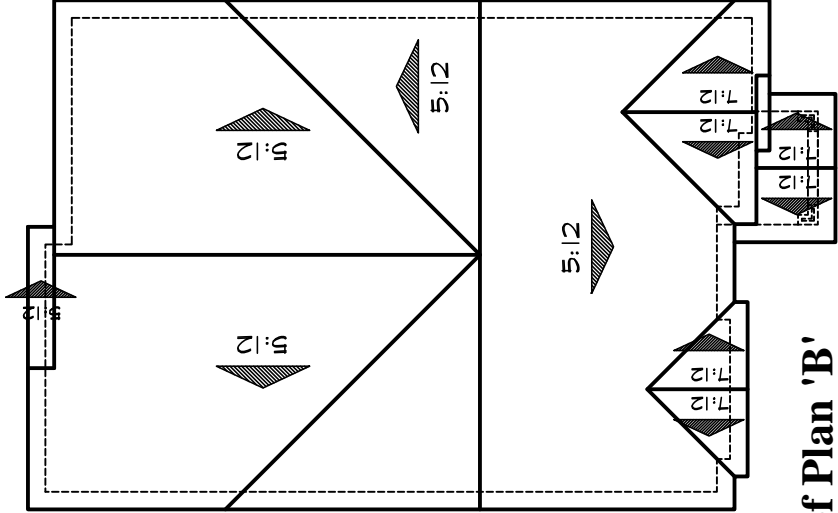
ANTIOCH, CA



DISCOVERY
DESIGN
GROUP

West Coast Home Builders, Inc.

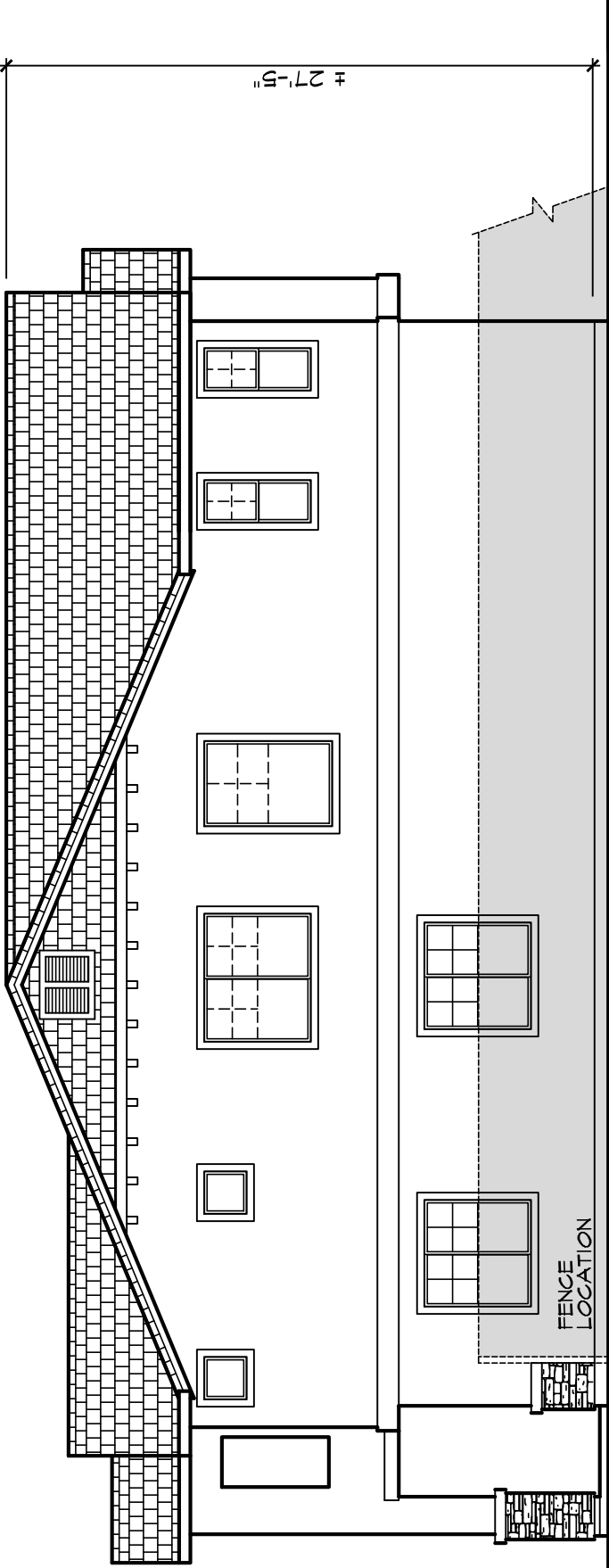
Date 05/07/18



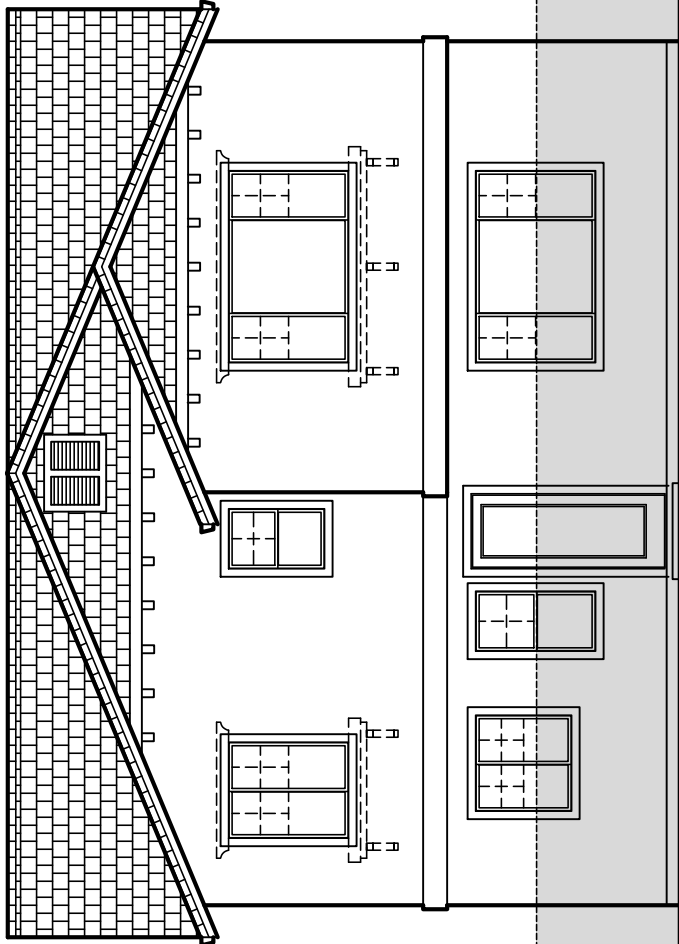
Roof Plan 'B'



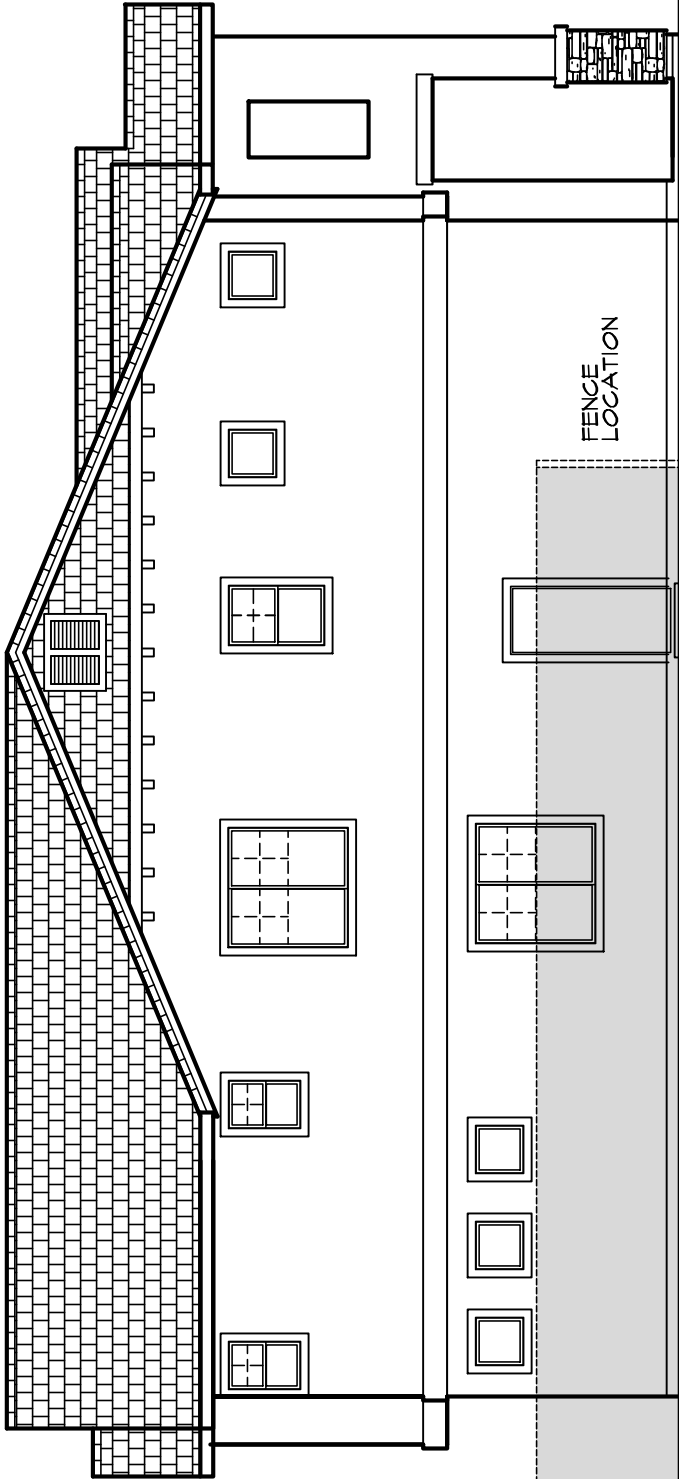
Right



DENOTES WINDOW GRIDS,
SHUTTERS & TRIM AT SIDE &
REAR ELEVATIONS FACING
STREETS

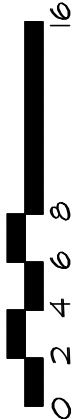


Rear



Left

Plan 3
Elevations 'B'



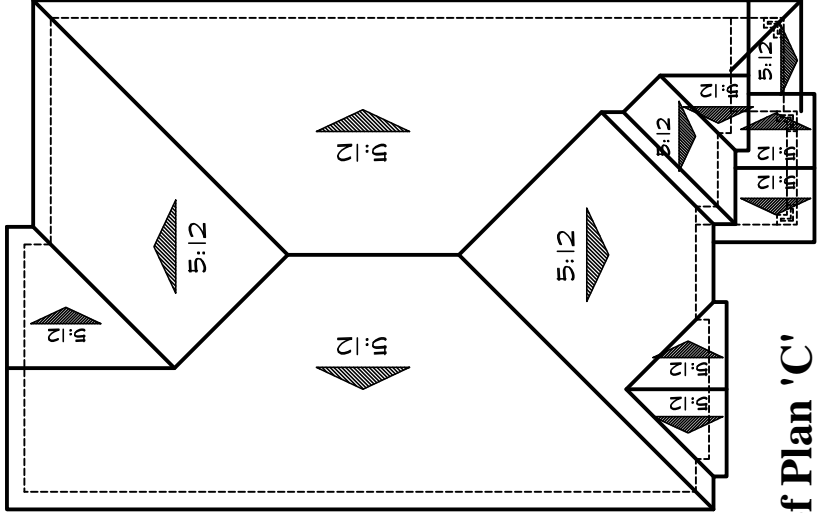
QUAIL COVE

ANTIOCH, CA

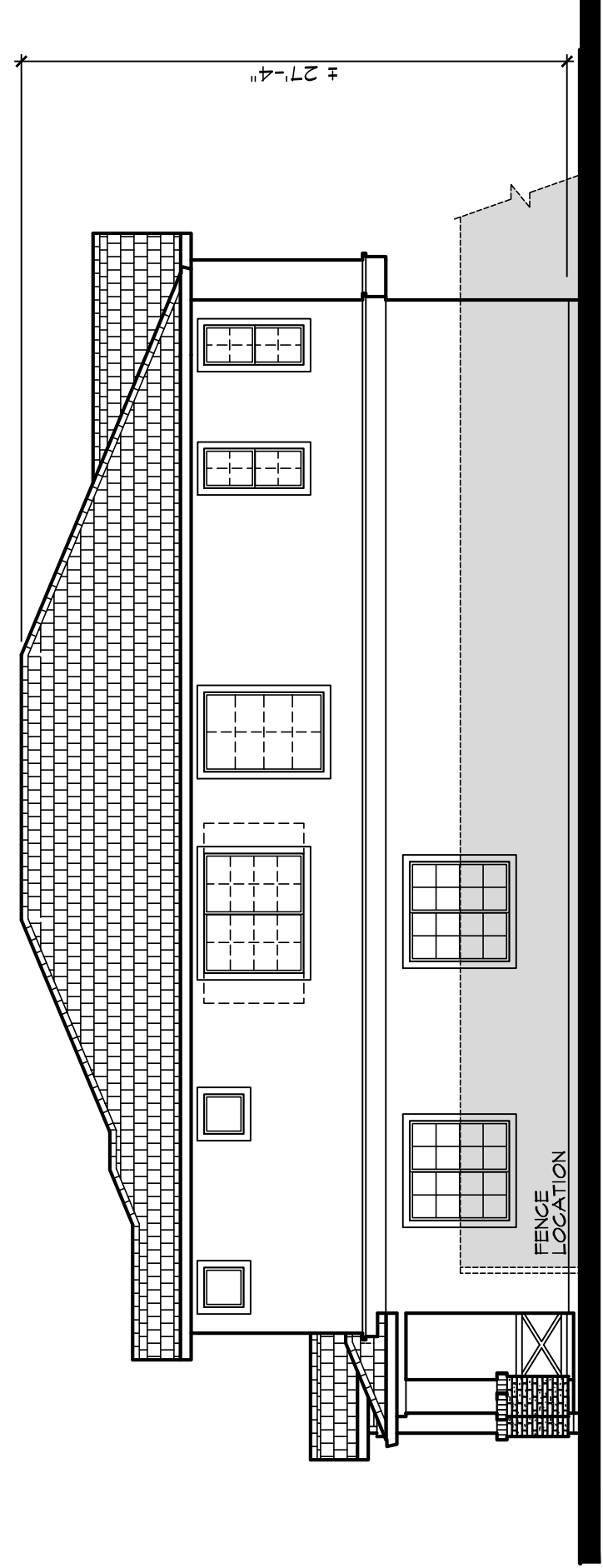


West Coast Home Builders, Inc.

Date 05/07/18

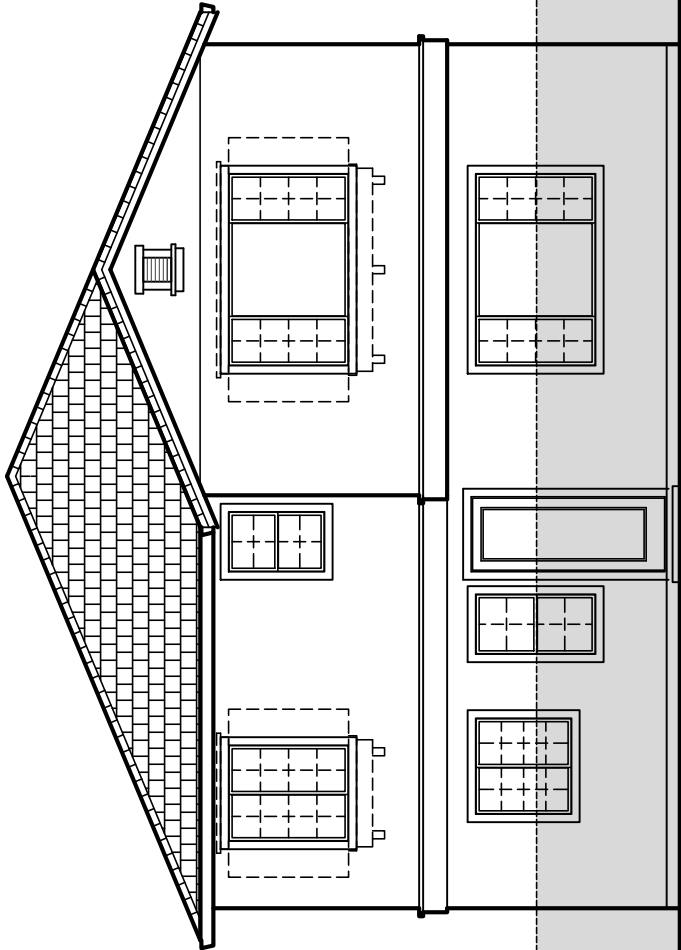


Roof Plan 'C'

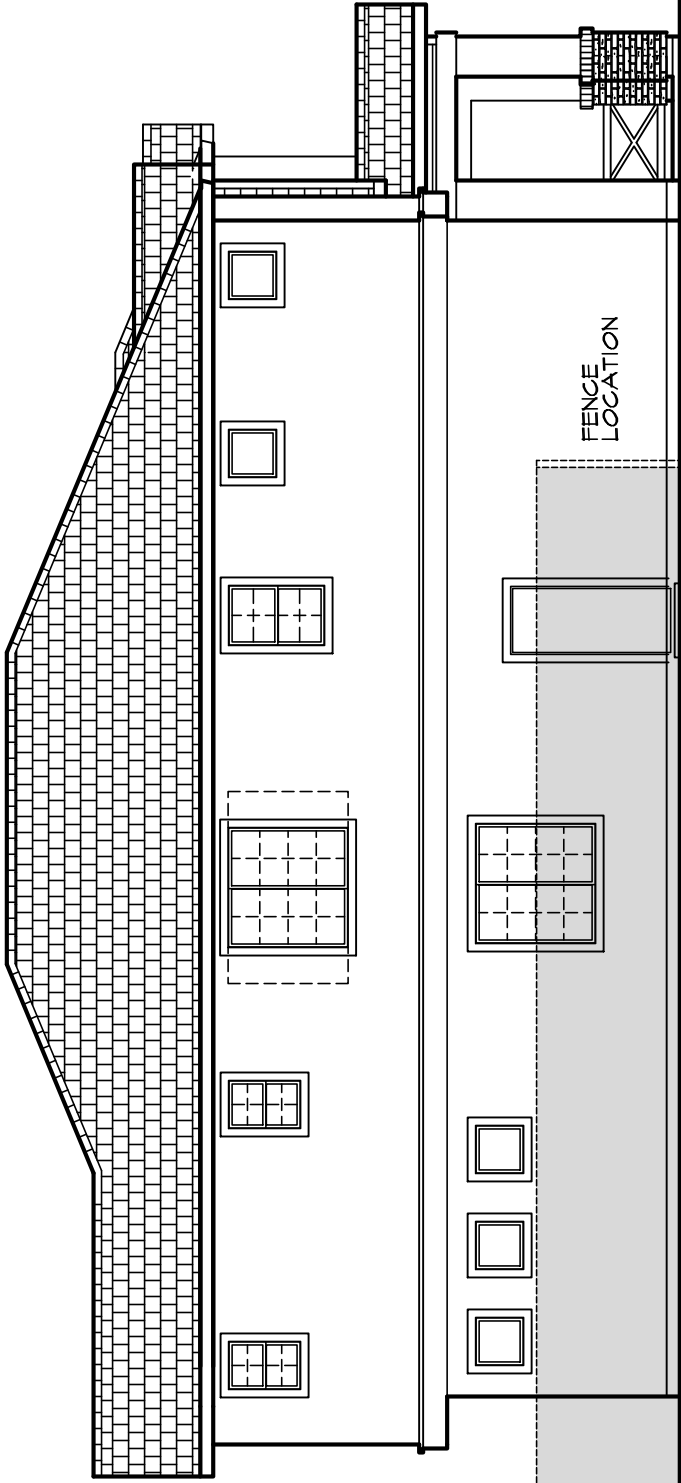


Right

DENOTES WINDOW GRIDS,
SHUTTERS & TRIM AT SIDE &
REAR ELEVATIONS FACING
STREETS



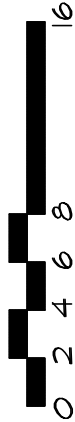
Rear



Left

Plan 3

Elevations 'C'



QUAIL COVE

ANTIOCH, CA



DISCOVERY
DESIGN
GROUP

West Coast Home Builders, Inc.

Date 05/07/18



Elevation A
'Spanish'



Elevation B
'Cottage'



Elevation C
'Traditional'

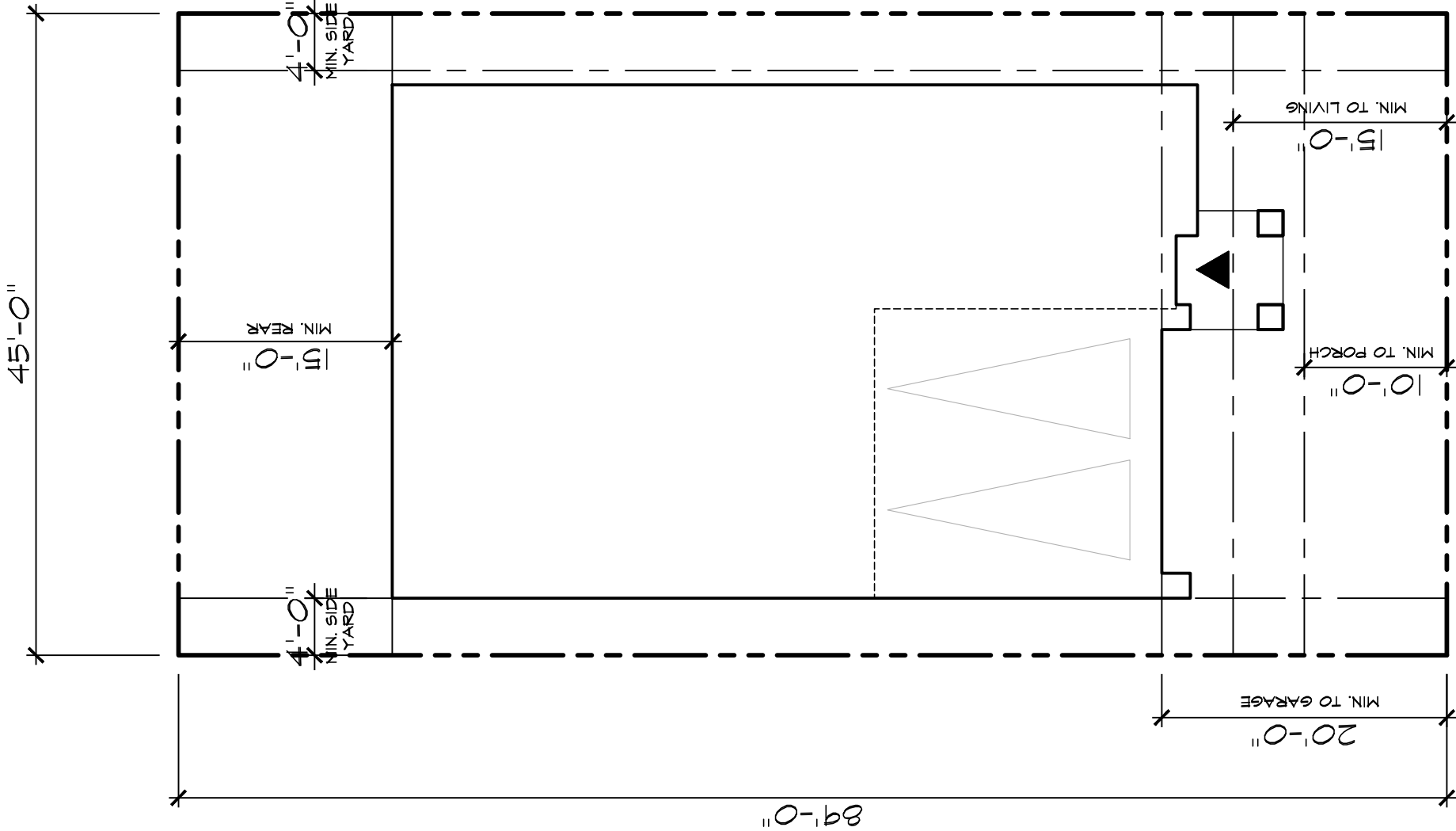
Front Elevations
Plan 4

QUAIL COVE

ANTIOCH, CA



West Coast Home Builders
Date 05/07/18



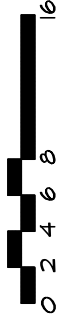
City of Antioch	
P-D Zoning District	
FRONT SETBACK - TO LIVING	15' MIN.
FRONT SETBACK - TO GARAGE	20' MIN.
SIDE SETBACK	4' MIN.
REAR YARD SETBACK	15' MIN.
PORCH SETBACK	10' MIN.

LOT COVERAGE		
APPROXIMATE LOT SIZE	FOOTPRINT	COVERAGE
45'x89' (MIN.) = 4,005 SF	1,975 SF	49%

SMALLEST LOT SIZE	FOOTPRINT	COVERAGE
4,050 SF	1,975 SF	49%
LARGEST LOT SIZE	FOOTPRINT	COVERAGE
12,937 SF	1,975 SF	15%

Plan 4

Site Plan



QUAIL COVE

ANTIOCH, CA

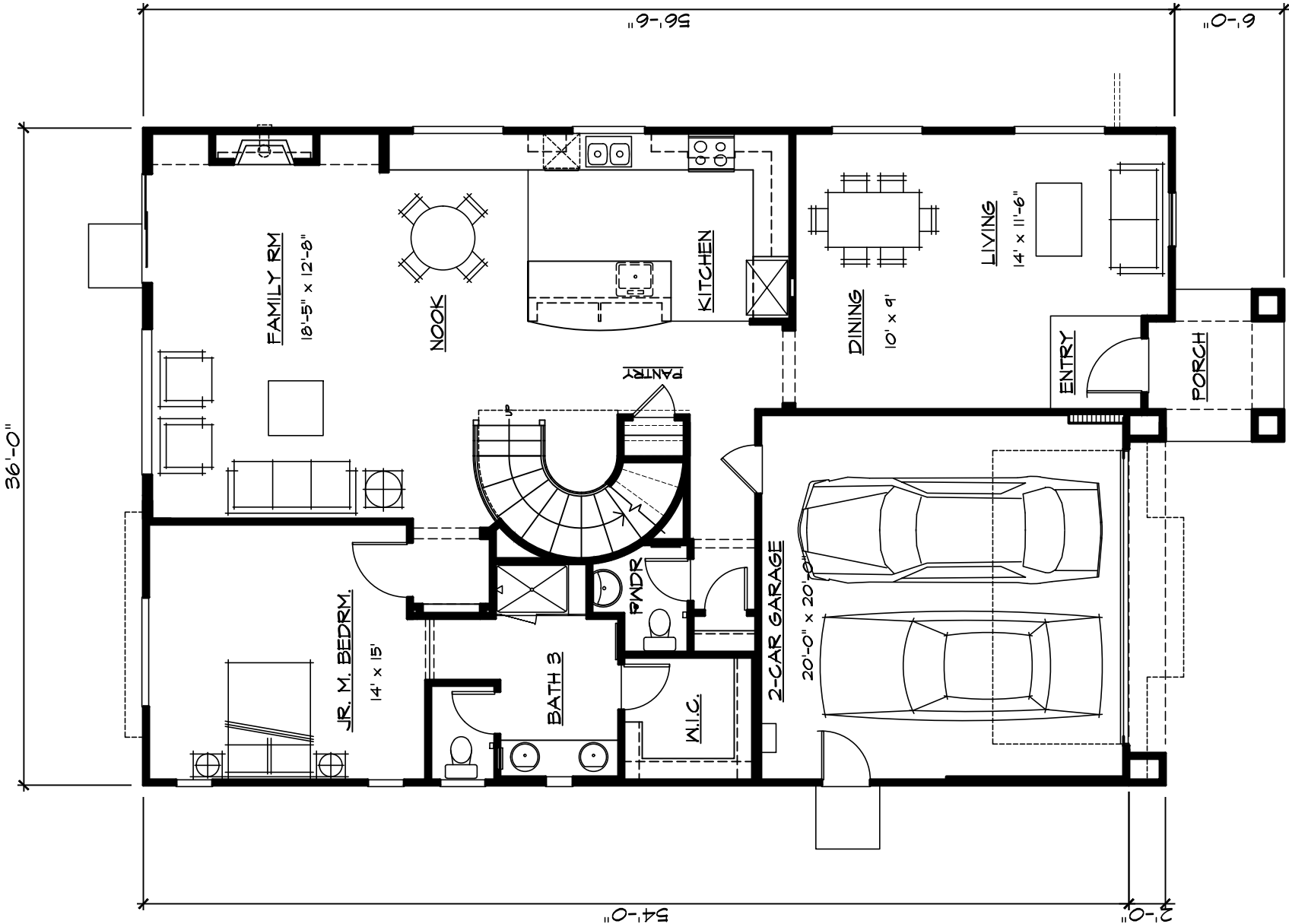
DISCOVERY

DESIGN

GROUP

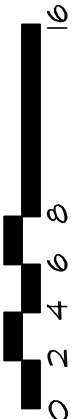
West Coast Home Builders, Inc.

Date 05/07/18



Plan 4
First Floor Plan

SQUARE FOOTAGE		
FIRST FLOOR	1566 SF	
SECOND FLOOR	1850 SF	
TOTAL LIVING AREA	3416 SF	
GARAGE	409 SF	



QUAIL COVE
ANTIOCH, CA

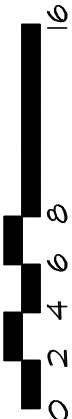


West Coast Home Builders, Inc.
Date 05/07/18



Plan 4
Second Floor Plan

SQUARE FOOTAGE		
FIRST FLOOR	1566 SF	
SECOND FLOOR	1850 SF	
TOTAL LIVING AREA	3416 SF	
GARAGE	409 SF	



QUAIL COVE
ANTIOCH, CA



West Coast Home Builders, Inc.
Date 05/07/18



Elevation A
'Spanish'
 Color Schemes 1, 2, 3 & 4



Elevation C
'Traditional'
 Color Schemes 9, 10, 11 & 12

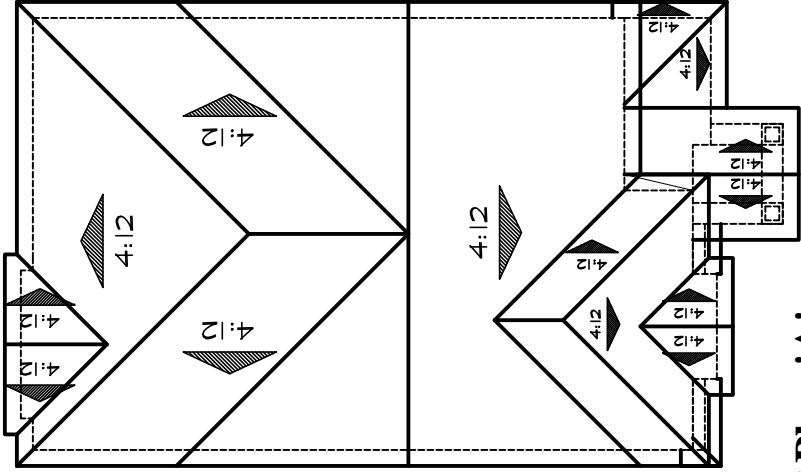


Elevation B
'Cottage'
 Color Schemes 5, 6, 7 & 8

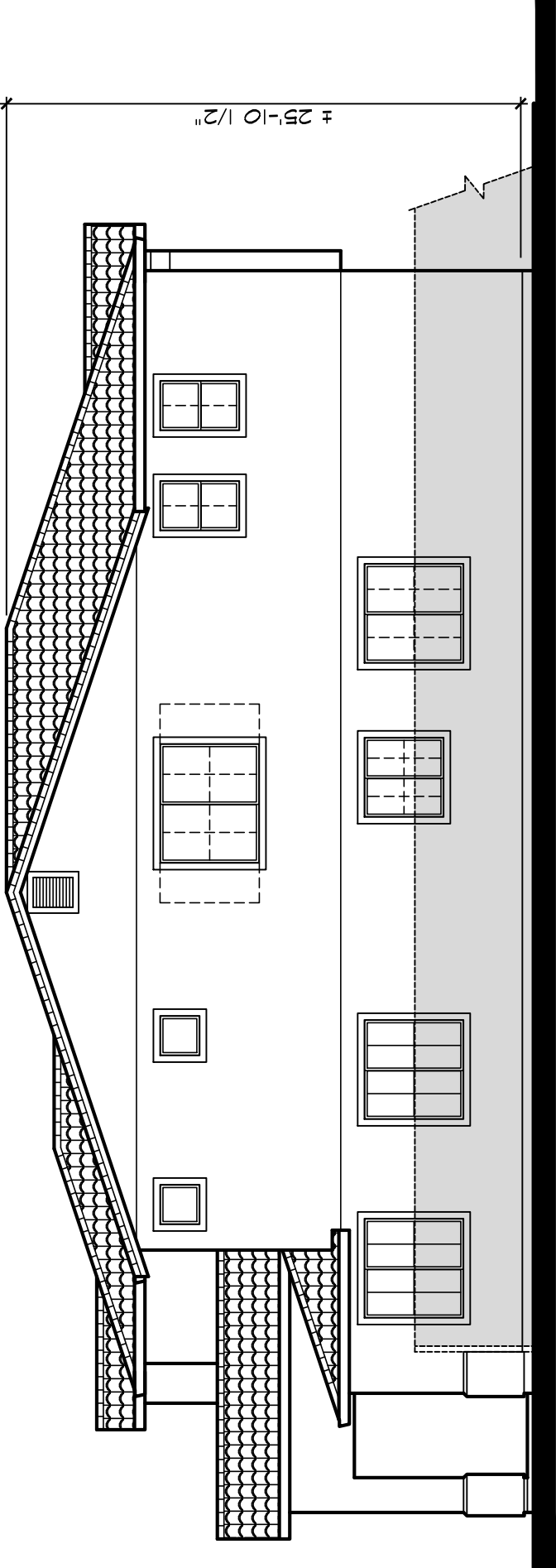
Front Elevations
Plan 4

QUAIL COVE
 ANTIPOCH, CA

DISCOVERY
 DESIGN
 GROUP
 West Coast Home Builders
 Date 05/07/18

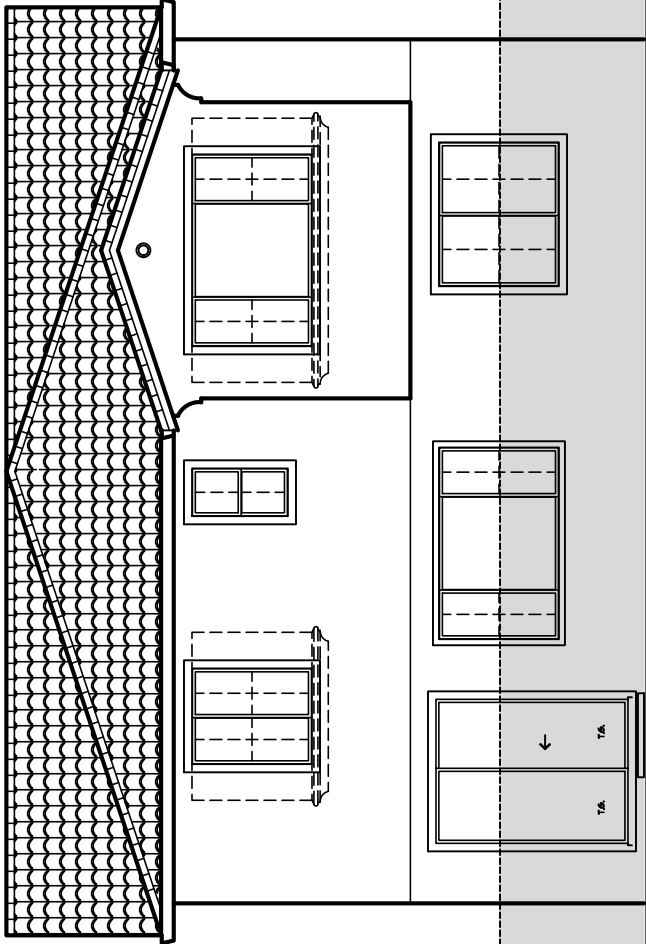


Roof Plan 'A'

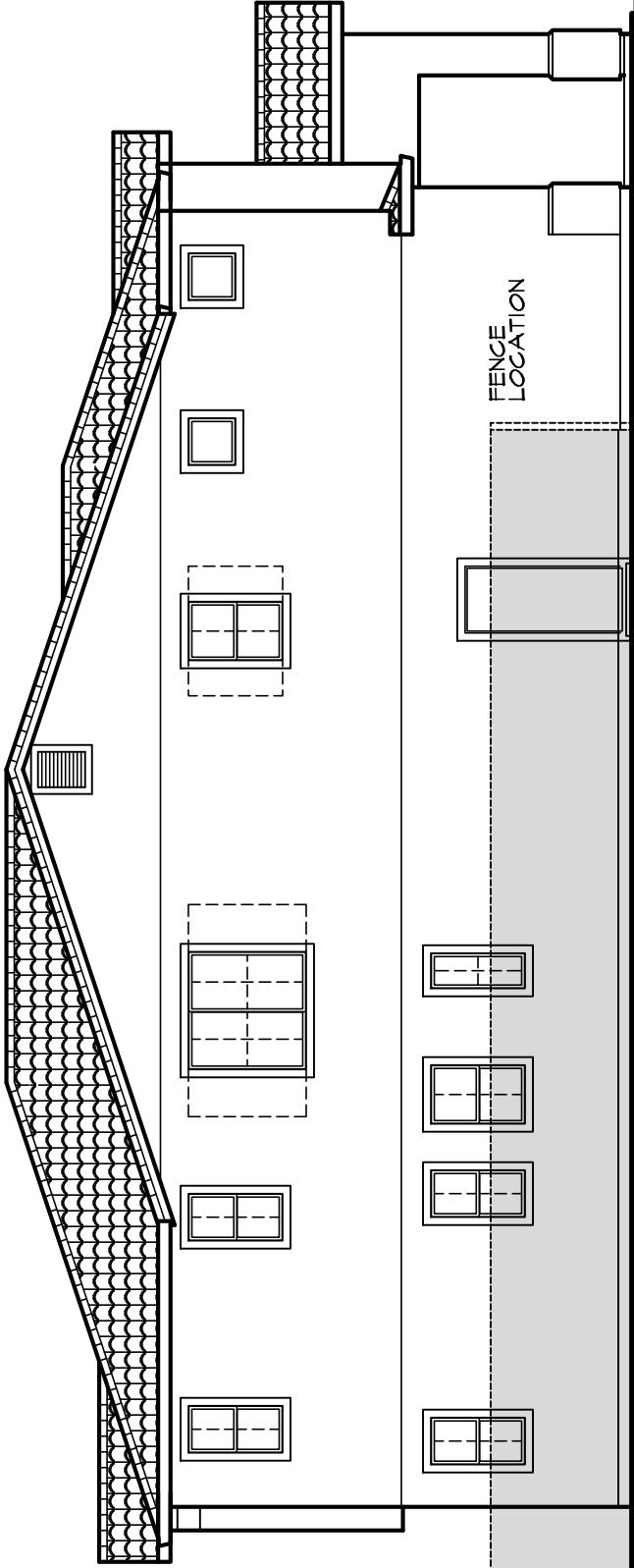


Right

DENOTES WINDOW GRIDS &
SHUTTERS AT SIDE & REAR
ELEVATIONS FACING STREETS

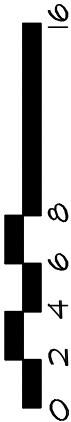


Rear



Left

Plan 4
Elevations 'A'

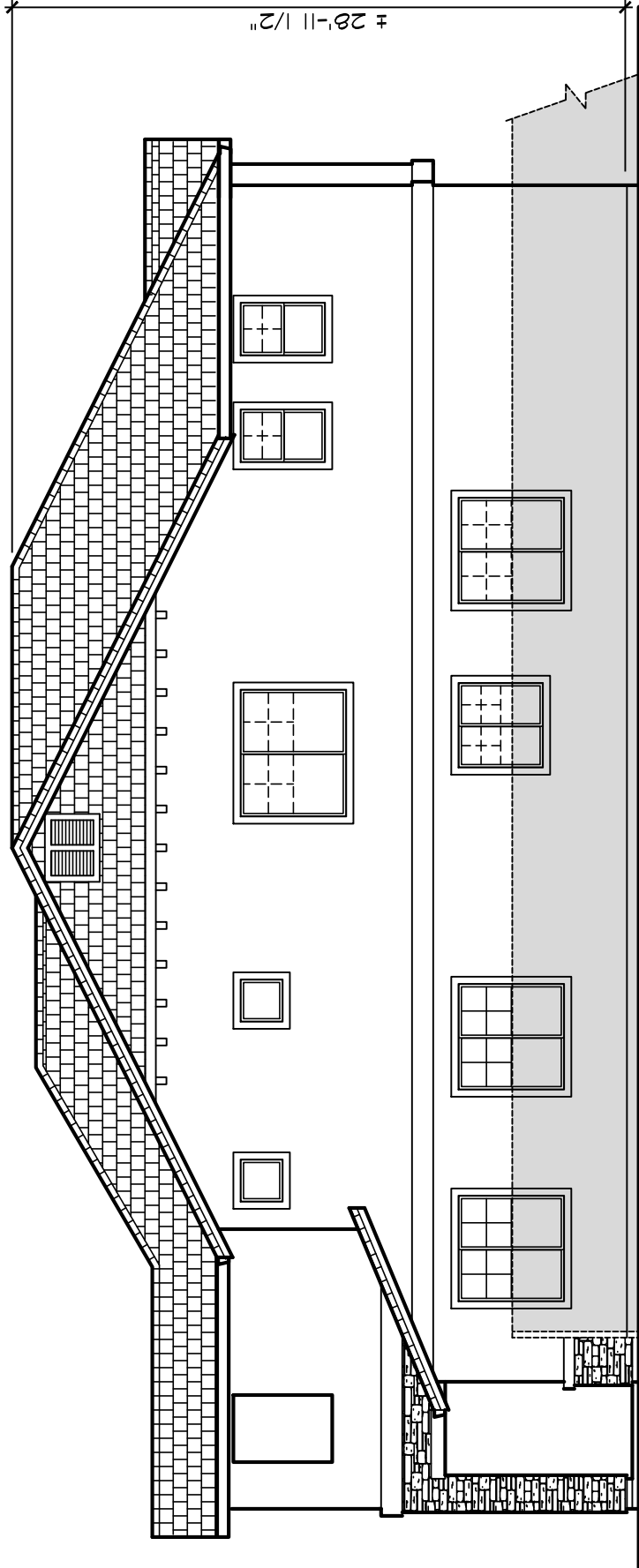


QUAIL COVE

ANTIOCH, CA

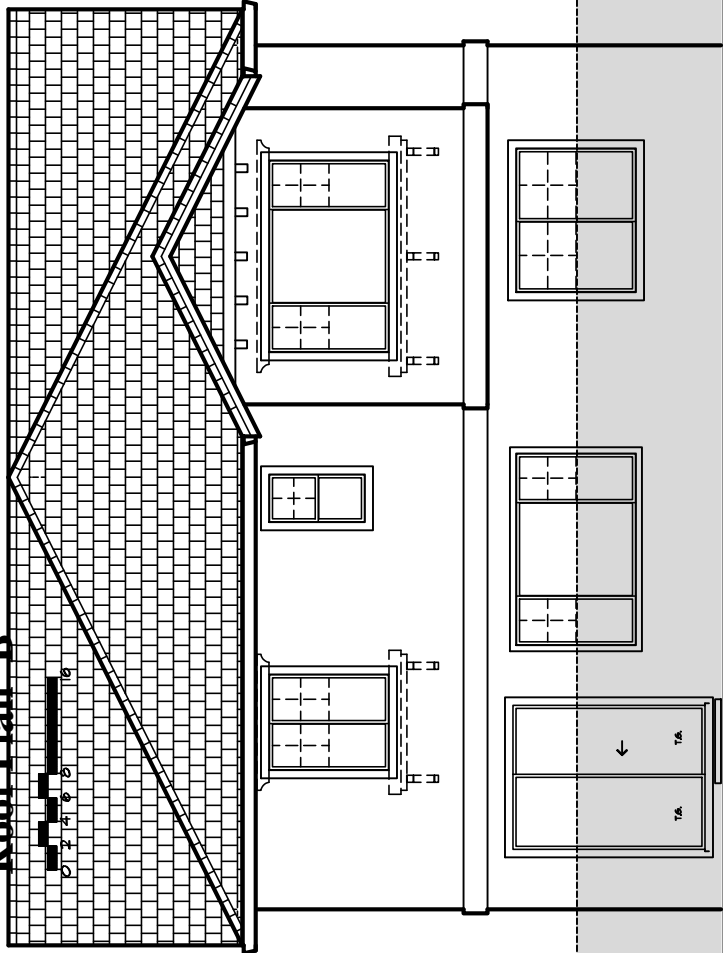


West Coast Home Builders, Inc.
Date 05/07/18

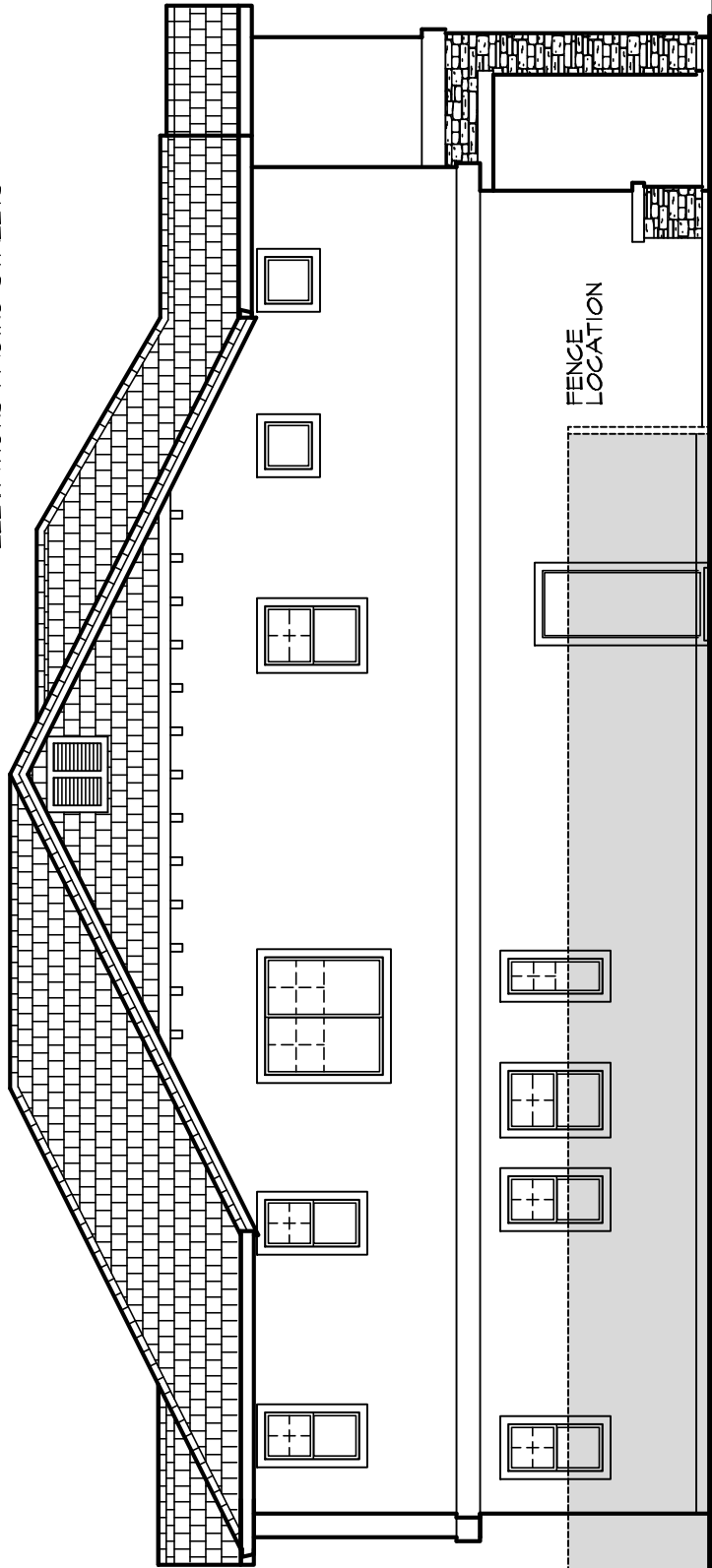


Right

DENOTES WINDOW GRIDS &
SHUTTERS AT SIDE & REAR
ELEVATIONS FACING STREETS

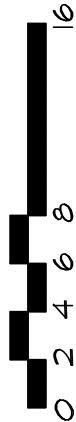


Rear



Left

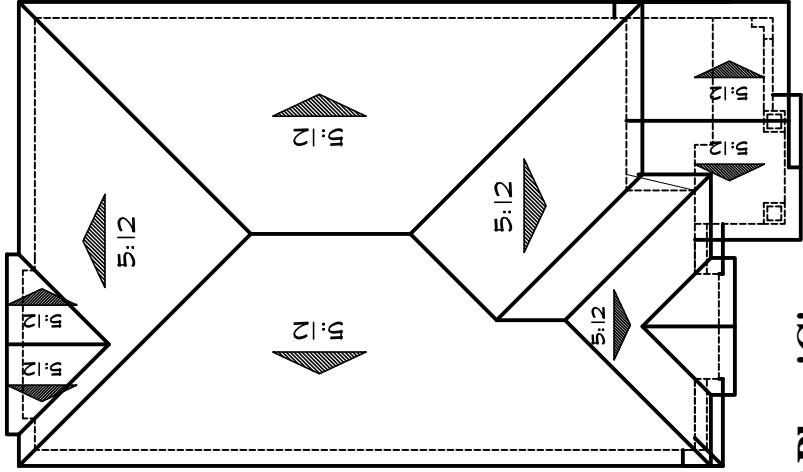
Plan 4
Elevations 'B'



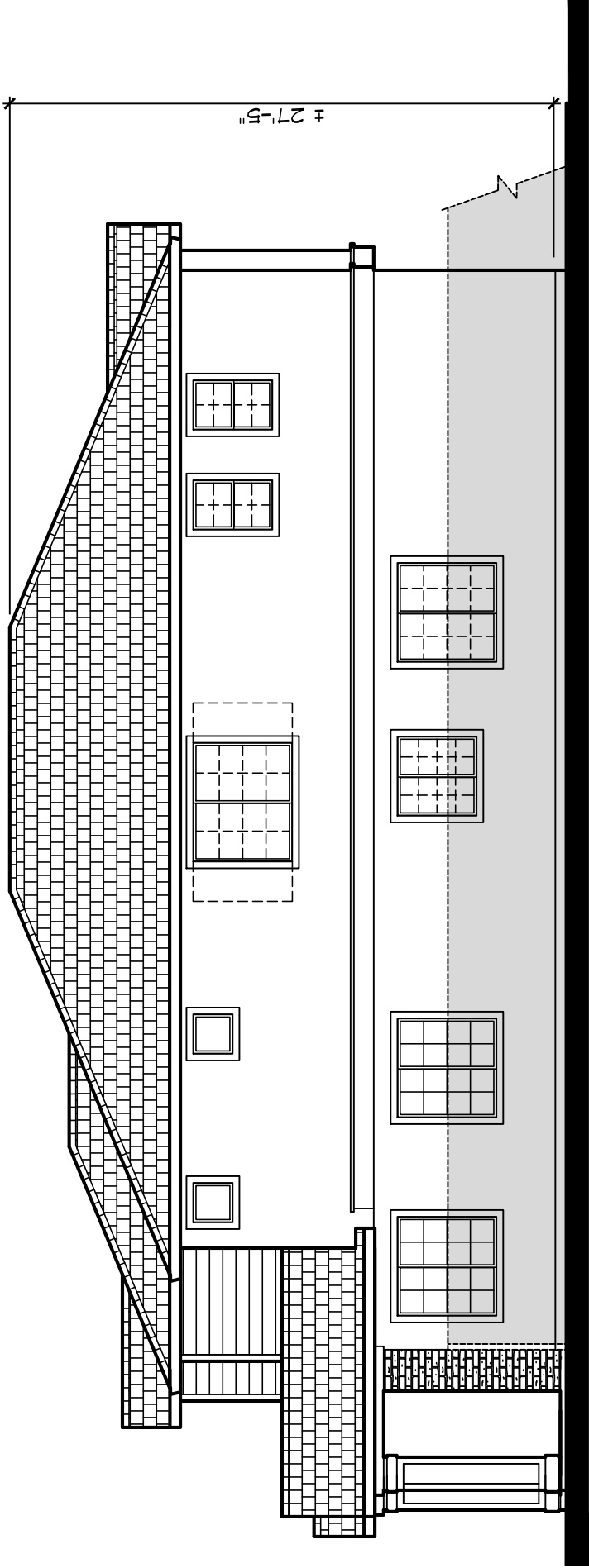
QUAIL COVE
ANTIOCH, CA



West Coast Home Builders, Inc.
Date 05/07/18

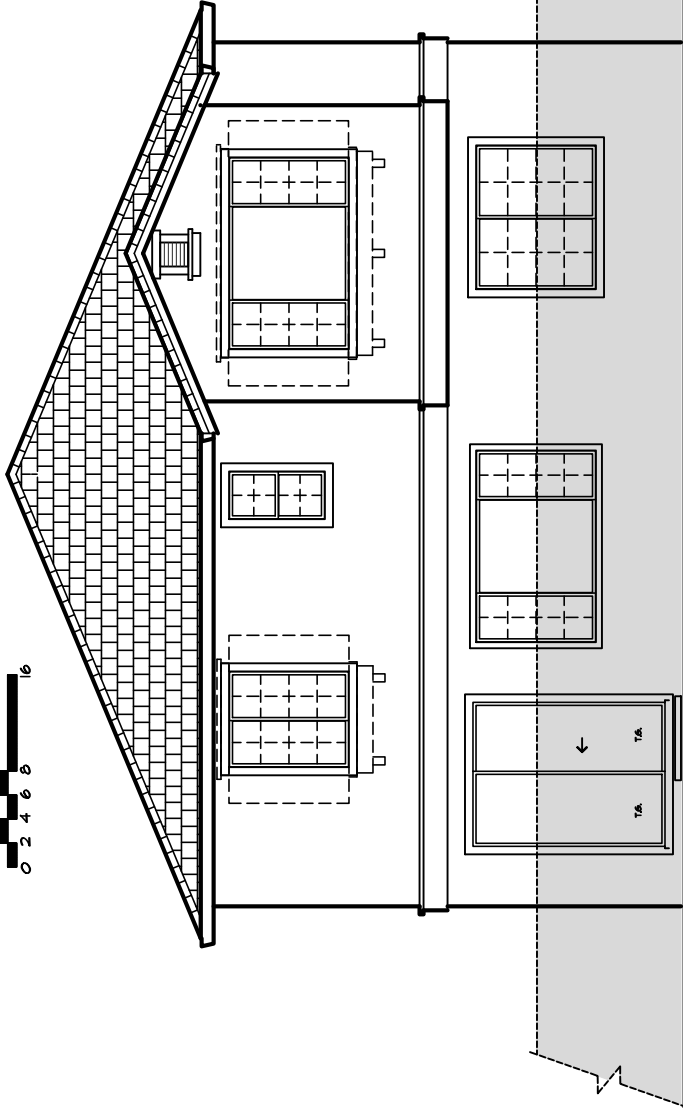


Roof Plan 'C'

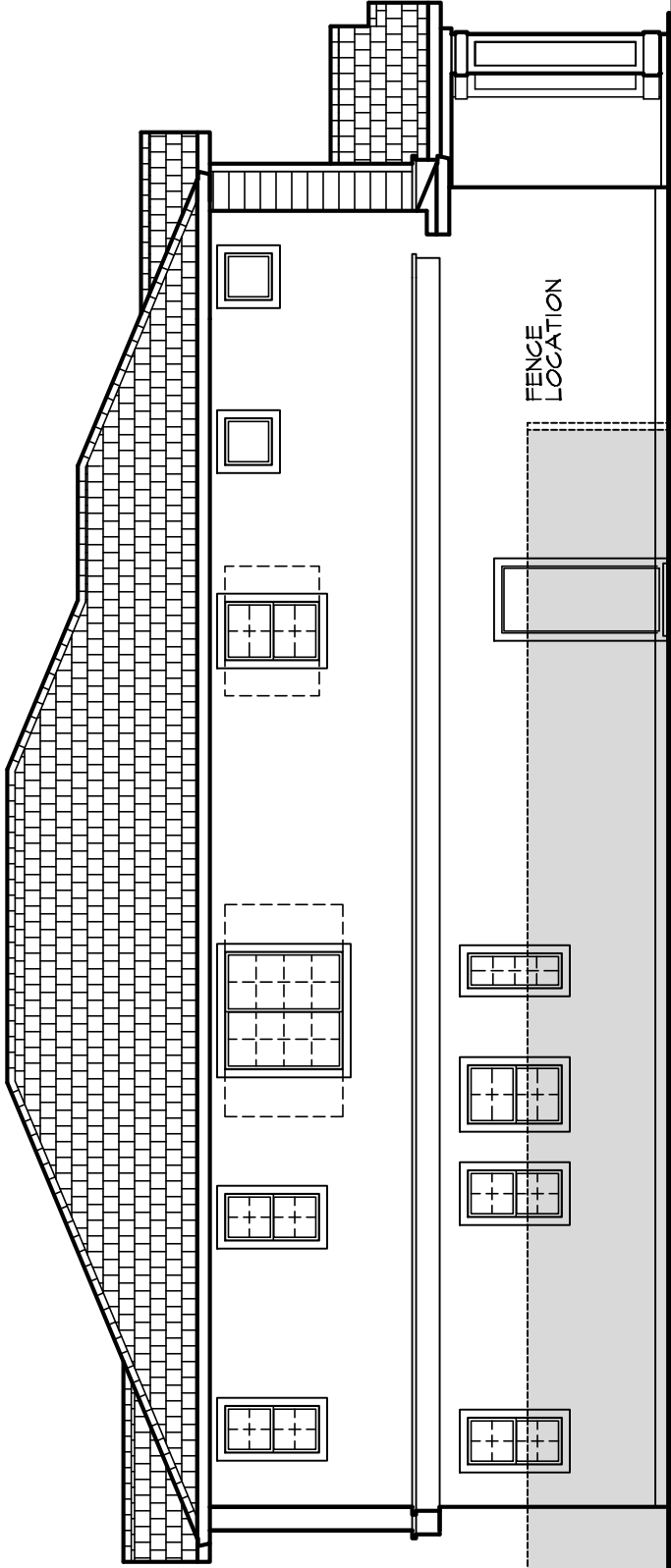


Right

DENOTES WINDOW GRIDS &
SHUTTERS AT SIDE & REAR
ELEVATIONS FACING STREETS



Rear



Left

Plan 4
Elevations 'C'



QUAIL COVE

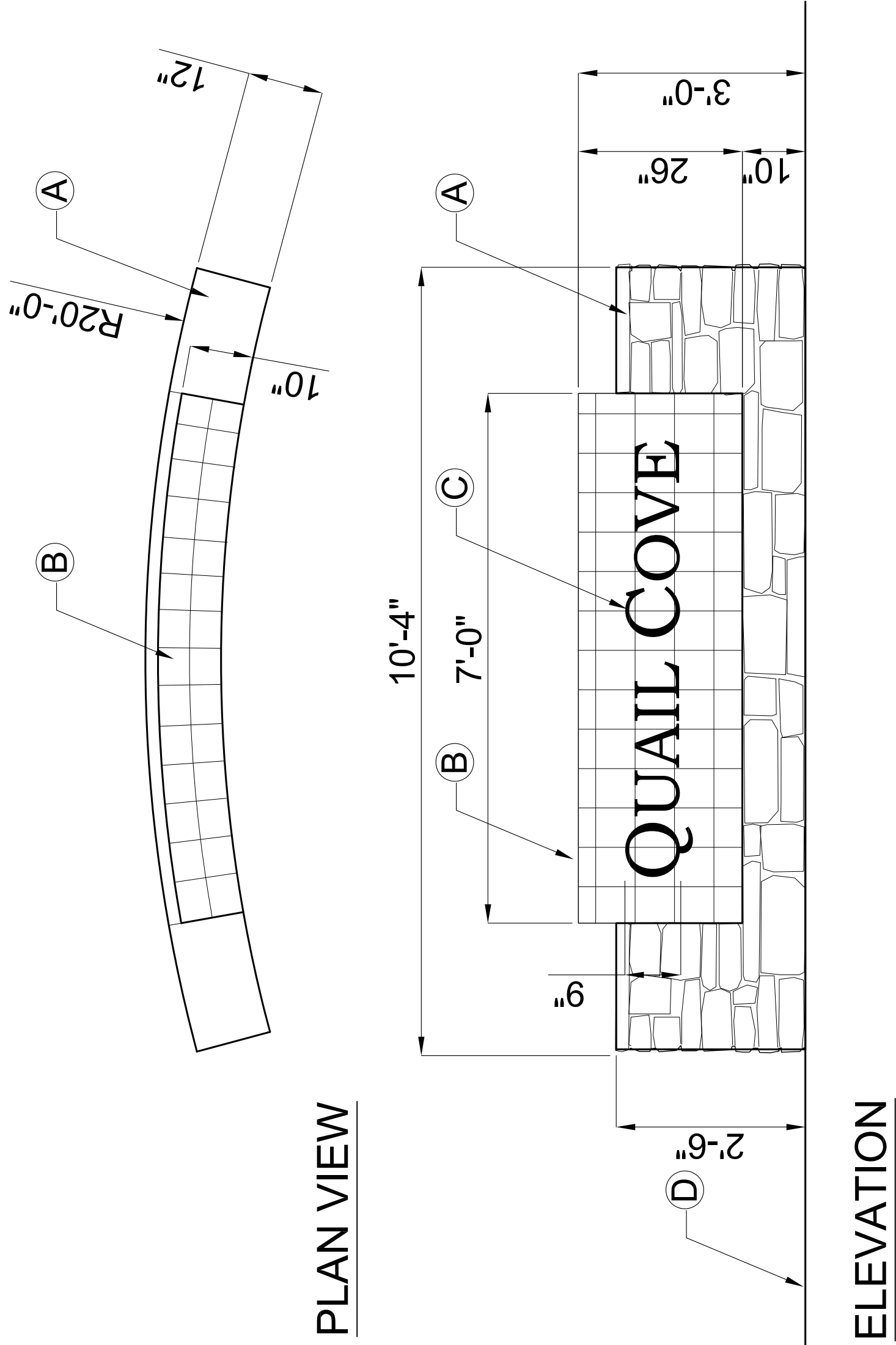
ANTIOCH, CA



West Coast Home Builders, Inc.
Date 05/07/18



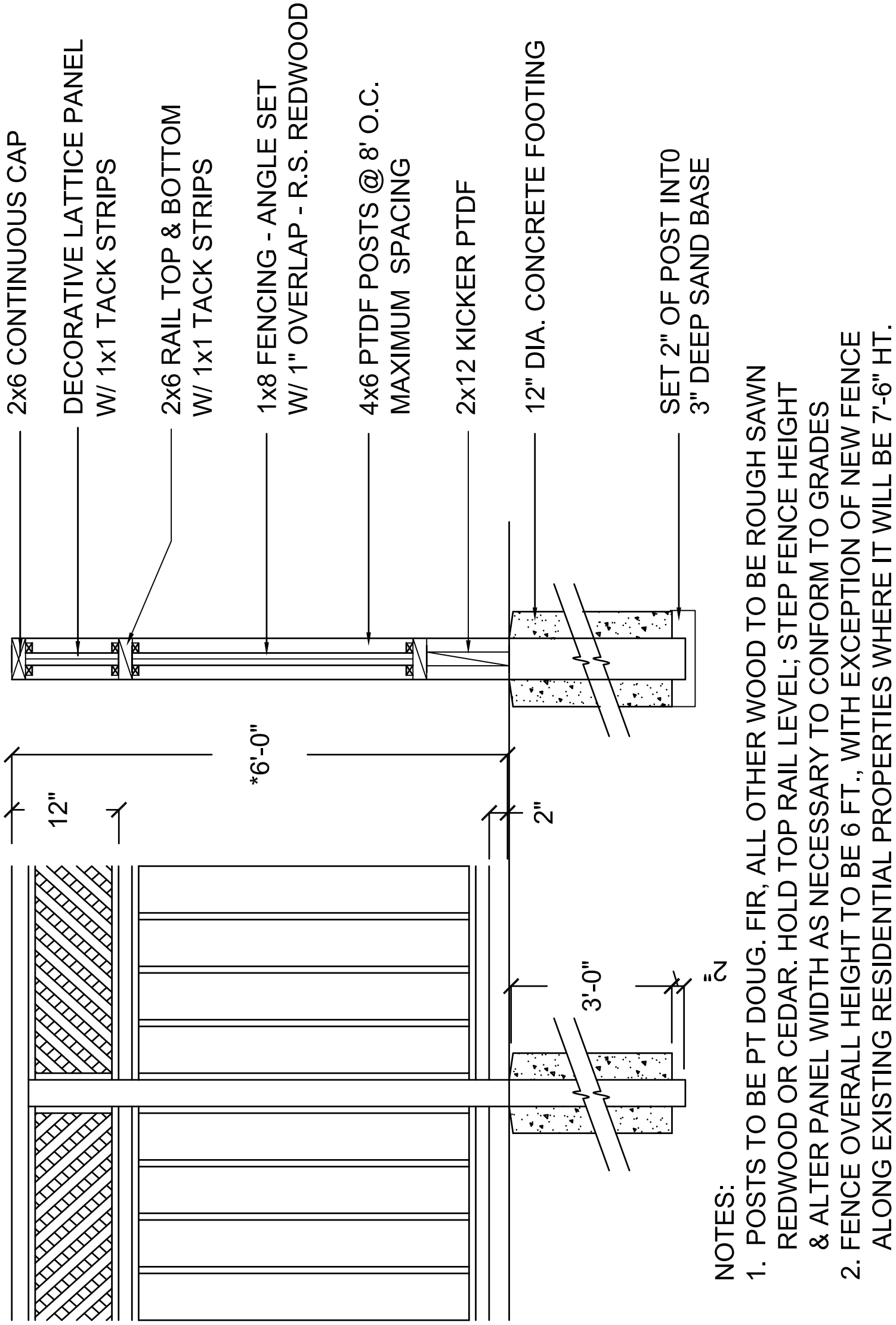
4 IMAGE: DECORATIVE STAMPED COLORED CONCRETE PAVING AT PROJECT ENTRY (ASHLAR SLATE PATTERN W/ DAVIS INTEGRAL COLOR #677 MESQUITE, & 12" WIDE BANDS)



- ITEM DESCRIPTIONS:
- A - 8" WIDE CMU MASONRY BLOCK WALL CONSTRUCTION SET ON CURVE, WITH STONE VENEER (ALL SIDES) AND 12" WIDE CUT STONE CAP WITH CHISELED EDGE.
 - B - 8" WIDE CMU MASONRY BLOCK SIGN WALL CONSTRUCTION SET ON CURVE WITH 6" SQ. BLACK GRANITE TILE VENEER (ALL SIDES).
 - C - RECESSED LETTERING (9" HT. & 7" HT.) 'BOOKMAN OLD STYLE' FONT, IN GOLD LEAF.
 - D - FINISH SURFACE OF CITY SIDEWALK PAVING.
- NOTE:
ALL STONE VENEER, CUT STONE CAP AND MORTAR TO MATCH STONE AND MORTAR ON ARCHITECTURE.

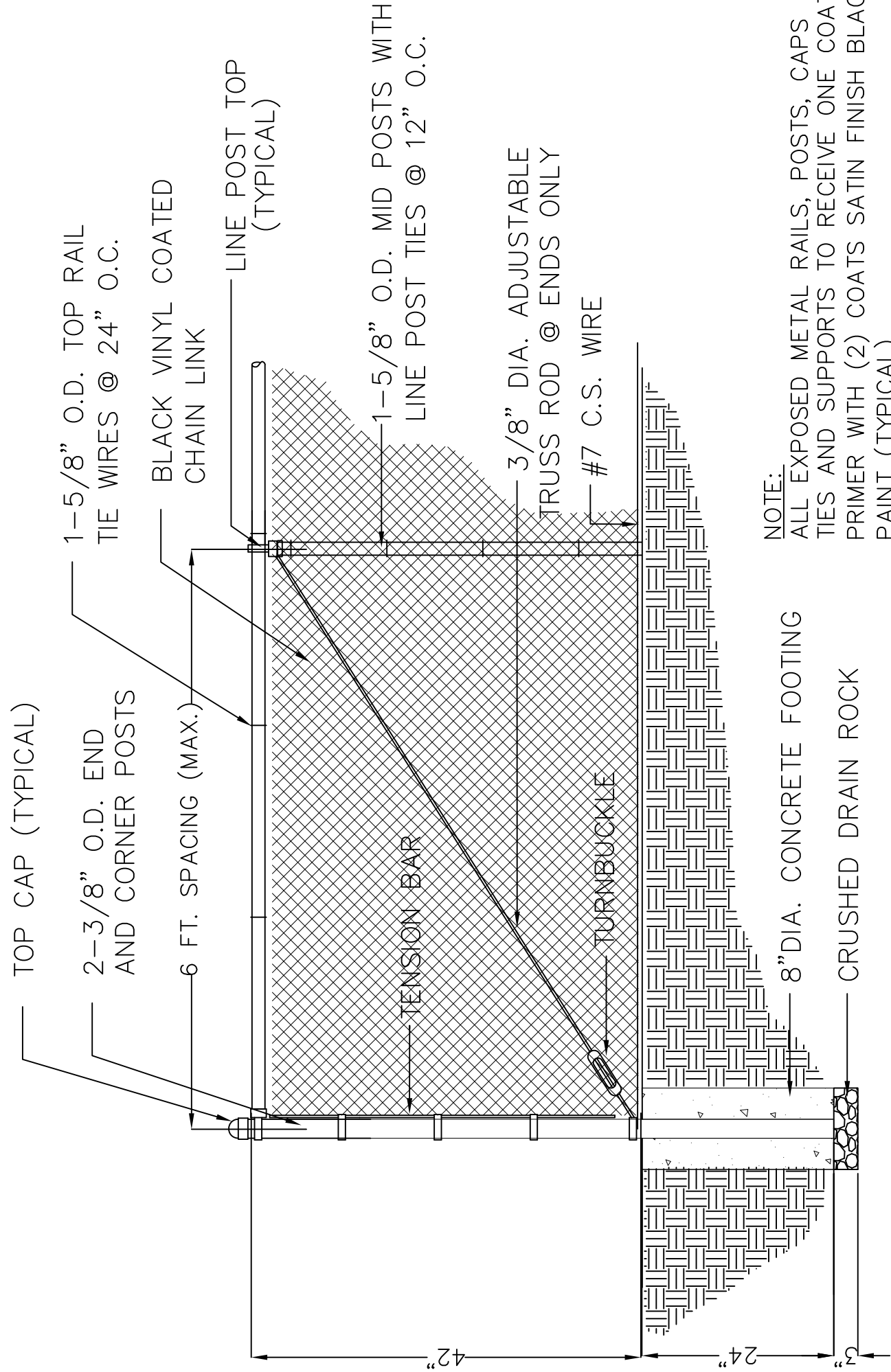
1 MONUMENT SIGN WALL DETAIL

E41



- NOTES:
- POSTS TO BE PT DOUG. FIR. ALL OTHER WOOD TO BE ROUGH SAWN REDWOOD OR CEDAR. HOLD TOP RAIL LEVEL; STEP FENCE HEIGHT & ALTER PANEL WIDTH AS NECESSARY TO CONFORM TO GRADES
 - FENCE OVERALL HEIGHT TO BE 6 FT., WITH EXCEPTION OF NEW FENCE ALONG EXISTING RESIDENTIAL PROPERTIES WHERE IT WILL BE 7'-6" HT.

3 WOOD LATTICE FENCE (6 FT. HEIGHT)



- NOTE:
ALL EXPOSED METAL RAILS, POSTS, CAPS TIES AND SUPPORTS TO RECEIVE ONE COAT PRIMER WITH (2) COATS SATIN FINISH BLACK PAINT (TYPICAL).

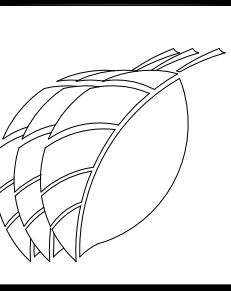
2 CHAIN LINK FENCE DETAIL

NO SCALE

TREES:	GROUND COVER:								
	ARBUTUS 'MARINA' (MADRONE)		CERCIS OCCIDENTALIS (WESTERN REDBUD)		PLANTANUS 'RACEMOSA' (SYCAMORE TREE)		ULMUS PARVIFOLIUS 'TRUE GREEN' (CHINESE ELM)		BACCHARIS PILULARIS 'TWIN PEAKS' (DWARF COYOTE BRUSH)
	CARPENTERIA CALIFORNICA (BUSH ANEMONE)		CAREX Densa (GRAY SAGE)		FESTUCA 'ELIAH BLUE' (BLUE FESCUE)		JUNCUS PATENS (BLUE RUSH)		MUHLENBERGIA RIGENS (DEER GRASS)
	RHAMNUS 'EVE CASE' (COFFEEBERRY)		ROSA CALIFORNICA (CALIFORNIA WILD ROSE)		HETROMELES ARBUTIFOLIA (TOYON)		NANDIAN 'GULF STREAM' (HEAVENLY BAMBOO)	 	TEUCRIUM FRUTICANS (BLUE GERMANDER) TEUCRIUM LUCIDRYS (GERMANDER)

REVISIONS	

Thomas Baak & Associates, LLP
Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583



QUAIL COVE
SUBDIVISION 7938
ANTIOCH, CALIFORNIA

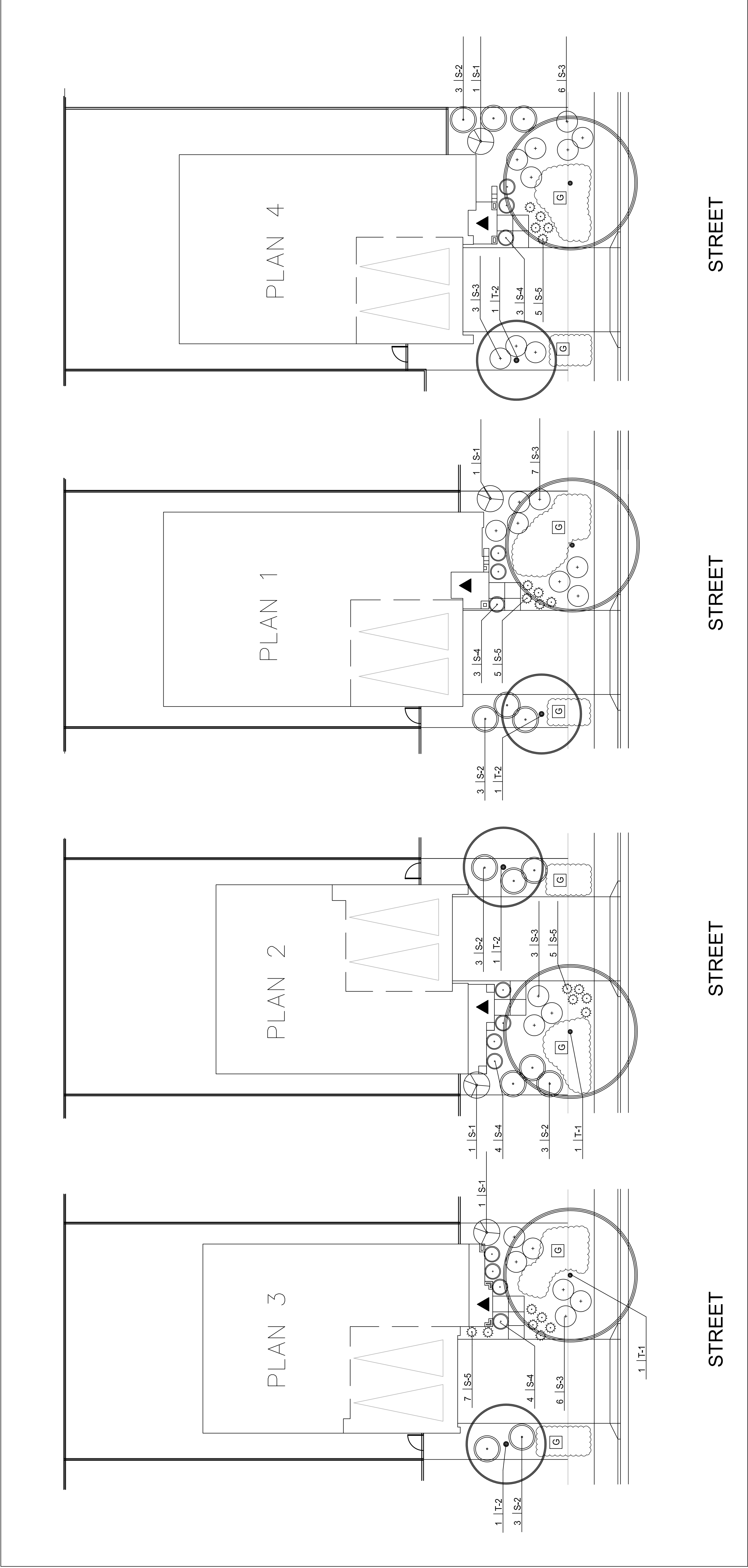
TYPICAL FRONT
YARD PLANTING
PLANS

DESIGNED: TBA	DRAWN: RD	DATE: 5-24-18	SCALE: NOTED
	CHECKED: JS		

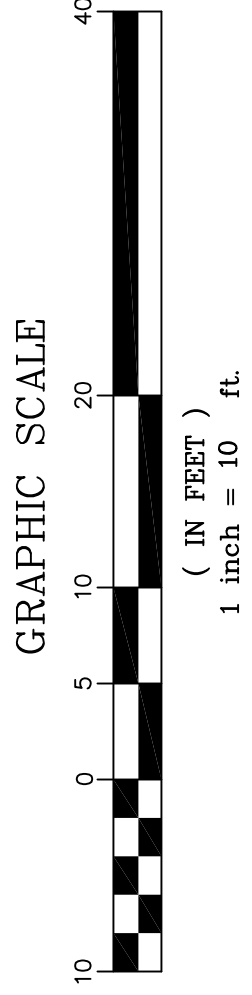
T1

SHEET

OF SHEETS



- NOTES FOR PLANT MATERIAL SELECTION:**
1. ROTATE PLANT MATERIALS COURT TO COURT SO THAT THE PLANT PALETTE FOR ADJOINING COURTS IS DIFFERENT, ESPECIALLY AT THE FRONT ENTRIES.
 2. IF A PLANT MATERIAL GROUPING CROSSES THE PROPERTY LINE BETWEEN LOTS, USE ALL OF ONE SPECIES OF PLANT FOR THAT GROUPING.
- ADDITIONAL NOTES:**
1. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF FIRBARK TOP DRESSING MULCH (NUGGET NOT SHREDED).
 2. ALL FRONT YARD LANDSCAPE AREAS SHALL BE WATERED BY A WATER CONSERVING AUTOMATIC IRRIGATION SYSTEM AT EACH LOT.

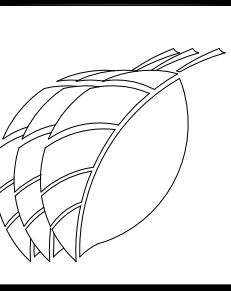


REFER TO SHEET T2 FOR TYPICAL CORNER LOT PLANTING AND PLANTING NOTES & DETAILS

SUGGESTED PLANT MATERIALS LIST: FRONT YARD LANDSCAPE				WUCOLS WATER NEEDS	
SYMBOL	BOTANICAL NAME	COMMON NAME			
T-1	STREET TREE: REFER TO STREET TREE & FENCING PLAN				
T-2	ACCENT TREE: TO BE 15 GAL. SIZE CERCIS OCCIDENTALIS (WESTERN REDBUD) LAGERSTROEMIA 'TUSCARORA' (GRAPE MYRTLE)			VERY LOW LOW	
S-1	STANDARD SHRUB: TO BE 5 GAL. SIZE EURYOPS PECTINATUS (YELLOW DAISY STANDARD) LAVATERA ASSURGENTIFLORA (TREE MALLOW STANDARD) RHAPHIOLEPIS 'MAJESTIC BEAUTY' (INDIA HAWTHORN STANDARD)			LOW LOW LOW	
S-2	MEDIUM SHRUBS: TO BE 5 GAL. SIZE GRAVILLEA 'NOELLI' (NOELLI GREVILLEA) NERIUM OLE 'PETITE PINK' (DWARF OLEANDER) RHAPHIOLEPIS 'JACK EVANS' (INDIA HAWTHORN)			LOW LOW LOW	
S-3	SPREADING SHRUBS: TO BE 5 GAL. SIZE ABELIA 'BRONZE ANNIVERSARY' (GLOSSY ABELIA) CISTUS 'SNOW FIRE' (ROCKROSE) COLEONEIMA PUL 'SUNSET GOLD' (BREATH OF HEAVEN)			MEDIUM LOW MEDIUM	
S-4	HEDGING SHRUBS: TO BE 5 GAL. SIZE AGAPANTHUS AFR 'BLUE STORM' (LILY OF THE NILE) MYRTUS COMMUNIS 'COMPACTA' (DWARF MYRTLE) RHAPHIOLEPIS IND. 'CLARA' (INDIAN HAWTHORN) TEUCRIUM FRU. 'COMPACTUM' (BUSH GERMANDER)			LOW LOW LOW	
S-5	SMALL ACCENT SHRUBS: TO BE 1 GAL. SIZE AGAPANTHUS AFR 'BLUE STORM' (LILY OF THE NILE) DIETES IRIDOIDES (FORTNIGHT LILY) NANDINA 'FIREPOWER' (DWARF HEAVENLY BAMBOO) PHORMIUM 'JACK SPRATT' (DWARF NEW ZEALAND FLAX)			MEDIUM LOW LOW LOW	
G	GROUNDCOVER: TO BE 1 GAL. SIZE AT 36" O.C. COTONEASTER 'LOWFAST' (PROSTRATE COTONEASTER) ROSMARINUS 'PROSTRATA' (PROSTRATE ROSEMARY)			LOW LOW	

REVISIONS

Thomas Baak & Associates, LLP
Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

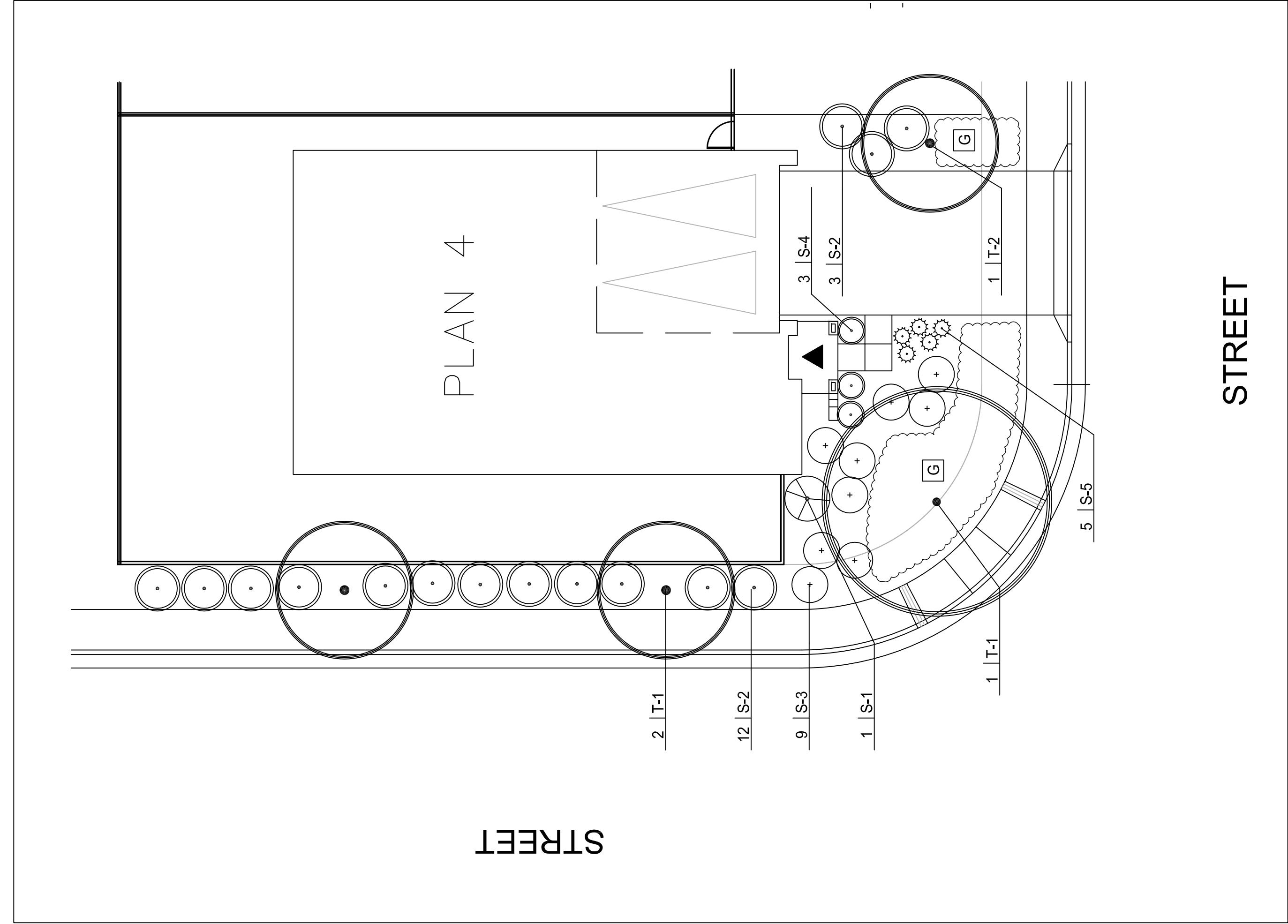


QUAIL COVE
SUBDIVISION 7938
ANTIOCH, CALIFORNIA

TYPICALS PLANTING
NOTES AND DETAILS

DESIGNED: J	DRAWN: J
CHECKED: J	JOE IN: J
DATE: 5-24-18	
SCALE: NOTED	

SHEET
T2
OF SHEETS



PLANTING NOTES

GENERAL NOTES: The Landscape Contractor shall inspect the site and be familiar with all existing site conditions prior to submitting his bid. Contractor shall not willfully proceed with construction as shown when it is obvious that obstructions, landscape area and/or grade differences exist that may not have been known during design, such conditions shall immediately be brought to the attention of the Landscape Architect. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification. Contractor shall be responsible for making himself familiar with all underground utilities, pipes, structures and obstructions. Contractor shall take sole responsibility for all costs incurred due to damage and/or replacement of these items. Contractor shall be responsible for coordination between trades and subcontractors as required to accomplish landscape operations. The Landscape Contractor shall be responsible for any damage to existing facilities caused by or during the performance of his work. All repairs shall be made at no cost to the Owner. Planting shall be installed in conformance with all applicable local codes and ordinances by experienced workmen and a licensed Landscape Contractor who shall obtain all necessary permits and pay all required fees.

SOIL PREPARATION: The Landscape Contractor shall be responsible for finish grading and all planting area drainage. Positive drainage away from the building as per city codes shall be maintained. No low spots which hold standing water will be accepted. The Landscape Contractor shall incorporate soil preparation amendment into planting areas as noted below. Where rototilling is not possible, incorporate soil amendments into top 6 inches with hand tools. After installation of irrigation system, all planting areas are to be fine graded to within 2 inches and slightly mounded away from edges of top of planter, curb, walk, header, etc. and raked smooth with all rocks and debris over 1 inch in diameter removed.

SOIL PREPARATION AMENDMENTS AND BACKFILL MIX: The Landscape Contractor shall amend existing soil, by rototilling, 6 cu. yd. BFI Super Humus compost and 15 lbs. organic balanced fertilizer Phya-Boost (7-1-2) per 1,000 sq. ft. available from California Organics or equal into the top 6 inches of soil in all planting areas, (or equal) Pit Planting Mix: for trees and shrubs mix 1/3 organic amendment, 2/3 amended topsoil as noted above.

TREE PLANTING: The trees are to be planted as per detail on plan. Trees shall typically be located a minimum of 4 feet from curbs, walks, headers, buildings, overheads, and other trees within the project. backfill shall be the 'Pit Planting Mix' as noted above. All trees shall receive organic fertilizer 'Phya boost' 7-1-2 avail. from California Fertilizer Company Inc.(or equal) for 15 gallon trees: 1 cup, for 5 gallon trees and shrubs: 1/2 cup. Thoroughly water trees immediately after planting.

ROOT BARRIERS: All trees planted within 5' of a paved surface shall receive a linear type root barrier 18" deep and 10' long along adjacent paving edges, centered on the tree trunk. (See detail)

SHRUB PLANTING: The shrubs shall be spotted as per plan and the locations approved prior to the digging of the holes. Shrub backfill shall be the 'Pit Planting Mix' as noted in Backfill soil mixes. All shrubs shall receive Phya-Boost 7-1-2 organic fertilizer avail from California Fertilizer Company Inc.(or equal) at the following rates: For 5 gallon shrubs:1/2 cup for, 1 gallon shrubs:1/4 cup. Thoroughly water shrubs immediately after planting. Do not plant any plant within 20" of any building wall.

MULCHING: Mulch all planting areas, having a slope less than 2:1 with a 3 inch minimum depth of recycled wood fiber, UV stabilized dyed-colorfast black with a PH of no higher than 5.0, and free of noxious weeds and foreign materials. #135 Black Chip from 'Re-User Inc.' or approved equal.

MAINTENANCE: The Contractor shall maintain the project for 90 days (or as requested by owner) following the approval to begin the maintenance period. During the entire maintenance period, watering, cultivating, weeding, mowing, repair/tightening of stakes and ties, restoration of basins, provision of supplemental water by hand in addition to irrigation system as necessary. No pre-emergence herbicides shall be applied- hand remove weeds. Only organic fertilizers shall be applied such as those specified above. Initial per manufacturer's recommendations. At the end of the 90 day maintenance period all areas are to be weed free and all plant material is to be in a healthy, thriving condition. Integrated pest management practices shall be implemented.

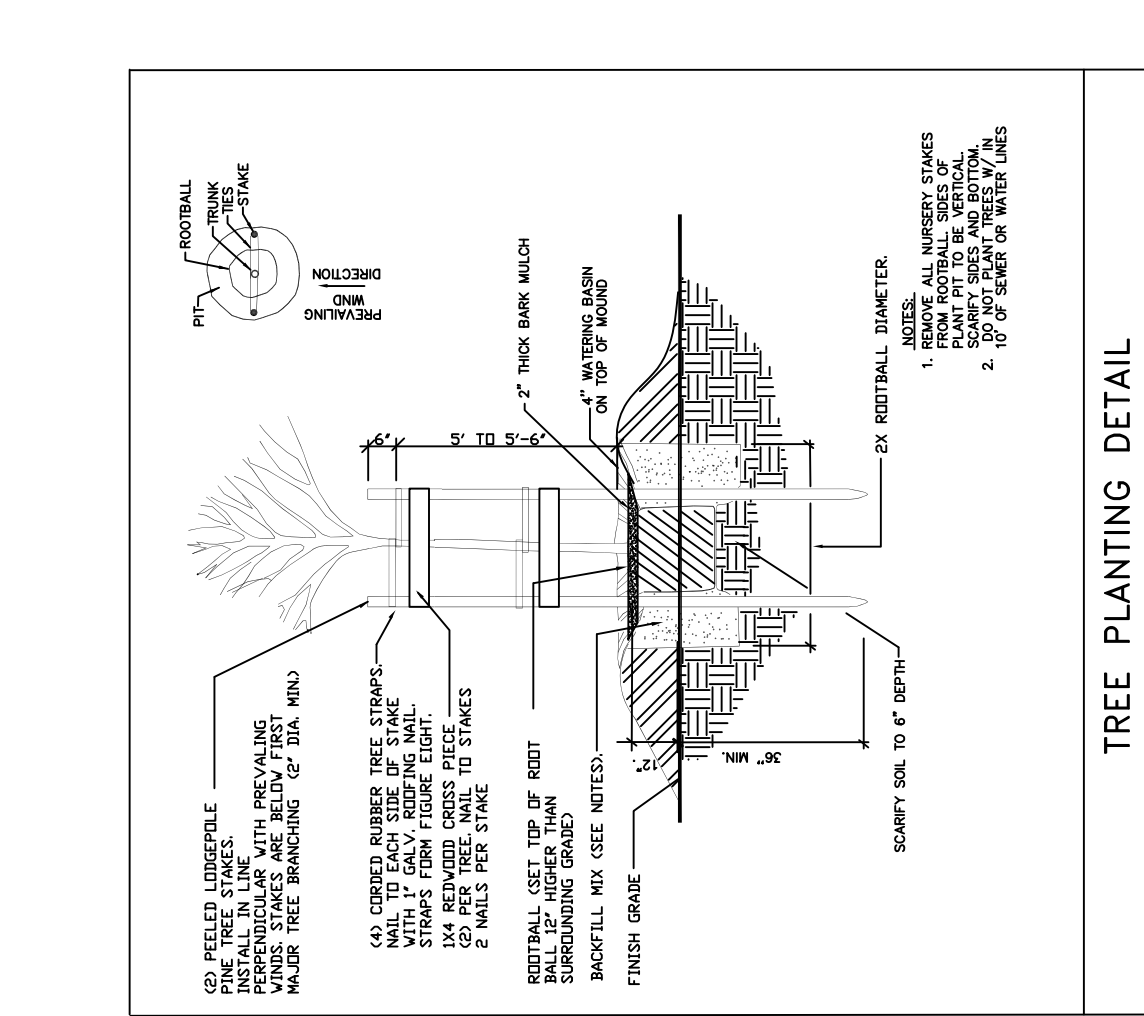
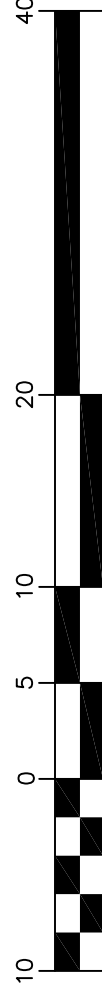
SUBSTITUTIONS: Requests for substitutions of plant varieties shall be made to the Landscape Architect within 15 days after signing of contract.

GUARANTEE: All construction, trees and shrubs by the Landscape Contractor and/or his subcontractors shall be guaranteed for (1) one year after beginning of maintenance period. The contractor shall replace, at no expense to the Owner, any and all landscape materials that are in an unacceptable condition for time of use, and trees or shrubs that are dead or not in a vigorous, healthy growing condition; within two weeks of notification of such condition. Replacement shall be of the same kind and size as the originally specified item and shall be replaced as originally described on the drawings. The Contractor shall not be held liable for loss of plant materials during the guarantee period due to vandalism, accidental causes or acts of neglect by others than the Contractor, his agents and employees.

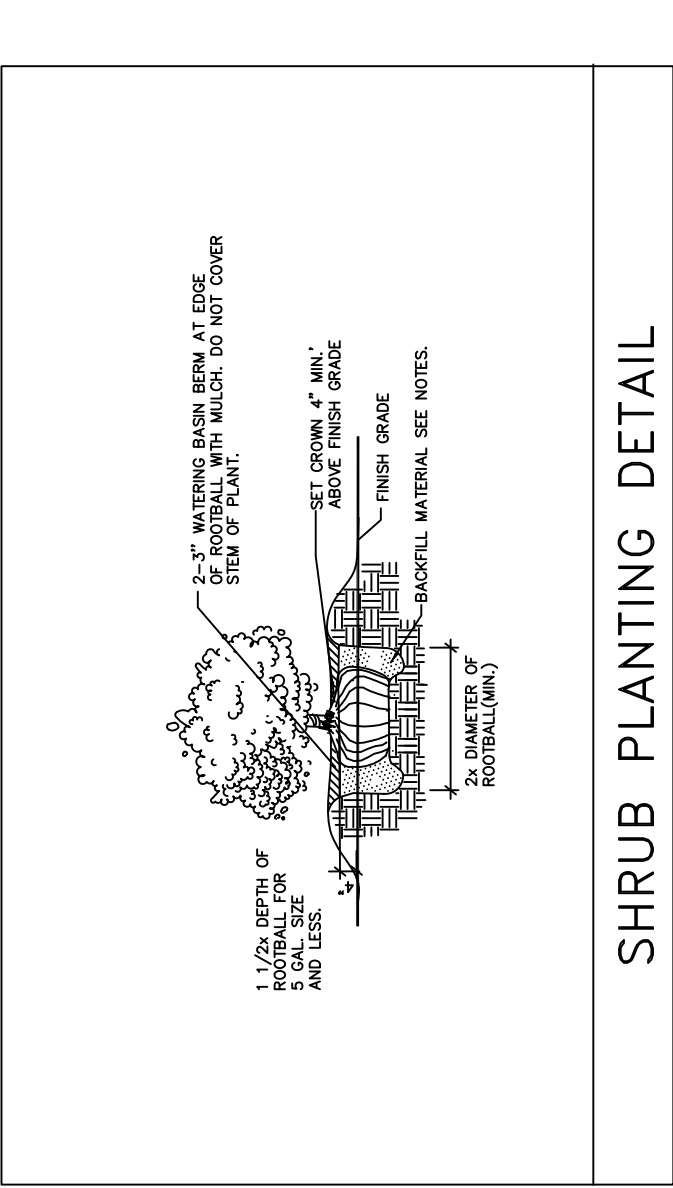
CLEAN UP: At the end of each work day, at the inspection for substantial completion and before acceptance of project, clean paved areas that are dirtied or stained by construction operations, by sweeping or washing, and remove defacements and stains. Remove construction equipment, excess materials and tools. Haul from Owners property the debris resulting from construction, and dispose of legally. Remove remaining temporary protection at time of acceptance by Owner unless otherwise agreed.

FERTILIZERS: Available California Fertilizers Company Inc. 1-800-269-5690 www.organicag.com
www.californiaorganicfertilizers.com. Compost available from BFI 408-888-7632 www.bfi.com

WATER EFFICIENT LANDSCAPE WORKSHEET- CORNER CONDITION									
REFERENCE EVAPOTRANSPIRATION (ETO):				48.3					
HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF /IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)		
REGULAR LANDSCAPE AREAS:									
LOW WATER USE	0.3	BUBBLER	0.81	0.3703703	955	353.7036365	10992.0		
MEDIUM WATER USE	0.5	BUBBLER	0.81	0.6172839	200	123.45678	3897.0		
TOTALS:					1155	477			
SPECIAL LANDSCAPE AREAS:									
REC. AREA				0	0	0	0	0	0
WATER FEATURE 1				0	0	0	0	0	0
WATER FEATURE 2				0	0	0	0	0	0
TOTALS:					0	0			
ETWU TOTAL:						14.289			
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):						19.023			
ETAF CALCULATIONS:									
REGULAR LANDSCAPE AREAS:									
TOTAL ETAF x AREA				477					
TOTAL LANDSCAPE AREA				1.155					
AVERAGE ETAF				0.41					
ALL LANDSCAPE AREAS:									
TOTAL ETAF x AREA				477					
TOTAL LANDSCAPE AREA				1.155					
SITEWIDE ETAF				0.41					
NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.									



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

















































WATER EFFICIENT LANDSCAPE WORKSHEET-TYPICAL MID BLOCK									
REFERENCE EVAPOTRANSPIRATION (ETO):				48.3					
HYDROZONE/ PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF /IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)		
REGULAR LANDSCAPE AREAS:									
LOW WATER USE	0.3	BUBBLER	0.81	0.3703703	502	185.9258906	5567.7		
MEDIUM WATER USE	0.5	BUBBLER	0.81	0.6172839	120	74.074068	2218.2		
				TOTALS:	622	260			
SPECIAL LANDSCAPE AREAS:									
REC. AREA				0	0	0	0		
WATER FEATURE 1				0	0	0	0		
WATER FEATURE 2				0	0	0	0		
				TOTALS:	0	0			
						ETWU TOTAL:	7.786		
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):			
						10.245			
ETAF CALCULATIONS:									
REGULAR LANDSCAPE AREAS:									
TOTAL ETAF x AREA						260			
TOTAL LANDSCAPE AREA						622			
AVERAGE ETAF						0.42			
ALL LANDSCAPE AREAS:									
TOTAL ETAF x AREA						260			
TOTAL LANDSCAPE AREA						622			
SITEWIDE ETAF						0.42			
NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.									

SUBDIVISION: QUAIL COVE

WEST COAST HOME BUILDERS, INC.

ANTIOCH, CA

COLOR BOARD

SCHEME	VILLA TILE	FLAT TILE	BODY 1	BODY 2	TRIM	ACCENT	STONE	BRICK
SCHEME 1 SPANISH	1VIC3233 Brown Blend 	1FACS1132 Charcoal Brown Blend 	KMW28-1 Clam 	KM5784-3 Creek Bay 	KM5792-3 Stacked Stone 	KM4582 Beaver Pelt 	Sevilla Dressed Fieldstone 	Sandy Creek 
SCHEME 2 SPANISH	1VIC6464 CA Mission Blend 	1FACS6464 CA Mission Blend 	KMW10-1 Pogo Sands 	KM4937-3 Paw Print 	KM5777 Cannery Park 	KM4897-5 Yin Mist 	Echo Ridge Dressed Fieldstone 	Coastal Bluff 
SCHEME 3 SPANISH	1VIC57330 Verona Clay 	1FACS0024 - Desert Sage 	KM4634-2 Community 	KM4635-3 Tanglewood 	KM46 Acoustic White 	KMA56-5 Pinyon Pine 	Tudor Old Country Fieldstone 	Moroccan Sand 
SCHEME 4 SPANISH	1VIC6464 CA Mission Blend 	1FACS6464 CA Mission Blend 	KM232 Toscana 	KM412 Cargo 	KM4582 Beaver Pelt 	KMA68-5 Leather Satchel 	Red Rock Country Ledgerstone 	High Desert 
SCHEME 5 COTTAGE	1VIC57330 Verona Clay 	1FACS1430 Charcoal Blend 	KM4719 Harvest Dance 	KM4718-2 Wagon Wheel 	KM4575-5 Mud Room 	KMA76-5 Log Cabin 	Grand Mesa Country Ledgerstone 	Marsh Pointe 
SCHEME 6 COTTAGE	1VIC3233 Brown Blend 	1FBCF1132 Charcoal Brown Blend 	KM4942-2 Tin Man 	KM4937-3 Paw Print 	KM4939-5 Arrowhead 	KM417 Oxford Brown 	Umber Creek Country Ledgerstone 	Tobacco Road 








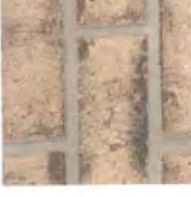








































E45

SUBDIVISION: QUAIL COVE

WEST COAST HOME BUILDERS, INC.

ANTIOCH, CA

COLOR BOARD

SCHEME	VILLA TILE	FLAT TILE	BODY 1	BODY 2	TRIM	ACCENT	STONE	BRICK
SCHEME 7 COTTAGE	1VICS3163 Camino Blend 	1FACS1132 Charcoal Brown Blend 	HL4201 Adobe White 	KM5705-3 Pioneer Village 	KM5800-5 Sausalito Ridge 	KMA82-5 Lamp Post 	Burnt Ochre Del Mare Ledgestone 	Coastal Bluff 
	1VICS0024 Desert Sage 	1FACS1430 Charcoal Blend 	KM4899-1 Gray Spell 	KM4942-2 Tin Man 	KM4786-1 Fresh Linen 	KM407 Carbon 	Echo Ridge Old Country Fieldstone 	Alamo 
SCHEME 9 TRADITIONAL	1VICS3233 Brown Blend 	1FBCE1430 Charcoal Blend 	KM305 Ironwood 	KM4938-3 Grouchy Badger 	KM216 Malibu Beige 	KM5804-5 Yacht Club 	Chardonnay Old Country Fieldstone 	Capers Island 
	1VICS3233 Brown Blend 	1FACS1132 Charcoal Brown Blend 	KM4566-3 City Loft 	KM4559-3 Mink 	KM5800-5 Sausalito Ridge 	KMA66-5 Santana Soul 	Chardonnay Limestone 	Rustic Manor 
SCHEME 11 TRADITIONAL	1VICS7330 Verona Clay 	1FBCE1132 Charcoal Brown Blend 	KM49 Antique White 	KM5767-2 Greige 	KM14 Frost 	KM4818-5 Knit Cardigan 	Sevilla Country Ledgestone 	Old Guignard 
	1VICS0024 Desert Sage 	1FBCE1430 Charcoal Blend 	KM4908-1 Bashful Emu 	KM4896-3 Stone Hearth 	KM49 Antique White 	KMA82-5 Lamp Post 	Skyline Country Ledgestone 	Mt Rushmore 

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

**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF SEPTEMBER 19, 2018**

Prepared by: Zoe Merideth, Associate Planner *zm*
Reviewed by: Alexis Morris, Planning Manager *AM*
Date: September 14, 2018
Subject: AR-18-13 – Antioch Auto Center Sign LED Upgrade

RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE AR-18-13** for the upgrade of the existing, north facing display on the Antioch Auto Center sign from a static display to a digital LED display, which would match the existing, south facing LED display.

REQUEST

Terry Long is requesting Design Review approval to upgrade the north facing display of the existing Antioch Auto Center sign from a static display to a digital LED display. The sign is located at the southern portion of the property next to Auto Center Drive. The project site is located at 1831 Auto Center Drive (**APN 074-180-033**).



ENVIRONMENTAL

The proposed project is considered exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15301-Existing Facilities.

ANALYSIS

Issue #1: Project Overview

In 2003, Thomas Nokes requested approval of a new freeway oriented sign at the Antioch Auto Center. The Design Review Board approved the Design Review application with Resolution 2003-29 (Attachment "B") and the Planning Commission approved a Variance request for the sign with Resolution 03-38 (Attachment "C"). A Variance was needed for the sign because the sign exceeded the maximum height and sign area permitted under the Zoning Ordinance. A Condition of Approval in the Design Review resolution requires any modifications to the originally proposed sign to receive approval from the Design Review Board. The Planning Commission now acts as the Design Review Board, and the applicant is requesting approval of modifications to the sign to convert the north facing display on the existing sign from a static display to a digital LED display.

Currently, the Antioch Auto Center sign has a digital LED display at the top of the south facing side and a static display at the top of the north facing side. The applicant would like to mirror the existing digital LED display. The addition of the digital display would not increase the height or signage area of the existing sign. The new digital LED display would measure thirteen feet by twenty-four feet and be both the same size as the existing static north facing display area and south facing LED display. The digital LED display messages would not have any movement and would hold for eight seconds at a time. The LED display would dim at night by 15% to 20%.

Issue #2: General Plan, Zoning and Land Use

The site is located in the Somersville Road Corridor Focus Area and has a General Plan designation of Commercial. The site has a zoning designation of Neighborhood Community Commercial (C-2), which allows illuminated signage. As discussed above, the original Design Review and Variance approvals occurred in 2003.

The surrounding land use and zoning designations are:

North: Auto Dealership / Neighborhood Community Commercial District (C-2)
South: Office and Retail / Regional Commercial District (C-3)
East: Residential / Medium Low Density Residential District (R-6)
West: Auto Dealership / Planned Business Center District (PBC)

ATTACHMENTS

A: Resolution
B: Design Review Board Resolution No. 2003-29
C: Planning Commission Resolution No. 03-38

ATTACHMENT “A”

**CITY OF ANTIOCH PLANNING COMMISSION
RESOLUTION NO. 2018-****

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
APPROVING DESIGN REVIEW REQUEST FOR THE UPGRADE OF THE EXISTING,
NORTH FACING DISPLAY ON THE ANTIOCH AUTO CENTER SIGN FROM
A STATIC DISPLAY TO A DIGITAL LED DISPLAY LOCATED AT
1831 AUTO CENTER DRIVE**

WHEREAS, the Planning Commission of the City of Antioch did receive a request from Terry Long for Design Review approval to the existing, north facing display on the Antioch Auto Center sign from a static display to a digital LED display located at 1831 Auto Center Drive **(AR-18-13) (APN: 074-180-033)**; and,

WHEREAS, this project is exempt from the provisions of CEQA pursuant to CEQA Guideline section 15301- Existing Facilities; and,

WHEREAS, the Planning Commission on September 17, 2003, duly held a public hearing, and approved the project in Planning Commission Resolution No. 03-38; and

WHEREAS, the Design Review Board on September 24, 2003, duly held a public hearing, and approved the project in Design Review Board Resolution No. 2003-29; and

WHEREAS, the Planning Commission on September 19, 2018, duly held a hearing, received and considered evidence, both oral and documentary.

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Antioch does hereby **APPROVE AR-18-13** for the upgrade of the existing, north facing display on the Antioch Auto Center sign from a static display to a digital LED display located at 1831 Auto Center Drive, subject to the following conditions:

STANDARD CONDITIONS

1. The City of Antioch Municipal Code shall be complied with.
2. Building permits shall be obtained prior to installation of signage.
3. City staff shall inspect the site for compliance with conditions of approval prior to final inspection.
4. Conditions required by the Planning Commission, which call for a modification or any change to the site plan submitted, shall be corrected on the project plans to show those conditions and all standards and requirements of the City of Antioch prior to any submittal for a building permit. No building permits will be issued unless the site plan meets the requirements stipulated by the Planning Commission and standards of the City.

5. That this approval expires two years from the date of approval (Expires: September 19, 2020), unless a building permit has been issued and construction has diligently commenced thereon and has not expired, or an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one, one year extension shall be granted.
6. The sign shall not encroach into the City's public right-of-way and shall not be placed within any easements.
7. The applicant shall defend, indemnify and hold harmless the City in any action brought by a third party to challenge the land use entitlement.
8. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments and any other payments that are due.

PROJECT SPECIFIC CONDITIONS

9. All conditions contained in Design Review Board Resolution No. 2003-29 and Planning Commission Resolution No. 03-38 are still applicable to the site unless modified herein.
10. Each message shown on the LED display shall not have any movement within the message and shall be held for a minimum of eight seconds.
11. The north facing portion of the sign shall be allowed to have a digital LED display as described in the applicant's project description and plans submitted to the City of Antioch on August 13, 2018.
12. Any future modifications to the sign's display shall be subject to the review and approval of the Zoning Administrator.

* * * * *

I HEREBY CERTIFY the foregoing resolution was duly adopted by the Planning Commission of the City of Antioch, County of Contra Costa, State of California, at a regular meeting of said Planning Commission held on the 19th of September, 2018.

AYES:

NOES:

ABSTAIN:

ABSENT:

Forrest Ebbs
Secretary to the Planning Commission

ATTACHMENT “B”

**ANTIOCH CITY DESIGN REVIEW BOARD
RESOLUTION NO. 2003-29**

WHEREAS, the Design Review Board of the City of Antioch did receive a request from THOMAS J. NOKES requesting design review approval for a freeway-oriented freestanding sign (S-03-09) (APN 074-180-030); and

WHEREAS, this project is exempt from the provisions of CEQA pursuant to CEQA Guideline section 15332 – In-fill Development Projects; and

WHEREAS, the Design Review Board on September 24, 2003 duly held a hearing, received and considered evidence, both oral and documentary.

NOW THEREFORE BE IT RESOLVED that the Design Review Board of the City of Antioch does hereby APPROVE S-03-09 subject to the following conditions:

STANDARD CONDITIONS

1. That the City of Antioch Municipal Code be complied with.
2. That City staff inspect the site for compliance with conditions of approval prior to the issuance of certificates of occupancy.
3. That conditions required by the Design Review Board, which call for a modification or any change to the site plan submitted, be corrected to show those conditions and all standards and requirements of the City of Antioch prior to any submittal for a building permit. No building permits will be issued unless the site plan meets the requirements stipulated by the Design Review Board and standards of the City.
4. That City staff inspect the site for compliance with conditions of approval prior to final inspection approval.
5. Any revisions to the building exterior materials, paint colors, and/or overall color scheme shall require a new application and shall be subject to Design Review approval.
6. That this approval expires two years from the date of approval (Expires September 24, 2005), unless a building permit has been issued and construction has diligently commenced thereon and has not expired, or an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of the Design Review Board approval. No more than one, one year extension shall be granted.

7. That any deviation from the proposed project will be brought back to the Design Review Board for review and approval.

PROJECT SPECIFIC CONDITIONS

8. That all signage shall be located outside of clear vision zones, subject to the approval of the City Engineer.
9. That any additional signage in the two empty identification spaces shall compliment the sign's approved color scheme, subject to approval by the Planning Division.
10. That the base or ground area upon which a freestanding sign is erected shall contain a landscaped area of at least 100 square feet. The landscaping at the base of the proposed sign shall be consistent with the landscaping plan approved for the Nissan auto dealership, subject to approval by the Planning Division.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Design Review Board of the City of Antioch, County of Contra Costa, State of California at a regular meeting of said Design Review Board held on the 24th day of September, 2003.

AYES: Chairperson Golightly, Vice Chairperson Holliday, Board Members Devine and Miller

NOES:

ABSENT:

ABSTAIN: Board Member Michael

Gloria Zamucen

Gloria Zamucen, Secretary to the
Design Review Board

ATTACHMENT “C”

**CITY OF ANTIOCH PLANNING COMMISSION
RESOLUTION NO. 03-38**

WHEREAS, the Planning Commission has received a request from **Thomas Nokes** for a variance to allow a Freeway Oriented Sign over 300 feet from the freeway, to exceed the maximum allowable sign area, and to exceed the 45-foot height limit to allow a 85-foot high sign on a site located at 1861 Somersville Rd. (APN 074-180-030) (V-03-07); and

WHEREAS, pursuant to the California Environmental Quality Act and City implementing procedures, the project has been deemed categorically exempt; and

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

WHEREAS, the Planning Commission on September 17, 2003 duly held a public hearing, received and considered evidence, both oral and documentary; and

WHEREAS, the Planning Commission does determine:

1. **There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the same zone or vicinity.**

Additional height and sign area is needed for the proposed sign because the existing and future auto dealerships along Somersville Road are not able to locate within 300 feet of the freeway and have little to no visibility from the major commercial corridor along Somersville Road.

2. **The granting of such variance will not be materially detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.**

The proposed sign would be located on the site in a manner that would not be detrimental to surrounding properties, the public health or welfare, or injurious to the property or improvements. The sign will require approval by the Design Review Board so that the overall aesthetics of the sign including the base design will not impact the surrounding neighborhood.

3. **That because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the zoning provisions is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under the identical zone classifications.**

There are special circumstances applicable to the subject property that makes strict compliance with the zoning regulations difficult. The proposed sign will advertise various auto dealerships that are unable to locate within 300 feet of the freeway. Additionally, the need to be visible from a greater distance makes it difficult to comply with the height and sign area requirements. Given these circumstances the property owner should be allowed to build this sign as proposed in order to have good advertising visibility for the subject property, in the same manner enjoyed by other retailers and auto dealers in the vicinity, and in surrounding cities.

4. **The granting of such variance will not adversely affect the comprehensive General Plan.**

The applicant's request would not adversely affect the comprehensive General Plan.

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Antioch does hereby **APPROVE** the variance to allow a Freeway Oriented Sign over 300 feet from the freeway and to exceed the 45-foot height limit and allowed sign area, subject to the following conditions:

STANDARD CONDITIONS

1. That the Antioch Municipal Code be complied with.
2. That the applicant shall defend, indemnify and hold harmless the City in any action brought by a third party to challenge the land use entitlement.
3. That this approval expires two years from the date of approval (Expires September 17, 2005), unless a building permit has been issued and construction has diligently commenced thereon and has not expired, or an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of the Planning Commission approval. No more than one, one year extension shall be granted.
4. That conditions required by the Planning Commission, which call for a modification or any change to the site plan submitted, be corrected to show those conditions and all standards and requirements of the City of Antioch prior to any submittal for a building permit. No building permit will be issued unless the site plan meets the requirements stipulated by the Planning Commission and the standards of the City.

5. That all improvements be done in accordance with the City of Antioch Municipal Code or as approved by the City Engineer
6. That the applicant shall comply with the State of California Uniform Building Code and City of Antioch standards.
7. That City Staff inspect the site for compliance of conditions prior to final inspection approval.
8. That building permits shall be secured for all proposed construction associated with this facility.
9. That no illegal signs, pennants, banners, balloons, flags, or streamers are to be used on this site at any time.
10. That the applicant obtain an encroachment permit for any work to be done in the public right-of-way.

PROJECT SPECIFIC CONDITIONS

11. That this project shall be approved by the Design Review Board prior to the issuance of building permits for this facility.
12. That all signage shall be located outside of clear vision zones, subject to the approval of the City Engineer.
13. That no signs be installed on this site without prior City approval.
14. That no other structures be installed on the site without prior Planning approval.
15. That the developer pay all required City fees at the time of building permit issuance.
16. That the use of construction equipment be restricted to weekdays between the hours of 8:00 A.M. to 5:00 P.M., or as approved by the City Engineer.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Planning Commission of the City of Antioch, County of Contra Costa, State of California at a regular meeting of said Planning Commission held on the 17th day of September, 2003.

AYES: Chairperson Weber, Vice Chairperson Martin, Commissioners Berglund, Henry, Azevedo and Long

NOES:


ABSTAIN:

ABSENT: Commissioner Moore



VICTOR CARNIGLIA, SECRETARY TO
THE PLANNING COMMISSION

**STAFF REPORT TO THE PLANNING COMMISSION
FOR CONSIDERATION AT THE MEETING OF SEPTEMBER 19, 2018**

Prepared by: Forrest Ebbs, Community Development Director 

Date: September 14, 2018

Subject: Cannabis Business Guidelines

RECOMMENDATION

Staff recommends that the Planning Commission receive a presentation on the adopted Cannabis Business Guidelines and offer comments to staff.

BACKGROUND

On May 22, 2018, the Antioch City Council introduced an Ordinance establishing a Cannabis Business (CB) Zoning Overlay District and associated texts. This Ordinance allows Cannabis Businesses within the Zoning Overlay subject to approval from the City Council and subject to certain standards and findings. On June 26, 2018, the City Council approved the second reading of the Ordinance and it became effective on July 26, 2018.

An additional finding was required as part of the Ordinance. This finding is in addition to the standard findings for approval of a Use Permit and applies only to Cannabis Businesses. The finding is as follows:

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

The Ordinance anticipated guidelines that would direct applicants and provide a clear and consistent series of expectations to ensure high quality operations in the City of Antioch.

On September 11, 2018, the City Council adopted the Cannabis Business Guidelines. These guidelines express the City's high expectations for operation, design, and security features that, when implemented, will minimize impacts to the community and the City of Antioch. The guidelines are written as "should" statements because they are not statutory regulations in this form – they cannot be made automatic requirements outside of an ordinance. However, the guidelines will be converted to Conditions of Approval for an application presented to the Planning Commission and City Council. At that time, they will become absolute requirements. This approach offers flexibility to address varying applications and also allows for easy modification of the guidelines by the City Council, if needed. General conformance to these guidelines will be required in order for the City to make the above finding.

By providing these guidelines in advance of a formal application, potential applicants will be made aware of these basic expectations and can modify their application accordingly. Those guidelines that are not addressed in the application, but would improve the project, will be assigned as conditions of approval of the Use Permit, as appropriate.

The Community Development Department received its first application for a Cannabis Business Use Permit on Friday, July 27, 2018. The applicant was previously given a Draft version of these guidelines to assist in the preparation of the application, with the understanding that the guidelines were subject to change. Two other applications have since been received.

Finally, the Planning Commission did not have opportunity to review these guidelines prior to the City Council adoption due to the urgency of having something in place ahead of the formal applications. Staff committed to take these guidelines to the Planning Commission for their review following City Council adoption. Any substantive changes proposed by the Planning Commission will be returned to the City Council, if necessary.

ATTACHMENT

A: Cannabis Business Guidelines

ATTACHMENT “A”

Cannabis Business Land Use and Operational Guidelines with Application Form



City of Antioch
Community Development Department
200 H Street, 2nd Floor
Antioch, CA
(925) 779-7035

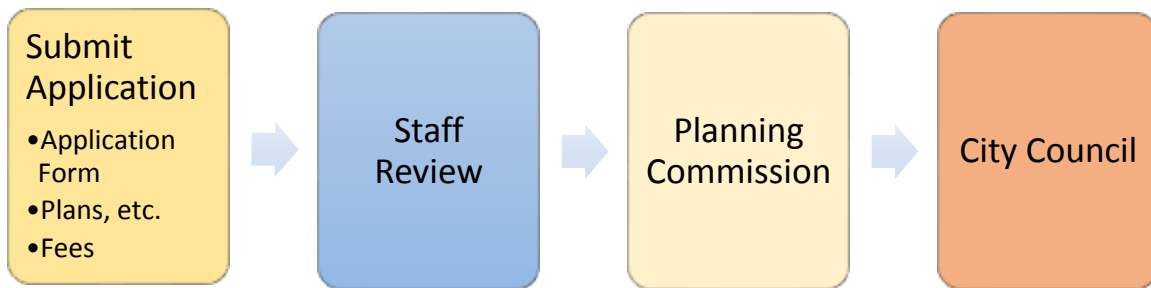
Adopted by the City Council on September 11, 2018

Background

On May 22, 2018, the Antioch City Council introduced an Ordinance amending Title 9, Chapter 5 of the Antioch Municipal Code, thereby creating new provisions for the consideration of cannabis businesses in the City of Antioch. The Ordinance was read again on June 26 and became final on July 26, 2018. A copy of the Ordinance is contained in this document. The Code Amendment established new definitions, imposed basic standards, and created a new Cannabis Business (CB) Zoning Overlay District. Within the CB Zoning Overlay District, a party may apply for a Use Permit from the City Council for the establishment of a Cannabis Business.

Process

The process for applying for a Use Permit for a Cannabis Business is as follows:



City Council decisions are not appealable. City staff may, at its discretion, elect to use outside consultants to process an application. In such a case, the applicant is required to pay the full cost of the consultant contract prior to initiation of the work.

City staff may request a pre-application meeting with the applicant and property owner to discuss the proposal prior to a formal submittal.

Fees

The fee for an application for a Use Permit for a Cannabis Business is established in the Master Fee Schedule. As of July 1, 2018, a \$2,000 deposit is required and all subsequent costs are based on expended time and materials. If an outside consultant is used, the applicant will be responsible for the entire cost of the consultant contract and any additional staff time and materials.

Definitions

The following definitions are established in Section 9-5.203 of the Antioch Municipal Code.

Cannabis Business. A person, partnership, corporation, company, association, collective, or cooperative which engages in commercial cannabis use(s).

Cannabis Retail. A cannabis business that distributes, dispenses, stores, exchanges, packages, re-packages, labels, sells, makes available, transmits, or gives away cannabis or cannabis products for either medical or recreational use and is operated in accordance with state and local laws and regulations. Cannabis retail includes, but is not limited to, selling and/or delivering cannabis or cannabis products as part of a sale, pursuant to a Type 10 cannabis license, or a cannabis license subsequently established.

Cannabis. All parts of the plant *Cannabis sativa* Linnaeus, *Cannabis indica*, or *Cannabis ruderalis*, or any other strain or varietal of the genus *Cannabis* that may exist or be discovered, or developed, that has psychoactive or medical properties, whether growing or not, including but not limited to the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. "Cannabis" also means the separated resin, whether crude or purified, obtained from cannabis. "Cannabis" also means marijuana as defined by California Health and Safety Code section 11018 and Business and Professions Code section 26001(f), as both may be amended from time to time. Any reference to cannabis or cannabis products should include medical and nonmedical cannabis and medical and nonmedical cannabis products, unless otherwise specified. Cannabis or cannabis product does not mean industrial hemp as defined by Health and Safety Code section 11018.5, or the weight of any other ingredient combined with cannabis to prepare topical or oral administrations, food, drink, or other product. Cannabis does not include the mature stalks of the plant; fiber produced from the stalks; any compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted there from); fiber, or the sterilized seed of the plant which is incapable of germination.

Cannabis Product. Cannabis that has undergone a process whereby the plant material has been transformed into concentrate, including, but not limited to concentrated cannabis, or an edible or topical product containing cannabis and other ingredients.

Amendments

These Guidelines may be amended if initiated by the City Council, Planning Commission or City staff. Amendments require approval by the City Council.

Basic Standards and Findings

Within the newly-adopted Ordinance are basic standards for operation for Cannabis Businesses. They are as follows:

A cannabis business shall be located no closer than 600' from the following:

- (1) Any private or public school serving students grade kindergarten through high school;
- (2) Any public park owned or operated by the City of Antioch;
- (3) Any property occupied by a residential land use or with a residential or General Plan Land Use Designation or zoning designation.

When an application is received and determined to be complete, staff will make a recommendation to the Planning Commission and, ultimately, the City Council. The basis of this recommendation will be the ability to make the required findings for a Use Permit, which are as follows:

- (a) That the granting of such use permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity;
- (b) That the use applied for at the location indicated is properly one for which a use permit is authorized;
- (c) That the site for the proposed use is adequate in size and shape to accommodate such use, and all yard spaces, walls, fences, parking, loading, landscaping, and other features required, to other uses in the neighborhood;
- (d) That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use; and

- (e) That the granting of such use permit will not adversely affect the comprehensive General Plan.

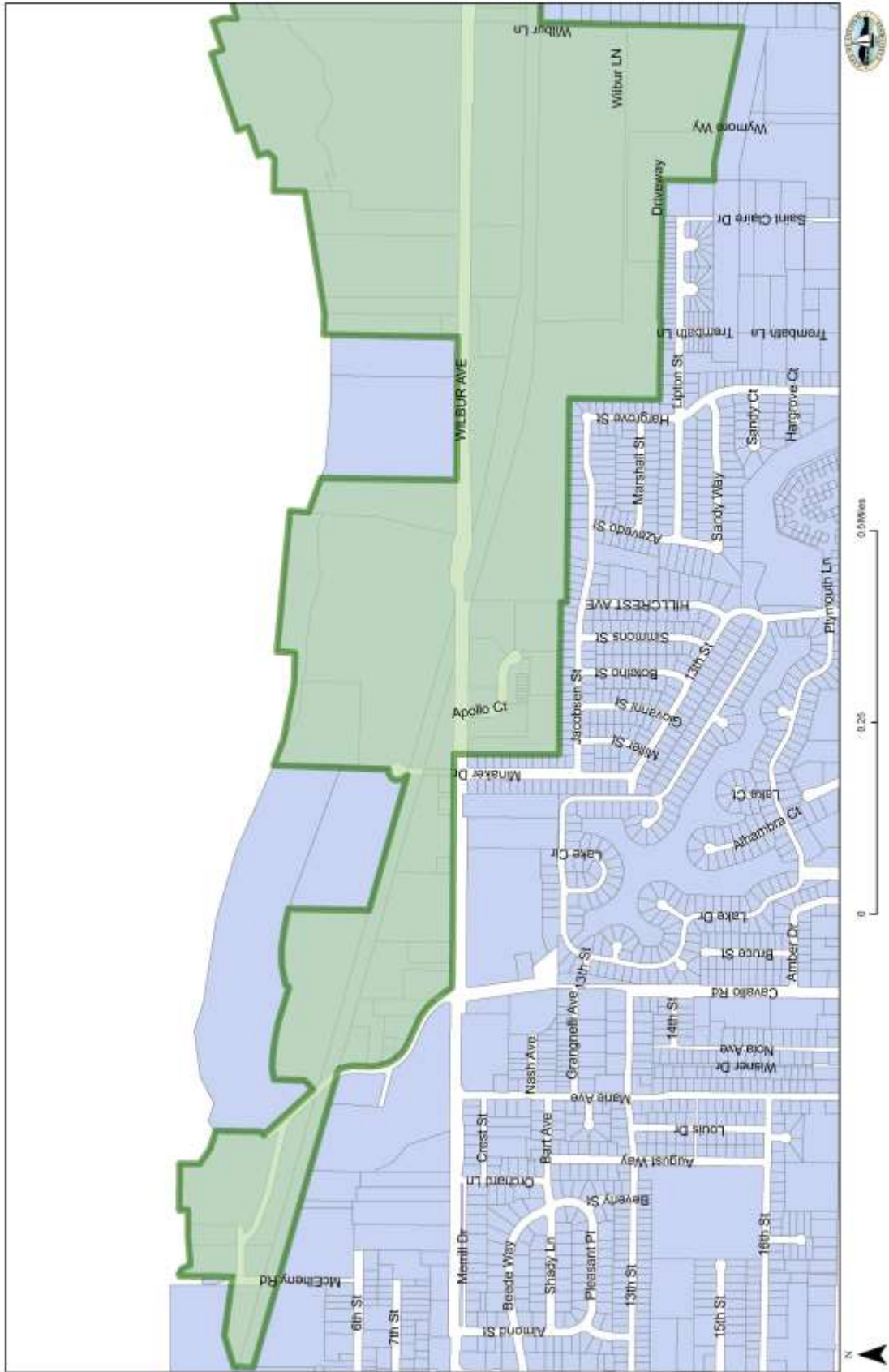
In addition to the standard findings for approval of a Use Permit, the City Council must also make the following finding for a Cannabis Business.

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

In order for the City to make the unique finding for a Cannabis Business, the City of Antioch may ask that the applicant enter into a Development Agreement to impose additional financial obligations on the Cannabis Business to address anticipated increased costs to provide necessary City services, including police.

Cannabis Business Overlay District Map

A Cannabis Business Use Permit Application may be accepted for properties within the Cannabis Business (CB) Zoning Overlay District, shown in green on the following maps:







Guidelines

Purpose and Applicability

The purpose of these guidelines is to provide the public with the City of Antioch's general expectations relating to the design and operation of a Cannabis Business. These guidelines were adopted by the Antioch City Council on September 11, 2018 by Resolution No. 2018/117*. These guidelines will form the basis of a staff recommendation to the Planning Commission and City Council and will contribute to the written findings for approval. In addition, these guidelines will be required, as appropriate, as Conditions of any forthcoming approval. Conformance to all State regulations is mandatory and cannot be modified by Use Permit.

Security

1. Cannabis Businesses should provide adequate security on the premises, including any on-site security, lighting and alarms, to insure the public safety and the safety of persons within the facility and to protect the premises from theft.
2. All Cannabis Businesses should provide at least one, State-licensed, security guard on the premises during hours of operation.
3. Building Security. All points of ingress and egress to a Cannabis Business should be secured with Building Code compliant commercial-grade, non-residential door locks and/or window locks. Cannabis Retail businesses should contain crash barriers, such as bollards, to separate parking or vehicle-accessible areas, from storefronts.
4. Emergency Access. Security measures should be designed to ensure emergency access is provided to the Police Department and Fire Department for all areas on the premises in the case of an emergency.
5. Cameras. Security surveillance video cameras should be installed and maintained in good working order to provide coverage on a twenty-four (24) hour real-time basis of all internal and exterior areas where Cannabis is cultivated, weighed, manufactured, packaged, stored, transferred, and dispensed. The cameras should allow for remote access to be provided to the Antioch Police Department. The security surveillance cameras should be oriented in a manner that provides clear and certain identification of all individuals within those areas. Cameras should remain active at all times and should be capable of operating under any lighting condition. Security video must use standard industry format to support criminal investigations and should be maintained for sixty (60) days.
6. A professionally monitored security alarm system should be installed and maintained in good working condition. The alarm system should include sensors to detect entry and exit from all secure areas and all windows. Cannabis Businesses should keep the name and contact information of the alarm system installation and monitoring company as part of the Commercial Cannabis Business's onsite books and records. Cannabis Operators should also identify a local contact who will be responsible for addressing security and safety issues and should provide and keep current that contact information to the Police Department as part of the permitting process.
7. Cannabis products and associated product manufacturing, distribution or cultivation waste should be stored and secured in a manner that prevents diversion, theft, loss, hazards and nuisance.

8. Signs should be used sparingly and should not state that cannabis or cannabis products are stored, sold or handled on the site. Images of cannabis leaves, green crosses, or similar commonly-identifiable graphics should be avoided. Text signage is preferable.
9. A secured, gated or enclosed area for receipt and delivery of inventory should be provided.
10. Hours of operation for retail uses should be limited to between 8:00 am and 8:00 pm.

Inspections

11. Inspections. During regular business hours, all Cannabis Business premises should be accessible, upon request, to an authorized city employee or representative for random and/or unannounced inspections.

Odor Control

12. All Cannabis Businesses should incorporate and maintain adequate on-site odor control measures such that the odors as a result of cultivation, manufacturing, distribution, transport or sales of Cannabis and Cannabis-related products cannot be readily detected from outside of the structure in which the Business operates or from other non-Cannabis businesses adjoining the Commercial Cannabis Business.

Manufacturing

13. Loop Systems. No closed loop ventilation systems should be utilized without prior inspection and approval of the City's Building Official and Fire Code Official.
14. Standards of Equipment. Manufacturing, processing and analytical testing devices used by the Cannabis Manufacturer must be UL (Underwriters Laboratories) listed or otherwise certified by an approved third-party testing agency or engineer and approved for the intended use by the City's Building Official and Fire Code Official. Such compliance shall be demonstrated to the satisfaction of the Building Official prior to occupancy of the site.
15. Edible Product Manufacturing. Commercial Cannabis Businesses that sell or manufacture edible cannabis products should obtain any necessary permits from the Contra Costa County Environmental Health Division and/or other permitting body. Permit holders should comply with State and County health permit requirements. These requirements provide a system of prevention and overlapping safeguards designed to minimize foodborne illness, ensure employee health, demonstrate industry manager knowledge, ensure safe food preparation practices and delineate acceptable levels of sanitation for preparation of edible products.

Location and Separation

16. Separation. Per the Antioch Municipal Code, any Cannabis Business must be located at least 600' from the following:
 - Any private or public school serving students grade kindergarten through high school;
 - Any public park owned or operated by the City of Antioch;
 - Any property occupied by a residential land use or with a residential or General Plan Land Use Designation or zoning designation.

This separation will be measured from the furthest extent of the Cannabis Business operation, which may be a building wall, property line, parking lot boundary or other feature.

17. Buffers. In addition to the basic separation requirements, all Cannabis Retail businesses should reflect the following:

- Overconcentration. To avoid overconcentration, a Cannabis Retail business, as defined, should not be located within 600 feet of any other Cannabis Retail business within the City. This separation does not apply to non-retail Cannabis Businesses; a Cannabis Retail business and a non-retail Cannabis Business may be located on the same site or within close proximity.
- Legal Non-Conforming Use. Establishment of a school or sensitive land use, as defined in Business and Professions Code Section 26054 and Health and Safety Code Section 11362.768, within the required buffer of a Cannabis Business after such facility has obtained a Conditional Use Permit shall render the Cannabis Retail business a legally non-conforming use.

Delivery Services

18. If delivery services will be provided as part of the Cannabis Retail business, the application should describe the operational plan and specific extent of such service, security protocols, and how the delivery services will comply with the requirements set forth in state law.

19. Delivery vehicles should not contain identifiable markings that associate the delivery service with the cannabis business.

20. Delivery services operating within the City of Antioch, but whose physical place of business is located outside of the City of Antioch is not governed by this Ordinance.

21. A Cannabis Business, including delivery, may not be operated through a Home Occupation Use Permit or from a residential building.

Cultivation

22. The commercial cultivation of Cannabis should only be conducted within a fully enclosed space.

23. Pesticides. The Cultivation of Cannabis must be conducted in accordance with all applicable federal, state, and local laws and regulations governing the use of pesticides. Any fumigation or insecticidal fogging should comply with the California Fire Code Chapter 26 (Fumigation and Insecticidal Fogging).

Cannabis Retail

24. Cannabis Retail businesses should comply with the following operational requirements:

- No person should be permitted to enter a Cannabis Retail business without government issued photo identification. All persons entering the business must be at least 21 years of age. A Cannabis Retail business should not provide Cannabis or Cannabis Products (Medical or Non-Medical) to any person, whether by purchase, trade, gift or otherwise, who does not possess a valid government-issued photo identification card or a valid physician's recommendation under Section 11362.712 of the Health and Safety Code. The operator should have an electronic device to read and validate valid identification cards and driver's licenses.

- Hours of Operation. A Cannabis Retail business may operate up to seven (7) days per week with the hours of operation determined by the City Council with the issuance of a Conditional Use Permit. The City may impose more restrictive hours of operation due to site-specific conditions or as the result of excessive and extraordinary calls for service, as determined by the City's Police Department.
- Smoking or ingestion of cannabis products on-site are discouraged. If it is proposed, there should be a complete description of the operation included.
- Secured Access. A Cannabis Retail business should be designed to prevent unauthorized entrance into areas containing Cannabis or Cannabis Products. Limited access areas accessible to only authorized personnel should be established.
- Product Storage. Cannabis Products that are not used for display purposes or immediate sale should be stored in a secured and locked room, safe, or vault, and in a manner reasonably designed to prevent diversion, theft, and loss.
- Cannabis Paraphernalia. No Cannabis Retail business should sell or display any cannabis related paraphernalia or any implement that may be used to administer Cannabis or Cannabis Products unless specifically described and authorized in the Conditional Use Permit. The sale of such products must comply with any other applicable state regulations.
- Site Management. The Cannabis Retail business operator should take reasonable steps to discourage and correct objectionable conditions that constitute a nuisance in parking areas, sidewalks, alleys and areas surrounding the premises during business hours if directly related to the patrons of the subject retailer. For purposes of this subsection, "Reasonable steps" should include calling the police in a timely manner; and requesting those engaging in nuisance activities to cease those activities, unless personal safety would be threatened in making the request. In addition, "Reasonable steps" should also include regular maintenance of the entire property, including daily pick-up of trash, regular site maintenance, cover up of graffiti, etc.
- Permit Display. All Cannabis Retail businesses should maintain a copy of the Cannabis Business Use Permit and City of Antioch Business License issued by the City, as well as any other State and/or County licences, on display during business hours and in a conspicuous place so that they may be readily seen by all persons entering the facility.
- Storefront Entrance & Accessibility. The storefront entrance of a Cannabis Retail business should be ADA accessible and placed in a visible location that provides an unobstructed view from the public right-of-way. No signs, tinting, or other graphic material may be used to obscure the storefront windows.
- Drive-through, Drive-up or walk-up window services in conjunction with Cannabis Retail business are strongly discouraged.

Permit Revocation or Modification

25. The City Council may require modification, discontinuance or revocation of a Conditional Use Permit for a Cannabis Business if it finds that the use is operated or maintained in a manner that it:

- Adversely affects the health, peace or safety of persons living or working in the surrounding area;
- Contributes to a public nuisance; or
- Has resulted in excessive nuisance activities including disturbances of the peace, illegal drug activity, diversion of Cannabis or Cannabis Products, public intoxication, smoking in public, harassment of passerby, littering, or obstruction of any street, sidewalk or public way; or
- Has resulted in or has been the target of criminal activity requiring undue attention and dedication of Antioch Police Department resources; or

- Violates any provision of the Municipal Code or condition imposed by a City issued permit, or violates any provision of any other local, state, regulation, or order, including those of state law or violates any condition imposed by permits or licenses issued in compliance with those laws.

ORDINANCE NO. 2143-C-S

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH AMENDING CHAPTER 5 OF TITLE 9 OF THE ANTIOCH MUNICIPAL CODE ESTABLISHING A CANNABIS BUSINESS (CB) ZONING OVERLAY DISTRICT WITH ACCOMPANYING TEXT

The City Council of the City of Antioch does ordain as follows:

SECTION 1:

1. On May 22, 2018, the City Council found that the proposed project is exempt from the California Environmental Quality Act (CEQA), per Section 15061(b)(3) as it is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the proposed project may have a significant effect on the environment.
2. On May 2, 2018, the Planning Commission held a duly notice public hearing and recommended that the City Council amend the Antioch Municipal Code to establish a Cannabis Business (CB) Zoning Overlay District with accompanying text.
3. The regulation of land use, including cannabis businesses, throughout the City of Antioch is in the interest of the City and its residents as land uses have the potential to create a public nuisance if not properly regulated.

SECTION 2: Add the following definitions to Section 9-5.203 DEFINITIONS

CANNABIS BUSINESS. A person, partnership, corporation, company, association, collective, or cooperative which engages in commercial cannabis use(s).

CANNABIS RETAIL. A cannabis business that distributes, dispenses, stores, exchanges, packages, re-packages, labels, sells, makes available, transmits, or gives away cannabis or cannabis products for either medical or recreational use and is operated in accordance with state and local laws and regulations. Cannabis retail includes, but is not limited to, selling and/or delivering cannabis or cannabis products as part of a sale, pursuant to a Type 10 cannabis license, or a cannabis license subsequently established.

CANNABIS. All parts of the plant *Cannabis sativa* Linnaeus, *Cannabis indica*, or *Cannabis ruderalis*, or any other strain or varietal of the genus *Cannabis* that may exist or be discovered, or developed, that has psychoactive or medical properties, whether growing or not, including but not limited to the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. "Cannabis" also means the separated resin, whether crude or purified, obtained from cannabis. "Cannabis" also means marijuana as defined by California Health and Safety Code section 11018 and Business and Professions Code section 26001(f), as both may be amended from time to time. Any reference to cannabis or cannabis products shall include medical and nonmedical cannabis and medical and nonmedical cannabis products, unless otherwise specified. Cannabis or cannabis product does not mean industrial hemp as defined by Health and Safety Code section 11018.5, or the weight of any other ingredient combined with cannabis to prepare topical or oral administrations, food, drink, or other product. Cannabis does not include the mature stalks of the plant; fiber produced from the stalks; any compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted there from); fiber, or the sterilized seed of the plant which is incapable of germination.

CANNABIS PRODUCT. Cannabis that has undergone a process whereby the plant material has been transformed into concentrate, including, but not limited to concentrated cannabis, or an edible or topical product containing cannabis and other ingredients.

SECTION 3. Add the following text to Section 9-5.301 DISTRICTS ESTABLISHED AND DEFINED

(EE) CB Cannabis Business Overlay District. This overlay district provides sites suitable for the establishment of a cannabis business when compatible with the underlying zoning designation and upon approval by the City Council. Section 9-5.203, "Definitions" of the Antioch Municipal Code is amended as follows:

SECTION 4. Add the following text to the end of Section 9-5.3801 SUMMARY OF ZONING DISTRICTS

CB Cannabis Business Overlay District

SECTION 5. Amend Table 9-5.3803 as follows:

PLEASE REFER TO THE MUNICIPAL CODE FOR THE COMPLETE LAND USE TABLE

SECTION 6. Add the following Section to Chapter 5 of Title 9 of the Antioch Municipal Code:

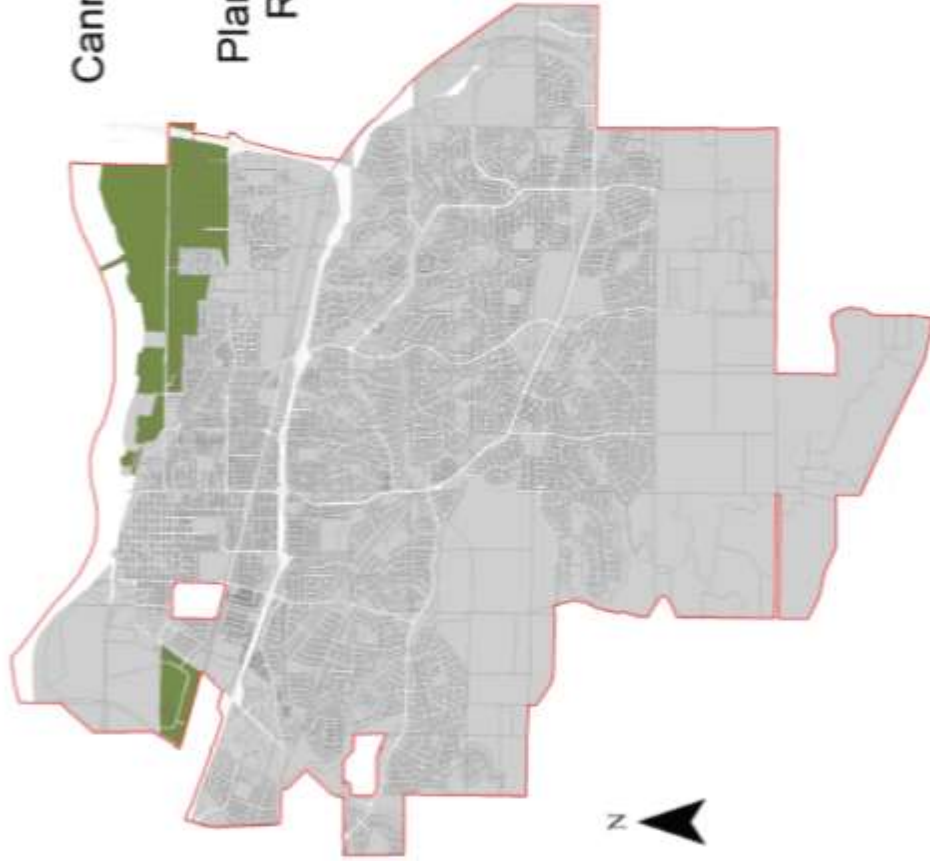
Section 9-5.3845 CANNABIS BUSINESSES

A Cannabis Business may be established within the Cannabis Business (CB) Zoning Overlay District only under the following conditions:

- (A) A Use Permit from the City Council is required for all cannabis land uses, including cannabis businesses and cannabis retail. The application shall be considered by the Planning Commission who shall make a recommendation to the City Council.
- (B) A cannabis business shall be located no closer than 600' from the following:
 - (4) Any private or public school serving students grade kindergarten through high school;
 - (5) Any public park owned or operated by the City of Antioch;
 - (6) Any property occupied by a residential land use or with a residential or General Plan Land Use Designation or zoning designation.
- (C) In addition to the standard findings for approval of a Use Permit, the City Council shall make the following additional finding in support of approval of a Use Permit for a cannabis business.
 - (2) That the location and site characteristics of the proposed cannabis business are consistent with all applicable State laws and City standards or guidelines, that all provisions have been made to ensure that the operation of the cannabis business will not create excessive demands for police service or other public services, and that the cannabis business will benefit the City of Antioch.

SECTION 7. Modify the Zoning Map to include the Cannabis Business (CB) Zoning Overlay District as follows:

Cannabis Business (CB)
Overlay District
Option 1
Planning Commission
Recommendation



SECTION 8. CEQA.

The above amendments to the City's Municipal Code are exempt from environmental review per CEQA Guidelines under the General Rule, 14 California Code of Regulations, section 15061(b)(3). The proposed code amendments are consistent with California Law, specifically Government Code section 65850.7 and Civil Code section 714. It can be seen with certainty that the proposed Municipal Code text amendments will have no significant effect on the environment.

SECTION 9. Publication; Effective Date.

This Ordinance shall take effect and be enforced thirty (30) days from and after the date of its adoption by the City Council at a second reading and shall be posted and published in accordance with the California Government Code.

SECTION 10. Severability.

Should any provision of this Ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this Ordinance or the application of this Ordinance to any other person or circumstance and, to that end, the provisions hereof are severable.

* * * * *

I HEREBY CERTIFY that the foregoing ordinance was introduced at a regular meeting of the City Council of the City of Antioch held on the 22nd day of May, and passed and adopted at a regular meeting thereof, held on the 26th day of June, by the following vote:

AYES: Council Members Wilson, Thorpe and Tiscareno

NOES: Council Member Ogorchock and Mayor Wright

ABSENT: None

Sean Wright, Mayor of the City of Antioch

ATTEST:

Arne Simonsen, CMC
City Clerk of the City of Antioch



CANNABIS BUSINESS USE PERMIT APPLICATION



COMMUNITY DEVELOPMENT DEPARTMENT * PLANNING DIVISION * 200 "H" ST, 2ND FLOOR * ANTIOCH, CA 94531 *
(925) 779-7035 * <http://www.antiochplanning.com>

PROPERTY LOCATION

Address:	Assessor's Parcel No.:
Zoning Designation:	General Plan Land Use Designation:

PROJECT DESCRIPTION - Provide a basic description of the project below.

--

APPLICANT

Name:		
Address:		
City:	State:	Zip:
Telephone:		
Email:		

PROPERTY OWNER

☐ Same as applicant

Name:		
Address:		
City:	State:	Zip:
Telephone:		
Email:		

FOR OFFICE USE ONLY

DATE RECEIVED:	FILE NO:
PLANNER:	

<input type="checkbox"/>	<input type="checkbox"/>
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REQUIRED SIGNATURES

As part of this application, applicant and real party in interest, if different, agrees to defend, indemnify, hold harmless, and release the City of Antioch, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of the above, the purpose of which is to attack, set aside, void, or annul the approval of this application and/or the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the City of Antioch, its agents, officers, attorneys, or employees.

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this application to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

I understand that charges for materials and staff time spent processing this application will be billed monthly and is based on an hourly rate as identified in the current fiscal year fee schedule. Application processing includes but is not limited to plan checking and processing, meetings, phone calls, research, e-mail, and staff report preparation. Further, I understand that my initial deposit is not a fee and actual charges may be in excess of the deposit. The deposit will be returned to me at the conclusion of the process after all invoices have been paid. If invoices are not paid on a monthly basis, processing will be terminated until all past due amounts have been paid. Failure to pay invoices on a monthly basis may also result in an application being deemed incomplete; postponement of hearings or meetings; and/or inability to obtain a building permit. Failure to pay invoices on a monthly invoice may also result in the placement of a lien on the subject property. I assume full responsibility for all costs incurred by the City in processing this application. Further, I understand that approval of my project is NOT guaranteed and may be denied. In the case of a denial, I understand that I am still responsible for all costs incurred by the City in processing this application. I hereby authorize employees, officials and agents of the City of Antioch to enter upon the subject property, as necessary, to inspect the premises and process this application.

Executed at:
(City/State)

Dated:

Applicant's Name

Date

Property Owner's Name*

Date

X

X

Applicant's Signature

Property Owner's Signature

* Real Party in Interest may be different than a listed property owner. If property is held by a trust, the real party in interest would be one or more individuals who benefit from the trust. In such a case, the actual beneficiary or real party in interest must sign instead of property trustee.

SUBMITTAL REQUIREMENTS

For reuse of existing buildings:

- ☐ **Signed Application Form**
- ☐ **Plans** – Three full size (24" x 36") sets, one reduced (11"x17") set, and one electronic set (CD/thumb drive)
 - **Site Plan** – A scaled site plan showing all property boundaries, buildings, parking spaces, driveway aisles, landscaped areas, undeveloped areas, trees, and any other physical feature of the property.
 - **Floor Plan** – A scaled floor plan for each level of each building that makes up the business site, including the entrances, exits, walls, and manufacturing, laboratory and research, or distribution areas, as applicable.
 - **Lighting and Photometric Plan** - A lighting plan showing existing and proposed exterior and interior lights that will provide adequate security lighting for the use. Identify foot candles for the entire property.
- ☐ **Site Photographs** – Provide a range of photographs of the property and buildings.
- ☐ **Detailed Description** - A detailed written description of the proposed Cannabis Business, including the proposed hours of operation, the number of employees, the nature of the products produced, stored, sold, or handled, and any other pertinent information pertaining to the business. The description should indicate how each of the guidelines will be met, as applicable.
- ☐ **Neighborhood Responsibility Plan** - Provide a detailed written plan describing all efforts that will be made to mitigate or eliminate any impacts on the immediate neighborhood.
- ☐ **Odor Mitigation Plan** - An odor mitigation plan certified by a professional engineer or industrial hygienist that includes the following:
 - Operational processes and maintenance plan, including activities undertaken to ensure the odor mitigation system remains functional;
 - Staff training procedures; and
 - Engineering controls, which may include carbon filtration or other methods of air cleansing, and evidence that such controls are sufficient to effectively mitigate odors from all odor sources. All odor mitigation systems and plans submitted pursuant to this subsection should be consistent with accepted and best available industry-specific technologies designed to effectively mitigate cannabis odors. Please note that a third party verification may be required by the City of Antioch.
- ☐ **Safety and Security Plan** - A security and safety plan that includes the following minimum requirements:
 - Cameras. Please identify on a separate site/floor plan where all interior and exterior cameras will be installed and include their range of vision in degrees.
 - Product Management. The plan should describe the protocols for receipt and delivery of Cannabis or Cannabis Products, and associated materials. This should include the hours and location of deliveries.
 - Cash Management. The plan must describe how all cash will be handled or stored on-site, and how it will be delivered to the site and/or taken from the site.
 - Alarm System. Describe the proposed alarm system.
 - Secure Storage and Waste. Identify how all products will be stored, including trash disposal.
- ☐ **Public Hearing Notification Envelopes**
 - Provide two sets of pre-stamped (not metered) envelopes (#10) with the names and addresses of all owners of property within 300' of the perimeter of the proposed project site parcel.
 - Provide a list of all parties listed on the stamped envelopes.

For new construction or more information on the envelopes, please refer to the above requirements, as well as the requirements of the standard Use Permit and Design Review application, available at:

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

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